



THORNTON O'CONNOR
TOWN PLANNING

Community and Social Infrastructure Audit

**Prepared in Respect of an LRD
Application for Permission for the
Provision of a Mixed-Use Student
Accommodation & Commercial
Development at a c. 0.962 Ha Site at
Gowan House, Carriglea Business Park,
Naas Road, Dublin, D12 RCC4**

Prepared on Behalf of Malclose Limited

October 2023

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1.0 EXECUTIVE SUMMARY

This Community and Social Infrastructure Audit (CSA) has been prepared by Thornton O'Connor Town Planning (TOC), on behalf of Malclose Limited, for the proposed demolition of existing buildings on land at Naas Road, Dublin 12 and its replacement with purpose-built student accommodation as part of a residential-led mixed-use scheme. The purpose of the CSA is to identify existing provision of social and community facilities within the categories of: Education and Training; Health; Sport and Recreation; Social and Community; Faith; Arts and Culture and Convenience Retailing.

The site falls within the Naas Road Local Area Plan (LAP) lands and is identified as a strategically significant regeneration area, approximately 6km from the city centre. The Study Area is defined by a c. 750 metre radius of the subject site, equivalent to a c. 10-minute walking distance, which is considered accessible to future residents of the proposed development. The Primary CSA Study Area includes residential communities within a walking distance of approximately 10 minutes from the site boundary. A distance of c. 750 metres has also been defined by Dublin City Council within the Development Plan (Section 15.8.2) as the development standard for future community and social audits. Given that the subject site is located within a more suburban (but semi-industrial) context, an additional indicative catchment of c. 1.5km has been included in the study to capture, survey and include relevant infrastructure that lies tangent to, or immediately outside of this study area.

The site has excellent public transport links towards Dublin City Centre, providing access to an extensive range of community, recreational and cultural activities. The CSA has focused on the provision of facilities which would normally be accessed by foot.

Demographic analysis of the 24 CSO Small Area (SAs) surrounding the site indicate that surrounding population in 2016 within 750 metres was 6,764 persons, and that there had been a growth of 380 persons in the population since 2011. This growth was only slightly ahead growth rates in Dublin City and the State. Most of the growth in the area during the intercensal period occurred within the Inchicore B ED (SA codes 268079007 and 268079006) to the north of the site. The average household size in the area is 2.62, consistent with the average for Dublin City and only slightly below the state average of 2.7. Analysis of the age structure of the population indicates that the proportion of children under 5 (8.0%) is slightly above the average for Dublin City (6.6%). The population within both primary and secondary school age cohorts are also marginally above the average for Dublin City, with 15.2% of children aged between 5-18 years of age. This is indicative of the fact that the area is a 'transition zone' between the city centre (with higher proportion of single person household and households without children) and the more suburban areas (which provide more residential units suitable for households with children).

The wider area is relatively well served by primary and secondary schools, with 16 primary schools and 5 secondary schools within a 1.5 km radius of the site. As Naas Road Lands develop there will be a requirement to increase the provision of both primary and secondary schools in the area. This demand requirement is assessed by the Department of Education and Skills to their standard that 11.5% of the population will require primary school places and 7.5% will require post primary school places. The proposed development will not generate additional demands for either primary or secondary school places, and it is judged will not create any strain on existing schooling infrastructures, due to the proposed nature of the development to provide third level students with accommodation.

A Dublin City Childcare Audit in 2006 indicated that the area was poorly served by childcare facilities at the time. The CSA indicates that there are 7 existing creche facilities within a 750 metre radius of the site accommodating 336 childcare places (July 2023), and a further 15 facilities within 1.5km of the site accommodating a total of 779 childcare places. Some 4 No. additional childcare facilities have also been granted permission in 4 sites immediately bordering the subject site (Southwest Gate, Royal Liver Retail Park, Concorde Industrial Estate, and Carriglea Industrial Estate). The proposed development will not generate additional demands for childcare places due to the proposed use of the development, and it is judged that the existing and proposed future provision will be sufficient to cater for local demand into the future.

There are a number of medical centres and general practitioners within the study area, but preliminary analysis would suggest that there will be a requirement for additional facilities to meet the needs of the future residential population in the Naas Road lands. The audit identified 34 GPs practicing within 6 No. GP offices within a 1.5 km radius of the site, which taking the wider population within 1.5 km of the subject site (26,297 persons in 2016) would indicate that GP services are adequately provisioned to exceed The Oireachtas Health Committee recommendations that an area should have between 1.02-1.1 GPs per 1,000 of resident population. Notably, 3 No. additional Health centres have been granted planning permission in the immediate local area within the Concorde Industrial Estate, Carriglea Industrial Estate and Southwest Gate schemes, which should be sufficient to cater for the demands of the local area into the future.

The area is relatively well served by large scale sports and amenity facilities, with Walkinstown Park, Lansdowne Valley Park, Drimnagh Castle and the Grand Canal Green Route within the study area. There are also playing pitches and multi-sport facilities at Bluebell Centre and an Athletic Track and playing pitches at Bunting Road.

There are two community centres within the study area (Bluebell and Walkinstown Community Centres) and a further two centres to the east. The community centres provide for a range of community activities including arts and cultural. There is one main library in Walkinstown and wider area is served by a mobile library service. The study area has a wide range of places of worship, although there are not facilities for Muslim or Buddhist faiths within the area.

There is a lack of dedicated arts and cultural facilities within the study area and its immediate vicinity. However, the site is very well connected via public transport to the full range of cultural facilities available in Dublin City Centre and intermediate areas. While the research did not identify many dedicated arts and cultural facilities in the study or wider area, it is notable that the community centres provide for an extensive range of activities, as well as a community space for gatherings and local shows. Analysis of convenience retailing indicates that there is good provision of a range of supermarkets within the study area, with Lidl, Aldi, Supervalu and Tesco stores all located within 750m to 1.5 km of the site.

In conclusion, the catchment area is well served by schools, convenience retailing, large scale recreation and amenity provision, and places of worship. There is a potential deficit in the provision of childcare services, although the per capita provision is high, as is the proportion of places versus anticipated resident population take-up. The site is very well connected by public transport to arts and cultural amenities in Dublin City Centre and adjacent areas, however there is potential to provide for a community facility which could augment space available for local arts and cultural activities.

While the Audit identified a range of community and arts facilities located within the catchment, given the location of the subject site, the scale of the proposed development, and the nature of the population in the area (resident population, alongside a large daytime/working population, and the proposed incoming university student population), the proposed provision of additional community and arts infrastructure is considered to be appropriate as part of the overall development, would represent 5.78% of the net floorspace of the proposed development, and would offer the greatest net benefit to the community increasing participation and voluntary activity within the resident student population and the local community, while also encouraging local residents to recognise that such developments are positive for the regeneration of the community and the locality. The proposal comprises c.1,533 sq m of internal and external cultural / community space (571 sq m at ground floor level, and further 982 sq m at basement/lower ground), and would be substantial in comparison to most arts venues in the city.

This report submits that the social and community uses proposed as part of this planning application constitute an appropriate provision of this type of use for future residents, having regard for the existing provision identified in the survey area. The proposed uses will contribute to the health and wellbeing of the wider community.

2.0 INTRODUCTION

This Community and Social Audit (CSA) has been prepared by Thornton O'Connor Town Planning (TOC), on behalf of Malclose Limited., to support a planning application being submitted for Gowan House, Naas Road, Dublin 12. The purpose of this CSA is to identify existing provision of social and community facilities within the appointed survey area across the following categories:

- Education and Training
- Childcare
- Healthcare
- Sport and Recreation
- Social/ Community/ Faith Groups
- Arts and Culture
- Convenience Retail

The report also provides a review of the statutory, strategic and policy context that relates to the provision of social infrastructure and the proposed development. A methodology for the assessment of Community and Social Audits has been developed in accordance with the development standards outlined in Section 15.8.2 of the Dublin City Development Plan 2022-2028. The details of these provisions are further described in Section 2 of this report.

A demographic analysis of the existing and projected population profile within 750 metres of the subject site has also been carried out to inform the Audit, and the nature of need within the catchment.

An assessment is then provided on the nature of the infrastructure and likelihood of the capacity of existing social and community facilities to meet the needs arising from the proposed development.

2.1 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 provision and 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 ecosystem. A large number of public and private geospatial datasets were used in the course of the survey, including but not limited to:

- 2023 'Culture Near You' Tool from Dublin City Council;
- 2023 Google Places Dataset;
- 2023 ESRI and Mapbox Ireland Basemaps;
- 2011 and 2016 Census Boundaries and Small Area Population Statistics;
- 2010-2023 Department of Education and Skills - Irish Schools;
- 2023 Quality and Qualifications Ireland (QQI) Register of Private Higher Education Institutions in Ireland;
- 2023 Tusla Early Years Inspectorate Reports – Registered Childcare Facilities; and
- 2023 HSE – 'Find Your Local Health Service'

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).

Theme	Facility Type
Education and Training Facilities	Primary, Post-Primary, Third Level, Further Education And Other Lifelong Training Centres
Childcare Facilities	Registered Childcare Facilities Incl. Full Day, Part-Time And Sessional Services
Healthcare Facilities	Hospitals, Health Centres, Primary Care Centres, Doctors And Specialty Clinics, Dental, Physiotherapy, Counselling, Optician, Pharmacy
Sports and Recreation Facilities	Parks, Playing Pitches, Playgrounds, Sports Centres And Clubs, Leisure Centres, Gyms And Training Facilities, Swimming Pools
Social, Community and Faith Facilities	Community Centres, Libraries, Senior And Youth Centres, Post Offices, Banks And Credit Unions, Areas Of Worship, Churches, Cemeteries
Arts and Culture	Museums, Galleries, Theatres, Cinemas, Music Venues, Historical Cultural Sites, Artist Workspaces (manufacturing, performing arts, rehearsal spaces, music recording studios)
Convenience and Comparison Retail	District, Neighbourhood And Local Centres, and Relevant Retail Offering

Table 2.1 Community and Social Infrastructure Themes applied to the Audit

(Source: Thornton O'Connor Town Planning, 2023)

A radius of 1.5km from the subject site was used as the focus for this assessment as it is considered a relatively short distance for residents to access via foot, bicycle or public transport, and reflects the site's location proximate to Dublin City Centre and a number of urban villages located in the vicinity. This was further refined to 750 metres (where relevant) to align with the development standards outlined in Section 15.8.2 of the Dublin City Development Plan 2022-2028 (outlined in greater detail in Section 2).

A localised demographic analysis was carried out to benchmark population against infrastructure need. The analysis of demographic characteristics utilises The Central Statistics Office (CSO) Census 2011 and 2016¹ Small Area Population Statistics data to establish the key characteristics of the local population and provide recommendations for what social infrastructure could be provided as part of the subject proposal to address this any deficits identified.

2.2 Study Area and Accessibility

The subject site is located on Naas Road, Dublin 12 which is situated in the Ballyfermot-Drimnagh area and about a 20-minute drive from the city centre or 30 minutes by public transport. The location is served by strategic road routes and also public transport such as the M50 motorway and Luas Red Line with a stop located within 150m of the site, which can sustain future development.

The site is strategically significant in the city context, in that it offers an opportunity for future regeneration and improved integration of the area into the emerging City Edge Strategic Framework which sets out parameters for the development of the Naas Road lands. This area is identified in the National Planning Framework (NPF) as a part of Dublin that is currently

¹ Census 2022 was carried out in April 2022. Small Area Population Statistics for 2022 have a scheduled release date in September 2023, and could not be incorporated in this analysis/reporting at this time.

underutilised and has the potential to achieve Government policy in terms of compact growth, at scale.

The Naas Road Lands covers an area of approximately 100 hectares and centres on the junction of the Naas Road, Kylemore Road, Long Mile Rod and Walkinstown Avenue. The subject lands amount to approximately 0.962 hectares and are located to the east of the LAP boundary, immediately south of the Naas Road, as illustrated in the adjacent image.



Figure 2.1: Site Location

(Source: Bing Maps, Annotated by Thornton O'Connor Town Planning, 2023)

The Study Area for this CSA is defined by a c. 750 metre radius of the subject site, equivalent to a c. 10-minute walking distance, which is considered accessible to future residents of the proposed development. A distance of c. 750 metres has been defined by Dublin City Council within the Development Plan (Section 15.8.2) as the development standard for future community and social audits. Given that the subject site is located within a more suburban (but semi-industrial) context, an additional indicative catchment of c. 1.5 km has been included in the study to capture, survey and include relevant infrastructure that lies tangent to, or immediately outside of this study area.

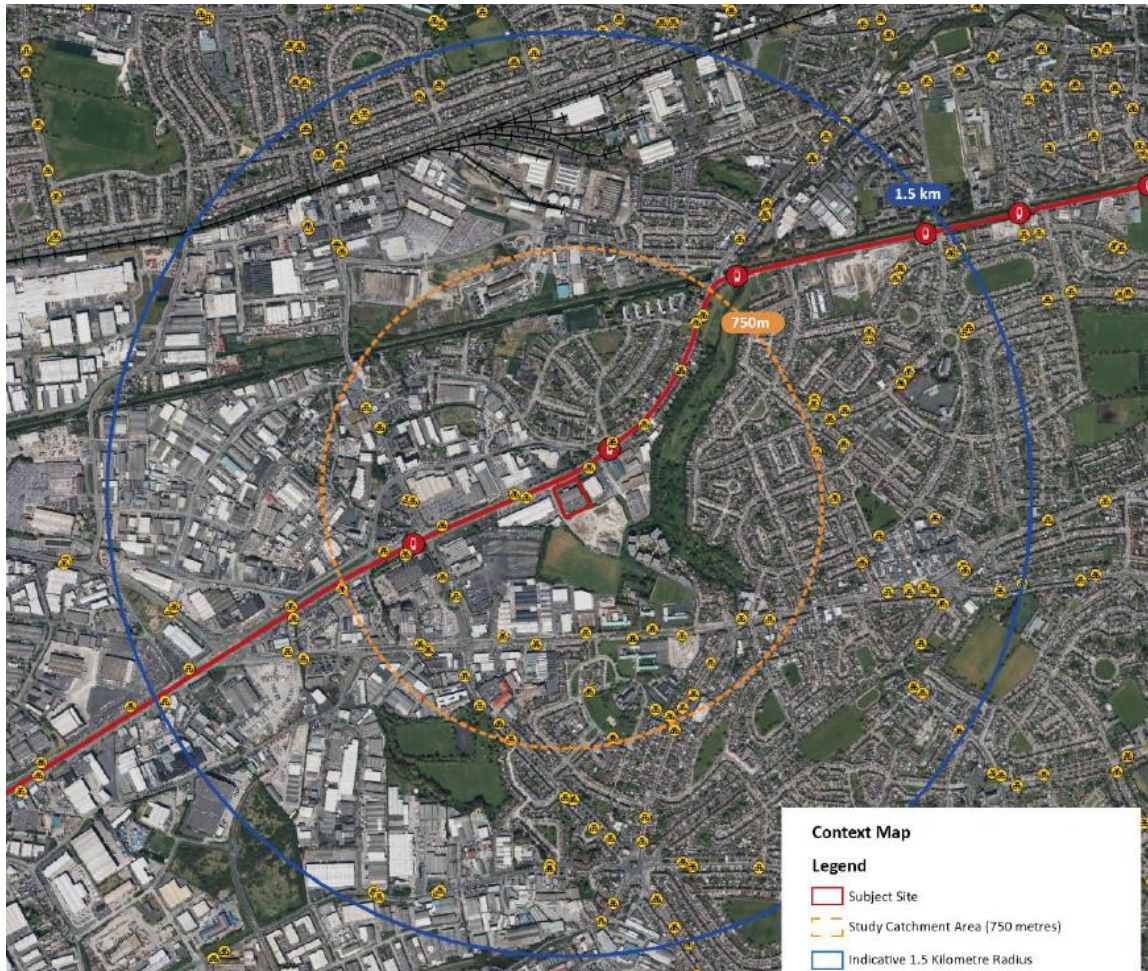


Figure 2.2: Study Area with Bus and Luas Stops Identified

(Source: Bing Maps, Annotated by Thornton O'Connor Town Planning, 2023)

Gowan House is served by a range of transport options. There are 2 Red Line Luas stops located within 750m of the subject site (Bluebell and Kylemore Stations). Muirfield Drive bus stop 1954, is located within 45 metres of the site on Naas Road and is served by a range of Dublin Bus routes (13, 68, 69). The site is located 3.3 km away (as the crow flies) from Heuston train station providing local and commuter services on the Dublin City to Waterford/Cork/Limerick railway lines (c. 12-minute cycling/scooter distance or a short 14-minute journey by Luas). Active travel will be encouraged within the scheme through an abundant provision of bicycle parking.

BusConnects is the National Transport Authority's (NTA) programme to greatly improve bus and sustainable transport services across the Dublin Region. In this regard, the BusConnects initiative proposes key high frequency 'Spine' Routes a short walk along the nearby Long Mile Road (D Spine), to the south of the site. Excerpts of this upgraded network is visualized below in the context of the proposed site in Figure 2 below. BusConnects also proposes 'Orbital Routes' along Long Mile Road and Kylemore Road (O), a short walk from the site. This will provide significantly improved bus transport access and connectivity to the subject site in the coming years.

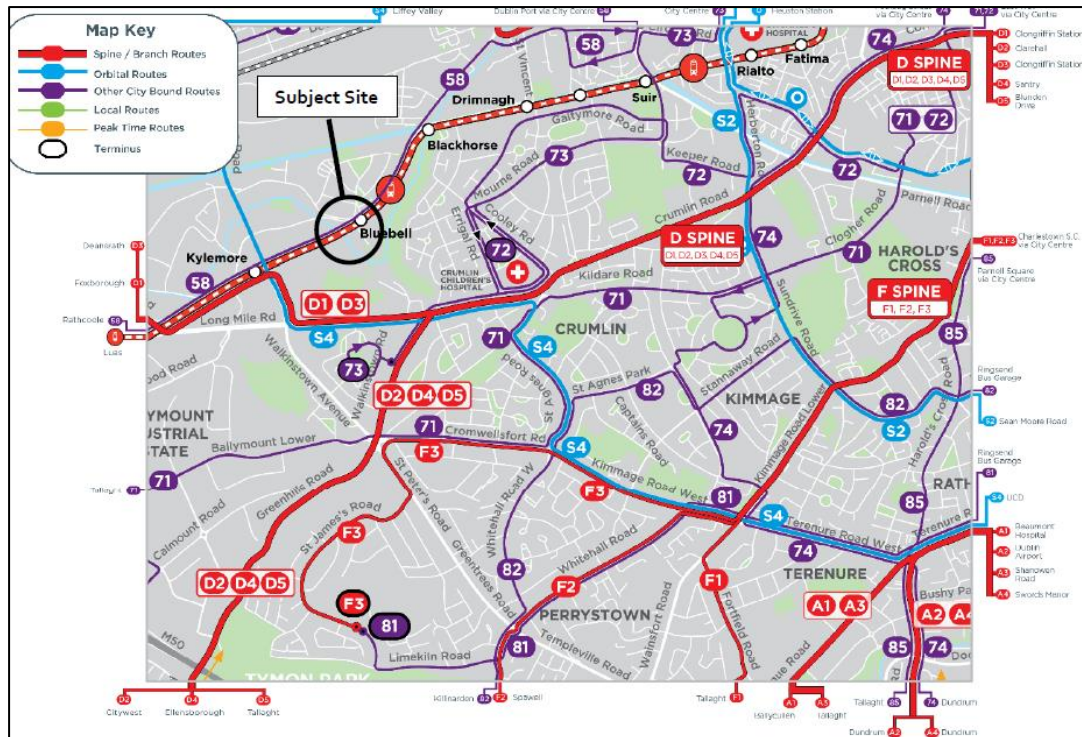


Figure 2.3: BusConnects Network (Site Identified in Black Outline)

(Source: BusConnects.ie, September 2020, annotated by Thornton O'Connor Town Planning, 2023)

2.3 Planned Community Infrastructure

In recent years, there have been a number granted permissions for mixed use developments directly adjacent the proposed site. These applications are referenced in different sections of this report as they are extensive, and each development offers a wide range of social, community, culture, amenity, childcare infrastructures as part of their proposals. The location of the schemes as well as the planned community and social infrastructure are outlined in Figure 1.4 below. Once constructed these developments will further supplement the available social infrastructure for the existing community and future residents.

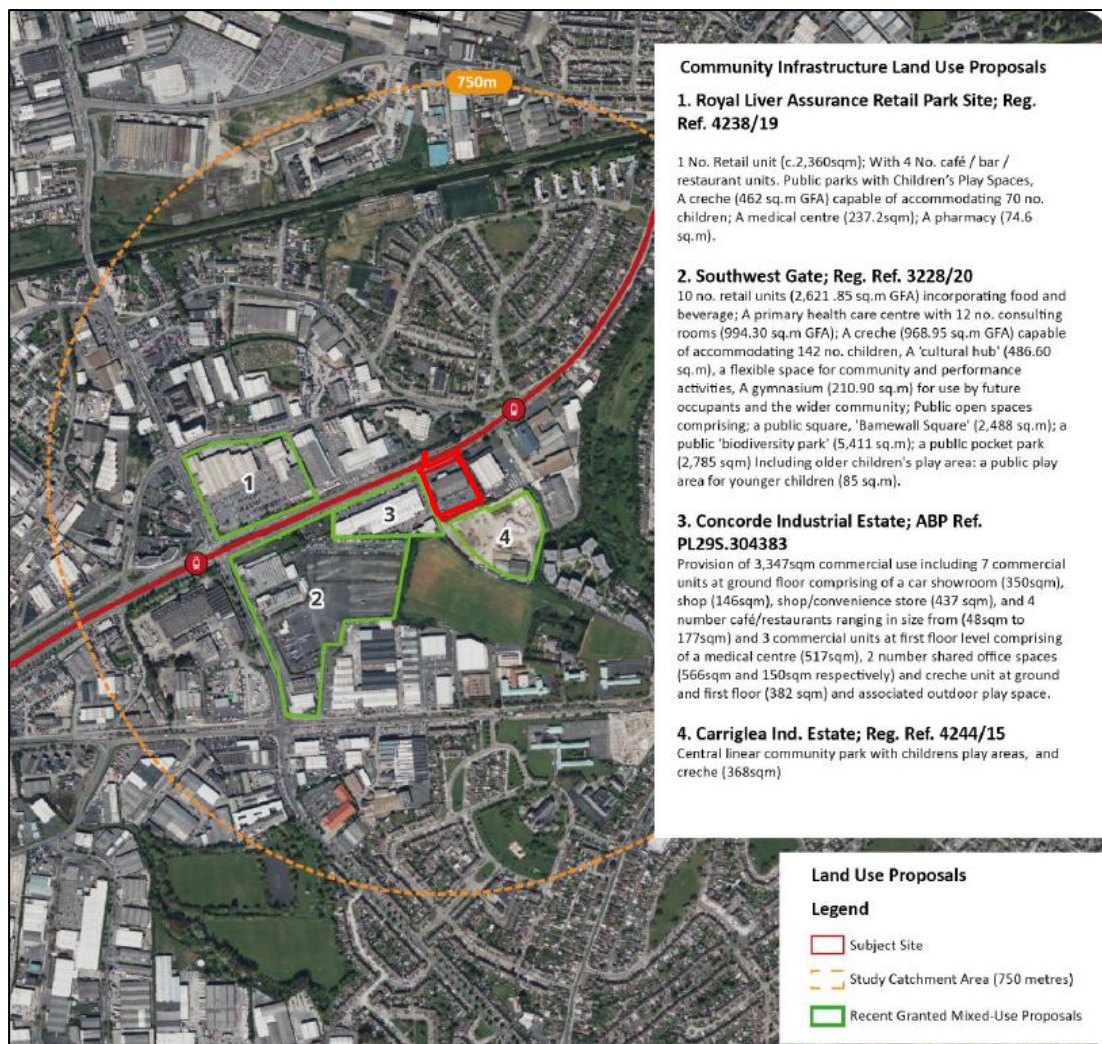


Figure 2.4: Planned Social Infrastructure (Site Identified in Red Outline)

(Source: Thornton O'Connor Town Planning, 2023)

1. Royal Liver Assurance Retail Park Site; Reg. Ref. 4238/19

DCC Reg. Ref. 4238/19 permission for redevelopment of the 'Royal Liver Assurance Retail Park' site, Old Naas Road, Dublin 12. The permitted development involves demolition of all existing structures and full site clearance to provide for construction of a mixed use development comprising residential, office, creche, community, 9 retail units, cafe/bar/restaurant, medical centre and pharmacy uses in 9 buildings ranging in height from 7 to 18-storeys over basement. The residential component comprises Build to Rent development, including 1, 102 apartments and 203 shared accommodation single-occupancy bedrooms, with supporting tenant amenities and facilities. The development provides for areas of public, communal and private amenity space throughout, car and bicycle parking, an internal network of streets for vehicular and pedestrian access, landscaping and ancillary site works.

2. Southwest Gate; Reg. Ref. 3228/20

DCC Reg. Ref. 3228/20 permission for redevelopment of the 'Nissan Site' site for a mixed use development including part Build to Sell and part Build to Rent residential accommodation, hotel, office, retail, food and beverage, a primary health care centre, a childcare facility, a gymnasium and a 'cultural hub' at the junction of Walkinstown Avenue and Naas Road,

Dublin 12. The proposed development is distributed across 13 no. blocks (A-L) over 3 no. basements and includes 853 no. car parking spaces and 2,514 no. cycle parking spaces.

3. Concorde Industrial Estate; ABP Ref. PL29S.304383

ABP Case Ref. PL29S.304383 permission for a Strategic Housing Development at Concord Industrial Estate, Naas Road Walkinstown, Dublin 12. The permitted development involves demolition of the existing industrial building and construction of 479 Build to Rent apartments and provision of 3,347 sq.m of other uses comprising creche, retail, cafe/restaurant, office, medical centre and enterprise uses. The development is distributed across 2 main structures ranging in height from 4 to 8-storeys, together with public open space, communal open space, surface and basement car parking and the provision of new pedestrian and cycle linkages.

4. Carriglea Ind. Estate; Reg. Ref. 4244/15

DCC Reg. Ref. 4244/15 (as amended by Reg. Ref. 2438/17, Reg. Ref. 2875/17 and Reg. Ref. 2203/18) permission for a residential development at Carriglea Industrial Estate, Muirfield Drive, Naas Road, Dublin 12. The permitted development involves demolition of existing structures and construction of 355 residential units and a creche facility in 11 buildings ranging in height from 4 to 7-storeys. The development provides for car and bicycle parking at basement level, private, communal and public open spaces, as well as supporting resident amenities and facilities.

2.4 Proposed Development

The proposed development as stated in the Statutory Notice is as follows:

"Malclose Limited intend to apply to Dublin City Council for a 7-year permission for a large-scale residential development principally comprising student accommodation at this 0.962 Ha site at Gowan House, Carriglea Business Park, Naas Road, Dublin 12, D12 RCC4.

Works to upgrade of the access road to the west of the site on an area measuring c. 0.081 Ha are also proposed comprising new surfacing to the carriageway, the provision of inbound and outbound bicycle lanes from the development entrance to the Naas Road, the provision of a controlled pedestrian crossing on the access road at the Naas Road junction, and the provision of a further uncontrolled pedestrian and bicycle crossing linking the subject site with the approved Concorde SHD development (ABP Ref: TA29S.312218) to the west.

On the Naas Road, works are proposed on an area measuring c. 0.086 Ha comprising the realignment and widening of the existing pedestrian footpath along the westbound carriageway of the Naas Road and the provision of linkages from the realigned footpath to the development site, and the provision of new controlled pedestrian crossings across the eastbound and westbound carriages of the Naas Road and the provision of a new uncontrolled crossing of the Luas tracks.

The development site area and roadworks areas will provide a total application site area of c. 1.13 Ha.

The proposed development will principally consist of: the demolition of the existing two-storey office/warehouse building and outbuilding (5,172 sq m); and the construction of a

development in two blocks (Block 1 (eastern block) is part 2 No. storeys to part 15 No. storeys over lower ground floor and basement levels with roof plant over and Block 2 (western block) is part 9 No. storeys to part 11 No. storeys over basement with roof plant over) principally comprising 941 No. Student Accommodation bedspaces (871 No. standards rooms, 47 No. accessible studio rooms and 23 No. studios) with associated facilities, which will be utilised for short-term lets during student holiday periods. The 871No. standard rooms are provided in 123 No. clusters ranging in size from 3 No. bedspaces to 8 No. bedspaces, and all clusters are served by a communal living/kitchen/dining room.

The development also provides: ancillary internal and external communal student amenity spaces and support facilities; cultural and community floor space (1,422 sq m internal and 131 sq m external) principally comprising a digital hub and co-working space with ancillary cafe; a retail unit (250 sq m); public open space; the daylighting of the culverted River Camac through the site; an elevated walkway above the River Camac at ground floor level; a pedestrian bridge link at first floor level between Blocks 1 and 2; vehicular access at the south-western corner; the provision of 7 No. car-parking spaces, 2 No. motorcycle parking spaces and 2 No. set down areas; bicycle stores at ground and lower ground floor levels; visitor cycle parking spaces; bin stores; substations; hard and soft landscaping; green and blue roofs; new telecommunications infrastructure at roof level of Block 1 including antennas and microwave link dishes, 18 No. antennas and 6 No. transmission dishes, together with all associated equipment; boundary treatments; plant; lift overruns; and all associated works above and below ground.

The gross floor area of the development is c. 33,140 sq m comprising c. 30,386 sq m above lower ground and basement level."

2.5 Layout of this Report

The remaining sections of the report will follow the approach outlined in Section 1.1 as a structural framework with the identification and categorisation of all current culture/arts, community, recreational and social infrastructure in the area, followed by a demographic analysis that provides valuable insight into the characteristics of the population of the Study Area, prior to determining the potential demand impacts of the proposed development. The report will comprise a further four sections:

- Section 3.0 provides the policy context and considers standards against which provision can be assessed;
- Section 4.0 provides an overview of the population and demographic profile of the Study Area and assesses the likely future demographic trends as a result of the implementation of the proposed development;
- Section 5.0 reviews existing local culture/arts, community, social and recreational infrastructure;
- Section 5.60 identifies gaps in the existing provision of community infrastructure and makes recommendations to address deficiencies.

3.0 RELEVANT POLICY GUIDANCE

The below policies and sections of the Dublin City Development Plan 2022-2028 are relevant to the preparation of this Community and Social Audit.

3.1 Dublin City Development Plan 2022-2028

The *Dublin City Development Plan 2022-2028* provides the overarching planning policy that applies to the subject site and its immediate environs. The subject site is zoned under land use zoning objective Z14 for Strategic Development and Regeneration. Z14 areas are capable of accommodating significant mixed-use development, of which residential would be the predominant use. It is noted that developments on z14 zoned lands must include proposals for additional physical and social infrastructure/facilities to support same. A key priority of the Development Plan is to provide for the creation of mixed-use residential and enterprise communities, while promoting the principle of a 15-minute city. The 15-minute city concept envisages that within 15 minutes on foot or bike from where they live, that people should have the ability to access most of their daily needs.

"QHSN11 - 15-Minute City: *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 schools, childcare, and other community and social infrastructure, including but not limited to:

"QHSN47 - High Quality Neighbourhood and Community Facilities: *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."*

"QHSN50 - Inclusive Social and Community Infrastructure: *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 - Amenities and Retail: *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."*

"QHSN53 - Education Provision: (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 - Childcare Facilities: 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 - Places of Worship and Multi-faith Facilities: 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."

"QHSN58 - Culture in Regeneration: 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 - Community Facilities: 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."

The Development Plan has placed renewed emphasis on the provision of sufficient infrastructure for Community, Arts, and Culture. It includes targeted policy objectives aimed at promoting and supporting essential social infrastructure within SDRAs and Large Scale Developments. According to the Plan, Culture is a universal and essential aspect of the human experience, playing a pivotal role in defining society and the City. As such, a key objective relating to the proposed development and the provision of community, arts and culture infrastructure is outlined below:

"CUO25 - 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."*

This objective specifies minimal thresholds for community, arts and culture spaces, and has been used as a benchmark in determining social infrastructure allocation as part of the proposed development.

The methodology for the assessment of Community and Social Audits has been developed in accordance with the development standards outlined in Section 15.8.2 of the Dublin City Development Plan 2022-2028. The details of these provisions are further described below;

Development Standards for Community and Social Audits - Section 3.2 of Appendix 3 of the Development Plan states that *"All proposals for higher densities must demonstrate how the proposal contributes to healthy place making, liveability and the identity of an area, as well as the provision of community facilities and/or social infrastructure to facilitate the creation of sustainable neighbourhoods"*. Whilst higher densities are not defined, it can be reasonably assumed that the proposal constitutes a higher density scheme through its proposed density in excess of 200 uph. This report outlines the contribution which is made toward the surrounding area and the existing provision of social and community facilities. Section 15.8.2 of the *Development Plan* outlines the criteria for 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 1.5km² radii. It is respectfully submitted that this provides greater detail as to the level of facilities which are available that residents may avail of. Where it is determined that new facilities are required the following design criteria should be considered:

- *"The design of the facility should allow for multi-functional use."*
- *"Community facilities must be located so that they are conveniently accessible by both residents and others who may have reason to use the facility."*
- *"Community facilities should be well integrated with pedestrian and cycle routes and, where they serve a wider community, located on or close to a quality public transport route."*
- *"Re-development proposals on sites containing a pre-existing community use / and / or recreational use should ensure that this use in terms of floor / ground space is no less*

² Given that the subject site is located within a suburban city context, an additional indicative catchment of c. 1.5km has been included in this study to capture and include relevant community and social infrastructure that lies tangent to, or immediately outside of this study area.

than that on-site prior to redevelopment, and if possible, should represent increased provision.”

- *“Community facilities must be accessible to all members of society including persons with disabilities and the elderly.”*

This CSA has been completed by using the policies above to review the existing capacity of community facilities in the area that DCC deem vital to creating healthier communities. Please refer to Section 4.0 of the report for the results of the audit.

4.0 DEMOGRAPHIC ASSESSMENT

The assessment of the subject lands was examined using the Census 2011 and 2016 results, as the latest Census available on the CSO website. The scope of the assessment is determined by overlaying the 750 metre radius buffer zone over the centre of the application lands and assessing the relevant Small Area Population Statistics (SAPS) Statutory Boundaries.

The Study Area for this demographic analysis comprises 24 No. CSO Small Areas within 4 No. Electoral Divisions of Crumlin (CSO ED 02098 and CSO ED 02103), Walkinstown (CSO ED 02158), and Inchicore (CSO ED 02107), which intersect a c. 750 metres radius from the subject site (as outlined in purple in Figure 4.1) and provide insight into the composition of the local population and relevant demographic trends. Specifically, the study reviews the population's age profile, education attainment and economic status, to best understand the needs of the population regarding social and community services and facilities. This Study Area (based on CSO Small Areas) is also compared to larger trends within Dublin City.



Figure 4.1 Extent of Demographic Study Area comprising 24 No. Small Areas.

(Source: CSO, 2016)

4.1 Demographic Drivers

To fulfil the strategic priorities of Dublin City Council, it is essential that all areas have a strong sense of community, provides access to natural surroundings, and is well integrated with essential services, public amenities, and open spaces. This will contribute to fostering a healthy, resilient, and sustainable community. To gain insights into the specific requirements of the local residents, an in-depth examination of the demographic features of both the Study

Area and the broader Dublin City region has been conducted using data from the Census of 2011 and 2016. This analysis aims to identify the significant traits of the local population.

Between 2011-2016, the population of the Dublin City Council administrative area rose by 26,942 persons from 527,612 to 554,554, equivalent to a 5.1% increase. Over the same period, the population within the Study Area grew at a similar but marginally increased rate of 6.0% (380 additional persons) from 6,384 persons to 6,764 persons. The analysis of CSO data indicates a broadly similar socio-economic profile to the average profile for the wider Dublin City administrative area. The catchment has a strong representation of working age population within the 20-65 age groupings, and is a large centre of employment with 6,956 jobs located in the area in 2016. The key areas of socio-economic divergence from the Dublin City average relate to income and education. The area has low levels of education attainment, with just 20.9% of the resident population completing university degrees. The Pobal Index 2016 refers to the catchment area as marginally below average with lower than average scorings in education, unemployment, increased rates of disability, and housing tenure.

	Study Area	Dublin City					
Population	Resident Population 2011	Resident Population 2016	Working in the Study Area 2016	Average Age 2016	Proportion ≤19 Years Old 2016	Proportion ≥65 Years Old 2016	Proportion Aged 20-49 Years Old 2016
	6,384	6,764	6,956	37.2	24.4%	13.1%	45.6%
	+ 380 (+6.0%)			37.4	20.2%	13.0%	51.6%
Households	Average Household Size 2016	Population Walking, Cycling or using Public Transport 2016	No Access to a Car 2016	Proportion Religious 2016	Third Level Attainment 2016 (NFQ 7+)	International Birthplace 2016	
	2.62	50.5%	31.6%	82.1%	20.9%	20.0%	
	2.48	57.2%	33.7%	77.0%	34.5%	22.0%	
	Proportion of Housing Privately Rented 2016	HP Deprivation Index Scoring 2016	Disability Rate 2016	Commute to Work ≤30 mins 2016	Proportion of Population 'At Work' 2016	Family Houses Vs. Apartment Living 2016	
	21.0%	Marginally Below Average	17.0%	52.5%	52.9%	74.9% / 23.4%	
	29.1%	Marginally Above Average	14.7%	51.6%	56.4%	63.1% / 34.3%	

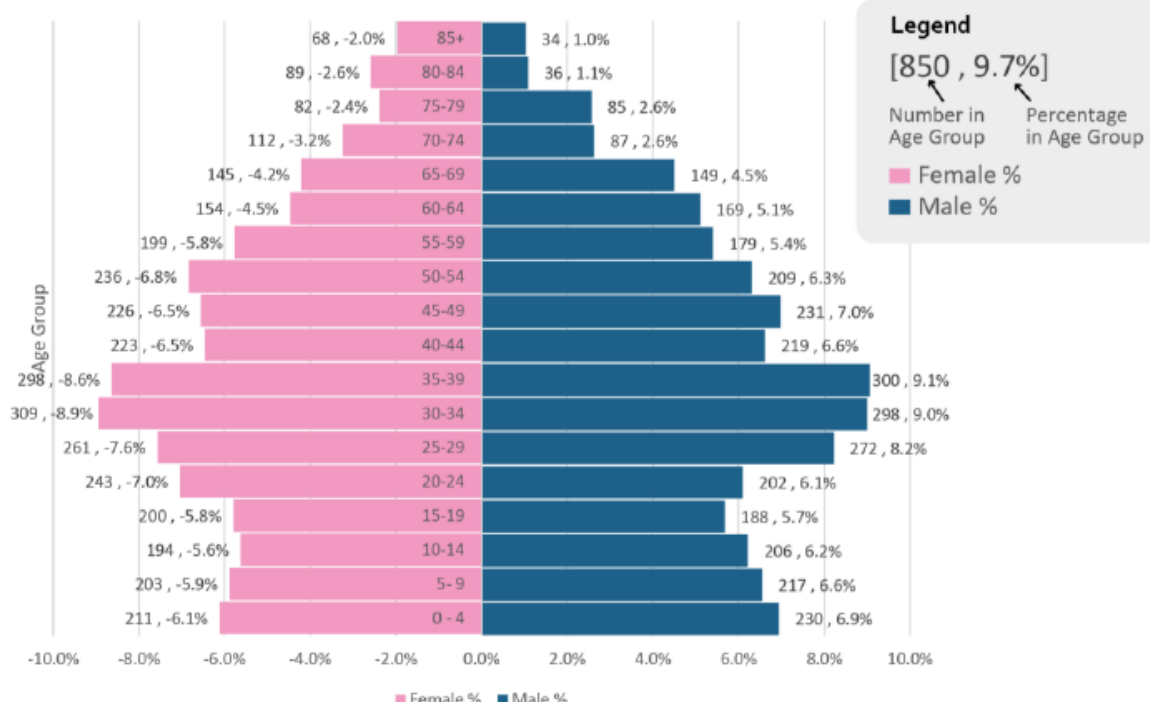


Figure 4.2 Population of the Study Area by Age 2016.

(Source: CSO, 2016)

Given the proximity of the Study Area to existing economic and employment opportunities, alongside the forthcoming large scale redevelopment of the wider CityEdge area, this increase in the population of working age is likely to continue into the future. Higher than average concentrations in younger age groups would indicate continued demands for facilities and services such as childcare and sport and recreation, and given the location as a destination for employment, the demand for social and community infrastructure is likely to be higher than the demographic profile indicates. The area does not have significant concentration of persons in older cohorts (13.1% of the total population) which would indicate no acute demands for health facilities and aged care in the Study Area.

The Study Area consists of predominantly Family Houses with 74.9% of units in 2016 registered as such, and just 23.4% classified as Apartments. The average household size in 2016 was 2.62 persons per household, well above the average for Dublin City. Some 27.1% of all household consist of 1 person, and 54.0% of all households consist of just 1 or 2 persons living together.

Household Type	Study Area Households 2016	Dublin City Households 2016
1 Person Households	27.1%	28.3%
2 Person Households	26.9%	32.0%
3 Person Households	19.6%	17.1%
4 Person Households	15.9%	13.2%
5+ Person Households	10.5%	9.4%
Total	100.0%	100.0%

Table 4.1 Persons Per Household 2016 in the Study Area and Dublin City

(Source: CSO, 2016)

Compositional data indicates that a significantly higher than average proportion of households are classified as being occupied as 'Mothers with children' (13.5% of all households), and just 21.2% of all households consist of either a 'Single' person, or 'Non-related' persons living in Group Accommodation (Shared). Some 55.3% of all households do not have children but taken collectively, the data suggests that the family typology for the area consists largely of married or cohabiting couples with children.

The economic profile suggests a relatively young population within the active workforce age bracket, with a high percentage of the population able to work, and lower retired and student percentages. The majority of the population over 15 being categorised as 'At Work' in 2016 (52.9%). The percentage of people unemployed in the area is higher (10.3%) than Dublin City (8.3%). The number of people retired in the Study Area is similar (13.4%) to Dublin City (13.5%). The percentage of students (9.6%) in the Study Area is lower than the percentage of students in Dublin City (11.3%).

When reviewing the levels of educational attainment, a significantly lower than average proportion of residents had completed 'Third Level' education (24.7%) in 2016 when compared to Dublin City (39.7%). It is noted that just 6.4% of the population has completed 'Post-graduate Education or Higher' at the time of the Census, compared to 15.5% in Dublin City. The education of some 17.5% of persons over 15 years of age in the Study Area ended at 'Primary' level which is significantly higher than the Dublin City average (12.8%). These figures indicate a low level of educational attainment in the Study Area, and significantly below the average for the City as a whole.

Education Level	Study Area	% of Total	DCC	% of Total
No Formal Education	84	1.9%	5,807	1.5%
Primary Education	705	15.6%	43,102	11.3%
Secondary Education	1,497	33.2%	100,278	26.3%
Technical or Vocational	654	14.5%	39,196	10.3%
Third Level Education	825	18.3%	92,143	24.2%
Postgraduate or Higher	288	6.4%	58,960	15.5%
Not Stated	452	10.0%	41,268	10.8%
Total	4,505	100.0%	380,754	100.0%

Table 4.2 Population aged 15+ years by highest level of education completed

(Source: CSO, 2016)

The purpose of an affluence and deprivation index is to assess social conditions using a single indicator. The Pobal HP Deprivation Index (2016) is used by public bodies across Ireland to identify potentially disadvantaged communities and target investment/policy to improve the quality of life and access to opportunities for those living in them. The Study Area is classified as 'Marginally Below Average' indicating the area has below average performance in educational attainment, unemployment, rates of disability, and housing tenure relative to other parts of the country.

Within the study area, just 12.2% of the population identify as 'Not Religious' with the remaining 82.2%³ identifying as religious and likely have some need for religious places of worship. Equally, ensuring there is adequate social infrastructure to help diverse

³ 5.7% of the population were classified as 'Not Stated' in 2016 and constitute the remaining percentage value

communities feel included and empowered is critical. The Study Area has a large international community with 20.0% of the local population born outside of Ireland.

Some 50.5% of people rely on green modes of transport for daily activities, with 'Bike' (6.3%), 'Walking' (19.6%), and 'Public Transport' (24.6%) making up a large portion of transportation. Daily commuting patterns show 52.5% of trips to work/school are under 30 minutes, with just 7.0% indicating a travel time of over an hour. Trips by 'Private Car (Driver or Passenger)' constitutes just 37.2% of all daily movements.

The daytime population of the Study Area was registered at 12,905 persons in 2016. This refers to those persons that are typically located within the area during the daytime hours for school, to work, or living and not leaving for work. Some 6,956 persons are employed within the Study Area classifying it as a significant employer in Dublin City. The key sectors for this employment are in manufacturing, wholesale, retail, education and health with 66.2% of all jobs in either Wholesale, Retail industries [24.1%], Manufacturing [8.1%], Education, Social Work, and Healthcare industries [34.0%].

4.2 Summary

The area has higher than average concentrations of low income families living in traditional suburban estates in lower density family houses. A higher than average percentage of residents rent their homes from the council, a housing association and some have bought their houses, typically under right to buy schemes. There is a high proportion of children and the level of single parent households is nearly double the national average. As is typical of more urban locations the population has a high ethnic integration, with an above average number of residents from countries outside of the EU living in the area, coinciding with a below average proportion of persons stating their country of birth as Ireland. Jobs reflect the generally lower educational qualifications and tend to be of a routine nature, perhaps in factories, shops or other manual occupations. Incomes are lower than average and the numbers claiming Jobseeker's Allowance is greater than the State average. The numbers claiming income support, disability and other benefits are similarly high.

The demographic assessment indicates that a higher proportion of community facilities may be required for the resident and working population and families with school-aged children in this area than other demographic groups.

5.0 FACILITIES AUDIT

The site falls within Naas Road LAP Lands identified as a strategically significant regeneration area, approximately 6km from the city centre. The site and LAP lands were formally predominately in industrial use and there are therefore limited social or community facilities within the immediate LAP area. The primary CSA Study Area includes residential communities within a walking distance of approximately 10 minutes from the site boundary. The Study Area is defined by a c. 750 metre radius of the subject site, equivalent to a c. 10-minute walking distance, which is considered accessible to future residents of the proposed development. A distance of c. 750 metres has also been defined by Dublin City Council within the Development Plan (Section 15.8.2) as the development standard for future community and social audits. Given that the subject site is located within a more suburban (but semi-industrial) context, an additional indicative catchment of c. 1.5km has been included in the study to capture, survey and include relevant infrastructure that lies tangent to, or immediately outside of this study area.

Our survey identified a large range of community and social facilities within the study area. A total of 7 No. categories of facilities that align with the policies set out in the Development Plan were utilised for this audit. Some **151** No. social infrastructure facilities were identified as part of this audit within a radius of 1.5 km of the subject site. Some **55** No. social infrastructure facilities and services were identified within the Study Area of 750 metres.

Theme	Facility Type
Education and Training Facilities	Primary, Post-Primary, Third Level, Further Education And Other Lifelong Training Centres
Childcare Facilities	Registered Childcare Facilities Incl. Full Day, Part-Time And Sessional Services
Healthcare Facilities	Hospitals, Health Centres, Primary Care Centres, Doctors And Specialty Clinics, Dental, Physiotherapy, Counselling, Optician, Pharmacy
Sports and Recreation Facilities	Parks, Playing Pitches, Playgrounds, Sports Centres And Clubs, Leisure Centres, Gyms And Training Facilities, Swimming Pools
Social, Community and Faith Facilities	Community Centres, Libraries, Senior And Youth Centres, Post Offices, Banks And Credit Unions, Areas Of Worship, Churches, Cemeteries
Arts and Culture	Museums, Galleries, Theatres, Cinemas, Music Venues, Historical Cultural Sites, Artist Workspaces (manufacturing, performing arts, rehearsal spaces, music recording studios)
Convenience and Comparison Retail	District, Neighbourhood And Local Centres, and Relevant Retail Offering

Table 5.1: Community Infrastructure Categories applied to Audit.

(Source: Thornton O'Connor Town Planning, 2023)

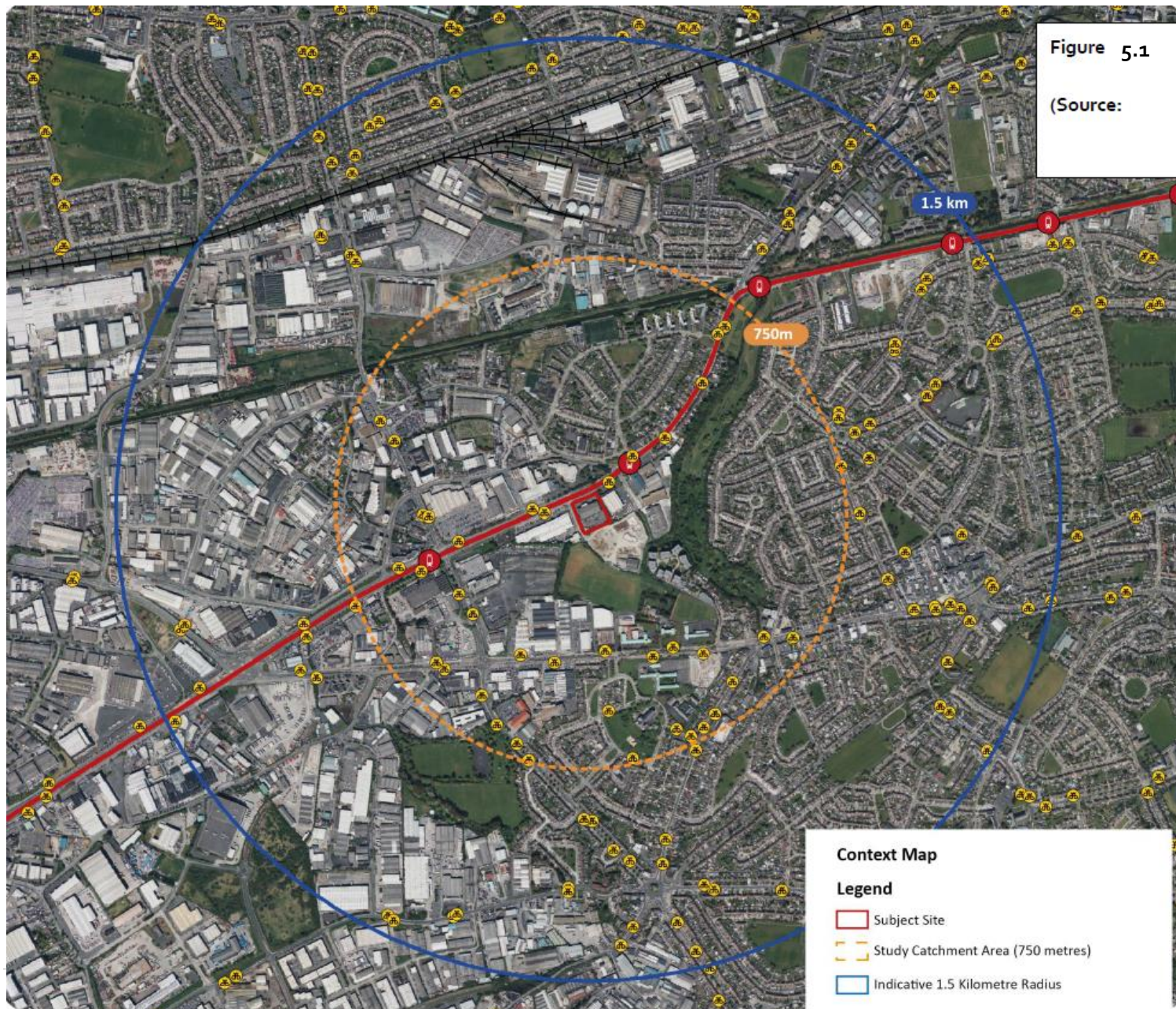


Figure 5.1 Principal Study Area

(Source: Bing Maps, annotated by Thornton O'Connor)

Context Map

Legend

- Subject Site
- Study Catchment Area (750 metres)
- Indicative 1.5 Kilometre Radius

5.1 Education and Training Facilities

The site is located within the existing school network serving Dublin City Centre. The area is well served by primary and post-primary schools, but has no further education institutions or third-level colleges located within close proximity. Table 5.1 identifies the names of each service and the enrolment numbers for the 2022/2023 academic year.

Roll Number	Facility	Type	Female	Male	Total Enrolment 2022/23	Distance from Site (km)
19764M	OUR LADY OF WAYSIDE N S	Primary School	57	74	131	0.4
60480G	Meanscoil Iognáid Rís	Post-Primary School	0	491	491	0.4
19837N	DRIMNAGH CASTLE CBS N S	Primary School	0	336	336	0.5
18170B	S N Muire na Freastogala Girls Senior School	Primary School	228	0	228	0.6
20450T	Assumption Junior School	Primary School	207	190	397	0.6
60851P	Assumption Secondary School	Post-Primary School	256	0	256	0.7
16983J	S N NAOMH CILLIN	Primary School	11	27	38	0.7
60991I	Our Lady Of Mercy Secondary School	Post-Primary School	106	144	250	1.2
18788V	OUR LADYS HOSPITAL SP S	Special School	N/A	N/A	89	1.2
17355I	Muire na Dea Coirle Girls Senior	Primary School	139	9	148	1.2
19669S	LADY OF GOOD COUNSEL BOYS SENIOR NS	Primary School	0	154	154	1.3
17083B	S N MUIRE GAN SMAL B	Primary School	173	143	316	1.3
17356K	OUR LADY OF GOOD COUNSEL SCHOOL	Primary School	70	62	132	1.3
60872A	Mercy Secondary School	Post-Primary School	164	63	227	1.3
07546J	GOLDENBRIDGE CONVENT	Primary School	97	109	206	1.5

Table 5.1: Inventory and Enrolments for Educational Facilities

(Source: Department of Education, and Thornton O'Connor Town Planning, 2023)

Assessment of Primary School Facilities

The 10 No. existing primary schools identified within the wider catchment area held a combined provisional enrolment of 2,080 No. students during the 2022-2023 school year as per Department of Education records. All but 3 No. schools identified were co-educational (mixed) schools. The primary school that is located nearest to the subject site (Our Lady Of Wayside National School), held a co-educational enrolment of 131 No. students in 2022-2023.

Table 5.2 below provides information on each of the primary schools, inclusive of their enrolment numbers over the past 10 academic years 2012-2013, 2017-2018 and 2022-2023. The overall enrolment figure associated with the 10 No. primary schools within the catchment has decreased by 10.7% over the past 5 years at an average of -2.1% per annum. 1 No. new National Schools has opened in the area in the last 10 years (Assumption Junior National School), but a total of 5 No. National Schools have experienced a decline in student numbers over this period. This would indicate that there is some available capacity within the existing primary schools.

Catchment		Enrolment Year			Historic Change	
Roll No.	School Name	12/13	17/18	22/23	5-year	10-year
07546J	GOLDENBRIDGE CONVENT	261	257	206	-51	-55
16983J	S N NAOMH CILLIN	27	44	38	-6	11
17083B	S N MUIRE GAN SMAL B	326	343	316	-27	-10
17355I	Muire na Dea Coirle Girls Senior	145	116	148	32	3
17356K	OUR LADY OF GOOD COUNSEL SCHOOL	156	181	132	-49	-24
18170B	S N Muire na Freastogala Girls Senior School	184	224	228	4	44
19669S	LADY OF GOOD COUNSEL BOYS SENIOR NS	155	137	154	17	-1
19764M	OUR LADY OF WAYSIDE N S	118	116	131	15	13
19837N	DRIMNAGH CASTLE CBS N S	430	415	336	-79	-94
20450T	Assumption Junior School	-	503	397	-106	397
Total		1,802	2,336	2,086	-250	284

Table 5.2: Historic Change in Enrolment (Primary) in Recent 5- and 10-year Period

(Source: Department of Education, and Thornton O'Connor Town Planning, 2023)

Assessment of Post-Primary School Facilities

There were 4 No. post-primary schools identified within the catchment which held a combined co-educational enrolment of 1,224 No. students during the 2022-2023 school year, as per Department of Education records. The post-primary school located nearest to the subject site (Meanscoil Iognáid Rís), held an enrolment of 491 No. students in 2022-2023.

As highlighted in Table 5.3, the overall enrolment figure associated with the 4 No. post-primary schools in the catchment area has decreased over the past 5 years. Over this period, the total enrolment figures increased from 1,387 No. pupils to 1,224 No. pupils, representative of an decrease of 163 No. pupils (a 11.8% decrease). It is notable that enrolments have been in decline for the past 10 years, where 265 fewer students were enrolled in 2012-2013 (a 17.8% decline). Mercy Secondary School is the only school to have experience a growth in student population over the past 10 years.

Catchment		Enrolment Year			Historic Change	
Roll No.	School Name	12/13	17/18	22/23	5-year	10-year
60480G	Meanscoil Iognáid Rís	673	595	491	-104	-182
60851P	Assumption Secondary School	341	260	256	-4	-85
60991I	Our Lady Of Mercy Secondary School	305	369	250	-119	-55
60872A	Mercy Secondary School	170	163	227	64	57
Total		1,489	1,387	1,224	-163	-265

Table 5.3: Historic Change in Enrolment (Post-Primary) in Recent 5- and 10-year Period

(Source: Department of Education, and Thornton O'Connor Town Planning, 2023)

In November 2021, the Department of Education reported that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2020, and will fall gradually to a low

point in 2033, in line with revised migration and fertility assumptions for the country as a whole. The latest statistical release⁴ by the Department of Education in this respect states:

"Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,716). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F2⁵ 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."

The study also concluded that post-primary enrolments, however, will continue to rise in the short-term and will likely reach peak enrolment levels in 2024. The Department of Education report⁶ 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."

Given the wider trends in demography, the Department of Education projections for future student enrolments, and the fact that the proposed development **does not contain a traditional residential component, it is not envisaged that the development when completed would contribute to any increases in school-age populations or put any pressures on existing schooling infrastructure in the local area.**

With respect to third level institutions, the site is within accessible distance of the best universities in the country. Dublin City University (8.1km), Trinity College Dublin (5.4km), DIT Grangegorman (4.4km) and University College Dublin (7.6km) are all within the commuting range of the site.

⁴ Source: Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040 (DES, November 2021), p.6.

⁵ The CSO's Regional Population Projections utilise six variant scenarios with relative assumptions in relation to regional fertility, mortality trends and external migration from and to each region. The Department of Education anticipates that the M1F2 is the most likely scenario regarding migration and fertility, which encompasses the assumption of high migration and low fertility falling from 1.8 to 1.6 by 2031.

⁶ Source: Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040 (DES, November 2021), p.11

5.2 Childcare Facilities

Table 5.4 below provides facility-level detail for each of childcare facilities considered in the study alongside total enrolment. This assessment identifies 7 No. TUSLA registered childcare facilities within a 750 metre radius of the subject site, it illustrates their total enrolments based on the latest TUSLA inspection data, and their levels of accessibility with respect to walkable distances from the subject lands. These facilities were reported as having a combined total enrolment of 328 No. childcare places at the time of the survey (July 2023). In addition, a total of 779 No. childcare places were identified in 22 facilities within 1.5km of the subject site.

The demographic profile of this area provided in Section 3.0 also provides a baseline for understanding pre-school age population and the emerging demand for childcare facilities in the area. The demographic analysis identified that the catchment area (c. 750 metres) contains 543 children aged between 0-5 years old. The capacity audit identified 328 existing childcare places in the catchment. This would result in a ratio of 1 childcare place for every 0.6 children. Applying the Dublin childcare uptake of 25% for creche places, there is an existing demand within the catchment for 136 no. childcare spaces. Therefore, a large surplus in childcare spaces is evident when compared to the resident population. This also indicates a significantly higher concentration of childcare places than most other parts of the rest of the city and country.

Despite the high overall capacity, consultation carried out as part of this audit has highlighted limited available spaces for incoming enrolments. This is due to its location, proximity to an employment centre, and the capacity constraints in nearby suburban areas rather than demand within the resident population in the immediate catchment area.

In regards to future planned childcare capacity, the granted redevelopment of the Royal Liver Retail Park, the granted Southwest Gate development, the granted Concorde Industrial Estate, and the granted Carriglea Ind. Estate (all located within 300 metres of the subject site) will provide an additional 4 No. new large purpose-built Creches (968 sqm, 462 sqm, 382 sqm, and 368 sqm) to the local area when completed, and are likely to accommodate demand requirements.

In accordance with the Childcare Facilities Guidelines for Planning Authorities (2001), the proposed development would not meet the minimum thresholds to need an additional childcare facility at this location. As outlined, based on the proposed development consisting of no residential units, the scheme will not directly generate additional local demand for childcare infrastructure.

TUSLA ID	Childcare Facility	Distance from Site (km)	Service Type	Indicative Max Capacity
TU2015DY373	Little Treasures Preschool Playgroup	0.45	Full Day	12
TU2015DY317	Cocoon Childcare	0.46	Full Day / Part Time / Sessional	96
TU2015DY057	Creative Kids & Co	0.56	Sessional	44
TU2015DY377	Krazy Kids & Co t/a Creative Kids & Co	0.56	Full Day / Part Time / Sessional	38
TU2015DY257	Creative Kids Preschool and Afterschool Service	0.56	Part Time	86
TU2015DY404	Little Tots Creche & Montessori	0.68	Full Day	24

TU2015DY283	Daughters of Charity, Goldenbridge Early Childhood Development Service	0.75	Full Day / Part Time / Sessional	28
TU2015DY367	Little Scholars	1.07	Full Day / Part Time / Sessional	36
TU2015DY390	Mother McAuley Playgroup	1.07	Sessional	22
TU2015DY383	Through the Round Window	1.22	Sessional	15
TU2015DY351	Inchicore Community Crèche and Afterschool	1.23	Full Day / Part Time	56
TU2020DY005	Precious Children Daycare	1.25	Part Time / Sessional	30
TU2015DY251	Community Pre-School Playgroup	1.28	Sessional	20
TU2015DY280	Ups A Daisy Childcare	1.29	Full Day	30
TU2015DS199	Choice Childcare Walkinstown	1.34	Full Day / Part Time / Sessional	25
TU2015DY395	Blossom Montessori School	1.40	Sessional	20
TU2015DY253	Eala Og Childcare Centre	1.41	Full Day / Part Time / Sessional	17
TU2015DY262	Forget-me-not Montessori School	1.42	Sessional	10
TU2021DS002	Kiddies Den	1.46	Sessional	5
TU2019DY001	Little Treasures Preschool Playgroup	1.46	Sessional	22
TU2015DY370	Chestnut Daycare Tyrconnell Road	1.48	Full Day	103
TU2015DY252	Chestnut Daycare Agnes Road	1.48	Full Day / Part Time	40
			Total (within 750m)	328
			Total (within 1.5km)	779

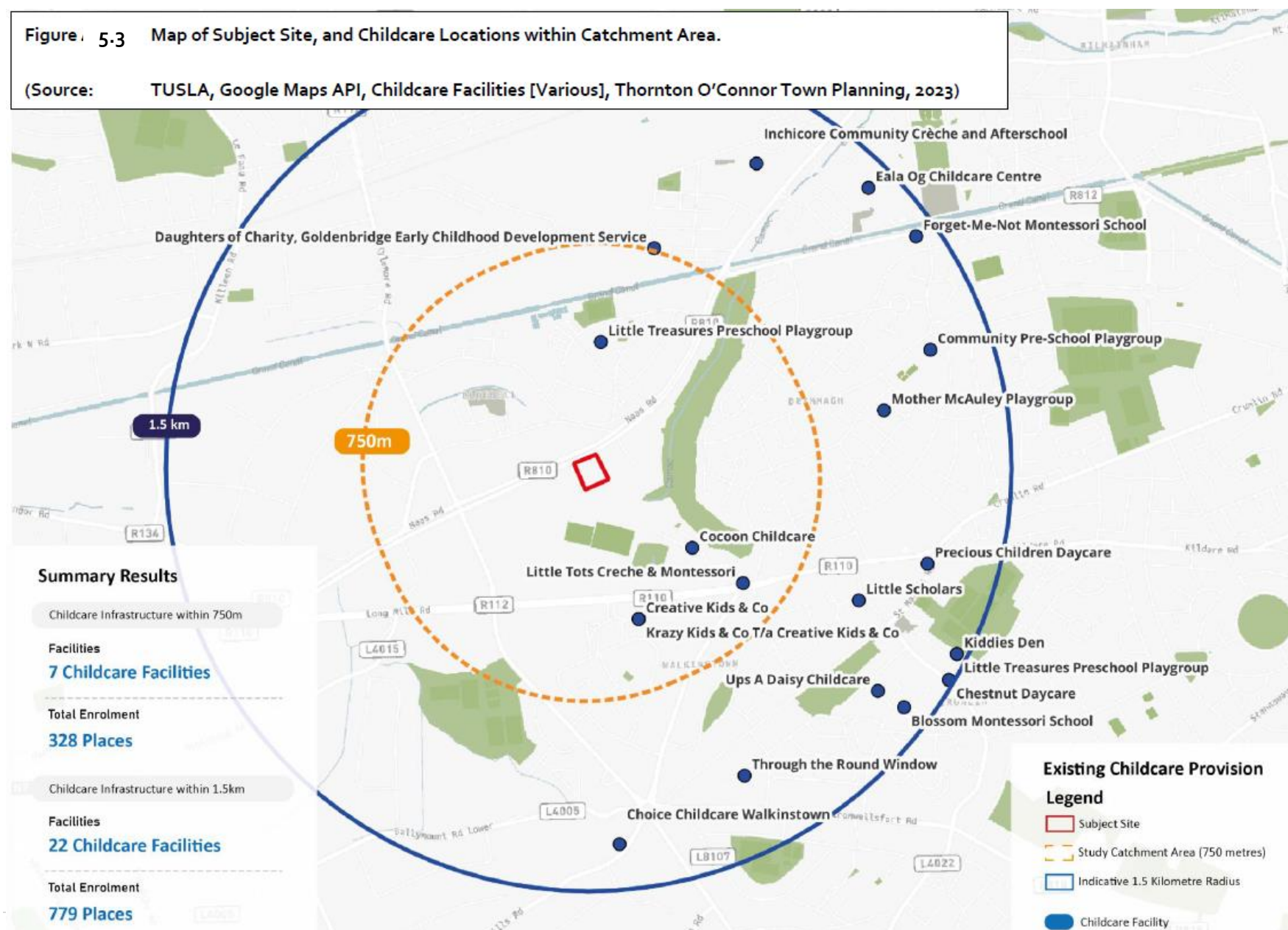
* Source: Combination of: Tusla Inspections (based on AM) and Tusla listing (July 2023).

Table 5.4: Total Enrolment of Existing Childcare Facilities in and bordering a 1.5km Study Area

(Source: TUSLA, and Thornton O'Connor Town Planning, 2023)

Figure 5.3 Map of Subject Site, and Childcare Locations within Catchment Area.

(Source: TUSLA, Google Maps API, Childcare Facilities [Various], Thornton O'Connor Town Planning, 2023)



5.3 Healthcare Services

Supported and facilitated by Local Authorities, access to quality health services and facilities is a key element to creating sustainable neighbourhoods. A total of 27 No. health services and facilities, comprising 1 No. hospital, 7 No. General Practitioners and Health Centres, 1 No. Nursing Homes, 9 No. Pharmacies, 6 No. Dental Care facilities, and 3 No. Physiotherapy Clinics were identified within and bordering the Study Area during the baseline survey.

A significant concentration of health facilities and infrastructure is located in and around the village of Drimnagh which is situated within walking proximity to the subject site. These centres provide for an extensive range of services, including general medical, surgery and physiotherapy services. Accident and Emergency care available within 10 minutes' drive time catchment of the site include St James's Hospital, St Patrick's University Hospital, Coombe Women's Hospital and Children's Health Ireland (CHI) at Crumlin. The Croft Nursing Home which provides continuing elderly care is also located within the locality of the subject site.

As the demographic profile of the Study Area continues to change, it will be critical to ensure that the provision of health services and facilities takes into consideration not only the needs of the existing population but future demand for such services and facilities.

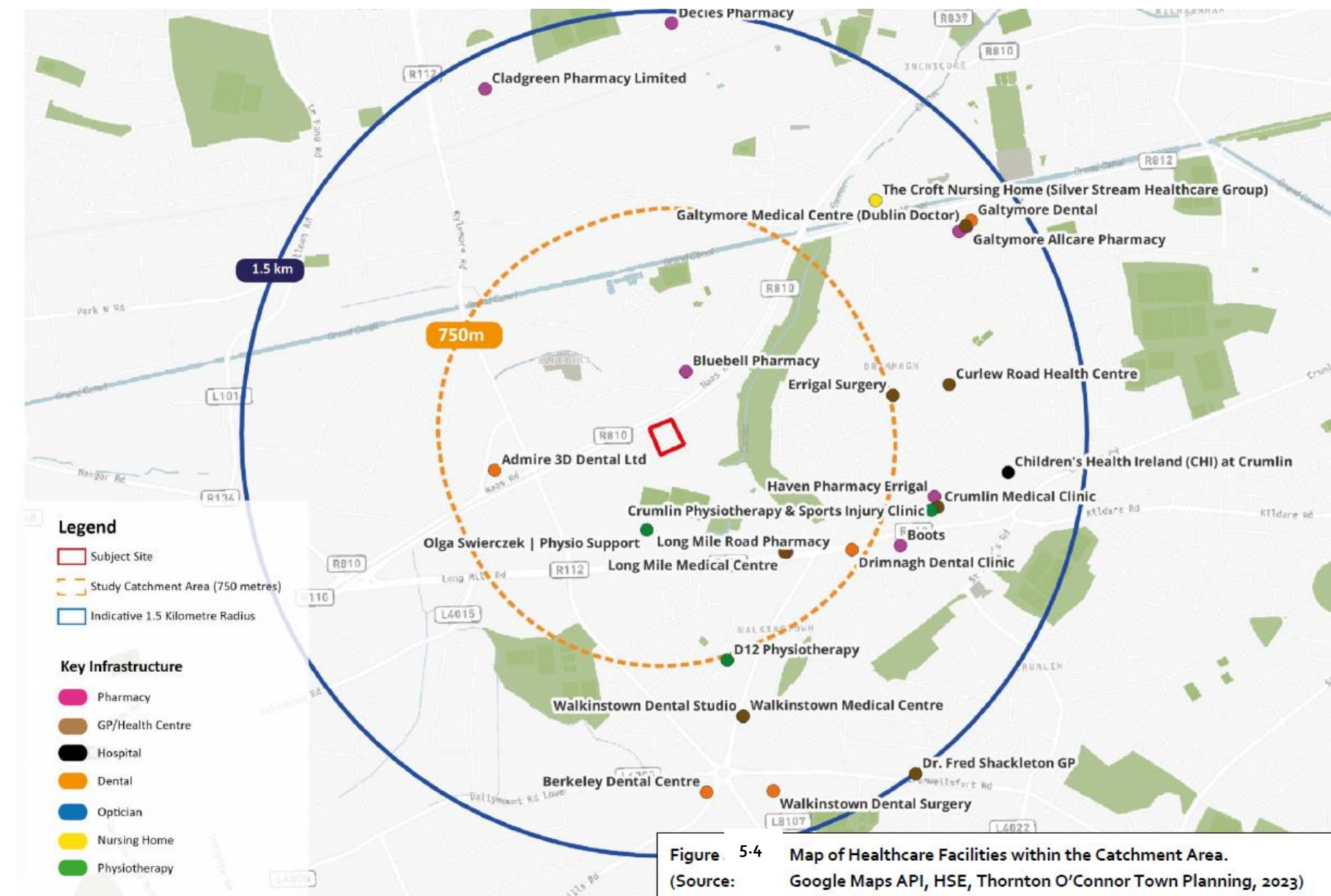
There are a number of medical centres and general practitioners within the study area, but preliminary analysis would suggest that there will be a requirement for additional facilities to meet the needs of the future residential population in the Naas Road lands. The audit identified 34 GPs practicing within 6 No. GP offices within a 1.5 km radius of the site, which taking the wider population within 1.5 km of the subject site (26,297 persons in 2016) would indicate that the current level of GP provision is adequately provisioned to exceed The Oireachtas Health Committee recommendations that an area should have between 1.02-1.1 GPs per 1,000 of resident population. Notably, 3 No. additional Health centres have been granted in the immediate local area within the Concorde Industrial Estate, Carriglea Industrial Estate and Southwest Gate schemes, which should be sufficient to cater for the demands of the local area into the future.

No.	Name	Category	Distance from Site (km)
1	Bluebell Pharmacy	Pharmacy	0.23
2	Olga Swierczek Physio Support	Physiotherapy	0.35
3	Long Mile Medical Centre	GP and Health Centre	0.60
4	LONG MILE ROAD PHARMACY	Pharmacy	0.60
5	Admire 3D Dental Ltd	Dental	0.62
6	Drimnagh Dental Clinic	Dental	0.78
7	Errigal Surgery	GP and Health Centre	0.82
8	D12 Physiotherapy	Physiotherapy	0.83
9	Boots	Pharmacy	0.93
10	Haven Pharmacy Errigal	Pharmacy	0.99
11	Crumlin Physiotherapy & Sports Injury Clinic	Physiotherapy	0.99
12	Crumlin Medical Clinic	GP and Health Centre	1.01
13	Curlew Road Health Centre	GP and Health Centre	1.03
14	Walkinstown Medical Centre	GP and Health Centre	1.04

15	Walkinstown Dental Studio	Dental	1.04
16	The Croft Nursing Home (Silver Stream Healthcare Group)	Nursing Home	1.12
17	Children's Health Ireland (CHI) at Crumlin	Hospital	1.23
18	Drimnagh Pharmacy	Pharmacy	1.27
19	Drimnagh Pharmacy	Pharmacy	1.27
20	Berkeley Dental Centre	Dental	1.28
21	Galtymore Medical Centre (Dublin Doctor)	GP and Health Centre	1.30
22	Galtymore Allcare Pharmacy	Pharmacy	1.30
23	Galtymore Dental	Dental	1.33
24	Walkinstown Dental Surgery	Dental	1.33
25	Cladgreen Pharmacy Limited	Pharmacy	1.38
26	Decies Pharmacy	Pharmacy	1.46
27	Dr. Fred Shackleton GP	GP and Health Centre	1.50

Table 5.5 Healthcare Services within c. 1.5km (and facilities immediately bordering catchment).

(Source: Thornton O'Connor Town Planning, 2023)



5.4 Open Space and Recreation

The Dublin City Sport & Active Recreation Strategy, 2009-2016, stated that DCC is committed to the use of natural resources as a cost-effective method of physical activity attainment. DCC states that this will be achieved through the promotion of cycling, running and walking trails. With regard to the provision of sports and recreation facilities, the *Dublin City Development Plan 2022-2028* states that the Council will liaise with sporting organisations to ensure where possible that they respond to the needs of sports clubs and communities in the provision of quality facilities.

The Naas Road area is relatively well served by large scale sports and amenity facilities, with Walkinstown Park, Lansdowne Valley Park, Drimnagh Castle and the Grand Canal Green Route within the study area. There are also playing pitches and multi-sport facilities at Bluebell Centre and an Athletic Track and playing pitches at Bunting Road. The area has a large range of open space areas suitable for cycling, running and walking, despite its predominately developed and urban character. For the purposes of this study, open space and recreation facilities are considered to include parks, playgrounds, multi-use games areas, gyms, and sports pitches.

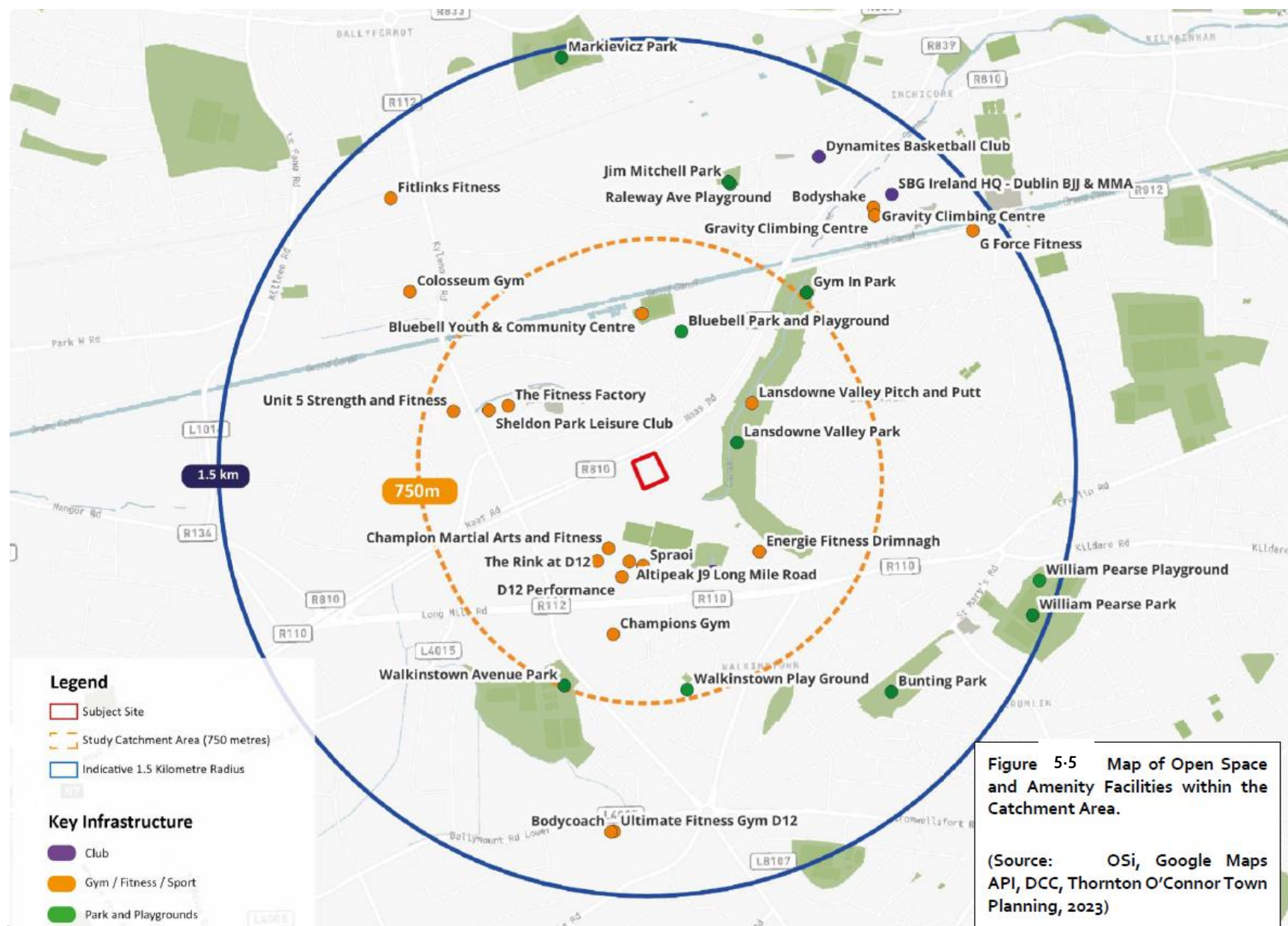
The availability of, and access to, affordable sports and recreation facilities that are within easy reach by walking, cycling and public transport is of considerable importance. In total, 34 sports and recreation facilities were identified in and around the Study Area during the baseline survey which include 7 No. parks, 3 No. sports clubs, 4 No. playgrounds, and 20 No. gym and fitness enterprises. Large recreational areas such as Lansdowne Valley Park, and Bluebell Park fall within the catchment area of the subject site. The study identified variety of sports and recreation facilities within the Study Area which cater to the needs of children, adults and the elderly. All of these facilities seem to be of good quality and there are no known capacity issues at present.

No.	Name	Category	Distance from Site (km)
1	Champion Martial Arts and Fitness	Gym and Fitness	0.31
2	Lansdowne Valley Park	Park	0.33
3	Altipeak Jg Long Mile Road	Gym and Fitness	0.34
4	Spraoui	Gym and Fitness	0.34
5	The Rink at D12	Gym and Fitness	0.37
6	D12 Performance	Gym and Fitness	0.39
7	Lansdowne Valley Pitch and Putt	Gym and Fitness	0.43
8	Realt Dearg GAA	Club	0.43
9	Bluebell park and Playground	Playground	0.49
10	Energie Fitness Drimnagh	Gym and Fitness	0.49
11	The Fitness Factory	Gym and Fitness	0.53
12	Bluebell youth & community centre	Gym and Fitness	0.54
13	Sheldon Park Leisure Club	Gym and Fitness	0.59
14	Champions Gym	Gym and Fitness	0.60
15	Unit 5 Strength and Fitness	Gym and Fitness	0.71
16	Walkinstown Play Ground	Playground	0.79
17	Walkinstown Avenue Park	Park	0.82
18	Gym In park	Park	0.83
19	Raleway Ave Playground	Playground	1.03
20	Colosseum Gym	Gym and Fitness	1.03
21	Jim Mitchell Park	Park	1.04
22	Bunting Park	Park	1.16

23	Gravity Climbing Centre	Gym and Fitness	1.19
24	Gravity Climbing Centre	Gym and Fitness	1.19
25	Bodyshake	Gym and Fitness	1.20
26	Dynamites Basketball Club	Club	1.24
27	Ultimate Fitness Gym D12	Gym and Fitness	1.28
28	SBG Ireland HQ - Dublin BJJ & MMA	Club	1.28
29	Bodycoach	Gym and Fitness	1.28
30	Fitlinks Fitness	Gym and Fitness	1.30
31	G Force Fitness	Gym and Fitness	1.41
32	William Pearse Playground	Playground	1.43
33	William Pearse Park	Park	1.44
34	Markievicz Park	Park	1.46

Table 5.6 Open Spaces and Recreation Facilities within c. 1.5km (and facilities immediately bordering catchment).

(Source: Thornton O'Connor Town Planning, 2023)



5.5 Social and Community Facilities

Access to quality community services and facilities can have a significant bearing on the quality of life and health and well-being of a community, by encouraging social interaction, promoting learning and providing support services for those living, working and visiting an area. According to the *Dublin City Development Plan 2022-2028* the urban neighbourhood should be big enough to support a range of services and small enough to foster a sense of belonging and community; it should be sufficiently dense to enable all of its essential facilities to be within easy walking distance of the urban centre.

The baseline study undertaken identified 23 No. community and faith services and facilities in and bordering the Study Area, including 3 No. post offices, 13 No. religious facilities, 4 youth and community centres, 2 No. banks/credit unions and 1 No. libraries.

There are two community centres within the study area (Bluebell and Walkinstown Community Centres) and a further two centres to the east. The community centres provide for a range of community activities including arts and cultural. There is one main library in Walkinstown and wider area is served by a mobile library service. The study area has a wide range of places of worship, although there are not facilities for Muslim or Buddhist faiths within the area. Many of these services can expand to accommodate future demand from the proposed developments. All of the faith facilities appear to be in good condition and there are no reported capacity issues and no specified unmet needs at present. However, the changing cultural profile of Ireland means that Local Authorities may need to facilitate the development of additional places of worship to accommodate different religions in the future.

The catchment area offers a number of community spaces catering for local populations and also acts as attractions to those from outside the locality to explore it as an amenity. Although a range of community assets were identified as part of this audit, the consultation process emphasised the ongoing and continued demand for new and improved community infrastructure in the area. Participation in community activities contributes to social cohesion, reduces isolation and enriches the lives of residents. As such, community infrastructure is a key social asset, and audits such as this provide visibility on current assets, as well as potential gaps for the local area.

The provision of community floorspace for kids to play, community organisations to arrange events, or any third party to use the space within the proposed development will contribute to the creation of a sustainable and inclusive new community that successfully integrates with its well-established context. **Thus, the community/cultural space is considered to fulfil the 5% community, arts and culture space requirement for larger developments, as set out within the *Dublin City Development Plan 2022-2028*.**

No.	Name	Category	Distance from Site (km)
1	Winners' Chapel Int'l Dublin	Faith	0.15
2	Our Lady of the Wayside	Faith	0.20
3	Bluebell Cemetery	Faith	0.40
4	Centrul Misionar Crestin Ortodox Roman	Faith	0.46
5	Bluebell youth & community centre	Youth / Community Centre	0.54
6	Church of the Assumption of the Blessed Virgin Mary, Walkinstown	Faith	0.68
7	Bank of Ireland	Bank / Credit Union	0.73
8	Heritage Credit Union Walkinstown Office	Bank / Credit Union	0.73
9	Walkinstown Post Office	Post Office	0.80

10	An Post Drimnagh	Post Office	1.01
11	Ring Street Youth & Community Club	Youth / Community Centre	1.07
12	ICRM Redeemer Church Dublin	Faith	1.08
13	Solid Rock Centre (Church of God)	Faith	1.13
14	Gospel Faith Mission International Ireland	Faith	1.16
15	Oblate Church of Mary Immaculate	Faith	1.17
16	Church of Our Lady of Good Counsel	Faith	1.30
17	LA GRACE Christian Assembly	Faith	1.31
18	Sisters Of Mercy Cemetery	Faith	1.32
19	An Post Ballyfermot	Post Office	1.37
20	Walkinstown Library	Library	1.39
21	St. John Bosco Youth Centre	Youth / Community Centre	1.42
22	Vedic Hindu Culture Centre of Ireland (VHCCI)	Faith	1.42
23	Ballyfermot Youth Services Limited	Youth / Community Centre	1.46

Table 5.7 Community Infrastructure within c. 1.5km (and facilities immediately bordering catchment).

(Source: Thornton O'Connor Town Planning, 2023)

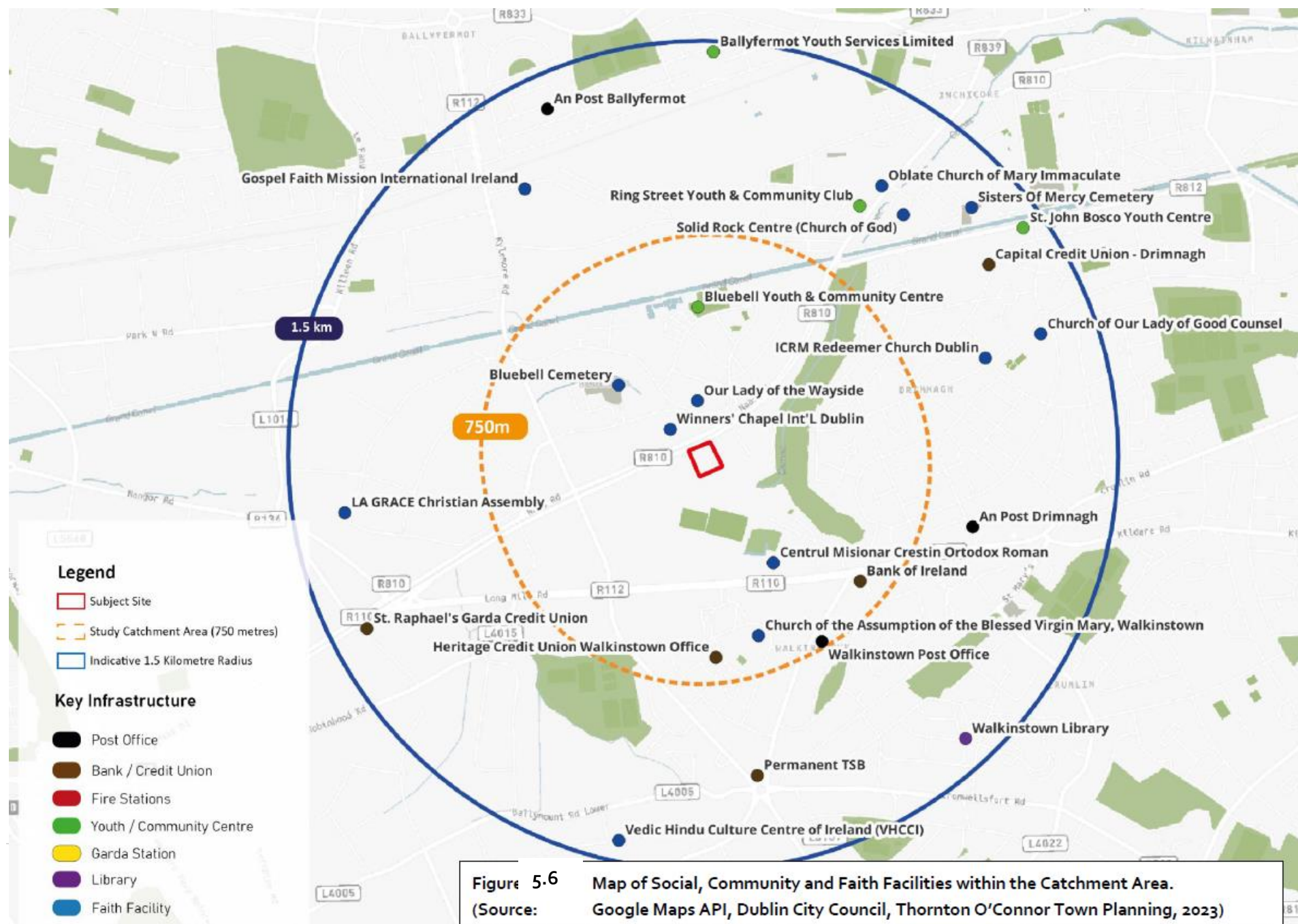


Figure 5.6 Map of Social, Community and Faith Facilities within the Catchment Area.
 (Source: Google Maps API, Dublin City Council, Thornton O'Connor Town Planning, 2023)

5.6 Arts and Culture

The significance of arts and culture in the sustainable development of new communities is widely acknowledged. They play a vital role in defining and preserving identity, fostering social engagement, and providing valuable educational and economic benefits. Dublin City boasts a robust network of artists, performers, and musicians who actively promote cultural activities. While some of these organizations may be challenging to locate geographically, this section aims to identify the active organizations in the area and any existing arts and cultural infrastructure.

The Dublin City Development Plan 2022-2028 seeks to address the planning challenges facing the cultural sector. It recognises that the protection and expansion of all types of cultural assets can only be achieved through both public and private investment. This reflects the diverse and wide-ranging sector that it is. The plan aims to provide for a vibrant and sustainable cultural sector and associated cultural infrastructure to meet the needs of the city.

In 2020, Dublin City Council compiled a Cultural Audit and Map, accompanied by recommendations to fulfil Priority 2(4) and 3(1) of the Dublin City Cultural Strategy (2016-2021). This initiative has informed the Dublin City Development Plan 2022-2028 and the CultureNearYou tool, which serves as an audit, map, and dynamic database containing cultural information about the city. The map includes categories such as arts, heritage, parks, nature, sports, fitness, food, hobbies, community involvement, education, and profiles of local artists and makers. All relevant assets categorized as "Arts" and "Culture" within the CultureNearYou tool have been extracted and incorporated into a custom database used in this audit. Additionally, a desktop study was conducted to complement the CultureNearYou tool and identify any other relevant enterprises or amenities. In total, 24 No. assets were identified and mapped through this combined effort.

A lack of dedicated arts and cultural facilities were identified within the study area and its immediate vicinity. However, the site is very well connected via public transport to the full range of cultural facilities available in Dublin City Centre and intermediate areas. While the research did not identify many dedicated arts and cultural facilities in the study or wider area, it is notable that the community centres provide for an extensive range of activities, as well as a community space for gatherings and local shows.

While the Audit identified a range of community and arts facilities located within the catchment, given the location of the subject site, the scale of the proposed development, and the nature of the population in the area (resident population, alongside a large daytime/working population, and the proposed incoming university student population), the proposed provision of additional community and arts infrastructure is considered to be appropriate as part of the overall development, would represent 5.78% of the net floorspace of the proposed development, and would offer the greatest net benefit to the community increasing participation and voluntary activity within the resident student population and the local community, while also encouraging local residents to recognise that such developments are positive for the regeneration of the community and the locality. The proposal comprises c.1,533 sq m of internal and external cultural / community use space proposed (571 sq m at ground floor level, and further 982 sq m at basement), and would be substantial in comparison to most arts venues in the city.

This report submits that the social and community uses proposed as part of this planning application constitute an appropriate provision of this type of use for future residents, having regard for the existing provision identified in the survey area. The proposed uses will contribute to the health and wellbeing of the wider community. **Thus, the community/cultural space is**

considered to fulfil the 5% community, arts and culture space requirement for larger developments, as set out within the *Dublin City Development Plan 2022-2028*.

No.	Name	Category	Distance from Site (km)
1	Phoenix Performing Arts College and Studio	Arts	0.10
2	National Youth Musical Theatre Ireland	Arts	0.27
3	Drimnagh Castle	Arts	0.39
4	The Green Door Market	Culture	0.41
5	Bluebell Graveyard	Culture	0.45
6	Chinese Academy of Dance	Arts	0.51
7	Bluebell Men's shed	Culture	0.55
8	Tog Hackerspace - Creative Space	Culture	0.74
9	Monica Loughman Elite Ballet Academy/Company	Arts	0.80
10	James Town Indoor Market	Culture	0.80
11	Divine Design - Designers	Arts	0.89
12	Sound Factory	Arts	0.92
13	MVP Studios	Arts	0.97
14	Helen Farrell Nature Inspired Contemporary Artist	Arts	0.98
15	MQI/ LGBTI + Peer support Group	Culture	1.01
16	Think Punk	Arts	1.12
17	Vision Lab	Arts	1.14
18	Stillgarden Distillery	Culture	1.20
19	Inchicore Variety Group (Musical Society)	Culture	1.30
20	Michael Moore - Artist	Arts	1.36
21	Ballyfermot/Chapelizod Access Group	Culture	1.37
22	Common Ground - Support Org	Culture	1.38
23	Dedsound Rehearsal Studios	Arts	1.48
24	Look Ahead Recording	Arts	1.50

Table 5.8 Arts and Culture Facilities within c. 1.5km (and facilities immediately bordering catchment).

(Source: Thornton O'Connor Town Planning, 2023)

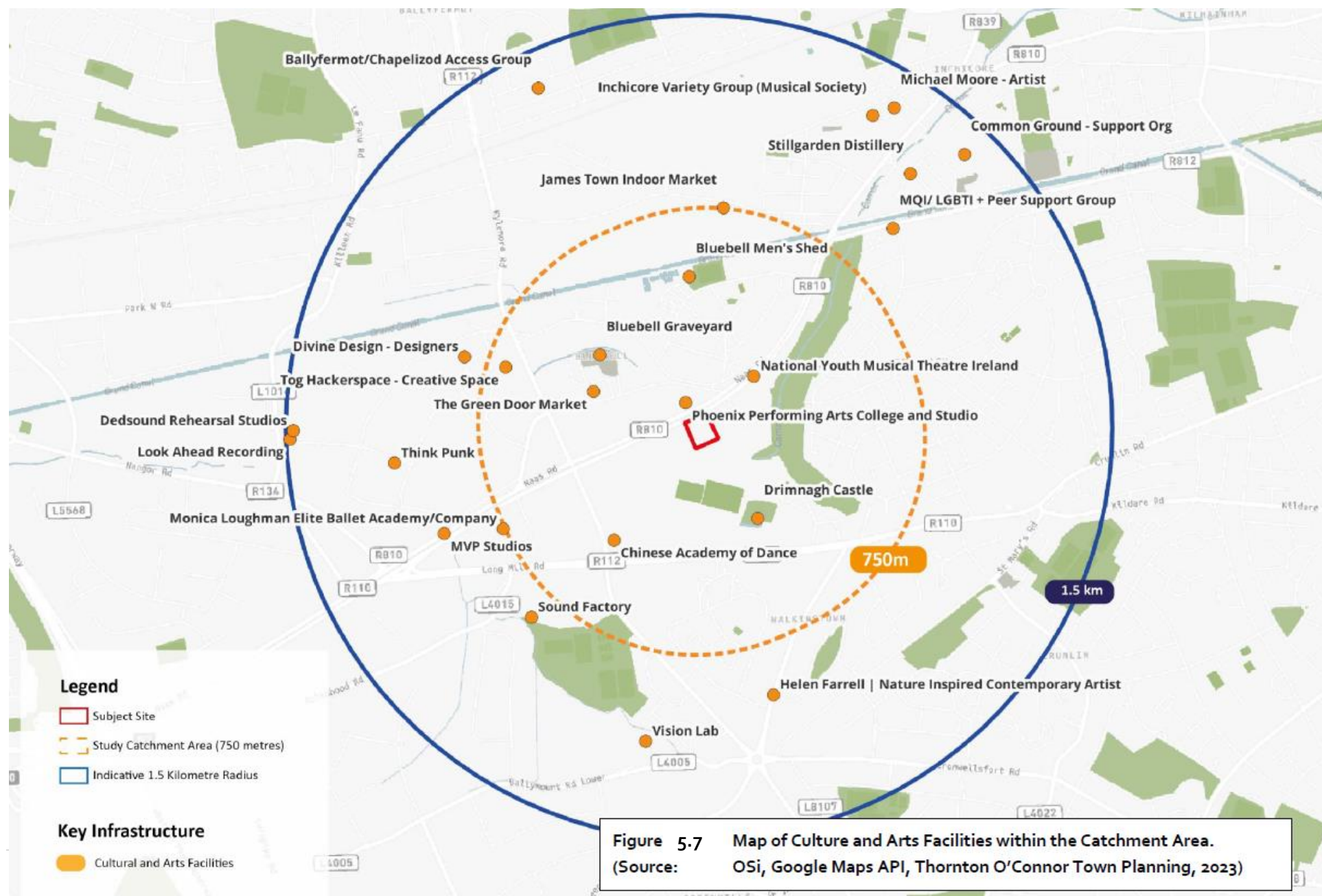


Figure 5.7 Map of Culture and Arts Facilities within the Catchment Area.
(Source: OSi, Google Maps API, Thornton O'Connor Town Planning, 2023)

5.7 Retail Centres and Services

Analysis of convenience retailing indicates that there is good provision of a range of supermarkets within the study area, with Lidl, Aldi, Supervalu and Tesco stores all located within 750m to 1.5 km of the site. The subject site is served by 2 No. larger retail centres 3 No. top up and day to day shopping centres within a 750 meters distance. A further 8 No. retail centres were identified within 1.5 km (Table 4.9). The nearby areas of Inchicore Village and Drimnagh Village both consist of a shopping parade with a large/small supermarket / grocery store with a range of supporting shops such as a butcher or chemist and retail services like hairdressers and post offices serving a small, localized catchment population.

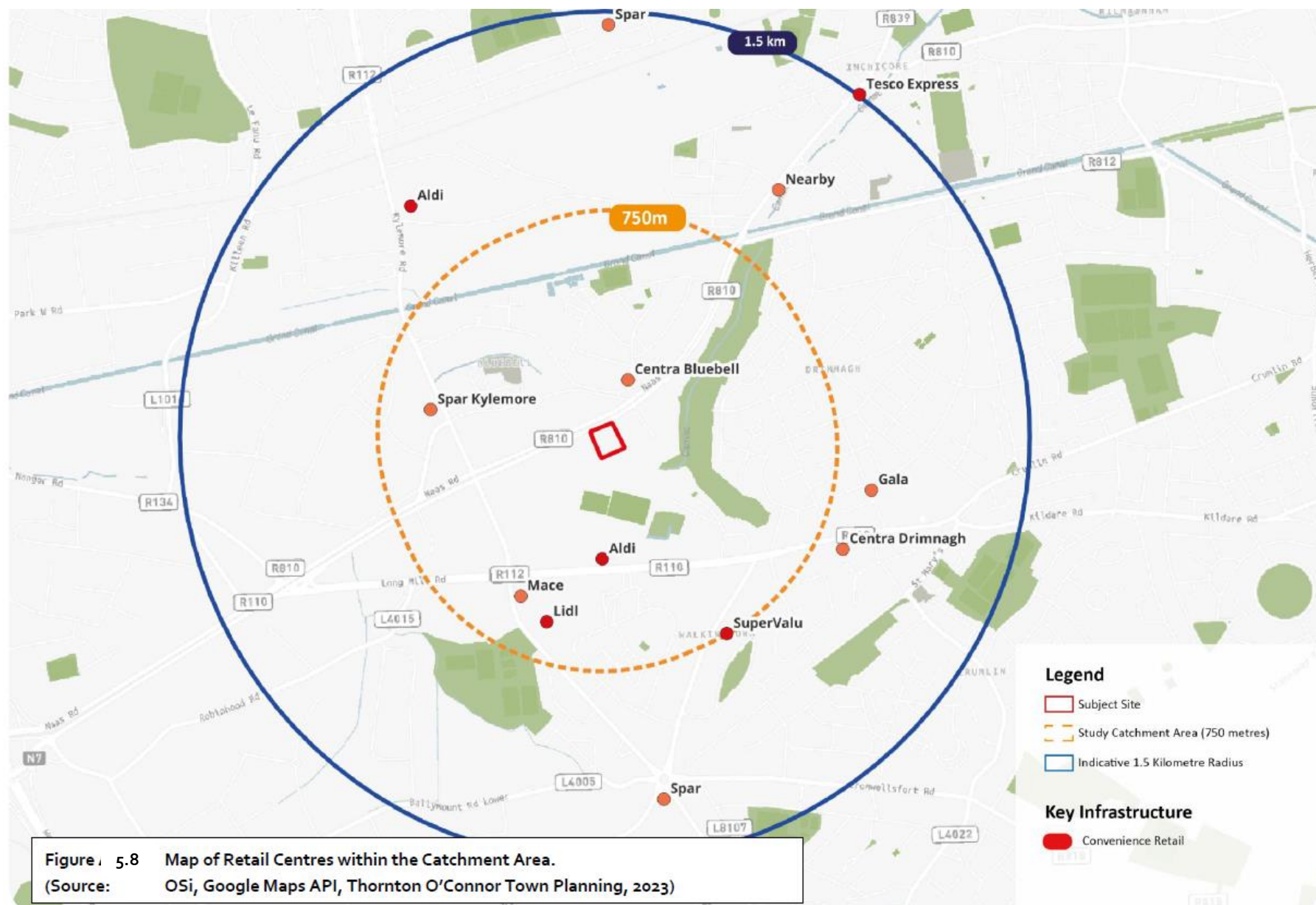
Drimnagh Village is located within walking distance of the subject site and the main street has many active store fronts offering services in: butchers, take-aways, café's, barbers and beauty salons, and small and large local convenience offerings (Aldi, Lidl, Mace, and Centra) that cater for the local area. Although an analysis of vacancy was not carried out as part of the assessment, the survey of the local area carried out on 27th July 2023 identified very little retail vacancy and no major deficit in retail facilities. Moreover, it is considered that increasing the density of residential in the area would contribute to the sustainability of local business owners in the area.

In recent years, there have been a number granted permissions for mixed use developments directly adjacent the proposed site that have significant retail element provision. Once constructed these developments will further supplement the available retail infrastructure for the existing and future residents providing an additional 15 retail units, alongside many cafe/bar/restaurant/pharmacy units.

No.	Name	Category	Distance from Site (km)
1	Centra Bluebell	Top-up Convenience	0.22
2	ALDI	Large Convenience	0.43
3	Spar Kylemore	Top-up Convenience	0.62
4	MACE	Top-up Convenience	0.63
5	Lidl	Large Convenience	0.68
6	SuperValu	Large Convenience	0.82
7	Centra Drimnagh	Top-up Convenience	0.93
8	gala	Top-up Convenience	0.96
9	ALDI	Large Convenience	1.06
10	Nearby	Top-up Convenience	1.07
11	Spar	Top-up Convenience	1.29
12	SPAR	Top-up Convenience	1.45
13	Tesco Express	Large Convenience	1.50

Table 5.9 Retail Centres and Services within c. 1.5km.

(Source: Thornton O'Connor Town Planning, 2023)



6.0 CONCLUSION

Despite the location of the subject site within a largely industrial catchment area, the site is well located with regard to proximity to a range of existing community and social infrastructure. It is considered that there is sufficient provision both existing and proposed for the majority of the community, recreation, educational and social infrastructure within the surrounding area of the site. The area has excellent high frequency transportation links to quickly connect the subject site directly to all major retail offerings in the City Centre, and the wider area possesses a range of physical, cultural and social facilities. The proposed development will stitch into an area that, in the near future, will begin to transition from predominantly industrial, to a largely residential led mixed use area.

A total of 7 No. categories of facilities that align with the policies set out in the Development Plan were utilised for this audit. The baseline study undertaken identified a broad range of services and facilities which contribute to quality of life for local residents, comprising 151 No. social infrastructure facilities within a radius of 1.5 km of the subject site. Some 55 No. social infrastructure facilities and services were identified within the Study Area of 750 metres.

The wider area is relatively well served by primary and secondary schools, with 16 primary schools and 5 secondary schools within a 1.5 km radius of the site. As Naas Road Lands LAP develop there will be a requirement to increase the provision of both primary and secondary schools in the area. This demand requirement is assessed by the Department of Education and Skills to their standard that 11.5% of the population will require primary school places and 7.5% will require post primary school places. The proposed development will not generate additional demands for either primary or secondary school places, and it is judged will not create any strain on existing schooling infrastructures.

A Dublin City Childcare Audit in 2006 indicated that the area was poorly served by childcare facilities at the time. The CSA indicates that there are 7 existing creche facilities within a 750 metre radius of the site accommodating 336 childcare places (July 2023), and a further 15 facilities within 1.5km of the site accommodating a total of 779 childcare places. Some 4 No. additional childcare facilities have also been granted permission in 4 sites immediately bordering the subject site (Southwest Gate, Royal Liver Retail Park, Concorde Industrial Estate, and Carriglea Industrial Estate). The proposed development will not generate additional demands for childcare places, and it is judged that the existing and proposed future provision will be sufficient to cater for local demand into the future.

There are a number of medical centres and general practitioners within the study area, but preliminary analysis would suggest that there will be a requirement for additional facilities to meet the needs of the future residential population in the Naas Road lands. The audit identified 34 GPs practicing within 6 No. GP offices within a 1.5 km radius of the site, which taking the wider population within 1.5 km of the subject site (26,297 persons in 2016) would indicate that GP services are adequately provisioned to exceed The Oireachtas Health Committee recommendations that an area should have between 1.02-1.1 GPs per 1,000 of resident population. Notably, 3 No. additional Health centres have been granted planning permission in the immediate local area within the Concorde Industrial Estate, Carriglea Industrial Estate and Southwest Gate schemes, which should be sufficient to cater for the demands of the local area into the future.

The area is relatively well served by large scale sports and amenity facilities, with Walkinstown Park, Lansdowne Valley Park, Drimnagh Castle and the Grand Canal Green Route within the

study area. There are also playing pitches and multi-sport facilities at Bluebell Centre and an Athletic Track and playing pitches at Bunting Road.

There are two community centres within the study area (Bluebell and Walkinstown Community Centres) and a further two centres to the east. The community centres provide for a range of community activities including arts and cultural. There is one main library in Walkinstown and wider area is served by a mobile library service. The study area has a wide range of places of worship, although there are not facilities for Muslim or Buddhist faiths within the area.

There is a lack of dedicated arts and cultural facilities within the study area and its immediate vicinity. However, the site is very well connected via public transport to the full range of cultural facilities available in Dublin City Centre and intermediate areas. While the research did not identify many dedicated arts and cultural facilities in the study or wider area, it is notable that the community centres provide for an extensive range of activities, as well as a community space for gatherings and local shows. Analysis of convenience retailing indicates that there is good provision of a range of supermarkets within the study area, with Lidl, Aldi, Supervalu and Tesco stores all located within 750m to 1.5 km of the site.

In conclusion, the catchment area is well served by schools, convenience retailing, large scale recreation and amenity provision, and places of worship. There is a potential deficit in the provision of childcare services, although the per capita provision is high, as is the proportion of places versus anticipated resident population take-up. The site is very well connected by public transport to arts and cultural amenities in Dublin City Centre and adjacent areas, however there is potential to provide for a community facility which could augment space available for local arts and cultural activities.

While the Audit identified a range of community and arts facilities located within the catchment, given the location of the subject site, the scale of the proposed development, and the nature of the population in the area (resident population, alongside a large daytime/working population, and the proposed incoming university student population), the proposed provision of additional community and arts infrastructure is considered to be appropriate as part of the overall development, would represent 5.78% of the net floorspace of the proposed development, and would offer the greatest net benefit to the community increasing participation and voluntary activity within the resident student population and the local community, while also encouraging local residents to recognise that such developments are positive for the regeneration of the community and the locality. The proposal comprises c.1,533 sq m of internal and external cultural / community use space proposed (571 sq m at ground floor level, and further 982 sq m at basement), and would be substantial in comparison to most arts venues in the city.

This report submits that the social and community uses proposed as part of this planning application constitute an appropriate provision of this type of use for future residents, having regard for the existing provision identified in the survey area. The proposed uses will contribute to the health and wellbeing of the wider community.