



THORNTON O'CONNOR
TOWN PLANNING

Social Infrastructure Audit

Social Infrastructure Audit

In respect of a Mixed-Use Development
on a site at:

Leydens Wholesalers & Distributors,
No. 158A Richmond Road,
Dublin 3,
D03 YK12

Submitted on Behalf of Malkey Limited

February 2023

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Approach	1
1.2	Study Area and Accessibility	2
1.3	Proposed Development	6
1.4	Layout of this Report	8
2.0	RELEVANT POLICY GUIDANCE	9
2.1	National Planning Policy	9
2.1.1	National Planning Framework	9
2.1.2	Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)	9
2.1.3	Sustainable Urban Housing: Design Standards for New Apartments (2020)	10
2.1.4	Action Plan for Education (Statement of Strategy 2021 – 2023)	10
2.1.5	The Provision of Schools and the Planning System: A Code of Practice	11
2.1.6	Childcare Facilities: Guidelines for Planning Authorities (2001)	12
2.2	Regional Planning Policy	12
2.2.1	Regional Spatial and Economic Strategy for the Eastern and Midland Region (RSES)	12
2.3	Local Planning Policy	13
2.3.1	Dublin City Council Development Plan 2022-2028	13
3.0	DEMOGRAPHIC ASSESSMENT	17
3.1	Population Trends	18
3.2	Age Profile	18
3.3	Household Typology and Composition	19
3.4	Economic Status	21
3.5	Educational Attainment	21
3.6	Demographic Summary	22
4.0	FACILITIES AUDIT	23
4.1	Education Facilities	25
4.2	Childcare	27
4.3	Social and Community Facilities	30
4.5	Healthcare Services	32
4.6	Open Space and Recreation	34
4.7	Religious Institutions	36
4.8	Retail Centres and Services	38
5.0	CONCLUSION	40

1.0 INTRODUCTION

This Social Infrastructure Audit has been prepared by Thornton O'Connor Town Planning (TOC), on behalf of Malkey Limited, to support a planning application for a proposed Large-scale Residential Development on Richmond Road, Dublin 3. The report provides a detailed review of the statutory, strategic and policy context that relates to the provision of social infrastructure with the following aims:

- To provide an survey and audit of existing community and social infrastructure, open space and amenities serving the identified Study Area and the subject site;
- Catalogue all infrastructure under the facilities categories identified through policy guidance. Establish if suitable social infrastructure is provided in the area to support the needs of the existing population; and
- Assess the nature of the infrastructure and likelihood of the capacity of the existing facilities to support the needs of future residents.

This report therefore identifies existing community facilities in the local area and includes analysis and identification of potential shortfalls in infrastructure.

1.1 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 need for social and community infrastructure. A desktop study was used to collect the baseline information, this was then supplemented with site visits of key areas on January 24th 2023 to confirm temporal accuracy of the data. The facilities in each category were recorded in an Excel table then mapped using the ArcGIS ecosystem.

A desktop study was used to collect the baseline information, this was then supplemented with site visits of key areas on August 20th to confirm temporal accuracy of the data.

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'

Social infrastructure (SI) includes a range of services and facilities that contribute to quality of life. SI is a key part of the fabric of an area, not just in terms of wellbeing, but also in terms of creating a sense of place for the population of the area and forming a part of the local identity. 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 1.1).

A radius of 1 km 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. This was further refined to 750 metres (where relevant) to align with development standards outlined in Section 15.8.2 of the Dublin City Development Plan 2022-2028 (outlined in greater detail in Section 2).

Category	Facility Type
Education and Training Services	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
Social and Community Facilities	Community Centres And Meeting Halls, Libraries, Senior And Youth Centres, Post Offices, Banks And Credit Unions
Healthcare and Emergency Services	Hospitals, Health Centres, Primary Care Centres Doctors And Specialty Clinics, Pharmacy, Garda Stations, And Fire Stations
Open Space and Recreation	Parks, Playing Pitches, Playgrounds, Sports Centres And Clubs, Leisure Centres, Gyms And Training Facilities, Swimming Pools
Religious Institutions	Areas Of Worship, Churches, Cemeteries
Retail Centres and Services	District, Neighbourhood And Local Centres

Table 1.1 Community Infrastructure Categories applied to Audit.

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

This report should be read in conjunction with the Childcare Demand Assessment and the Schools Demand Assessment prepared by Thornton O'Connor Town Planning (TOC), and other application documentation.

1.2 Study Area and Accessibility

The development site area and road works area will provide a total application site area of c. 0.83 hectares (outlined in blue below). The developable site area (outlined in red below), hereafter referred to as the subject site, measuring c. 1.35 acres (c.0.55 hectares), is bound to the north by Richmond Road, to the south and south west it is bound by a site currently seeking consent for 183 Build-to-Rent units (Richmond Road SHD), and is bound to its south-east by Distillery Court a 4-6 storey apartment complex. The site is located at approximately 2.5 km of Dublin city centre. The subject site benefits from very good accessibility with its close proximity to National Road N1 which is also a Quality Bus Corridor. Upper Drumcondra road is also identified to be developed as a Busconnects Corridor. Botanic Avenue stop 46 is located within c. 750m of the site. The site is also located at c. 1.3 km from Drumcondra Station and c. 1.9 km from Clontarf DART station.

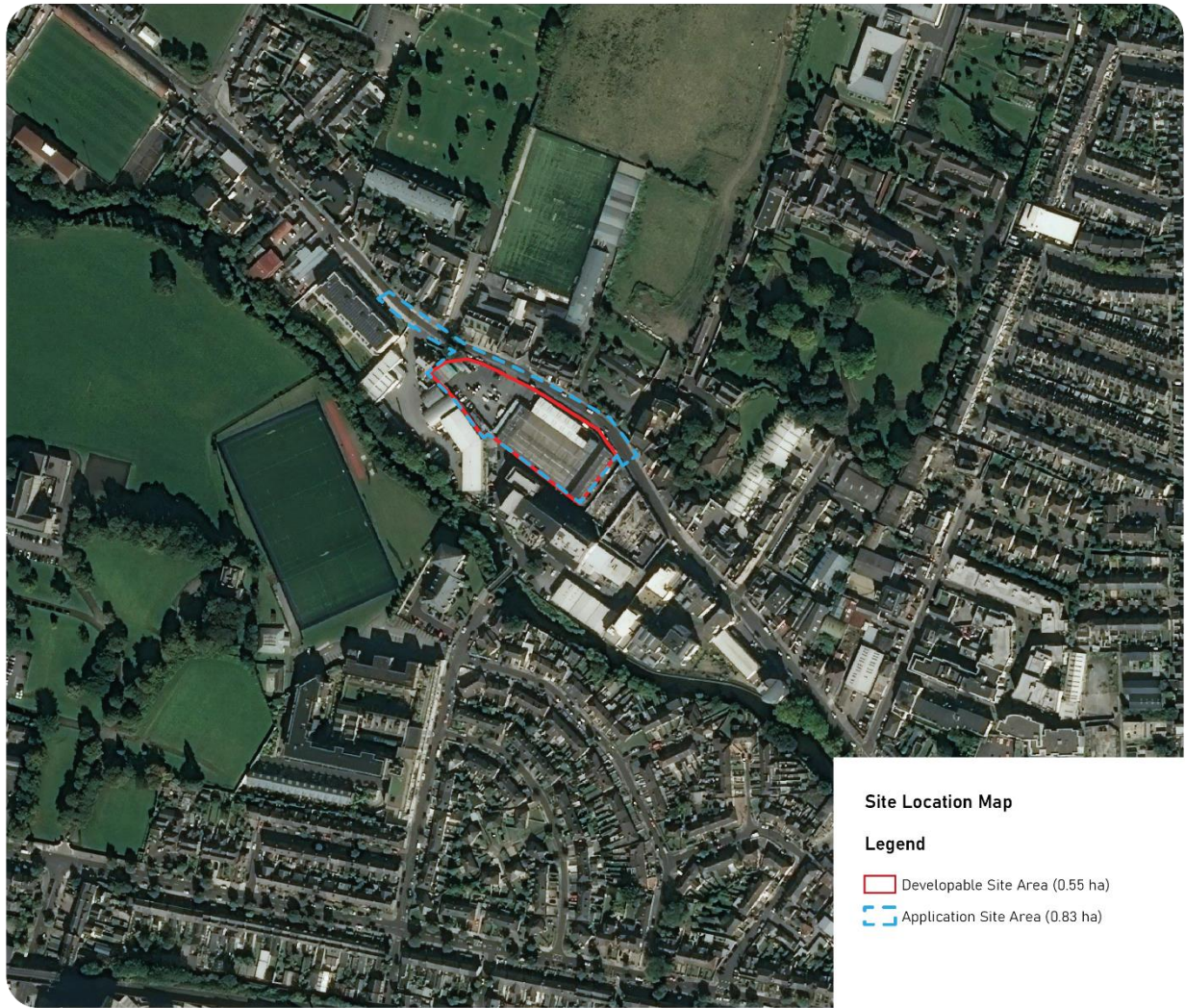


Figure 1.1: Site Location (Developable Site Area and Application Site Area)

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

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

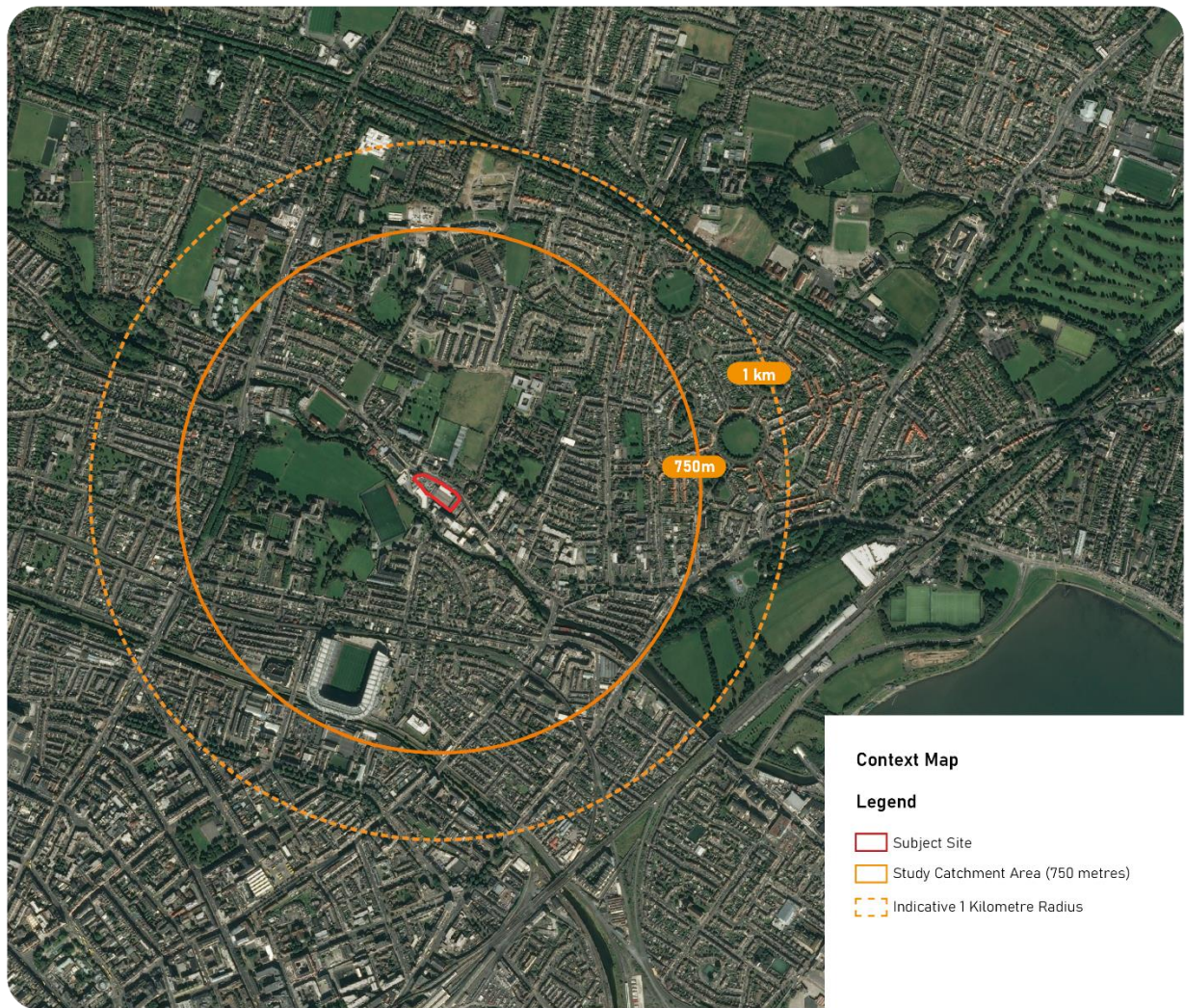


Figure 1.2: Study Area

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

The subject site is served by a range of transport options. Botanic Avenue stop 46 is located within 750m of the site (10 minute walk) on Drumcondra Road and is served by a wide range of Dublin Bus routes (1, 11, 13, 16, 33, 41, 44). The site is located 1.3 km away (c.17 min walk) from the Drumcondra train station providing local and commuter services on the Dublin City to Sligo/Longford railway line. Some 950 metres to the west of the site, the R105 Clontarf Road provides additional access to a wide range of Dublin Bus routes (6, 14, 15, 27, 42, 43, H1, H2, H3).

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 along the nearby Drumcondra Road (A Spine), to the west of the site, and along the R105 Clontarf Road (H and D Spines) to the east of the site. An excerpt of this upgraded network is visualized below in the context of the proposed site in Figure 1.3 below. BusConnects also proposes 'Other City Bound Routes' along the Drumcondra and Clontarf Road (R105) all a short walk from the site. This will provide significantly improved bus transport access to the subject site in the coming years.

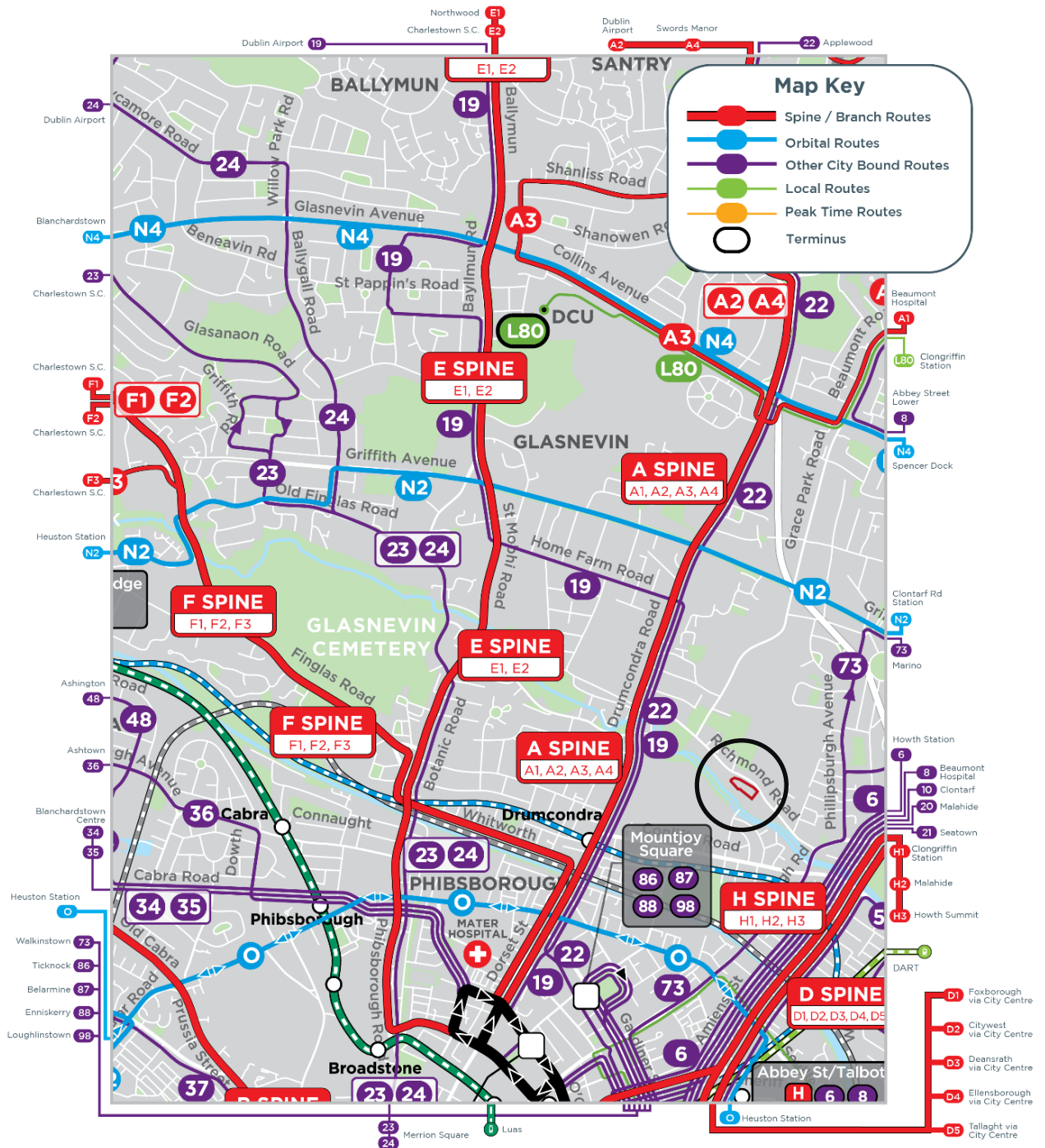


Figure 1.3: Bus Connects Network (Site Identified in Red Outline)

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

1.3 Proposed Development

Malkey Limited intend to deliver a large-scale residential development on the c. 0.55 ha development site. The development will consist of 133 No. apartments, with supporting resident amenity facilities. The development is arranged in 3 No. blocks, with public and/or communal open space generally provided in the spaces between each block. The unit mix is provided in Table 1.1 below:

Unit Type	Block A	Block B	Block C	Combined	% of Total
1-bed (2 person) units	10	31	24	65	49%
2-bed (3 person) units	0	9	0	9	7%
2-bed (4 person) units	6	21	32	59	44%
Total units	16	61	56	133	100%

Table 1.1: Schedule of Accommodation

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

Per the statutory public notices, the proposed development is as follows:

Malkey Limited intend to apply for permission for development (Large-scale Residential Development (LRD)) at this c. 0.55 hectare site at the former Leydens Wholesalers & Distributors, No. 158A Richmond Road, Dublin 3, D03 YK12. The site is bounded to the north-east by Richmond Road, to the west/south-west by No. 146A and Nos. 148-148A Richmond Road (pending application ABP Reg. Ref. TA29N.312352), to the south/south-west by a residential and commercial development (Distillery Lofts) and to the east/south-east by the Former Distillery Warehouse (derelict brick and stone building). Improvement works to Richmond Road are also proposed including carriageway widening up to c. 6 metres in width, the addition of a c. 1.5 metre wide one-way cycle track/lane in both directions, the widening of the northern footpath on Richmond Road to a minimum of c. 1.8 metres and the widening of the southern footpath along the site frontage which varies from c. 2.2 metres to c. 7.87 metres, in addition to a new signal controlled pedestrian crossing facility, all on an area of c. 0.28 hectares. The development site area and road works area will provide a total application site area of c. 0.83 hectares.

The proposed development will principally consist of: a Large-scale Residential Development (LRD) comprising the demolition of existing industrial structures on site (c. 3,359 sq m) and the construction of a mixed-use development including artist studios (c. 749 sq m), a creche (c. 156 sq m), a retail unit (c. 335 sq m), and a gym (c. 262 sq m), and 133 No. residential units (65 No. one bed apartments and 68 No. two bed apartments). The development will be provided in 3 No. blocks ranging in height from part 1 No. to part 10 No. storeys as follows: Block A will be part 1 No. storey to part 4 No. storeys in height, Block B will be part 1 No. storeys to part 10 No. storeys in height (including podium) and Block C will be part 1 No. storeys to part 9 No. storeys in height (including podium). The proposed development has a gross floor area of c. 14,590 sq m and a gross floor space of c. 13,715 sq m.

The development also proposes the construction of: a new c. 204 No. metre long flood wall along the western, southern and south-eastern boundaries of the proposed development with a top of wall level of c. 6.4 metres AOD to c. 7.15 metres AOD (typically c. 1.25 metres to c. 2.3 metres in height)

if required; and new telecommunications infrastructure at roof level of Block B including shrouds, antennas and microwave link dishes (18 No. antennas enclosed in 9 No. shrouds and 6 No. transmission dishes, together with all associated equipment) if required. A flood wall and telecommunications infrastructure are also proposed in the adjoining Strategic Housing Development (SHD) application (pending decision ABP Reg. Ref. TA29N.312352) under the control of the Applicant. If that SHD application is granted and first implemented, no flood wall or telecommunications infrastructure will be required under this application for LRD permission (with soft landscaping provided instead of the flood wall). If the SHD application is refused permission or not first implemented, the proposed flood wall and telecommunications infrastructure in the LRD application will be constructed.

The proposed development also provides ancillary residential amenities and facilities; 25 No. car parking spaces including 13 No. electric vehicle parking spaces, 2 No. mobility impaired spaces and 3 No. car share spaces; 2 No. loading bays; bicycle parking spaces; motorcycle parking spaces; electric scooter storage; balconies and terraces facing all directions; public and communal open space; hard and soft landscaping; roof gardens; green roofs; boundary treatments; lighting; ESB substation; switchroom; meter room; comms rooms; generator; stores; plant; lift overruns; and all associated works above and below ground.



Figure 1.4: Site Layout Plan

(Source: RKD Architects, 2023)

1.4 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 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 2.0 provides the policy context and considers standards against which provision can be assessed;
- Section 3.0 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 4.0 reviews existing local community, recreational and social infrastructure;
- Section 5.0 identifies gaps in the existing provision of community infrastructure and makes recommendations to address deficiencies.

2.0 RELEVANT POLICY GUIDANCE

For the purposes of this Social Infrastructure Audit, a range of national-, regional- and local-planning policies relating to social infrastructure have been reviewed, as well as the *Dublin City Development Plan 2022–2028*. These documents provide guidance with respect to the provision of new community facilities in residential development areas in a number of categories, including education and childcare services, healthcare facilities, arts and cultural institutions, recreational facilities and other key services. The key points relating to this study, as derived from each policy document, will be highlighted in this section.

2.1 National Planning Policy

2.1.1 National Planning Framework

The *National Planning Framework (NPF)* sets a vision for the planning of Ireland to 2040 which is to be implemented through Regional, County and Local plans. The *NPF* sets out 50% of future population are to be accommodated within the existing footprint of Dublin and the other 4 cities. The proposed development will contribute to this target.

A key focus of the *NPF* is on sustainable and compact development within pre-existing urban areas and the provision of accessible services and facilities for all communities. Chapter 6 of the *NPF* states that the “*ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment*” is intrinsic to providing a good quality of life for new and existing communities. The *NPF* includes National Strategic Outcome 10 which seeks to provide access to quality Childcare, Education and Health services. This requires an evidence led planning approach. While there is no guidance on what infrastructure is required to service developments of different sizes, the *NPF* does provide a hierarchy of settlements and related infrastructure. As a whole Dublin City is expected to include all infrastructure identified without restriction. A central urban location may provide this level of infrastructure within an accessible walking area however it is more likely to be available within the city as a whole and accessible on transport networks.

With the lack of alternative guidance and in order to provide a policy and evidence based approach to the assessment, within the report we use the *NPF* hierarchy to assess the infrastructure but defer to catchment specification prescribed in local *Development Plan* policy.

2.1.2 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

The *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)* outline the key principles which should be considered in the establishment of new residential developments. They recognise the significance of social infrastructure, including access to educational facilities, to quality of life and state that new development should take into consideration the social infrastructural needs of the community and the existing provision of same. Under the chapter entitled ‘Planning For Sustainable Neighbourhoods’, the provision of certain key community facilities is discussed, with both schools and childcare forming essential elements. As new residential developments can lead to a demand for school places, it is vital that the “*timely provision of new school buildings*” is planned for.

The Guidelines specify the value of a local assessment of the need to provide social infrastructure in the provision of such services and facilities. This audit has regard to these Guidelines which set out the following categories of community infrastructure as being most relevant in the development of new residential area:

1. Schools - Primary, Post-Primary, Special Education, Third-Level Institutions
2. Childcare - Registered Facilities (Full Time, Part Time, Sessional)
3. Community Centres - Community Centres, Resource Centres, Sports Centres, Youth Centres,
4. Training Centres, etc
5. Healthcare Facilities - General Practitioners, Healthcare Centres, Hospitals, Nursing Homes
6. District, Neighbourhood and Local Centres - Supermarkets, Shops, Convenience Shops

These criteria were considered in the development of the comprehensive infrastructure categories applied during the course of the study area audit.

2.1.3 Sustainable Urban Housing: Design Standards for New Apartments (December 2022)

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

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

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

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

2.1.4 Action Plan for Education (Statement of Strategy 2021 – 2023)

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

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

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

2.1.5 The Provision of Schools and the Planning System: A Code of Practice

The Provision of Schools and the Planning System: A Code of Practice is part of a wider package of initiatives designed to facilitate the provisions of schools and schools-related infrastructure within the planning system and in line with the principles of proper planning and sustainable development. The following core objectives aim to provide an effective integration of the schools in relation to the planning system:

1. Schools provision should be an integral part of the evolution of compact sustainable urban development and the development of sustainable communities;
2. The provision of any new schools (both primary and post-primary) should be driven by and emerge from an integrated approach between the planning functions of planning authorities and the Department of Education and Science; and,
3. Local authorities, as planning authorities, will support and assist the Department in ensuring the timely provision of school sites.

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

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

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

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

2.1.6 Childcare Facilities: Guidelines for Planning Authorities (2001)

Appendix 2 of *The Childcare Facilities: Guidelines for Planning Authorities (2001)* produced by the Department of Housing, Planning and Local Government state the following with respect to the provision of new communities/larger new housing developments (Paragraphs 2.4 and 3.3.1 also refer to this standard):

"Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate..."

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

This document establishes an indicative standard of 1 No. childcare facility per 75 dwellings in new housing areas, where one facility providing a minimum of 20 childcare places is considered to be reasonable. The Guidance acknowledges that other case-specific assumptions may lead to an increase or decrease in this requirement. Appendix 2 of the Guidelines also states that the threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

The results of any childcare needs analysis carried out as part of a county childcare strategy should also be considered.

2.2 Regional Planning Policy

2.2.1 Regional Spatial and Economic Strategy for the Eastern and Midland Region (RSES)

The *Regional Spatial & Economic Strategy* (Eastern & Midland Regional Assembly) (RSES) states that social infrastructure plays an important role in developing strong and inclusive communities. It includes the following Regional Policy Objectives which relate to access to social infrastructure:

"RPO 9.17 – Seeks to ensure that LECPs effectively plan for social infrastructure needs; and RPO 9.18 – Local authorities and relevant agencies shall ensure that new social infrastructure developments are accessible and inclusive for a range of users by adopting a universal design approach and provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives."

The RSES for the Eastern and Midlands was approved by members on the 3rd May 2019 and came into effect on the 28th June 2019. Within the *Dublin Metropolitan Area Strategic Plan* (MASP) contained within the RSES, Section 5.5 refers to support for the ongoing collaboration with regional stakeholders to ensure that social infrastructure such as education, health and community facilities are provided in tandem with the development of strategic development areas, and in particular to ensure that opportunities for social as well as physical regeneration are realised.

Section 9.1 of the RSES details that the availability of, and access to, services and facilities, inclusive of healthcare services, education facilities and community/recreational facilities is key to creating healthier places. This is supported by Regional Policy Objective 9.14 which calls

for Local Authorities to *"support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve"*.

Section 9.7 highlights that social infrastructure should be easily accessible by walking, cycling and public transport. Shared use and co-location of facilities should be encouraged, in order to align service provision, use land more efficiently and facilitate opportunities for further inclusion and community participation.

The *RSES* has been consulted in this Social Infrastructure Audit to ensure the range of services, community facilities, and standards deemed to improve quality of life are considered.

2.3 Local Planning Policy

2.3.1 Dublin City Council 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 Z10 for mixed-use inner suburban/inner city site. A key priority of the *Development Plan* is to create sustainable neighbourhoods, with a range of household types and tenures located in close proximity to community facilities and services in order to deliver sustainable patterns of development in line with the principles of the 15-minute city:

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

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

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

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

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

"QHSN53: *(i) To support the provision of new schools and the expansion of existing school facilities having regard to the requirements of the DES. (ii) To protect and retain the entire*

curtilage of school sites, including buildings, play areas, pitches and green areas, that may be required for the expansion of school facilities in the future, unless the Council has determined in agreement with the Department of Education that the use of the site for school provision is no longer required. (iii) To support the ongoing development and provision of third level education, further education and lifelong learning in the city."

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

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

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

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

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

With respect to new significant development and social infrastructure provision, the *Development Plan* states that it should only take place where sufficient schools, parks and other resources are already in place or are proposed for development.

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.

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

- "Identify the existing community and social provision in the surrounding area covering a

750m radius.”

- “Assess the overall need in terms of necessity, deficiency, and opportunities to share/enhance existing facilities based on current and proposed population projections.”
- “Justify the inclusion or exclusion of a community facility as part of the proposed development having regard to the findings of the audit.”

In the interest of robustness, this report has assessed the existing surrounding infrastructure within a 750 metre and 1km¹ radii. It is respectfully submitted that this provides greater detail as to the level of facilities which are available that residents may avail of.

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

This report has assessed the existing surrounding primary and post-primary school infrastructure within the relevant School Planning Area (SPA). It is respectfully submitted that this provides greater detail as to the level of facilities which are available that residents may avail of.

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

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

This report has assessed the existing surrounding childcare infrastructure within a 1km and 1.2km² radii. It is respectfully submitted that this provides greater detail as to the level of facilities which are available that residents may avail of.

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

¹ Given that the subject site is located within an urban inner-city context, an additional indicative catchment of c. 1km has been included in this study to capture and include relevant infrastructure that lies tangent to, or immediately outside of this study area.

² Given that the subject site is located within an urban inner-city context, an additional indicative catchment of c. 1.2km has been included in the study to capture, survey and include relevant childcare infrastructure that lies tangent to, or immediately outside of this study area.

for the subject site;

- All residential development is required to provide for public open space. Regard should be had to the guidance set out in Section 15.6.12 above regarding landscaping requirements, and also Section 15.6 on Green Infrastructure. For lands zoned z10, the public open space requirement for residential developments will be a minimum of 10% of the overall site area.

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

Each of the Guidelines and Policy documents outlined above in Section 2.0 have been consulted in the development of this Social Infrastructure Audit to review the existing capacity of community facilities within the Study Area.

3.0 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 750m-1km 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 93 No. CSO Small Areas within 10 No. Electoral Divisions of Drumcondra (CSO ED 02047 and 02048 and 02049), Botanic (CSO ED 02028 and 02029), Ballbough (CSO ED 02209 and 02010), Clontarf (CSO ED 02045 and 02046) and North Dock (CSO ED 02076), which intersect a c. 1km radius from the subject site (as outlined in pink in Figure 3.1) 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 in Sections 3.1-3.4 to follow.

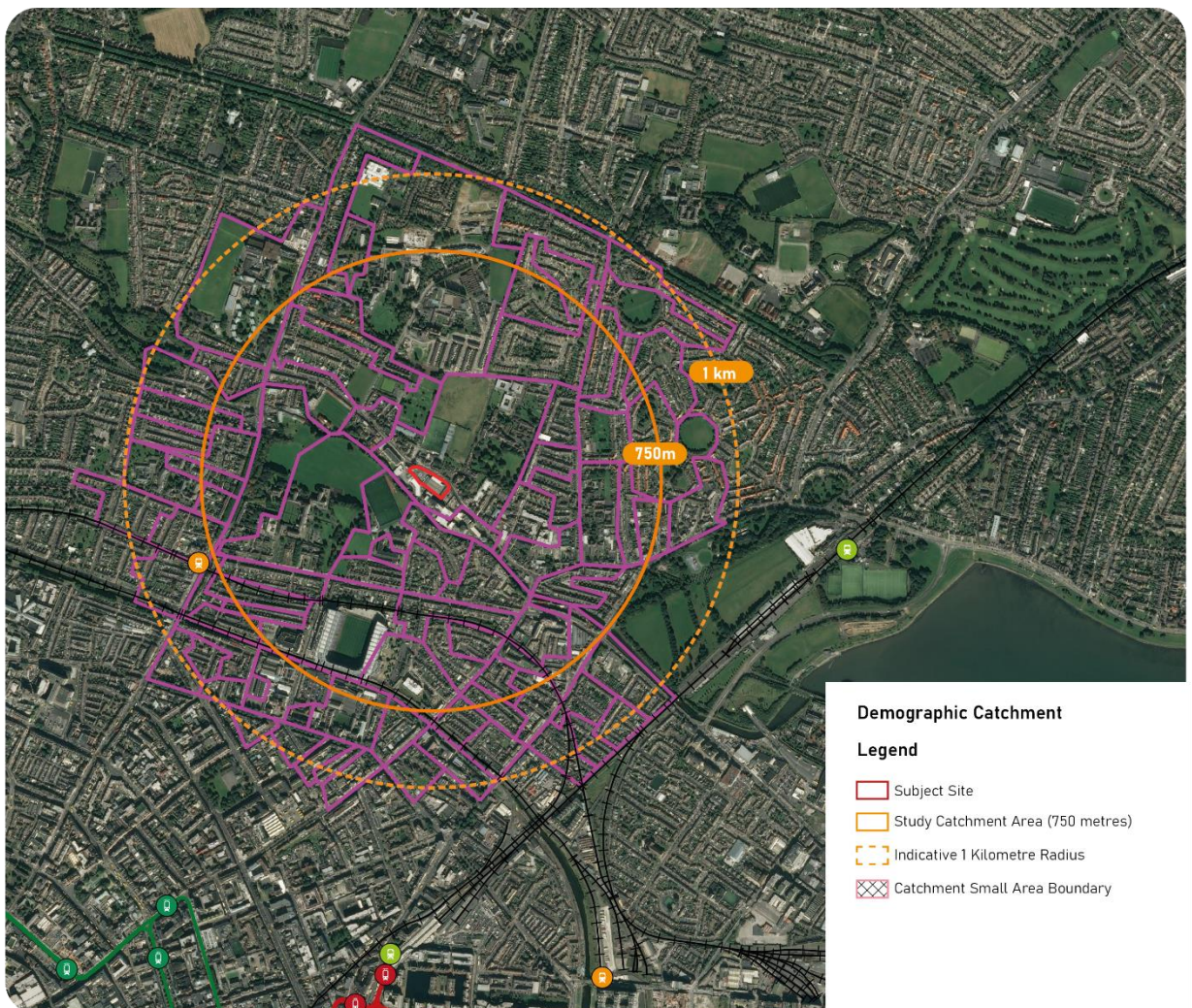


Figure 3.1 Extent of Demographic Study Area comprising 93 No. Small Areas.

(Source: CSO, 2016)

3.1 Population Trends

Figure 3.1 below outlines the population of the Study Area and Dublin City as recorded during the Census 2011 and 2016, as well as the percentage change in population occurring over the period. 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 5.11% increase. The population of the Study Area has increased at a rate twice that of Dublin City at 12.19%, growing from 19,751 to 22,159.

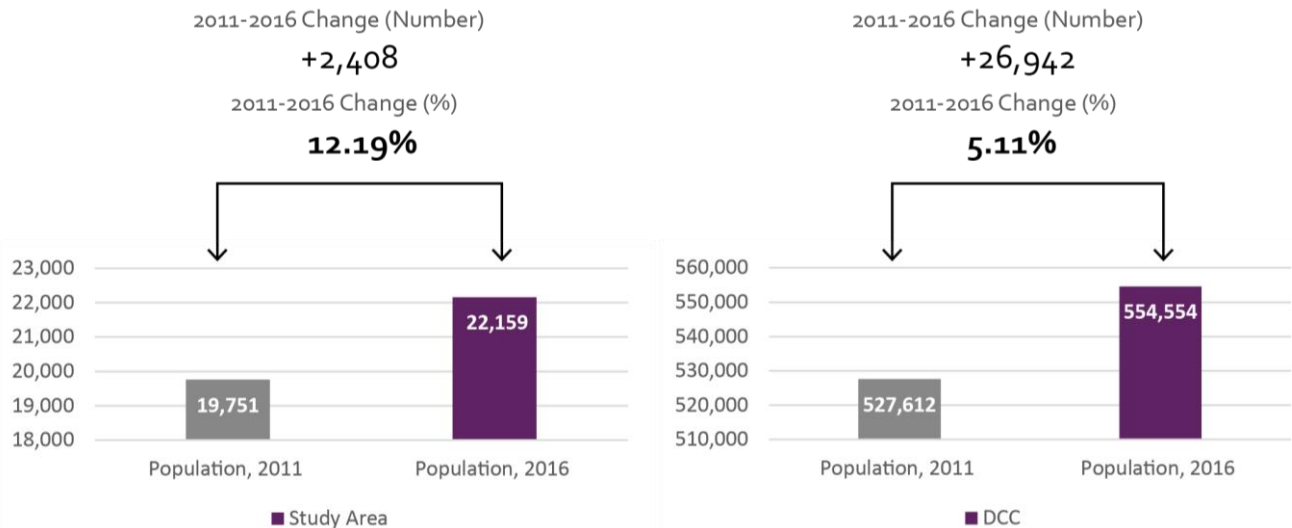


Figure 3.1: Population Change 2011-2016.

(Source: CSO, 2011 and CSO, 2016)

3.2 Age Profile

Tables 3.1 and 3.2 provide an age breakdown of the recorded population within the Study Area in 2011 and 2016. The profile permits a more detailed analysis of specific cohorts, the cohorts that have experienced the greatest change, and insight into the requirements for adequate provision of services and infrastructure to the area into the future. For example, both the younger (<14) and older (65+) age cohorts in the Study Area are comparatively smaller than City and County averages indicating potentially lower future requirements for childcare or elder care provision.

Age Group	Study Area 2011 (Number)	Study Area % Total	DCC 2011 (Number)	DCC % Total
0-14	2,478	12.55%	80,029	15.17%
15-64	15,089	76.40%	381,093	72.23%
65+	2,184	11.06%	66,490	12.60%
Total	19,751	100% ³	527,612	100%

Table 3.1: Population of the Study Area by Age 2011.

(Source: CSO, 2011)

³ In some cases the sum of individual percentages in tables are fractionally misaligned to total figures as a result of simple rounding. All individual figures and total figures are still correct.

As illustrated in Table 3.1 above, the Study Area had a predominantly working age structure in 2011, with 76.40% of its population aged between 15 and 64 years, only 12.55% of its population aged 14 years and under, and 11.06% of its population over the age of 65 years. These age cohorts are largely consistent with the wider Dublin City averages, although the City has just 72.23% of the population aged between 15-64. Table 3.2 indicates that this gap is widening, with 77.16% of the Study Area population now aged between 15 and 64 year in 2016 (versus 71.95% in Dublin City). Given the proximity of the Study Area to major economic and employment opportunities in Dublin City Centre, this increase in the population of working age is likely to continue into the future.

Age Group	Study Area 2016 (Number)	Study Area % Total	DCC 2016 (Number)	DCC % Total
0-14	2,748	12.40%	83,213	15.01%
15-64	17,098	77.16%	398,986	71.95%
65+	2,313	10.44%	72,355	13.05%
Total	22,159	100% ⁴	554,554	100%

Table 3.2: Population of the Study Area by Age 2016.

(Source: CSO, 2016)

3.3 Household Typology and Composition

There are various indicators that can be used to interpret household composition, the preference for housing type required, and the social and community infrastructure needed at a location. The Study Area consists of predominantly *Houses/Bungalow* with 60.7% of units in 2016 registered as such (Figure 3.2). Despite this predominance of larger housing in the Study Area, Table 3.3 indicates that the majority (63.4%) of units consist of either 1-person (32.2%) or 2-persons (31.2%). It is considered that, on average, *Houses/Bungalows* refer to units with 3 or more bedrooms, while apartments are usually 1-2 No. bedrooms. In this regard, it's clear that although the unit typology would indicate a concentration of family housing, the reality is that the area consists largely of working-age adults living in Shared Accommodation.

Furthermore, the Census 2016 indicated (Table 3.4) that an even larger majority (71.4%) of households (numbers highlighted in blue) consist of either 1-person (32.2%), cohabitating couples/partners without children (17.4%) or unrelated adult persons living together (21.8%). Just 28.6% of households contain children, which indicate lower requirements for child/adolescent related social infrastructure in the area.

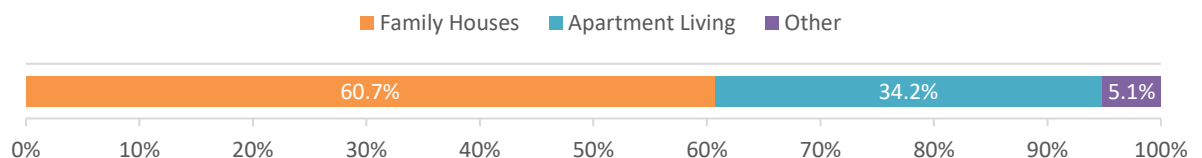


Figure 3.2: Unit Typology of the Study Area 2016.

(Source: CSO, 2016)

⁴ In some cases the sum of individual percentages in tables are fractionally misaligned to total figures as a result of simple rounding. All individual figures and total figures are still correct.

	Study Area, Households %	Study Area, Persons %
1 person Households	32.2%	13.7%
2 persons Households	31.2%	26.5%
3 persons Households	16.5%	21.1%
4 persons Households	12.4%	21.0%
5+ persons Households	7.6%	17.8%

Table 3.3: Persons Per Household of the Study Area 2016.

(Source: CSO, 2016)

In comparing CSO data from 2011 to 2016, it demonstrates the continuing shift in housing composition in the Study Area, with 387 No. households being added/recomposed to accommodate *"Two or more non-related persons"* (Table 3.4). This accounts for 85.8% of total new household formation between the 2 No. Census periods. This category of household largely refers to Group Housing or Shared Accommodation between adults. Again, this is usually indicative of overcrowding within existing housing stock, a general high level of demand for housing in the area, and is likely the largest indicating factor for the increase in working-age population that the Study Area has experienced over the past 5 years. Notably, the declining levels of 1-person households is likely to be a product of the significant increase in demand for accommodation in the area, potentially unsustainable increases in rental prices (from 2011 lows), and the uptake in Shared Accommodation arrangements, as opposed to a natural shift or decrease in demand for 1-bedroom units.

Type of Household	Households, 2011	Persons, 2011	Households, 2016	Persons, 2016	Households Change, 2011-2016	Persons Change, 2011-2016
One person	3,132	3,132	2,894	2,894	- 238	-238
Married couple	842	1,684	864	1,728	22	44
Cohabiting couple	669	1,338	703	1,406	34	68
Married couple and children	1,220	4,728	1,285	4,962	65	234
Cohabiting couple and children	165	587	218	771	53	184
Father & children	90	214	97	224	7	10
Mother & children	619	1,634	602	1,627	- 17	- 7
Couple and others	154	539	200	744	46	205
Couple children and others	97	482	128	632	31	150
Father children and others	18	70	26	95	8	25
Mother children and others	99	363	111	407	12	44
Two or more family units	84	465	101	534	17	69
Non-family households and relations	373	950	397	1,064	24	114
Two or more non-related persons	974	2,786	1,361	4,103	387	1,317
Total	8,536	18,972	8,987	21,191	451	2,219

Table 3.4: Household Composition of the Study Area 2011-2016.

(Source: CSO, 2011 and CSO, 2016)

3.4 Economic Status

The economic profile suggests a relatively young population within the active workforce age bracket, with a higher percentage at work, and lower retired and student percentages. The majority of the population over 15 being categorised as 'At Work' in 2016 (59.66%). However, the percentage of people unemployed in the area is slightly higher (7.40%) than DCC (7.32%). The number of people retired in the Study Area is lower (10.44%) than DCC (13.50%). The percentage of students (12.66%) in the Study Area is just above the percentage of students in DCC (11.26%).

Principal Economic Status	Study Area	Study Area % of Total	DCC	DCC % of Total
At Work	11,581	59.66%	265,670	56.36%
Looking for First Regular Job	239	1.23%	4,686	0.99%
Unemployed	1,436	7.40%	34,514	7.32%
Student	2,457	12.66%	53,067	11.26%
Looking After Home/Family	929	4.79%	28,734	6.10%
Retired	2,026	10.44%	63,637	13.50%
Unable to Work	679	3.50%	18,665	3.96%
Other	64	0.33%	2,368	0.50%
Total	19,411	100% ⁵	471,341	100%

Table 3.5: Population aged 15+ years principal economic status.

(Source: CSO, 2016)

3.5 Educational Attainment

When reviewing the levels of educational attainment, the largest proportion of residents had completed 'Third Level' education (37.84%) in 2016. This is aligning with the levels of education attainment in DCC, with 34.49% of the population having completed 'Third Level' education. We also note that 17.74% of the population has also completed 'Post-graduate Education or Higher' at the time of the Census, compared to 15.49% in DCC and just 1.23% were recorded as having 'No Formal Education'. These figures indicate a high level of educational attainment in the Study Area.

Education Level	Study Area	% of Total	DCC	% of Total
No Formal Education	190	1.23%	5,807	1.53%
Primary Education	1,391	9.03%	43,102	11.32%
Secondary Education	3,611	23.45%	100,278	26.34%
Third Level Education	5,826	37.84%	131,339	34.49%
Postgraduate or Higher	2,732	17.74%	58,960	15.49%
Not Stated	1,646	10.69%	41,268	10.84%
Total	15,396	100%	380,754	100%

Table 3.6: Population aged 15+ years by highest level of education completed.

(Source: CSO, 2016)

⁵ In some cases the sum of individual percentages in tables are fractionally misaligned to total figures as a result of simple rounding. All individual figures and total figures are still correct.

3.6 Demographic Summary

The demographic profile for the Study Area is largely consistent with the rest of DCC in 2016. The population of the Study Area grew by 12.19% (2,408 persons) from 2011 to 2016, while Dublin City experienced a smaller overall growth rate of 5.11% over the same period. The majority of the population in 2016 is of working age (15-64 years old) (77.16%), with the remaining 22.84% of the population split between population under 14 years of age (12.40%) and populations over 65 (10.44%). The area consists of predominantly *Houses/Bungalow* with 60.7% of units, with 63.4% of units consist of either 1-person (32.2%) or 2-person (31.2%). The composition of households indicates that 71.4% of households consists of either 1-person (32.2%), cohabitating couples/partners (17.4%) or unrelated persons living together (21.8%), and just 28.6% have children.

In 2016, 59.66% of the adult population of the Study Area indicated they had a job and were classified as At Work, which was higher than the Dublin City average. A further 12.66% were classified as at school, and a high percentage of this population had completed 'Third Level Education' (37.84%) or 'Postgraduate or Higher' (17.74%) and this was consistent with the rest of the city. We note just 1.23% of the total population had received 'No Formal Education' in 2016.

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

4.0 FACILITIES AUDIT

As stated previously, the subject site, measuring c. 1.35 acres (c. 0.55 hectares), is bound to the north by Richmond Road, to the south and south west it is bound by a site currently seeking consent for 183 Build-to-Rent units (Richmond Road SHD), and is bound to its south-east by Distillery Court, a 4-6 storey apartment complex. The site is located at approximately 2.5 km of Dublin city centre. The subject site benefits from very good accessibility with its close proximity to National Road N1 which is also a Quality Bus Corridor. Drumcondra Road Upper is also identified to be developed as a Busconnects Corridor. Botanic Avenue stop 46 is located within 750m of the site. The site is also located at c. 1.3 km from Drumcondra Station and c. 1.9 km from Clontarf DART station.

The Study Area for this assessment is defined by a c. 750 metre radius of the subject site, equivalent to a c. 10- to 12-minute walking distance considered accessible to future residents of the proposed development. A distance of c. 750 meters has also been defined by Dublin City Council within the *Development Plan 2022-2028* (Section 15.8.4) as the development standard for future community and social audits. Given that the subject site is located within an urban inner-city context, an additional indicative catchment of c. 1km has been included in the study to capture, survey and include relevant infrastructure that lies tangent to, or immediately outside of this study area. The exception to this is the section on educational facilities which utilizes the Drumcondra Marino Dublin 1 School Planning Area as its catchment better aligns with demographic and school planning in the local area.

Drumcondra has a strong network of community groups and clubs, many of which are voluntary groups. In addition, our survey identified a large range of community 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 138 No. social infrastructure facilities and services were identified within the Study Area.

Category	Facility Type
Education and Training Services	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
Social and Community Facilities	Community Centres And Meeting Halls, Libraries, Senior And Youth Centres, Post Offices, Banks And Credit Unions
Healthcare and Emergency Services	Hospitals, Health Centres, Primary Care Centres Doctors And Specialty Clinics, Pharmacy, Garda Stations, And Fire Stations
Open Space and Recreation	Parks, Playing Pitches, Playgrounds, Sports Centres And Clubs, Leisure Centres, Gyms And Training Facilities, Swimming Pools
Religious Institutions	Areas Of Worship, Churches, Cemeteries
Retail Centres and Services	District, Neighbourhood And Local Centres

Table 4.1: Community Infrastructure Categories applied to Audit.

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



Context Map

Legend

-  Subject Site
-  Study Catchment Area (750 metres)
-  Indicative 1 Kilometre Radius

Figure 4.1: Principal Study Area

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

4.1 Education Facilities

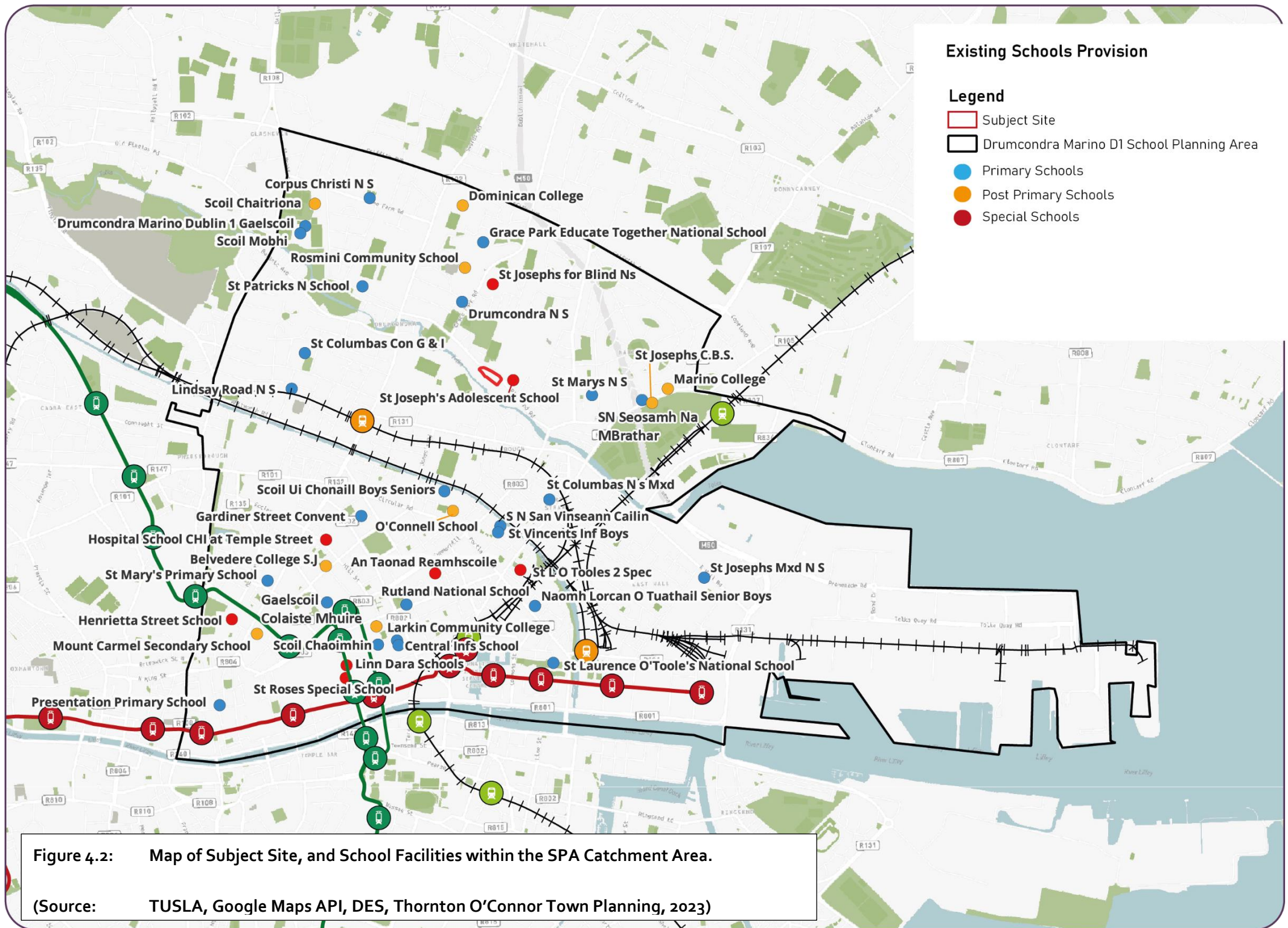
There are 25 No. existing primary schools, 8 No. special education facility and 9 No. post-primary schools currently operating in the Drumcondra Marino Dublin 1 School Planning Area, to which the subject site belongs. These facilities cater to a student population of c.5,098 No. primary school students and c. 3,907 No. post-primary students and have demonstrated contrasting levels of growth or decline in the recent 5-year period, with Primary School enrolments increasing by 8.9%, while Post-Primary enrolments increased by 0.1% over the same period.

A number of new schools were proposed to be delivered within the Drumcondra Marino Dublin 1 SPA in the short term under the national school building programme (i.e., 2019-2022). This is likely to increase the capacity of future enrolments in the area for both Primary and Post-Primary when complete, as per previous Table 3.12. In addition, a number of capital projects have been recently completed or are currently planned or underway in the area, including a new 16 classroom school for Gracepark ETNS and expansions at St. Aidan's CBS, Dominican College, Clonturk College and Scoil Caitriona. Furthermore, a new primary school and new post primary school were announced to be established to serve the Drumcondra Marino D1 school planning area and the primary school, Gaelscoil Áine, was established in 2019 and is currently located in interim accommodation on St. Mobhi Road. The additional capacity being provided by all of these projects is being considered in the context of the projected future requirements in the area.

With respect to future enrolments, we note that a c. 9.2% decrease in enrolments at the primary school level and a c. 0.8% increase in post-primary school enrolments is anticipated from 2022/23 to 2026/27, but will fall gradually to a low point, with respect to the most recent regional population projections published by the DES.

The development has the potential to generate an additional 314 No. persons within the area, including an estimated 94 No. children (including **38 No. primary school children and 28 No. post-primary school children**), when the proposal is fully occupied. As stated previously, from a review of the schools' websites, the schools have combined total of 1,413 spaces available for incoming First Year/Junior Infants, of which 728 spaces catered to primary schools and 629 spaces to post primary schools and 56 spaces available in Special Schools. Accordingly, it is judged that the potential demand generated from the proposed development can be readily absorbed by the existing schools network and other planned schools currently under development within the area.

Please refer to enclosed Schools Demand Assessment for further detail.



4.2 Childcare

Thornton O'Connor Town Planning (TOC) have prepared a Childcare Demand Assessment on behalf of Malkey Limited in support of this planning application for the proposed Large-scale Residential Development on lands at No. 158A Richmond Road, Dublin 3. Please refer to the enclosed Childcare Demand Assessment for the full analysis.

This Assessment identifies 22 No. TUSLA registered childcare facilities within 1-1.2km radius of the subject site, it illustrates their maximum potential capacities, and their levels of accessibility with respect to walkable distances from the subject lands. It then provides an indication of the demographic profile of this area along with a projection of pre-school age population with regards to the Census 2011-2016 to estimate the emerging demand for childcare facilities in the area.

The unit mix proposed in this development is likely to accommodate c. 314 No. new persons when fully complete (133 No. units by the average household size [2.36 persons per household] of the Study Area). Using the current age profile of the resident population in the Study Area we have calculated that 11 No. 0-6-year-olds will be accommodated within the development. Further analysis using the CSO QHNS⁶ survey established that 25% of children in Dublin attend a childcare facility. Using the QHNS data as a demand benchmark would indicate that from the potential 11 No. 0-6-year-olds resident at the proposal, only 3 No. children would attend a childcare facility. It is acknowledged that this percentage is conservative and for this reason, a further calculation of 50% was made. The final estimated demand associated with the development would indicate a potential of 5 No. children that may have a requirement to attend a childcare facility.

Consultation with existing childcare facilities in and bordering the Study Area has indicated an available capacity in existing childcare facilities of 5 No. spaces.

The childcare planning permission pipelines within the Study Area will cumulatively create an additional childcare capacity of 175 No. childcare spaces.

Together with the anticipated demand arising from the proposed development, it is concluded that a requirement for 3-5 No. childcare spaces are expected, requiring a minimum childcare floor space of 13.3 sq.m.

While it is submitted that the limited number of childcare places to be accommodated from the subject development could most likely be absorbed by the existing facilities network, and the two planned facilities (comprising 175 No. childcare spaces), the childcare facility proposed as part of this development will add a further 156 sq.m gross floor space (90.1 sq.m of clear floor space) accommodating c. 35 children. This level of provision is above the likely demand generated by the future occupants of the proposed development, and will likely also serve the local area as the site is within walking distance of many residential units.

Thus, the proposed creche, which can accommodate c. 35 children, and the additional childcare capacity identified in the permitted scheme within the area, will serve the wider area's needs while offsetting the potential capacity deficit identified by this report for the Study Area.

⁶ The Quarterly National Household Survey (QNHS) is a large-scale, nationwide survey of households in Ireland. This study uses the Childcare Special Module published in July 2017 to establish baseline trends in relation to childcare take-up and usage at a national and regional level.

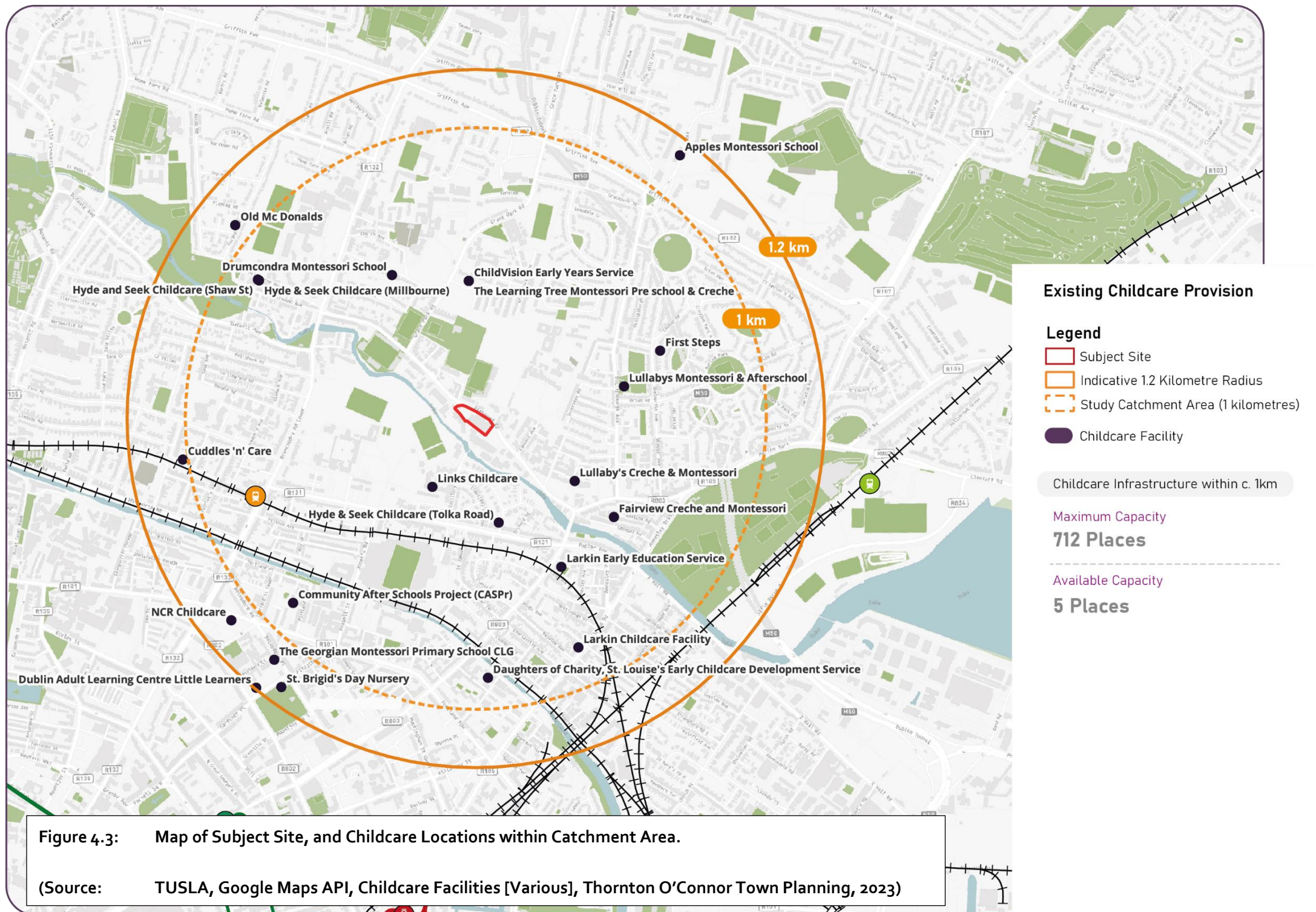
TUSLA ID	Childcare Facility	Distance from Site (km)	Service Type	Indicative Capacity*	Indicative Max Capacity	Estimated Available Capacity**
TU2015DY113	Links Childcare	0.28	Full Day	78	78	0
TU2015DY095	Hyde & Seek Childcare (Tolka Road)	0.37	Full Day	28	30	2
TU2015DY133	Lullaby's Creche & Montessori	0.40	Full Day	20	20	0
TU2015DY195	ChildVision Early Years Service	0.47	Sessional	6	6	0
TU2015DY213	The Learning Tree Montessori Pre school & Creche	0.47	Full Day	200	200	0
TU2015DY134	Lullabys Montessori & Afterschool	0.52	Part-Time	32	32	0
TU2016DY009	Drumcondra Montessori School	0.57	Part-Time / Sessional	10	10	0
TU2015DY068	Fairview Creche and Montessori	0.58	Full Day	29	29	0
TU2015DY109	Larkin Early Education Service	0.59	Full Day	14	14	0
TU2015DY070	First Steps	0.68	Full Day	18	18	0
TU2015DY108	Larkin Childcare Facility	0.86	Full Day	8	8	0
TU2015DY094	Hyde & Seek Childcare (Millbourne)	0.88	Full Day	13	13	0
TU2015DY279	Hyde and Seek Childcare (Shaw St)	0.89	Full Day	46	46	0
TU2015DY198	Daughters of Charity, St. Louise's Early Childcare Development Service	0.89	Full Day	37	37	0
TU2015DY045	Community After Schools Project	0.89	Sessional	11	11	No Answer
TU2015DY058	Cuddles 'n' Care	1.02	Full Day	36	36	0
TU2015DY156	Old Mc Donalds	1.06	Part Time	19	19	0
TU2017DY504	The Georgian Montessori Primary School CLG	1.08	Full Day	18	18	No Answer
TU2015DY152	NCR Childcare	1.09	Full Day	20	20	No Answer
TU2015DY189	St. Brigid's Day Nursery	1.14	Full Day	39	39	0
TU2015DY010	Apples Montessori School	1.15	Sessional	12	13	1
TU2015DY063	Dublin Adult Learning Centre Little Learners	1.19	Part-Time	13	15	2
			Total	707	712	5

* Source: Combination of: TUSLA Inspections (based on AM) TUSLA listing (January 2023) provided by DCC, Thornton O'Connor Town Planning Survey Consultation. If a Facility was unreachable, the latest **Indicative Capacity** (based on AM) were extracted from TUSLA reporting. This figure can also be referred to as the total potential capacity of facility.

** **Estimated Available Capacity** refers to the precise number of childcare places available for new enrolments at time of audit. Note that where no response was given by facility operator during the consultation period, the available capacity noted as zero.

Table 4.2 Current Capacity of Existing Childcare Facilities in and bordering a 1km Study Area.

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



4.3 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 promote the realisation of the 15-minute city which provides for liveable, sustainable places 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.

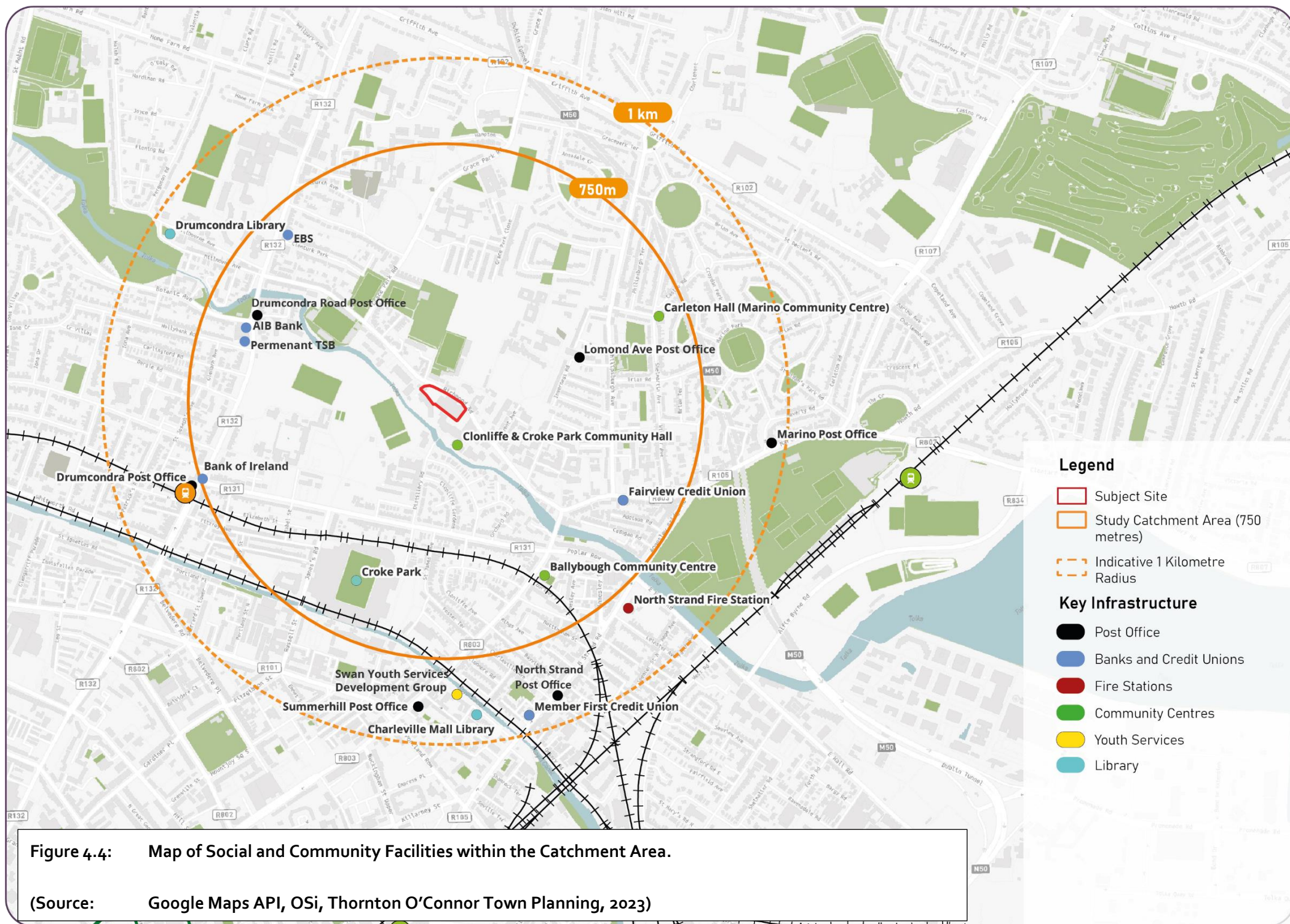
The baseline study undertaken identified 19 No. community services and facilities in and bordering the Study Area, including six bank branches and credit unions, five post offices, three community centres, one youth centre, one fire station and three libraries.

In total, one emergency-related infrastructure, namely North Strand Fire Station, was identified within the Study Area during the baseline survey. In addition, Mountjoy Street Garda Station, Whitehall Garda station and Fitzgibbon Garda Station are located within a reasonable distance of the site.

The new *Development Plan* for Dublin City Council has identified lands fronting Alfie Byrne Road with the potential to incorporate a new fire station. As the Study Area only has a population of 22,159 and 8,987 No. total households, the existent number of Garda Stations are sufficient to support the needs of current and future residents.

Type	Facilities
Community Centres (3)	Ballbough Community Centre, Clonliffe and Croke Park Community Hall, Marino Community Centre
Bank and Credit Unions (6)	Permanent TSB Drumcondra, Drumcondra EBS, AIB Drumcondra, Bank of Ireland Drumcondra, Member First Credit Union, Fairview
Garda Stations (0)	No facility location in catchment
Fire Stations (1)	North Strand Fire Station.
Libraries (3)	Drumcondra Library, Croke Park Archives, Charleville Mall Library
Post Offices (5)	Drumcondra Post Office, North Strand Post Office, Marino Post Office, Summerhill Post Office, Lomond Ave Post Office
Youth Centres (1)	Swan Youth Services

Table 4.3 Community Infrastructure within c. 750 metres (and facilities immediately bordering catchment).



4.5 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 23 No. health services and facilities, comprising one hospital, including 7 No. General Practitioners and medical centres, 11 No. pharmacies and 4 No. dental care facilities were identified within and bordering the Study Area during the baseline survey. Fairview Medical Centre, Drumcondra Health Centre, HSE Marino Medical Centre are available within 5 minutes drive time at close proximity to the subject site.

Several medical centres, inclusive of but not limited to Drumcondra Village Medical Centre, Marino Medical Centre and Fairview Family Practice, are situated within 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 Mater University Hospital, Bon Secours Hospital and Temple Street Hospital for Children. Shrewsbury 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.

As illustrated above, a range of health services and facilities are available within the Study Area. Irrespective of demographic change, the population increase that would occur as a result of the proposed development (calculated as 1.4%⁷ based on the proposed number of residential units and the average household size in the Study Area determined using the Census 2016) is unlikely to place any undue stress on the extensive range of health services and facilities available within and bordering the Study Area.

Type	Facilities
Hospitals (1)	St Vincents Hospital
General Practitioners and Primary Care Centres (7)	Whitworth Medical Centre, United Medical Centre, Mountjoy Family Practice, Annesley Medical, Fairview Family Practice, Marino Medical Centre, Drumcondra Health Centre
Dental (4)	O'Donnell Dental Surgery, Smile Design Dental, Drumcondra Dental and Orthodontics, Drumcondra Dental Clinic.
Pharmacies (11)	Keane'e CarePlus Pharmacy Drumcondra, Advance Pharmacy, Lloyds Pharmacy, Brecan Pharmacy, Park's Late Night Pharmacy, Pure Pharmacy, Allen's Pharmacy, The Strand Pharmacy, Morgans Pharmacy, McCartans Pharmacy Fairview, Banks Pharmacy Doreen Donaghue

Table 4.4 Healthcare Services within c. 750 metres (and facilities immediately bordering catchment).

⁷ Population increase from proposed development = 314 persons [133 No. Units * 2.36 Average Household Size] / 22,159 persons living in Study Area in 2016 results in a 1.4% overall uplift in catchment population from proposed development.

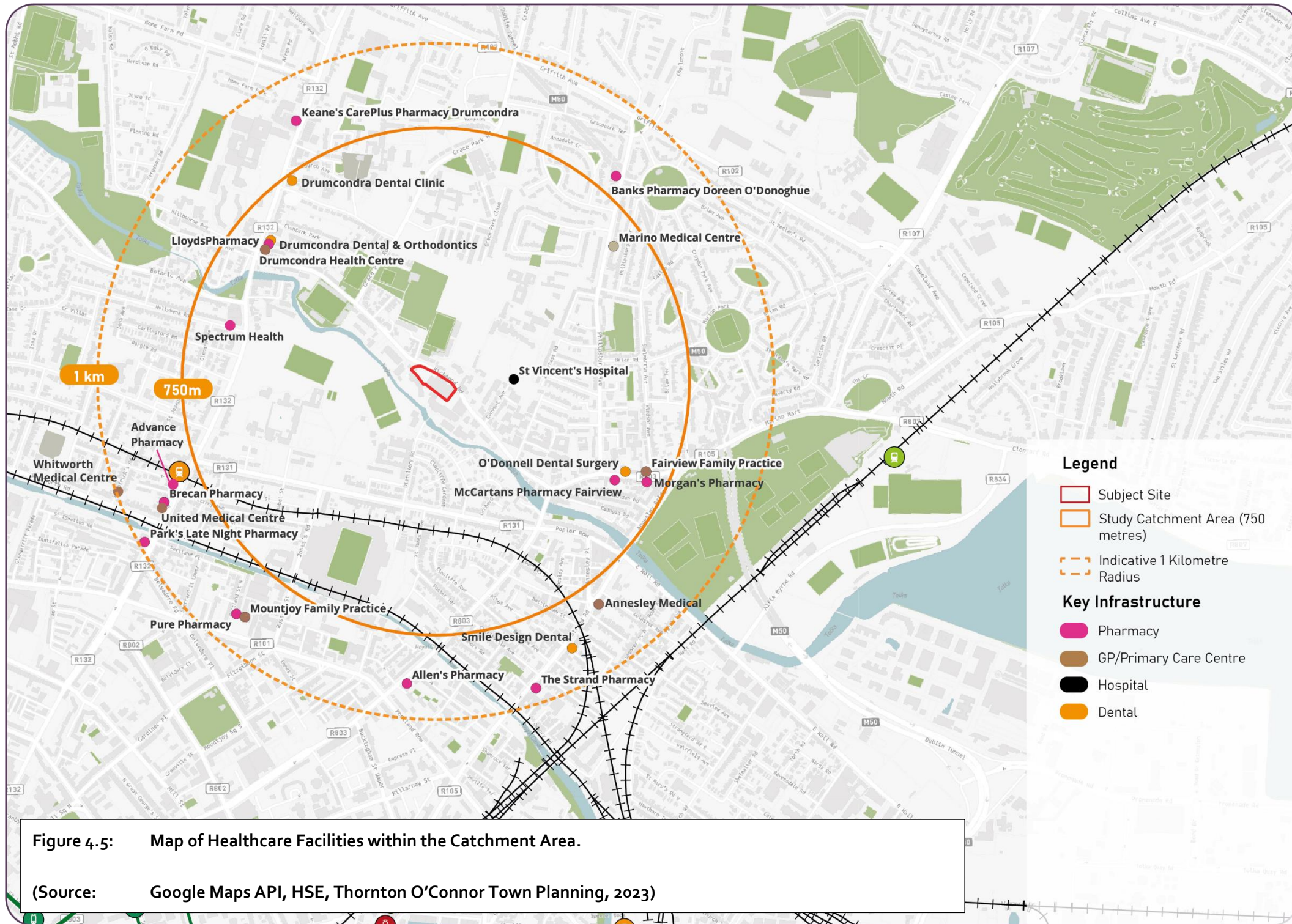


Figure 4.5: Map of Healthcare Facilities within the Catchment Area.

(Source: Google Maps API, HSE, Thornton O'Connor Town Planning, 2023)

4.6 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.

The Drumcondra area has large range of open space areas suitable for cycling, running and walking. Despite its predominately developed and urban character, there are a range of open space and recreation areas nearby. For the purposes of this study, open space and recreation facilities are considered to include parks, playgrounds, multi-use games areas 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, 22 No. Sports and Recreation facilities were identified in and around the Study Area during the baseline survey which include 8 No. Sports Clubs, 8 No. Parks and 6 No. Gyms. Large recreational areas such as Fairview park, Griffith park and Marino park falls within the catchment area of the subject site. The identified extensive variety of sports and recreation facilities within the Study Area can 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.

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.

Type	Facilities
Gym Facilities (6)	Active Plus, Fairview CYMC Hall / LC Pitch Putt, Flyefit Drumcondra, JMFitness, Ronin Crossfit, St. Patrick's College Sports Complex
Parks, Playgrounds and Nature Trails (8)	Fairview Park, Griffith Park, Clonturk Park, Marino Park, Croydon Park and Gardens, St. Aidens Park, Fairview Park Playground, Griffith Park Playground
Sports Clubs (8)	Belvedere Rugby Club, Croke Park, Dublin Port Stadium Stella Maris F.C., Fairview Park Pitches, Ierne Social and Sports Club, National Handball Centre, Shelbourne Football Club, St. Patrick's College

Table 4.5 Open Spaces and Recreation Facilities within c. 750 metres (and facilities immediately bordering catchment).

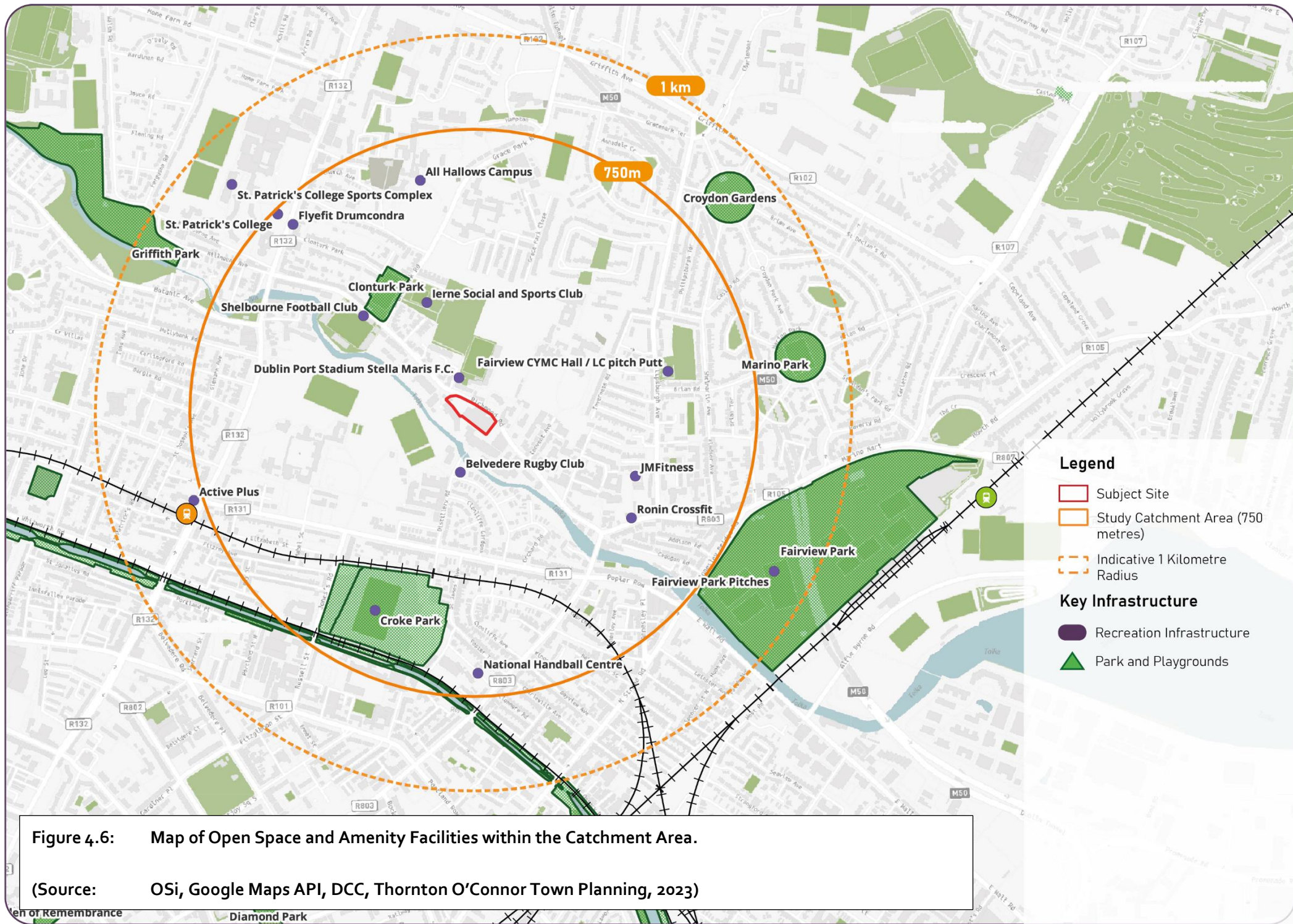


Figure 4.6: Map of Open Space and Amenity Facilities within the Catchment Area.

(Source: OSi, Google Maps API, DCC, Thornton O'Connor Town Planning, 2023)

4.7 Religious Institutions

The predominant religion in the Republic of Ireland is Christianity, with the largest church being the Catholic Church. The second largest Christian denomination, the Church of Ireland (Anglican) has more recently experienced an increase, as have other small Christian denominations. In the 2016 census, 78.8% (3.7 million) of the population identified as Catholic which is 132,220 fewer than the 2011 census when the percentage stood at 84%. The next largest group after Catholic was "no religion". 10% of the population (468,421 people) had no religion or did not indicate a religious belief according to the census. Other religions recorded in the census included: Eastern Orthodox (1.3%), Islam (1.3%), Presbyterian (0.5%), Hindu (0.3%), Apostolic or Pentecostal (0.3%) and 'Not Stated' or 'Other' (4.8 %).

The timely provision of faith facilities is of considerable importance to ensuring the religious needs of the existing and future population is met. A total of 8 No. places of worship were identified within and bordering the Study Area during the baseline survey. These faith facilities largely relate to the primary faith of the population, namely Catholicism, although numerous places of worship related to other faiths are also present just outside the catchment nearer Dublin City Centre.

All of these 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.

Type	Facilities
Religious Facilities (8)	Church of the Visitation, Drumcondra Seventh-Day Adventist Community, Holy Cross College Catholic Church, St Agatha's Catholic Church, St Columba's Catholic Church, St John the Baptist Church Drumcondra, St Patrick's College Chapel, St. Maximus & St. Domatius Coptic Orthodox Church

Table 4.6 Religious Facilities within c. 750 metres (and facilities immediately bordering catchment).



Figure 4.7: Map of Religious Facilities within the Catchment Area.

(Source: OSi, Google Maps API, Thornton O'Connor Town Planning, 2023)

4.8 Retail Centres and Services

The subject site is served by 2 No. larger retail centres and services. Both are categorized within the Regional Spatial and Economic Strategy, 2019 (RSES) and Dublin City *Development Plan* 2022-2028 as Level 4 Neighbourhood Centres or Urban Villages, providing important top up and day to day shopping and retail service functions. They consist of a shopping parade with a small supermarket / grocery store with a limited range of supporting shops such as a butcher or chemist and retail services like hairdressers and post offices serving a small, localized catchment population.

For the purpose of this Social Infrastructure Audit, standalone and small retail clusters were not included. Drumcondra (c. 9-minutes' walk), Fairview Village (c. 10-minutes' walk) are the two closest retail centres to the subject site. There is a healthy level of convenience and comparison retailing options in the local area surrounding the subject site. See Figure 4.8 below for detailed facilities mapping.

Type	Facilities
Retail Centres and Services (2)	Fairview Village, Drumcondra Village

Table 4.7 Retail Centres and Services within c.750 metres.

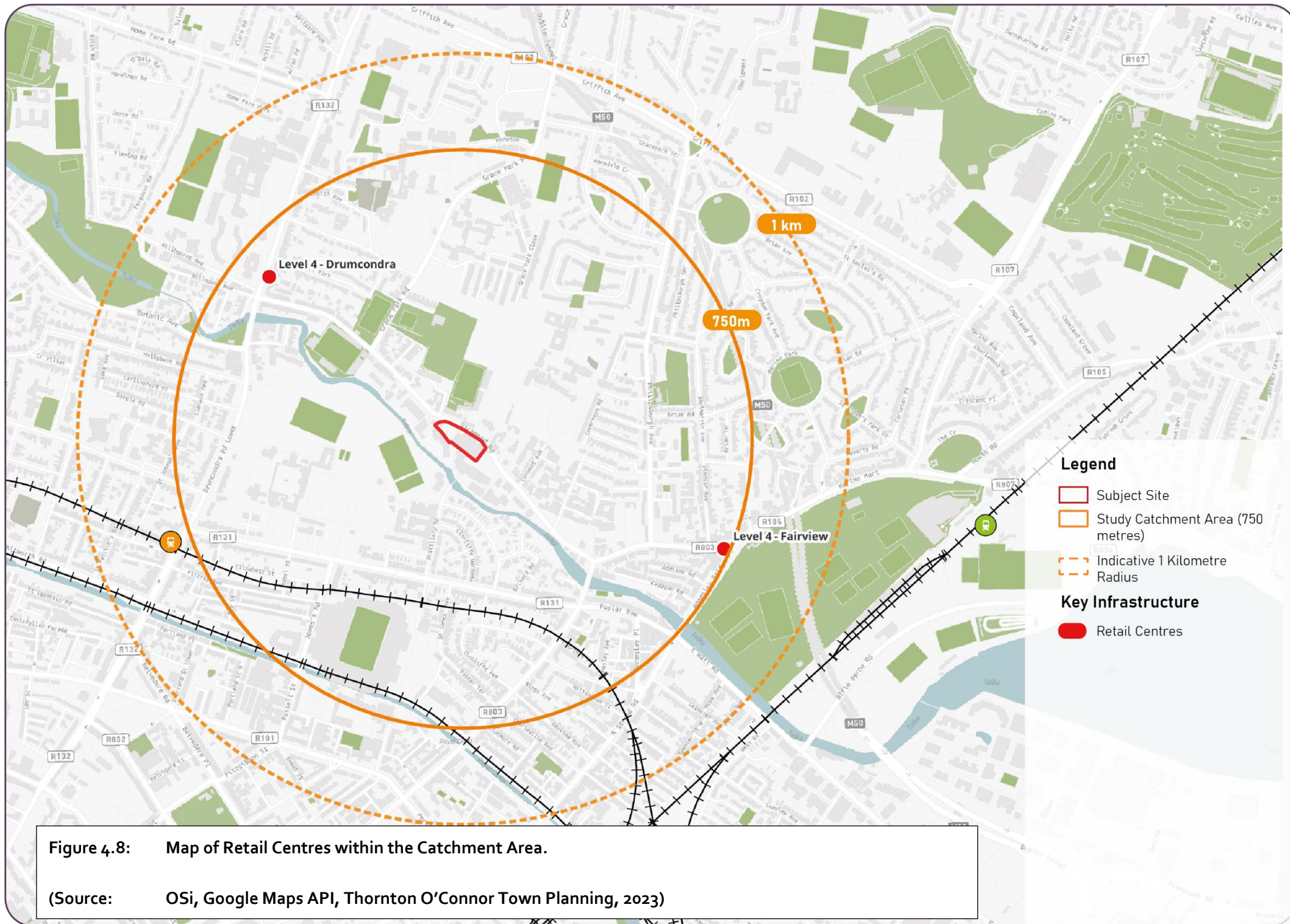


Figure 4.8: Map of Retail Centres within the Catchment Area.

(Source: OSi, Google Maps API, Thornton O'Connor Town Planning, 2023)

5.0 CONCLUSION

In our opinion, there is sufficient existing provision of social infrastructure in the vicinity of the subject site (i.e., within c. 750 metre radius) to support the proposed development. As the above survey demonstrates, there is an adequate supply of education, healthcare, and cultural facilities within reasonable walking distance of the subject lands, as well as a variety of public parks and amenity areas, playing pitches and sporting facilities available to local residents. Some capacity issues were identified for childcare provision within the area, and the proposed development will include the provision of a new childcare facility to cater for children in the wider community. The area has excellent transportation links to quickly connect the subject site directly to all major retail offerings in the City Centre, and Drumcondra and the wider area possesses a wide range of physical, cultural and social facilities. The proposed development will stitch into an already established neighbourhood with significant local facilities.

The baseline study undertaken identified a significant range of services and facilities which contribute to quality of life for local residents, comprising 138 No. facilities within close proximity to the subject site. The Study Area is particularly well served in terms of open space and recreation amenities with 22 No. facilities identified and healthcare facilities with 23 No. facilities identified.

This Social Infrastructure Audit has been completed with regard to national, regional and local policy relating to the provision of suitable community facilities. Consideration has also been made to the policies on social and community infrastructure in the new *Dublin City Development Plan 2022-2028* that was published in December 2022. The recommended types of facilities have been examined and the result of this Social Infrastructure Audit has identified that there is sufficient existing capacity of these services and facilities within a reasonable catchment of the subject site. Despite this, it is important to continually ensure good accessibility to quality services and facilities, inclusive of but not limited to health services and facilities, education facilities, community facilities and sports and recreation facilities. The proposed development is unlikely to impact on the quality of services and facilities currently available in the locality. In addition, we note the provision of artist studios, a creche, retail and a gym within the development, which will further increase access to services in the area.