

Social Infrastructure Assessment

In respect of:

**Strategic Housing Development
at former De La Salle national school and associated lands, located north of
Ballyfermot Road, Ballyfermot, Dublin 10.**



Prepared by:

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On behalf of the applicant:

Dwyer Nolan Developments Ltd.

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1.0. Introduction

1.1. Purpose of Report

1.1.1. This Social Infrastructure Assessment (hereafter SIA) has been prepared by Delphi Design, Architecture + Planning, on behalf of Dwyer Nolan Developments Ltd. (the Applicant) to accompany the application for Strategic Housing Development (hereafter SHD) submitted to An Bord Pleanála in respect of lands at the former De La Salle national school and associated lands, located north of Ballyfermot Road, Ballyfermot, Dublin 10.

1.1.2. It is generally recognised that proposals for large-scale residential development should be accompanied by proposals for associated community infrastructure and /or an assessment of existing community infrastructure which demonstrates that there is sufficient existing infrastructure to meet the expected demand generated by a new development. This assessment satisfies the need for same and is put forward in support of the proposed SHD application at Ballyfermot

1.1.3. This assessment aims to:

1. Review the existing planning policy context in relation to the provision of social and community infrastructure;
2. Identify existing social and community infrastructure in Ballyfermot and the neighbouring areas;
3. Consider the social and community infrastructure proposed as part of the subject development;
4. Evaluate the if expected demand will be appropriately met by existing and proposed services.

1.2. Structure of Report

1.2.1. The remainder of this assessment is structured in four sections. Section 2 provides for an overview of the proposed development. Section 3 reviews the existing planning policy context in relation to the provision of social and community infrastructure. Section 4 identifies existing social and community infrastructure in Ballyfermot. Section 5 provides for conclusions of the assessment.



2.0. Development Overview

2.1. Site Location

2.1.1. The subject site is located c. 5.5 km west of Dublin City Centre and c. 450 meters east of Ballyfermot District Centre, occupying the grounds of the former De La Salle National School, on Ballyfermot Road, Ballyfermot, Dublin 10.

2.2.2. The site is bounded to the south by (and fronts onto) Ballyfermot Road (the R833), to the east by The Steeples residential estate, to the north by the wooded margin of the Chapelizod Bypass (the R148), and to the west by Lynch's Lane and other adjoining institutional lands.

2.2.3. Immediately to the south-east, on the opposite side of Ballyfermot Road, lies Markievicz Park, a c. 5.25 hectare park containing several existing amenities including for: a playground, all weather football court, soccer pitches, picnic area and tree trails. To the north of the site, on the opposite / northern side of the Chapelizod Bypass, lies the River Liffey and its walkways, which are accessible to the site via St. Laurence's Road to the north-east. The Phoenix Park, Dublin's largest park, is located further north of the River Liffey, with several entrance gates being located on Chapelizod Road (the R109). The Irish National War Memorial Gardens are located c. 1.6 km to the north-east of the site, with Kilmainham Gaol being c. 2 km to the south-east.

2.2.4. Existing vehicular access to the site is available from Ballyfermot Road to the south, and from Lynch's Lane to the west.

2.2. Site Description

2.2.1. The subject site is generally rectangular in shape, having a frontage of c. 340 meters along Ballyfermot Road, and is currently occupied by the buildings associated with the former De La Salle National School. These buildings include for the 3 no. classroom blocks of the main school building, fronting onto Ballyfermot Road, and associated buildings / shelters located to the rear. The Mount La Salle "*Monastery*" building, which was formerly the residence of the De La Salle Brothers, is situated in the south-eastern part of the site.

2.2.2. The site contains a Protected Structure (RPS Ref No. 8784) which was added to the Dublin City Council's Record of Protected Structures in February 2020 i.e., after the Applicant acquired the site in 2018 and after initial Section 247 meetings were held with Dublin City Council in 2019. The Protected Structure relates the Central Classroom Block (including 2 no. staircase towers, 2 no. flanking single storey loggia and principal paired entrance gate piers only) of the former De La Salle National School i.e., not all of the existing buildings on the site are a Protected Structure.

2.2.3. Located to the rear of the former school buildings and yard, is a large grassland area which was previously in use by the former school for recreational and sporting purposes.

2.2.4. The grassland area to the rear and the school buildings are generally in good condition. The Mount La Salle building is in a generally poor condition with the building sustaining fire damage in the recent past, having been subject to trespassing and vandalization in the time since the building was vacated.

2.2.5. Under the Dublin City Development Plan 2016-2022 (hereafter CDP), the subject site is zoned Z15 with the objective "*to protect and provide for institutional and community uses*". In line with the CDP, the subject site represents a highly suitable location for the provision of infill residential development. The subject lands are no



longer in use for any institutional purposes and are in private ownership, however, a site is reserved to cater for educational use e.g. a school site.

2.2.6. The objective of the Z15 zoning is to protect and provide for institutional and community uses and to ensure that existing amenities are protected. While the previous religious order has sold and vacated the lands, along with the closing of the school, as part of the planning application the Applicant provides for a portion of the site to be retained in institutional use (i.e. educational use), which can accommodate a 16-32 classroom school. The reservation of part of the site for potential educational use has been strategically chosen due to proximity to adjoining educational uses and access to open spaces, for maximum interaction and utilization.

2.2.7. The use of the site by the De La Salle Congregation has ceased, they no longer hold any association with the lands and the lands are not required for future expansion of the Order or the Order's activity. However, while the school is now closed and not set to reopen, the applicant is providing for the retention of the institutional use on site, by apportioning a part of the site for future educational use. The Applicant and their agents have liaised considerably with the Department of Education & Skills throughout the pre-application process and, following on from these discussions, the proposed development includes an area of 0.5 hectares reserved for a future school site in the south-west part of the development, at the junction of Lynch's Lane and Ballyfermot Road. Enclosed with the application is a letter from the Department of Education & Skills, dated 2nd September 2021, which confirms they are satisfied with the area reserved for a future school site included as part of the proposed development, subject to appropriate conditions.

2.2.8. It is a requirement of the Z15 zoning that 25% open space and/or community facilities should be provided within the subject development site. The City Development Plan states: *"The masterplan, (which may necessitate a variation), shall set out a clear vision for the lands zoned Z15, to provide for the identification of 25% of the lands for open space and / or community facilities (instead of the 10-20% public open space provided in earlier in this chapter). This requirement need not apply if the footprint of the existing buildings exceeds 50% of the total site area of the institutional lands. The masterplan must incorporate landscape features which retain the essential open space character of the lands zoned Z15. It must also ensure that the space will be provided in a manner designed to facilitate potential for future public use and protect existing sporting and recreational facilities which are available predominantly for community use. The 25% public open space shall not be split up, unless site characteristics dictate otherwise, and shall comprise mainly of soft landscaping suitable for recreational and amenity purposes and should contribute to, and create linkages with, the strategic green network"*.

2.2.9. The site is currently occupied by two buildings with associated grounds to the rear. Part of the main building, the former school (i.e. central block), has been designated a Protected Structure and therefore it is to be retained and its use modified as part of the proposed development to cater for creche and community uses.

2.2.10. In compliance with the "Z15" land-use zoning objective attached to the site, the proposed development will retain 25% of the site area for open spaces. This requirement is catered for through the provision of:

- (i) multi-use playing pitches, measuring 1.16 hectares (11,600 sq.m), located in the north-west of the development, accessed off Lynch's Lane; and,
- (ii) public open space, measuring 0.91 hectares (9,100 sq.m) located between Blocks B, C, D, G & H.

In total, the development therefore caters for 2.07 hectares of open spaces representing 25% of the total site area, which is put forward in compliance with Z15 land-use zoning objective attached to the site.

2.2.11. In addition, 2 no. public plaza areas are also catered for (a) to the south of Block A, fronting onto Ballyfermot Road, & (b) between Blocks A & H, along with a running / fitness trail along the northern / western boundary of the development.

2.2.12. The enclosed Masterplan, site layout plan and landscape masterplan all demonstrate how the proposed development caters for green infrastructure by linking these open spaces visually and physically but also further to Markiewicz Park to the south. Taking the aforementioned into consideration, the location of the open spaces have been carefully considered to maximise the site layout and to provide areas of useable open space of appropriate amenity for the future residents.

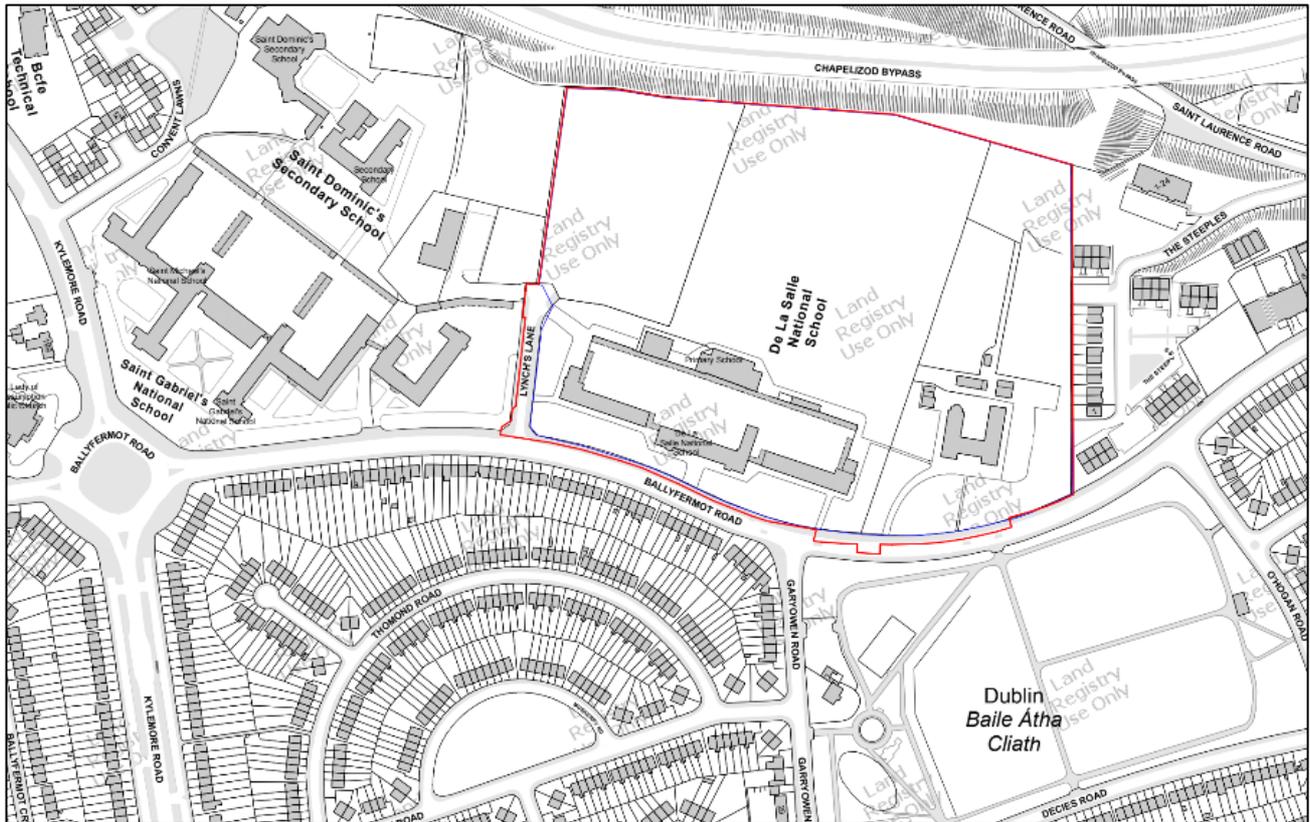


Figure 2.1: Site Location Map

2.3. Development Proposal

2.3.1. The subject application for SHD is detailed in full below, as per the public notices:

Dwyer Nolan Developments Ltd. intends to apply to An Bord Pleanála for permission for a strategic housing development on a site of c. 8.3 hectares located at the grounds of the former De La Salle National School, Ballyfermot Road, Ballyfermot, Dublin 10.

The application site is bounded to the south by Ballyfermot Road (R833), to the east by The Steeples residential estate, to the north by the wooded margin of the Chapelizod Bypass (R148), and to the west by Lynch's Lane and other adjoining institutional lands.

The application site contains a Protected Structure i.e., the De La Salle National School Central Classroom Block, including 2 no. staircase towers, 2 no. flanking single storey loggia and principal paired entrance gate piers only (RPS Ref No. 8784).



The development will consist of the following:

- (1) Demolition of: (i) the east and west wings of the former national school (c. 1,250m² & c. 1,244m² respectively); (ii) existing buildings / shelters on site (c. 1,818m²); (iii) the rear return of the Protected Structure (c. 121m²) & 2 no. flanking single storey loggia (c. 100m²); and (iv) the Mount La Salle “Monastery” building (c. 1,700m²).
- (2) Renovation and change of use of the 2 storey Protected Structure, forming part of proposed Block A, from previous educational use to (a) proposed childcare use on the ground & first floor (c. 1,005m²), with associated outdoor play space to the rear (c. 256m²), and (b) community use (c. 92m²) on the ground floor. The development also seeks permission for the relocation of the principal paired entrance gate piers on Ballyfermot Road inwards (northwards) to the site.
- (3) Construction of 927 no. apartments & duplex / triplex units comprised of 325 no. one bed, 538 no. two bed, & 64 no. three bed dwellings, 1 no. commercial unit and 1 no. retail / café unit in 8 no. blocks (Blocks A-H) ranging in height from 2 to 13 storeys. The breakdown of individual blocks is as follows:
 - Block A consists of: (i) the 2 storey Protected Structure, and (ii) a 2 to 5 storey building located to the rear of the Protected Structure consisting of 69 no. apartments, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 26 no. one bed, 41 no. two bed, & 2 no. three bed dwellings. At ground floor level 2 no. communal amenity rooms (c. 65m² & c. 65m² respectively) are provided, along with bin stores, and bicycle storage areas (Total: 128 no. internal bicycle spaces). Communal open space (c. 857m²) is provided in the centre of Block A. Block A also includes internal stair core access to shared basement level with Block H.
 - Block B is a 2 to 8 storey building consisting of 128 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 55 no. one bed, 67 no. two bed, & 6 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 71m²) is provided, along with bin stores, bicycle storage areas (Total: 235 no. internal bicycle spaces), 1 no. commercial unit (c.107m²), and undercroft parking for 58 no. car parking spaces. Podium level communal open space (c. 827m²) is provided at first floor level with additional communal open space (c.137m²) in the form of a roof garden provided on the fifth floor.
 - Block C is a 2 to 7 storey building, over part basement level, consisting of 101 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 28 no. one bed, 61 no. two bed, & 12 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c.147m²) is provided, with an associated outdoor terrace. Block C caters for a part basement level (c. 3,049m²) comprised of 93 no. car parking spaces, bin stores, bicycle storage areas (Total: 220 no. bicycle spaces) and plant room. Communal open space (c. 583m²) is provided in the centre of Block C.
 - Block D is a 4 to 7 storey building consisting of 189 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 68 no. one bed, 106 no. two bed, & 15 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 156m²) is provided, along with bin stores, bicycle storage areas (Total: 469 no. internal bicycle spaces), ESB /



plant rooms, and undercroft parking for 103 no. car parking spaces. Podium level communal open space (c. 1,867m²) is provided at first floor level.

- Block E consists of 2 no. 2-3 storey buildings catering for 22 no. apartments & duplex / triplex units comprised of: (i) 1 no. 2-3 storey building comprised of 8 no. two bed & 2 no. three bed dwellings, and (ii) 1 no. 2-3 storey building comprised of 10 no. two bed & 2 no. three bed dwellings. Private open space for Block E is provided in the form of rear gardens for lower ground floor / ground floor units and balconies on the first floor.
 - Block F is a 2 to 10 storey building, over basement level, consisting of 121 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 57 no. one bed, 61 no. two bed, & 3 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 76m²) is provided. Block F caters for a basement level (c. 1,838m²) comprised of 68 no. car parking spaces, bin stores, and bicycle storage areas (Total: 190 no. bicycle spaces). Communal open space (c. 530m²) is provided to the rear (north) of Block F with additional communal open space in the form of roof gardens provided on the sixth and eighth floors (c. 250m² & c. 265m² respectively).
 - Block G is a 2 to 10 storey building consisting of 154 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 39 no. one bed, 99 no. two bed, & 16 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 82m²) is provided, along with bin stores, bicycle storage areas (Total: 320 no. internal bicycle spaces), plant rooms, and undercroft parking for 69 no. car parking spaces. Podium level communal open space (c. 1,597m²) is provided at first floor level with additional communal open space in the form of roof gardens provided on the fifth floor (c. 210m² & c. 90m² respectively) and eighth floor (c. 170m²).
 - Block H is a 3 to 13 storey building, over basement / part undercroft level, consisting of 143 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 52 no. one bed, 85 no. two bed, & 6 no. three bed dwellings. At ground floor level 2 no. communal amenity rooms (c. 170m² & c. 89m² respectively) are provided, with associated outdoor terrace spaces, along with bin stores, bicycle storage areas (Total: 400 no. bicycle spaces), plant room, ESB substation, and 1 no. retail / café unit (c.71m²). Block H caters for a basement level (c. 4,696m²) comprised of 134 no. car parking spaces which provides for internal stair core access to Block A. Podium level communal open space (c. 457m²) is provided at first floor level with additional communal open space in the form of roof gardens provided on the second floor (c. 262m² & c. 237m² respectively).
- (4) The development provides for open spaces in the form of: (i) multi-use playing pitches (1.16 hectares) located in the north-west of the development with access off Lynch's Lane, and (ii) public open space (0.91 hectares) located between Blocks B, C, D, G & H, which combined caters for 2.07 hectares of open spaces representing 25% of the site area. In addition, 2 no. public plaza areas are also catered for: (a) to the south of Block A, fronting onto Ballyfermot Road (c. 0.14 hectares), & (b) between Blocks A & H (c. 0.06 hectares), along with a running / fitness trail along the northern / western boundary of the development (c. 0.14 hectares).
- (5) The development includes an area of 0.5 hectares reserved for a future school site in the south-west of the development, at the junction of Ballyfermot Road and Lynch's Lane.



- (6) Vehicular access to the proposed development is from 2 no. access points as follows: (i) from Lynch’s Lane to the west, and (ii) from Ballyfermot Road to the south. The development also includes for a pedestrianised street, accessed from Ballyfermot Road, located between Blocks A & B.
- (7) The proposed development also provides for (i) all associated site development works, above and below ground, (ii) hard & soft landscaping, boundary treatments & green roofs, (iii) public lighting, (iv) signage, (v) plant (M&E) & utility services, (vii) undercroft, basement & surface car parking, including EV, disabled & car share spaces (Total: 687 no. car parking spaces), (viii) motorcycle parking (Total: 26 no. motorcycle parking spaces), (xi) undercroft, basement & surface bicycle parking, including for external bicycle stores, cargo bike spaces & visitor spaces (Total: 2,249 no. bicycle parking spaces), and (x) bin storage areas.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016-2022, and also contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the development proposal and accompany the application. The application, together with the Environmental Impact Assessment Report and Natura Impact Statement, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.delasalleshd.ie.

2.4. Residential Development

2.4.1. The proposed development caters for 927 no. dwellings comprised of the following mix of units:

	1 bed	2 bed	3 bed	Total
Units	325	538	64	927
Overall	36%	58%	6%	927 (100%)

Table 2.1: Proposed dwelling mix.

2.4.2. The proposed apartments and duplex units are catered for in 8 no. blocks which range from 2 to 13 storey in height. The proposed dwelling mix is put forward to cater for a range of user needs/requirements and is capable of supporting traditional family living, older residents who may be looking to downsize, young couples, single workers, and mobility impaired residents. The proposed dwellings will be made available to purchasers.

2.4.3. In compliance with the requirements of Part V of the Planning & Development Act 2000 (as amended), 10% of the proposed dwellings (93 no. dwellings) will be offered for Part V.

2.4.4. Given the above it is considered that the development provides an appropriate mix of housing options which can cater for abroad demographic. For full details on the residential elements of the proposed development please refer to the Planning Report prepared by Delphi Design which accompanies the application.



2.5. Proposed Childcare Facilities

2.5.1. The development caters for 1 no. childcare facility. The childcare facility is put forward in compliance with the recommendations of the Childcare Facilities-Guidelines for Planning Authority (2001).

2.5.2. The proposed childcare facilities also support the following objective of the CDP:

- **SN17:** *“To facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment, and educational settings, taking into account the existing provision of childcare facilities and emerging demographic trends in an area.”*

2.5.3. The proposed development caters for a two storey childcare facility, with a gross floor area of c. 1,005m², located on the ground & first floors of the Protected Structure which is proposed to be renovated as part of the proposed development. The proposed crèche has capacity for c. 185 no. childcare places based upon the internal spatial standards detailed in the Childcare Facilities-Guidelines for Planning Authority (2001).

2.5.4. The Childcare Facilities -Guidelines for Planning Authorities (2001) recommend that, in general, one new childcare facility catering for 20 no. childcare places should be developed for every 75 new residential dwellings. Based on the proposed development of 927 no. dwellings, this would equate to a childcare requirement of c. 247 no. childcare places, however, with regard to the development of childcare facilities, the Sustainable Urban Housing: Design Standards for New Apartments (2018) recommend that:

“One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision”

2.5.5. When 1 bed apartments are discounted (325 no. 1 bed apartments) as per the above guidance, the development caters for 602 no. dwellings. Based on the provision of 20 no. childcare places for every 75 new dwellings, the development therefore has a requirement to provide for c. 161 no. childcare places.

2.5.6. The development caters for 1 no. childcare facilities which have a combined capacity for c. 185 no. childcare places.

2.5.7. For full details on the proposed childcare facilities forming part of the application please refer to the associated block plans / site layout drawings prepared by Delphi Design and the Childcare and School Demand Assessment, also prepared by Delphi Design, which are enclosed with the application.

2.6. Proposed Community Use

2.6.1. On the ground floor of the Protected Structure, in the eastern part of the building, the proposed development caters for a flexible community use facility /space, in the form of a community use room (c. 61 sq.m), together with associated kitchen / reception / bathroom area (c. 31 sq.m). This proposed community space has its own, separate, access door from the east of the building.

2.6.2. The proposal to include for flexible community space is considered to accord with the spirit of the Z15 zoning objective attached to the site. The rationale for locating this community space in the Protected Structure is to provide for a new space which will be available to both future and existing residents of the Ballyfermot allowing them to use / enjoy the Protected Structure in the years to come.



2.6.3. The location of this community space within the Protected Structure will provide for a new, long term sustainable use for the building which, in addition to the proposed childcare facility, is considered to be complementary to its original use. This proposal ought to be seen as a planning gain for the local community by reusing the former school building for which there are local ties to within the existing community.

2.6.4. It is considered that this flexible community space, dependant on the tenant, will provide the opportunity to implement a range of programmes and services to benefit the community, such as community drop ins, community breakfast clubs, and other supportive groups. It is envisaged that the community hub will enable new and established communities in Dublin 10 to engage with each other, fostering a sense of community and increasing the social interaction.

2.6.5. It is considered that the facility has the potential to cater for a number of functions and will offer a focal point to the scheme as it addresses Ballyfermot Road. The location of the proposed community space fronting onto the new urban plaza at the front of the scheme, addressing Ballyfermot Road, and adjacent to the proposed commercial unit in Block B, to its east, will ensure that there will be a consistent level of activity to the front of the scheme thus catering for an enhanced sense of place and vibrancy at Ballyfermot Road.

2.6.6. The provision of this new community space is put forward in recognition of the Z15 land use zoning objective attached to the site and the nature and scale of the overall proposed development and is considered to be complementary to nearby uses such as the Ballyfermot Family Resource Centre to the west, also on Z15 zoned lands. It is also considered that the community space will aid in the creation of a sense of community with the overall scheme, tying individual neighbourhoods together and forming an important meeting point within the scheme. It is envisaged that the management of this facility will be operated by a specified management company, who may liaise with Dublin City Council and / or the Dublin City Local Community Development Committee in terms of what services the unit caters for.

2.6.7. For full details on the proposed community use unit please refer to the Architectural Design Rationale and Planning Report prepared by Delphi Design which are enclosed with the application.

2.7. Proposed Commercial Use

2.7.1. On the ground floor of Block B, at the south-west corner of the block, a commercial unit of c. 107 sq.m is proposed. The proposed commercial unit has been strategically located adjacent to the urban plaza area / Protected Structure at the front of the scheme, fronting onto Ballyfermot Road, allowing for both residents of the development and visitors to conveniently access the future facility occupying the unit.

2.7.2. It is considered that this commercial unit, in tandem with the proposed community facility / space in Block A, will ensure active frontage and a new sense of vibrancy along the prominent frontage of Ballyfermot Road. It is submitted that the commercial unit in Block B will create a focal point in the neighbourhood capable of providing convenience type services to both the existing and future local population. It is also put forward that, while serving local needs, this commercial unit will also compliment larger existing commercial / retail facilities in the area, i.e., to the west of the site at Ballyfermot District Centre where the main local commercial activity is located, but will not detract from the vibrancy of existing local commercial activity. Alternatively, the unit in Block B could be used for a medical suite / GP practice, which may be considered to be reasonable and appropriate having regard to the objectives for the Z15 zoning attached to the site.



2.8. Proposed Retail / Café Use

2.8.1. On the ground floor of Block H, at the south-east corner of the block, a retail / café unit of c. 71 sq.m is proposed. The proposed retail / café unit has been strategically located adjacent to the proposed central public open space, offering an area for residents and visitors to obtain refreshment which will enhance their enjoyment of the central public open space, both inviting and allowing them to spend additional time in the area.

2.8.2. It is also considered that the proposed retail / café unit will provide a convenient refreshment area for users of the multi-use playing pitches in the north-west of the scheme, and that the location of the retail / café unit will attract a number of users as they make their way through the proposed scheme and onto the adjoining surrounds.

3.0. Planning Policy

3.0.1. For the purposes of this assessment Delphi Design have reviewed national, regional, and local planning policy relating to the provision of community infrastructure. These policy documents are discussed in detail in this section of the assessment.

3.1. The National Planning Framework

3.1.1. The National Planning Framework (hereafter NPF) is the Government's high-level strategic plan for shaping the future growth and development of the country to cater for a projected population increase of c. one million people up to the year 2040. The NPF is accompanied by the National Development Plan, a 10 year capital investment strategy, and together they are known as Project Ireland 2040.

3.1.2. Of relevance to this assessment is the following objective of the NPF:

- **National Policy Objective 31** - *“Prioritise the alignment of targeted and planned population and employment growth with investment in:*
 - *A childcare/ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities;*
 - *The provision of childcare facilities and new and refurbished schools on well located sites within or close to existing built-up areas, that meet the diverse needs of local populations;*
 - *The expansion and consolidation of Higher Education facilities, particularly where this will contribute to wider regional development, and*
 - *Programmes for life-long learning, especially in areas of higher education and further education and training where skills gaps are identified.”*

3.2. Eastern and Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031

3.2.1. The Eastern and Midland Regional Spatial & Economic Strategy 2019 - 2031 (hereafter E&MRSES) is the relevant regional strategy. The E&MRSES is a strategic plan and investment framework which aims to shape the future development of the Eastern and Midland region up to the year 2031 and beyond. The Eastern and Midland region is the smallest in terms of area but the largest terms of population. The region is therefore considered to be the primary economic engine of the State.

3.2.2. The E&MRSES emphasises the important role social infrastructure has in developing strong, inclusive, and successful communities and re-iterates the need for local authorities, service providers, and stakeholders to work together to ensure that future demands for facilities are identified and met proactively.

3.2.3. Of relevance to this assessment are the following objectives of the E&MRSES:

- **Regional Policy Objective 9.13** - *“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”.*
- **Regional Policy Objective 9.20** - *“Support investment in the sustainable development of the Region’s childcare services as an integral part of regional infrastructure to include:*
 - *Support the Affordable Childcare Scheme.*
 - *Quality and supply of sufficient childcare places.*
 - *Support initiatives under across Government Early Years Strategy.*
 - *Youth services that support and target disadvantaged young people and improve their employability”.*
- **Regional Policy Objective 9.21** - *“In areas where significant new housing is proposed, an assessment of need regarding schools provision should be carried out in collaboration with the Department of Education and Skills and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations”.*

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

3.3.1. The Guidelines on Sustainable Residential Development in Urban Areas (2009) set out the core principles of urban design to ensure the creation spaces with a distinct identity and sense of place. The principles contained in the guidelines are to be used by Planning Authorities in writing their County Development Plans and in assessing development proposals.

3.3.2. The guidelines state that:

“The relationship and linkages between the area to be (re)developed and established neighbourhoods, including the availability of existing community facilities, and the provision of pedestrian and cycle networks”.

The Guidelines also recommend that *“no substantial residential development should proceed without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development”.*

3.3.3. As such the guidelines recommend that applications for 200 or more dwellings are accompanied by a report detailing existing school capacity and the impacts of the new developments on same. In tandem with the Childcare Facilities - Guidelines for Planning Authorities(2001) the guidelines also detail that 20 no. childcare places should be provided for every 75 no. new dwellings, however it is noted that existing facilities and demographics of the area should also be taken into consideration.

3.4. Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)

3.4.1. The Sustainable Urban Housing: Design Standards for New Apartments Guidelines (2020) update the previous 2015 version of same and were adopted in response to growing demand for apartment living in the State. Of relevance to this assessment the guidelines state that:

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

3.5. Childcare Facilities - Guidelines for Planning Authorities (2001)

3.5.1. The Childcare Facilities - Guidelines for Planning Authorities (2001) direct Planning Authorities to facilitate the provision of childcare facilities as part of the development of sustainable communities. The guidelines define childcare as:

“full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children. Thus, services such as pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups, and after-school groups are encompassed by these Guidelines. Conversely childminding, schools, (primary, secondary and special) and residential centres for children are not covered by these Guidelines”

3.5.2. The guidelines require Planning Authorities to include childcare facilities as part of their County Development Plan objectives as a specific use in ‘appropriate locations/zones’. These locations include for ‘new communities / larger new housing developments’. The guidelines advise that sites should be identified for such facilities as an integral part of the pre-planning discussions.

3.5.3. In relation to new housing developments, the guidelines state:

“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. Authorities could consider requiring the provision of larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc.”

3.6. Dublin City Development Plan 2016-2022

3.6.1. The Dublin City Development Plan 2016-2022 is the current statutory development plan relevant to the proposed development. The CDP recognises the need to provide housing in tandem with community infrastructure and defines community facilities to include for schools, community centres, health centres and childcare facilities, religious meeting places, cemeteries, sports and recreation areas, sports facilities, parks, open spaces and walking routes.

3.6.2. Of relevance to this assessment are the following CDP Policies:

- **SN11:** *“To seek to reserve lands for educational purposes in locations close to the areas of greatest residential expansion or greatest amount of unmet demand for school places and adjacent to community facilities so that the possibility of sharing facilities can be maximised in accordance with the Department of Education and Skills’ Joint Code of Practice (2008).”*
- **SN12:** *“To facilitate the provision of educational facilities in accordance with the requirements of the relevant education authorities and to encourage the shared use of school or college grounds and facilities with the local community, outside of core hours, anchoring such uses within the wider community.”*
- **SN16:** *“To ensure that the provision of strategic new community infrastructure complements the range of existing neighbourhood facilities and, where appropriate, is located at the interface between communities to facilitate access across a number of neighbourhood areas and greater integration between communities and to support the provision of community facilities which act as point of integration between residents of new and established communities within neighbourhoods.”*
- **SN17:** *“To facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment, and educational settings, taking into account the existing provision of childcare facilities and emerging demographic trends in an area.”*
- **SN18:** *“To encourage and facilitate the provision of a range of community facilities in the city that caters for all.”*
- **SN11:** *“To seek to reserve lands for educational purposes in locations close to the areas of greatest residential expansion or greatest amount of unmet demand for school places and adjacent to community facilities so that the possibility of sharing facilities can be maximised in accordance with the Department of Education and Skills’ Joint Code of Practice (2008).”*
- **GI32:** *“To support the development of private recreational lands for recreational purposes.”*

3.7. Policy Conclusions

3.7.1. Having regard to all the foregoing planning policy documents, it is evident that an analysis of the existing social infrastructure available to serve the development should be undertaken. This assessment can be found in Section 4.

4.0. Social Infrastructure Assessment

4.0.1. The CDP defines community facilities to include for schools, community centres, health centres and childcare facilities, religious meeting places, cemeteries, sports and recreation areas, sports facilities, parks, open spaces and walking routes. The categories have been considered in the following sub-sections.

4.1. Health Care

4.1.1. This section identifies and examines the existing health care provision in in the catchment area of the subject site. The sourced health care providers include for medical doctors, dentists, mental health professionals, physiotherapists, optometrists etc. Overall, there are 16 no. health care providers in close proximity to the subject site which are identified in Figure 4.1 and Table 4.1 below.



Figure 4.1: Existing health care facilities
 (Subject site outlined in red)

Number	Name	Type of Facility
1	Chapelizod Dental	Dentist
2	Ballyfermot Dental Clinic	Dentist
3	Emile Evans	Dentist
4	Inchicore Dental Clinic	Dentist
5	Kilmainham Medical Centre	Medical Centre
6	Chapelizod Medical Centre	Medical Centre
7	Palmerstown Medical Centre	Medical Centre
8	Palmerstown Counselling	Counselling
9	Trust Counselling & Psychotherapy	Counselling
10	Palmerstown Counselling	Counselling
11	High Performance Physiotherapy	Physiotherapy
12	Boylans Opticians	Opticians
13	Palmerstown GP	GP Clinic
14	The Surgery: Dr. Naseema Moorad	GP Clinic
15	Dr. Brian Cronin	GP Clinic
16	Glenfield Family Practice	Family Practice

Table 4.1: Existing health care facilities

4.1.2. As outlined above there are a total of 4 no. medical centres / family practice centres, 3 no. GP clinics, 4 no. dental practices, 1 no. physiotherapist, 3 no. mental health / counselling specialists and 1 no. opticians available in close proximity to the subject site to serve the future population of the development.

4.1.3. The list of health care providers detailed in this section is not exhaustive and, given the proximity of the subject site to the city centre, it is considered that other health care providers and hospitals may be available to serve future residents of the development.

4.1.4. It is evident from the above that there is a wide-ranging number and variety of existing health care facilities in close proximity to the subject site which can serve the future population of the development. However, the ground floor unit in Block B may also be considered to be used as a medical suite / GP practice, should the Board consider same necessary and appropriate.

4.2. Childcare Facilities

4.2.1. As part of the subject application a detailed Childcare and School Demand Assessment has been prepared by Delphi Design and is submitted with the application as a separate document. For convenience and clarity, the assessment of existing childcare facilities is summarised in this section however for full details please refer to the Childcare and School Demand Assessment.

4.2.2. Existing childcare services were sourced from the information available from Tusla (www.tusla.ie); Pobal (www.pobal.ie); and the Dublin City Childcare Committee (www.childcareonline.ie).

4.2.3. In total, 24 no. existing childcare services were identified within a 2 kilometre radius of the subject site as detailed in Figure 4.2.

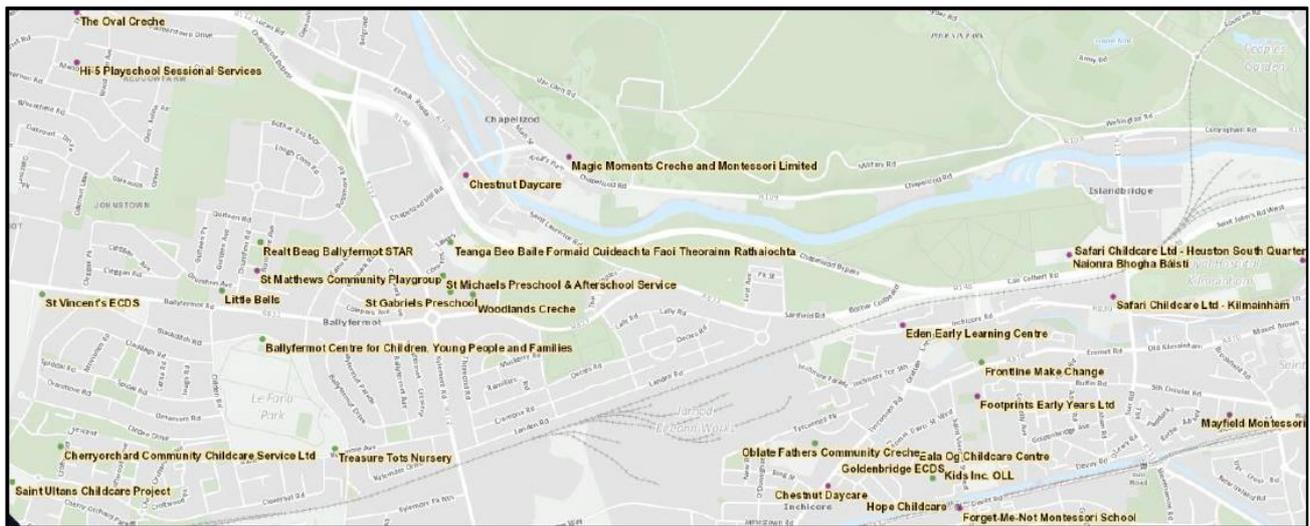


Figure 4.2: Existing childcare facilities located in closest proximity to the subject site
(Source: Google Maps and Pobal.ie)

4.2.4. Information on the capacity of each existing service was sourced from the aforementioned websites and through direct contact with each facility. Table 4.2 details the existing childcare services located within the 2 kilometre radius of the development. Details on the capacity of each facility were sourced from Tusla. Where information on capacity was not available, individual facilities were contacted directly.

Number	Name	Capacity	Vacancies	Facility Type
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1	The Oval Creche	50	At Capacity	Full Day Care, Part Time, Sessional
2	Hi-5 Playschool Sessional Services	18	At Capacity	Full Time
3	St. Vincent's ECDS	Not Disclosed	Not Disclosed	Full Day Care, Part Time, Sessional
4	Saint Ultans Childcare Project	Not Disclosed	Not Disclosed	Full Day Care, Part Time, School Age Childcare
5	Cherry Orchard Community Childcare Services Ltd.	80	At Capacity	Full Day Care, Part Time, Sessional
6	Treasure Tots Nursery	50	At Capacity	Full Day Care
7	Ballyfermot Centre for Children, Young People and Families	N/A	N/A	Full Day Care, Part Time, Sessional
8	Little Bells	43	At Capacity	Sessional
9	St. Matthews Community Playgroup	Not Disclosed	Not Disclosed	Sessional
10	Realt Beag Ballyfermot STAR	26	4	Full Day Care
11	St. Gabriels Preschool	Not Disclosed	Not Disclosed	Sessional
12	Woodlands Creche	54	At Capacity	Full Day Care
13	St. Michaels Preschool & Afterschool Service	Not Disclosed	Not Disclosed	Part Time
14	Teanga Beo Baile Formaid Cuideachta Faoi Theorainn Rathaiochta	Not Disclosed	Not Disclosed	Sessional
15	Chestnut Daycare	Not Disclosed	Not Disclosed	Full Day Care, Part Time, Sessional
16	Magic Moments Creche and Montessori Limited	Not Disclosed	Not Disclosed	Full Day Care
17	Naionra Bhogha Baisti	22	At Capacity	Sessional
18	Eden Early Learning Centre	22	11	Sessional
19	Eala Og Childcare Centre	17	3	Part Time
20	Safari Childcare Ltd. Kilmainham	Not Disclosed	Not Disclosed	Full Day Care, Part Time, Sessional
21	Oblate Fathers Community Creche	Not Disclosed	Not Disclosed	Full Day Care
22	Chestnut Daycare	40	At Capacity	Full Day Care, Part Time, Sessional
23	Hope Childcare	Not Disclosed	Not Disclosed	Full Time
24	Forget-Me-Not Montessori School	10	At Capacity	Sessional

Table 4.2 - Existing Childcare Services

4.2.5. In total, the details of the existing capacity and pupil numbers were sourced from 12 of the 24 no. childcare facilities surveyed. From the 12 no. facilities who responded, 9 of those facilities were operating at full capacity, with no vacancies. From the 12 no. facilities who responded, 3 no. facilities stated that they had capacity to care for additional children. In total, the 12 no. childcare facilities who responded to the survey, stated that have a capacity, combined, to care for 680 no. children, with current vacancies available to cater for 18 no. children (2.6% vacancy rate).



4.2.6. Based on the total surveyed capacity of c. 680 no. children in the 24 no. existing childcare facilities surveyed within the defined catchment area outlined in Figure 5.2 this would suggest that the number of vacant places could range from 34 no. places (5%) to 68 no. places (10%). The primary research conducted as part of this report found there to be 18 no. vacant places based on feedback from individual facilities which were available to respond to the survey.

4.2.7. In addition to existing childcare services the development caters for 1 no. childcare facility as part of the proposed development.

4.2.8. The proposed development provides for this childcare facility to be accommodated on the ground and first floor of the Protected Structure, which is to be renovated; catering for a facility measuring c.1,005m². This facility has an associated outdoor play area to the rear measuring c. 256m². By discounting the quantum of 1-bedroom units within the scheme i.e. 325 no. 1 bed units, the resultant figure of 602 no. units could be deemed to require childcare services on the site. In line with the 2001 Childcare Facilities Guidelines which require 20 no. childcare places for every 75 units, that would result in the need for 161 no. childcare spaces to be catered for. It is considered that the childcare floorspace of 1,005m² is more than adequate to serve the required needs of the proposed development. In addition, it is submitted that the location of the childcare use within the Protected Structure provides for a sustainable use within what was a school building.

4.2.9. As detailed in Section 2.6. of this assessment, based on the recommendations of the Childcare Facilities-Guidelines for Planning Authorities (2001) and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018) the development is expected to generate a demand for c. 161 no. childcare places.

4.2.10. The development caters for 1 no. childcare facility which has a capacity for c. 185 no. childcare places, which is in excess of the expected demand expected to be generated by the proposed development. Therefore, it is evident in all the foregoing that there the development will be adequately served by existing and proposed childcare facilities.

4.3. Primary Education

4.3.1. As part of the subject application a detailed Childcare and School Demand Assessment has been prepared by Delphi Design and is submitted with the application as a separate document. For convenience and clarity, the assessment of existing primary schools is summarised in this section however for full details please refer to the Childcare and School Demand Assessment.

4.3.2. In total 12 no. existing primary schools were identified within a 5 kilometre radius of the development site, as detailed in Figure 4.3.



14	St. Michael's N.S.	375	Not Disclosed	Mixed	420m
Total		4,277	181		

Table 4.3 – Existing Primary Schools Enrolment

4.3.4. It is evident from above that there are 14 no. primary schools within the designated catchment area of the development site which have a total existing enrolment of 4,277 no. students and estimated 181 no. additional places available based on direct feedback from the schools.

4.3.5. The demand for primary schools places created by the proposed development is projected on the basis that an average of 12% of the population are expected to present for primary education as per the methodology of the 'The Provisions of Schools and the Planning System – A Code of Practice for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government' guidance (DEHLG, 2008; pg8) and assuming an average household occupancy of 2.75 persons per dwelling as per the 2016 Census statistics. The table below discounts the 325 no. proposed 1-bedroom dwellings due to the likelihood of these units being occupied by young childless couples or single workers. Accordingly, the projected primary school attending population for the proposed development is 199 no. children.

No. of Dwellings (minus 1 bed units)	Average Household Size	Projected Population	Projected Primary School Attending Population
602	2.75 persons	1,656 persons	199 (12%)

4.3.6. These 14 no. schools have a current enrolment of 4,277 no. students or an average of 535 no. students in each school year¹. It is therefore considered reasonable to estimate that 535 no. students will leave the primary school system each year from amongst these 14 no. schools.

4.3.7. The number of children expected to leave the primary school system each year in addition to the number of existing vacancies found in the 14 no. primary schools identified in this report (c. 181 no. places) indicates that there is an adequate level of existing primary school provision to cater for expected primary school age population generated from the development proposal.

4.3.8. With the number of students graduating to post-primary school every year, taken in combination with the number of vacant places available in the 14 no. primary schools found, it is considered reasonable to assess that there is more than adequate capacity in existing primary schools to cater for the development. For full details please refer to the Childcare and School Demand Assessment prepared by Delphi Design which is enclosed with the application as a separate document.

4.4. Post-Primary Education

4.4.1. As part of the subject application a detailed Childcare and School Demand Assessment has been prepared by Delphi Design and is submitted with the application in a separate document. For convenience and clarity, the assessment of existing post-primary schools is summarised in this section however for full details please refer to the Childcare and School Demand Assessment.

¹ 4,277 no. students evenly distributed across 8 primary school years (Junior /Senior enfants and 1st – 6th Class)

4.4.2. In total 10 no. existing post-primary schools were identified within a 5 kilometre radius of the development site, as detailed in Figure 4.4.



Figure 4.4: Existing Post-Primary Schools

4.4.3. Details of existing post-primary schools found, their enrolment figures for the 2020/2021 academic year, and their capacity can be found in Table 4.4.

Number	Name	2020/2021 Enrolment	Capacity	Facility Type
1	St. Dominic's College Ballyfermot	302	20	Girls
2	Mercy Secondary School	161	Not Disclosed	Girls
3	Our Lady of Mercy Secondary School	307	90	Girls
4	Mean Scoil Iognaid Ris CBS	564	Not Disclosed	Boys
5	Assumption Secondary School Walkinstown	252	Not Disclosed	Girls
6	Mount Sackville Secondary School	659	No Capacity	Girls
7	Castleknock College	705	No Capacity	Boys
8	The King's Hospital	709	No Capacity	Boys & Girls
9	Stanhope Street	190	Not Disclosed	Girls
10	St Paul's CBS	226	Not Disclosed	Boys
Total		4,075	110	

Table 4.4: Existing Post-Primary Schools

4.4.4. It is evident from the above that there are 10 no. post-primary schools within walking distance of the development which have a total existing enrolment of 4,075 no. students and 110 no. additional places currently available based on direct feedback from the schools.

4.4.5. These 10 no. schools have a current enrolment of 4,075 no. students or an average of 679 no. students in each school year². Based on the assumption that there are 6 no. year groups in post-primary schools (1st - 6th year) it is therefore considered reasonable to estimate that 679 no. students will graduate the post-primary school system into the labour market / further education each year in the 10 no. schools detailed above.

4.4.6. Relevant to the catchment area's secondary level school provision, the Department of Education has taken the decision to amalgamate three secondary schools in Ballyfermot, with the opening of one new school in September 2022. St Dominic's College is to be amalgamated by Caritas College and St John's College.

4.4.7. With the number of students graduating from post-primary education every year, taken in combination with the number of vacant places available in the 10 no. post-primary schools found, it is considered reasonable to assess that there is more than adequate capacity in existing post-primary schools to cater for the development. For full details please refer to the Childcare and School Demand Assessment prepared by Delphi Design which is enclosed with the application as a separate document.

4.5. Tertiary / Further Education

4.5.1. This section identifies the existing third level / further education provision in Ballyfermot. In total, 2 no. further education providers were found. These are identified in Figure 4.5 and Table 4.5.

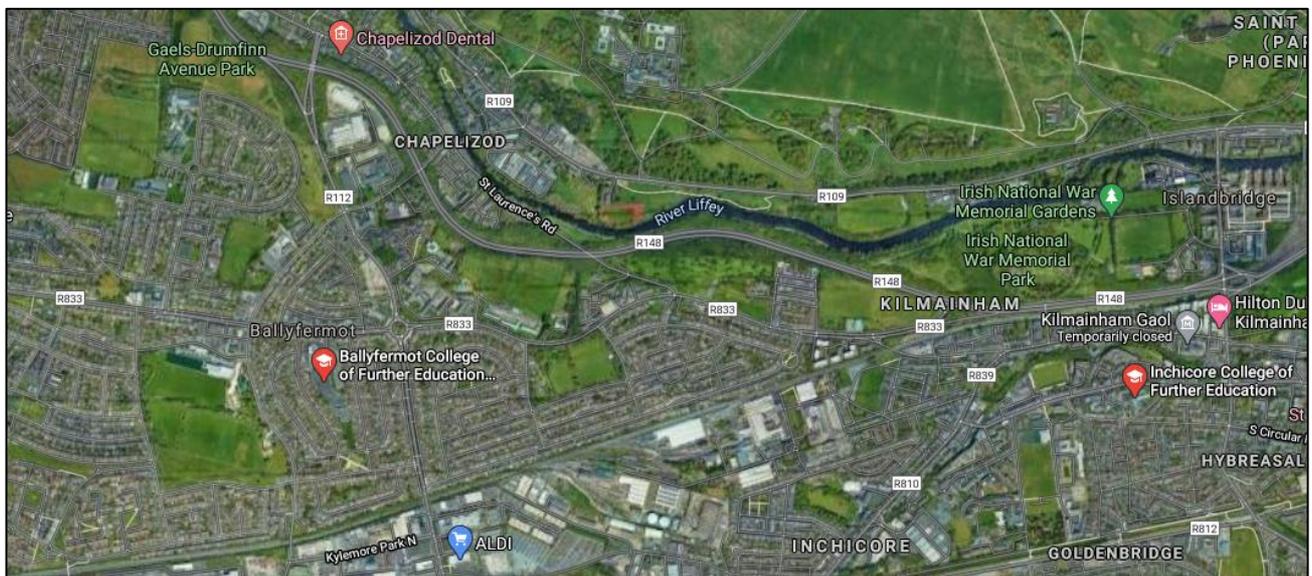


Figure 4.5: Existing Third Level / Further Education Facilities

Number	Name
1	Ballyfermot College of Further Education
2	Inchicore College of Further Education

Table 4.5: Existing Third Level / Further Education Facilities

² 4,075 no. students evenly distributed across 6 post-primary school years (1st – 6th Year)

4.5.2. Both the Ballyfermot and Inchicore Colleges of Further Education provide for a wide range of day courses, traineeships and apprenticeships delivered on a full-time and part-time basis and aimed at delivering practical skills and competencies which are in demand. All courses are certified and lead to qualifications ranging from Level 3 to Level 6 on the National Framework of Qualifications, or third-party specialised certification.

4.5.3. It is evident from the above that there is a wide-range of existing adult learning, further education and training services in close proximity to the subject site which will support the development.

4.6. Sports and Recreation

4.6.1. This section identifies the different sports and recreation-based facilities in the catchment area of the subject site. There were 26 no. sports and recreation facilities found, these are identified Figure 4.6 and Table 4.6.

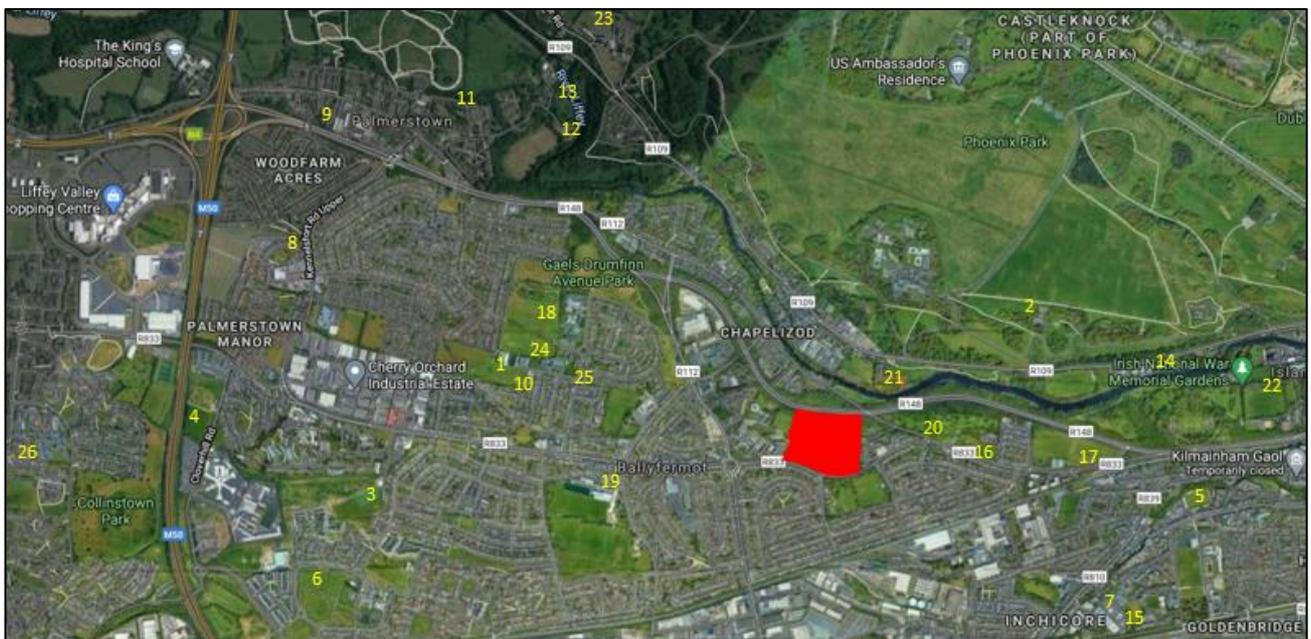


Figure 4.6: Existing Sports and Recreation Facilities

(Subject site outlined in red)

Number	Name	Type of Facility
1	Palmerston FC	Football Club
2	Dynamo Dublin Football Club	Football Club
3	Cherry Orchard Football Club	Football Club
4	Ballyfermot United SSC Football Club	Football Club
5	St. Patrick's Athletic Football Club	Football Club
6	Orchard Celtic Football Club	Football Club
7	O'Rourke's Gym	Gym



8	Planet Health Palmerston	Gym
9	Insanity Fit Zone Studio	Gym
10	Ballyfermot Sports Complex	Sports Centre
11	Stewarts Sports Centre	Sports Centre
12	Canoe Centre	Water Sports
13	Wild Water Kayak Club	Water Sports
14	Commercial Rowing Club Dublin	Water Sports
15	SBG Ireland HQ	Martial Arts
16	Liffey Gaels GAA Club	GAA
17	Civil Service GAA	GAA
18	St. Patrick's GAA Club	GAA
19	Eire Friends Badminton	Badminton Club
20	Longmeadows Pitch and Putt	Pitch and Putt Club
21	Donore Harriers	Athletics
22	Liffey Valley Athletic Club	Athletics
23	West Dublin Rhinos American Football Club	American Football Club
24	St. Matthews Boxing Club	Boxing Club
25	Robbies Fitness	Fitness Club
26	Neilstown Boxing Club	Boxing Club

Table 4.6: Existing Sports and Recreation Facilities

4.6.2. The list of sports and recreation facilities detailed in this section is not exhaustive and, given the location of the subject site in Dublin city, it is considered that other sports and recreation facilities may be available to serve future residents of the development.

4.6.3. It is evident from the above that there is an extensive range of existing sports and recreation-based amenities within the catchment area of the subject site to support the development.

4.7. Public Parks

4.7.1. There are 8 no. public parks identified in same which are detailed in Figure 4.7 and Table 4.7.



Figure 4.7 - Existing Public Parks

(Subject site outlined in red)

Number	Name
1	Phoenix Park
2	Irish National War Memorial Gardens
3	Markievicz Park
4	Gaels-Drumfinn Avenue Park
5	Le Fanu Park
6	Collinstown Park
7	Glenaulin Park
8	New Cherry Orchard Park

Table 4.7: Existing Public Parks

4.7.2. It is evident from the above that there is a wide-range of existing open and recreational space to support future residents of the development. In addition to these existing areas, the development caters for an appropriate provision of open space, walking routes and cycle routes.

4.8. Religious Facilities

4.8.1. This section identifies the different religious facilities in the catchment area to serve the development. 11 no. religious facilities were found. These are identified in Figure 4.8 and Table 4.8.



Figure 4.8: Existing Religious Facilities
(Subject site outlined in red)

Number	Name
1	Nativity of the Blessed Virgin Mary
2	Saint Laurence's Church
3	Church of Our Lady of the Assumption
4	New Life Church Dublin
5	St. Matthews Catholic Church
6	Church of the Most Holy Sacrament
7	New Covenant Church – House of Grace
8	Mary Immaculate Catholic Church
9	Saint Michael's Church
10	Tibetan Buddhist Centre
11	Gospel Faith Mission International Ireland

Table 4.8: Existing Religious and Community Facilities

4.8.2. It is evident from the above that there is a wide-range of existing religious facilities in close proximity of the subject site to serve the population of the development.

4.9. Other Facilities

4.9.1. This section identifies the remaining community facilities of relevance in close proximity to the subject site and details the type of facility. 10 no. facilities were found. These are identified in Figure 4.9 and Table 4.9.



Figure 4.9: Other Existing Facilities
(Subject site outlined in red)

Number	Name	Type of Facility
1	The Croft Nursing Home	Care Home
2	Maryfield Nursing Home	Care Home
3	Mount Sackville Nursing Home	Care Home
4	Inchicore Library	Library
5	Ballyfermot Library	Library
6	Palmerstown Library	Library
7	Palmerstown Community and Youth Centre	Community Centre
8	Cherry Orchard Community Centre	Community Centre
9	Gurteen Youth Club	Youth Club
10	Lower Cherry Orchard Community & Centre	Youth Club

Table 4.9: Other Existing Facilities

4.9.2. It is evident from the above that there is a wide-range of existing community and support facilities in close proximity to the subject site to serve the future population of the proposed development.



5.0. Conclusion

5.1. This Social Infrastructure Assessment is put forward in support of the proposed SHD application submitted to An Bord Pleanála on behalf of Dwyer Nolan Developments Ltd. The assessment aimed to:

1. Review the existing planning policy context in relation to the provision of social and community infrastructure;
2. Identify existing social and community infrastructure in proximity of the subject site;
3. Consider the social and community infrastructure proposed as part of the subject development;
4. Evaluate the if expected demand will be appropriately met by existing and proposed services.

5.2. With regard to Aim 1 of the assessment, Section 3 of the assessment reviewed the existing planning policy context in relation to the provision of social and community infrastructure and concluded that an analysis of the existing social and community infrastructure is required as part of the proposed SHD application submitted to An Bord Pleanála.

5.3. With regard to Aim 3 of the assessment, it is considered that the proposed childcare facilities catered for within the development have a more than adequate capacity to cater for the expected number of childcare places generated by the development. The proposed community use unit catered for within the development supports the objectives of the CDP to provide for new community facilities, and will provide a focal point for residents of the scheme.

5.4. With regard to Aims 2 & 4 of the assessment, it has been identified there are a wide range and variety of existing facilities in a catchment area of the subject site to support the development. In total, 119 no. social amenities and facilities were identified, consisting of:

- 16 no. health care facilities,
- 24 no. childcare facilities,
- 12 no. primary schools,
- 10 no. post-primary schools,
- 02 no. further education facilities,
- 26 no. sports and recreation facilities,
- 11 no. religious facilities,
- 08 no. public parks,
- 10 no. other community facilities.

5.5. Health care, childcare, education, sports and recreation, religious and community facilities are all well-represented in close proximity to the subject site to cater for the existing and future residential population. It is considered that the future population of the development will also benefit from the site's strategic location and transport routes which offer easy accessibility to the city centre to the east and outer city to the west.

5.6. It is considered that, based on all the information provided in this SIA, the development proposal and it's future population will be adequately supported by existing social and community infrastructure. In addition, the development proposal provides for new infrastructure which includes for a purpose-built childcare facility, retail use, community use spaces, public open spaces communal open spaces.

5.7. Having regard to this SIA, it is considered that the development represents efficient and sustainable development of the site and complies with the zoning objective attached to the site, specifically the requirement