



Community, Social and Cultural Infrastructure Audit

In respect of a Part 10 (Section 175) Planning Application for a proposed Residential-led mixed-use development as part of Cherry Orchard Point Phase 3, located on Site 5 (Barnville Site) at Cherry Orchard, Dublin 10.

September 2026



Document review and approval

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Executive Summary

This Community, Social and Cultural Infrastructure Audit, referred to as the Audit hereafter, provides an assessment of existing community, social and cultural infrastructure facilities within the catchment area of the application lands to identify whether the proposed development is adequately served by such uses. The Report recognises the key role that social infrastructure plays in creating successful functional neighbourhoods and how important it is to promote access to these services in order to encourage and support sustainable development.

Undertaken in accordance with the requirements and Objectives of the Dublin City Development Plan 2022-2028 together with the guidance set out in the Cultural Toolkit, the baseline analysis revealed that the application lands benefit from direct access to a range of services with more than 90no. facilities located in close proximity to the subject site. The site's strategic location bordering the Park West Business Park, and strong public transport accessibility with direct connectivity to Dublin City centre will provide future residents with greater access to additional facilities beyond the immediate catchment area.

The Audit illustrates that the availability of arts and cultural facilities in this part of Dublin city is somewhat sparser than the more centrally located areas of the city, where such facilities tend to be located. However, it is noted that the subject site is well connected to central parts of the city through a variety of public transport routes / links providing direct access to such facilities for future residents of the scheme.

Future residents of Cherry Orchard Point will benefit from direct access to community, cultural and arts facilities to be delivered under the approved Phase 1 scheme (ACP Case Ref: ACP-318607-23). In addition, Dublin City Council, in partnership with the LDA, will contribute to the provision of a community athletics running track approved under Phase 2 (ACP Ref: 321931-24), providing a direct response to identified local needs.

Additionally, Dublin City Council also launched stakeholder engagement on Emerging Plan for "Cherry Orchard Park Renewal" in March-April 2026, to initiate a Part 8 proposal, in its ambition to create a renewal plan for Cherry Orchard Park to strengthen its role at the heart of community life to create Cherry Orchard a greener, more inclusive, and multifunctional public space. This process reflects the Council's ambition to strengthen the park's contribution to the social, recreational, and environmental wellbeing of the wider Cherry Orchard area Project: Cherry Orchard Park Renewal | Dublin City Council. [Project: Cherry Orchard Park Renewal | Dublin City Council](#)

The consented Cherry Orchard Point Phases 1 and 2 were accompanied by a Community, Social and Cultural Infrastructure Audit as part of the planning documentation. This updated Audit for the subject planning application relates to the Phase 3 of the overall development scheme at Cherry Orchard Point and has been prepared to ensure the information remains current, to reflect the existing baseline conditions, and to identify any material changes that may have arisen since the preparation of the previous assessments. Accordingly, it builds upon the earlier audits while providing an up-to-date review of community, social and cultural infrastructure within the study area.

1 Introduction

This Community, Social and Cultural Infrastructure Audit has been prepared by KPMG Planning, 1 Stokes Place, St Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), on behalf of the applicant in support of a planning application for a proposed development on a site of c. 1.72 hectares, located on lands at Cherry Orchard, Dublin 10 (known as Development Site 5 in the Park West Cherry Orchard Local Area Plan 2019).

The Audit Report has been prepared in support of the current Phase 3 planning application, which forms part of the overall Cherry Orchard Point development. The report updates and builds upon the Audit Reports previously prepared for the applicant's consented phases, incorporating the necessary amendments and reflecting the evolution of the proposed development.

Detail of previously consented phases undertaken by the applicant are set out below:

- **Phase 1:** Phase 1 approved by ACP 09 July 2024 (ACP Case Ref: ACP-318607-23)
- **Phase 2:** Phase 2 approved by ACP 22 September 2025 (ACP Case Ref: ACP-321931-25)

This Report provides a detailed review of the statutory, strategic and policy context that relates to the provision of community and social infrastructure with the aim to:

- Outline the existing range of social infrastructure within the vicinity of the subject site.
- Determine if the existing social infrastructure provision supports the needs of the existing population; and
- Offer insights into the likelihood of the capacity of the existing services and facilities to support future residents.

This approach has been set out in line with the requirements of *Sections 15.8.2 of the Dublin City Development Plan 2022-2028* and the guidance set out in the ***Building Culture Toolkit*** published by Dublin City Council in collaboration with Turley and Arrow Architects. This Report, therefore, includes:

- An assessment of the community, social and cultural infrastructure facilities available within a 750m to 1km catchment and immediate surrounding of the Cherry Orchard Point scheme in relation to the proposed development on the subject site.
- A review of the school's demand assessment identifying the demand for school places that is likely to be generated in the Cherry Orchard Point scheme and the capacity to cater for such demand in the context of the subject site.

The Development Plan further requires that, where a community and social infrastructure assessment is carried out, it should address the following:

- *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.*

For the purpose of this Community, Social and Cultural Infrastructure Audit, a large number of public and private geospatial datasets were used in the course of the survey, including, but not limited to, the following:

- 2022 and 2016 Census Boundaries and Statistics.
- 2022 OSi and ESRI Ireland Base maps.
- 2023 (Q1) Geodirectory Dataset.

- 2026 OSM Ireland POI Data.
- 2013-2023 Department of Education and Skills - Irish Schools.
- 2026 Tusla Register of Early Years Services – Registered Childcare Facilities;
- 2022 HSE Records – ‘Find Your Local Health Service’.
- 2026 Culture Near You Data.
- 2021 Dublin City Council Cultural Infrastructure Study – Turley and OBFA Architects.

1.1 Community, Social and Cultural Infrastructure

Community, Social and Cultural infrastructure includes a wide range of services and facilities that contribute to quality of life. It 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 purposes of this Report, an array of services and facilities defined as social infrastructure have been categorised into the following typologies:

Table 1-1 Community Infrastructure Categories applied to Audit.

Category	Facility Type
Educational Facilities	Primary, Post-Primary, Further Education and Training Centres
Childcare Facilities	Registered Childcare Facilities incl. Full Day, Part-Time and Sessional services
Community Facilities	Community Centres and Meeting Halls, Libraries, Senior and Youth Centres/Cafes and Civic Services
Arts and Cultural Facilities	Theatres, Museums, Galleries, Performance and outdoor events space, other venues including dance studios, art clubs, music schools, etc.
Healthcare Services	Pharmacies, Hospitals, health centres, doctors and specialty clinics, nursing homes, mental health services and other therapy providers
Open Space and Recreation	Parks, Playing Pitches, Playgrounds, sports centres and clubs, leisure centres, gyms, and training facilities
Religious Institutions	Churches, other places of worship

1.2 Report Structure

This Report will comprise a further six sections.

- **Section 2** provides site context, a description of the Study Area and details in relation to the proposed development.
- **Section 3** sets out the demographic profile of the Study Area, the subsequent trends within and how that compares to the wider Dublin region.
- **Section 4** reviews national, regional, and local level planning policy relating to social infrastructure.
- **Section 5** provides a detailed assessment of the existing level of social and community infrastructure within the Study Area, *this section also includes a Schools Audit, to assess the level of existing capacity in schools currently operating within the Study Area and identify if there is adequate capacity to accommodate demand generated by the proposed scheme.*
- **Section 6** provides a cultural audit of the existing level of cultural infrastructure within the Study Area.
- **Section 7** provides an overview of the analysis and the subsequent conclusions derived from each section within this community and social infrastructure audit.

2 Subject Development

2.1 Subject Site

The subject site is located on lands at Cherry Orchard, Dublin 10 on the east of Park West Avenue and forms part of the Site 5: Barnville Site as identified in the Park West Cherry Orchard Local Area Plan 2019. The site is bound by Cedar Brook Way to the north, Park West Avenue to the west, Barnville Park to the east, and the Park West - Cherry Orchard railway station is located on the south of the site along with existing residential developments at Barnville.

The site for the purposes of this application, represents part of Development Site 5 (outlined in red in Figure 2.1 below) and will form the Phase 3 of the wider redevelopment of Development Sites 4 and 5 (outlined in blue in Figure 2.1 below).

The site benefits from very good accessibility with its close proximity to numerous bus routes, the M50 and Park West and Cherry Orchard Railway Station.



Figure 2-1 Site Location with the extent of the site identified in red.

2.2 Site Description

The subject site (c. 1.72 hectares) is currently vacant greenfield site and is located between two existing housing estates. The site comprises varying ground levels, becoming largely flat towards the southern boundary before falling towards the rail station. There are no trees within site within the exception of a small scrub area of willow and briars as indicated in the latest tree survey.

The site is strategically positioned bounded by the Cedar Brook Way to the north, Park West Avenue to the west, Barnville Park to the east and the Park West Cherry Orchard rail station to the south which provides excellent accessibility and connectivity opportunities. The site also benefits from direct access via Barnville Park which connects with Park West Avenue and is served by the No.60 and G1 bus routes providing direct linkages to Dublin City Centre and the Docklands. The surrounding area of the site is mixed use in nature with two large industrial estates each to the southwest and southeast of the site, residential developments located further east, Cloverhill Prison to the north and a number of recreational and green spaces including Cherry Orchard Park (Figure 2.2).

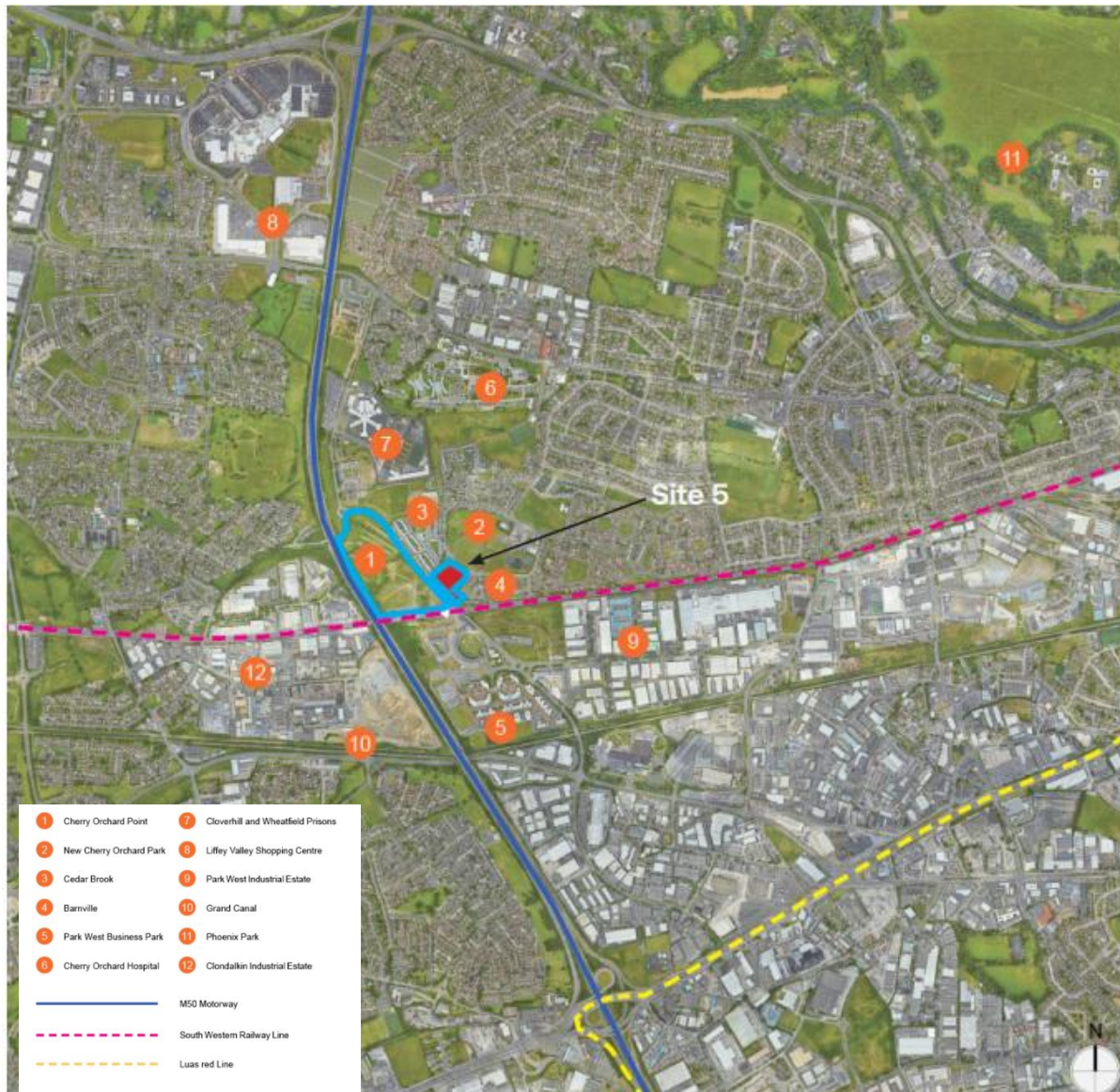


Figure 2-2 Aerial view of the site outlined in red (Source: FHP Architects)

The subject currently includes a large ESB pylon and associated overhead power lines are located in the southern corner of the site as shown below. To facilitate the comprehensive development of the lands, the existing electrical infrastructure will be relocated underground in consultation with Iarnród Éireann (Irish Rail) and ESB, both of whom have provided letters of consent and confirmation respectively. Further information on relocation of ESB electrical infrastructure please refer to Planning report prepared as part of the planning application.



Figure 2-3 View of the site showing the existing network of Pylon and Overhead lines

The Subject Site is part of the wider area identified under the Dublin City Development Plan 2022-2028 for regeneration which is reflected in the lands' designation as a Strategic Development Regeneration Area (SDRA 4). The Park West Cherry Orchard Local Area Plan for the area was adopted in 2019 and has been extended until 4th November 2029. The LAP identifies 8 no. Key Development Sites within the wider LAP lands that offer the potential to deliver approximately 2,000 residential units in tandem with employment and commercial development. However, the evolving planning policy context, informed by the revised NPF and the Section 28 Guidelines on NPF Implementation: Housing Growth Requirements, requires Local Authorities to identify additional zoning to support enhanced housing delivery in line with updated population and economic growth targets. Accordingly, the County Development Plan will update housing targets for the relevant areas through the review or variation process.

The subject site is the Development Site 5 (Barnville Site) as per the LAP and constitutes Phase 3 of a four-phase development envisaged to deliver the objectives of the LAP and the relevant planning policy for redevelopment of these lands based on the potential to deliver much needed housing near the Park West and Cherry Orchard railway station.

2.3 Site Landownership

The subject site (outlined in red), forms part of a larger freehold title (DN798) held by Dublin City Council as shown in Figure below in blue. The lands are owned by Dublin City Council (DCC), with a Letter of Agreement in place between DCC and the LDA to facilitate the progression of a planning application.



Figure 2-4 Folio map showing the extents of lands under the ownership of the Dublin City Council (DCC), with subject site outlined in red (Source: Landdirect.ie/ (VDA / CCK).

Additionally, letters of consent/confirmation have been provided by both Iarnród Éireann (Irish Rail), in support of the proposed development. The diversion and undergrounding of elements of the wider electricity network are being progressed in consultation with ESB Networks and in coordination with adjoining developments and the DART+ South West Project.

2.4 Transport and Accessibility

The subject site is strategically located approximately 7 km from Dublin City Centre, with strong connectivity to the national and regional road network. The site is positioned equidistant between the M50/N4 and M50/N7 junctions, providing efficient access to key strategic corridors. The nearby N4 (c. 2 km north) facilitates connections to the northwest of Ireland, while the N7 offers direct linkage to Limerick and the southwest, supporting regional accessibility.

In addition to road connectivity, the site benefits from a well-established public transport network. Rail services operate regularly in proximity to the site, providing direct connections to Dublin City Centre and the Midlands. The Luas Red Line is also accessible, with the Red Cow stop located approximately 4 km to the south of the site, further enhancing sustainable travel options.

The subject site is particularly well served by bus infrastructure, forming part of Phase 4 of the BusConnects network operated by Dublin Bus. High-frequency routes serve the site, including Route G1 (Red Cow to New Wapping Street), with a stop located on Park West Avenue at the southern boundary, operating at 15-minute peak intervals. Additional bus stops are located along the northern boundary and along Cloverhill Road, which is served by Route 60 (Red Cow to Rogerson's Quay) with a 60-minute frequency. This network of stops ensures comprehensive coverage across the site.

Overall, the subject site demonstrates a high level of accessibility across multiple transport modes, including strategic road links, rail services, Luas connectivity, and an enhanced bus network. This level of connectivity supports the sustainable movement of people and aligns with national and regional planning policy objectives promoting compact growth and public transport accessibility.

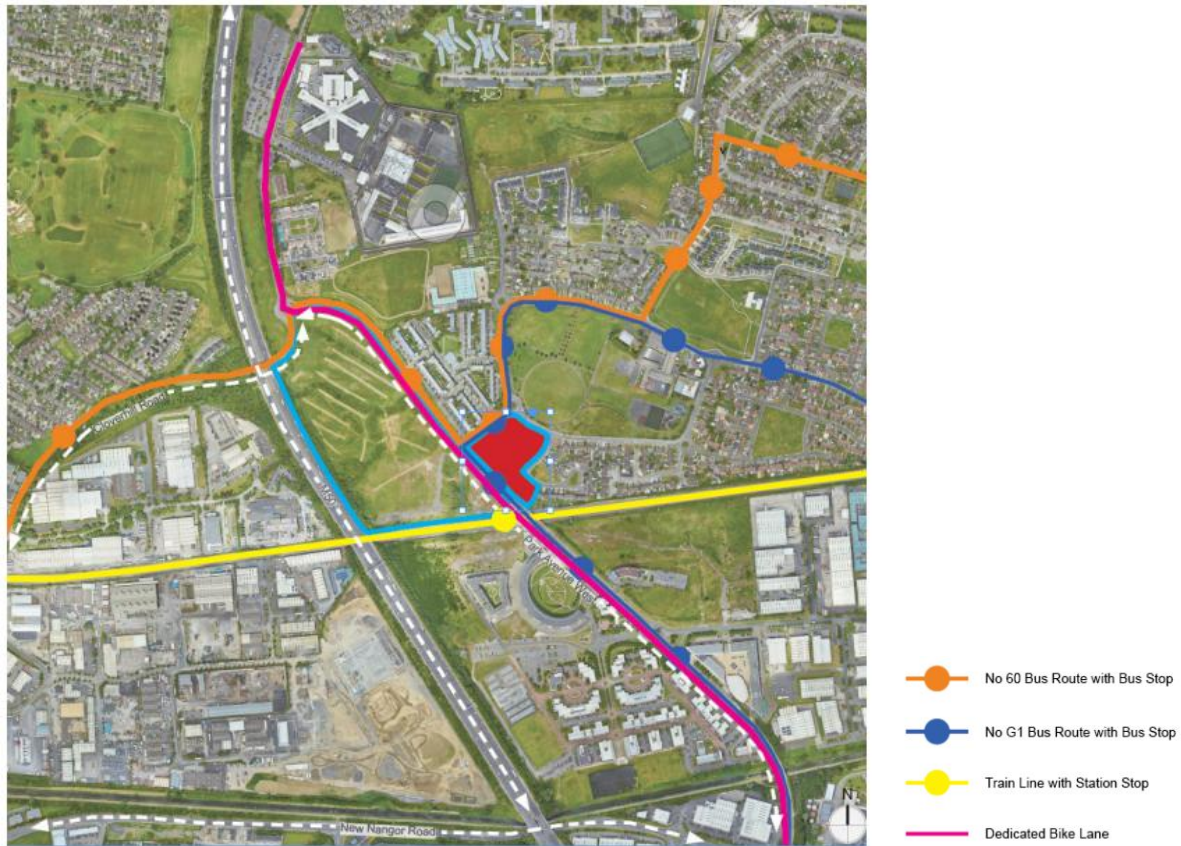


Figure 2-5 Subject site and public transport

For further information on the transport and accessibility please refer to section 2.4 of the Planning report submitted as part of the planning application.

2.5 Proposed Development

The proposed development will consist of the construction of a residential led mixed-use scheme containing 312no. residential apartments comprising 244no. cost rental and 68no. social units, 8no. local retail and commercial units, landscaped public and communal open space. The proposed development includes a new principal access via Barnville Park to the south, providing entry to an internal undercroft parking court, upgraded pedestrian and cycle footpaths, Barnville link connecting the Park West Avenue and Cherry Orchard railway station and all associated site and development works. The proposed development represents Phase 3 of the overall planned development at Cherry Orchard Point scheme for Development Sites 4 and 5 of the LAP lands. Phase 1 of the overall planned development was approved permission in July 2024 (ACP Case Ref: 318607-23) and Phase 2 was approved in September 2025 (ACP Case Ref: 321931-25). The proposed development comprises the works to be undertaken on Site 5: Barnville, which forms the subject of this planning application.

The proposed development (Total GFA of c. 28413 sq.m) involves construction of 312no. residential apartments (c. 24556 sq.m), across 7 core blocks consisting of 4 to 10 floors, comprising 16no. studio units, 146no. one-bed units, 139no. two-bed units (15no. two-bed three-person and 124no. two-bed four person), 9 no. 3-bed units (9no. three-bed five-person) and 2no. 4-bed units (2no. four-bed seven-person) together with 8no. Local Retail and Commercial units (c. 1441 sq.m GFA), and all ancillary and sundry accommodation (c. 2,416sq.m total GFA). The proposed development also includes the provision of landscaped public open spaces of c.1691 sq.m. and Communal open space of c. 2390 sq.m. The communal open space has been designed to provide a high-quality amenity area, incorporating a community garden with seating, play and fitness facilities, and associated landscaping. The scheme also provides private open space for all residential units.

The proposed development will involve the provision of car parking (including accessible and EV car parking spaces), car sharing spaces, bicycle parking spaces, motorbike spaces and loading bays. The scheme includes a Barnville link to the south of the site connecting Barnville Park with Park West Avenue and providing direct pedestrian access to the railway station, along with overall 4no. pedestrian crossing points connecting Park West Avenue, Barnville Park and New Cherry Orchard Park.

The development will also provide for all associated ancillary site development infrastructure including site clearance, boundary treatment, associated public lighting, internal roads and pathways, substations, switch room, water tank rooms, storage room, meter room, sprinkler tank room, bin storage, bicycle stores, hard and soft landscaping, play equipment, boundary walls, attenuation area, green and blue roof systems, photovoltaic panels and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply. Refer to the enclosed statutory notices for a full description of development as part of this planning application.

2.6 Statutory Requirement under Dublin City Development Plan 2022-2028

This Community, Social and Cultural Infrastructure Audit has been prepared in line with Section 15.8.2 of the Dublin City Development Plan 2022-2028 together with the guidance set out in the Cultural Toolkit, which require that applications made for large residential developments or mixed-use developments should provide for community type uses. In addition, such applications comprising 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and identify whether there is a need to provide additional facilities to cater for the proposed development.

In addition to the requirement for a Community and Social Infrastructure Audit, the City Development Plan under Objective CUO30 requires that *‘Large development applications, in the absence of a DCC local area culture audit (under CUO44), will be required to undertake a cultural audit for the local area to identify the shortcomings within the area...’*.

Section 15.8.2 sets out the specific requirements to be addressed by the Community, Social and Cultural Audit:

- Identify the existing community social and cultural provision in the surrounding area covering a 750m-1km radius from the edge of the Development Sites.
- 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 and art / cultural facility as part of the proposed development having regard to the findings of the audit.

Section 15.8.3: *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.*

The following Community, Social and Cultural Infrastructure Audit has been prepared having regard to the above requirements under Section 15.8.2 Section 15.8.2 and Objectives CUO30 of the Dublin City Development Plan 2022-2028.

Table 2.1 below provides a summary break-down of the total proposed unit mix for the scheme. The proposed development comprises a balanced range of apartment types designed to cater for a variety of households and life stages, thereby contributing to the creation of an inclusive and sustainable residential community. Accordingly, the proposed development is consistent with the requirements of SPQR 1 of the Guidelines.

Table 2-1 Proposed Residential Unit mix for COP3 Scheme

Proposed Residential Unit Mix for COP3 Scheme		
Unit Type	No. of Units Proposed	% Total Development
Studio	16	5.1%
1bed	146	46.8%
2bed(3p)	15	4.8%
2bed(4p)	124	39.7%
3bed(5p)	9	2.9%
4bed(7p)	2	0.6%
Total	312	100

3 Demographic Profile

This section sets out the demographic profile of the study area and captures subsequent trends in relation to the various characteristics of the local population and their background.

The demographic analysis continues to rely on the 2016 and 2022 CSO Census datasets, which remain the most recent and robust data available at the time of preparing this report.

3.1 Study Area

The study area for the purposes of the demographic analysis comprises 51 no. CSO Small Areas (SAs) which encompasses the entirety of the subject site and wider 1km buffer (Figure 3.1). The demographic and socio-economic analysis set out in the sections below focuses on the Small Areas data made available for the Census periods, 2016 and 2022. This approach allows for a more granular analysis of the population profile at a localised level and provides a more consistent and accurate picture of the demographic and socio-economic status of the study area. Analysing the profile of all EDs that intersect the wider applicant lands and that cover a comparatively wider extent than the Small Areas would risk distorting and misrepresenting the profile of the Study Area.

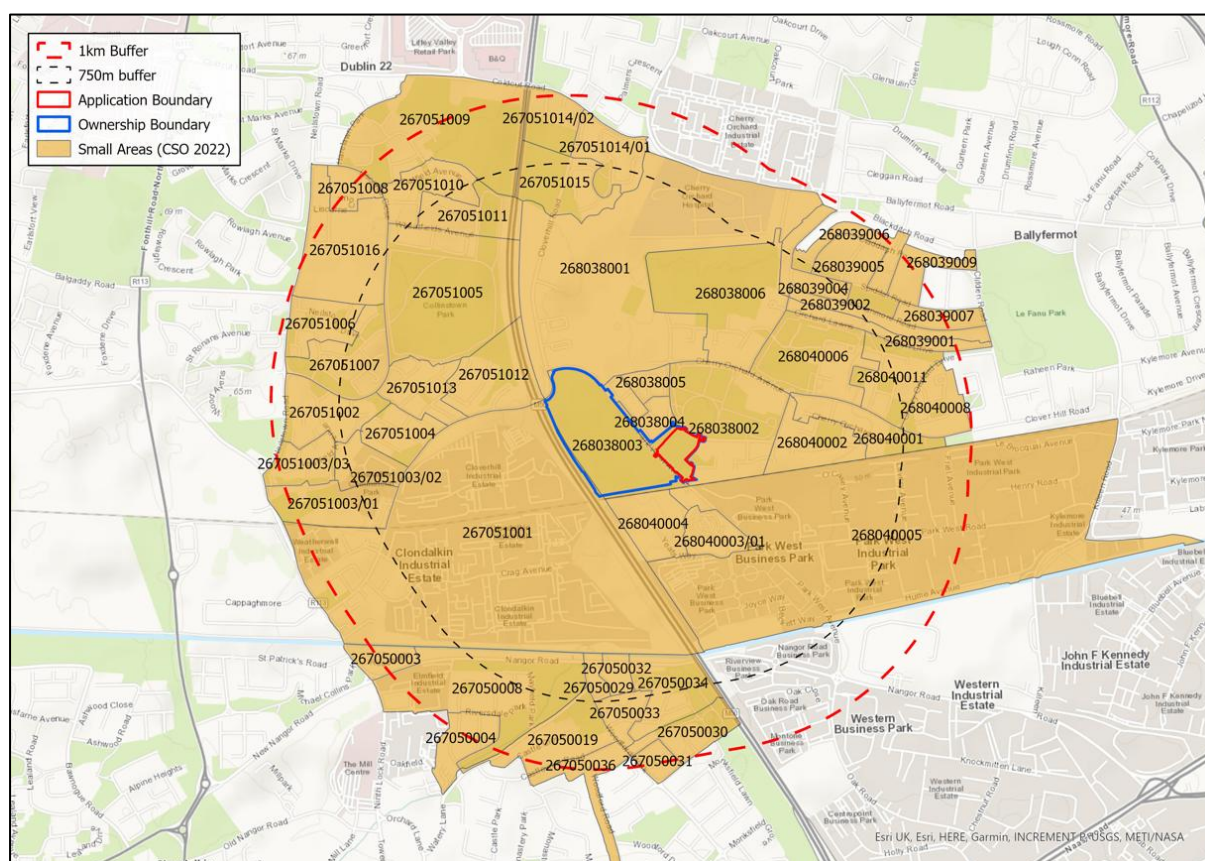


Figure 3-1 Extent of Study Area, which comprises of c. 51 Small Area Boundaries which cover a 750m-1km radius from the application site (shown in red). The Ownership Boundary is shown in blue on the map. (Source: CSO 2022, KPMG Planning)

The study area catchment is defined based on the principle of the 15-minute walking city concept introduced within the new Dublin City Development Plan 2022-2028 – which seeks to ensure that people's daily requirements can be reached within 15-minutes by foot, bike, or public transport. In addition, Section 15.8.2 of the Dublin City Development Plan 2022-2028 (as outlined in Section 4.6) further requires the inclusion of a community and social audit to assess the provision of community facilities and infrastructure in the surrounding area covering a 750m radius. Therefore, in order to remain consistent with the principle of the 15-minute walking city concept as well as comply with the requirements set out for the assessment of community and social infrastructure in the area – the

study area has been defined by a 1km boundary, with a further 750m buffer within this boundary to capture any services that fall within this catchment (Figure 3.2).

The 1km catchment extends from the edge of the Ownership Boundary (blue line indicated in Figure 3.1 and Figure 3.2), to capture the level of Community and Social services accessible within a 15-minute walking distance from both development sites (Site 4 and 5). This approach is considered appropriate to keep the study area boundary consistent across all baseline analysis carried out for the purpose of this Planning Application and as done for previous consented phases for the overall scheme at Cherry Orchard Point scheme.

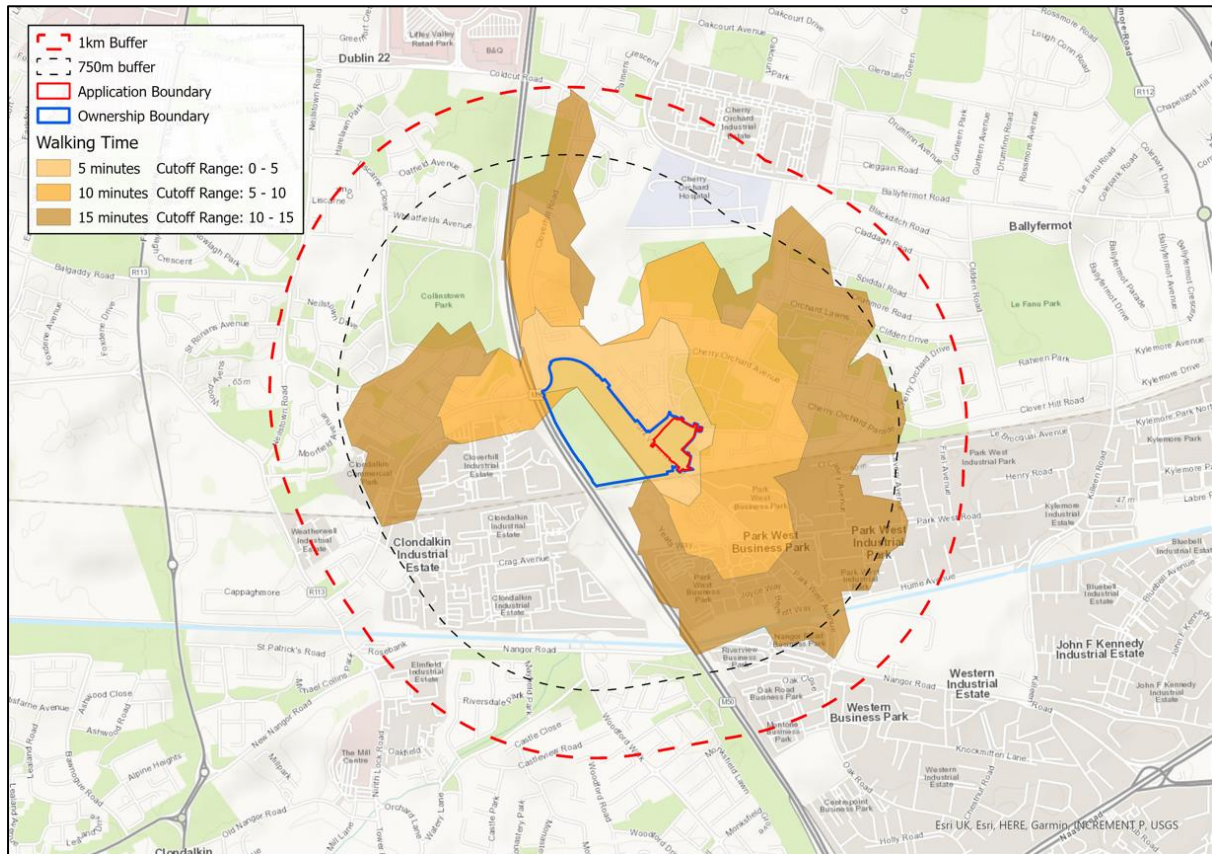


Figure 3-2 Walking Distance shown for 5-10-15-minutes around the ownership boundary.

The socio-economic profile of the study area includes insights into the population's age profile, household compositions, educational qualification, and economic status, to better understand the needs of the population regarding social services and facilities.

3.2 Population Profile

The Table 3.1 below, records the percentage change in population during this period to highlight change in the population composition across the intercensal periods in the Study Area and wider Dublin Region. As illustrated, the small areas defining the study area experienced only a slight increase. Between 2016 and 2022, the Study Area population has experienced an exponential increase from the previous Census period, of c. 7.7%, which is similar to the population increase observed in the Dublin Region (c. 8.2%) during the 6 years following Census 2016.

Table 3-1: Population Change during the Census Period 2016 and 2022

Area	2016	2022	2016-2022 Change #	2016-2022 Change %
Study Area	17,089	18,398	+1,309	7.7%
Dublin Region	1,347,359	1,458,154	+110,795	8.2%

3.2.1 Age Profile

Table 3.2 below provides a breakdown of the recorded population, categorised by age to allow a more detailed overview of the specific cohorts that have experienced the greatest change between 2016 and 2022 Census. Different age cohorts of a population have different requirements, with young families more likely to be in need of childcare and educational facilities, while a strong working age population will require more significant employment opportunities than those of retirement age, who more likely will require care and health services. Thus, it is necessary to address those age cohorts that are experiencing the most significant change to ensure that there is an adequate provision of services and facilities.

Table 3-2 Population within Study Area by Age as per Census 2022

Age Group	Study Area		Dublin Region		State 2022 %
	2022%	Change	2022%	Change	
0-14	20.3%	3.3%	18.4%	3.5%	19.7%
15-64	69.7%	6.4%	68.1%	7.7%	65.3%
65 years and over	10%	29.9%	13.4%	18.6%	15.1%
Total	100%	7.7%	100%	8.2%	100%

The study area has a predominantly working age cohort with approximately 70% of its population aged between 15-64 years in 2022 and c. 30% of its population considered to be 'dependent' (i.e., aged 0-14 or 65+ years) at the time of the 2022 Census. However, there has been a visible increase in the population age group 65 years and over (by c.29%) during the Census period 2016 to 2022 which corresponds with the general trend of an ageing population both with the wider Dublin region and nationally. The Study Area has experienced an increase in both the 0–14-year profile (3.3%) as well as the 15-64 years age profile (6.4%), with an exponential increase in the 65+ age group. Dublin Region in comparison also experienced a similar proportion of growth – wherein, the 0–14-year age group experienced an increase of c. 3.5% between 2016 and 2022, an increase of c. 8% in those aged 15-64 and a higher c. 19% increase in those aged 65 years and over. Both Dublin and the study area consisted of a higher proportion of elderly population, albeit it was slightly higher in Dublin (c. 13%) as compared to the study area (c.10%). The study area consisted of a comparatively higher portion of 0–14-year-old at 20.3%, to Dublin (18.4%) or the State (19.7%).

The exponential increase in the population aged 65 years and over, during the intercensal periods is likely a reflection of the existing communities aging in place and a lack of substantial new housing development coming on stream. This has likely reduced demand on childcare and educational places as detailed in Section 5 below.

Finally, it is noted that the overall age composition was largely maintained within the study area and in Dublin from 2016-2022, with an overall increase (in absolute terms) of 6.4% in the study area and c. 7.7% increase within the Dublin Region, in the proportion of working age population.

3.3 Household Characteristics

The housing data for the Study Area demonstrates that as of Census 2022, the 'Average Year of Stock' for 'Permanent Private Households by Year of Built' was c. 1987. This implies that the Study Area experienced the highest growth in housing roughly between 1970s and 1990 (c. 42% growth). The Study Area further experienced a significant c. 57% drop in housing stock post 1990, between 1991-2000 from c. 23% new builds to c. 9% respectively. Although there were around 23% houses built between 2000-2010 (+138% since the previous decade), only c. 10% of the stock consists of dwellings built between 2011 and 2022 in the study area. While the overall housing stock profile for the Study Area remained broadly unchanged between Census 2011 and Census 2022, a review of CSO New Dwelling Completions data for the Ballyfermot–Drimnagh Local Electoral Area (which partially covers the study area) for the period Q2 2022 to Q1 2026 identifies a total of 1,941 completed dwellings. This evidence indicates a notable post-Covid increase in construction activity within the wider area, with corresponding growth in housing development across the subject area.

Trends in household composition from the intercensal period for the study area are summarised under Table 3.3 below.

As per Census 2022, 'Married couple and children' continues to constitute the highest proportion of households within the Study Area, at c. 21%; however, this household type declined by c. 9% between 2016 and 2022. Dublin Region also has the highest composition of households with 'Married couple and children', however, there was a comparatively smaller decline in the composition (c. 3%) as compared to the study area.

While Dublin Region also consists of a higher proportion of 'One person' household (22%), the study area also has a high proportion of both 'One person household' as well as households with 'Mother and children' both of which consist around 17% and 18% as of Census 2022. It is also noted that there was c. 6% decrease in the total composition of 'One person' households in the Dublin Region and an increase of c. 8% within the study area between 2016 and 2022.

There is also a noticeably large increase in the households with 'Couple and others' and 'Couple children and others', both of which have seen an increase of 44% between 2016 and 2022, albeit these households consist of around 2.1% and c. 4% of the total composition. There is also a substantial increase in the households with 'Two or more non-related persons' (c. 56%). This could all be indicative of the growing housing crisis, which has resulted in inflated rents and subsequent affordability issues, forcing people into shared accommodation.

Table 3-3 Composition of Private Households by Type (Census 2016, 2022)

Type	Study Area			Dublin Region		
Composition of Households	2016(%)	2022(%)	(%) Change 2016-2022	2016 (%)	2022 (%)	(%) Change 2016-2022
One person	16.8%	16.8%	8.1%	23%	22.1%	5.9%
Married couple	10.0%	9.8%	5.7%	13%	13.3%	8.1%
Cohabiting couple	3.7%	3.4%	-3.0%	5%	5.3%	9.1%
Married couple and children	24.8%	21.0%	-8.6%	27%	26.1%	2.9%
Cohabiting couple and children	6.4%	7.2%	20.4%	4%	3.8%	12.2%
Father and children	2.1%	2.2%	11.4%	1%	1.2%	4.0%
Mother and children	17.5%	17.7%	9.9%	9%	8.8%	2.4%
Couple and others	1.6%	2.1%	44.2%	2%	2.2%	39.3%
Couple children and others	2.9%	3.8%	44.5%	2%	2.5%	20.6%
Father children and others	0.5%	0.5%	16.0%	0.2%	0.3%	39.0%
Mother children and others	2.7%	3.2%	27.0%	1%	1.6%	25.1%
Two or more family units	3.8%	2.7%	-22.8%	2%	1.4%	-11.8%
Non-family households and relations	2.6%	3.2%	31.2%	3%	2.8%	10.7%
Two or more non-related persons	4.5%	6.4%	55.6%	7%	8.5%	30.0%
Total	100.0%	100.0%	8.2%	100%	100.0%	8.2%

On the other hand, in the Dublin Region experienced the greatest increase in the households with 'Couple and others' (c. 39%). 'Father children and others' (c. 39%), and 'Two or more non-related persons' (30%) - although these households composed of around 2.2%, c. 0.3% and 8.5% as of Census 2022 respectively.

The highest decline within the study area as well as Dublin Region has been observed in households with 'Two or more family units', which have observed c. 23% (study area) and c. 12% (Dublin region) decline between 2016 and 2022. As of Census 2022, the proportion of households with children has declines slightly (46% of households in 2016, 44% in 2022). This is in line with figures for the Dublin Region, where the proportion decreased from 57% in 2015 to 56% in 2022.

The following Table 3-4 further highlights trend across the different stages of 'Family Cycle' within the study area.

Table 3-4 Trends in the Family Cycle within the Study Area and wider Dublin Region (Census 2022)

No. of Families	2016	2022	2022%	% Change 2016-2022
Younger Couple	359	316	7.3%	-12.0%
Older Couple	350	339	7.9%	-3.1%
Retired	201	299	6.9%	48.8%
Pre-school	461	319	7.4%	-30.8%
Early school	539	418	9.7%	-22.4%
Pre-adolescent	470	530	12.3%	12.8%
Adolescent	581	568	13.2%	-2.2%
Adult	1364	1,524	35.3%	11.7%
Total	4,325	4,313	100.0%	-0.3%

Table 3.4 suggests that, as of 2022, there has been a visible decline in the total number of 'Pre-School' families (c. -31%) and in the total number of families at the 'Early school' stage (c. -22.4%), in the period between 2016 and 2022. This would suggest that the families within the study area have transitioned into other stages of the 'Family Cycle', which explains the higher portion of households with older children. Subsequently, it is observed that there was an increase (c. 13%) in families at the 'Pre-adolescent' stage within the study area. The study area also experienced 12% increase in the families with 'Adult' children (20 years and over), and a substantial increase of 'Retired' families (c. 49%) – this is reflective of the growth in the elderly population, which is noticeable not only at the local, but also national level.

The highest portion of the families within the study area, however, constitutes of 'Adult' population (i.e., in the age group 35-64 years), with around 35% of the population falling under this category.

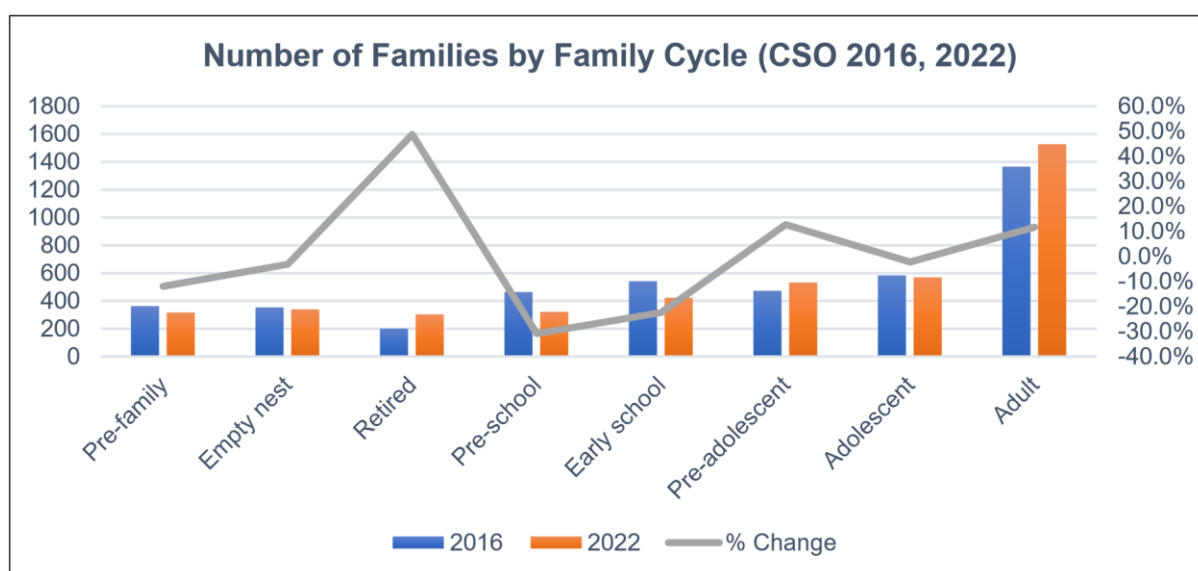


Figure 3-3 Stages of Family Cycle

3.4 Educational Attainment

The largest portion of residents within the study area constituted those that had completed 'Secondary' Education (46.5%) as of 2022, and around 33% within the wider Dublin Region. A total of 20% of the

study area population have completed 'Third Level' Education, which is lower compared to the Dublin Region which recorded around 33% of the population to have completed 'Third Level' Education.

There has been a notable increase of c. 64% in the population that were recorded as having 'No Formal Education', from 2.8% in 2016 to 4.3% in 2022 within the study area. There is a visible decline in the population with 'Primary Education' in both the study area and Dublin Region, by around 17% and 24% between 2016 and 2022. On the contrary, both the study area and Dublin Region demonstrated an increase in the number of people with 'Third Level Education' (by c. 23% and 17% respectively) and 'Postgraduate Education or Higher' (by c. 29% and 27% respectively) between 2016 and 2022 (Table 3.5).

Table 3-5 Population aged 15 years and over with highest level of education completed (Census 2016,2022)

Education Level	Study Area 2022	% Total	% Change 2016-2022	Dublin 2022	% Total	% Change 2016-2022
No Formal Education	493	4.3%	63.8%	18,836	2.0%	62.6%
Primary Education	1,387	12.0%	-17.4%	61,625	6.5%	-24.1%
Secondary Education	5,372	46.5%	4.2%	314,612	33.0%	-0.8%
Third Level Education	2,307	20.0%	22.8%	314,993	33.0%	17.2%
Postgraduate Education or Higher	1,048	4.5%	29.1%	164,586	17.2%	27.4%
Not Stated	1,474	12.8%	2.6%	79,921	8.4%	12.8%
Total	11,557	100.0%	6.4%	954,573	100.0%	8.6%

It is further noted that the study area observed an increase in the number of students pursuing an 'Arts' (c. +23%) and / or Humanities (c. +14%) degree as of 2016. This data on population aged 15 years and over by field of study has not been covered in the latest Census 2022. However, it was considered prudent to highlight this data, as it is of specific interest in the context of the Cultural Audit (detailed under Section 6). This data demonstrates that there might be a growing need for workspaces, exhibition halls and the like to cater to the needs of those pursuing their careers in the field. In that regard the Cultural Audit of existing facilities in the report, has identified a low provision of facilities serving the study area population, and this includes a range of facilities vis-à-vis, workspaces for artists / creative workers, event / exhibition spaces, artists, studios, etc. This lack of provision in cultural space has been directly addressed in the overall Cherry Orchard Point scheme which includes provision of internal and external provision of community, arts and cultural uses as approved in Phase 1 scheme and will respond to evolving demand, including demand generated by Phase 2 and was considered a welcome addition to the area by the Planning Inspector. Furthermore, the subject planning application proposes offsite provision to provide wider community benefits and the letter of confirmation from DCC is also enclosed with this planning application.

3.5 Economic Status

The economic profile of the study area has a similar distribution to the Dublin Region, of people with different economic status. In that, the majority of the population for both the study area and the Dublin Region are 'At Work', with around 54% in the study area and 59% in Dublin Region as of 2022 (see Table 3.6). Albeit the proportion of people at work was comparatively lower within the study area than that in Dublin, there was a comparatively greater increase in the study area population categories as - 'At work' (c. +17%). There was also a c. 22% increase in the proportion of people 'Looking for First Regular Job' within the study area, which was much higher than in the Dublin Region, that recorded

around 9% increase in the same population group. However, the composition of those looking for their first regular job in both study area and Dublin Region was only minor, at 1.6% and 0.9% respectively.

The proportion of 'Unemployed' population in the study area was c. 7.6%. Census 2022 now also records the proportion of people that are in 'Short Term Unemployment' and those in 'Long Term Unemployment'. The proportion of the former was comparatively smaller at 2.6%, than the latter at 5%. There has, however, been an overall decline in the total population that are 'Unemployed' by around 32% since Census 2016. Dublin Region on the other hand recorded a total of 4.3% people that were 'Unemployed' as of 2022, with 1.8% in 'Short Term Unemployment' and around 2.5% in 'Long Term Unemployment'.

There was a significant increase proportion of people 'Retired' within the study area (c. +32%), in comparison to Dublin Region, which had around 18% increase in the total number of 'Retired' population. In relation to the proportion of 'Student' population, even though the study area has a comparatively lower portion of students (c. 10%) than in Dublin (11.3%), the increase in the number of student population within the study area was considerably higher (+9.8%) than the Dublin Region (6.4%).

Table 3-6 Principle Economic Status (CSO 2022)

Principal Economic Status	Study Area 2022	% Total	% Change 2016-2022	Dublin 2022	% Total	% Change 2016-2022
At Work	7,865	53.7%	16.8%	698,931	58.8%	13.7%
Looking for First Regular Job	237	1.6%	21.5%	10,330	0.9%	8.8%
Short Term Unemployed	382	2.6%	-31.8% ¹	21,889	1.8%	-26.8% ¹
Long Term Unemployed	734	5.0%		30,176	2.5%	
Student	1,452	9.9%	9.8%	134,910	11.3%	6.4%
Looking After Home/Family	1,044	7.1%	-10.1%	68,227	5.7%	-11.7%
Retired	1,491	10.2%	32.3%	171,712	14.4%	17.9%
Unable to Work	1,069	7.3%	23.0%	45,686	3.8%	19.4%
Other	383	2.6%	-8.8%	7,350	0.6%	83.8%
Total	14,657	100.0%	8.8%	1,189,211	100.0%	9.4%

3.6 Demographic Summary

The population within both the study area and wider Dublin Region have experienced an increase since 2016 Census – with the study area growing by 7.7% and Dublin Region by 8.2%. In terms of age profile, the largest cohort within both the study area and wider Dublin Region are those aged 15-64 years, with the study area representing around 70% and Dublin Region around 68% of the total population respectively.

We note that c. 54% of the study area population aged 15 years or older was largely at work, with around 7.6% in either 'Short Term' (2.6%) or 'Long Term' (5%) Unemployment at the time of the 2022 Census. A significant percentage of this population aged 15 years or older had completed 'Secondary

¹ This change has been calculated against the 2016 unemployment figures, by adding short term and long term unemployment for 2022, as the 2016 data did not categorise short and long term unemployment.

Education' (c. 46%), with around 12% with 'Primary Education' as their highest level of education completed. Around 20% of those aged 15 years and over had completed 'Third Level or Higher Education'. It is further noted that around 4.3% of the total population in the study area had received 'No Formal Education' as of 2022.

Dublin Region on the other hand consisted of c. 59% of the population aged 15 years or older 'At work', with a comparatively lower number that were either in 'Short Term' (1.8%) or 'Long Term' (2.5%) unemployment. The Dublin Region had a similar proportion of people with 'Secondary Education' (33%) and 'Third Level Education' as their highest level of education completed, at c. 33% in each group.

Albeit there was a 3.3% increase in the population aged 0-14 years, there was a substantial decline in the population aged 0-6-years. This was also reflected in the reduction of Families in the 'Pre-school' Stage of around 31% between 2016 and 2022. On the other hand, the study area experienced a significant increase (c. +30%) in the population aged 65 years and over, with a cumulative increase in the level of 'Retired' families (c. +49%).

Health in Ireland – Key Trends (2025) identifies continued aging of Irelands population, with the population aged 65 years and over increasing by 36.7% between 2016 and 2025. Based on the 2025 populations estimates, there are approximately 4.2 working aged people for every person aged 65 and over nationally. This was further echoed in by the Central Statistics Office² in relation to ageing population, which notes that the number and the proportion of persons aged 65 years and over is increasing and is projected to continue an upward trend over the next three decades.

This demographic shift and increased age dependency profile will inevitably result in more demand for inclusive spaces and social infrastructure.

This Community and Social and Cultural Infrastructure Audit has identified and established a certain level of existing social infrastructure provision within and bordering the c. 750m to 1km study area. The audit seeks to establish whether or not the subject site is well served in terms of existing social infrastructure provision and identify its capacity to support demand generated by population uplift arising from the proposed development. The baseline study undertaken identified a wide range of services which contribute to a high quality of life for residents, with 90 no. facilities located in close proximity to the subject site. The level of provision will be greatly enhanced by the delivery of the Phase 1 scheme and the proposed Athletics Track, a capital project that the Local Authority are committed to delivering with direct contribution from the Land Development Agency (Phase 2) and the strategy proposed as part of the Phase 3 scheme, as discussed in more detail in Section 6 of this Report.

The following sections set out the statutory requirements supporting/encouraging the provision of community and social infrastructure services/facilities. The subsequent sections then provide further details on each existing facility/service identified and outlines their ability to serve the existing and any future demand arising from the proposed scheme within the area.

² [Ageing Population - CSO - Central Statistics Office](#)

4 Policy Context

For the purposes of this Social Infrastructure Audit, a range of national, regional, and local planning policies relating to social infrastructure have been reviewed. The key points relating to this study, as derived from each policy document, will be highlighted in this section.

4.1 National Planning Framework: Ireland 2040

The *National Planning Framework* (NPF), under Project Ireland 2040, forms the overarching framework for the spatial development of Ireland to 2040. 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. Given its focus on sustainable development, the NPF includes a number of points related to social infrastructure inclusive of 'National Strategic Outcome 10: Access to Quality Childcare, Education and Health Services' which seeks to provide good accessibility to quality health services, childcare and education facilities, supported by compact growth in urban areas.

Furthermore, 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. Chapter 6 additionally includes a Hierarchy of Settlements and Related Infrastructure that indicates the services and facilities necessary within settlements of different size to serve their populations.

The NPF recognises the challenges that Dublin faces regarding housing affordability, transport, and urban liveability. It also states that Dublin needs to accommodate a greater proportion of the growth it generates within its metropolitan boundaries offering improved housing choice, transport mobility and quality of life. At the metropolitan scale, focus on a number of large regeneration and redevelopment projects is required, particularly with regard to underutilised lands within the canals and the M50 ring and a more compact urban form, facilitated through well designed higher density development

4.1.1 First Revision of the National Planning Framework, 2025

The National Planning Framework (NPF) was formally revised and updated in April of 2025 to reflect changes in population growth, housing demand, and wider policy priorities. The revised NPF continues to establish the overarching strategy for spatial planning and development in Ireland to 2040. A core principle of the NPF is the promotion of sustainable development through the creation of compact, high-quality communities. In this regard, compact growth remains a key National Strategic Outcome, which seeks to ensure that future population and employment growth is accommodated within the existing footprint of cities, towns and villages through consolidation and regeneration.

The revised NPF identifies a significant increase in housing delivery requirements with a new target of 55,000 additional households per annum on average to 2040, with a 50% additional headroom available for Local Authorities to zone for a total of 83,000 units per annum. These revised targets respond to research from the Economic and Social Research Institute (ESRI) which projected population growth and housing need, while reinforcing the need for the optimisation of suitably zoned and serviced lands in urban areas.

The first revision of the NPF strengthens the policy requirement for the integration of community, childcare, and wider social infrastructure within spatial planning. It places particular emphasis on aligning population and housing growth with the timely delivery of essential services, notably childcare and education, to support the development of sustainable communities. The revision also reinforces the principle of infrastructure-led development, which requires that residential and employment growth is aligned with the delivery of important infrastructure. This represents a more proactive and coordinated approach to planning, ensuring that community, social and cultural infrastructure is delivered alongside new developments.

Data from the UNHCR shows that children's health, educational advancement and overall well-being is deeply influenced by the quality of housing they live in. This is addressed in the NPF in relation to

measures that address community and social infrastructure within housing developments. Combined with the older population, the dependency ratio (those aged under 16 and over 65) is projected to increase to 65% of the total population by 2040, up from 53% in 2016. This means that the continued provision and enhancement of facilities such as early learning and childcare service, schools, playgrounds, parks and sportsgrounds, remains necessary and in need of ongoing investment.

Under the revised NPF, it will continue to be a requirement that proposals for residential development make provision for early learning and childcare and for children's play areas in accordance with local development plan policies. The revised NPF reinforces National Policy Objective 41, to emphasise the integration of childcare with planning.

NPO41: 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 and timely delivery of childcare facilities and new and refurbished schools on well-located sites within or close to existing built-up areas, including in support of infill and brownfield development, that meet the diverse needs of local populations and act as a key enabler for housing development, thereby contributing to the development of sustainable communities;
- The expansion and consolidation of Further and 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,

In addition to childcare and education provision, the revised NPF supports the delivery of a wider range of social and cultural infrastructure, including community centres, healthcare facilities, libraries, healthcare facilities, open space, recreation amenities and arts and cultural facilities. These elements are seen as essential components of sustainable placemaking, contributing to social cohesion, inclusion and quality of life.

The NPF also places a key emphasis on the spatial integration and accessibility of social infrastructure. Facilities are to be located within or in close proximity to existing built-up areas, particularly within areas of compact growth and along public transport corridors. This approach ensures that communities can access essential services within walking/cycling distance, reducing car dependency and promoting more sustainable communities and developments. Future homes are required to be located where people have the opportunity to have access to a high standard quality of life.

NPO43: Prioritise the provision of new homes at locations that can support sustainable development and at appropriate scale of provision relative to location.

The projected increase in the dependency ratio, including both younger and older population cohorts has significant implications for the planning and provision of social infrastructure. This will result in increased demand for childcare, education facilities, healthcare services, age-friendly infrastructure and accessible recreational and community facilities. The revised NPF emphasises the need for infrastructure that can provide for and adapt to changing demographic trends over the period of the plan.

4.2 Project Ireland 2040: National Development Plan

The implementation of the revised NPF outlined above will continue to align with the National Development Plan and form as one single vision for Ireland under 'Project Ireland 2040'. The National Development Plan (NDP) sets out the investment priorities that will underpin the successful implementation of the NPF. This will guide national, regional, and local planning and investment decisions in Ireland over the next two decades to cater for an expected population increase of over 1 million people.

The National Development Plan 2021-2030 (or “NDP”) was published in 2021 as an updated version of the previous National Development Plan 2018-2027. As part of Project Ireland 2040, the NDP set out the Government’s over-arching investment strategy and budget for the period 2021-2030. The Document sets out funding to underpin key Government priorities, including housing and infrastructure. The NDP underpins the overarching message of the National Planning Framework (“NPF”). The revised version of the NDP was published in 2025 to enhance the delivery of “transformative, critical and growth-enhancing infrastructure”.

Resolving the systemic factors underlying the current housing crisis is at the heart of the NDP and reflecting this, housing and sustainable urban development is a priority for the National Development Plan. In this regard, the revised NDP states that critical improvements to sectors of economic infrastructure, water, energy and transport, are being prioritised to support the core ambition of the revised NDP- the delivery of 300,000 additional homes by 2030.

The updated National Development Plan signals the largest ever capital investment plan in the history of the State that will enable the heightened delivery of homes, and deliver critical infrastructure and strengthen water, energy, and transport systems. The review encompasses total public investment of €275.4 billion with key investment allocations including:

- €35.955 billion investment in housing between 2026-2030, and over €20 billion allocated to social and affordable housing
- €3.5 billion for energy projects with ESB Networks and Eirgrid to meet the growth to deliver the housing target of 300,000 new homes
- €12.2 billion for the water sector
- €24.3 billion for the transport sector

Furthermore, the NDP states that “the continuation of existing patterns of development accentuates the serious risk of economic, social, and environmental unsustainability through, for examples, placing more distance between where people work and where people live, and increasing energy demand. The NPF highlights the urgent requirement for a major uplift of the delivery of housing within the existing built-up areas of cities and other urban areas. It has a particular focus on brownfield development, targeting derelict and vacant sites that may have been developed before but have fallen into disuse.”

There are a number of strategic outcomes identified within the NDP which support the proposed development at the subject site. Such outcomes include:

- *National Strategic Outcome 1: Compact Growth – “This outcome aims to secure the sustainable growth of more compact urban and rural settlements supported by jobs, houses, services, and amenities, rather than continued sprawl and unplanned, uneconomic growth. This requires streamlined and coordinated investment in urban, rural, and regional infrastructure by public authorities to realise the potential of infill development areas within our cities, towns, and villages. This will give scope for greater densities that are centrally located and, in many cases, publicly owned, as well as bringing life and economic activity back into our communities and existing settlements. Creating critical mass and scale in urban areas with enabling infrastructure, in particular increased investment in public and sustainable transport and supporting amenities, can act as crucial growth drivers. This can play a crucial role in creating more attractive places for people to live and work in, facilitating economic growth and employment creation by increasing Ireland’s attractiveness to foreign investment and strengthening opportunities for indigenous enterprise”.*
- *National Strategic Outcome 10: Access to Quality Childcare, Education and Health Services: “Access to quality primary education, health services and childcare, relative to the scale of a region, city, town, neighbourhood or community is a defining characteristic of attractive, successful and competitive places.”*

In relation to broader Economic and Social Infrastructure, the €7.5 billion allocated to the Department of Education and Youth will be used to facilitate extra school places in primary, post-primary, special classes and special schools over the updated plan period of 2026-2030. The enhanced NDP provision for the health sector of €9.25 billion will support the delivery of accessible and high-quality healthcare across Ireland. Investment is also focused in improving infrastructure in childcare, disability and enterprise.

4.3 Sustainable and Compact Settlement Guidelines for Planning Authorities, 2024

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 was adopted on the 15th of January 2024 and sets out policy and guidance in relation to the planning and development of urban and rural settlements with a focus on sustainable residential development and the creation of compact settlements.

The Guidelines provide a summary overview of the emerging approach from a planning policy perspective in relation to residential density, housing standards and quality design and how these can be used to prioritise compact growth. The intention is that these Section 28 Guidelines, will provide a national policy framework that supports the delivery of more compact and diverse housing typologies, in light of the overall objective of increasing housing supply.

The Guidelines have replaced the 2009 Sustainable Residential Development in Urban Areas Guidelines and provide a renewed focus on existing settlements and on the interaction between density, housing standards and quality urban design to support sustainable and compact growth.

The Guidelines highlight the key role that Development Plans play in setting the strategy for the creation of sustainable and compact settlements across the plan area, as part of the core strategy. The Guidelines state that the role and function of settlements at all levels in the settlement hierarchy and the interactions, interdependencies and connections between settlements. For larger settlements, the strategy should support the creation of strong and vibrant centres surrounded by an integrated network of well-designed mixed-use neighbourhoods.

The Guidelines promote a move away from segregated land use areas (residential, commercial and employment) that have reinforced unsustainable travel in favour of mixed-use neighbourhoods. Ensuring that there is a good mix and distribution of activities around a hierarchy of centres has many benefits in terms of reducing the need to travel and creating active and vibrant places. Section (ii) 'Mix and Distribution of Uses' of Chapter 4 of the Guidelines which highlights the key indicators of good urban design states;

c) In areas that are less central, the mix of uses should cater for local services and amenities focused on a hierarchy of local centres that support residential communities and with opportunities for suitable non-residential development throughout.

d) In all urban areas, planning authorities should actively promote and support opportunities for intensification. This could include initiatives that support the more intensive use of existing buildings (including adaption and extension) and under-used lands (including for example the repurposing of car parks at highly accessible urban locations that no longer require a high level of private car access).

e) It will be important to align the integration of land uses and centres with public transport in order to maximise the benefits of public transport.

f) The creation of sustainable communities also requires a diverse mix of housing and variety in residential densities across settlements. This will require a focus on the delivery of innovative housing types that can facilitate compact growth and provide greater housing choice that responds to the needs of single people, families, older people and people with disabilities, informed by a Housing Needs Demand Assessment (HNDA) where possible.

Development plans may specify a mix for apartment and other housing developments, but this should be further to an evidence based Housing Needs and Demand Assessment.

Section 4.3 of the Guidelines specifies that “*In the case of a planning application, the site layout and design statement will need to show how the development proposal has evolved in response to the surrounding context and demonstrate how it is consistent with any statutory masterplan that has been prepared for the area. The design and placemaking process for the application should be detailed in the urban design statement submitted in support of a planning application*”.

Policy and Objective 4.1 “*It is a policy and objective of these Guidelines that planning authorities implement the principles, approaches and standards set out in the Design Manual for Urban Roads and Streets, 2013 (including updates) in carrying out their functions under the Planning and Development Act 2000 (as amended) and as part of an integrated approach to quality urban design and placemaking.*”

The Guidelines encourage development that promotes an integrated network of well-designed neighbourhoods where access to social infrastructure is important and will therefore reduce the need for travel.

The Guidelines also provides that NTA’s Public Transport Accessibility Level (PTAL) tool will provide detail of public transport accessibility at settlement level and should be used to support the preparation of statutory development plans at a settlement level and in the consideration of individual applications.

The GIS map available on NTA website places the subject site in Medium-High Level of Service [Maps | PTAL Public Viewer](#)

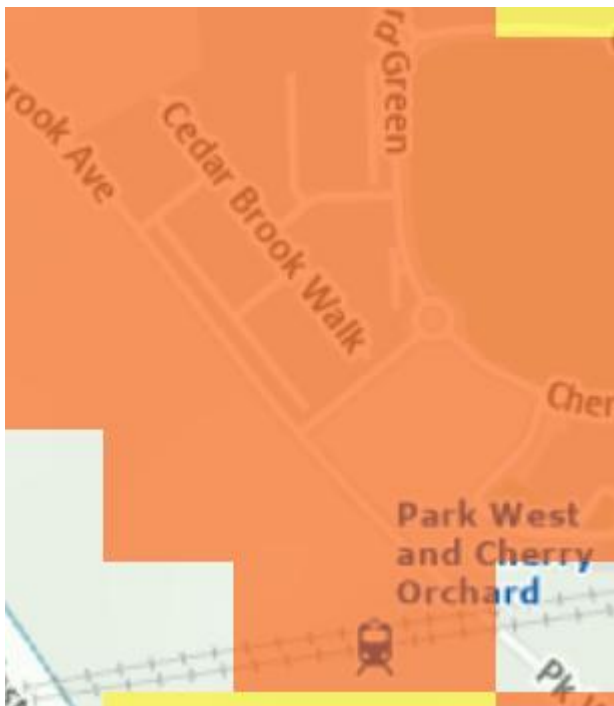


Figure 4-1 Public Transport Accessibility Level (PTAL) mapping showing subject site (Source: NTA website)

This Community and Social Infrastructure Audit sets out the level of existing facilities within the Study Area, including the extent of Schools, Childcare, Health, and Community Centres within the catchment.

4.4 Childcare Facilities: Guidelines for Planning Authorities (2001)

The *Childcare Facilities: Guidelines for Planning Authorities (2001)* state that 1 no. childcare facility should be provided for new large-scale housing developments unless there are significant reasons to the contrary:

*“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.”*
[emphasis added].

The provision of childcare facilities is further elaborated in Section 3.3.1 of the Guidelines which states that “a *standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate*” for new residential developments. However, they continue by clarifying that such Guidelines are exactly that – **guidelines and not a strict prescription or requirement** – and the provision of childcare facilities will depend on the particular circumstances of each individual site and development.

Please refer to Section 5.1 below for further details on the assessment of the demand for schools and childcare services within the area surrounding the proposed development.

4.5 Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031

The *Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031* (RSES) sets out a 12-year strategic development framework for the Eastern and Midland Region (EMRA). Supportive of the implementation of the NPF, the RSES reflects its focus on the provision of accessible services and facilities for communities within the Eastern and Midland Region.

Section 9.6 of the RSES sets out the importance of Social Infrastructure in developing strong and inclusive communities. It states that,

“Successful places also support a wide range of services and facilities that meet local and strategic needs and contribute towards a good quality of life. These include facilities in relation to health, education, libraries, childcare, community centres, play, youth, recreation, sports, cultural facilities, policing, places of worship, burial grounds, and emergency facilities.”

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”.

In addition, the Metropolitan Area Strategic Plan (MASP) set out in the RSES emphasises the need to provide accessible services and facilities and supports;

“ongoing collaboration between 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”.

It should be noted that extensive engagement with the public and stakeholders has taken place and informed the type of community, arts & cultural uses that will be delivered across Phase 1, Phase 2 and Phase 3 of the overall development.

4.6 Design Standards for Apartments, Guidelines for Planning Authorities (2025)

The Design Standards for Apartments, Guidelines for Planning Authorities were released in 2025 to replace the 'Sustainable Urban Housing: Design Standards for New Apartment Guidelines for Planning Authorities' 2023. The Guidelines set national planning policy and guidance in relation to the planning and development of apartment schemes to reflect current Government policy and economic, social and environmental considerations. The Guidelines provide a consistent set of national design standards for apartments and contain policies relating to;

- *Apartment mix;*
- *Internal space standards for different types of apartments;*
- *Dual aspect ratios;*
- *Floor to ceiling heights;*
- *Apartments to stair/lift core ratios;*
- *Storage spaces; and*
- *Amenity spaces including balconies/patios*

The purpose of the Guidelines is to provide a consistent set of national design standards and policies for apartments. The revised NPF (2025) set out the need for a plan to significantly increase housing supply every year between now and 2040 to meet the demand from the projected increase in Ireland's population. The projected need to plan for approximately 50,000 additional household per year to 2040, requires a substantial increase in housing output of all types, with the Guidelines emphasising a renewed focus on the delivery of apartments, particularly in central urban areas and in locations accessible to high-quality public transport links. The need for additional apartment development is driven by a variety of other factors including: a long-term move towards smaller average housing size, an ageing and more diverse population, and a higher proportion of households in the rental sector. These Guidelines form a part of the variety of Government measures to encourage the development of apartments in meeting the overall objectives relating to housing supply.

Chapter 3 of the Guidelines contains design standards and Specific Planning Policy Requirements (SPPRs) relating to building Height and Layout, housing mix, apartment floor areas, dual aspect ratios, floor to ceiling height, lift and stair cores, internal storage, private amenity space, and security considerations.

Chapter 4 outlines the design standards and Specific Planning Policy Requirements (SPPR) for Communal facilities in Apartments that include; Communal Amenity Space, Children's Play areas, and Communal, Community and Cultural Facilities.

With regard to **Communal Amenity Space** for apartments, the Guidelines emphasise the importance of accessible, secure and usable outdoor space for families with young children and for older people with less mobility. The Guidelines contain several stipulations relation to amenity space for apartment developments;

- *There should be a clear distinction with an appropriate boundary treatment/ 'privacy strip' between private and communal amenity space that are adjoined*
- *Communal amenity space may be provided as a garden within the courtyard of a perimeter block or adjoining a linear apartment block (must be ensured that they heights and orientation of adjoining blocks permit adequate levels of sunlight to reach the communal space throughout the year).*
- *Roof gardens may be provided they are accessible to residents and meet requirements such as safe access by children.*
- *For building refurbishment schemes or urban infill schemes on sites of up to 0.25ha, communal amenity space may be relaxed in part or whole, subject to overall design quality.*
- *Appendix C of the SRDCSGs recommends that an Operational Management Plan/ Report be submitted for all developments consisting of housing with communal access, facilities and areas of open space*

In relation to **Children's Play Areas**, the Guidelines state that concerning apartment buildings, children's play needs should be catered for:

- *Within the private open space associated with individual apartments*
- Within small play spaces (about 85-100sq.metres) for the specific needs of toddlers and children up to the age of six, with suitable play equipment, seating for parents/ guardians, and within site of the apartment building, in a scheme that includes 25 or more units with two or more bedrooms; and
- Within play area (200-400 sq. metres) for older children and young teenagers, in a scheme that includes 100 or more apartments with two or more bedrooms.

In relation to the provision of Childcare Facilities the Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025 specifies:

"Notwithstanding the Planning Guidelines for Childcare Facilities (2001), which are subject to review, 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, 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 on-site childcare provision and subject to the factors above, this may also apply in part or whole, to units with two or more bedrooms."

The Guidelines also recognise that **Communal, Community, and Cultural Facilities** may be provided in apartment schemes, particularly in larger developments. Facilities may also extend to community rooms, gyms, or studios that may be open to non-residents. However they are likely to have significant implications on the viability of the development and in terms of maintenance costs.

The requirement for community and cultural facilities is not applied on a blanket or threshold basis. As set in the Development Plans Guidelines for Planning Authorities (2022), the need for community facilities should be determined by an audit process (such is the subject of this document), including a 'gap analysis' of existing local amenities and facilities relative to the existing demand and the anticipated demand generated by new development. The form and location of these facilities should be identified in a statutory plan, which is subject to Strategic Environmental Assessment. As set out in SPPR 6, such facilities are not required on a threshold basis in relation to individual apartment schemes.

- **SPPR 6:** *The provision of new Communal and Cultural facilities within apartment schemes shall only be required in specific locations identified within the development plan and shall not be required on a blanket threshold-based approach in individual apartment schemes*

4.7 Dublin City Development Plan 2022-2028

The Dublin City Development Plan 2022-2028 (The Development Plan) came into effect on 14th December 2022 and is the statutory plan applicable to developments within the administrative boundary of Dublin City Council. The Development Plan notes that the Minister for Housing, Local Government and Heritage has issued a range of guidelines which planning authorities are required to have regard to in carrying out their functions. These guidelines cover a wide range of issues that include childcare facilities assessment among various other development standards listed. In line with that, the Development Plan has regard to these guidelines and provides for each of the specific requirements.

The Development Plan recognises the important role that social and community infrastructure facilities play, in functioning as a focal point in neighbourhoods and enabling social activities and events. With regard to childcare facilities, the Development Plan states that,

“The provision of good quality and multi-functional social and community infrastructure in the city’s existing and developing areas is a key element in the development of successful neighbourhoods and sustainable communities. The alignment of new housing development to be phased in line with availability of essential social and community infrastructure, services and amenities will be a key focus of the plan-making process going forward in order to, where feasible, co-ordinate and phase development. Where feasible and practicable, key social and community infrastructure will be delivered in the first phases of development.

In this regard, it is a policy of the Council to ensure that all residential applications comprising of 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and to identify whether there is a need to provide additional facilities to cater for the proposed development”.

The Council, per the Dublin City Development Plan 2022-2028, also:

“Seek to work with the LCDC to make the most efficient use of existing social and community infrastructure by co-locating and sharing the use of facilities amongst the wider community and by continuing to invest in infrastructure upgrade and regeneration projects to make these facilities more adaptable, inclusive and accessible to all community members.”

[Section 5.5.8, CDP]

One such objective introduced, which reinforces the importance of the above, is the requirement for a local area ‘cultural audit’ (under Objective CUO30), in order to identify the shortcomings within the area, identify and agree (with the Dublin City Council Arts Office) appropriate arts or cultural uses, preferably as part of co-design process in advance of lodging an application, for inclusion in the development. The objectives of the Council, in relation to this are set out below:

CUO25 SDRAs and Large Scale Developments: *All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area* must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need. *Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector.*

CUO30 Co-Design and Audits: *Large development applications (over 10,000 sq. m., either in phases or as one application) will, in the absence of a DCC local area culture audit (CUO44 refers), be required to undertake a cultural audit for the local area to identify shortcomings within the area; and to work with DCC Arts Office to identify and agree appropriate arts or cultural uses, preferably as part of a co-design process in advance of lodging an application, for inclusion in the development. Such audits shall be informed by the existing cultural mapping resources in the Dublin City Cultural Infrastructure Study and by Culture Near You maps.*

Section 6 of this Report has set out the details of the Cultural Audit undertaken for the purpose of this planning Application.

Other key policies with respect to social and community infrastructure provision set out in the CDP include:

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

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

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

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

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

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

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

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

QHSN57 Burial Grounds: To facilitate the development of new or extended burial grounds, including green cemeteries, eco-burial grounds, columbarium walls and crematoria, 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 environmental considerations, noise and traffic impacts.

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

QHSN59 City's Library Service: *To continue to develop and improve the city's library service to meet the needs of local communities by supporting the implementation of the Libraries Unlimited: A Strategic Direction for Dublin City Libraries 2019-2023*.*

*This guidance has now been replaced by "Libraries Unbound: A five year vision for Dublin City Council Libraries" published in 2025.

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

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

Building Culture Toolkit

The **Building Culture Toolkit** was published in May 2024 by Dublin City Council in collaboration with Turley and Arrow Architects as a complementary resource to Chapter 12: Culture of the Dublin City Development Plan 2022-2028. The Toolkit is intended to help guide the process of delivering cultural infrastructure by helping developers to identify and respond to real need and to design for clearly defined cultural uses. The Toolkit is clear in setting out that it is a guidance document and notes the importance of selecting a delivery model that is **sustainable for both developer and operator** (emphasis added).

The Toolkit sets out a requirement to work collaboratively with and seek advice from the Dublin City Council Arts Office, prior to commencing the detailed design stage of a scheme. The Toolkit also requires that a **Cultural Infrastructure Audit** be undertaken to ensure that the development of cultural infrastructure meets a genuine need and does not displace existing provision. The Audit should be a component of a broader Cultural Infrastructure Assessment (CIA), used to inform and develop design proposals.

Guidance Note 1 of the Toolkit provides direction on the current planning process and best practice required to successfully deliver cultural infrastructure and sets out a decision tree of the issues **to consider** at various stages in the development of cultural infrastructure and how this relates to the planning process and ensuring compliance with Policy CUO25 of the Development Plan. It should be noted that the Toolkit is a guidance document aimed at providing direction in the delivery of cultural infrastructure. It is not intended to become an inflexible policy requirement to provide cultural infrastructure without having due regard to locational context, existing provision and wider societal need that would otherwise risk leading to a situation where there is a sporadic and disjointed spatial distribution of cultural uses.

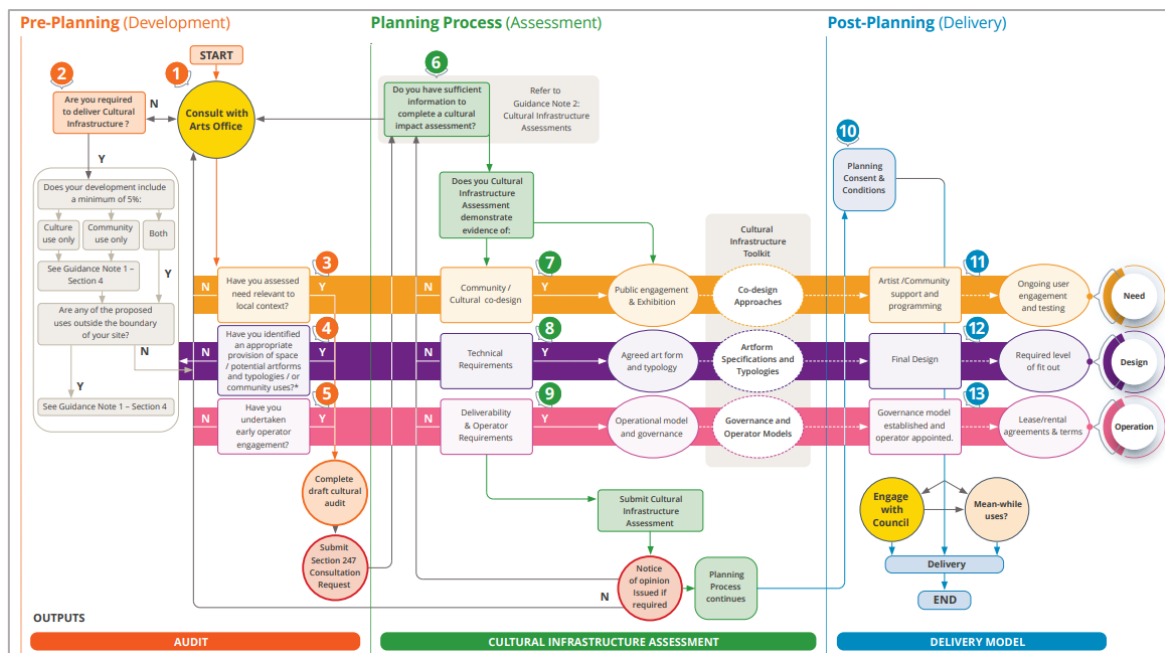


Figure 4-2 Cultural Infrastructure Decision Tree (Source: Cultural Toolkit)

The Toolkit notes that in order for cultural infrastructure to succeed, it must be sustainable, meet a real and genuine need and reflect the preferences of the community which it is intended to serve. While the intent of the Toolkit is to guide the delivery of cultural infrastructure throughout the City, the Development Plan (specifically objective CUO25) and the Toolkit recognise that cultural infrastructure is often best delivered alongside associated community uses, particularly in existing residential areas and development. The Toolkit further states that while the priority of uses would be to provide for cultural uses, in some cases, where the Social Infrastructure Audit demonstrates a requirement for overriding community need, a larger proportion of community uses may be acceptable.

4.8 Dublin City Play Strategy 2022-2027

“Everywhere, Any Day, You Can Play!”

Source: Dublin City Play Strategy (DCPS) (2022 - 2027)

The Dublin City Play Strategy will embrace children and young people within the 0-18 age group and also be guided by the further extended age group identified in Better Outcomes, Brighter Futures: The National Policy Framework for Children and Young People (2014-2020) which identifies children and young people in the 0-24 age group. This determines an inclusive approach to supporting and facilitating play for older children and young people.

The Play Strategy Action Plan will be the key instrument in fully implementing the Dublin City Play Strategy. The new themed Play Strategy Policy Statements developed within the strategy have influenced the nature and timeline for subsequent actions as follows:

Demonstrate clear alignments with regard to the recommendations by the United Nations Committee on the Rights of the Child general Comment 17 on Article 31; the child’s right to play. This includes alignments with city planning, roads and traffic, arts and culture, community and capital projects and relevant policies that place obligations on local authorities to support and provide for play as a right. Moreover, include realistic budgets and practicable timeline for implementation.

Adopt key principles, concepts and theories of play in keeping with the Dublin City Play Plan (2012) and continue to focus on sound and up-to-date knowledge of the study of children’s play.

Develop and/or provide appropriate training for staff, organisations and communities regarding children's rights, Play work practice and play led approaches to planning and supporting play for children and young people.

Support ongoing consultation and research with children and young people regarding their opportunities for play, recreation and cultural and artistic life.

Include the development of a practice framework for Dublin City Council as a local authority that will support the ongoing monitoring and evaluation process in securing sufficient play opportunities for the city's young citizens.

Develop and encourage cross-departmental and collaborative working with partner and outside agencies and organisations at local and national level.

Invest in Universal Design to support accessible and inclusive opportunities for play

Include the development of playful school environments that ensure adequate time and opportunities within the school day for rest, artistic and cultural activities and rich play.

Align with the 'Five National Outcomes' adopted by Better Outcomes, Brighter Futures: National Policy Framework for Children and Young People (2015-2020); Active & Healthy, Achieving, Safe, Economic Security and Connected and Respected.

Themed Policy Statement One: *Develop an awareness of play and its value and importance in the everyday lives of children and young people.*

Themed Policy Statement Two: *Create an effective city-wide play infrastructure through collaborative design that enhances and responds to children and young people's existing infrastructure.*

Themed Policy Statement Three: *Place a key focus on accessible and inclusive opportunities for play for all children and young people.*

Themed Policy Statement Four: *Work in partnership to support schools and early childhood care and education settings to improve and increase child-led play experiences.*

Themed Policy Statement Five: *Support children and young people to fully exercise their right to play by providing ease of access to engage in cultural life and the arts.*

The proposed development for Phase 3, provides a high-quality range of private and communal open spaces designed to support residential amenity, community interaction, health and wellbeing, and biodiversity. A central amenity lawn is provided as part of the landscaped podium as part of the Communal amenity space for amenity and play area for children, with fruit trees and shrubs for the residents' enjoyment. The main focus is on pollinator-friendly planting, seasonal interest throughout the whole year, privacy screening, and fruits bearing shrubs and trees, and includes a mix of native and non-native plants.

A dedicated children's play area c.93 sq.m is integrated within the central communal open space, providing a safe and accessible recreational facility for residents. The play space is designed to support a range of age groups and forms part of a broader amenity offering that encourages active play, social interaction, and healthy outdoor activity within a secure, landscaped courtyard environment.

The overall open space strategy promotes a healthy neighbourhood by integrating recreation, play, gardening opportunities, biodiversity enhancement and opportunities for social engagement, thereby creating an attractive and sustainable living environment for future residents.

4.9 Park West Cherry Orchard Local Area Plan 2019 (Extended to 2029)

Dublin City Council adopted the Park West - Cherry Orchard Local Area Plan (LAP) in October 2019 in accordance with Section 20 of the Planning and Development Act 2000 (as amended). The LAP has since been extended until November 2029 as the current LAP remains consistent with the Core Strategy of the Dublin City Development Plan 2022-2028, and with development still to take place on several of the key sites, it is clear that there are objectives of the LAP that remain to be secured.

The LAP for Park West Cherry Orchard emphasises on the importance of creating sustainable communities and neighbourhoods and states that such facilities need to be located in places where they can be used in an efficient and cost-effective manner. The LAP, hence, recognises that provision of a proportionate level of community and social infrastructure is central to the delivery of a sustainable community. In regard to Community and Social Infrastructure Audit, the specific objective as set out within the LAP:

CS7: *To require an updated community audit for all developments of over 50 residential units, along with an analysis of need and proposals for community provision.*

This LAP is informed by, and in keeping with, the policy hierarchy of national, regional and city planning policy, the key provisions of which are summarised below.

The purpose of this LAP is to translate national and regional policy to the local level, in accordance with the provisions of national legislation and the Dublin City Development Plan.

This LAP complies with the following policy documents.

National Planning Framework: Ireland 2040 - Our Plan

In particular the NPF indicates that:

“Carefully managing the sustainable growth of compact cities, towns and villages will add value and create more attractive places in which people can live and work. All our urban settlements contain many potential development areas, centrally located and frequently publicly owned that are suitable and capable of re-use to provide housing, jobs, amenities and services, but which need a streamlined and co-ordinated approach to their development, with investment in enabling infrastructure and supporting amenities, to realise their potential. Activating these strategic areas and achieving effective density and consolidation, rather than more sprawl of urban development, is a top priority”.

Smarter Travel – A Sustainable Transport Future 2009 – 2020

“The overarching aim of this document is that by 2020 future population and economic growth will occur predominantly in sustainable compact locations.

Five key goals of ‘Smarter Travel – A Sustainable Transport Future’ are to:

- 1. Reduce dependency on car travel and long-distance commuting.*
- 2. Increase public transport modal share and encourage cycling and walking.*
- 3. Improve quality of life and accessibility for all.*
- 4. Improve economic competitiveness through increased efficiency on the transport system.*
- 5. Reduce greenhouse gas emissions and dependency on fossil fuels.*

The document promotes the use of consolidation as a planning approach to deliver these key goals by making more sustainable modes of travel viable and available.”

Dublin City Local Economic and Community Plan (LECP)

The LECP is a statutory plan prepared under the Local Government Reform Act 2014 and sets out high level goals, objectives and actions needed to promote and support economic development and local

and community development over the six-year period of the LECP. The focus is on the social and economic issues that can be addressed by the City Council, local businesses, community organisations and state bodies.

The Dublin LECP 2016-2021 was adopted by the City Council in December 2015 setting out twelve high level goals for the lifetime of the Plan. The 2017 Action Plan prepared under this Plan included a number of actions including an objective to carry out a Cherry Orchard Sustainable Development Plan by Dublin City Council and Ballyfermot Chapelizod Partnership. This was completed in the form of 'Making Cherry Orchard Better' area action plan which was approved in 2017.

“Making Cherry Orchard Better” Area Action Plan 2017

In addition to the above, the LAP also refers to the 2017 'Making Cherry Orchard Better Plan', which is a non-statutory Social, Economic and Infrastructure Action Plan was prepared in the South-Central Area Office of Dublin City Council in conjunction with the Ballyfermot Chapelizod Partnership. The plan, which focuses on community, social, policing, education and employment issues, was the subject of a detailed consultation and local engagement process.

The vision statement for this social and economic renewal action plan is:

“To create, at its heart, content, caring and vibrant sustainable community, which caters for the employment, community and environmental needs of existing and future generations.”

The plan sets out a series of key principles and actions and provides a framework for community renewal. The plan sets out six key objectives, notably:

BE2: *Ensure an appropriate balance of affordable, social and market housing in the area and provide smaller units to be managed with the existing local authority housing stock.*

BE3: *Liaise with Dublin Bus and Iarnród Éireann in relation to the enhancement of public transport services to the area.*

BE4: *Seek community involvement in the design of public parks, any community enterprise centre and traffic calming measures.*

BE5: *Implement a tree planting programme (e.g. cherry trees) on streets, roads and public parks.*

BE6: *Seek to develop, at an early stage, a supermarket and local shops at the village retail centre.*

The LAP supports the implementation of this Plan and the specific objective set out is:

CS9 *To continue to seek funding for and to implement the actions set out within the Making Cherry Orchard Better Action Plan*

The proposed development for Phase 3, demonstrably advances the community-focused vision and objectives of the Cherry Orchard Local Area Plan for Site 5. The scheme delivers a predominantly residential-led development supported by local retail and commercial uses that will serve the day-to-day needs of existing and future residents, while creating an active and vibrant neighbourhood centre along Park West Avenue. The development incorporates a high-quality landscaped public open space provision of c. 1,691 sq.m, representing approximately 10.86% of the Phase 3 net site area, together with c. 2,390 sq.m of communal amenity space and a comprehensive range of private amenity areas, including ground-floor patios, podium-level terraces and balconies, all of which meet or exceed the applicable standards. The open space strategy establishes a clear hierarchy of public, communal and private amenity areas, providing opportunities for recreation, play, social interaction, gardening, biodiversity enhancement and passive enjoyment, thereby promoting health, wellbeing and community cohesion. Through its high-quality urban design, varied building heights, active frontages, strong passive surveillance, extensive public realm enhancements, and the delivery of the strategic Barnville Link connecting surrounding communities with Cherry Orchard Park and Park West Cherry Orchard

Railway Station, the proposed development will promote social integration, accessibility, and connectivity. In particular, the north-eastern elevation of the development is oriented towards Cherry Orchard Park, reinforcing the site's visual and physical relationship with this important recreational amenity and emphasising its immediate proximity.

Furthermore, the scheme supports the wider regeneration objectives of Cherry Orchard through the enhancement of infrastructure, sustainable mobility and the creation of an attractive, inclusive and sustainable living environment.

5 Facilities Audit

The Infrastructural Study Area for this assessment is defined by a c.1 km radius surrounding the subject site to remain consistent with that of the Socio-economic Study Area boundary. The Audit has been prepared in line with the requirement under Section 15.8.2 of the Dublin City Development Plan 2022-2028, which requires that.

“All residential applications comprising of 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and identify whether there is a need to provide additional facilities to cater for the proposed development....” (p. 582)

Section 15.8.2 of the Development Plan also requires that such community and social infrastructure audits will be required to also include an assessment ‘*identifying the existing community and social provision in the surrounding area covering a 750m radius.*’ Therefore, the study boundary within the 1km and bordering the of the Cherry Orchard Point scheme including subject site has been indicated to capture the full extent of existing community and social facilities within that catchment (see Figure 5-1 for extent).

A total of 7 no. categories of facilities that align with the policies set out in the Development Plan, were utilised for this audit. Total 90no. community and social infrastructure facilities/services were identified within and immediately bordering the Study Area. Out of the total facilities identified, 84 are located within the study area.

Table 5-1 Community Infrastructure Categories applied to Audit.

Category	Facility Type
Education Facilities	Primary, Post-Primary, Further Education and other lifelong Training Centres
Childcare Facilities	Registered Childcare Facilities incl. Full Day, Part-Time and Sessional services
Community Facilities (incl. Libraries)	Community Centres and meeting halls, Libraries, Senior and Youth Centres/Cafes and Day Care Facilities, Community Gardens and Allotments
Arts and Cultural Facilities	Theatres, museums, galleries, performance and outdoor events spaces, other venues, incl. dance studios, art clubs, music schools, etc.
Healthcare Services	Hospitals, health centres, doctors and specialty clinics, nursing homes, mental health services and other therapy providers
Open Space and Recreation	Parks, Playing Pitches, Playgrounds, MUGAs, sports centres and clubs, leisure centres, gyms and training facilities, swimming pools
Religious Institutions	Churches, multi-faith centres and other places of worship

Table 5.2 Existing Community and Social Infrastructure Facilities Located Within the 1km Study Area of the Cherry Orchard Point Development, Including the Subject Site and Lands Immediately Bordering the Study Area.

Social Infrastructure Type	No.
Creche	10
Primary School	5
Secondary School	1
Other Education	3
Community Facilities	14
Youth Services/Centre	2
Arts and Cultural Facilities	3
Pharmacy	4
Health Centres, Doctors, and Speciality Clinics	7
Hospitals	1
Religious Institutions	8
Sports Centres, Grounds and Stadiums	32
Total Facilities	90

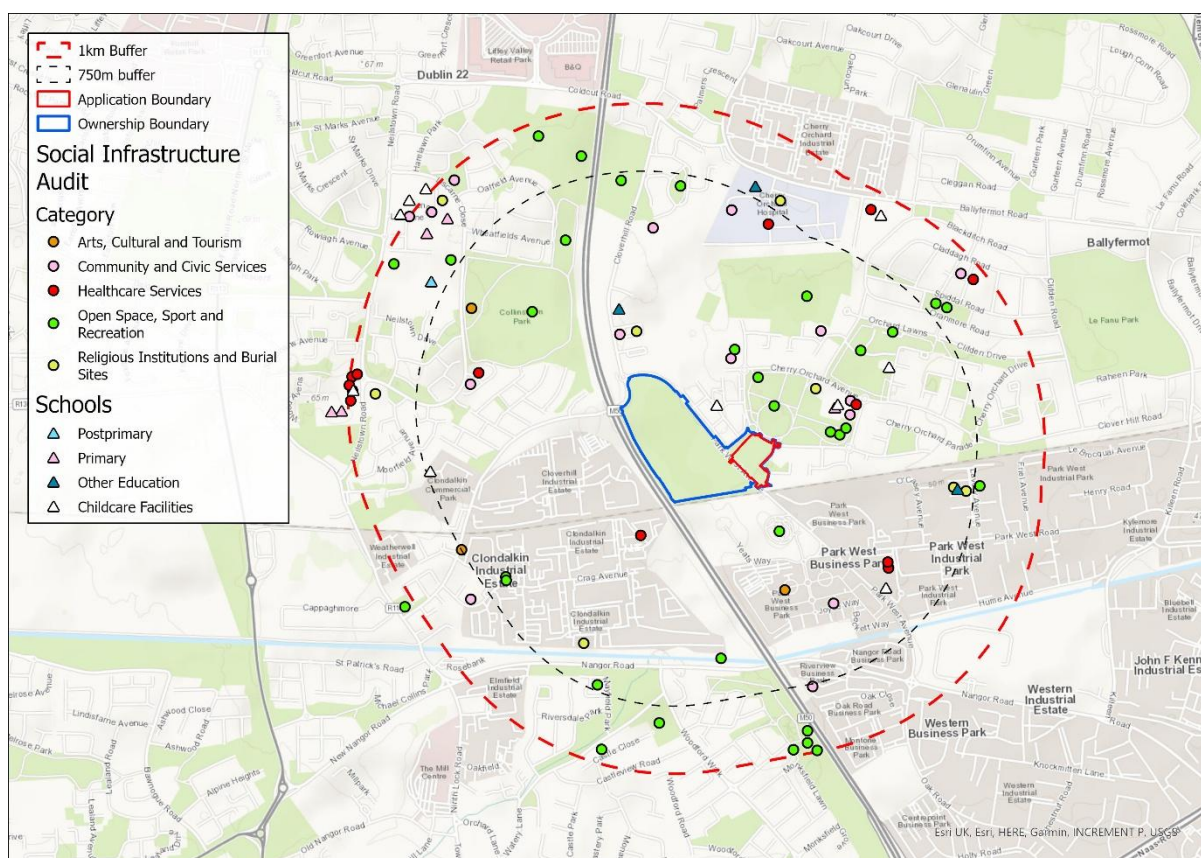


Figure 5-1: Existing Community and Social Infrastructure Facilities Located Within the 1km Study Area of the Cherry Orchard Point Development, Including the Subject Site and Lands Immediately Bordering the Study Area.

The updated Audit demonstrates that there is a range of existing community and social infrastructure facilities available within a 1 km radius of the subject site, as well as immediately adjoining the Study Area. While the availability of arts and cultural facilities in this part of Dublin City is generally more limited than in the city centre and other more centrally located areas, the subject site benefits from excellent connectivity through a range of public transport services and active travel links, providing future residents of the Cherry Orchard Point development with convenient access to such facilities across the wider city.

In addition, the proposed development will directly benefit from the community, cultural and arts facilities to be delivered as part of the approved Cherry Orchard Point Phase 1 development (ACP Case Ref: ACP-318607-23). Furthermore, in partnership with Dublin City Council, the Land Development Agency (LDA) is progressing the delivery of a new athletics running track within Cherry Orchard Park, located outside the approved Phase 2 development lands but within the wider Cherry Orchard Strategic Development and Regeneration Area (SDRA). This investment represents a significant commitment to the area and is expected to make an important contribution to community development, social cohesion and health and wellbeing within the wider Cherry Orchard community. The project is currently the subject of a Part 8 consultation process, details of which are available at <https://engage.dublincity.ie/en-IE/projects/cherry-orchard-park-renewal-part-8-consultation>.

The following sections set out a detailed review of the existing community and social infrastructure facilities.

5.1 Educational Facilities

The updates Audit identified a total of 9 no. educational and training facilities, 7no. of which were identified in the immediate 1km catchment boundary with 2 no. facilities located at the border of the Study Area. The total 9no. facilities consist of 5no. primary schools (3 within 1km catchment), 1no. post primary schools and 3no. other education training facilities. Figure 5-2 illustrates the distance of each facility from the subject site.

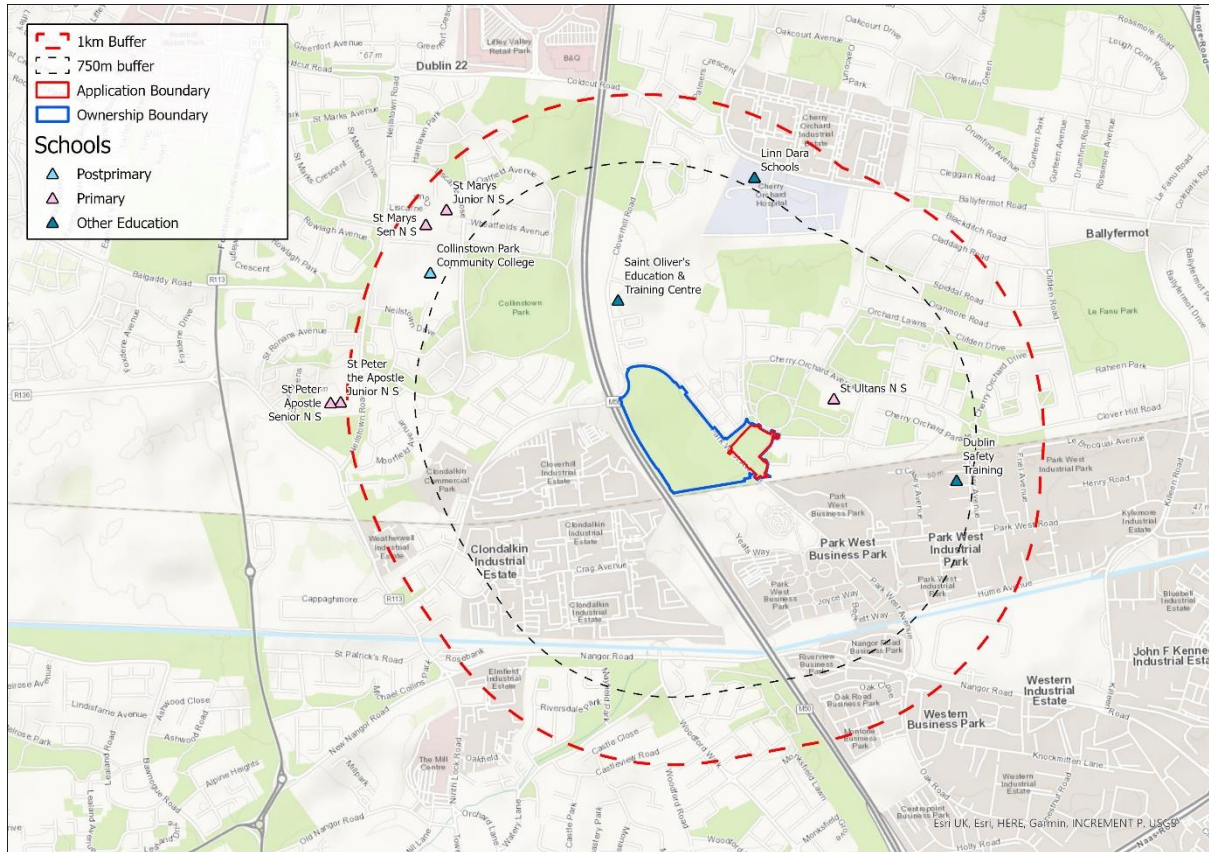


Figure 5-2 Location of existing education facilities within and bordering the Study Area

5.2 Schools Assessment

This section of the Report assesses the capacity of existing schools within the study area and will aim to identify any demand on the school network generated by the population uplift associated with the proposed development. The Report will also analyse how demand projections have been informed by the demographic profile to see the capacity of existing schools in the vicinity of the application lands to accommodate projected demand.

5.2.1 Existing Supply

A total of 4no. schools (3no. primary and 1no. post primary) were identified within the 1km boundary of the site with 2no. primary school is located at the border of the study area. Overall, these schools held a combined enrolment of 1654 no. students during the preliminary 2025/26 school year, as per the Department of Education (DES) records. We note that, of this provision, all 5 of the schools are co-educational (mixed) schools.

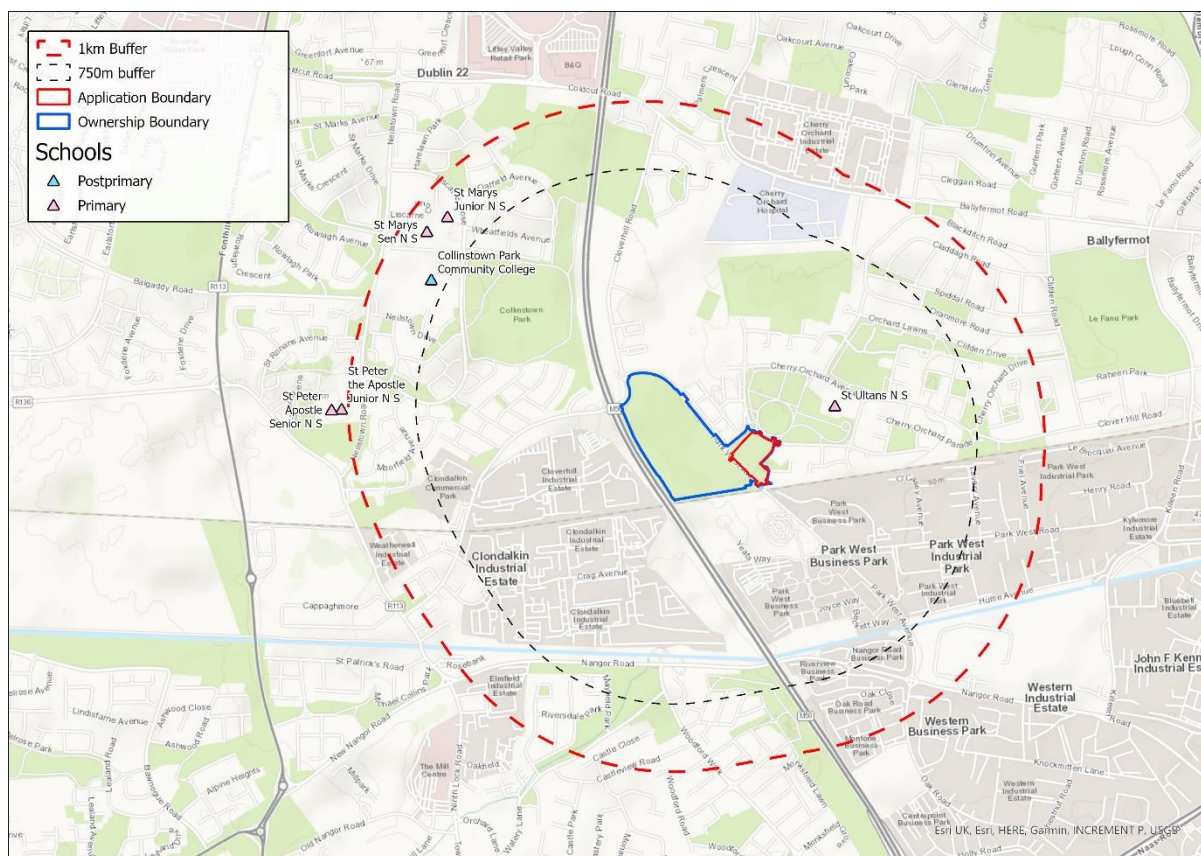


Figure 5-3 Primary and Post Primary Schools within the Study Area surrounding the Subject Site.

Supplementary to the enrolment information acquired from DES, email and phone surveys were carried out in June and August 2026 by KPMG Planning to determine the available capacity in the schools within the Study Area catchment.

5.2.2 Primary Schools

Table 5-3 and There is 1no. post primary school located within the 1km catchment area which had a total enrolment of 630no. students for the 2025/26 as per the preliminary enrolment data provided by Department of Education. As part of the audit, each school was contacted to establish whether additional capacity exists. All schools were contacted via email and phone to retrieve a response. As noted above, there was a low response rate which included Collinstown Park Community College, therefore an accurate picture of available capacity couldn't be ascertained. However, as noted previously the College can accommodate 660 students (KPMG Audit, 2023).

Table 5-4 below provide a detailed breakdown of 2025/26 preliminary DES enrolment figures for primary and post primary schools based on online enrolment figures from the Department of Education and Youth. It should be noted that a low response rate to such manual surveys is not atypical and reflects a common trend and an unwillingness of schools to disclose such information. Furthermore, it is unlikely that schools have detailed and longer-term capacity statistics available for a time when the proposed development is likely to be occupied. Additionally, where no responses were received during the survey, it has been assumed that no capacity exists.

Table 5-3 Recorded Enrolments for Primary Schools

Roll No.	School	Female enrolment	Male enrolment	Total enrolment (2025/26)	Available Capacity (phone and email surveys)
20092T	St Ultans N S	192	167	359	NA- Noting previous Total enrolments 371 (2023/24) and 366 (2022/2023). There may be some capacity.
19575J	St Marys Junior N S	93	90	183	NA
19647I	St Marys Sen N S	96	108	204	NA
19642V	St Peter Apostle Sen N S	129	149	278	NA
19569O	St. Peter the Apostle JNS*	105	126	231	Initially confirmed 3 on call and later reported via email no capacity.
Total				1,255	-

5.2.3 Post Primary Schools

There is 1no. post primary school located within the 1km catchment area which had a total enrolment of 630no. students for the 2025/26 as per the preliminary enrolment data provided by Department of Education. As part of the audit, each school was contacted to establish whether additional capacity exists. All schools were contacted via email and phone to retrieve a response. As noted above, there was a low response rate which included Collinstown Park Community College, therefore an accurate picture of available capacity couldn't be ascertained. However, as noted previously the College can accommodate 660 students (KPMG Audit, 2023).

Table 5-4 Recorded Enrolments for Post Primary Schools

Roll No.	School	Female enrolment	Male enrolment	Total enrolment (2025/26)	Available Capacity (phone and email surveys)
70041J	Collinstown Park Community College	299	331	630	No response. However, as noted previously the College can accommodate 660 students.
Total				630	-

5.2.4 Website Review of Schools

In addition to the manual surveys that were undertaken, a review of the school websites was also carried out to capture any visible trend in enrolments through the admission notices made available by the schools for each academic year.

As per Section 63 of the Education (Admissions to Schools) Act 2018 (as amended), schools are required to publish an Annual Admissions Notice each year with key information about the annual admission process. This Act further states that, although the schools can decide when to run their admission process, they cannot begin accepting applications for admissions for the school year concerned before 1st October in the previous year.

Regrettably, the primary schools within the Study Area have not published their admissions notice on their respective websites which consequently limited the ability to gain a fuller understanding regarding intake numbers for the most recent academic years.

However, St. Ultan's School (Primary school) website states that *“it opened its doors in 2006 with 56 children and 4 teachers and has grown rapidly since then with over 400 children and 70 plus staff.”* Therefore, there may be additional capacity available at the school subject to official confirmation.

5.2.5 Potential Impact on Schools within the Study Area

The subject site forms part of Development Site 5 (Barnville Site) as identified in the Park-West Cherry Orchard Local Area Plan 2019 (LAP) and is located adjacent to Development Site 4, which **accommodates the consented Phase 1 and Phase 2 developments, as well as the proposed future Phase 4 development within the** broader Cherry Orchard Point scheme.

Chapter 2 of the LAP identifies the important role of community, education, recreation and childcare facilities for the local area and sets out the key requirements in context of same.

The LAP identifies St. Ultan's Primary School as the only primary school located within the Park West Cherry Orchard Local Area. The school is said to form part of an integrated education and care facility offering a pre-school, care unit and afterschool care in addition to the primary school curriculum, and it is widely recognised by the local community as the cornerstone of the community.

In that regard, the LAP acknowledges that:

“The provision of schools is an integral part in the development of a compact and sustainable urban community”.

Subsequently, Key Development Site 6 within the LAP has been identified as an ideal location for a school.

“The Department of Education and Skills have identified that there is a need for a new primary school to serve the existing and future development of the Park West Area. A suitable location for the provision of a new primary school has been identified to the southeast corner of Site 6 addressing Park West Road”.



Figure 5-4 Proposed School Site within Key Development Site 6 under the Local Area Plan 2019

Site 6

The approved SHD application (ACP Case Ref: 312290-21) for the development of Site 6 of the LAP lands noted that the school identified in the LAP to cater for the existing and future development of the Park West area would be delivered under a future phase of development. The application documentation confirmed that discussions had commenced with the Department of Education and Skills, an approach which was deemed acceptable by the Commission.

Additionally, in October 2024, the elected members of Dublin City Council extended the LAP for another five years. The LAP as extended included Appendix 1, which provides an update on objectives for the LAP which includes following:

CS6: To seek the provision of a new primary school within Site No. 6, and the provision of additional primary school resources adjoining/ part of St. Ultan's NS, in conjunction with the Department of Education and Skills.

Update October 2024: DCC liaises with the Department of Education on a regular basis to provide updates on proposed site developments. The Department have confirmed their commitment to the objectives of the LAP as they stand.

Site 4

Additionally, in assessing the Phase 1 application (ACP Case Ref: 318607-23), the Inspector concluded that any issue regarding the availability of school places should not inhibit future development given the identification of a school site in relatively close proximity to the subject lands.

Page 50 of the inspector report: "I note the assessment of educational facilities examines the impact of the proposed development in isolation, rather than cumulatively with other permitted developments in the area e.g. the Part 8 development and the SHD. Notwithstanding, I do not consider that any issue of availability of school spaces should

pause the proposed development, given the identification of a school site in relatively close proximity”

The proposed development on subject site relates to Development Site 5 (Barnville Site) as per the LAP and constitutes Phase 3 of a four-phase development envisaged to deliver the objectives of the LAP and the relevant planning policy for redevelopment of these lands based on the potential to deliver much needed housing and other local retail and commercial facilities near the Park West and Cherry Orchard railway station.

5.2.6 School Building Programme

A review of the Department of Education and Youth’s published school-building information and associated official updates identified a major school-building project outside the study area (approx. 2.5 kms away from the subject site), at St Seton’s Secondary School, Le Fanu Road, Ballyfermot. The project relates to the delivery of accommodation for a 1,000-pupil post-primary school, including six classrooms for children with special educational needs. As confirmed by the Department in March 2026, the project is planned for delivery as part of Phase 2 of the ADAPT 4 Programme, also referred to as Programme Innovate. A project of this scale has the potential to serve the wider catchment.

Additionally, at the beginning of this 2026 the Department for Education and Youth has published a list of 105 school building projects that will be built or proceed to tender stage within the next two years. The Department recognises that there are schools with important building projects that are not included in the first tranche of prioritised projects. The department will assess opportunities to undertake advance enabling works for the most urgent and complex projects to facilitate a smooth progression to construction in 2028 and beyond.

5.2.7 Summary of School Assessment

The Audit notes that the response rate to the manual school capacity survey was limited. This is not atypical and reflects a commonly encountered reluctance among educational providers to disclose enrolment and capacity information. The findings of this Audit acknowledge the limited survey responses and the resulting uncertainty regarding available school capacity. Similar limitations were identified in the Community, Social and Cultural Infrastructure Audits prepared for the previously consented phases of the Cherry Orchard Point scheme, and the position remains broadly unchanged.

As cited in The Department of Education, in its submission on the Draft Dublin City Development Plan 2022-2028, highlighted the need to ensure adequate school accommodation to support projected population growth and residential development across Dublin City. In relation to SDRA 4 (Park West and Cherry Orchard), the Department noted the development capacity of the lands and identified St. Ultan’s National School as the existing school serving the area and noted that a site for a potential future primary school is zoned within Park West. The Department further highlighted that SDRA 4 should be considered in the wider context given its scale and long-term growth potential and indicated that school requirements across the City would continue to be kept under review in consultation with Dublin City Council.

Acknowledging the Department of Education’s role in monitoring school admissions, and Dublin City Council’s ongoing engagement with the Department, it is considered that the existing schools in the area, together with planned future expansions identified in the LAP and by the Department, can reasonably accommodate the demand arising from the proposed development. The site’s central location and excellent public transport accessibility further broaden the range of educational facilities available to future residents.

5.3 Childcare Assessment

The purpose of this section is to assess the level of existing childcare facilities serving the proposed scheme with a defined catchment of 1km surrounding the subject site. This assessment has been carried out in line with the Government's *Childcare Facilities: Guidelines for Planning Authorities (2001)*, as updated in 2020, which instructs Local Authorities to set out objectives in their respective Development Plans relating to the provision of childcare facilities. The focus on the Guidelines is to promote sustainable communities having regard to the scale and unit mix of the proposed development, the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. The Guidelines acknowledge that particular case specific circumstances based on the aforementioned factors may lead to an increase or decrease in this requirement.

The approved Phase 1 development included a sizeable childcare facility (c. 672s.m) that was deliberately designed to accommodate a total demand of c. 135 child spaces. This is considered to be more than sufficient to cater to a total of 71 no. child spaces generated in Phase 1 of the scheme as well as accommodate c. 56 no. child spaces estimated to be generated in Phase 2, and Phase 3 of the Development (which is the subject of this application), an approach deemed acceptable by ACP. In addition, there is also potential for c. 8 no. additional child spaces available, which can cater to any untapped demand within the scheme or in the surrounding area.

5.3.1 Supply

This section of the Report provides a profile of the existing supply of childcare facilities in the Study Area in order to gain an understanding of the childcare facilities operating within a 1km boundary of the proposed scheme.

5.3.1.1 Existing Childcare Facilities

As per the Tusla Enrolment Register³, a total of 10no. childcare facilities, which offer a range of services (full day, part time and sessional), were identified with 7no. childcare facilities within the 1km boundary, while 3no. facilities are located at the border of the study area. The childcare services on offer reflect a demand for different types of childcare facilities and thus should be recognised as important contributors to achieving a viable childcare service.

The combined maximum intake in the childcare facilities serving the subject site is around 648 child spaces. Table 5-5 below provides the list of childcare facilities within the Study Area and their subsequent maximum intake capacity.

Table 5-5 Current Capacity of Existing Childcare Facilities in and bordering the Study Area.

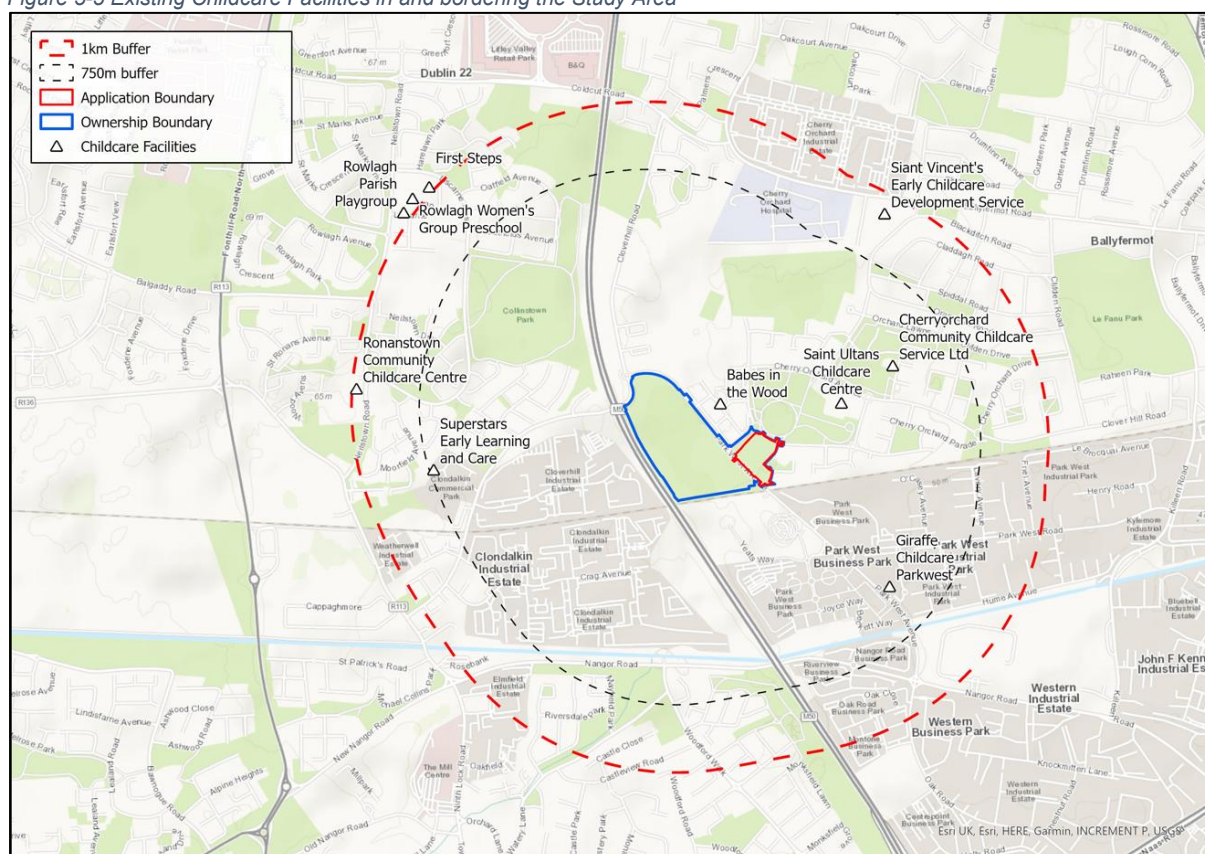
No.	Childcare Facility	Eircode	Service Type	Tusla Enrolments
1.	Babes in the Wood	D10 W297	Full Day	70
2.	Cherryorchard Community Childcare Service Ltd.	D10 YV32	Full Day, Part Time, Sessional	140
3.	First Steps	D22 C9C3	Full Day, Part Time, Sessional	48
4.	Giraffe Childcare Park West	D12 T680	Full Day, Part Time, Sessional	96
5.	Ronanstown Community Childcare Centre	D22 V2C6	Full Day, Part Time, Sessional	48
6.	Rowlagh Parish Playgroup	D22 VY46	Sessional	24

³ Tusla is the most appropriate source for information on childcare facilities as it is the dedicated State agency charged with undertaking a comprehensive reform of child protection, early intervention and family support services in Ireland.

7.	Rowlagh Women's Group Preschool	D22 DX47	Part Time, Sessional	22
8.	Saint Ultan's Childcare Project	D10 NY53	Full Day, Part Time, Sessional	83
9.	Superstars Early Learning and Care	D22 C6R3	Full Day, Part Time, Sessional	52
10.	St. Vincents ECDS Daughters of Charity	D10 A066	Full Day, Part Time, Sessional	65
Total				648

Figure 5-5 below also illustrates the location of each facility from the subject site.

Figure 5-5 Existing Childcare Facilities in and bordering the Study Area



The Childcare Guidelines require that a facility with a capacity to accommodate 20 spaces should be considered in schemes in excess of 75 residential units. As part of the approved Phase 1, a large creche with capacity to accommodate c. 135 childcare spaces were provided to accommodate the total units proposed under the approved Phase 1 and Phase 2, and the now proposed Phase 3.

This was considered to be entirely sufficient to cater for the c. 71no. child spaces expected to have been generated under the approved Phase 1 application and the c. 56 no. child spaces expected to be generated by the Phase 2 and Phase 3 of development. This also leaves c. 8 no. additional spaces available to cater to any additional demand within the development or in the surrounding area.

As such the now approved childcare facility of 672 sq.m with associated outdoor play area of c.200 sq.m GFA, as part of the Phase 1 application, is considered sufficient to service the current and future phases of the development and also remains consistent with the requirements of the Childcare (2001) and Apartment (2025) Guidelines and the Development Plan.

5.3.2 Resident Children

The following section provides an assessment of the potential number of 0-6-year-olds that are expected to reside within Phase 3 of the proposed development and the expected demand that this would generate for childcare services. The socio-economic profile for the study area has been analysed to reach an informed quantitative conclusion regarding the potential number of children in said age cohort that may reside in the proposed development.

5.3.2.1 Determining Resident 0-6 Year Old Children

In line with the above National Guidelines (Section 4.6), all the studio and one-bedroom units within the proposed scheme have been discounted in estimating the total number of minors (children aged 0-6 years) expected to reside within the development. It is further noted that this discounting of units may also apply to a portion of units with two or more bedrooms. Therefore, studios and all one-bedroom units, as well as a conservative proportion of the two-bedroom units (c.30%) have been excluded in the estimation of 0-6-year-old residents within the scheme. This approach is consistent with approach adopted in earlier consented scheme for Phase 1 and 2 at Cherry Orchard Point as approved by ACP. accepted as a reasonable basis for assessing potential childcare demand arising from new developments, including on the recently consented Large Scale Residential (LRD) application at Milltown Park, Sandford Road, Dublin 6 (Reg. Ref: LRD6026/23-S3).

The total number of units in the scheme which are included in this estimation amounts to a total of 312no. units with these units likely to have families and children residing in them. Table 5-6 and Table 5-7 illustrates the breakdown of the proposed units and the subsequent mix of units considered in the estimation of children population.

Table 5-6 Proposed Schedule of Residential Units

Unit Type	No. of Units Proposed	% Total Development
Studio	16	5.1%
1-Bedroom	146	46.8%
2-Bedroom (3 persons)	15	4.8%
2-Bedroom (4 persons)	124	39.7%
3-Bedroom (5 persons)	9	2.9%
4-Bed (7 persons)	2	0.6%
Total	312	100

Table 5-7 Total Units expected to generate children population in the Proposed Scheme

Type	Facilities
2- bed	98* (rounded up)
3- bed	9
4- bed	2
Total	109

*70% of two-beds and all of the three and four beds have been included in estimating the total units accommodating families

In order to determine the total number of children aged 0-6 years likely to be generated within the proposed scheme, the average household size recorded by the 2022 Census for 3 of the Local Authorities within the Greater Dublin Area (Fingal, South Dublin County Council and Dublin City Council) has been considered due to the close proximity of the site. The combined average household size for the 3 no. Local Authorities was 2.8 persons per households. This combined average household size for the local authorities have been considered, given:

- the proximity and subsequent access to the Subject Site from these local authorities,
- the likelihood that there will be some movement in the population from neighbouring jurisdictions into the Cherry Orchard area and
- the expected growth in overall population of the area, in the medium to long term.

In arriving at the estimated number of 0–6-year-old residents in the proposed development, the proposed unit mix and form of the development, as well as the following indicators, have been used:

- Persons per unit proposed (determined by the proposed development and the average household size within the Study Area, established as 2.8 persons per unit); and
- Proportion of the Study Area's population within the 0–6 years age cohort (determined as 8.3% as per the Census 2022 data).

Analysis of these factors allows for a determination of the total number of 0–6-year-old residents in the proposed development.

Table 5-8 Methodology for Estimating the Number of Children Aged 0-6 Years in the Proposed Development (Phase 3)

Total Units*	Average Household Size	Residents (Number)	0-6 years (% of Total Population)	0-6 Years (Number)
109	2.8	303	8.3%	26

30 of two-bed units and all of the three and four beds.

5.3.2.2 Determining Size of Childcare Facility

The childcare facility approved under Phase 1 of the scheme, supported by the accompanying Schools and Childcare Assessment, has been designed to accommodate approximately 135 childcare places. This capacity is considered more than sufficient to meet the estimated demand arising from the approved Phase 1 development (c. 71 places), the approved Phase 2 development (c. 30 places), and Phase 3, which is the subject of this application (c. 26 places). In addition, there is also potential for c. 8 no. additional child spaces available, which can cater to any untapped demand within the scheme or in the surrounding area.

5.3.3 Proposed Childcare Facility

The floor space for the proposed creche provided under Phase 1 of the development is c.672sq.m and is outlined in Figure 5-6 below. This facility has been designed to a size in excess of the standard requirement, with consideration toward potential demand generated for childcare spaces within Phases 2 and 3 of the development. The approved creche has a total capacity of c.135 no. spaces.

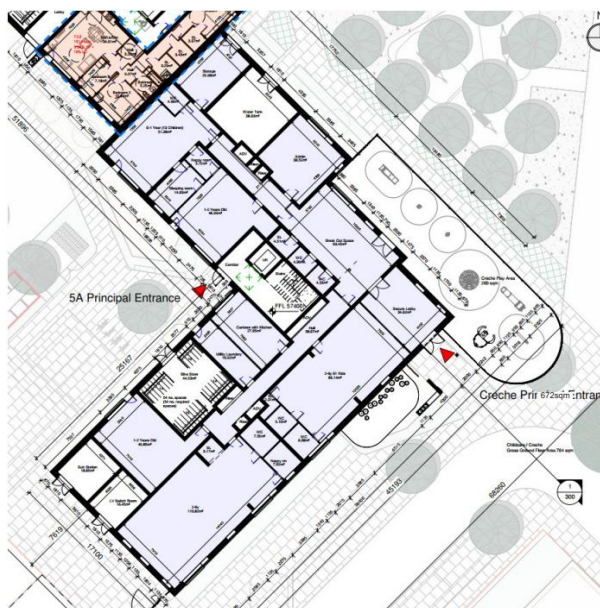


Figure 5-6 Proposed Creche Facility within the scheme with a floor area of 672sqm and associated outdoor play area of 200 sqm (Source: Van Dijk Architect and Conroy Crowe Kelly Architects and Urban Designers)

With regard to provision of outdoor play area as part of the creche facility, there is no quantitative standards set in terms of a minimum or maximum floor space required for outdoor play areas to creche facilities. However, the Childcare Guidelines has a requirement that “*Adequate and suitable facilities for pre-school child to play indoors and outdoors during the day are provided, having regard to the number of pre-school children attending the service, their age and the amount of time they spend in the premises.*” It is noted that the proposed creche facility provides for an outdoor play area of c. 200 sq. m which is deemed sufficient to cater for the proposed creche.

The proposed development for Phase 3, includes the provision of 1691.9 sq.m (approximately 11% of the net site area), of high quality landscaped public open space, along with 2390 sq.m of Communal open space which contains a dedicated children's play area of approximately 95 sq.m to support the overall childcare provision.

5.4 Community Facilities

The proposed development is supported by range of local social and community services. A full list of the community facilities can be found in Table 5.8 and Figure 5.7 below. Figure 5.7 illustrates the distance of each facility from the subject site. There are a number of community centres and youth facilities within the Study Area, of which those proximate to the site include: Equine Education and Training Centre, Cherry Orchard Community Centre Cherry Orchard Family Resource Centre, Daughters of Charity Child and Family Service and Clondalkin Traveller Development Group (to name a few), that are within/less than 750m from the subject site.

Table 5-9: Existing Community Facility types identified within and bordering the Study Area.

Type	Facilities
Community Facilities	Cherry Orchard Community Centre, The Community Café, North Clondalkin Library, Cherry Orchard Family Resource Centre, Rowlagh Community Centre, Clondalkin Traveller Development Group, Clanmill Ireland Housing Association, An Post Claddagh Green, Equine Education and Training Centre, Cloverhill Courthouse, Child and Family Agency, Daughters of Charity Child and Family Service, Ronanstown Women's Community Development Project, Muslaf Community Centre Ireland
Youth Service	Ronanstown Youth Service, Foróige: the National Youth Development Organisation

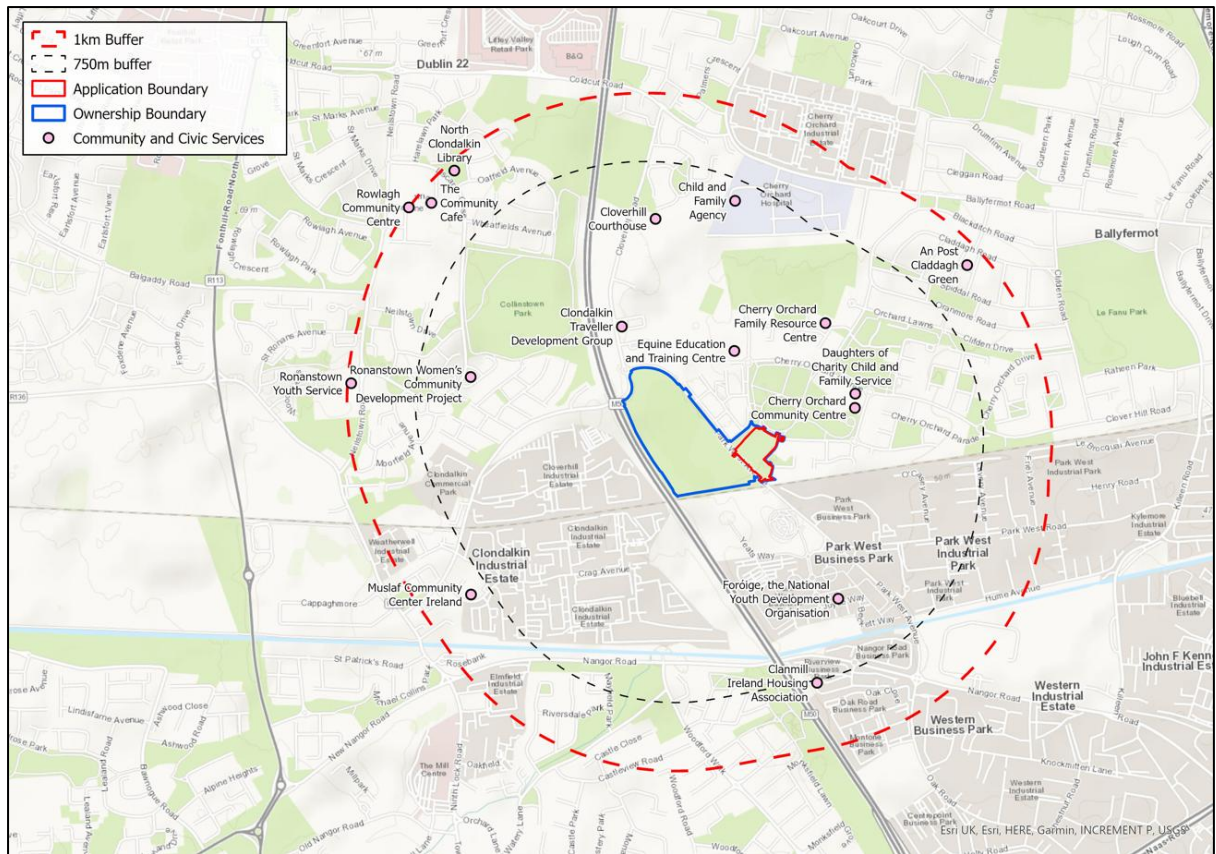


Figure 5-7 Location of existing community facilities within and bordering the Study Area.

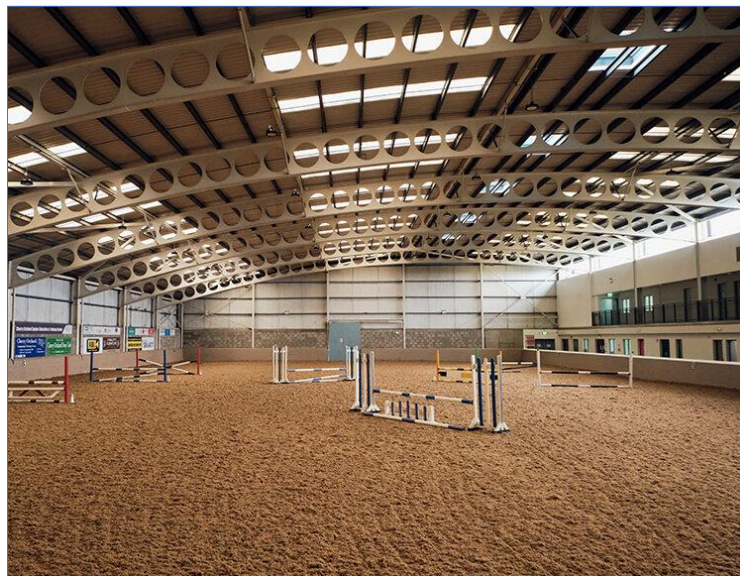


Figure 5-8 Cherry Orchard Equine and Training Centre



Figure 5-9 Cherry Orchard Community Centre



Figure 5-10 Cherry Orchard Family Resource Centre

Additionally, Dublin City Council has recently launched a Renewal Plan for Cherry Orchard Park to strengthen its role at the heart of community life to create Cherry Orchard a greener, more inclusive, and multifunctional space. A park where people of all ages and abilities can explore, play, exercise and connect – now and for generations to come. [Project: Cherry Orchard Park Renewal | Dublin City Council](#)

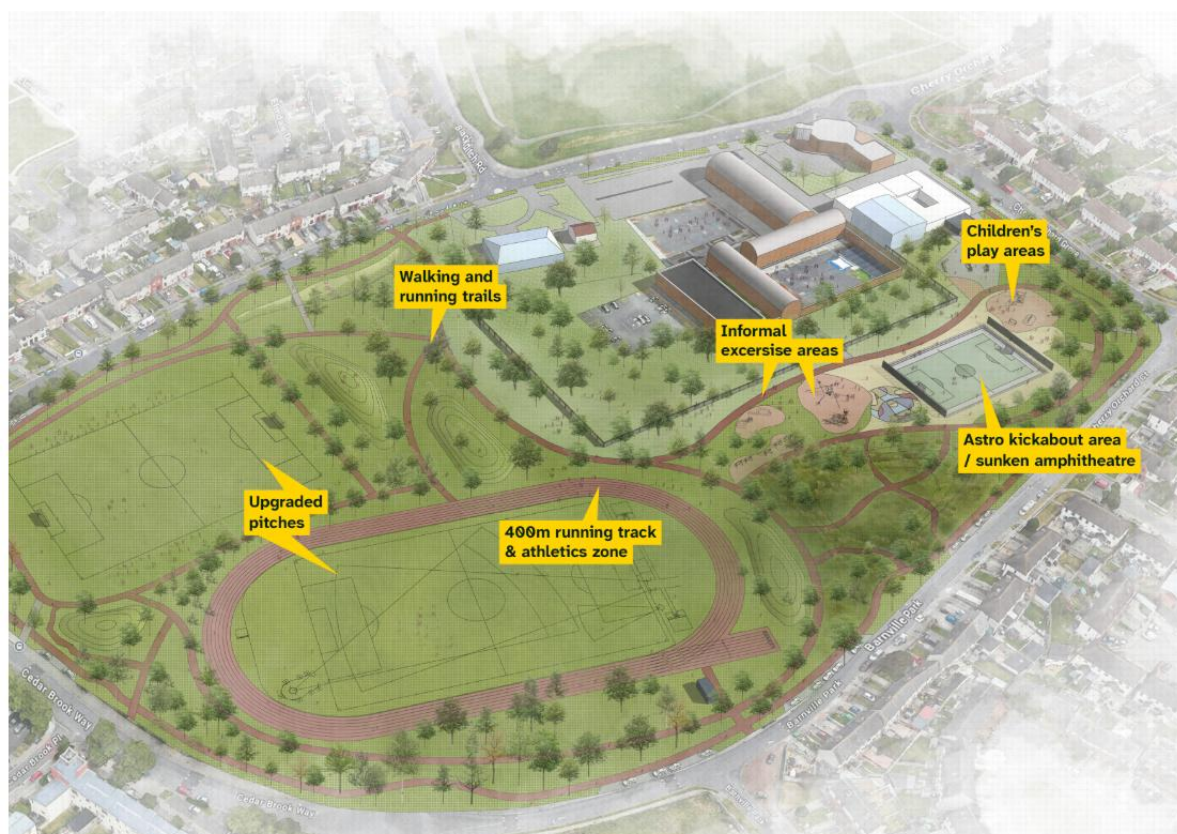


Figure 5-11 DCC Emerging Plan - Cherry Orchard Park Renewal

5.5 Arts and Cultural Facilities

The Study Area is served by Arts & Culture facilities. Table 5-10, provides a list of the types of services/activities available within and bordering the Study Area. Figure 5.12 illustrates the location of each facility from the subject site.

The closest art/cultural facility to the subject site includes the Collinstown House Ruins.

Table 5-10 Existing Arts and Cultural Facility types identified within and bordering the Study Area.

Type	Facilities
Art and Cultural Facilities	Outline Music Studio, Phoenix Theatre Arts, Collinstown House Ruins

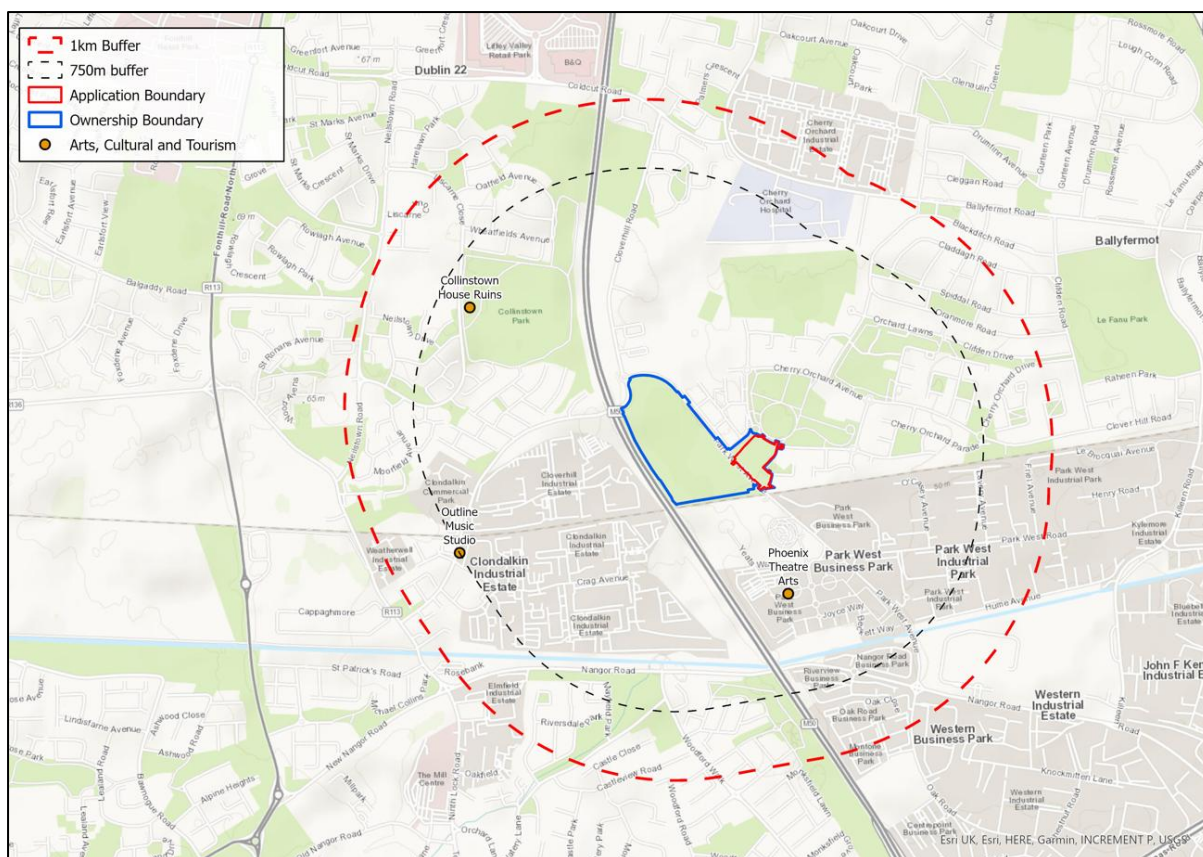


Figure 5-12 Location of existing arts and cultural facilities and bordering the Study Area.

Whilst the Audit identifies that the availability of arts and cultural facilities in this part of Dublin city is sparser than the more centrally located areas of the city, it is noted that the subject site is well connected to central parts of the city through a variety of public transport routes / links which makes access to an array of arts and cultural facilities offered in the city accessible to future residents of the proposed scheme.

Cultural Audit

Section 6, Cultural Audit, provides further detail on the assessment of the existing art and cultural infrastructure within the Study Area and identifies the delivery mechanism proposed under this application to deliver additional facilities to serve the Cherry Orchard community.

5.6 Health Care

The proposed development is well served by an extensive number of healthcare facilities. In total there are 12 no. healthcare facilities serving the subject site with the majority of them located within the 750m catchment of the subject site. The range of healthcare services available within the Study Area includes 1 no. hospital, 4 no. Pharmacies and a number of other Healthcare centres, Dentists and Specialist Clinics. A full list of the facilities can be found in Table 5.10 and Figure 5.13 below illustrates the distance of each facility from the subject site.

Table 5-11 Existing Healthcare Facility types identified within and bordering the Study Area.

Type	Facilities
Health Centres, Doctors, and Speciality Clinics	Parkwest Medical Centre, Neilstown Surgery, Ballyfermot Primary Care Centre, Beacon of Light, Fusion Cpl, Orchard Medical Group, Beeline Healthcare
Pharmacies	Park West Pharmacy, Hickey's Pharmacy, Boylans Pharmacy, McCabes Pharmacy Neilstown
Hospitals	Cherry Orchard Hospital

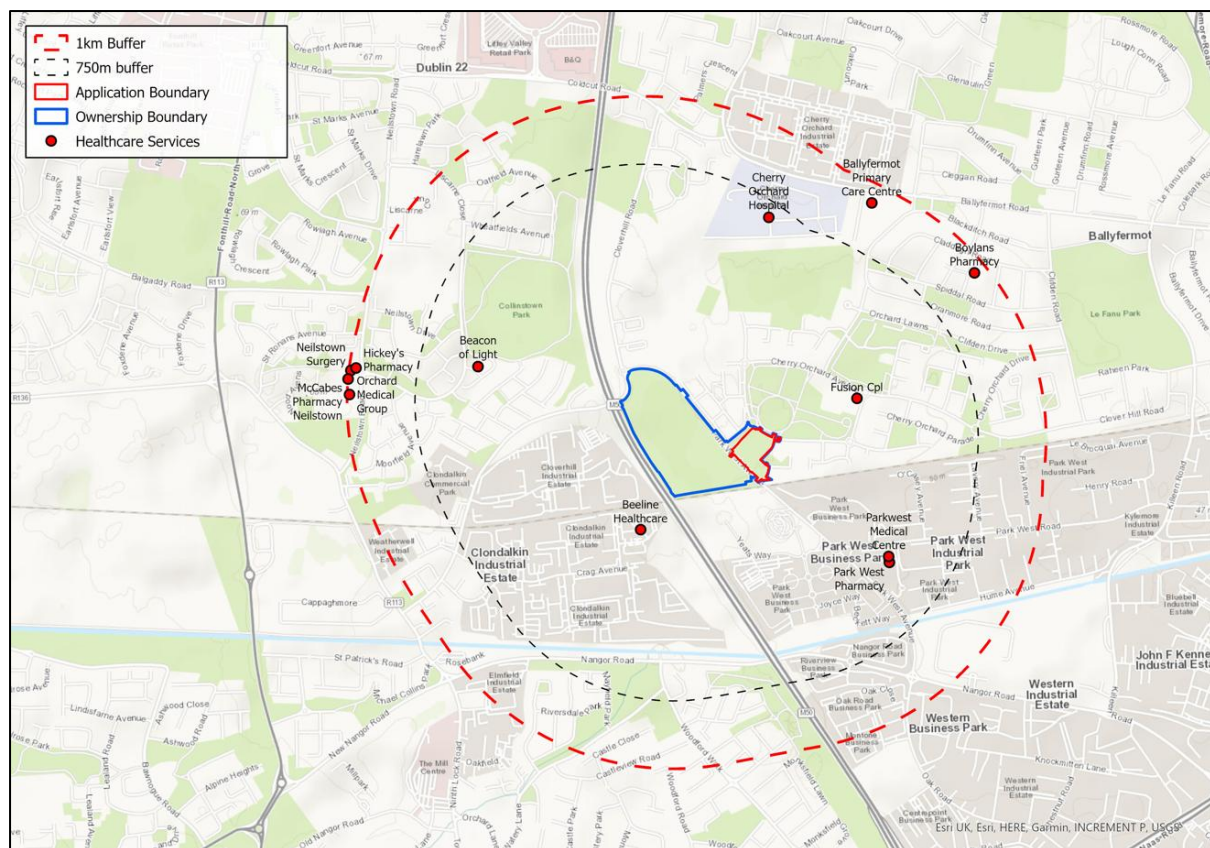


Figure 5-13 Location of existing healthcare facilities within and bordering the Study Area.



Figure 5-14 Ballyfermot Primary Care Centre (Source: Google)



Figure 5-15 Cherry Orchard Hospital (Source: Google)

5.7 Open Space, Sports, and Recreation

The subject site is served by a wide range of open space, parks and sports and recreation facilities within the 1km catchment. The open spaces within the Study Area have been categorised into- Sports Centres and Grounds/Stadiums; Parks, playgrounds, Nature Trails, Gardens, etc.; Memorial Garden; and other Related Facilities. A full list of these facilities can be found in Table 5.11 below. Figure 5.16 illustrated the distance of each facility from the subject site.

While majority of the facilities fall within 750m of the subject site, Cherry Orchard Community Gardens is located North of the subject site, while Cherry Orchard Park, a playground, and playing pitches are located adjacent to the subject site. Upgrades approved under Phase 2 include a dedicated cycle path to Cherry Orchard Green, that links both Site 4 and 5 directly to these facilities.

Table 5-12 Open Space and Recreation Facility types identified within and bordering the Study Area.

Type	Facilities
Sports Centres and Grounds/Stadiums	The Coldcut Club Pitch and Put, Cherry Orchard Football Club, Ci-Fit Studio, Collinstown Park Sports Complex, Ballyfermot United SC, Orchard Celtic Football Club, Phoenix Gymnastics Centre, Finnerty Strength & Fitness, Resolute Wellness, Knockmitten United FC, Clondalkin Shotokan Academy, Aligné Pilates Studio
Parks, Playgrounds, Nature Trails, Gardens, etc.	Whitethorn Park, Newlands/Castle Park FC Pitch, Collinstown Park, Wheatfields Park, New Cherry Orchard Park, Astro Pitches, Cherry Orchard Park: Playground (2), Park West Pointe Park, Oranmore Rd Park, Oranmore Road: Multiuse Pitch, Cherry Orchard Park, Cherry Orchard Community Garden, James Connolly Park, Zaza Football Field, Multi Use Pitches, Knockmitten Playground
Memorial Garden	Cherry Orchard Memorial Garden
Other related Facilities	Clondalkin Men's Shed, Grand Canal Way



Figure 5-17 Cherry Orchard Community Gardens (Source: Google)

5.7.1 Cherry Orchard Point scheme

Approved Cherry Orchard Point Phase 1 and 2

The approved Phase 1 development will deliver high-quality landscaped public open space of 6,123sqm. The public open space includes a public plaza, multi-use playing spaces, outdoor fitness trail, amenity lawns, and Multi Use Games Area. The design approach to the form and layout of the open space, which is an integral and central component of the scheme, has ultimately informed the movement and connectivity strategy for the development. The design and layout of the central Neighbourhood Park has enabled the development to integrate with the existing community by promoting permeability through the scheme and enhancing connectivity to the wider Cherry Orchard area.

Open Space Hierarchy

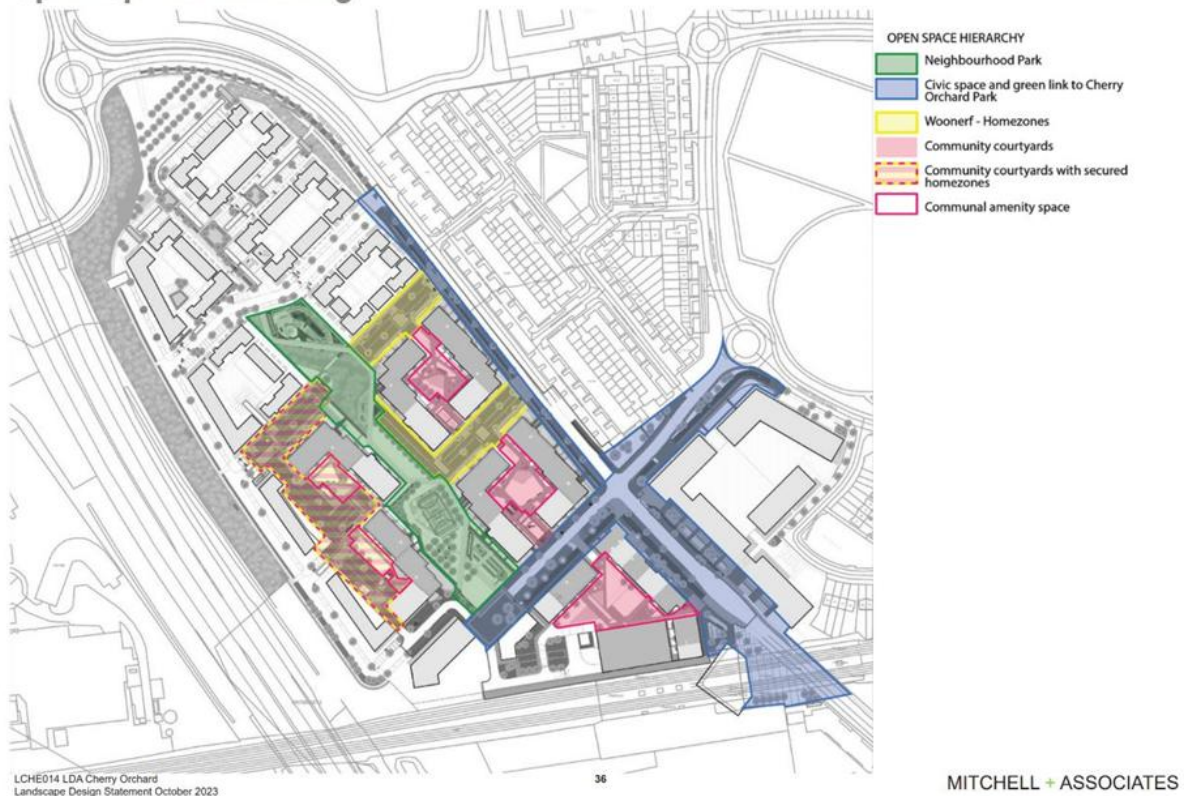


Figure 5-18 Open Space Hierarchy for COP Phase 1 (Source: Mitchell + Associates)

The approved Phase 2 development also includes the provision of 2,133 sq,m of public open space to the north of the lands fronting Cloverhill Road and has been design as a semi-natural space that promotes healthy lifestyle and a focus on encouraging social interaction by providing seating areas. The space is traversed by a pedestrian pathway which provides a direct connection through the lands from Cloverhill Road and promotes more sustainable travel movements.



Figure 5-19 Open Space Hierarchy for both COP1 and COP2 (Source: Mitchell + Associates)

Proposed Cherry Orchard Point Phase 3

The proposed development includes the provision of 1691 sq.m (approximately 10.86% of the net site area), of high-quality landscaped public open space, in Phase 3, to serve this development.

The landscape strategy for Cherry Orchard Point Phase 3 is centred on the creation of a healthy, inclusive and sustainable neighbourhood through the provision of high-quality public and communal open spaces. The proposed open space network has been designed to promote recreation, biodiversity, social interaction, active travel and community wellbeing, while also contributing to the wider green infrastructure network of the Cherry Orchard area.



Figure 5-20 Proposed Open strategy as per Landscape Plan for COP3 (Source: Mitchell + Associates)

5.7.2 Development at Cherry Orchard Football Club grounds

Currently, the Cherry Orchard Football Club has submitted plans for development at Cherry Orchard Football Club grounds located within the study area of the subject site. The development consists of a new 9-a-side astro turf pitch, new gymnasium, walkways & Fitness facilities and other ancillary works (DCC Reg. Ref 3444/25). The planning application is currently at FI stage. The scheme is proposed to respond to increased demand of the community within the Cherry Orchard area.



Figure 5-21 Proposed Site Layout Plan (Landscape) prepared by Declan Collins Architects (DCC Reg. Ref 3444/25)

5.8 Religious Institutions

There is a total of 8 no. religious facilities in the Study Area. This includes all religious institutions, faith groups and cemeteries. Saint Oliver's Oratory, Church of the Most Holy Sacrament, Zion Holy Ministry, Telugu Christian Fellowship, and the King's Tabernacle; Parish of the Redeemed Christian Church of God are all within 750m of the subject site. The full list of facilities are contained within Table 5.12, and Figure 5.18 illustrates the distance of these facilities from the subject site.

Table 5-13: Existing Religious Facility types identified within and bordering the Study Area.

Type	Facilities
Religious Institutions, Faith Groups and Burial Sites	Church of the Most Holy Sacrament, St Peter the Apostle, Neilstown, Church of the Immaculate Heart of Mary, Chapel of Ease, Saint Oliver's Oratory, Zion Holy Ministry, Telugu Christian Fellowship, Kings's Tabernacle; Parish The Redeemed Christian Church of God

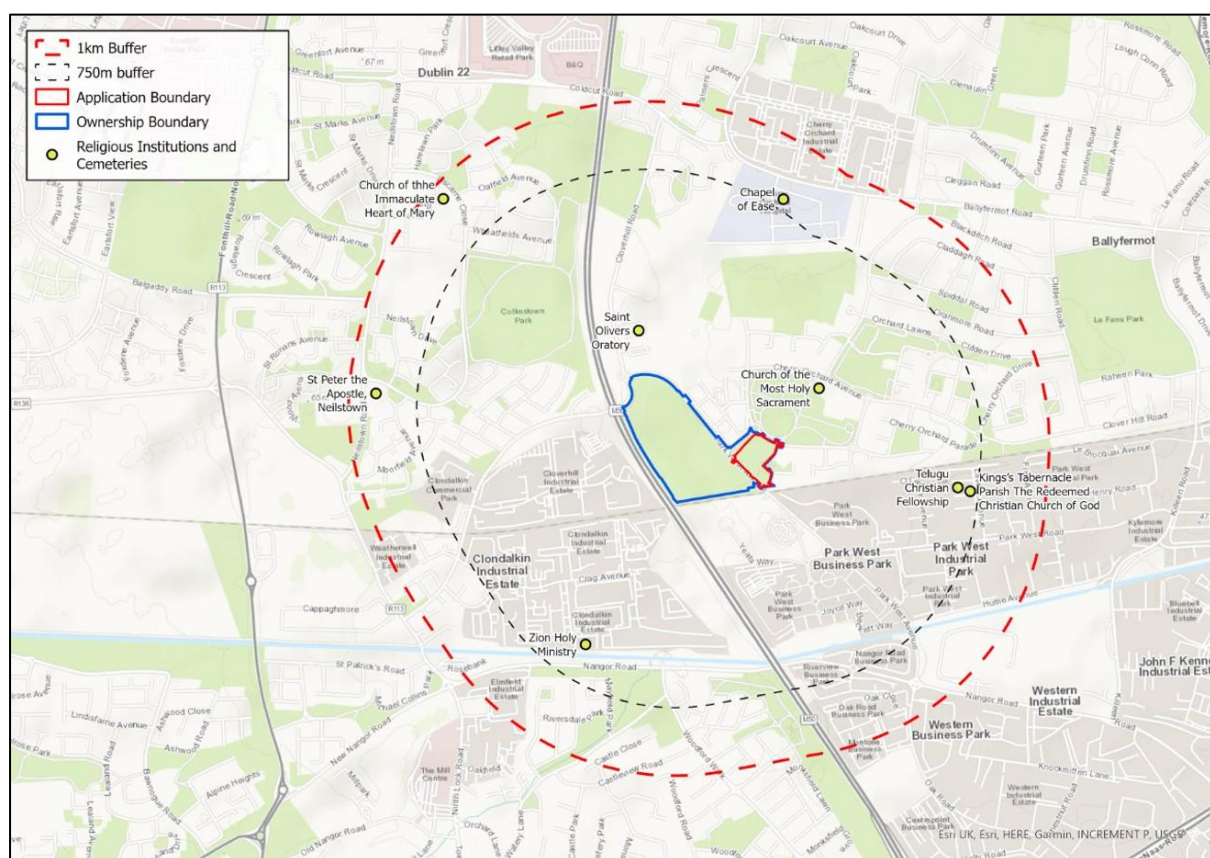


Figure 5-22 Location of existing religious facilities within and bordering the Study Area.



Figure 5-23: Church of the Most Holy Sacrament (Source: Google)



Figure 5-24 St Mary's Chapel of Ease (Source: Google)

6 Cultural Audit

6.1 Introduction

This section sets out the relevant planning policy context and strategic framework supporting the proposed off-site delivery of community and arts/cultural space to serve Phase 3 of the Cherry Orchard Development at Site 5 (Barnville). This section of the report will assess the existing provision of community, arts, and cultural uses within the Cherry Orchard area and provide a comprehensive justification demonstrating that the facilities proposed as part of this application are adequate, respond appropriately to the needs of the overall scheme, and are consistent with the local policy objectives together with the compelling rationale as to existing off-site provision available within the wider SDRA lands represents the most appropriate solution having regard to the community's needs will also be provided which will be in the interest of, and best outcome for, the Cherry Orchard Point project and the wider community.

Planning permission (ACP Case Ref: ACP-318607-23), was approved in July 2024 for Phase 1 of the Cherry Orchard development which included over 700 new homes as part of a residential-led mixed use scheme. The development also included the provision of almost 2,400sq.m of community and arts / cultural uses across a mixture of internal and external spaces based on the findings of a comprehensive Community, Social and Cultural Infrastructure Audit (KPMG Future Analytics, 2023) submitted this as part of the Phase 1 planning application. The design and layout of the scheme, including the composition of the cultural / arts uses was done so in full cognisance of the phased approach to the wider redevelopment of the Cherry Orchard lands including approved Phase 2 which included 137 new homes was also accompanied with an updated Audit done in Q3 of 2024 (ACP Case Ref: ACP-321931-24). The dispersion of the cultural / arts throughout a number of blocks at ground floor level have deliberately been targeted towards the centre of the Phase 1 lands to facilitate ease of access to residents of future phases of development and to provide the heartbeat to the development.

The Community, Social and Cultural Infrastructure Audit for Phase 3 planning application also includes an updated assessment of the existing cultural facilities. It is not anticipated there will be a significant change in the area considering the Phase 2 scheme of the Cherry Orchard Point was consented in 2025. The various phases of development at Cherry Orchard Point scheme are intended to be fully interconnected thus creating a new sustainable community in the Cherry Orchard area.

6.2 Need for Cultural Audit

Dublin City Council, in 2021, appointed Turley in association with OBFA Architects to prepare a Cultural Infrastructure Study for Dublin City. The purpose of the Cultural Infrastructure Study was to advise on the city-wide strategic measures and policy provisions required to ensure that the vitality and viability of Dublin City's cultural offer is maintained, appropriately enhanced, and developed over the life span of the Dublin City Development Plan period from 2022 – 2028.

While the Cultural Infrastructure Study primarily focused on hard “built” cultural infrastructure, for the purpose of the audit of existing infrastructure, it does consider “spatial” cultural infrastructure more generally and in relation to policy recommendations and benchmarking against best practice. For the purpose of the Cultural Infrastructure Study, the report defined ‘*Cultural Infrastructure*’ as relating to *buildings, structures, places, and spaces where culture is either:*

Consumed: *Places where culture is experienced, participated in, showcased, exhibited, or sold e.g., museums, galleries, theatres, cinemas, libraries, music venues and historical cultural sites; or*

Produced: *Places of creative production where creative work is made by artists, performers, makers, or manufacturers e.g., creative workspaces, performing arts rehearsal spaces, music recording studios etc.*

The Cultural Infrastructure Study found, through surveys and direct face to face feedback, that Dublin City *needs affordable, accessible spaces on appropriate lease / rental models (the largest need by volume is visual arts studios)*. The city also is said to lack buildings specifically designed for cultural

use, and subsequent gaps were identified in the Cultural Infrastructure Study, in the provision for the music and performing arts sector and craft maker space. Finally, a scarcity of affordable, safe, and accessible artist / maker workspaces was also identified.

The Cultural Infrastructure Study cited that as per Census 2016, there were around 2,500 artists in Dublin (representing just under 10% of all creative workers) and around 25,000 creative workers. Although the maximum number of individual artists studio in 2010-2019 was noted as 392; and the city also had around 137 shared rehearsal spaces and 36 public venues serving existing artists, during the same period. Noting that there could be as high as 1,125 artists, across multiple art forms with differing accommodation requirements, the Cultural Infrastructure Study indicated a need for the city to maximise its cultural assets to ensure those involved with creative and cultural work, have the opportunity to live and work in Dublin.

6.3 Purpose

The purpose of this Cultural Audit is to assess the existing community, art and cultural assets within the study area defined by the Community and Social Infrastructure Audit, under *Section 3.1*, surrounding the subject site. This Section also sets out the policy context for the requirement to provide such uses as part of certain development proposals, identifies any existing gaps in the existing assets, and evaluates the community, art and cultural uses provided within the proposed scheme against the requirements of the City Development Plan.

This Section draws on the findings of the Facilities Audit carried out under Section 5 of this Report, providing a refined focus on cultural and arts facilities within the area and finally, rationalises the proposal for such uses within the scheme.

6.4 Art and Cultural Policy Context

The Dublin City Development Plan 2022-2028 acknowledges the growing need of the city as a result of changing land values with emerging pressures on more vulnerable uses such as privately run facilities including venues, theatres, art galleries, nightclubs, and historic public houses. In response to this, the City Development Plan recognises the need to address such pressures and subsequently preserve and advance the cultural diversity in the city.

This section highlights the key policy context promoting art, culture, and community in Ireland, with specific focus on Dublin City.

6.4.1 Dublin City Development Plan 2022-2028

The Dublin City Development Plan 2022-2028 acknowledges Dublin's position as the State's capital, home to many significant assets with majority of the State-owned cultural institutions located within the city. Most of the cultural institutions in the city run outreach events and programmes to increase engagement and participation. In that regard, the Council seeks to support the growth and expansion of the many cultural resources within the city, particularly where proposals increase the opportunity for greater engagement with the communities, the young, the marginalised and people with disabilities.

The Development Plan recognises the important role such cultural institutions play in shaping the future of the arts and culture within the city in extending the opportunity for people, particularly children, to engage and experience arts and culture and in nurturing future interest and involvement.

The Plan further highlights how cultural facilities can play an integral role in the creation of sustainable neighbourhoods, a recognition which has been designed into the Phase 1 development through the provision of flexible community and arts / cultural spaces that can respond to evolving demand for such spaces and which residents of the future phases of development will have access to. This approach to a fully integrated and inclusive development will contribute to enhancing the vibrancy and vitality of the

area and help in preservation and growth of community and cultural diversity across Cherry Orchard and the wider City region.

The Development Plan contains a number of objectives that relates to the delivery of cultural / arts uses throughout the City noting that the importance and value of these places in defining and giving character and meaning to the city will become more relevant as the population grows ensuring Dublin maintains its status as a culturally diverse City. The below objectives are of particular relevance to the subject application:

CUO25: SDRAs and Large-Scale Developments

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

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

CUO30: Co-Design and Audits

Large development applications (over 10,000 sq.m either in phases or as one application) will, in the absence of a DCC local area culture audit (CUO44 refers), be required to undertake a cultural audit for the local area to identify shortcomings within the area; and to work with DCC Arts Office to identify and agree appropriate arts or cultural uses, preferably as part of a co-design process in advance of lodging an application, for inclusion in the development. Such audits shall be informed by the existing cultural mapping resources in Dublin City Cultural Infrastructure Study and by Culture Near You maps.

The Cultural Infrastructure Study by Dublin City Council notes that SDRAs provide a key opportunity to the Council to ensure adequate cultural infrastructure is developed and enhanced. Stating that the development of community infrastructure and encouraging sustainable development neighbourhoods is an important feature of the majority of the SDRA's, the Cultural Infrastructure Study also confirms that the community uses for each area are not specifically defined and that there is potential that cultural infrastructure could play a central role in delivering community and neighbourhood infrastructure to be delivered within the SDRA's.

6.4.2 Building Culture – Cultural Infrastructure Toolkit 2024

The **Building Culture Toolkit** was published in 2024 by Dublin City Council in collaboration with Turley and Arrow Architects as a complementary resource to Chapter 12: Culture of the Dublin City Development Plan 2022-2028. The Toolkit is intended to help guide the process of delivering cultural infrastructure by helping developers to identify and respond to real need and to design for clearly defined cultural uses. The Toolkit is clear in setting out that it is a guidance document and notes the importance of selecting a delivery model that is **sustainable for both developer and operator** (emphasis added).

The Toolkit sets out a requirement to work collaboratively with and seek advice from the Dublin City Council Arts Office, prior to commencing the detailed design stage of a scheme. The Toolkit also requires that a **Cultural Infrastructure Audit** be undertaken to ensure that the development of cultural infrastructure meets a genuine need and does not displace existing provision. The Audit should be a component of a broader Cultural Infrastructure Assessment (CIA), used to inform and develop design proposals.

Guidance Note 1 of the Toolkit provides direction on the current planning process and best practice required to successfully deliver cultural infrastructure and sets out a decision tree of the issues **to consider** at various stages in the development of cultural infrastructure and how this relates to the planning process and ensuring compliance with Policy CUO25 of the Development Plan. It should be noted that the Toolkit is a guidance document aimed at providing direction in the delivery of cultural infrastructure. It is not intended to become an inflexible policy requirement to provide cultural infrastructure without having due regard to locational context, existing provision and wider societal need that would otherwise risk leading to a situation where there is a sporadic and disjointed spatial distribution of cultural uses.

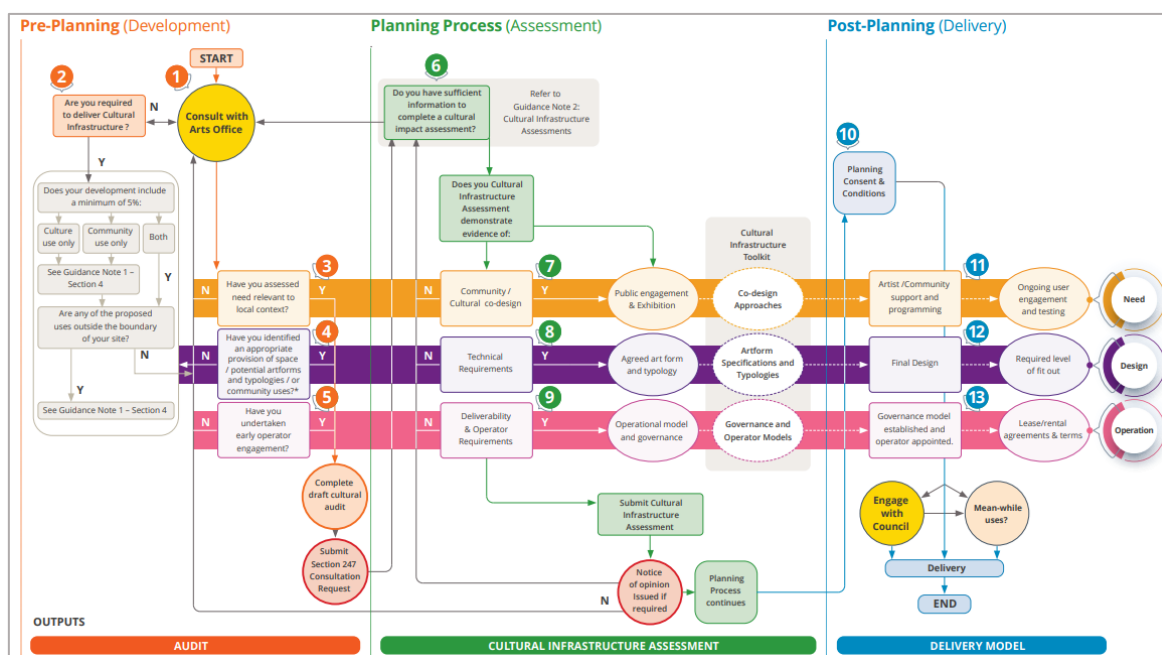


Figure 6-1 Cultural Infrastructure Decision Tree (Source: Cultural Toolkit)

The Toolkit notes that in order for cultural infrastructure to succeed, it must be sustainable, meet a real and genuine need and reflect the preferences of the community which it is intended to serve. While the intent of the Toolkit is to guide the delivery of cultural infrastructure throughout the City, the Development Plan (specifically objective CUO25) and the Toolkit recognise that cultural infrastructure is often best delivered alongside associated community uses, particularly in existing residential areas and development. The Toolkit further states that while the priority of uses would be to provide for cultural uses, in some cases, where the Social Infrastructure Audit demonstrates a requirement for overriding community need, a larger proportion of community uses may be acceptable.

6.4.3 Culture 2025: A National Cultural Policy Framework 2025

The fundamental purpose of Culture 2025 is to ensure a unified and coherent approach to cultural policy across government and to planning and provision across the cultural sector.

Three fundamental principles govern Culture 2025:

1. Recognising the value of culture and creativity to the individual and society.
2. Supporting creative practice and cultural participation.
3. Cherishing our cultural heritage.

These principles and their potential to influence every aspect of our lives, will shape Government cultural policy throughout the lifespan of Culture 2025.

The Government will:

- Develop a more collaborative approach to culture across Government and ensure that public policy integrates culture and recognises the importance of cultural heritage in achieving wider social and economic goals.
- Encourage greater collaboration and understanding across national and local State bodies and agencies on the social and economic benefits of investing in culture.
- Examine the provision of cultural services at national and local level, building on existing connections between local authorities the Arts and Heritage Councils, Cultural Institutions, Foras na Gaeilge and Údarás na Gaeltachta.
- Examine the roles of voluntary organisations in the cultural sector and develop policies to provide them with increased support.

6.4.4 Dublin City Culture and Creativity Strategy 2023-2027

The Culture and Creativity Strategy 2023-2027 is Dublin City's response to the national Clár Éire Ildánach / Creative Ireland programme 2023-2027. The Creative Ireland Programme is an all-of-government initiative committed to enhancing access to, engagement with, and enjoyment of Ireland's culture and creativity. The main vision of the Creative Ireland Programme is to mainstream creativity in the life of the nation so that individually and collectively, the full creative potential of both people and institutions can be realised thereby promoting individual, community, and national wellbeing.

The strategic priorities for the Culture and Creativity Strategy 2023-2027 include:

1. *Working collaboratively to maximise opportunities for everyone to participate in the city's creative and cultural life.*
2. *Inviting children to explore, enjoy, create, and play in their city.*
3. *Working to enhance local cultural and creative infrastructure to offer active use of public space in Dublin City.*
4. *Honouring the past and focusing on the future.*
5. *Developing internal and external partnerships to increase cultural participation.*
6. *Supporting artists and other creators.*

The strategy ultimately seeks to position culture, creativity, and creative industries central to Dublin's global competitiveness and reputation.

6.4.5 Park-West Cherry Orchard Local Area Plan 2019

The Park-West Cherry Orchard LAP 2019 (as extended to 4th November 2029) considers the following key facilities / services are essential from the local area perspective:

1. Encourage the provision of additional childcare facilities as an integral part of proposals for new residential developments, particularly the key development sites identified in the plan.
2. With regard to community facilities required for the newly emerging Park West community, the Local Area Plan 2019 states: *consideration should be given to provision of a place of worship, health care provision, community centre and the requirement for a local school.*
3. The provision of Fire Stations and Garda Stations form key community services typically covering a number of local villages/communities. Within the LAP lands, it is considered that provision can be made within Site No. 4 to accommodate such a need if identified, and it is an objective of this Plan to liaise with the emergency services prior to the build out of this site.

The LAP emphasises the importance of creating sustainable communities and neighbourhoods and states that such facilities need to be located in places where they can be used in an efficient and cost-

effective manner. The LAP, hence, recognises that provision of a proportionate level of community and social infrastructure is central to the delivery of a sustainable community.

One of the key visions in relation to Open Spaces and Recreational Facilities within the LAP is to

“...consolidate and improve the existing sports and recreation facilities and promote the provision of new recreational facilities”.

In that regard, the LAP has the following objectives:

- **CS1** To maximise the use of Cherry Orchard Park for the whole community by undertaking a redesign and physical enhancements to the Park in consultation with local clubs and stakeholders.
- **CS2** To support the provision of an enhanced sporting hub within Cherry Orchard Park.
- **CS8** To seek the provision of additional community facilities including childcare, healthcare, place of worship and community centre, as an integral part of proposals for new residential development and having regard to existing facilities in the area.

Making Cherry Orchard Better Area Action Plan (2017)

Key issues that were identified from the public consultation phase conducted as part of Area Action Plan were grouped under the following 6 ‘pillars’, one of which was *Community and Citizenship*, where the need for a strong community, communications, support for families, village centre, arts programme, was identified as being essential for the local area.

The Area Action Plan has also sought to provide a framework for the delivery of a retail, community, and social enterprise centre as ‘key’ in the creation of a village centre for Cherry Orchard. This is in line with the Development Plan’s (2016) SDRA 4, which indicates a level 4 neighbourhood centre to the north of the train station. In that regard, Site 5 has been identified as a prospective ‘Village Centre’.

Cherry Orchard Area Planning Workshop (November 2022)

The period for the Making Cherry Orchard Better Area Action Plan concluded during 2022. The Area Action Plan was developed by the Cherry Orchard Development Group (CODG), that hosted a community wide area workshop on 11th November 2022 to review the key achievements and discuss future priorities for the area. The suggestions from the participants of the workshop, in context of the community, arts and culture uses to be achieved over the next 5 years broadly included requirement for:

- Sports / recreational facilities
- A village hub that can act as a positive focal point and has shops, an older people’s centre, community space, etc.
- Prioritise and fund the community infrastructure development.
- Having more cultural events in Cherry Orchard
- Support Equine Centre extension to include a coffee shop, business incubation units, pre-employment support.

6.5 Assessment of Current Provision

The community and social infrastructure audit for the study area determined the existing range of services / facilities serving the study area (750m-1km surrounding the subject site) and has been prepared in accordance with the guidance set out in the Toolkit. During the audit, 90no. facilities were identified within and bordering the study area boundary, which have been illustrated in the map under Section 5.

Although there are some community centres / training facilities identified within the study area surrounding the subject site, it is observed that with respect to art / cultural facilities, the subject site

has a comparatively sparse provision of services within the study area. The level of existing community and art / cultural infrastructure serving the subject site have been highlighted below.

Community Infrastructure

Some community centres, cafes, and youth facilities were identified within the study area, such as the Cherry Orchard Community Centre, the Equine Education and Training Centre, Ronanstown Youth Services, and the Cherry Orchard Family Resource Centre within the 1km surrounding the subject site. The study area also has a library – ‘North Clondalkin Library’, serving the subject site.

A full list of the community and civic facilities can be found in Table 6-1 below. The Figure 6-2 further illustrates the distance of each facility from the subject site.

Table 6-1: Existing Community Facility types identified within and bordering the Study Area.

Type	Facilities
Community Facilities	Cherry Orchard Community Centre, The Community Café, Rowlagh Community Centre, Clondalkin Traveller Development Group, Equine Education and Training Centre, Ronanstown Women's, Community Development Project, Muslaf Community Center Ireland
Libraries	North Clondalkin Library
Youth Service / Family Centres / Resident Associations	Cherry Orchard Family Resource Centre, Clanmill Ireland Housing Association, Child and Family Agency, Daughters of Charity Child and Family Service, Ronanstown Youth Service, Foróige; the National Youth Development Organisation
Civic Services	Cloverhill Courthouse, An Post Claddagh Green

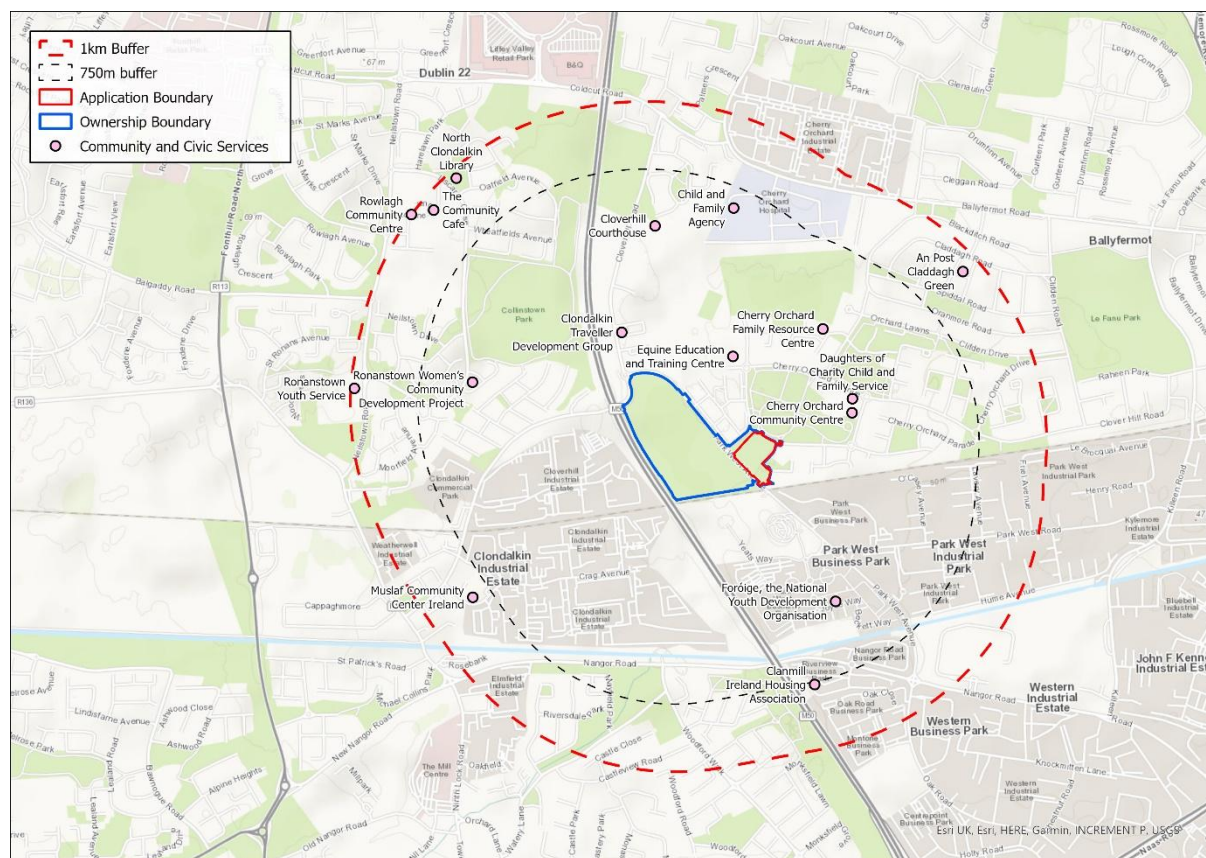


Figure 6-2 Location of existing community facilities within and bordering the Study Area.

Art / Cultural Infrastructure

The Study Area is served by a couple of Arts & Culture facilities as listed under Table 6-2, and the subsequent location of these few facilities from the subject site has been illustrated in Figure 6-3. Regard was also had to the Culture Near You maps which regrettably only identified community uses and did not capture the uses identified in the KPMG Planning Audit described below.

The closest art/cultural facility to the subject site is the Collinstown House Ruins.

Table 6-2 Existing Arts and Cultural Facility types identified within and bordering the Study Area.

Type	Facilities
Art and Cultural Facilities	Collinstown House Ruins, Outline Music Studio, Phoenix Theatre Arts

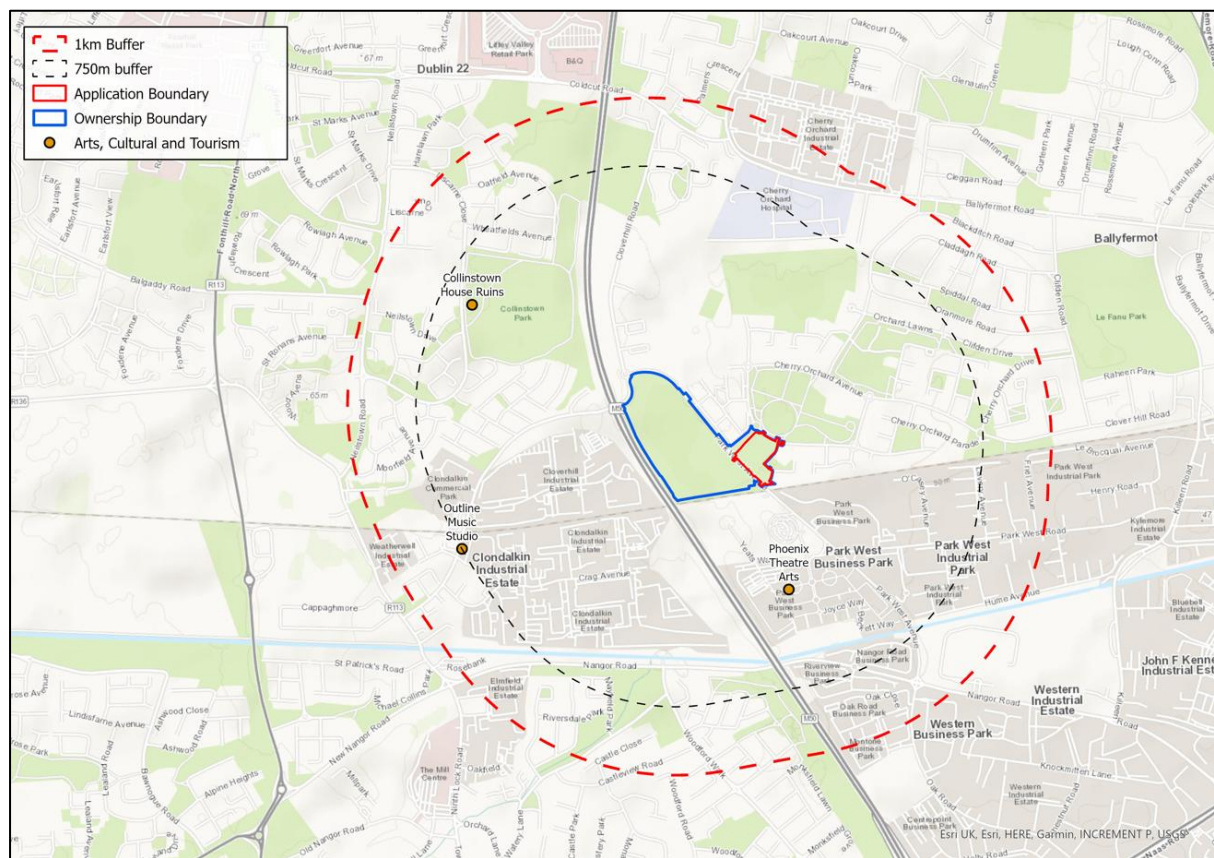


Figure 6-3: Location of existing arts and cultural facilities and bordering the Study Area.

Need for Cultural Infrastructure within the Study Area

It is noted that although the art and cultural facilities identified may have some aesthetical use in that it adds to the character of the area which can benefit from creating an experience for the residents and visitors – there is not much operational benefit offered for mobilising local creative groups, residents, artists / artisans.

Culture 2025 Policy Framework describes culture as “...everything we do as a society and how we behave.” However, for the purpose of the Policy Framework, a more circumscribed, yet wide-ranging definition of culture has been offered:

The arts, as defined in the Arts Act 2003, meaning ‘any creative or interpretive expression (whether traditional or contemporary) in whatever form, and including, in particular, visual arts, theatre, literature, music, dance, opera, film, circus and architecture and including any medium when used for those purposes’.

The creative industries, which can be defined as industries and occupations which focus on creativity as a means to deliver commercial success, export growth and resilient employment for Ireland including:

- Advertising and marketing
- Architecture
- Crafts
- Design*
- Fashion
- Film, TV, video, radio, and photography
- IT, software, and computer services
- Publishing
- Museums, galleries, libraries
- Music, performing and visual arts.

*Areas of design include exhibition / performance / games / graphics / industrial / interior / landscape / product / textiles.

Culture and Creativity in the context of this Policy Framework has hence been considered by nature more ‘fluid and evolving’.

The Study Area, on the basis of the above description seems to have limited availability of such appropriate cultural infrastructure, both, one where culture can be ‘created’ or one where culture can be ‘experienced’ (as per definition under Section 6.1). The only facilities that could be considered to serve the purpose of culture and creativity include - Cherry Orchard Community Centre, the Equine Education and Training Centre, Cherry Orchard Family Resource Centre, and North Clondalkin Library, the ‘Outline Music Studio’ and Collinstown House Ruins.

It is also noted that the subject site is served by a variety of open spaces, sports, and recreational facilities (including parks, grounds, sports clubs, nature trails and memorial gardens – as illustrated under Section 5.7 of this Report). This can also help enable and meet the need for multi-purpose public realm areas that support creative activity and public participation and this (as identified in the Cultural Infrastructure Study), is also associated with the need for strategic partnerships that fuse the expertise of producers of cultural and entertainment events with the assets and experience of those who own or manage such sites.

Therefore, any new proposals that would enhance the cultural infrastructure within the area would be a welcome provision, as it would integrate to the existing facilities, bringing vibrancy, promoting regeneration and hence, the sustainable development of the locality and wider community.

Moreover, the subject site is well connected to other more central parts of the city through a variety of public transport routes / links, which makes access to an array of arts and cultural facilities offered in the city highly convenient to future residents of the proposed scheme.

6.6 Proposed Community, Art, and Cultural Facilities at Cherry Orchard Point

This Section of the Report sets out the proposed strategy for the delivery of Community, and Arts / Cultural Uses intended to serve the proposed development (Phase 3) and also reflects on the provision already made in the earlier consented phases of the Cherry Orchard Point scheme that serves the wider Cherry Orchard Community.

The Policy Objective CUO25 of the Development Plan requires that:

All new regeneration areas (SDRAs) and large-scale developments above 10,000 sq.m in total area must provide at a minimum for 5% community, arts and culture spaces including*

exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage from an evidence base/audit of the area. Such spaces must be designed to meet the identified need.

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

Policy Objective CUO25 notes that the balance of space between community and cultural uses can be decided at application stage from an evidenced based audit of the area and should be designed to meet identified need and should be predominantly internal. Developments are permitted to deliver the 5% requirement in one sector where there is a demonstrable need and justification in doing so.

The *Building Culture* Cultural Infrastructure Toolkit was published by Dublin City Council in 2024, as an aide to navigating Chapter 12 (Culture) of the Dublin City Council Development Plan 2022-2028 and to assist future applicants to navigate and demonstrate compliance with the requirements to provide community / arts / cultural spaces as part of large scale development proposals. The Toolkit sets out a requirement to work collaboratively with and seek advice from the Dublin City Council Arts Office, prior to commencing the detailed design stage of a scheme. The Toolkit also requires that a Cultural Infrastructure Audit be undertaken to ensure that the development of cultural infrastructure meets a genuine need and does not displace existing provision. The Audit should be a component of a broader Cultural Infrastructure Assessment (CIA), used to inform and develop design proposals.

While the intent of the Toolkit is to guide the delivery of cultural infrastructure throughout the City, the Development Plan (specifically objective CUO25) and the Toolkit recognise that cultural infrastructure is often best delivered alongside associated community uses, particularly in existing residential areas and development. The Toolkit further states that while the priority of uses would be to provide for cultural uses, in some cases, where the Social Infrastructure Audit demonstrates a requirement for overriding community need, a larger proportion of community uses may be acceptable.

Section 4 of Guidance Note 1 of the Toolkit provides direction on identifying the appropriate provision of potential uses and notes how the Development Plan recognises that cultural infrastructure is best delivered in tandem with community uses, particularly in established residential areas such as Cherry Orchard. Copilot said:

In this regard, it is considered essential that community, arts and cultural uses are provided to complement the facilities approved within the earlier consented phases of the Cherry Orchard Point scheme. This will ensure that these facilities can function successfully and integrate symbiotically with the wider community spaces, rather than being delivered solely to satisfy development threshold requirements.

Cherry Orchard Point Phase 3 – Subject of Planning application (Part 10 Consent)

[illegible]

Figure 6-4 Proposed Site Layout Plan (Source: VDA/CCK)

“No more than half of the provision can be relocated to a site “immediately adjacent to the area.” Please note that delivering the 5% provision within the overall SDR lands for applications falling inside SDRAs meets the criteria of CUO25.”

The LDA, in partnership with Dublin City Council, as applicant have engaged extensively with the Cherry Orchard community, through the consultation process for consented Phases 1 and 2 and also Phase 3 (subject of the planning application). The level of engagement from the community coupled with the Social, Community and Cultural Infrastructure Audits undertaken by KPMG Planning revealed that there is a need to provide facilities that provides benefits to wider community both existing and future across the board in the Cherry Orchard Area.

The proposed development is anticipated to generate a requirement of approximately 950 sq.m. Dublin City Council confirms its agreement in principle with the proposed 5% off-site community, arts and cultural provision strategy for Cherry Orchard Point Phase 3, recognising the development's role within the wider multi-phase regeneration of Cherry Orchard Point. Having regard to Policy CUO25, the Park West-Cherry Orchard LAP, and the coordinated delivery of community infrastructure across Phases 1, 2 and 3, the Council is satisfied that the Phase 3 requirement may be appropriately addressed through a ring-fenced off-site contribution towards community, recreational, arts and cultural infrastructure within the Cherry Orchard SDR. The detailed form, location and delivery mechanism will be the subject of ongoing engagement between the Land Development Agency and Dublin City Council. Subject to appropriate securing arrangements and supporting planning documentation, Dublin City Council has no objection in principle to the proposed approach, which is considered capable of delivering meaningful and long-term benefits for existing and future residents while supporting the wider regeneration and placemaking objectives of the area.

A letter of confirmation from Dublin City Council is enclosed with the planning documentation.

6.6.1 Rationale for Off-site provision of the required Community and Arts/Cultural uses in Phase 3

This section sets out the planning and design rationale supporting the off-site provision of the required Community and Arts/Cultural uses associated with Phase 3. It demonstrates how the proposed approach will meet the objectives of the City Development Plan and other broader placemaking objectives, while ensuring that the required community, cultural and arts infrastructure is delivered in an appropriate, accessible and sustainable manner within the wider Cherry Orchard Point development.

Having regard to the following:

Community, Social and Cultural Infrastructure Audit

The findings of the Community, Social and Cultural Infrastructure Audit submitted as part of the consented Phase 1 and 3 planning application and the current Phase 3 planning application.

Existing CAC provision in Cherry Orchard Point Phase 1 – July 2024 Part 10 Approved Scheme

The LDA and project Design Team undertook a comprehensive Community, Social and Cultural Infrastructure Audit (KPMG Future Analytics, 2023) of the community and submitted this as part of the Phase 1 planning application, as consented by An Bord Pleanála.

In line with City Plan Objective CUO25, the scheme under Phase 1 (also accounting for modest changes through the S146B process) included the provision of community and arts / cultural uses across a mixture of internal and external uses. The scheme provides for a total of c. 2,380 sq. m. of such community and art / cultural uses, which consists of around 5% of the total net residential area of c. 47,237 sq. m. When COP Phase 1 was assessed by (then) ABP, the Toolkit was not in circulation and was published later in 2024.

The community and art / cultural uses in consented Phase 1 are dispersed throughout a number of blocks at ground floor level and have predominantly been targeted towards the centre of the application lands to provide the heartbeat to the development. The figure below illustrates the location of these uses throughout the scheme.

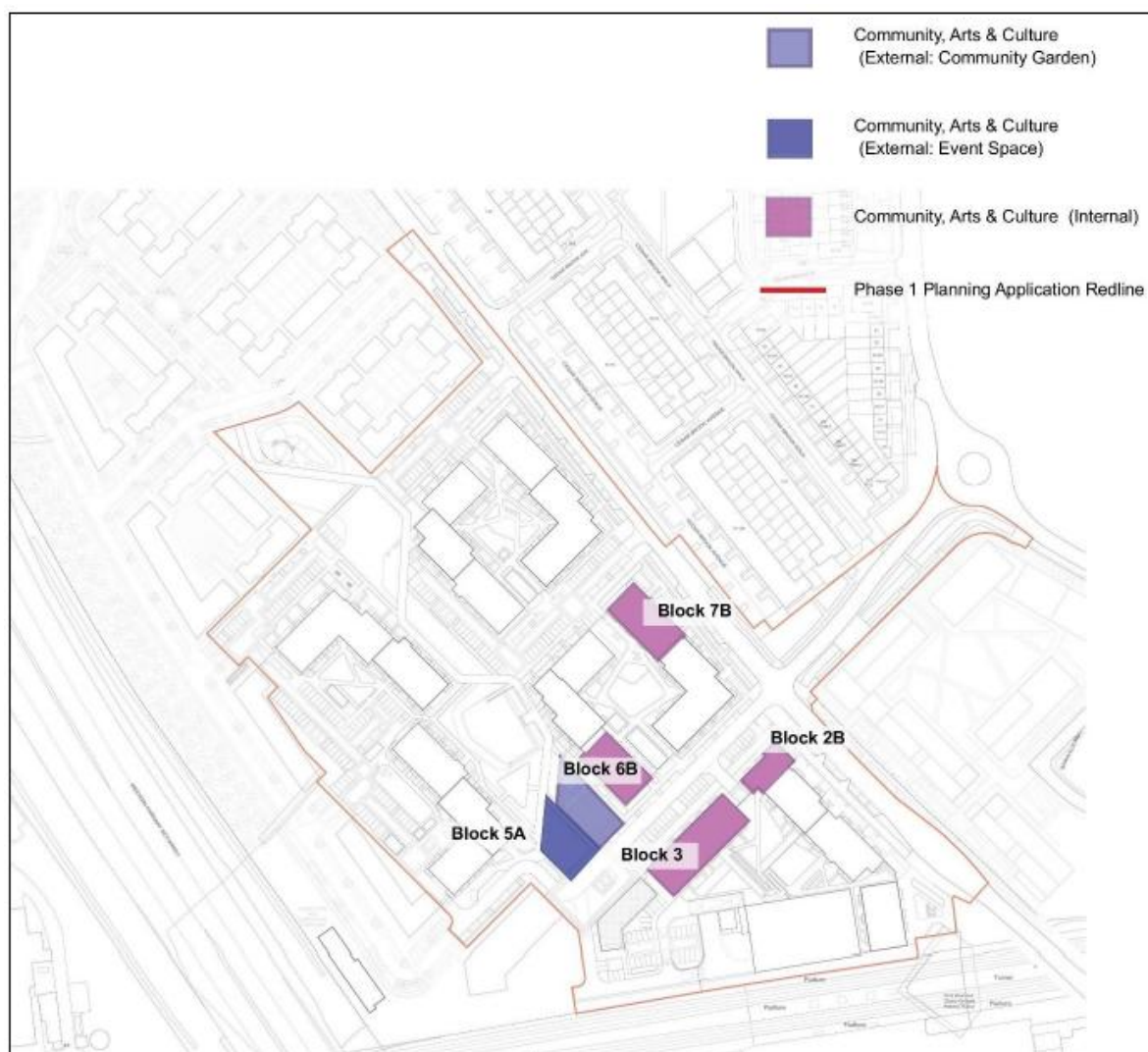


Figure -6-5 Layout Plan (as consented) under Phase 1 (Source: VDA/CCK).

The Community, Social and Cultural Infrastructure Audit carried out under Phase 1 observed a need for a wide range of services within the area, noting an existing under provision across the board. As a result, the layout and form of such uses in the consented scheme, was kept relatively flexible to cater to the changing needs and demands of the area. The table below provides a locational breakdown of the uses across the Phase 1 lands.

Table 6-3 Composition of Phase 1 development community and art / cultural spaces

Use Type	Location	Area (in sq. m.)
Community & Art / Cultural	Block 2B	127
Community & Art / Cultural	Block 3	424
Community & Art / Cultural	Block 6	289
Community & Art / Cultural	Block 7	353
Community Garden and External Events Space	Neighbourhood Park	1187
Total		2,380

The strategy relating to the delivery of community and arts / cultural uses has also had regard to the extensive public consultation that was carried out under the Phase 1 project to understand the needs of the existing community within Cherry Orchard. It was apparent that there is a general consensus

among the local community of a need for community spaces that can accommodate a broad range of activities for young and old alike, and where the internal spaces could be used as multi-use community halls / meeting rooms, youth cafes, event space, artist studios, dance halls and technical workshop spaces.

The development proposed in the Phase 1 application was granted planning permission by An Coimisiún Pleanála under Part X, Section 175 of the Planning and Development Act 2000 (as amended) on 09 July 2024, and subject to 24no. conditions.

Of relevance to the present topic, one of the conditions (condition no. 9a & 9b) requires that:

*“(a) Prior to the completion of Phase 1A of the development hereby permitted, the permitted supermarket, retail/commercial units, and **community, arts and cultural spaces shall be fully fitted out and suitable for immediate occupation and operation...***

*(b) Prior to the completion of Phase 1B of the development hereby permitted, the permitted creche and **community, arts and cultural spaces shall be fully fitted out and suitable for immediate occupation and operation.**” [emphasis added]*

Of relevance to the present topic, inspector assessment on the proposed CAC is outlined below:

Section 7.7.5:

“I note that condition 9 of the Board Order with reference to the permitted scheme to the south (ABP-318607-23) refers, specifically, that prior to the completion of Phase 1B, the creche and community, arts and cultural spaces shall be fully fitted out and suitable for immediate occupation and operation. This has relevance to the subject application, that forms a logical part of the already permitted scheme to the south and I am satisfied that the requirements of CUO25 will be adequately met. If necessary a suitably worded condition with reference to phasing could be attached. However, I am satisfied that in this instance, given the quantum of development proposed and that the promoter of the development is the Council via the LDA itself, the delivery of the community, arts and cultural spaces requirement has already been met.”

It is therefore noted that a substantial quantum of community, arts and cultural space, both internal and external, together with a crèche, retail and commercial uses, will be delivered as part of the approved Phase 1 development at Cherry Orchard Point, in advance of Phase 3, which is the subject of the current application and will benefit from these established amenities and services.

Offsite CAC provision as approved for Cherry Orchard Point Phase 2 – September 2025

Figure 6.6, below shows the red line extent for the Phase 2 planning application, together with the blue line demarcating the Dublin City Council-owned (DCC) lands in near proximity.



Figure 6-6 Planning application area (red line) for Phase 2. The blue line shown demarcates lands in the ownership of Dublin City Council in close proximity.

Figure 6.7 overleaf presents a Site layout plan for the Phase 2 planning application, shown in composite with the development proposed within the Phase 1 project.



Figure 6-7 Layout plan for COP Phase 2, shown in composite with the development proposals for COP Phase 1 (Source: VDA/CCK)..

Phase 2 of the scheme involves the construction of a residential scheme consisting of 137no. units (31no. two-bed units and 106no. three-bed units) ranging in height from two to three storeys. The proposed development also included the provision of landscaped public open space of 2,133sq. m alongside c0.205 ha of the Neighbourhood Park that was approved as part of the Phase 1.

The Community Social and Cultural Infrastructure Audit, submitted as part of Phase 1 was revisited in July 2024 for Phase 2, to re-confirm its currency, with no material changes in local provision identified.

DCC Cultural infrastructural Toolkit was launched in 2024, and an extensive engagement with the community was undertaken for the Cherry Orchard Point Phase 2 scheme and it revealed that there was an overwhelming preference for community uses to be delivered to serve the existing and future residents within the Cherry Orchard community. Given the impractical locational context of the Phase 2 lands when considered in isolation, and similarly, the manner in which community/arts/cultural uses within a viable Phase 2 layout could practically be realised, coupled with the extensive provision of flexible community / cultural space in the Phase 1 scheme, it was considered, and agreed with the Planning Department in Dublin City Council (DCC), that offsite provision is the most appropriate option for complying with the requirements of Policy Objective CUO25 of the Development Plan. A letter of confirmation was also submitted as part of the planning documentation for consented Phase 2.

Dublin City Council is committed to delivering an Athletics Running Track, as shown below, within the Cherry Orchard Area to serve the proposed development and the wider community.

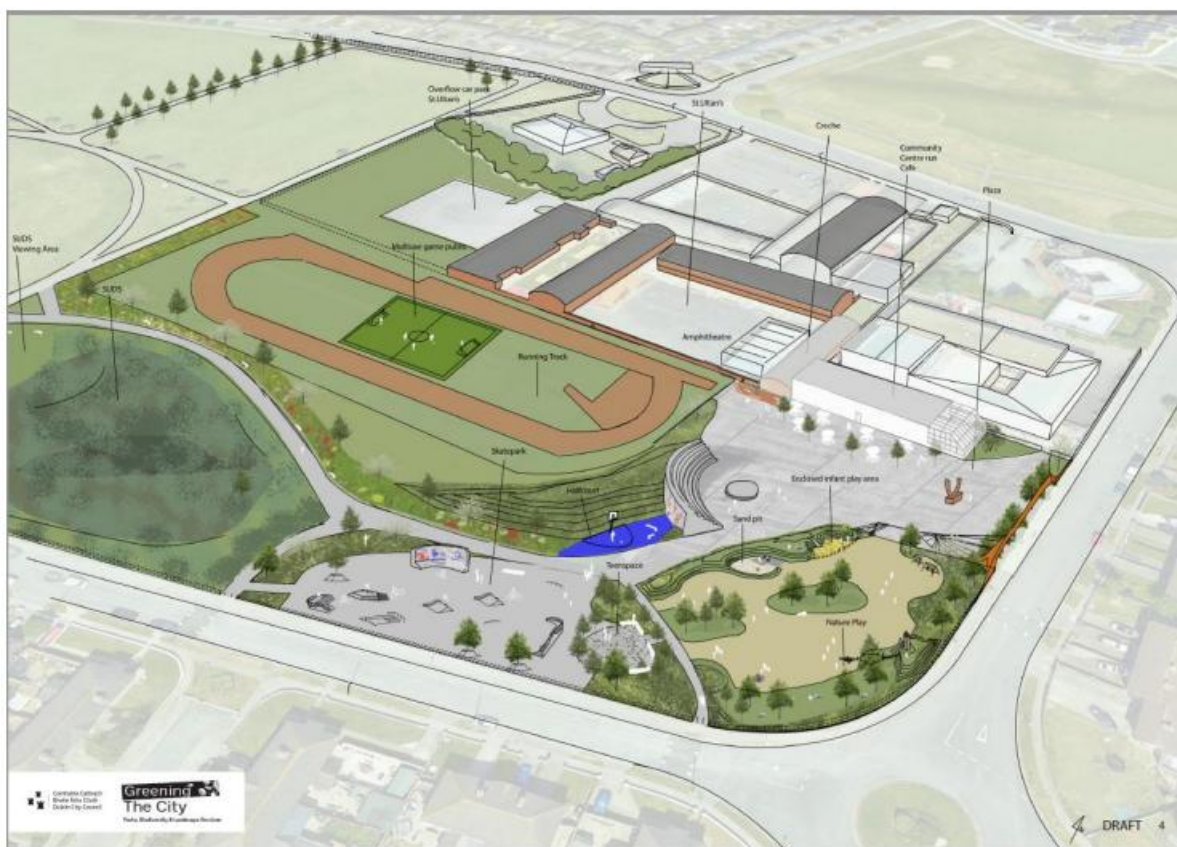


Figure 6-8 Location for running track (Source: Page. 4 Cherry Orchard Park Concept Plan Dublin City Council)

The aforesaid strategy was considered by ABP (now ACP) and the Phase 2 application was granted planning permission under Part X, Section 175 of the Planning and Development Act 2000 (as amended) on 22 September 2025.

Additionally, Dublin City Council has recently launched a Renewal Plan for Cherry Orchard Park to strengthen its role at the heart of community life to create Cherry Orchard a greener, more inclusive, and multifunctional space. This consultation closed to public submissions on 28 August. A park where people of all ages and abilities can explore, play, exercise and connect - now and for generations to come. [Project: Cherry Orchard Park Renewal | Dublin City Council](#)

Cherry Orchard Park Renewal

Dublin City Council also launched stakeholder engagement on Emerging Plan for “Cherry Orchard Park Renewal” in March-April 2026, to initiate a Part 8 proposal, in its ambition to create a renewal plan for Cherry Orchard Park to strengthen its role at the heart of community life to create Cherry Orchard a greener, more inclusive, and multifunctional public space. This process reflects the Council's ambition to strengthen the park's contribution to the social, recreational, and environmental wellbeing of the wider Cherry Orchard area [Project: Cherry Orchard Park Renewal | Dublin City Council](#). The Council has also provided an indicative timeline for the delivery of the project (See Figure 6.9).

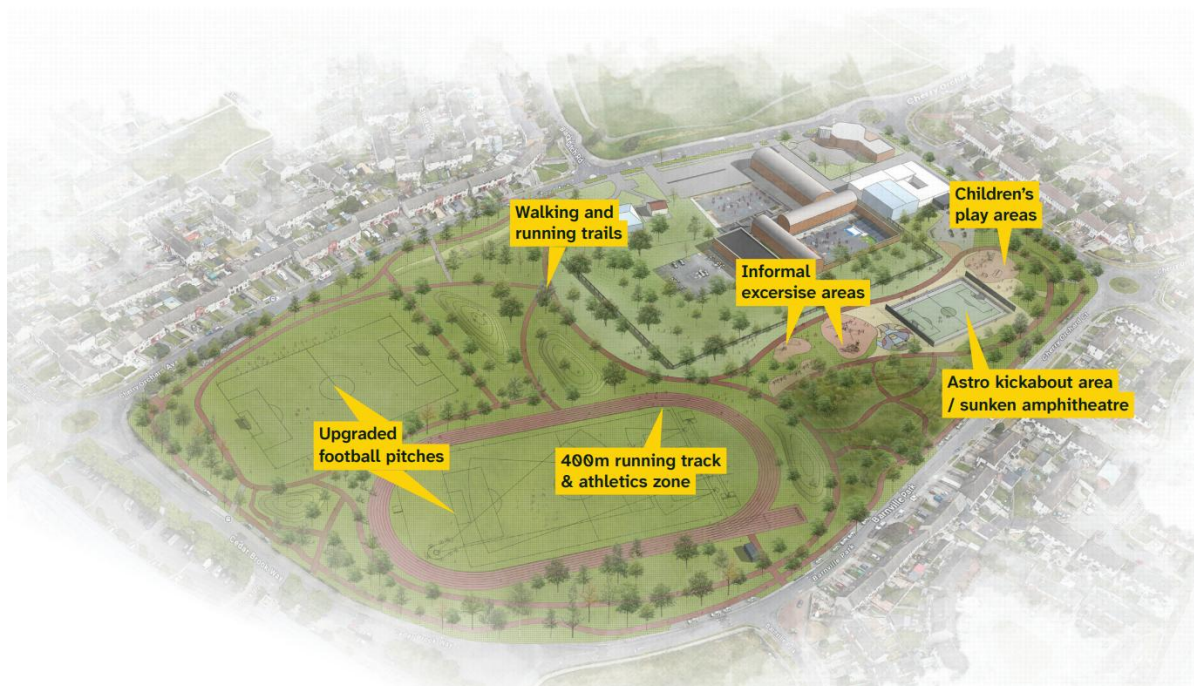


Figure 6-9 Proposed Aerial View of Cherry Orchard Park (Source: [Project: Cherry Orchard Park Renewal | Dublin City Council](#))

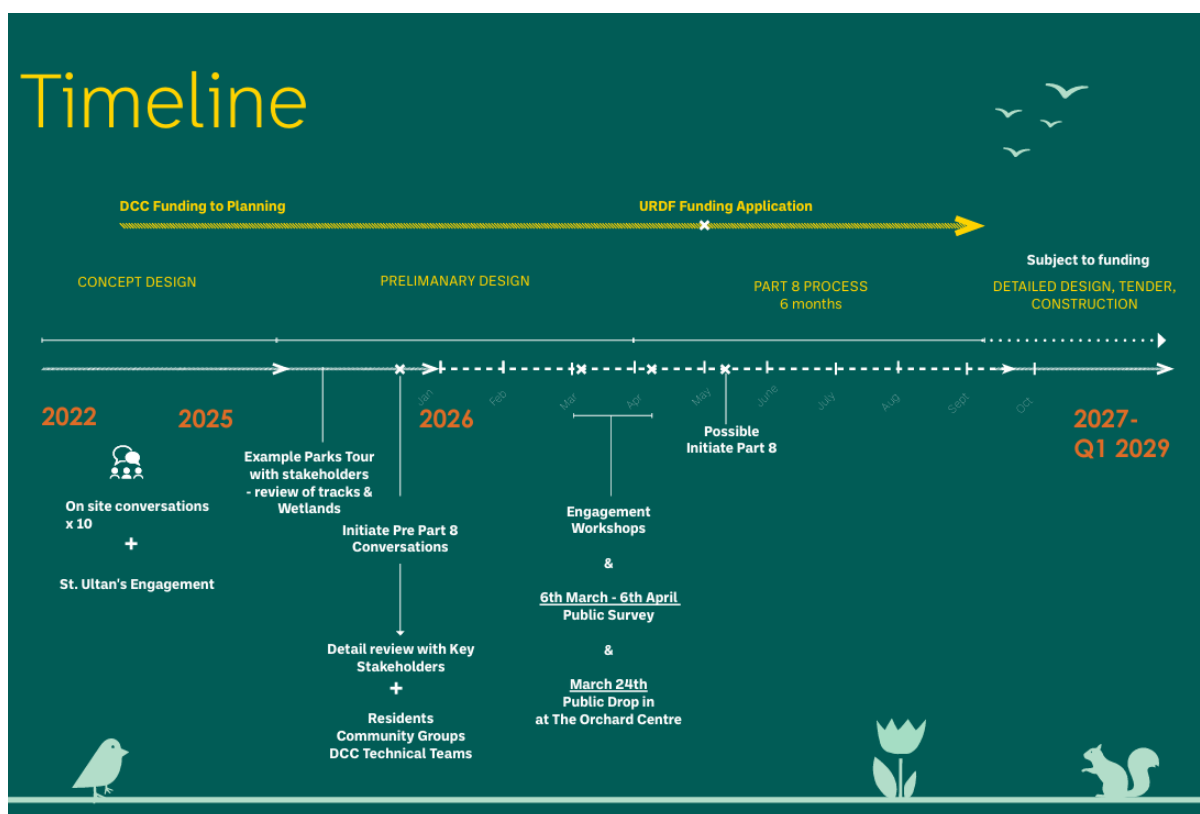


Figure 6-10 Indicative timeline for delivery of Cherry Orchard Park (Source: [Project: Cherry Orchard Park Renewal | Dublin City Council](#))

The Cherry Orchard Point multi-phase development presents a unique opportunity for The Land Development Agency (LDA) to deliver lasting community benefits to the wider Cherry Orchard area through a ring-fenced financial contribution in partnership with Dublin City Council. This approach would facilitate the timely provision of community infrastructure, ensuring that investment arising from the development directly supports the social, cultural and recreational needs of existing and future residents while contributing to the long-term sustainable regeneration of the area. DCC has provided a letter of confirmation in support of the proposed 5% off-site strategy for the provision of Community, Arts and Cultural (CAC) facilities within the Cherry Orchard area.

Amended Draft Planning Design Standards for Apartments National Planning Statement, 2026

The *Design Standards for Apartments, Guidelines for Planning Authorities (2025)*, together with the emerging direction as set out in Amended Draft Planning Design Standards for Apartments National Planning Statement, 2026, also recognises that **Communal, Community, and Cultural Facilities** may be provided in apartment schemes, particularly in larger developments. Facilities may also extend to community rooms, gyms, or studios that may be open to non-residents. However, there is also a need to consider significant implications on the viability of the development and in terms of maintenance costs and the requirement for community and cultural facilities may not applied on a blanket or threshold basis. The consultation period for Amended Draft Planning Design Standards for Apartments National Planning Statement, 2026 is open until 12 October 2026.

The planning permission (ACP Case Ref: ACP-318607-23) was approved in July 2024 for Phase 1 of the Cherry Orchard development which included over 700 new homes as part of a residential-led mixed use scheme. The development also included the provision of almost 2,400sq.m of community and arts / cultural uses across a mixture of internal and external spaces based on the findings of a comprehensive Community, Social and Cultural Infrastructure Audit (KPMG Future Analytics, 2023) submitted this as part of the Phase 1 planning application. The Audit was further updated in Q3 of 2024. The design and layout of the scheme, including the composition of the cultural / arts uses was done so in full cognisance of the phased approach to the wider redevelopment of the Cherry Orchard lands including approved Phase 2 comprising 137 residential units, the subject of this application. The subject

Phase 3 planning application is accompanied by an updated Community, Social and Cultural Infrastructure Audit, re-confirm its currency, with no material changes in local provision identified.

Park West Cherry Orchard Local Area Plan (LAP) 2019 – Extended till 2029

The Park West - Cherry Orchard LAP 2019 as extended, emphasises the importance of creating sustainable communities and neighbourhoods and states that such facilities need to be located in places where they can be used in an efficient and cost-effective manner. The LAP, hence, recognises that provision of a proportionate level of community and social infrastructure is central to the delivery of a sustainable community.

One of the key visions in relation to Open Spaces and Recreational Facilities within the LAP is to

“...consolidate and improve the existing sports and recreation facilities and promote the provision of new recreational facilities”.

In that regard, the LAP has the following objectives:

- *CS1 To maximise the use of Cherry Orchard Park for the whole community by undertaking a redesign and physical enhancements to the Park in consultation with local clubs and stakeholders.*
- *CS2 To support the provision of an enhanced sporting hub within Cherry Orchard Park.*
- *CS8 To seek the provision of additional community facilities including childcare, healthcare, place of worship and community centre, as an integral part of proposals for new residential development and having regard to existing facilities in the area.*

Additionally, in the LAP in section 4.3.4 Community and Social Enterprise Hub clearly cites that:

“The ‘Making Cherry Orchard Better’ social and economic action plan, published in 2017 identified the specific need for a new community and social enterprise hub within Cherry Orchard Park that would provide support, training and space for local start up enterprises, particularly social enterprises. The Plan identified a site adjoining the Orchard Community Centre within Cherry Orchard Park as a suitable location for this new facility.”

The LAP identified suitable sites that have a direct relationship to the subject planning application, for the provision of the proposed Community and Social Enterprise Hub, including the following:

- *Within Cherry Orchard Park as identified in ‘Making Cherry Orchard Better’, in conjunction with proposals to redesign the park to provide a more user-friendly and safer space.*
- *Site 5 would provide a good link between the local neighbourhood centre at Cherry Orchard and the train station.*

The proposed scheme makes a significant contribution towards the objectives of the Cherry Orchard Local Area Plan (LAP). In particular, the proposed Barnville Pedestrian Link forms a key component of the Cherry Orchard Point Phase 3 development, providing a direct, safe and publicly accessible connection between the established residential communities of Barnville, Cherry Orchard Park and Park West Avenue, and the Park West–Cherry Orchard Railway Station. The link, comprising a stair and ramp arrangement, responds to existing level differences across the site while enhancing permeability and promoting sustainable movement patterns throughout the wider LAP area.

In this context and having regard to the substantial public infrastructure and connectivity benefits delivered by the proposed development, the proposed off-site provision of Community, Arts and Cultural (CAC) facilities is considered to be fully consistent with the relevant local policy framework and the of the LAP.

7 Conclusion

Having regard to Policy Objectives CUO25 and CUO30 of the Dublin City Development Plan 2022-2028, the Building Culture Toolkit, the findings of this updated Community, Social and Cultural Infrastructure Audit, and the established planning history of Cherry Orchard Point, it is considered that the proposed Phase 3 approach represents an appropriate, evidence-led and coordinated response to the provision of community, arts and cultural infrastructure within the wider Cherry Orchard Point / SDRA 4 area.

The proposed development generates a requirement for community, arts and cultural provision having regard to the scale of residential development proposed. However, Phase 3 should not be considered in isolation because it forms part of a coordinated multi-phase regeneration programme within the Park West–Cherry Orchard Strategic Development and Regeneration Area, following the permitted Phase 1 and Phase 2 schemes, as promoted by Dublin City Council and the LDA.

The approved Phase 1 development (and accounting for modest changes through the S146B process) secured a substantial quantum of community, arts and cultural infrastructure, including both internal and external community-focused spaces, which formed a key component of the wider Cherry Orchard Point placemaking strategy.

Subsequently, Phase 2 was assessed and approved within the context of that established delivery framework, recognising that community and cultural infrastructure would be delivered through a coordinated area-based approach across the wider regeneration lands.

This updated audit has not identified a materially different baseline position that would necessitate the provision of a standalone internal community, arts and cultural facility within Phase 3 in preference to a coordinated wider-area strategy. The audit confirms the importance of investing in accessible, flexible and durable community infrastructure capable of serving both existing and future residents of Cherry Orchard while supporting wider regeneration objectives.

The proposed Phase 3 strategy is to contribute towards the delivery of community, arts and cultural infrastructure through a coordinated and plan-led approach at SDRA level, building upon the substantial provision already secured as part of Phase 1, the accepted planning approach established through Phase 2, and planned investment in wider community infrastructure projects, the Cherry Orchard area.

This approach is considered to represent a more effective planning outcome than providing fragmented standalone community floorspace within the Phase 3 blocks. It avoids unnecessary duplication of facilities already secured or being progressed elsewhere within the wider Cherry Orchard Point and SDRA area, directs investment towards projects capable of serving both existing and future residents, and facilitates the delivery of community infrastructure at a scale and format that is capable of long-term operation, management and public benefit.

The proposed strategy should therefore be viewed as an area-based Community, Arts and Cultural Infrastructure delivery mechanism that forms part of the wider regeneration of Cherry Orchard rather than a reliance upon historic provision. It is supported by the existing and permitted community infrastructure associated with earlier phases of Cherry Orchard Point, the findings of this updated audit, the evolving Cherry Orchard Park Renewal initiative, and Dublin City Council's role in coordinating and delivering community infrastructure within the wider Cherry Orchard SDRA area, enabled and supported too by the LDA.

It is considered that the proposed development provides a coherent, evidence-based and policy-compliant response to the requirements of CUO25 and CUO30. The approach supports the broader objectives of the Park West–Cherry Orchard Local Area Plan and SDRA 4 by consolidating community infrastructure investment where it can deliver the greatest benefit for both existing and future communities, while contributing to the creation of a sustainable, socially inclusive and well-serviced neighbourhood.

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