

SOCIO-ECONOMIC ASSESSMENT

Lands at Belgard, Tallaght , Dublin 24

Atlas GP Ltd.

 **Future Analytics**
Planning | Research | Economics

Prepared for:
Atlas GP Ltd.
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1.0 INTRODUCTION

Overview

This socio-economic statement has been prepared by Future Analytics Consulting Ltd. (FAC) of 23 Fitzwilliam Square (South), Dublin 2 on behalf of Atlas GP Ltd., 8-9 Hanover Street East, Dublin 2, D02 Kx94. Its purpose is to provide a comprehensive review of the demographic composition of the community in the area surrounding the proposed development site, known as Belgard Gardens, using data obtained from the 2016 Census of the Population, the HP Pobal Deprivation Index, and other publicly available sources of data.

Purpose of the Report

The assessment will cover a range of thematic areas that include; Demography, Economy, Housing, and other miscellaneous themes. The trends that emerge during the analysis of the demographic data will then be used to provide a socio-economic outlook for the area, which can help inform any potential future development of the site that is the subject of this study.

Atlas GP have acquired three sites adjacent to one-another in the heart of Tallaght, with the aim to deliver a "new urban quarter for Tallaght". A high-quality, mixed-use residential led development, with associated neighbourhood facilities such as retail, a community centre and a plaza should invigorate the area. The development of a masterplan for the site will assist in the successful delivery of these aims. The proposal intends to have a positive impact on both its immediate surroundings and the wider Tallaght area through a design that will:

- Raise the socio-economic profile of the Belgard community in which it is located;
- Respond to the existing, and future, local and regional market requirements for accommodation;
- Support the continued development and growth of the nearby third level institute; and,
- Complement and enhance the current and future development patterns of the Tallaght area.

The proposed project has the potential to provide a stimulus to both the immediate surroundings, as well as the wider Tallaght region, and therefore it is important to gain an understanding of the potential positive impacts such a development could have to ensure informed decision-making.

Structure of the Report

The report will be structured as follows:

- Chapter 2 provides a brief overview of the site location and the context within which the development is proposed;
- Chapter 3 reviews all of the relevant planning policy guidelines that will dictate the development of the site and details the most pertinent objectives set out in each;
- Chapter 4 outlines the demographic and socio-economic profile of the Tallaght area based around several themes;
- Chapter 5 analyzes the previous chapter's findings and builds upon this to develop a projection of future scenarios in order to support the proposed development; and,
- Chapter 6 is the conclusion to the report, outlining the main findings in a clear and concise manner.

2.0 AREA CONTEXT/SITE LOCATION

Study Area

Tallaght is the County Town of South Dublin County Council and as such it has extensive residential, industrial and warehousing areas which are served by a range of social, civic and commercial facilities. The 1960s and 1970s brought with them immense levels of growth to Tallaght, changing what was once a small village on the outskirts of Dublin into the large metropolitan town it is today. Since then, the Town has developed and shaped its own identity and there are numerous local community organisations in existence that support the burgeoning population.

Both geographically and through its extensive infrastructure development, Tallaght has a high level of accessibility thanks to its road and public transport network, and its immediate proximity to the Dublin ring motorway, the M50. It is located alongside the River Dodder in the foothills of the highly scenic Dublin Mountains.

The catchment area defined for the assessment is based on the now expired 2006 Local Area Plan (LAP) boundary for Tallaght Town Centre. Specifically, the catchment takes in assets that are located within a 1km radius of the LAP boundary.

This 1km buffer of the LAP boundary intersects with 13 different Electoral Division areas for which population and demographic information is used to form the basis of this study.

Site and Development Proposal

The subject lands on which development is proposed include the former Cuisine de France factory, UniPhar headquarters and Belgard House. In total, the area of land is comprised of approximately 7.2 hectares. It holds a prime location within Tallaght, situated adjacent to the Belgard Road (R113). Directly west of the site lies Tallaght Hospital, while the Institute of Technology (IT) Tallaght is situated across the Belgard Road, to the east of the site.

It is our opinion that the proposed development is ideally placed to capitalise on any future growth in the area, due to its location between the region's only third level institute and one of the largest hospitals in the area. Adding to its enviable location is the Square Shopping Centre complex, providing a comprehensive range of retail options, which can be found south of the site.

The surrounding locality is characterised by a mix of residential, commercial, industrial and educational lands uses. Towards the south are extensive areas of residential housing, while a range of amenities and services are within easy walking distance. There are two Luas Red line stops within a 6-minute walk of the site servicing both Tallaght Hospital and the Square, while there are several bus routes that pass in the immediate vicinity.

The proposed development seeks to create a new residential quarter in Tallaght, with associated neighbourhood facilities that include local retail, a community centre and a plaza. Its design layout aims to connect with, and improve the surrounding links for pedestrians, cyclists and traffic flows. The development will consist of Purpose Built Student Accommodation (PBSA), residential accommodation, childcare facilities, retail, commercial and meeting spaces, and live/work units.

The development will consist of a mixed use residential development (total GFA 55,180 sqm) in 5 no. blocks, ranging from 4 – 10 storeys, to provide 438 no. apartment units consisting of 158 no. 1 beds, 230 no. 2 beds and 50 no. 3 beds (total apartment units include 8 no. live/work units with a total c.509 sqm work areas at ground floor) and c.732 sqm of tenant/resident service amenities, all within Blocks A1, A2, A3 and B1. Balconies / winter gardens / terraces to be provided on all elevations at all levels for each residential block.

The development will also consist of a 403 no. bedspace student accommodation scheme and associated amenity facilities, childcare facility (c.380 sqm), 6 no. retail / commercial units (c.632 sqm in total) and a security room (c.52 sqm). This will comprise phase I of the overall development of the c.7.2 ha. site and will be located on a net site area of 3.45 ha. (excluding proposed temporary car park at grade).

The demolition of all existing buildings on the site ranging from one to three storeys in height and the removal of hardstanding throughout will take place. Proposed buildings for demolition include 2 – 3 storey Belgard Square (c.11,362 sqm) and associated single storey security hut (c.9 sqm); 3 storey Belgard House (c.9,706 sqm) and associated single storey security hut (c.14 sqm); 2 storey former Uniphar factory (c.7,780 sqm), associated 2 storey office building (c.1,033 sqm) and associated single storey security hut (c.14 sqm).

The proposed development will include the provision of a new north – south street bisecting the site (to later connect to the planned Airton Road Extension) with 2 no. East – West internal streets proceeding east towards Belgard Road (pedestrian access only onto Belgard Road) and proceeding west (to later connect to lands in ownership of SDCC if required). Works to public roads to include replacement of roundabout with a signalised junction and provision of cycle lanes on Belgard Square North and provision of a pedestrian crossing at Belgard Road.

The proposed development will also include boundary treatments, public lighting, green roofs, solar panels, ESB substations and switch rooms, CHP plant, commercial and residential waste facilities and all ancillary works and services necessary to facilitate construction and operation along with site boundary protection where required to facilitate development phasing.

The proposed development will consist of:

Phase 1 Approximate Area sq.m	
Mixed Use/Facilities	Ground Floor Area (sqm)
Childcare Facility	c.380
Resident Amenities	c.732
Live/Work	c.509
Student Amenities	c.815
Commercial/Retail/Mixed Use	c.632
Total	c. 3,068

Phase 1 Unit Numbers	
Residential	Unit No.
PBSA	403
Apartments	438
Total	841

Phase 1 Additional		
Childcare & External Playing Facilities	1	(380 sqm + 242 sqm) 622 sqm.
Retail/Commercial Units	6	632 sqm
Security Room	1	52 sqm
Car Parking (below podium)	107 spaces	
Car Parking (at surface level)	22 spaces	
Bicycle Parking	1,227	
Courtyards	4	5,516 sqm
Public Plaza	1	2,366 sqm
Public Realm and Landscaping		7,442 sqm

The site is zoned ‘Regeneration’ (to facilitate enterprise and/or residential led regeneration) in the South Dublin County Council Development Plan 2016 – 2022. The subject lands also lie at the centre of the Tallaght Town Centre Local Area Plan (LAP) 2006 (extended 2011) area and are designated within the plan into 2 no. Local Framework Plans (Cookstown South and Core Area). Both Framework Areas specify new residential development (medium and higher scale buildings which will define the town centre (50-70% residential or greater).

Development of the Belgard Gardens site will take place in two phases, with details of Phase 1 outlined previously. There are no significant issues with regard to the additional proposed development, however, an updated analysis will be provided in conjunction with the Phase 2 application. While this report is primarily concerned with the first phase application, there is cognisance of the proposed second phase in all the socio-economic analysis.

The current composition of Phase 2 is as follows:

Phase 2 Approximate Area	
Mixed Use/Facilities	Ground Floor Area (sqm)
Community Centre	c. 1,200
Resident Facilities/Amenities	c. 300
Commercial/Retail/Mixed Use	c. 628
Total	c. 2,128

Phase 2 Units	
Residential	Unit No.
Apartments	Circa. 1,100

As a combined development, both phases will amount to the following:

Combined Development	
Residential Units	Circa. 1,500
PBSA	403
Combined Amenity Area	c.5,000 sq.m



Figure 1. Site layout of Proposed Development

Context Map

Subject Site, LAP Area, LAP 1KM Buffer
and 13 Electoral Divisions



Legend

-  Subject Site
-  LAP Area
-  1km LAP Buffer
-  Electoral Divisions

3.0 POLICY CONTEXT

National Planning Framework

Launched in February 2018, the National Planning Framework (NPF) sets out a vision for Ireland and its strategic development over the coming 20 years. The NPF, along with the National Development Plan (NDP) 2018-2027, are together known as "Ireland 2040". Both documents can be considered complementary, however, where the NDP outlines capital expenditure for infrastructure programmes over a medium term 10-year period, the NPF is a high-level, longer term strategic document.

The NPF can be seen as the replacement to the National Spatial Strategy (NSS) 2002-2020, and it seeks to address some of the imbalances that have occurred over the lifetime of the NSS. One notable perception of development during the last two decades, is that growth in Ireland has predominantly occurred in the Greater Dublin Area. This is at the expense of the rest of the country, particularly our other urban centres. Census figures from 2016 appear to have confirmed that perception, with the percentage growth in all four Dublin administrative areas and the surrounding counties of Kildare and Meath, higher than the national average. This indicates the appeal Dublin and its surrounds have in attracting inward migration.

While the NPF does not seek to reverse Dublin's appeal, it does make attempts to create the conditions for a more balanced growth nationally. It envisages an increase of 1 million people over the lifetime of the plan, with **National Policy Objective 2a** targeting half of the total as being focused in our five cities. 25% should be located in Dublin, with 25% spread across the four cities of Cork, Limerick, Galway and Waterford. The motivation behind this dispersal of population is to allow Dublin to continue to grow, as will naturally occur, while also promoting the growth of our other cities as a counterbalance.

The anticipated population growth will require an increase in the housing stock, and so it is an objective of the NPF to target the delivery of 550,000 additional households to 2040. To meet projected population and economic growth as well as increased household formation, annual housing output will need to increase to 30,000 to 35,000 homes per annum in the years to 2027. In terms of where these

new homes will be delivered, the NPF calls for 40% of all new homes to be constructed within the "built-up footprint of existing settlements" (National Policy Objective 3a). In our five cities, 50% of all new homes are to be constructed within their "built-up footprints", in other words, infill developments will account for 50% of all housing construction. This figure drops to 30% in all other settlements outside the five cities.

As a high-level strategic document, there is little reference to locations outside the key cities, and therefore Tallaght receives no mention. For the purpose of the NPF, Tallaght is considered as part of Dublin City and Suburbs, therefore the objectives set-out for Dublin can also be said to correspond to Tallaght. This implies that there is an anticipated substantial increase in population, and a need for additional housing construction. Furthermore, this construction of households should take place on infill sites as there is a requirement for the densification of our urban areas. This densification will allow for a critical mass to develop that can be served by increased investment in sustainable transport options.

Regional Spatial and Economic Strategy (RSES)

Established as part of a reorganisation of Irish Local Governance on the 1st of January 2015, the Eastern and Midlands Regional Assembly (EMRA) is one of three new Regional Assemblies in Ireland. It is comprised of nine counties, containing 12 Local Authorities and one of its principal functions is the delivery of a Regional Spatial and Economic Strategy (RSES) for the entire region. This new strategic document outlines a vision for the region's future growth based on the established concepts set out in the National Planning Framework. In essence, each RSES disseminates the goals of the NPF at a regional level, ensuring the overarching aim of consolidated growth occurs.

Dublin's four Local Authorities are contained within the EMRA boundaries, and together they form part of the Dublin Metropolitan region. The RSES borrows from Local Authority Development Plans, as well as the NPF, and as such, Tallaght is mentioned as an important location for both retail and future settlement strategies. Tallaght falls within the Dublin City and Suburbs settlement typology of the RSES, which means that it is part of an amalgam of settlements that include Dublin City. Therefore, there are no definitive objectives or aims for Tallaght alone, set out in the RSES. Regional Policy Objective 4.3 focuses on Dublin City and Suburbs and it states the following:

“Support the consolidation and re-intensification of infill/brownfield sites to provide high density and people intensive uses within the existing built up areas of Dublin City and suburbs and ensure that the development of future development areas is coordinated with the delivery of key water infrastructure and public transport projects.”

As part of this effort “brownfield lands in Tallaght” are cited as locations possessing potential development opportunities. Indeed, Tallaght falls within the ‘South western Strategic Corridor’, an area identified as suitable for future growth within the Dublin Metropolitan Region.



Figure 2. Regional Assembly areas, NPF 2018

Planning Guidelines for the Greater Dublin Area 2010-2022

Published in 2010, the Greater Dublin Area Regional Planning Guidelines (RPGs) sets out a settlement hierarchy for the wider Dublin region. It identifies key growth areas within the metropolitan region and establishes population and housing targets for a period up to 2022. Although the RPGs are set to be replaced by the Regional Spatial Economic Strategies (RSES) due for publication in 2019, the objectives set out in the RPG should still be considered until the adoption of the RSES.

The subject site lies within the South Dublin County Council administrative area, near the heart of Tallaght Town Centre. Tallaght has been designated as a "Metropolitan Consolidation Town" under the settlement hierarchy. Metropolitan Consolidation Towns are considered as being:

"Strong active urban places within metropolitan areas with strong transport links".

Development within the region is to be delivered on a hierarchical basis as set out in the RPG. As a key metropolitan town, Tallaght is only situated below the Dublin City Gateway on the hierarchical ladder, reinforcing its importance on a regional level. This designation ensures that Tallaght is considered a key growth area for the region and future development will be directed in this manner.

In terms of retail, the RPGs again set out hierarchies of towns that are to provide a structure through which retail can be delivered across the region. Once more Tallaght is designated in a lofty position within this hierarchy, classified as a Level 2 Major Town Centre. This implies that Tallaght is an important location where retail forms but one element of a multi-functional place.

Although housing targets are set out in the RPG, they relate to South Dublin County, and are not scaled down to a more localized level. It is also important to state that housing projections set-out in the RPG were made during the financial crash and were, therefore, conservative in their estimates, something stated within the document itself. Noting this, the following table provides an indication of the population and housing targets for South Dublin, as set out in the RPG and CSO Census:

	Census 2006	Census 2011	Target 2016	Target 2022
Population	246,935	265,205	287,341	308,467
Housing	87,484	97,298	115,373	137,948

South Dublin County Council Development Plan 2016-2022

The Belgard Gardens development is subject to the provisions of the South Dublin County Council Development Plan (CDP) 2016 – 2022. The most relevant aspects of the plan, with respect to the named development, will now be considered in the following sections. A coherent argument will be made that showcases how the development composition aligns with the planning objectives outlined in the CDP, and therefore delivers upon these stated objectives. All objectives that are relevant to the aims of the proposal will be listed to reinforce the beneficial nature of Atlas GP’s proposed development.

Tallaght, as the principal town within the County, is also the administrative capital of the County. Its pre-eminence is reflected within the CDP. Large-scale and targeted development of Tallaght is prescribed throughout the CDP and in-keeping with objectives established in the RPG for the Greater Dublin Area. Essentially, there is a commitment of continued support for the siting of key public transport corridors in Tallaght, while there will be increased locating of services, retail and economic activities in the area.

Zoning Objectives

The subject site is situated within an area zoned “Objective REGEN”. As stated in the CDP, the objective for lands zoned as REGEN is as follows:

“To support and facilitate the regeneration of underutilised industrial lands that are proximate to town centres and/or public transport nodes for more intensive enterprise and residential led development”.

Childcare Facilities, Community Centre, Hotel/Hostel, Housing for Older People, Live-Work Units, Offices (of all sizes), Recreational Facility, Residential, Restaurant/Café, and Shop-Local are all ‘Permitted in Principle’ on REGEN sites.

Student accommodation is designated under the land use class of ‘residential (student)’ in Schedule 5 of the CDP. Although it is not specifically listed as either ‘Permitted in Principle’ or ‘Open for Consideration’, both Residential and Hotel/Hotel are listed as permissible land uses. Considering this, it can be

reasonably expected that purpose-built student accommodation, in such close proximity to a third level institution, would also be permitted.

It is worth noting that a separate housing objective (H4 Objective 1) exists which lends support to the development of student accommodation in locations proximate to IT Tallaght. This will be discussed further in subsequent sections.

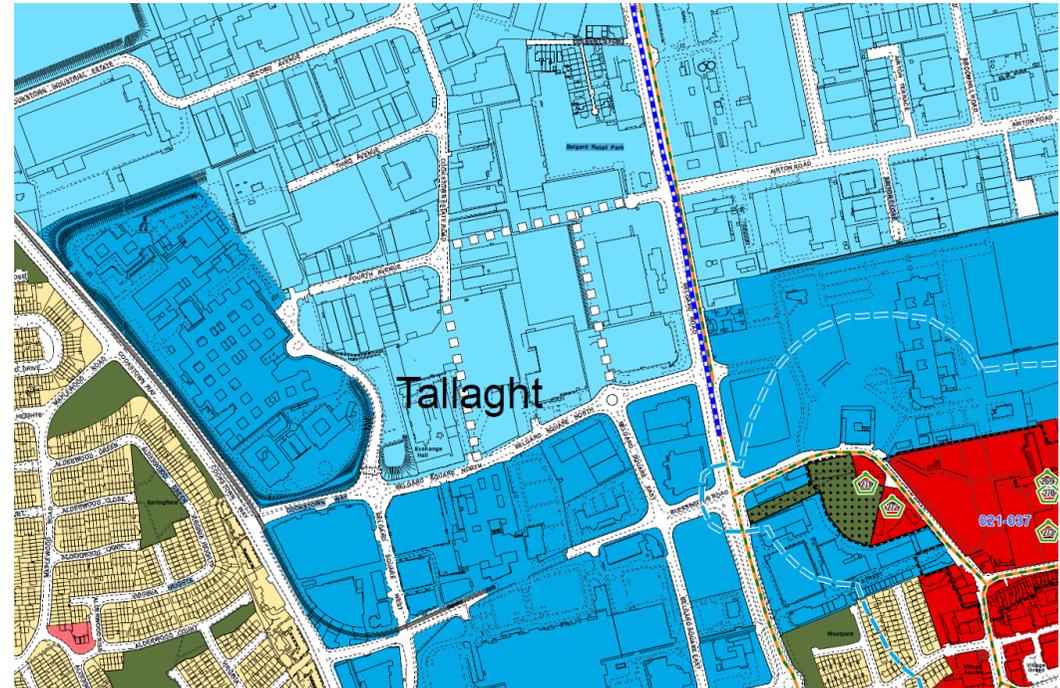


Figure 3. Land-use zoning designation (light blue indicates REGEN zoning for the area)
[Source:SDCCDP]

Core Strategy

As a Metropolitan Consolidated Town, and the County town of SDCC, Tallaght will inevitably experience future population growth. It is important, therefore, that this growth is accommodated for and this is set-out in under a 'Core Objective' in the CDP:

CS2 Objective 2. To provide sufficient zoned lands to accommodate future population growth in Metropolitan Consolidation Towns.

The subject site consists of several vacant industrial units. These units are situated at the heart of Tallaght, which affords the site the potential to be redeveloped and reutilised in an entirely different manner. The conditions for such regeneration of industrial lands are set out in the core objectives:

CS2 Objective 4. To promote and support the regeneration of underutilised industrial areas in areas designated with Zoning Objective Regeneration 'REGEN' (to facilitate enterprise and/or residential led development).

Due to the site's central location there is a need for the appropriate regeneration of these lands. Located within a short walking distance of IT Tallaght, Tallaght Hospital and the Square Shopping Centre, the subject site can capitalise on the range of transport options available to these other locations. Situating new residential developments in such areas is seen as a central objective within the CDP:

CS2 Objective 6. To promote higher residential densities at appropriate locations, adjacent to town centres or high capacity public transport nodes (Luas/Rail).

Housing

With Purpose Built Student Accommodation, live/work units and a mix of apartment sizes, and 10% of the development provided for Part V social units, the proposed development caters for a range of residential uses, which is an objective of the CDP:

H1 Objective 4. To promote social integration and facilitate a diverse range of dwelling tenures within housing developments, including social housing in a balanced way in all Local Electoral Areas of the County.

With 403 student bed spaces to be created, along with all other associated amenities conducive to a high-quality student-living environment included within the PBSA scheme, the development supports one of the key objectives stated in the CDP, and its proximity to ITT enhances the offering even further:

H4 Objective 1. To support the development of student accommodation in the campus of a recognised Third Level Institution or at other suitable locations throughout the County proximate to public transport links.

As a mixed-use development that incorporates cycling infrastructure, community facilities; has public transport options easily accessible and provides green roofs on several blocks, along with SuD systems integrated, the proposal addresses the following CDP objective:

H7 Objective 1. To ensure that residential development contributes to the creation of sustainable communities in accordance with the requirements of the guidelines for planning Authorities of Sustainable Residential Development in Urban Areas, DEHLG (2009) including the urban design criteria as illustrated under the companion Urban Design Manual-A Best Practice Guide.

Containing a mix of residential units along with commercial, retail and 8 no. live/work units encouraging local enterprise, the development aims to intensify

residential-led development within the centre of Tallaght, thereby adhering to stated objectives:

H8 Objective 4. To support proposals for more intensive enterprise and/or residential led development within areas designated with Zoning Objective 'REGEN' subject to appropriate design safeguards and based on traditional urban forms that adhere to urban design criteria.

The central plaza which forms part of the development is designed to be suitable for the hosting of outdoor events, activities and markets. This complements the internal courtyards that offer semi-private communal spaces for residents. Both provisions are in-line with Housing objectives:

H13 Objective 2. To ensure that new apartments have access to high quality and integrated semi-private open space that supports a range of active and passive uses, in accordance with the quantitative standards set out in Chapter 11 Implementation.

Urban Centres and Retailing

Situated alongside both Tallaght Hospital and the Square Shopping Centre, and with no low-density, or traditional residential properties in the immediate vicinity, the subject site is an ideal candidate for the development of structures of varied forms and heights. This is something that is called for in the CDP:

UC6 Objective 1. To encourage varied building heights in town, district, village, local and regeneration areas to support compact urban form, sense of place, urban legibility and visual diversity while maintaining a general restriction on the development of tall buildings adjacent to two-storey housing.

Transport and Mobility

Densifying our urban centers, where multiple public transport modes already exist is increasingly seen as key to future growth. There are two Luas Red Line stops within short walking distance to the subject sites, while there are several bus routes that run along roads adjacent to the site. This proximity to multiple modes of public transport is something that would be supported by CDP objectives:

TM1 Objective 2. To spatially arrange activities around, and improve access to, existing and planned public transport infrastructure and services.

Green Infrastructure

With a growing focus on integrating sustainability-related measures into building design, the proposed development acknowledges this through the incorporation of green roofs on a number of the blocks as well as sustainable drainage systems which see the integration of drainage and landscaping to create a sustainable public realm. This supports a number of objectives outlined in the CDP:

G2 Objective 5. To integrate Green Infrastructure as an essential component of all new developments.

G6 Objective 3. To require multifunctional open space provision within all new developments that includes provision for ecology and sustainable water management.

Housing Capacity

Remaining housing capacity for the County, based on the 2010 – 2016 CDP estimates, amounts to 34,294 units. The RPG allocation required 39,649 units between the period 2015 - 2022, which would leave a shortfall of 5,355 units. The housing capacity study performed in the CDP identified the potential for a further 5,849 units that could be created on under-utilised sites, brownfield sites and infill.

The CDP states that the predicted shortfall in housing numbers, as allocated in the RPG, are unlikely to be realised by 2016. RPG population projections formed the basis for estimating required stock. The CDP considered RPG projections as too high, and instead estimated their own based on the CSO figures.

The following table provides a summary of the RPG and CSO population projections for 2016, as well as the actual recorded figure from the recent census.

	2016	2021
RPG	287,341	304,946
CSO and SDCC	272,370	288,330
Census 2016	278,749	-

As a result of the population projections, housing allocation projections can also be made. The following table showcases both allocation estimates and the required number of homes to meet projection targets under both the RPG and CSO scenarios.

	2016	2021
South Dublin RPG Housing Allocation/Estimated CSO Requirements		
RPG Targets	287,341	304,946
CSO and SDCC Targets	272,370	288,330
South Dublin Housing Required to Meet Growth Scenario		
RPG Targets	17,074	35,887
CSO and SDCC Targets	11,163	30,723

Housing capacity on zoned lands within the Tallaght area is also listed within the CDP. This figure combines both the remaining capacity on previously zoned lands, as well as new zoning capacity.

	Total Land Capacity (HA)	Total Units (No.)
Tallaght	157	5,412

Average Household Size

Schedule 3 of the CDP sets out the County's Housing Strategy for 2016. It discusses the average household size and compares the national and Dublin-wide figures to South Dublin. The 2011 Census highlighted that the average household size for South Dublin was 2.9 persons, which was higher than the state average of 2.7 persons. Census 2002 figures showed an average size of 3.2 persons versus the state average of 2.8, so in this regard South Dublin is coming closer to the State average.

Overall, the South Dublin CDP continues in the same manner as the RPG through its consolidation of Tallaght as an important location for future growth. Tallaght is earmarked as a 'metropolitan consolidation town', a designation which ensures it will see continued development over the lifetime of the plan. Several of the plan's strategic themes, covering housing, transport, retail and green infrastructure, stipulate objectives that are supportive of broader plans to accommodate future employment and population growth within already established urban centres such as Tallaght.

The Tallaght Local Area Plan 2006 (expired)

A Masterplan for Tallaght Town Centre was adopted in 2006. The aim of this document was to make provisions for the creation of an attractive built environment through various policies and interventions in the physical environment, along with mechanisms for their delivery. The Tallaght LAP, as it is known, was further extended in 2011, but has since expired with a new draft LAP not yet published. An overview of the LAP is provided for informative purposes.

This document was prepared to guide the future development of Tallaght Town Centre, which had been designated as the County Town of the South Dublin County Council administrative area. As such, any developments that occur within the area encompassed by the plan must adhere to the provisions set out in it. The vision statement reads as follows:

“To facilitate the development of Tallaght Town Centre as a vibrant, sustainable town Centre, where the whole community can avail of the highest standards of housing, employment, services and amenities. To ensure that Tallaght Town Centre is characterized by the following- good connections and accessibility, an attractive built environment and is a place where people want to be and can be proud of”.

Relevant objectives set out in the LAP are as follows:

- Promote Tallaght as a vibrant and desirable place to live, work and visit.
- Facilitate a layout which integrates streets, squares and parks in an attractive manner and provides greater linkages and accessibility within Tallaght Town Centre and to and from the town Centre.
- Provide for a quality range of new dwellings in the area to promote choice, achieve a diverse social mix and to encourage a greater proportion of units as owner-occupier rather than short term lease only.

Density

The density strategy set out in the LAP states that Higher densities already exist within the “Core Area”, therefore a continuation of higher density development in this area is desirable. Areas around both Tallaght IT and Tallaght Hospital were identified as medium density at the time of the plan. It is acknowledged that there is a need to intensify density of development within these areas, particularly as there are sufficient levels of public transport services in these locations.

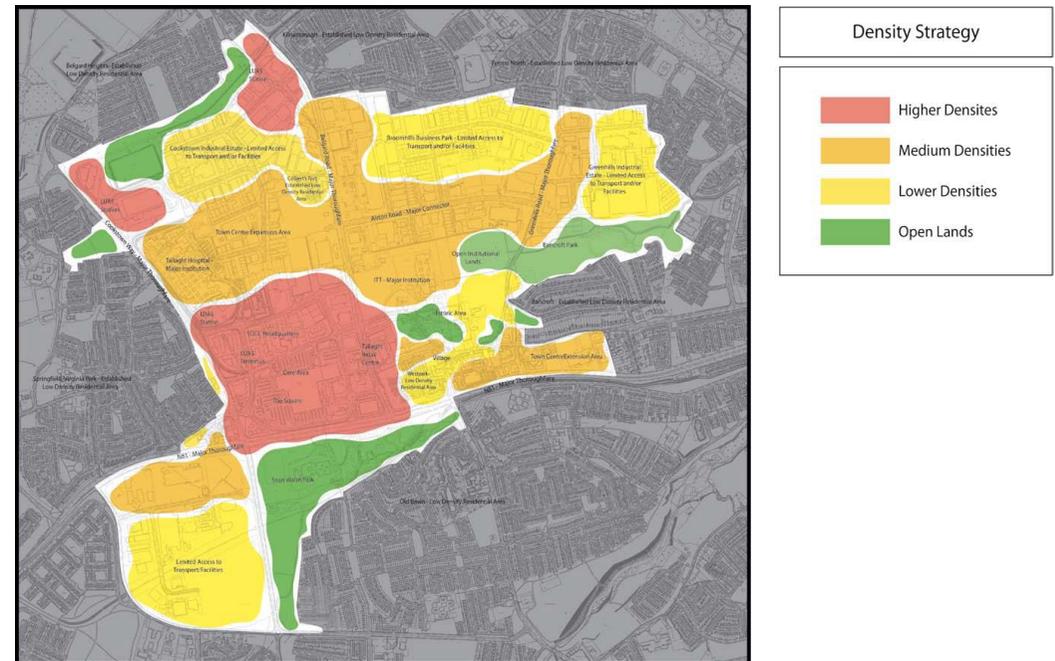


Figure 4. Tallaght LAP Density Strategy Map

Public Transport

Facilitating the expansion of the public transport network, through the delivery of key infrastructure, while promoting Tallaght as a transport hub is central to the LAP’s transport objectives. An interchange for transport is designated adjacent to the subject site. Furthermore, improvements to the QBC network are called for, with specific mention of Belgard Road and Belgard Square North.

Tallaght Precincts

The LAP designates several precincts within the boundaries of the local area plan. These precincts are to develop in a manner that enhances and builds upon the characteristics that are individual to each place. The subject site sits on the border of two LAP precincts, Core Area and Cookstown South.

The southern half of the subject site is found within the outermost edge of Tallaght’s **Core Area**. This area forms part of the original town Centre as envisaged in the New Town model. It effectively consisted of a large shopping Centre surrounded by industrial parks for most of the last half-century. Much of this area is zoned CT.

Future land use patterns should encourage an integrated working and residential population. Ultimately the aim will be to encourage more people to live in the area through the provision of new residential developments.

Gateways, or landmarks, are encouraged in each corner of the core area, including at the subject site, while the establishment of a public square along the southern edge of the subject site is referenced.

The northern half of the site falls within the **Cookstown South**. This precinct falls under the zoning objective CT which the stated aim is to “*protect, improve and provide for the future development of the County Town of Tallaght*”. The area is generally used for industrial use, with future land use proposed as providing a “*quieter residential enclave that is supplemented by commercial development*”. More intensive residential and commercial development will be considered in areas that face onto the Belgard Road. In terms of future built form, it is envisaged that taller gateways can be accommodated at the north-east corner of the site.

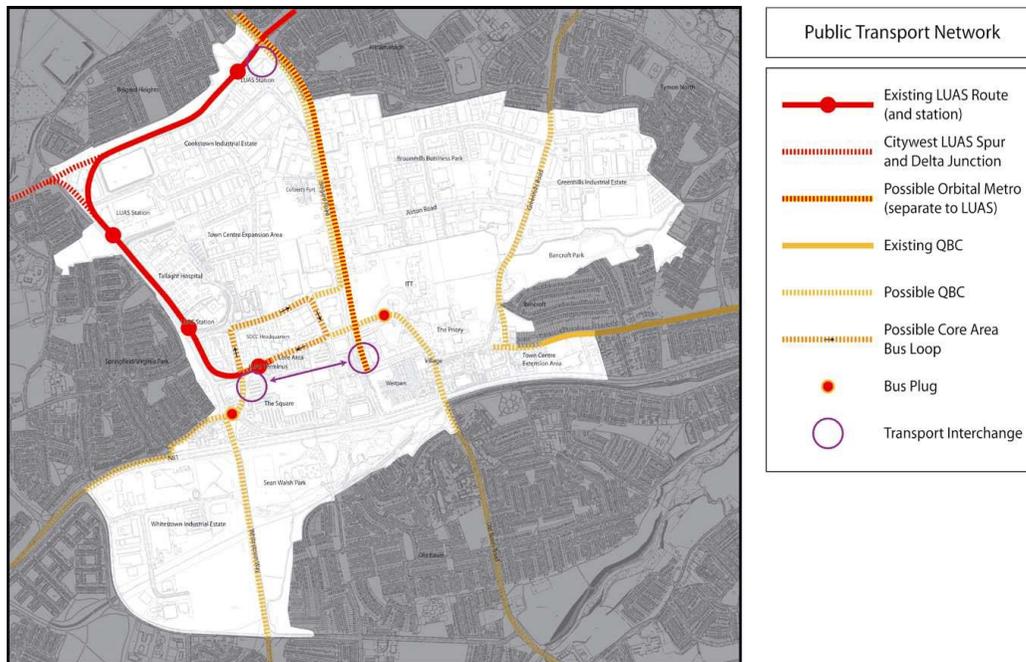


Figure 5. Tallaght LAP Public Transport Corridors

Although not part of the subject site, the **Institute of Technology Tallaght** (ITT) precinct does border the development area and therefore it is useful to consider the stated objectives for development within this precinct. This is particularly the case as future land use for this precinct encourages further development that *“focuses on the needs of students and promotes a self-sustaining student quarter”*.

Under the **Community and Culture** section there is reference made to the creation of public squares and plazas. Construction of such amenities should occur around the Core Area, as well as at the entrance to areas such as the Square, IT Tallaght and Tallaght Hospital. Any such developments should be surrounded by areas of active groundfloor usage.

Housing

Preliminary research for this report identified the need to focus on 13 Electoral Divisions that would comprise the overall study area, this differs from the Tallaght LAP, which instead has a narrower focus on 8 Electoral Divisions (Avonbeg, Belgard, Glenview, Kingswood, Millbrook, Oldbawn, Springfield and Tymon). A like-for-like comparison between datasets contained within both reports is, therefore, much more complicated and deemed to be open to error. This is particularly the case when it comes to data such as housing stock and new builds, at the time the report was published. There was a population decline of approximately 11% in the study area between 1991 and 2002, or 1% per annum.

Permission was granted for 3300 apartments in the Town Centre area between the years 2000 and 2006. A breakdown, as adapted from the LAP, is as follows:

Number of apartments built	843
Number of apartments under construction	1666
Construction yet to commence	405
Permission lapsed	386
Total	3300

Using the 2002 Census to establish an occupancy rate of 2 people per apartment and taking into account the 1% decline in population each year, the LAP estimated the population for the study area in 2006 as being 31,685.

The number of households in the area grew by 6% over the same 11-year time period, with a total of 9066 units according to the Census of 2002. This indicates that while population numbers have declined, there has been an increase in smaller households. Based on this assumption the LAP identifies a need for more apartments to accommodate the smaller households. Equating 1 apartment unit to 1 household, it was estimated that the 843 newly built apartments would lead to a total of 9909 households in 2006.

Residential Unit Type

Due to a lack of availability of data for the Tallaght area, the LAP discusses housing unit type based on an analysis of the whole of South Dublin. As of 2002, 96% of the total were semi-detached, detached and terraced units, with 2.6% being apartments or flats. It is considered, in the LAP, that this is extremely limiting in terms of choice, particularly for first time buyers.

It is stated within the LAP that all new apartment developments of 75 units or above should require a “managed community meeting room” to be made available to the residents of the development. The proposed development will adhere through the provision of professionally managed tenant amenities and facilities as part of the development.

National Student Accommodation Strategy

A strategy for the delivery of student accommodation across Ireland was required as part of the *Rebuilding Ireland* program. Its aim was to ensure that there was an increased supply of quality purpose-built student accommodation (PBSA) and other forms of student accommodation to meet future demands.

With the country currently in the midst of a housing crisis, the growing numbers of students seeking accommodation are putting further pressure on the already strained rental market. Developing accommodation specifically for students is seen as a way to alleviate some of this pressure.

There has been a significant and increasing demand for higher education places in Ireland over the past decade, and it is forecasted that this will continue for a further decade still. This will place even more pressure on housing and highlights the need for PBSA developments. The adapted table below shows the increasing year-on-year student enrolments across Irish Higher Education Institutes (HEI) over the last three years.

Full-time Enrolments in DES aided Higher Education Institutes		
2013/2014	2014/2015	2015/2016
169,254	173,649	179,354

The strategy also states that there is a desire from students, generally, to stay on campus where possible. Future developments that can provide this, or accommodation in close proximity to a campus are, therefore, highly desirable. The following table provides an estimation on the current and future PBSA accommodated students and the demand, and it shows the need for additional PBSA.

Year	Projected PBSA (HEI and Private)	Projected Demand for PBSA
2017	33,441	57,075
2019	40,687	66,441
2024	54,654	75,640

The strategy sets out a number of key targets that it claims will address the current issues surrounding student accommodation, the most pertinent of which are as follows:

- An additional 7,000 bedspcaes to be constructed before the end of 2019.
- An additional 21,000 bedspaces to be delivered by 2024.

A more detailed analysis of PBSA will be performed in a later chapter of this report.

4.0 SOCIO-ECONOMIC PROFILE

The catchment area for the study is defined as being all EDs that fall within 1km of the LAP boundary. Precise population figures from the Central Statistics Office called Small Area Population Statistics (SAPS) data have been used for both 2011 and 2016. Specifically, the audit uses Electoral Divisions data for a more disaggregated view of local populations.

The 1km buffer of the LAP boundary intersects 13 different Electoral Division (ED) areas (note that certain ED areas were removed where less than 20% of its area was included with the buffer area). The total population by age for this catchment area is 76,119 in 2016 up 6.5% from 2011 or 4,615 persons.

This increase in population is in stark contrast to the 1% decrease that had been stated in the Tallaght LAP, outlined in the previous chapter. Although not directly comparable, as the LAP boundary covers only 8 EDs, it is still a useful indicator to showcase the reverse in population changes since the recession ended.

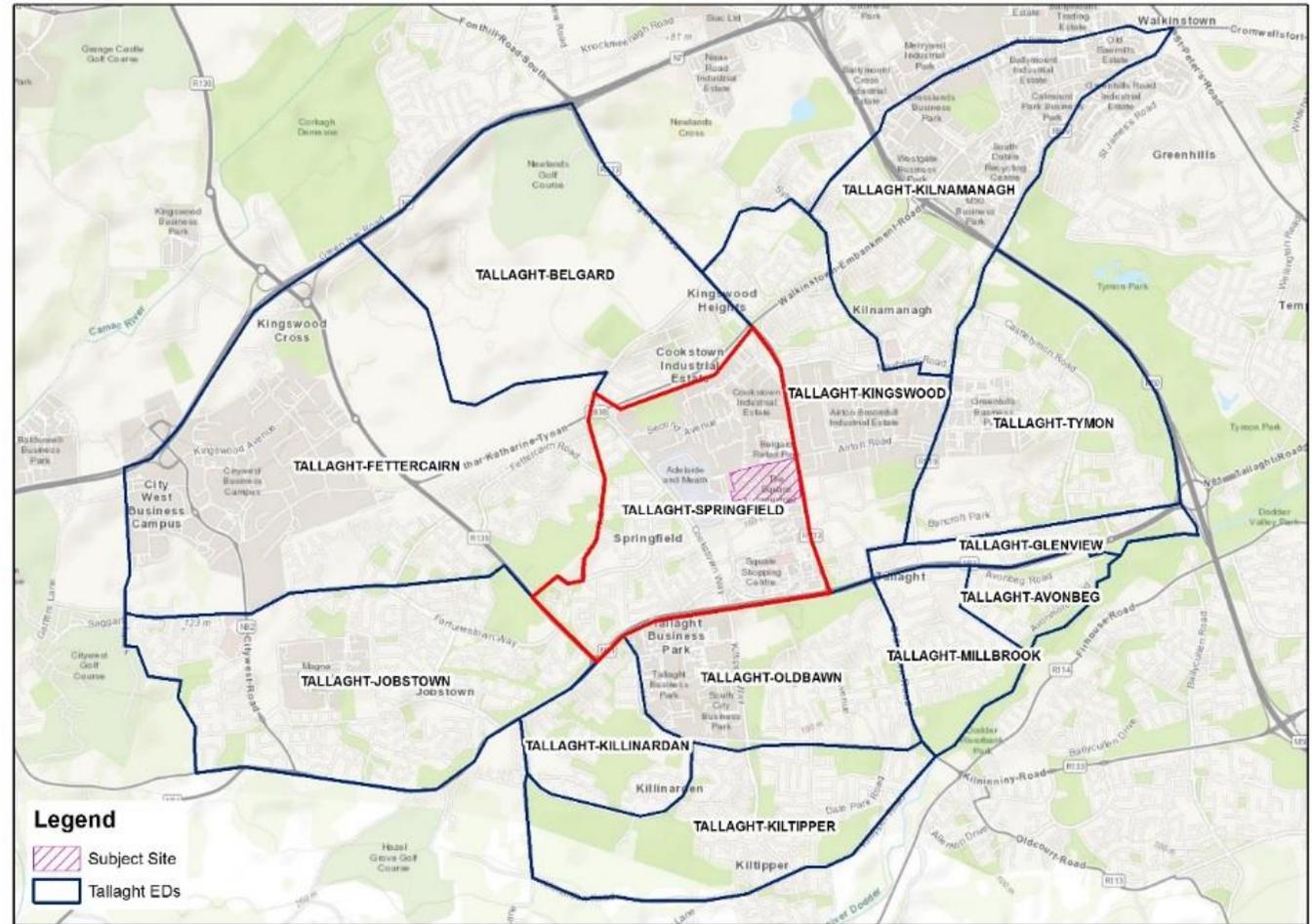


Figure 6. Subject site and Tallaght Electoral Divisions

Population

The subject site, upon which Belgard Gardens will be located, is situated within the Tallaght-Springfield ED. The population of this ED, according to figures from the Census of 2016 is 11,012. This amounts to a 21% increase on the previously recorded census figures, which registered as 9,123 in 2011. Of the remaining 12 EDs included in this study, all but three showed increases in population over the same period.

The exceptions to this being the following: Tallaght-Avonbeg, which showed a 5% decrease in population, from 1,613 to 1,538; Tallaght-Belgard, which saw almost no change, dropping slightly from 1,694 in 2011 to 1,692 in 2016; and Tallaght-Kilnamanagh, which saw a 1% decrease in its total population, dropping from 4,452 in 2011 to 4,386 in 2016.

Overall, there was a total increase of 4,615 people in the combined 13 EDs between the years 2011 and 2016. This amounts to a percentage increase of 6.5%. As stated previously, the latest census figures highlight a turnaround in the previous trend of a declining population in Tallaght. It is evident that Tallaght is now proving to be an attractive location for people to reside. Table 1 provides an overview of the changes in population recorded in the subject site, and all neighbouring EDs.

CSO ED	ED Name	2011	2016	Change	% change
3028	Tallaght-Avonbeg	1613	1538	-75	-5%
3029	Tallaght-Belgard	1694	1692	-2	0%
3030	Tallaght-Fettercairn	7607	8380	773	10%
3031	Tallaght-Glenview	1723	1934	211	12%
3032	Tallaght-Jobstown	16630	17824	1194	7%
3033	Tallaght-Killinardan	3915	3958	43	1%
3034	Tallaght-Kilnamanagh	4452	4386	-66	-1%
3035	Tallaght-Kiltipper	8068	8478	410	5%
3036	Tallaght-Kingswood	3974	3996	22	1%
3037	Tallaght-Millbrook	3290	3386	96	3%
3038	Tallaght-Oldbawn	4527	4579	52	1%
3039	Tallaght-Springfield	9123	11012	1889	21%
3040	Tallaght-Tymon	4888	4956	68	1%
	Total	71504	76119	4615	6.5%

Table 1 – Subject Site Electoral and Neighbouring ED's

Age and Gender

Overall, there are 38,923 females in the study area, which is 51% of the total, while there are 37,196 males, 49% of the total. The largest cohort of females falls within the 30 to 34-year-old age category, where there is a total of 3,816 recorded. For males, the largest age category is that of the 35 to 39-year olds, where there are 3,689 recorded.

In terms of the size of the area’s youth population, if we categorise all those under the age of 15 as ‘youth’, from which point on a person is eligible to work, then the total youth population for the area is 18,550. This figure amounts to 24% of the study area’s entire population. Of this total, 9,104 are female and 9,446 are males.

For the purposes of this study we will consider ‘elderly’ as referring to those past the age of retirement, which is 65. For the combined 13 EDs the total number of people aged 65 or older is 7,624. Of this total 4,012 are female, while the remaining 3,612 are male.

Age dependency measures the amount of people who are considered economically inactive in a population. Economically inactive people are usually considered as those who are both too young, and too old, to work. This is often set as people under the age of 15 and above a retirement age of 65. In the case of the study area, there are 18,550 people aged under 15, while 7,264 people are aged 65 or over. Combined, this amounts to 26,174 people. In other words, 34% of the total population of the 13 EDs could be considered as dependant.

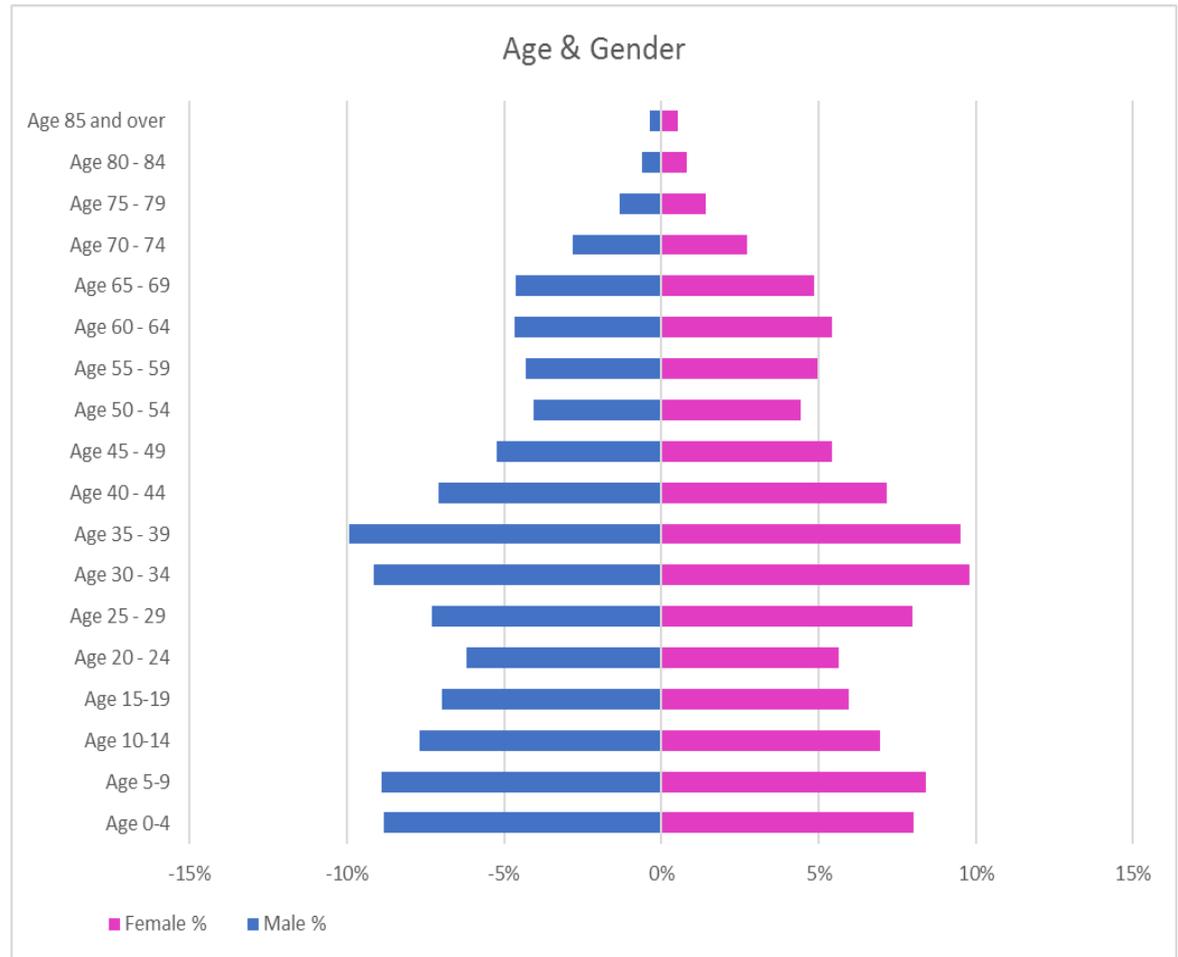


Figure 7. Age and Gender Population Pyramid, CSO 2016

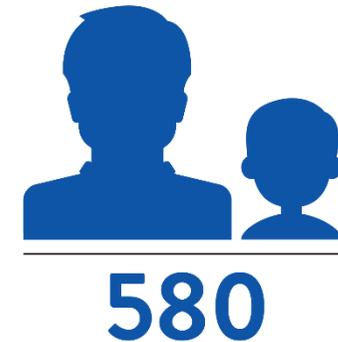
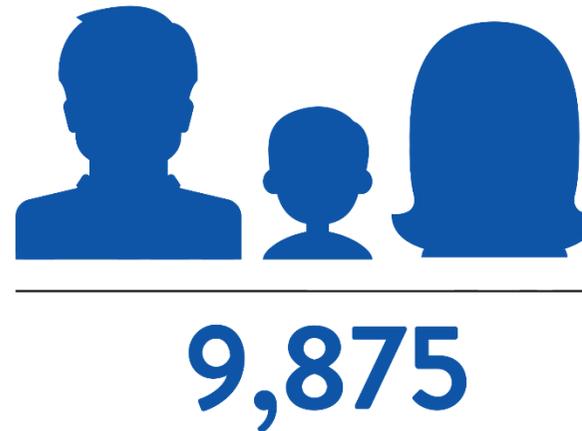
Family Structure

It is useful to have an understanding of how families in the study area are structured as it can assist those in urban governance, as well as potential developers, to target services depending on the current landscape. A knowledge of family structures in a subject area allow authorities to target specific services. Similarly, family composition can also allow prospective developers to provide residential units to meet the needs of the community.

A family is defined as a couple with one or more children, and couple without any children, or a lone parent with one or more children. The total number of families that fall under this definition, and live within the study area, amounts to 20,492. This total includes families of all sizes.

If we look at two-person families, there are a total of 7,866 in the study area, which is the largest cohort, comprising 38% of the total. The next largest are three-person families, 26% of the total, or 5,227 family units. Four-person families amount to 21%, five-person families equal 10% of the total, and all families larger than this make up only 5% of the total.

Establishing the number of single-parent families that exist within a particular study area is vital, for reasons already outlined. In the 13 EDs that fall within the study area of this report, there are a total of 9,875 families where there is a couple and children. If we focus on one parent families where the parent is the mother, we see there are a total of 5,123 families in the area. Switching focus to one parent families where the father is the sole parent, we see there are 580 family units.



Nationality & Ethnicity

There were 75,578 stated nationalities in the census of 2016 for the 13 electoral divisions contained within the study area. Of this total, the clear majority are Irish, with 64,003 people identifying as an Irish national. This amounts to approximately 85% of the entire population of the 13 EDs.

The next largest nationality represented in the area is Polish, with 4% of respondents identifying as Polish nationals, or 3,213 people. 754 people identified as being UK nationals, which is 1% of the total, while a similar figure (991) identified as being from Lithuania. 2,390 people are nationals of the remaining EU 28 countries, while a further 2,353 people are from outside the EU.

If we exclude those listing Irish as their nationality, as well as those with no recorded response, we get an indication of the range of nationalities represented.

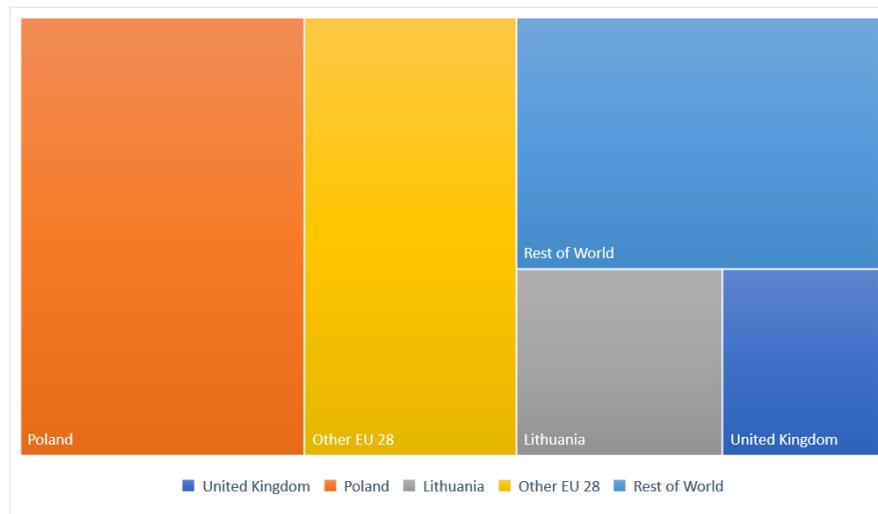


Figure 8. Nationalities, CSO 2016

With respect to ethnicity, unsurprisingly the majority of residents in the study area are of white-Irish descent. The figure amounts to 56,390 people, or approximately 75% of all residents.

The next largest cohort are those people of "Other White" descent, of which there are 7,931 people, or 10% of the total. 3,531 people identify as "black or black Irish", which equates to approximately 5% of the population, with a further 2,850 people identifying as "Asian or Asian Irish", approximately 4%. The white Traveller population amounts to 757 people, or 1% of the total population.

If we remove the "white Irish" cohort, and the not stated responses, there remain 16,603 persons of minority ethnic or cultural backgrounds in the study area.

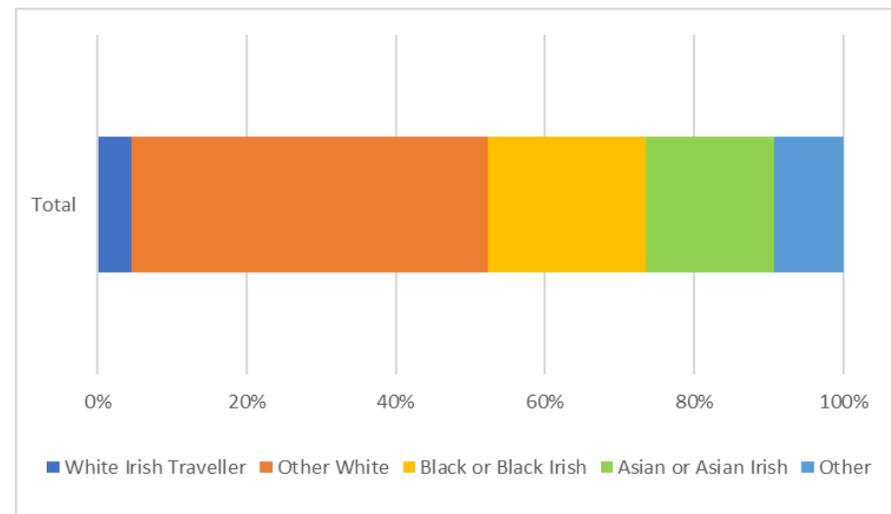


Figure 9. Ethnicity, CSO 2016

Employment

There are 30,110 people in the 13 EDs who state they are working, out of a total of 57,569. This amounts to 52% of the population that is of a working age. 11% of respondents, or 6,396 people, are currently listed as “unemployed having lost or given up a previous job”.

4,828 people (8%) are listed as “looking after the home”, while a further 6,527 (11%) are retired. There are 5,762 students, which is 10% of the total. A total of 2,988 people stated that they are unable to work due to illness or disability, which is 5% of the overall figures.

Industries of Employment

Due to the size and scale of the study area there was undoubtedly going to be a wide range of industries represented by the district’s population. The diversity of industries can be seen in the accompanying graphic which provides an indication of the myriad employment positions fulfilled by the population.

Commerce and Trade is the largest industry of employment within the study area, with 7,853 people claiming to work in roles within this sector. The next largest industry is that of ‘professional services’ in which there are 6,594 people working. Following this the category of ‘transport and communications’ which has 3,070 people employed is one of the largest sectors, followed closely by ‘manufacturing industries’ which sees 2,810 people employed.

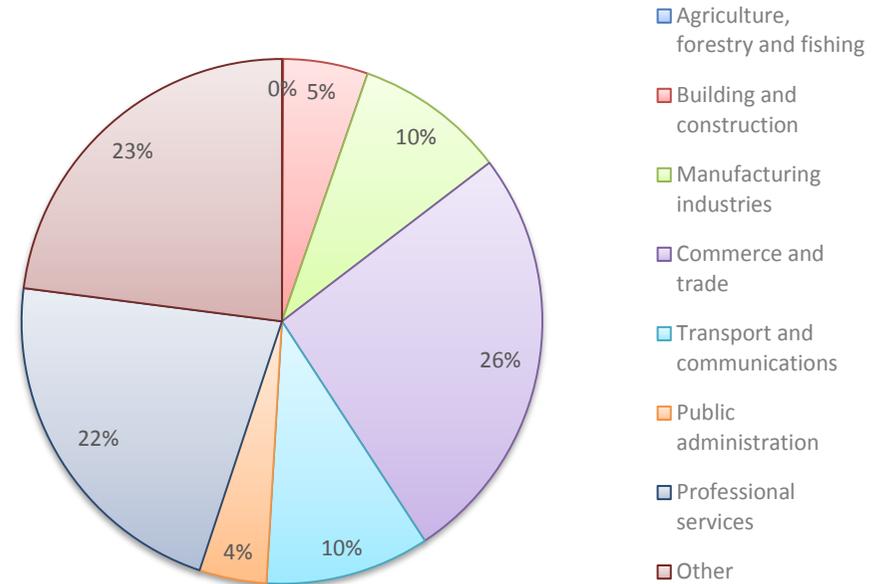


Figure 10. Industries of employment, CSO 2016

Employment Class

Along with establishing the industries of employment, and current employment status, the Census also requests information from respondents on the type of employment role, or position, held. There are several categories of employment roles, ranging from “Employers and Managers” to “Manual Skilled” and “Unskilled”.

While these categories retain levels of ambiguity that do not lead to detailed analysis, they still possess valuable information that can be used to create a broad social class profile. For example, a large proportion of those categorised as “Employers and Managers” or “Higher Professionals” tend to be more affluent than those who fall within some of the other roles, while also often possessing higher levels of attained education. Notwithstanding, it is possible to build a ‘class-profile’ of a community based upon the employment positions held by the majority in an area. It must be stated that this is merely an indicator of socio-economic groups, rather than a definitive measure.

In the 13 Tallaght EDs, there were 75,991 individuals for whom socio-economic groupings were established. A substantial number of these individuals, 17,228 to be exact, were placed in the “Other” category as it was not possible to determine the specific role undertaken. If we disregard this category for the purpose of this study, we see that the largest socio-economic group in the area possess “Non-manual” skills, or roles. This amounts to 17,154 people, or 22.6% of the total. The next two largest categories are “Manual Skilled” with 11.5% of the total, and “Semi-skilled” with 11% of the total. Both “Higher” and “Lower” professionals together form 11.2% of the total, with “Employers and Managers” amounting to 10.8% of the overall total.

Socio-economic Grouping

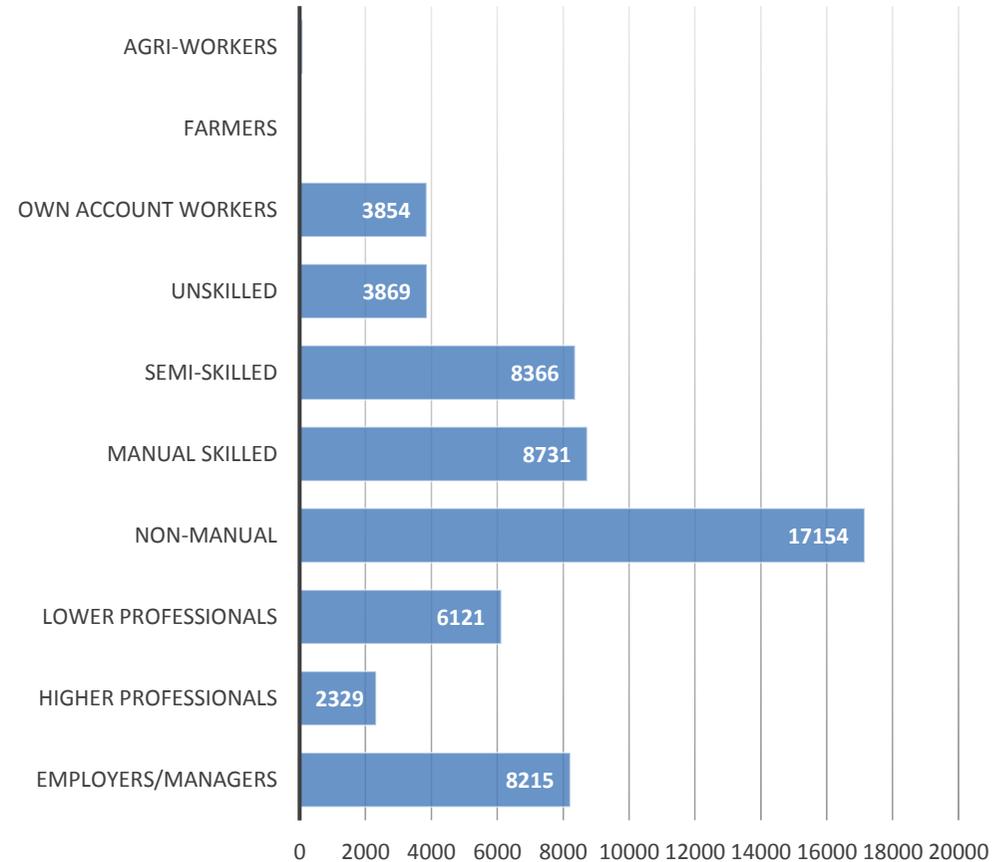


Figure 11. Socio-economic groups, CSO 2016

Affluence and Deprivation

Pobal, an intermediary body working on behalf of the Government on EU funded projects supporting social and economic development, have developed a deprivation index to allow for analysis of relative rates of deprivation and affluence across the entire country. The HP Pobal Deprivation index is freely available for use and uses census data from each of the previous three census waves to create a score that reflects an area’s level of deprivation.

While the index is useful in broadly determining areas of the country that might need assistance to tackle issues associated with deprivation, it is certainly not reflective of all residents within a particular area.

A national average of zero (0) is set, and a range is developed from minus 40 (most disadvantaged) to plus 40 (most affluent). A relative score is arrived at which allows for comparisons between the previous three censuses. Eight categories are developed based upon the relative scores and range from extremely disadvantaged to extremely affluent.

Each of the 13 electoral divisions covered within the scope of this study find themselves placed in categories that are marginally below the national average, or firmly below and classified as disadvantaged. Four EDs are considered ‘disadvantaged’ by the index, they are Tallaght-Avonbeg, Tallaght-Fettercairn, Tallaght-Killinardan, and Tallaght-Tymon. The remaining nine EDs are all categorised as “marginally below average”. Only one ED, Tallaght-Millbrook, showed an improvement on the 2011 index, having previously been listed as disadvantaged.

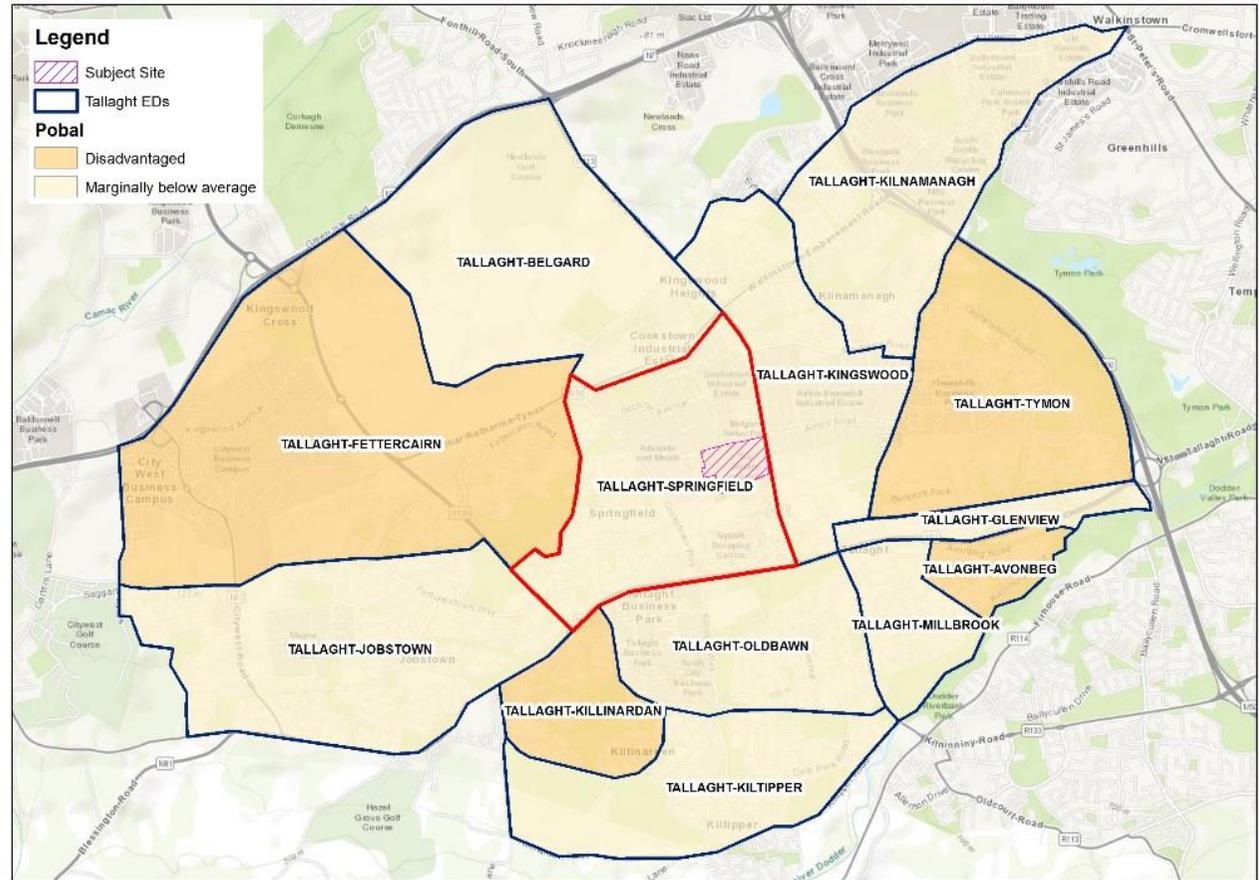


Figure 12. Levels of deprivation by ED, POBAL 2016

Education Attainment

Education attainment levels provide a useful indicator which can assist in the formulation of a demographic profile. Low levels of higher education can often indicate areas of deprivation, although this is by no means a definitive claim as there are always additional factors to consider. However, it is still worthwhile undertaking an assessment of the levels of education attained by the population of the study area. Once again, the latest CSO data will be used to perform this analysis.

In total, the education levels of 46,425 people from within the study area were recorded. There were 3,860 people who did not state their educational attainment, leaving 42,565 who did. Of this total, there are 22,789 people who ceased their education at secondary school level, which amounts to over half the recorded population (54%).

There are 6,645 people who exited the education system at primary school level, which is approximately 16% of the total. 929 people, or 2%, claim to have no formal education at all.

Third level attainment includes Advanced Certificates and completed apprenticeships, as well as Ordinary, Higher, Master and PHD Degrees. There is a total of 12,202 people who have acquired at least one of these levels of education. This amounts to approximately 29% of the total number.

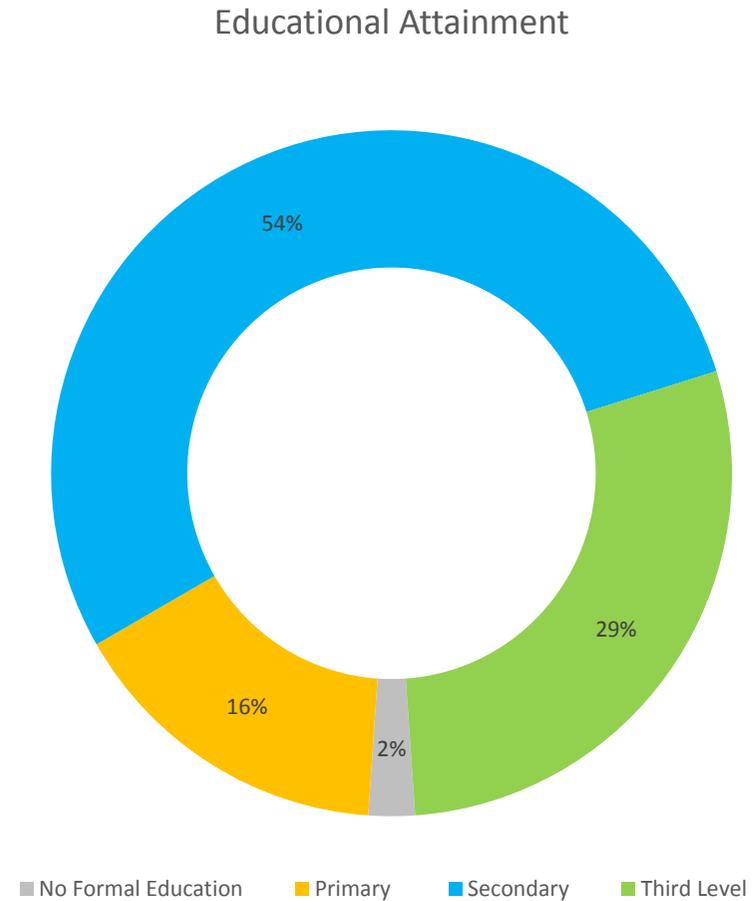


Figure 13. Educational Attainment levels, CSO 2016

Household Type

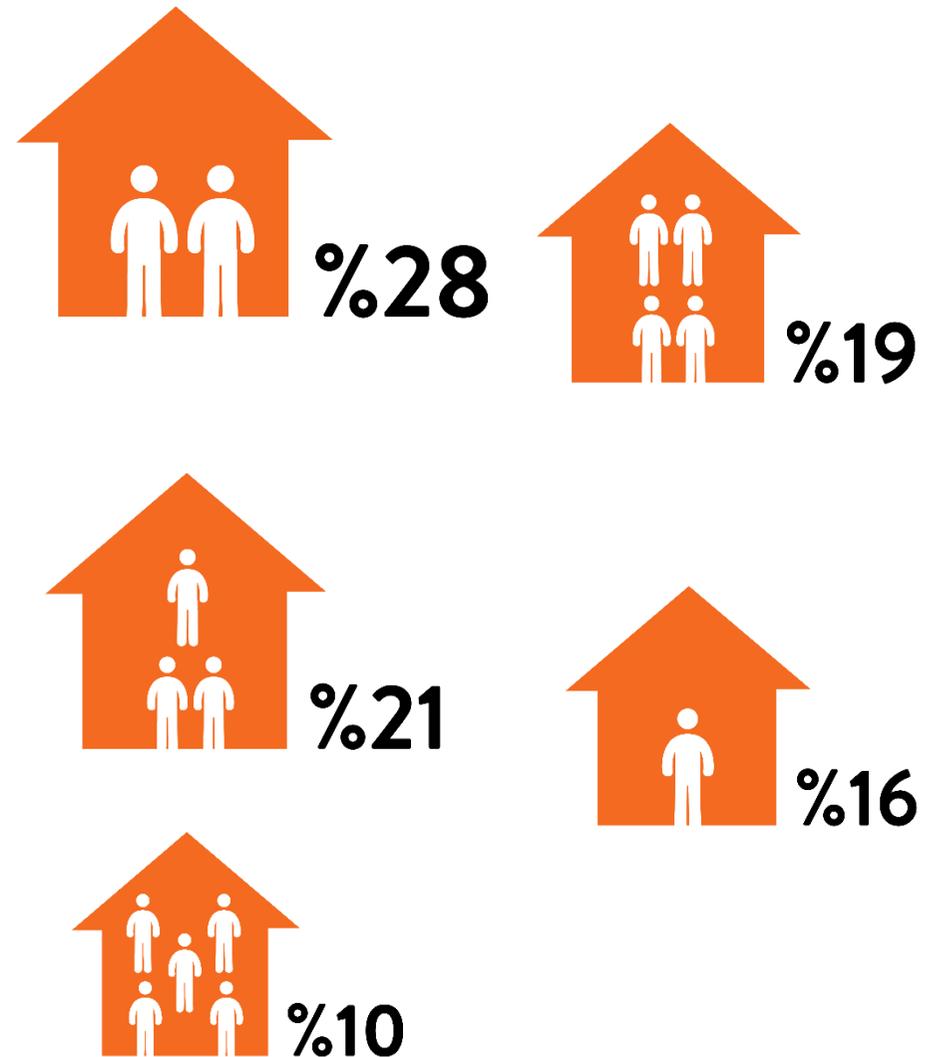
Gaining an understanding of the composition of households within a study area can be a key piece of information. With this knowledge a local authority can understand how household units are used, in terms of the amount of people that reside each home, the era they were built and subsequently provide coordination in terms of the type of residential development that occurs.

For the 13 EDs covered in this study, there is a total number of 25,119 households. The largest household grouping in the area is the 2-person household, of which there are 6,969 households which is 28% of the total. 21% of households contain 3 people, 19% contain 4 people, while 16% of the total number of households contain a single occupant. In other words, 44% of households in the Tallaght EDs are either single occupancy dwellings or contain two people.

In terms of the type of dwelling, as expected, the vast majority of households are classified as "house/bungalow". 19,529 homes, or 78% of the total. There are 5,034 apartments, which amounts to 20% of the total. Regarding the construction dates of the households, approximately 65% of all households were built prior to 2000, the majority between 1971 and 1980 (35%).

In terms of ownership, 6,097 households are recorded as "Owned outright", which amounts to 24% of the entire amount. A further 30% of homes are listed as "Owned with mortgage or loan", or 30% of the total. Therefore, approximately 54% of homes in the study area are in private ownership.

Further to this, there are 4,544 homes that are currently being rented from a private landlord, which is 18% of the total. The combined total of homes that are either rented from the Local Authority, or a voluntary/co-operative housing body, amounts to 5,653 units. This is approximately 22% of the total number of households recorded in the area.



Transport

Mobility is crucial to the well-being of every citizen and having access to some form of transportation is key to this, whether it be a private vehicle, or public transport. With that in mind it is useful to understand the levels of car ownership, and the modes used for commuting in the study area.

In terms of car ownership, individual households formed the units of analysis. 25,104 households recorded answers when asked about the number of cars owned. 11,950 of the total recorded owned one car, or 47% of all households. A further 25%, or 6,288, of households own two cars. Approximately 5%, 1,211, of households have three cars or more. There were 4,735 households, which amounts to almost 19% of the overall total, that stated they did not own a car.

Census respondents were asked how they travel to work. There were 44,272 individual answers for this question. By far the most popular mode of transport for commuting to work was the car, with 16,285, or 37% of people using this as a means of travel to work. Walking proved to be the next highest stated means of travel to work, with 21% of people, or 9,274 people stating the walk to work. Car passengers were the next largest group, with 7,382 people claiming this is how they travelled to work. Bus users amounted to 13% of the total number of respondents, or 5,652 people. There were 996 (2%) people who claimed that cycling was their primary mode.

Although car users and car ownership still dominate these figures, there is a growing trend nationally and internationally, of an increase in modal share for alternative modes. Building residential density in areas well served by public transport will further feed into this trend of increasing sustainable transport usage.

Modal Share

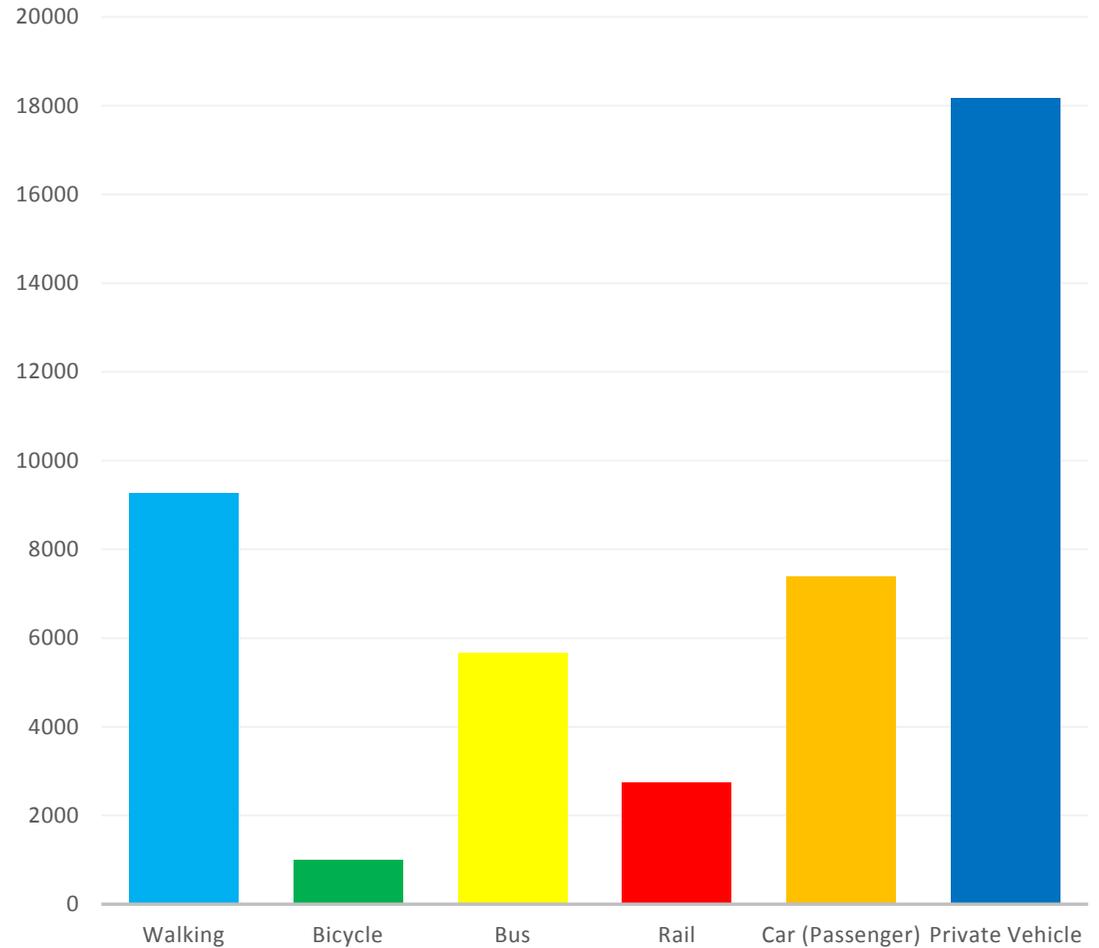


Figure 14. Transport modal share, CSO 2016

Public Transport Provision

Tallaght is an extremely well-connected town, as would be expected of an area with such a substantial population that is close to Dublin city centre. The same can, therefore, be said for the site area, which is at the heart of the wider Tallaght district. Its location between the Tallaght Hospital and Tallaght Institute of Technology ensures that there are a range of public transport options.

Dublin Bus have nine stops either directly adjacent to, or in short walking distance from, the site boundary. Between them, the nine bus-stops are serviced by a total of seven bus routes which carry passengers across the city.

The Luas Red Line has several stops within the wider study area, while it's "Hospital" stop is located approximately 500 metres from the south-western boundary of the site.

Further upgrading of public transport infrastructure, including the delivery of a QBC network that runs adjacent to the subject site, is outlined in the Tallaght LAP. This is an indication of the commitment to increasing alternative transport options for people within the locality. On the following page we outline the proposals for BusConnects.

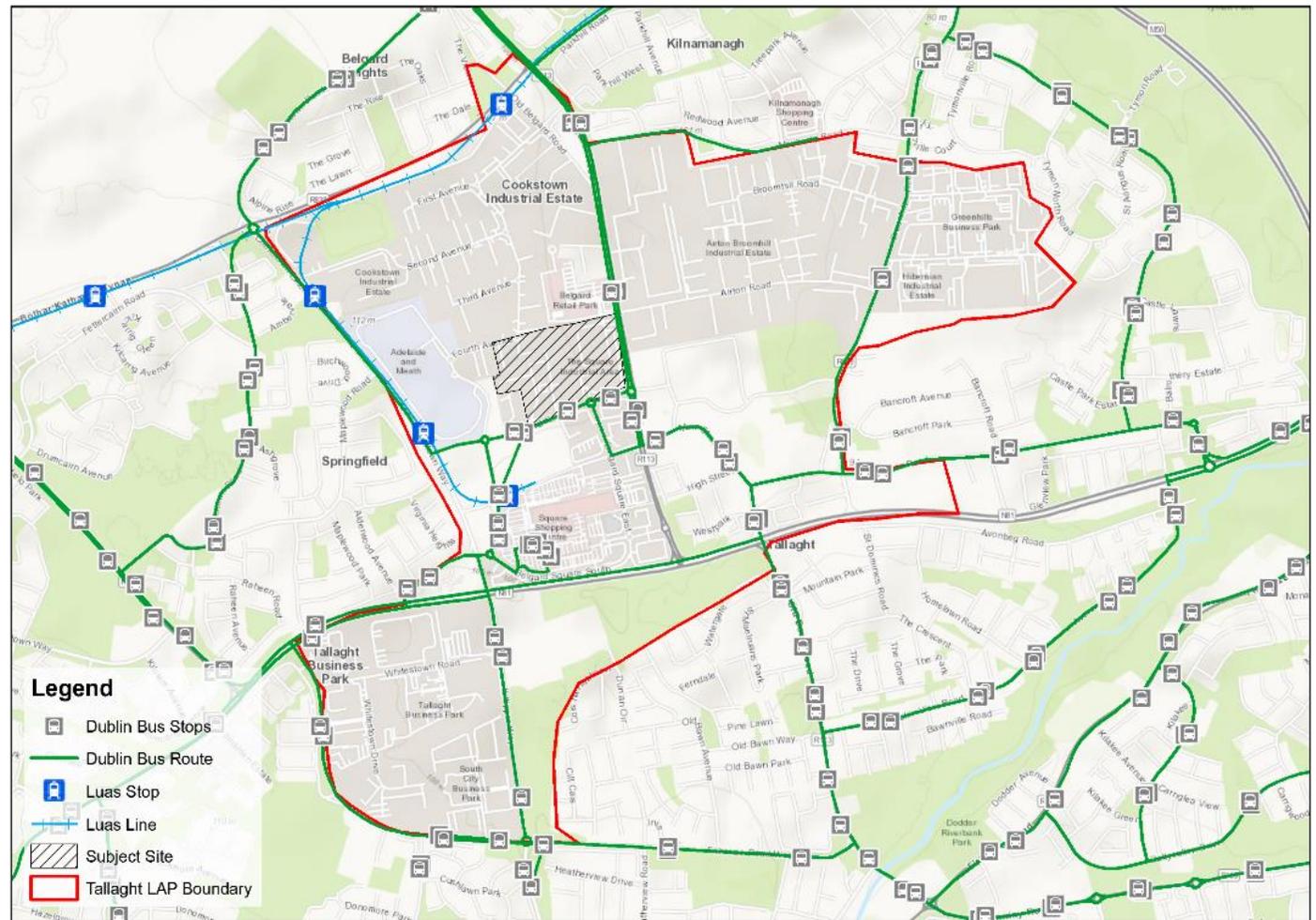


Figure 15. Public transport network in Tallaght

Figure 15 provides an overview of the proposed BusConnects network in the Tallaght area. BusConnects is the name given to the new, redesigned bus network for the Dublin region which is currently in the consultation phase. Its aim is to rationalise Dublin’s complex and strained bus network, creating more efficient services that serve a wider population base and offer a wider level of options to people. Fundamental to the plan is the idea of high-frequency radial routes complemented by orbital routes which connect to one-another at transport interchanges, similar to models seen in European cities.

New orbital routes will connect Tallaght with Blanchardstown, Celbridge, Dundrum, Dun Laoghaire and Maynooth. There will be several new radial routes, which in some cases mirror existing routes, but offer more regular services. Tallaght will effectively act as a “logical hub” for numerous routes and with the existence of the Luas Red line already provides a transport interchange of sorts. This will be enhanced under the BusConnects scheme, making Tallaght one of Dublin’s most well-connected suburbs.

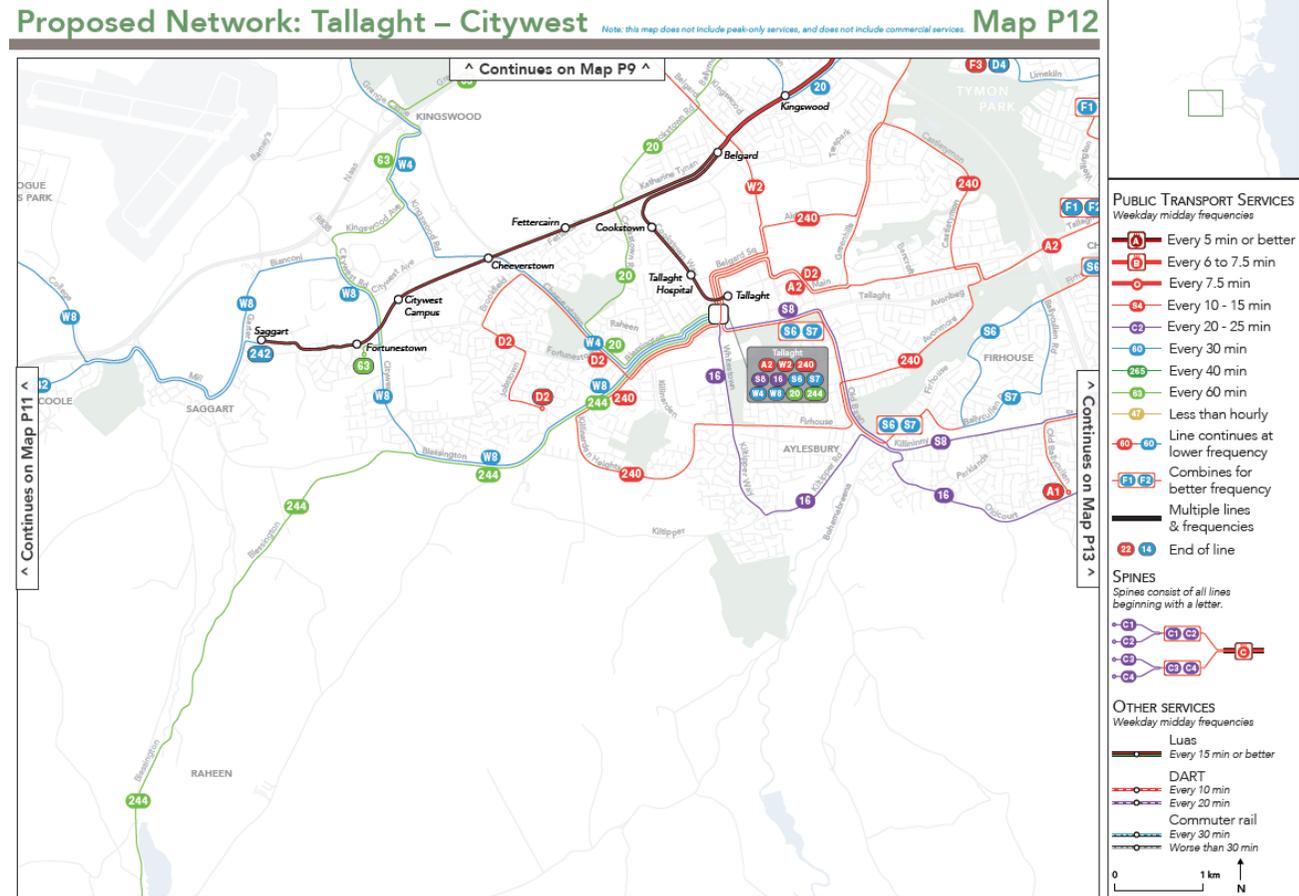


Figure 16. Proposed Bus Network for Tallaght, BusConnects 2018

Population Density

Population density can be used to estimate the potential for increased densification of an urban area. As our cities are continuing to grow, there is a need to be more efficient in our use of space. Urban sprawl, as both a concept and an issue, is something that is becoming increasingly obvious to those involved in urban governance.

This is certainly the case in Dublin where there is an awareness of the need to limit the growth of the city, in terms of its total area. Therefore, it is important to establish parts of the city that have the capacity to support increased densification of the population.

The subject site is located within the Tallaght-Springfield Electoral Division. With a population of 11,012 and a total area of 2.1 Sq.km, the density for this ED can be stated as 5,253 persons per square kilometre. As can be seen from the accompanying table, this places Tallaght-Springfield towards the top of the list in terms of density, with only three other EDs having higher density levels.

As outlined in the policy section of this report, there are increasing measures being put in place to densify our urban lands. Increasingly dense neighbourhoods and urban areas allows for a critical mass to be developed, whereby services and amenities can be located in close proximity to larger populations. With Tallaght-Springfield already possessing a relatively high level of population density, it is therefore a prime location for continued rates of densification to occur.

Table 2 – Population density in each ED

ED	Total Area (Sq. km)	Population	Density person/sq.km
Tallaght-Avonbeg	0.37	1,538	4,182
Tallaght-Belgard	2.73	1,692	619
Tallaght-Fettercairn	4.59	8,380	1,826
Tallaght-Glenview	0.41	1,934	4,761
Tallaght-Jobstown	2.73	17,824	6,531
Tallaght-Killinardan	0.74	3,958	5,325
Tallaght-Kilnamanagh	2.13	4,386	2,055
Tallaght-Kiltipper	1.66	8,478	5,120
Tallaght-Kingswood	1.70	3,996	2,355
Tallaght-Millbrook	0.64	3,386	5,263
Tallaght-Oldbawn	1.49	4,579	3,081
Tallaght-Springfield	2.10	11,012	5,253
Tallaght-Tymon	2.00	4,956	2,479

5.0 ANALYSIS

In Section 3 of this report a summary of all relevant policies and strategies was carried out. In it the main objectives of each strategy that supported the proposed development were stated. A summary of the most pertinent objectives will now be carried out.

The RPGs establishes the pre-eminence of Tallaght as a residential and retail hub for the Greater Dublin Area. It does so through its designation of the town as a Metropolitan Consolidation Town. The implication of this being that, aside from Dublin City, Tallaght is set to be one of the key locations for growth and development during the lifetime of the plan. It can, therefore, be reasonably assumed that a proposed development, such as Belgard Gardens, would be considered wholly appropriate under the RPG guidance.

In-line with the RPG, the South Dublin County Development Plan for 2016 to 2022 defines Tallaght as the principle town within the County, and an important regional player. With regard to land use, the subject site is situated in an area zoned "REGEN", which aims to facilitate the regeneration of industrial lands, particularly those that are situated near town centres and/or public transport nodes. This zoning objective is entirely apt for the aims of the proposed development, which seeks to create a residential-led mixed use development on a site adjacent to Tallaght's core, as well as the Hospital and ITT.

Objectives set out under several strategic themes in the CDP all find commonality in the insistence that Tallaght will grow in the ensuing decades, and appropriate planning for this is required. Regenerating underutilised industrial lands, promoting higher densities, facilitating diverse dwelling types and tenures, building PBSA capacity, and focusing development around central areas and transport nodes are all stated objectives under the range of themes, and each are realised under the aims of the proposed development.

The Tallaght LAP of 2006, which was renewed in 2011 (now expired), saw the creation of a masterplan for the area. It establishes several precincts that together form the Tallaght area, with the Core Area being the focal-point of Tallaght. Continued and increased levels of density are deemed desirable in areas that encompass the subject site. Expanding the public transport network, with the creation of interchanges and hubs, particularly near the subject site, is a priority of the LAP. The LAP identifies that there is a declining household size, which is not being matched by the delivery of apartments and calls for this to be addressed. Again, this is something the proposed development addresses through the creation of a residential-led mixed use development.

Both the RPG and the CDP set out population projections for South Dublin which are worth comparing to the Census 2016 results. Tallaght's population (the 13 EDs of Tallaght that comprise our study area) forms 27% of the total population of South Dublin, as of 2016. The following table takes these projections outlined in both documents and provides the potential population of Tallaght based upon the 27% figure it currently holds in relation to the County.

	2016	2021	2022	2026
RPG	287,341	304,946	308,467	-
Tallaght @ 27%	77,582	82,335	83,286	-
CDP	272,370	288,330	291,480	304,080
Tallaght @ 27%	73,540	77,849	78,670	82,102
Actual - Census 2016	278,767	-	-	-
Tallaght Census 2016	75,991	-	-	-

Table 3: RPG and CDP Population Projections

Population Projection

Previously in this report the population figures for each of the EDs that form our study area, were highlighted. This data is available through the CSO and is derived from the Census of 2016. Tallaght-Springfield, the ED within which our subject site is located, has a total population of 11,012. Compared to the previous census figures from 2011, there was a 21% rise in the total population of Tallaght-Springfield, which was by far the largest percentage increase across all 13 EDs. Evidently, the subject site is located within an electoral division that is in the midst of change, with an influx of people. This is not surprising given the area the ED covers, with Tallaght Core at its hearts, and a range of public transport options in the vicinity. Clearly this is a thriving area, but it is equally important to understand how the area will develop over the coming years.

Future Analytics have developed a cohort-component projection of population which informs this population projection table. Population change is a function of applied assumptions in mortality, fertility and migration under a particular scenario. Future values reflect an adherence to these assumed patterns of change. Using the latest census data as a basis for constructing the cohort-component projection, FAC were able to analyse the 13 electoral divisions that form our study area. An outlook to 2026, ten years on from the 2016 census, is performed and Table 4 provides a breakdown of projected changes in each of the 13 EDs.

The total population of the study area is expected to reach 94,154 by 2026. This is a 23.7% increase on the recorded population in 2016, or an additional 18,035 people. By any measure, a 23.7% increase in population over a ten-year period is substantial, and this only highlights the need for an increase in housing stock to accommodate these people. If we look at the Tallaght-Springfield ED, we can see that there is an additional 2,792 people in the area, which amounts to an 25.4% increase on 2016 figures. The level of increase is one of the highest in the study area.

What is clear from these projections is that, even without further provision of infrastructure and amenities in the Tallaght region, there will be a natural increase in the existing population. This increased population will, undoubtedly require an increase in the provision of households. The proposed development will, if granted planning permission, support this natural growth in the local population.

Table 4: Projected Population Increases by Electoral Division

Electoral Division	2016	2026	Change	% Change
Avonbeg	1,538	1,766	228	14.8%
Belgard	1,692	2,008	316	18.7%
Fettercairn	8,380	10,539	2,159	25.8%
Glenview	1,934	2,392	458	23.7%
Jobstown	17,824	22,738	4,914	27.6%
Killinardan	3,958	4,887	929	23.5%
Kilnamanagh	4,386	5,253	867	19.8%
Kiltipper	8,478	10,686	2,208	26%
Kingswood	3,996	4,926	930	23.3%
Millbrook	3,386	3,864	478	14.1%
Oldbawn	4,579	5,444	865	18.9%
Springfield	11,012	13,804	2,792	25.4%
Tymon	4,956	5,847	891	18%
Total	76,119	94,154	18,035	23.7%

Age Profile Projections

Another demographic factor relevant to determining the needs for residential development is age profile. Ensuring that there is an adequate provision of suitable properties for the primary age cohorts that will reside in an area should be a direct determinant of what type of development occurs and where.

The current age profile for 2016 (below) shows high concentrations of younger age cohorts with 36% of the current population under the age of 25. Approximately 54% of the population fall between the ages of 25 and 64, which could be considered as the primary working years. This large cohort are the economy's key drivers, and their importance cannot be understated. Having a substantial proportion of a population fall within this larger grouping is vital to an economy, no matter what the scale.

Table 5: Population by Age in 2016 for Catchment ED's

Age Group	Population 2016	% of Total
0-14	18,550	24%
15-24	9,408	12%
25-34	13,028	17%
35-44	12,814	17%
45-54	7,310	10%
55-64	7,385	10%
65+	7,624	10%
Total	76,119	

This population breakdown will shift over the next 10 years but is likely to maintain higher concentrations of young persons under the age of 15. Similarly, we are seeing larger numbers of persons entering the age brackets 65+ with a net increase of further 4,625 persons over the next decade.

As a result of the growth in the elderly and young categories, there is a reduction in the primary working cohort. Those aged between 25 and 64 will form approximately 53% of the area's population, which is a 1% drop on current figures. However, although there is a 1% drop in the percentage total of the 25-64 cohort, there will actually be an increase in total numbers. The 2016 figures indicate there are 40,537 people living in the study area that fall into this wide age category, and this will increase to 49,613 by 2026.

Table 6: Population Projection by Age in 2026 for Catchment ED's

Age Group	Population 2026	% of Total
0-14	18,492	20%
15-24	13,800	15%
25-34	14,140	15%
35-44	14,876	16%
45-54	13,239	14%
55-64	7,358	8%
65+	12,249	13%
Total	94,154	

Modelling this change using the Demographic Component Model methodology from the Central Statistics office highlights a number of key points:

- The population of the catchment area is set to grow by approximately 24% over the period 2016 - 2026. Given the area's existing high population, this will result in a very significant and sizable cohort of 12,249 people aged 65 years and above. Equally, numbers in very young cohorts 0-14 will account for 20% (18,492 persons) in 2026.
- The aged dependency ratio in Tallaght sees an increase over the next decade which will add a further 4,625 persons over the age of 65. This indicates a significant widening of the effective gap between the population of working age and those likely to be dependents over the age of 65.
- Tallaght will experience a high requirement for services and infrastructure aimed at providing care for the ageing population.
- There is a continued need to provide suitable community facilities, and infrastructure for young people where one quarter of the population is under the age of 15.
- With a larger population falling into the primary working age cohorts, there is a need to house these people and provide a range of housing options to suit their myriad needs.

The projection does not account for the zoned land and significant development capacity for new residential developments that in the area.

Residential Development

Future Analytics Consulting have undertaken an analysis of the current pipeline planning permissions that are extant in the South Dublin area, as listed in the *Dublin Taskforce Q2 Report* from 2018. Understanding the potential future provision of residential developments will allow for informed decision-making on the requirements for additional residential development. A map, identifying every current planning reference that relates to a residential development, is produced on the following page. There are 51 individual sites in total, with a range of schemes on each. A detailed table outlining each planning reference and the existing status of the permission will be provided in the appendix to this report.

Three status categories relating to the permission have been identified: Units Permitted; Units Completed to Date; and Units Under Construction. There is a total of 5,735 units recorded under the 'Units Permitted' category. The largest scheme relates to reference number 0 (ABP-300555-18), which is for 526 dwelling units on Fortunestown Lane in Citywest.

'Units Completed to Date' is the second category recorded. Under this category, the total number of units registered as being completed is 1,370. Of that total, the largest scheme is recorded under reference number 41 (SD12A/0168,SD15A/0010,SD15A/0181,SD17A/0300,SD12A/0168/EP) which has produced 219 completed units. This scheme is found on the Kiltipper Road in Killinarden.

The final category lists those schemes that are currently under construction. There is a total of 1,033 units that fall within this categorization. The largest scheme, relates to reference number 44, where there are currently 167 units under construction near Stocking Avenue, Rathfarnham.

Combined, across all three categories, there are 8,138 units either permitted, under construction, or recently completed. While this is by no means an unsubstantial number of units, it must be remembered that this comprises the entirety of the South Dublin County Council administrative area, which has a population of 136,277 people and is growing. Also, if we examine the locations of these permissions, it becomes clear that there is all but one found within close proximity to our subject site.

Site 32 (SDCC Planning Reference No. SD17A/0412) sees the change in use of the existing Tallaght Cross West development from creche, retail and gymnasium use to residential. These changes, which have been permitted, will see the creation of 19 units comprising 4 no. one bedroom units, 14 no. two bedroom units and 1 no. three bedroom units. The table below provides the details of all permissions found within the wider Tallaght ED area.

Site Number	Units Permitted	Units Completed	Under Construction
0	524	0	0
1	24	0	0
6	13	0	0
12	128	0	0
14	45	0	36
17	111	0	0
20	62	0	0
28	22	0	0
30	70	0	0
40	60	0	0
41	284	219	65
43	236	126	30
48	382	80	71
53	12	0	0
Total	1,973	425	202

Table 7: Residential Planning Permission in 13 Tallaght EDs,

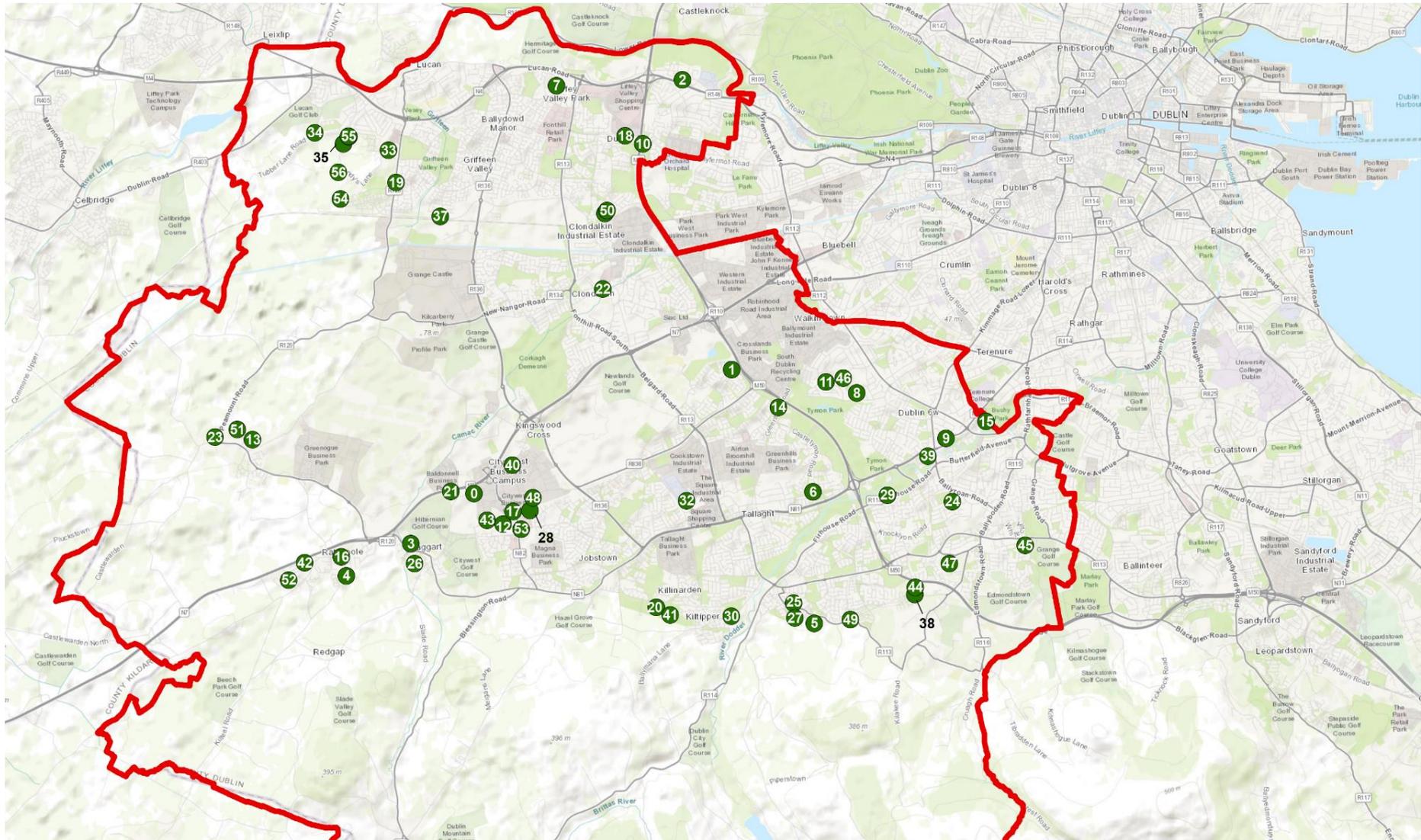


Figure 17. Planning applications, Dublin Taskforce 2018

Student Accommodation Supply

FAC's research indicates that supply in Dublin currently totals 10,048 student accommodation bedspaces; 5,732 of which are institutionally owned and operated¹, while the remaining 4,316 are privately owned and operated.

Accommodation Operation/Management	Bedspaces
Institution	7,290
Private	7,204
Total	14,494

Table 8: Existing student accommodation bedspaces in Dublin

The balance between demand and supply reveals a shortage of approximately 15,500 bedspaces at present. However, there are numerous student accommodation projects in the planning and development pipeline. A total of 28 individual schemes (new builds and extensions), totalling 8,251 net bedspaces, are in the process of securing planning permission or are under construction. The status of these schemes is detailed below.

Status	Net Bedspaces
Decision Pending	166
Granted Planning Permission (Yet to Commence)	3,373
Construction Commenced	4,712
Total	8,251

Table 9: Status of bedspaces in the planning and development pipeline in Dublin

Yet, even if these additional bedspaces could be delivered immediately, a shortfall of over 7,250 would continue to exist. Based on the Department's Strategy, demand in Dublin will increase to over 42,000 bedspaces by 2024, thereby requiring the construction of additional student accommodation. Evidently, there is a demand and a need for this housing type which is failing to be met.

The proposed development will proactively work towards addressing current and future shortfalls by delivering 403 student bedspaces. Furthermore, it will deliver these student bedspaces in an area of Dublin that is currently totally devoid of any PBSA. With South Dublin's population projected to grow, along with its student population, and with plans for ITT to extend its educational offerings, there will undoubtedly be a requirement for PBSA.

Belgard Gardens offers an opportunity for South Dublin to address this lack of student accommodation that currently exists. The accompanying images on the following page show the locations of all third-level institutions in the South Dublin area². It also highlights the subject site and all existing, and future PBSA sites. It is evidently clear that there are no other PBSA sites easily accessible to ITT. The proposed development, which is adjacent to ITT, would support any future growth in educational offerings provided by ITT.

¹ Operated/managed by higher education institutions.

² City Centre map is available in the Appendix to this report.

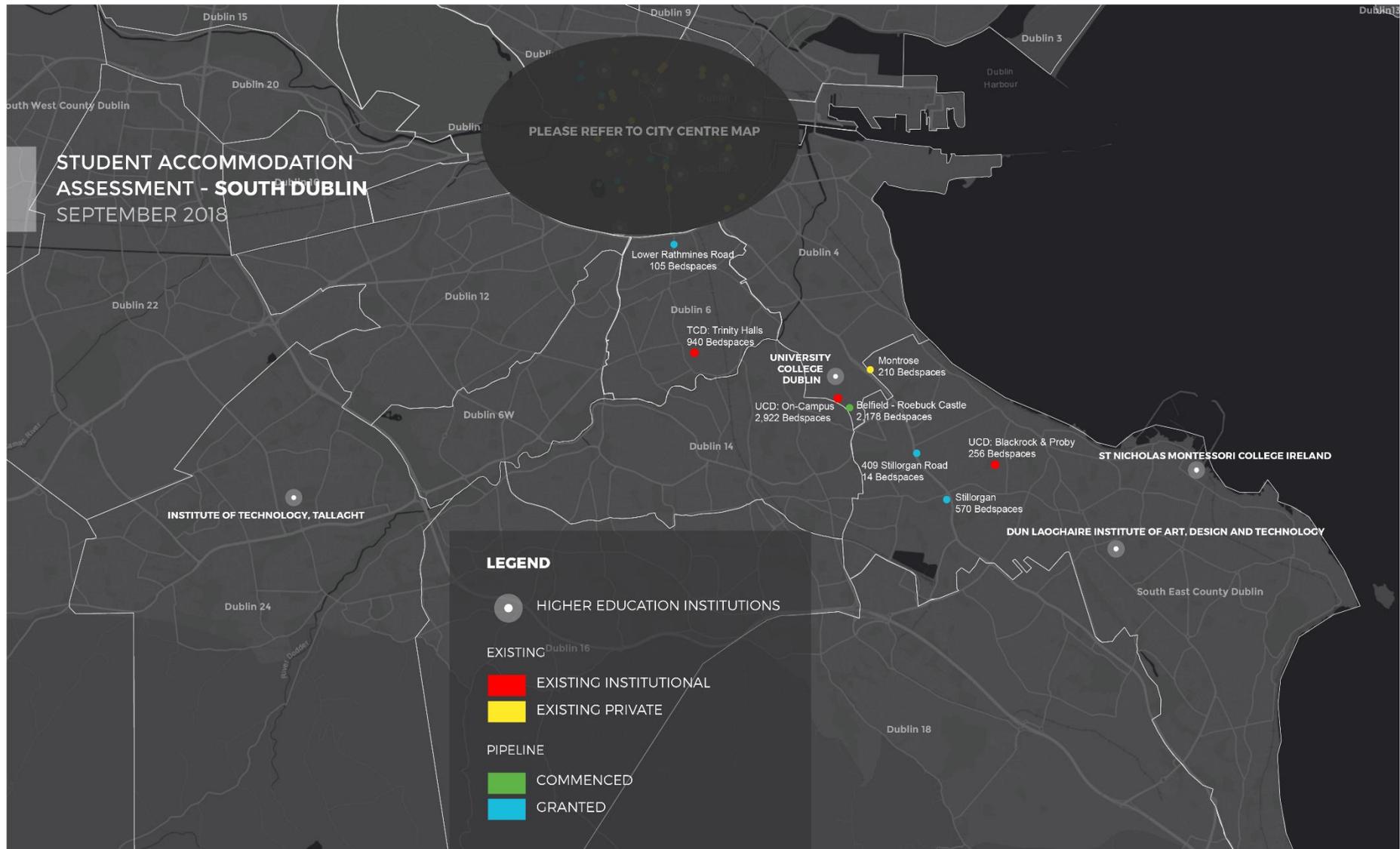


Figure 18. Locations of PBSA pipeline developments in South Dublin, FAC 2018

Average Household Size

Average household size is a statistic released by the CSO which estimates the typical household composition across Ireland. It is a useful indicator to determine the size of our household units across Census periods and is found by establishing the total number of people residing in homes, in a specified area, and dividing this figure by the total number of registered households in the same area. The average household size in Ireland has increased over the period between the last two census counts, from 2.73 in 2011 to 2.75 in 2016. However, this is a reversal of a long-term trend that has seen household sizes decrease from 3.34 in 1991 to the 2011 figure of 2.73 persons per household.

For the 13 Tallaght EDs covered by this study, the total population recorded under 'Theme 6' (housing) of the 2016 Census is 75,991 persons. The total number of households recorded, which includes all manner of households, is 25,119. This means the average number of persons per household is 3.02, which is higher than the national average.

Electoral Division	Total no. of Persons	Total no. of Households	Average Household Size
Tallaght-Avonbeg	1,571	579	2.71
Tallaght-Belgard	1,708	574	2.97
Tallaght-Fettercairn	8,245	2,368	3.48
Tallaght-Glenview	1,940	758	2.55
Tallaght-Jobstown	18,080	5,528	3.27
Tallaght-Killinardan	4,024	1,235	3.25
Tallaght-Kilnamanagh	4,483	1,532	2.92
Tallaght-Kiltipper	8,599	2,751	3.12
Tallaght-Kingswood	3,998	1,411	2.83
Tallaght-Millbrook	3,412	1,288	2.64
Tallaght-Oldbawn	4,545	1,603	2.83

Tallaght-Springfield	10,404	3,676	2.83
Tallaght-Tymon	4,982	1,816	2.74
Totals	75,991	25,119	3.02 p/hh

Table 10. Average Household size by ED

Using data contained within the census results it is also possible to determine the average number of persons per flat/apartment, although the size of the apartment is not considered. If we again focus on the 13 Tallaght EDs we can see that apartments comprise 5,034 of the total number of household units in the area, while there are 12,515 persons living in apartments. This means that there is an average of 2.48 persons per flat/apartment in Tallaght. This figure is below the overall average for the 13 Tallaght EDs, and below the national average.

First, we will use this average household figure for apartments in Tallaght to determine the impact on population subsequent to the proposed development being complete. It must be acknowledged that by using the average, we are not taking into account the differences in apartment sizes that will exist within the development. This is due to the lack of census data around apartment size. It is therefore impossible to determine the averages on this basis. The following table showcases the overall composition of the residential blocks for the Phase 1 of the development, categorised on apartment size.

Apartment Type	Number
1 Bed	158
2 Bed	230
3 Bed	50
Total	438

A total of 438 apartments are to be constructed during this development. If we use the average apartment size (no. of persons) for Tallaght, which is 2.48, we then arrive at a total of 1,086.24 persons. Utilising this method, one would arrive at the assumption that there will be a potential of **1,086** new residents in the Tallaght area as a result of the delivery of the proposed development.

As stated, the average apartment size for Tallaght is 2.48 persons per apartment. The average household size for Tallaght, which accounts for all homes, is 3.02 persons per household. When we consider that the national average for household size is 2.75, it is perhaps useful to take this figure as our basis for determining the potential number of residents in the development. The national average falls roughly between the two Tallaght averages for apartments and households. Although a crude means of determining size, it nonetheless offers some insight. Taking this national average and applying it to the 438 apartments proposed in the development we get a total of **1,205** residents.

No. of Units	Average household size	Potential Population
438 Units (Phase 1)	2.48 (Tallaght apartment average)	1,086 residents
	2.75 (National Average)	1,205 residents

Another method of calculating a potential total of new residences would be to equate 1 bed to 1 person. Using this method, you would arrive at a figure of **768** residents within the development (158 one-bed, 230 two-bed, and 50 three-bed). However, this particular method of calculating potential numbers of residents is not considered to be appropriate.

We will now apply the same reasoning outlined above to determine the potential number of new residents that could arise upon completion of all extant permission, as discussed in a previous section on residential development. In this section we examined all extant planning permissions for residential developments in South Dublin. It was found that there is a total of 51 individual sites across the county, which amount to 6,759 'units'. As encountered previously, determining precisely what a 'unit' relates to is impossible in this scenario. Therefore, without possessing the knowledge of the specific composition of the units it is decided to equate one unit as being one household. Using this definition of a unit we can then work out the potential number of new residents by utilising the national average household figure of 2.75. We find that there is a potential to house **18,587** people if all 51 extant planning permissions were delivered.

It must be stressed that this is a simplified means of arriving at a figure for potential new residents, and there are myriad variables that could impact on this number. For example, not all planning permissions will be delivered upon, while others may

alter the scheme composition, at a later date. These are just two examples that highlight the difficulty in projecting future population increases based on residential developments.

Although useful to gain an insight into the possible number of new residents across the county, it is more appropriate for the purposes of this study to narrow the focus on the Tallaght EDs. There are 12 sites with extant planning permission located in the boundary of the Tallaght study area, and they amount to 1,944 units. Again, utilising the national household average as our means of determining the potential number of residents, we see there is the possibility of housing **5,346** people in these residential developments.

Comparing Policy Projections

The Regional Planning Guidelines set a target population for South Dublin at 308,467 as of 2022. The 2011 Census recorded the population as 265,205, while they established a target for 2016 at 287,341.

South Dublin CDP sets out both population and housing targets for future growth in the county. Due to its release prior to the publication of the 2016 census data, the CDP estimated the population for 2016 as 272,370, which fell short of the RPG projections. It was 14,971 persons below the RPG figures. The actual population, recorded in the 2016 Census, was 278,749 people, which is 6,379 more than CDP estimates and 8,592 lower than the RPG projections for that year.

The Tallaght Local Area Plan, which was analysed for relevant policy measures in a previous chapter, was published in October 2006 and was intended to act as a supplementary document to the South Dublin CDP, at least in terms of the policies and objectives. It utilises a range of figures and projections outlined in both the Regional guidelines and the CDP, to make informed decisions and projections for the development of the area.

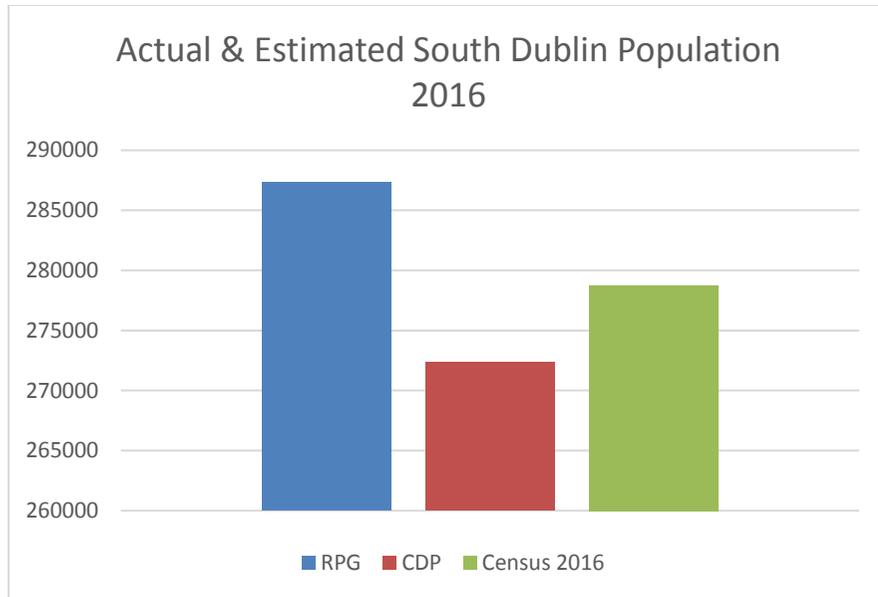


Figure 19. Population Estimates as per RPG and CDP

Using the Tallaght LAP as a guide to determine population increases and housing requirements is, perhaps, slightly misguided due to the number of years that have passed since publication and the fact it is now expired. However, for the purpose of this study we will reference some of the more pertinent issues raised within it. It focuses on 8 EDs (Avonbeg, Belgard, Glenview, Kingswood, Millbrook, Oldbawn, Springfield and Tymon) and describes the fall in population that occurred in this combined area between 1991 and 2002.

The LAP performs an analysis on the number of apartments that were granted planning permission in the area, and projects a population to 2006 inclusive of these new developments. It equates one unit as housing two people. Their study area population for 2006 is estimated at 31,685 people. For comparison purposes, the actual population for these 8 EDs in 2016 was 32,560, which is 875 people more than the LAP’s projected population for 2006.

It is also worth noting the growth in household numbers that has occurred since the publication of the LAP. According to their figures, they estimated a total of 9,909 households in the study area (the 8 EDs) as of 2006, this was an increase of 843 units from the 2002 recorded figure of 9066. Using Census data from 2016, we can see that there is a total of 11,705 households recorded in the 8 EDs. Taking the estimated 2006 figure from the LAP, we see there has been an increase of 1,796 households in the LAP study area over a ten-year period, or an increase of 2,639 on 2002 figures.

A population projection that accounts for future residential developments and the declining occupancy rates experienced in the area up to 2002 is made in the LAP. For the year 2018, the LAP envisages 39,433 people as residing in the study area. The latest figures obtainable within Ireland currently come from the 2016 Census, and there is a stark difference in the LAP projections versus the actual figures from 2016. The Census shows that there is 6,873 less people in the area than the projected 2018 figures, with that level of growth practically unobtainable within a two-year period.

The 2002 census recorded 31,249 people in the 8 EDs that formed the study area for the LAP. This means that since then 1,311 additional residents have moved to the area. The housing stock has increased from 9,066 in 2002 to 11,705 in 2016, which is 2,639 more units. It appears contradictory that there could be almost double the number of new units delivered in the area than the population increase, however, this is explained by the reduction in average household size experience over the same period.

The 8 EDs that were the focus of the study had an average household size of approximately 3.44 in 2002, which reduced to 2.78 in 2016. This phenomenon can, perhaps, be explained through the fact there is now far more options available to residents in Tallaght, in terms of the type of property they reside in. Traditional three or four bed family homes are being replaced by one and two bed apartments. This is a trend that is occurring across Dublin, and particularly in South Dublin.

6.0 CONCLUSION

It is clear that the wider study area, which is comprised of all 13 Tallaght Electoral Divisions, benefits from a series of advantages and opportunities.

Tallaght is experiencing a continued period of steady growth in its population, and although the percentage total of those considered as beyond the age of retirement will increase, the total numbers of those of working age will also significantly increase. This implies there will be a vibrant, mixed population living and working within the study area.

The core area, of which the subject site is part of, is extremely well serviced with public transport provision. The Luas Red Line has a number of stops in close proximity to the subject site, while there are a multitude of Dublin Bus stops serviced by several routes adjacent to the site. Future improvements to the public transport network are also envisaged in the county development plan, while the nearby road infrastructure is of national significance. All of which leads to the conclusion that Tallaght is an extremely accessible location.

55% of the eligible population have ceased their education at Leaving Certificate level, while 16% of the population have attained at least an Ordinary Degree at third-level. This is lower than the national average and is certainly something that there is room to improve, however, with the continued expansion of ITT proposed, opportunities exist to promote further education in the area's population. The expansion of Tallaght IT and the absence, currently, of any PBSA in the nearby vicinity is something that requires addressing.

Under all scenarios (Regional Planning Guidelines, County Development Plan, and FAC Projections) the population of the study area is projected to increase, and these new community members will require housing. Traditionally Tallaght had a high average household size when compared to the rest of the country, however this has steadily been decreasing. This decrease in average household size has coincided with a large increase in the delivery of units in the area. What we have

seen is a growth in the mix of household types, with a move away from three and four-bed houses to smaller apartments. This variety in the housing stock, as well as the numbers of new units have played a major role in the decrease of the average household size to a level more aligned with the national average.

Table 3 provided a summary of the population projections in both the RPG and CDP. Considering that Tallaght comprises 27% of the total population of South Dublin, it developed a projection for Tallaght based on this percentage and the estimated population in both policy documents. Using the CDP projections, Tallaght can expect to have a population of approximately 82,102 by 2026, which is 6,111 additional residents to the current number. FAC's projections to 2026 found that there will, in fact, be far greater increases in population, with an **additional 18,035** residents amounting to a total of 94,154. If all current residential planning permissions were realised in the coming years that would mean an additional 1,944 units in the area. Using the average household size as an indicator of potential residential numbers, there is a possibility of 5,346 residing in these new units. Evidently, the number of units would not be sufficient to support the projected population under either the CDP or FAC scenario.

Ultimately, what becomes clear when all relevant policies and population trends for South Dublin and, indeed, Tallaght are weighed up, is that the proposed Belgard Gardens development would offer a necessary, sustainable solution to the future needs of the area. A requirement for densification of our urban settlements, an expansion of third level offerings, the natural increase in population, a greater offering of public transport options, and a move towards more resilient settlements all require residential developments that are supportive of these objectives

Appendices

1: Methodology

Asset Mapping

Asset mapping is the process of building an inventory of the strengths of a community. It involves documenting the physical assets e.g. parks, community centres, churches). This enables the identification of assets, revealing connections between assets as well as between the asset and residents and how to access assets. Beyond developing a map or inventory the mapping process is designed to promote connections and relationships between individuals, communities and organisations. The process of asset mapping enables people to think positively about the community.

Existing local directories were used to establish an inventory of possible health assets in the community. The data were then used to develop a map of identified health assets in the Tallaght community via geographic information systems. A geographic information system (GIS) is used to deal with spatial information by integrating digital data, computer hardware and software. GIS refers to all aspects of data management, visualization, geo-processing and analysis. Thus, it can be used to reveal spatial relationships, patterns and trends, in the form of maps. Asset mapping has been acknowledged as a helpful planning tool that can visually communicate and influence the decision-making process among multiple stakeholders such as political decision makers and community leaders.

Some facilities and services are co-located within the same building or site. For example, there are three Addiction type services within the Glenabbey building on the Belgard Road – the Youth Drug and Alcohol Service, HSE Community Drug Team and HSE Community Alcohol Services. To facilitate simple reading of the map, this location was given one Addiction services symbol rather than three.

Some facilities or services are plotted just outside of the ED boundary. This can occur due to the longitude and latitude of the service not falling entirely within the ED. Nevertheless, these services are considered locally to be available to the population of the area and part of that area. Rather than delete these services and facilities we retained them for completeness. For example, the Hazel Wood Golf Club falls mainly within the ED of Jobstown but because of its geographic coordinates; it is plotted just outside the boundary of same.

The sources of the maps were the Ordnance Survey; Open Street Maps; and South Dublin County Council.

Sources of Data used

Population; CSO, 2016

Age Profiles; CSO, 2016

Population Projection Data; FAC 2017

Schools Data; Higher Education Authority 2017

Other community asset data was carried out with a baseline desktop research.

2: Planning Reference Table

	Planning Reference	Units Permitted	Units Completed	Under Construction	Activity on Site
0	ABP-300555-18	524	0	0	N
1	SD07A/0931/EP	24	0	0	N
2	SD09A/0021/EP	102	0	0	N
3	SD13A/0221	40	0	0	N
4	SD13A/0263	16	6	10	Y
5	SD14A/0180	137	134	0	N
6	SD14A/0183	13	0	0	N
7	SD15A/0012	102	91	11	Y
8	SD15A/0027	12	0	0	N
9	SD15A/0036	16	4	12	Y
10	SD15A/0105	40	0	0	N
11	SD16A/0060	26	0	0	N
12	SD16A/0078	128	0	0	N
13	SD16A/0117	48	0	0	N
14	SD16A/0157	45	0	36	Y
15	SD16A/0165	16	0	0	N
16	SD16A/0171	12	0	0	N
17	SD16A/0210	111	0	0	N
18	SD16A/0249	27	0	0	N
19	SD16A/0306	94	0	0	N
20	SD16A/0346	62	0	0	N
21	SD16A/0441	84	0	0	N
22	SD16A/0450	10	0	0	N
23	SD17A/0010	27	0	16	Y
24	SD17A/0064	20	0	0	N

25	SD17A/0066	10	0	0	N
26	SD17A/0090	24	0	0	N
27	SD17A/0121	133	0	0	N
28	SD17A/0336	22	0	0	N
29	SD17A/0364	11	0	0	N
30	SD17A/0368	70	0	0	N
31	SD17A/0397	83	0	0	N
32	SD17A/0412	19	0	0	N
33	SDZ16A/0005	246	2	135	Y
34	SDZ17A/0006	169	0	0	N
35	SDZ18A/0002	268	0	0	N
36	SDZ18A/0004	237	0	0	N
37	SD05A/0274,SD07A/0683,S D05A/0274/EP,SD08A/058 1,SD15A/0056,SD15A/005 7,SD16A/0448,SD17A/009 1,SD17A/0187	72	57	15	Y
38	SD09A/0016,SD10A/0041,S D09A/0318,SD17A/0359	122	0	0	N
39	SD11A/0144,SD14A/0107	16	8	8	Y
40	SD11A/0189,SD13A/0268	60	0	0	N
41	SD12A/0168,SD15A/0010,S D15A/0181,SD17A/0300,S D12A/0168/EP	284	219	65	Y
42	SD13A/0249,SD15A/0050,S D16A/0133	26	24	2	Y
43	SD14A/0121,SD15A/0095,S D16A/0297	236	126	30	Y
44	SD14A/0222,SD17A/0132,S D17A/0355	175	0	167	Y
45	SD14A/0280,SD17A/0398	30	18	12	Y
46	SD15A/0005,SD17A/0260	61	25	34	Y

47	SD15A/0017,SD16A/0355,SD16A/0384,SD17A/0434	319	124	56	Y
48	SD15A/0127,SD16A/0266,SD17A/0054	382	80	71	Y
49	SD15A/0150,SD18A/0025	78	18	9	Y
50	SD15A/0192,SD17A/0171	67	52	15	Y
51	SD15A/0193,SD17A/0288	74	22	30	Y
52	SD16A/0229,SD17A/0101,SD17A/0111	114	53	48	Y
53	SD17A/0030,SD17A/0458	12	0	0	N
54	SDZ10A/0001,SDZ13A/0005,SDZ16A/0004,SDZ16A/0006,SDZ17A/0005	177	150	6	Y
55	SDZ16A/0003,SDZ17A/0001	267	149	118	Y
56	SDZ17A/0002,SDZ18A/0001	135	8	127	Y

3. PBSA Dublin City Map

