

Community
and Social
Infrastructure
Audit

Proposed Strategic
Housing Development

Proposed Residential
and Commercial
Development at site of
42A Parkgate Street,
Dublin 8

For Ruirside
Development Ltd

December 2019

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1 INTRODUCTION..... 2

1.1 AREA CONTEXT 2

1.2 INFRASTRUCTURE TYPES 2

2 DEMOGRAPHIC PROFILE..... 3

3 METHODOLOGY 3

4 PROPOSALS AT THE SUBJECT SITE 4

5 EXISTING PROVISION 5

5.1 EDUCATION AND TRAINING 5

5.1.1 *Assessment of Schools Demand Arising from Proposed Development* 6

5.2 HEALTH 11

5.3 SPORTS & RECREATION 12

5.4 SOCIAL & COMMUNITY SERVICES 13

5.5 ART & CULTURE..... 14

5.6 FAITH SERVICES..... 15

5.7 OTHER SERVICES 16

6 FUTURE NEEDS ASSESSMENT17

1 INTRODUCTION

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26/27 Upper Pembroke Street, Dublin 2, have undertaken an Audit of Community Infrastructure as part of a proposed planning application for a residential development at a site on Parkgate Street, Dublin 8.

This document has been prepared in compliance with the provisions of Policy SN5 of the Dublin City Development Plan, 2016 – 2022.

The Audit provides a breakdown of infrastructure and community services in the area around the application site. Community infrastructure includes a wide range of services and facilities, including health, education, community, cultural, play, faith, recreation and sports facilities that contribute to quality of life.

Specifically, this audit has been produced to address the needs relating to particular infrastructure types, which are outlined in section 1.2.

The study area of the audit covers lands within a 1000m radius of the site, with special attention paid to those services and resources located within 500m of the site.

1.1 Area Context

The subject site is approx. 0.82 ha. in size and is accessed from the north west via Parkgate Street.

The development site is well served by public transport and within walking distance of a number of public transportation services, including Heuston Railway Station which is approximately 200m (a 3 minute walk) from the site and provides national and regional rail services, as well as the Heuston and Museum Red Line LUAS stops. The nearest bus stop is immediately to the front of the site at Parkgate Street and is served by numerous bus routes including nos. 25, 26, 66, 66a, 66b, 66e, 67 and 69. Bus route nos. 145, 747 (Airport Express) and 860 are also available at Heuston Station. There are also number of Dublin Bike stands within the immediate vicinity of the subject site at Parkgate Street, Heuston Bridge (North) and Heuston Bridge (South).

The site is well served by local amenities and easily within walking distance of most of the key amenities of the city centre. Directly adjacent to the subject site are local neighbourhood facilities such as Londis, a Post Office and numerous café/restaurant units including The Natural Bakery, FX Buckley, The Sandwich Market. Heuston South Quarter and Thomas Street are located within 1 km of the subject site, which contains a wide array of amenities such as banks, post office, local offices, restaurants, public houses, community and cultural facilities. Phoenix Park is located to the north west of the subject site which provides a significant amount of open space including facilities such as playing pitches, polo and cricket grounds and a children's playground. The subject site is in close proximity to a number of other open spaces including The Croppies Acre (within 300m), Irish Museum of Modern Art Gardens, Irish War Memorial Gardens and Grangegorman Playing Fields.

1.2 Infrastructure Types

The Study Area of the Audit extends to lands within a c. 1000m radius of the site, with special emphasis paid to those services and resources within a c.500m radius of the site. A 500m walk is generally considered to take 5-6 minutes; a 1000m walk 10-12 minutes.

The audit seeks to identify how the needs of the local population are met in terms of community infrastructure within this catchment area. Community infrastructure includes the following:

- Education/Training - including pre-schools, primary, secondary, third level and upskilling workshops, adult education, evening course, traineeships etc.;
- Health - including health centres, GPs, health nurses, dentists and other health care professionals;
- Sports & Recreation - including sports centres, sports clubs, play areas, playing pitches etc.;
- Social/Community Services - including local authority services, statutory welfare services, public libraries and community services;

- Arts & Culture - including museums, heritage attractions, theatres, performance areas, art and music centres etc.;
- Faith - including churches, related community halls and centres;
- Other - including post offices, credit unions and transport.

2 DEMOGRAPHIC PROFILE

The subject site is located within 'Phoenix Park' Electoral Division. Below is a breakdown of the population as per the census:

Census Year	Population	% Increase
Census 2016	1,534	-0.3%
Census 2011	1,538	

At the 2016 census, the electoral division recorded a population decrease of -0.3% from 2011. The surrounding electoral divisions are Arran Quay D, Arran Quay C, Ushers A and Ushers B.

Arran Quay C, Ushers A and Ushers B electoral divisions recorded population growth, with the highest increase being a 21% increase in population in Ushers A. A population decrease was also recorded in Arran Quay D to the immediate north of the subject site. Overall, the area saw 5.2% population growth between 2011 and 2016, which is above the national average of 3.7%.

The age profile of the population within 'Phoenix Park ED' has a lower percentage of people under the age of 18 comparable with that of the State with 7.9% of the population were recorded as being aged under 18 in Census 2016, compared to 26.3% nationally. The electoral division has a higher percentage of people over 65, with 18.9% of the population recorded as being over 65, compared to 13.4% nationally.

3 METHODOLOGY

The Audit of Community Infrastructure consists of three stages: -

1. Establishing what the 'Existing Provision' of Community Infrastructure is in the Audit area.
2. Determining what the 'Future Needs' in terms of Community Infrastructure are in the Audit area.
3. Making outline recommendations on identified requirements, including consideration of key priority focus areas.

We have followed the methodology undertaken by Dublin City Council in their Audit of Community and Social Infrastructure for the Dublin Docklands Area.

4 PROPOSALS AT THE SUBJECT SITE

The purpose of the Audit is to contribute to the ongoing assessment and monitoring of community facilities by Dublin City Council, and to identify the additional facilities being provided by the proposed scheme.

Section 2 of this report identifies that the demographic profile of the area is slightly older than the national average, with less people under age 18, and more people over the age of 65. Section 5 identifies the existing services within a 500m and 1000m catchment area of the site, which are broad ranging.

In land use zoning terms, the proposed development is located in 'Z5 – City Centre - to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity'; 'Z6 – Enterprise and Employment – to provide for the creation and protection of enterprise and facilitate opportunities for employment creation' and 'Z9 – Amenity/Open Space Lands/ Green Network - to preserve, provide and improve recreational amenity and open space and green networks'. Such sites are sought by the Dublin City Development Plan 2016 – 2022 to contribute to the promotion of the inner city as an attractive place for urban living, working and visiting. The Development Plan envisages the delivery of urban regeneration, the emergence of spatial clusters of economic specialisms, public realm improvements and the strengthening of the retail core. A small parcel of land with Z6 land use zoning lies partly inside the application site where it is proposed to undertake external works which comprise minor works along the south footpath on Parkgate Street and provide pedestrian access along the southern river edge of the application site.

The proposed development of residential, office, retail, café/ restaurant uses at this site accords with its Z5 zoning. In addition to providing a high quality residential scheme, the development proposes a significant quantum of employment generating floorspace. This will contribute to the Development Plan aspiration for a mix of uses at this site. The groundfloor of the scheme is primarily given to active uses such as retail and café, which will animate and enliven the streetscape along Parkgate Street, as well as the new public open spaces.

The redevelopment of this site also presents a rare opportunity to open up access to the River Liffey to the public, which had previously not been possible. This aspiration is clearly recognised within the Development Plan, as the strip of land adjacent to the river is zoned Z9 - Open Space. The proposed treatment of the Z9 part of the site responds carefully to the zoning objective to provide recreational amenity and open space in this area, while addressing the heritage value of the structures in this location. The restoration of the site's protected structures, as well as other historic structures will enhance the cultural fabric of the area.

The proposed development will also provide a high quality public plaza. The proposal will provide for retail and café / restaurant uses which will benefit the existing residents in the area as well as the future residents.

The co-working spaces will be available for hire for cultural uses/ events, while the public open space will have the potential to accommodate uses such as farmers markets and outdoor cinema events, subject to appropriate licencing and consents.

These new uses will increase the variety of offering in the area. It is considered that the proposed development represents a significant contribution to the community infrastructure of the local area, on the basis of the scale of this development and the existing local facilities.

5 EXISTING PROVISION

5.1 Education and Training

Within 500m

No primary or secondary schools are located within 500m of the subject site.

Within 1000m

- St. James’s Primary School,
- Canal Way Educate Together School
- Stanhope Street Convent Primary School
- St. Gabriel’s National School

In addition to this, there are two Secondary Schools within 1 kilometre. These are:-

- CBS James’s Street
- St. Josephs Secondary School

There are 40 no. primary schools and 13 no. post-primary schools in the surrounding Dublin 8 and Dublin 7 area. Of these, 4 no. primary schools and 2no. post primary schools are within 1000m of the subject site. These are outlined in the following Map and shaded in green in Table 1 below:

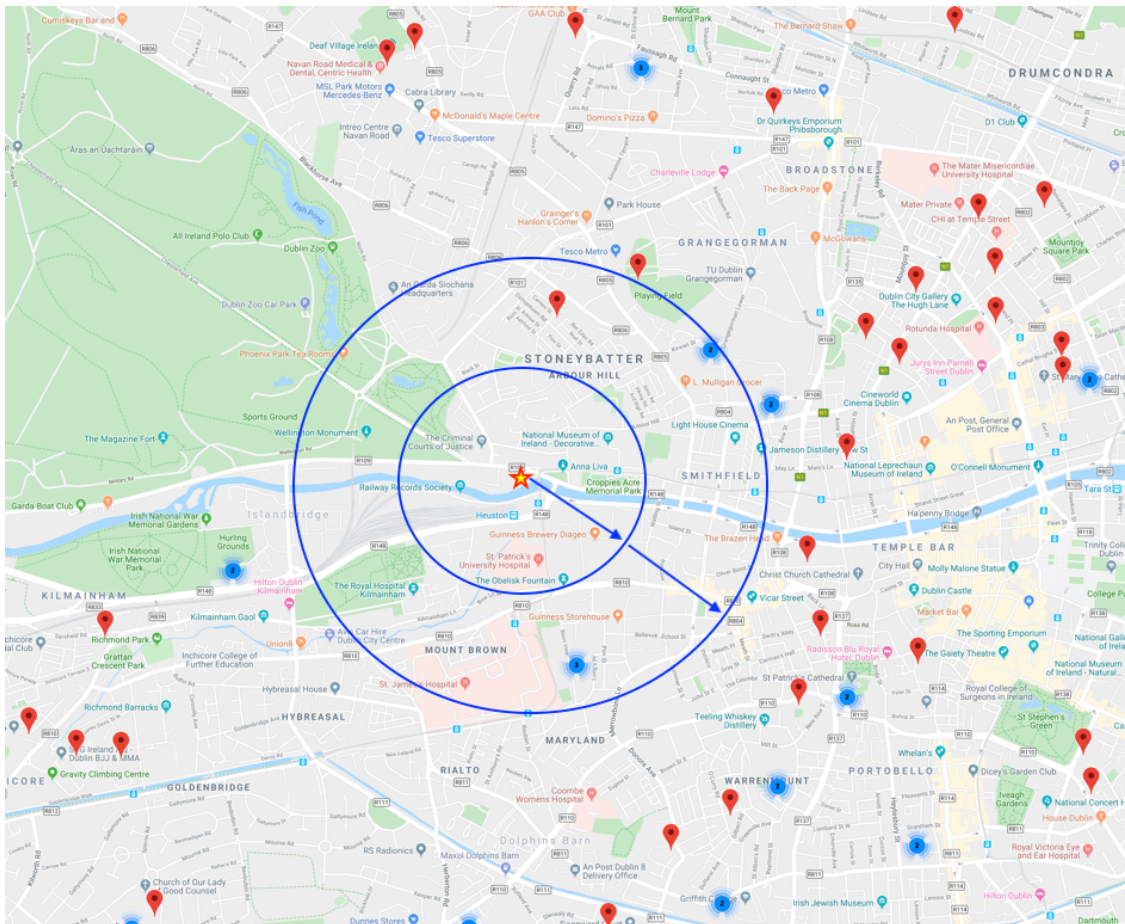


Figure 1: Primary and Post-Primary Schools. Extract from Department of Education and Skills, School Search Results Map. Approximate location of subject site (yellow star), with approximate 500m and 1000m radii marked in blue.

5.1.1 Assessment of Schools Demand Arising from Proposed Development

Section 4.2 – 4.4 of the Sustainable Residential Development in Urban Areas 2009 outlines the provision for school places in conjunction with residential development, as follows;

4.2 New residential communities can generate a demand for a significant number of new school places, particularly where families are attracted to the area. In such cases, it is vital to the process of supporting sustainable communities that the planning system facilitates the timely provision of new school buildings. Detailed guidance on planning for school provision through the development plan, local area plan and development management processes and the roles, responsibilities and specific actions to be taken in relation to forecasting future demand for school places is available in the Joint Code of Practice on Provision of Schools and the Planning System (August 2008).

4.3 No substantial residential development should proceed without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development.

4.4 Within the development management process, it is recommended that planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand. In very large-scale residential developments (say, 800+ units), planning authorities must consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities.

The Development as proposed caters for 481 no. build to rent residential units, which is in excess of the 200+ unit threshold but is considerably under the threshold of 800+ units identified in the Guidelines.

A crude assessment of the demand arising from the proposed development was determined by multiplying the proposed number of units by the projected Average Household Size for Dublin City in 2016. An average household size of 2.5 in Dublin City is derived from the 2016 Census.

Based on discussion with the Forward Planning Unit of the DES, it was confirmed that the following percentages of the estimated population is utilised to determine the number of people of school going age: -

- **Primary School:** 12%.
- **Post-Primary:** 8.5%.

It would be reasonable to assume that the proposed studios and 1-bed units are unlikely to generate any demand for schools, and therefore demand should be calculated on the basis of the 117no. 2 bed units. Based on this, the proposed development will produce a demand of 35 spaces for primary schools and 25 for post primary schools. The actual demand may be less than this, given that the proposed development follows the build to rent model which, although accommodating families, generally attracts a majority of young, mobile professionals.

Completion of the development is expected in 2023. Any increase in population in the area would not therefore be felt immediately by school infrastructure in the vicinity. The occupancy lag would allow time for the DES and the Planning Authority to plan to accommodate any estimated surge in demand for school places arising from residential development in this area through the development plan process. In their recent report on enrolment projections (*‘Regional Projections of full-time enrolments Primary and Second Level, 2019 – 2036’*) the Department of Education and Skills findings indicate a peak demand for primary and post primary enrolments up to 2019 which is expected to drop off year on year up to 2036.

The Department of Education and Skills have determined *‘School Planning Areas’* which would generally delineate the catchment area for a proposed residential development. At the time of this audit a *‘School Planning Area’* map was not available for the development area, so for the purposes of this study, a desk-based assessment was conducted into the existing and planned provision of primary and post- primary schools in Dublin 8 and Dublin 7, having regard to the Department of Education website.

Roll Number	Primary School Name	Address	Total enrolments Academic Year Sept 2014	Total enrolments Academic Year Sept 2018
05933G	PRESENTATION PRIMARY SCHOOL	Dublin 7	172	137
07546J	GOLDENBRIDGE CONVENT Note: Plans to rebuild	Dublin 8	265	251
09932B	STANHOPE ST CONVENT	Dublin 7	319	347
13611D	PRESENTATION PRIMARY SCHOOL	Dublin 8	311	210
14556D	ST ENDAS PRIMARY SCHOOL	Dublin 8	135	121
15625B	ST CATHERINES WEST N S	Dublin 8	183	214
16695E	SCOIL NA MBRATHAR BOYS SENIOR SCHOOL	Dublin 7	164	164
16786H	ST BRIGIDS PRIMARY SCHOOL	Dublin 8	108	265
16988T	CHRIST THE KING B N S	Dublin 7	94	116
16989V	CHRIST THE KING GIRLS SENIOR SCHOOL	Dublin 7	91	95
17083B	S N MUIRE GAN SMAL B	Dublin 8	327	348
17367P	MARY, HELP OF CHRISTIANS G.N.S. Note: Plans to rebuild	Dublin 7	435	423
17459U	CHRIST THE KING I G	Dublin 7	59	60
17464N	FIONNBARRA NAOFA B.N.S.,	Dublin 7	139	150
17465P	DOMINICAN CONVENT GIRLS SENIOR SCHOOL	Dublin 7	155	216
17466R	ST CATHERINES INFANT SCHOOL	Dublin 7	212	146
17893N	SANCTA MARIA C B S	Dublin 8	80	93
17912O	S N EOIN BOSCO BUACH Note: Plans to rebuild	Dublin 7	370	442
18477E	SCOIL NA MBRATHAR	Dublin 8	126	157
18632N	S N EOIN BOSCO NAI BUAC Note: Plans to rebuild	Dublin 7	247	215
19480V	ST PATRICKS	Dublin 8	28	26
19589U	GAELSCOIL INSE CHOR	Dublin 8	246	238
19933J	SCOIL TREASA NAOFA	Dublin 8	173	177
20012S	GRIFFITH BARRACKS MULTI D SCHOOL	Dublin 8	247	275
20035H	ST GABRIELS N S	Dublin 7	123	118
20091R	ST PETERS NS	Dublin 7	450	461
20104A	ST AUDOENS NS	Dublin 8	188	197

20131D	EDUCATE TOGETHER NS	Dublin 7	406	465
20152L	NORTH DUBLIN MUSLIM NS PROJECT Note: Plans to rebuild	Dublin 7	243	289
20429F	ST. JAMES'S PRIMARY SCHOOL	Dublin 8	250	245
20430N	CANAL WAY EDUCATE TOGETHER NATIONAL SCHOOL	Dublin 8	91	281
20436C	ST MARY'S PRIMARY SCHOOL	Dublin 7	180	240
20453C	BROOMBRIDGE EDUCATE TOGETHER NATIONAL SCHOOL	Dublin 7		74
			6,617	7,616
Roll Number	Special School Name	Address	Total Academic Year Sept 2014	Total enrolments Academic Year Sept 2018
19039I	ST VINCENTS HOME NS	Dublin 7	71	69
19151C	ST JOHN OF GOD SP SCH		86	89
19281P	MATER SCHOOL		6	6
19409P	CASA CATERINA S S	Dublin 7	27	34
19500B	PHOENIX PARK SPECIALIST SCHOOL		18	19
20495S	HOLY FAMILY SCHOOL FOR THE DEAF	Dublin 7		130
			208	347
Roll Number	Post-Primary School Name	Address	Total Academic Year Sept 2014	Total enrolments Academic Year Sept 2018
60410I	C.B.S. JAMES STREET	Dublin 8	150	145
60470D	CHRISTIAN BROTHERS, SYNGE ST.	Dublin 8	248	274
60491L	ST DECLAN'S COLLEGE	Dublin 7	638	636
60660I	ST PATRICKS CATHEDRAL G.S	Dublin 8	155	198
60731F	ST DOMINICS COLLEGE	Dublin 7	897	829
60872A	MERCY SECONDARY SCHOOL	Dublin 8	175	157
70150O	CABRA COMMUNITY COLLEGE	Dublin 7	150	120
60843Q	ST JOSEPHS SECONDARY SCHOOL	Dublin 7	230	181
60731F	ST DOMINICS COLLEGE	Dublin 7	897	829
60430O	ST PAULS C.B.S.	Dublin 7	254	226
60491L	ST DECLAN'S COLLEGE	Dublin 7	638	636
60792C	PRESENTATION COLLEGE	Dublin 8	261	187
60872A	MERCY SECONDARY SCHOOL	Dublin 8	175	157

			4,868	4,575
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Table 1: Department of Education and Skills, primary and post-primary schools enrolments for the academic years 2014 and 2018. Schools within 1.5km of the site are highlighted in green. Where enrolments have declined since 2014, figures are highlighted in red.

With regards to post primary schools, Table 1 identifies that there has been an overall decline in enrolments at post primary schools in the study area. This indicates that there is ample capacity to absorb any additional demand for places arising from the proposed development. Furthermore, it is generally accepted that travel distances to post primary schools can be longer than those to primary schools where public transport facilities support this. Therefore a wider range of options for post primary schools exists.

With regards to primary schools, Table 1 above indicates a decline in enrolment in 1 no. primary school and within 1000m of the subject site in the period between 2014 and 2018. Overall however it shows an increase in enrolment during this period. It should be noted that the figures in Table 1 are not indicative of the maximum capacity of each school, but simply provide the enrolment numbers.

In the case of Canal Way Educate Together School, Broombridge Educate Together School and Holy Family School for the Deaf - these are new schools and considerable capacity exists above the current enrolment figures. Direct enquiries to these schools found that their estimated respective capacities were approximately 416, 480 and 200 – giving in total an extra 611 spaces above their current enrolment figures.

In addition, the DES Building Programme plans for the construction of 6 schools in Dublin 8 and Dublin 7 in the coming years (see Table 2 below). These plans principally involve rebuilding existing schools. Details of the proposed capacity of these rebuilt schools is not available. However, the Department advises that most new schools must have the capacity to operate schools in the size range of 800 to 1,000 pupils.

Roll Number	School Name and Address	Schools Project Status	
07546J	Goldenbridge Convent, D8	Stage 2b (Detailed Design)	Rebuild of existing school
16864B	St. Joseph's School for the Deaf, Cabra, Dublin 7	Project Brief Stage	Rebuild of existing school
20152L	North Dublin Muslim NS, Navan Road, Dublin 7	Stage 2b (Detailed Design)	Rebuild of existing school
20131D	Grangegorman ETNS, Dublin 7	Stage 2b (Detailed Design)	Rebuild of existing school
TBD	New Children's Hospital, St. James's, Dublin 8	Projected Devolved to Department of Health for Delivery	
17367P/179120/18632N	Mary Help of Christian School/Scoil Eoin Baiste BNS/Scoil Eoin Baiste JBNS, Navan Road, Dublin 7	Stage 1 (Preliminary Design)	Rebuild of existing school

Table 2: Department of Education and Skills - Current status of large-scale projects being delivered under the school building programme.

Regard should be had to the likely enrolment projections for Primary and Post-Primary Schools as set out by DES. The projections indicate that Primary School enrolment will begin to decline after 2019. This is shown in table 3 below.

Table 3 Projected enrolments in primary schools, by region, 2018-2036 (Excel file)

	Dublin	Mid-East	Midlands	Mid-West	South-East	South-West	Border	West	Total
2018	144,509	93,774	38,597	56,058	51,789	81,045	48,939	53,108	567,819 ²
2019	145,304	93,348	38,598	55,450	51,399	80,739	48,574	52,808	566,220
2020	144,493	92,125	38,273	54,612	50,654	79,797	47,686	52,183	559,822
2021	142,851	90,262	37,553	53,619	49,536	78,343	46,719	51,144	550,027
2022	141,365	88,221	36,887	52,449	48,204	76,549	45,496	50,085	539,256
2023	139,417	86,032	36,101	51,225	47,007	74,493	44,178	48,976	527,429
2024	137,897	84,159	35,490	50,196	45,858	72,625	43,070	47,956	517,251
2025	136,027	82,524	34,907	49,070	44,730	70,722	41,963	46,830	506,773
2026	133,733	80,865	34,264	48,000	43,536	68,619	40,766	45,498	495,282
2027	131,332	79,481	33,648	47,000	42,370	66,747	39,727	44,237	484,542
2028	128,951	78,367	33,119	45,969	41,334	64,891	38,854	43,132	474,619
2029	126,248	77,732	32,892	45,035	40,559	63,257	38,120	42,092	465,937
2030	123,014	77,440	32,756	44,257	39,989	61,888	37,692	41,130	458,168
2031	119,595	77,436	32,704	43,585	39,537	60,646	37,380	40,255	451,138
2032	116,117	77,745	32,745	43,056	39,216	59,573	37,185	39,481	445,119
2033	112,754	78,360	32,883	42,671	39,025	58,696	37,116	38,817	440,323
2034	109,601	79,259	33,108	42,434	38,958	58,018	37,171	38,282	436,833
2035	106,656	80,418	33,417	42,335	39,020	57,543	37,356	37,888	434,632
2036	104,029	81,825	33,807	42,373	39,198	57,263	37,665	37,634	433,795

Table 3: Department of Education and Skills – Projected enrolments in primary schools by region, 2018-2036

The expected completion date of the proposed development is in 2023. Any theoretical increase in demand for school places would not therefore be immediately felt by the educational facilities within the catchment area. The completion would coincide with a steady decline in demand for primary school spaces in Dublin.

Having regard to the minimal demand for primary school places expected to arise from the proposed development (35), the planned schools under the DES Schools Building Programme and the overall projected decline in primary school enrolment, it is anticipated that the existing and planned schools would cater for current and future demand in the area.

5.2 Health

The following healthcare facilities are identified within the 500m catchment:

- Heuston South Quarter Pharmacy
- Dublin Dental Specialist Clinic
- St. Patrick’s University Hospital
- Thew Nix Medical – Montpelier Court

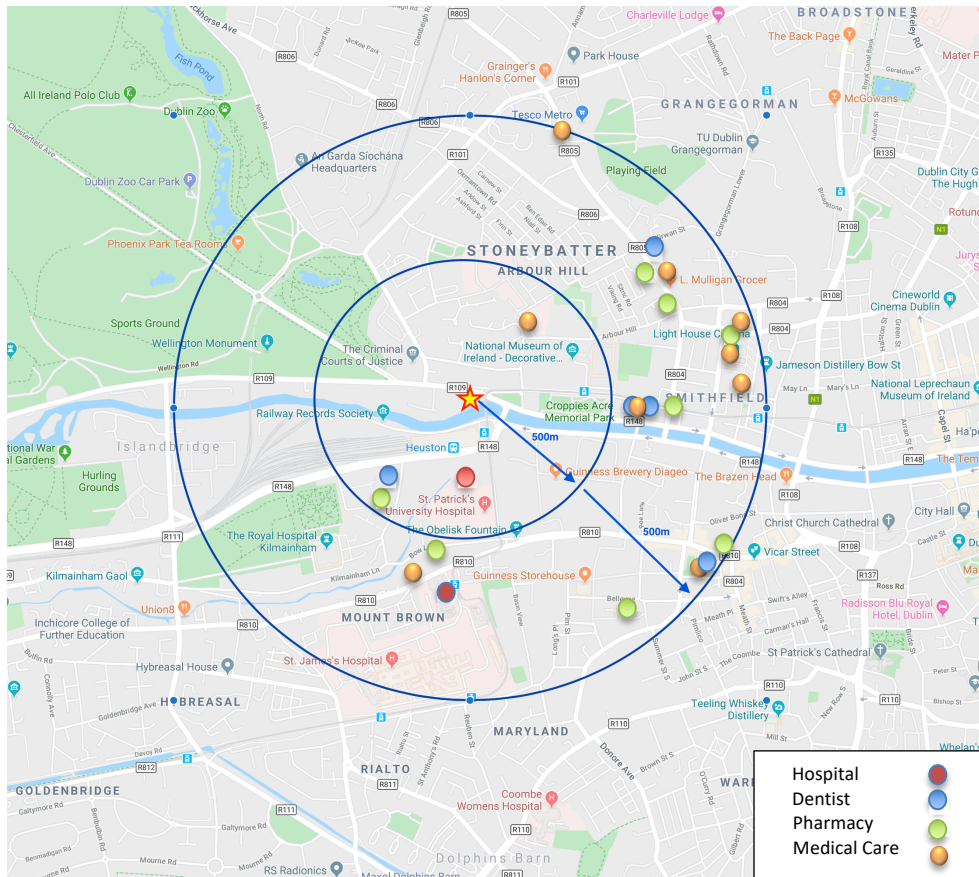


Figure 2: Map showing location of healthcare and medical facilities.

Within 1000m:

- St. James’s Hospital
- Thomas Court Primary Care Centre
- Cassidy’s Pharmacy
- Blackhall Pharmacy
- Lloyds Pharmacy
- Easy SOP Pharmacy
- Janet Dillon Pharmacy
- Market Pharmacy Smithfield
- Liberites CarePlus Pharmacy
- Plaza Health Smithfield
- St. James’s Medical Centre
- Medicus Medical Centre
- Charter Medical Smithfield
- Polska Przychodnia Smithfield
- Stoneybatter Family Practice
- Manor Street Family Practice
- Marinas Brilliant Smile Dental Services
- Art Medica Dental Clinic
- One Manor Place Dental Practice

5.3 Sports & Recreation

Within 500m:

- Phoenix Park
- Anytime Fitness Kilmainham
- Avona Boxing Club
- The Croppies Acre Park

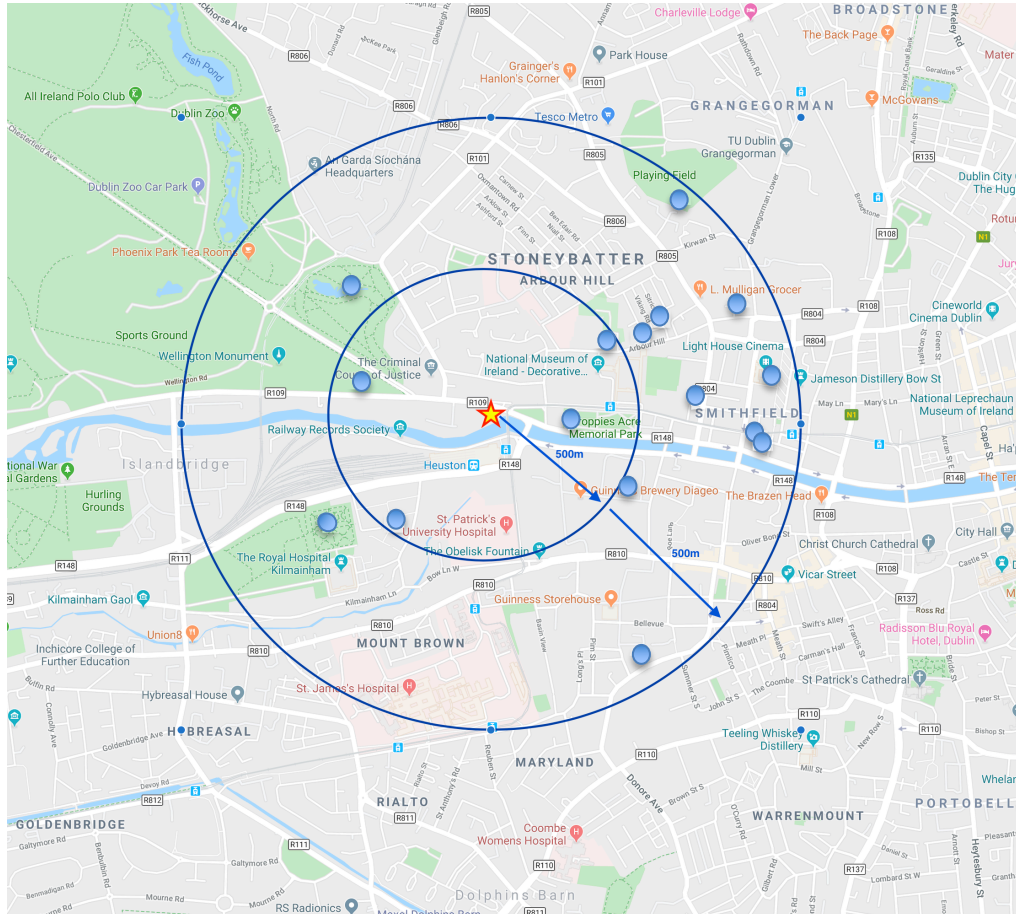


Figure 3: Map showing location of sport & recreation facilities. Each facility is represented by a blue dot.

Within 1000m:

- St. James’s Gate Health & Fitness Club
- 1 Escape Healthclub Smithfield
- Lift Training Studios Smithfield
- Viribus Crossfit Smithfield
- Energie Fitness Smithfield
- TU Grangegorman Playing Fields
- Arbour Hill Boxing Club
- The Royal Gardens at the Royal Hospital Kilmainham
- St. Catherine’s Sports Centre
- Marshall Art Incorporated Dublin 7
- Origins Muay Thai
- Boss Hot Yoga Studio
- Phoenix Park Playground
- Grangegorman Playground

A number of additional sports facilities exist within reasonable proximity of the site, such as the Irish War Memorial Hurling Grounds, St. Brendan’s GAA Club, Navan Road United FC, Dublin Municipal Rowing Club, Dynamo Dublin FC, Bohemian FC Football Grounds, Oblate Basketball Club, Richmond Park Football Club, Liffey Gaels GAA Club all within 3km of the subject site.

5.4 Social & Community Services

Within 1000m:

- St. Catherine’s Community Centre
- Aughrim Street Sports Hall
- St. James’s Parochial Hall
- Blackhall Street St. Pauls Community Hall
- Stoneybatter Community Training Centre
- Aughrim Street Scout Group

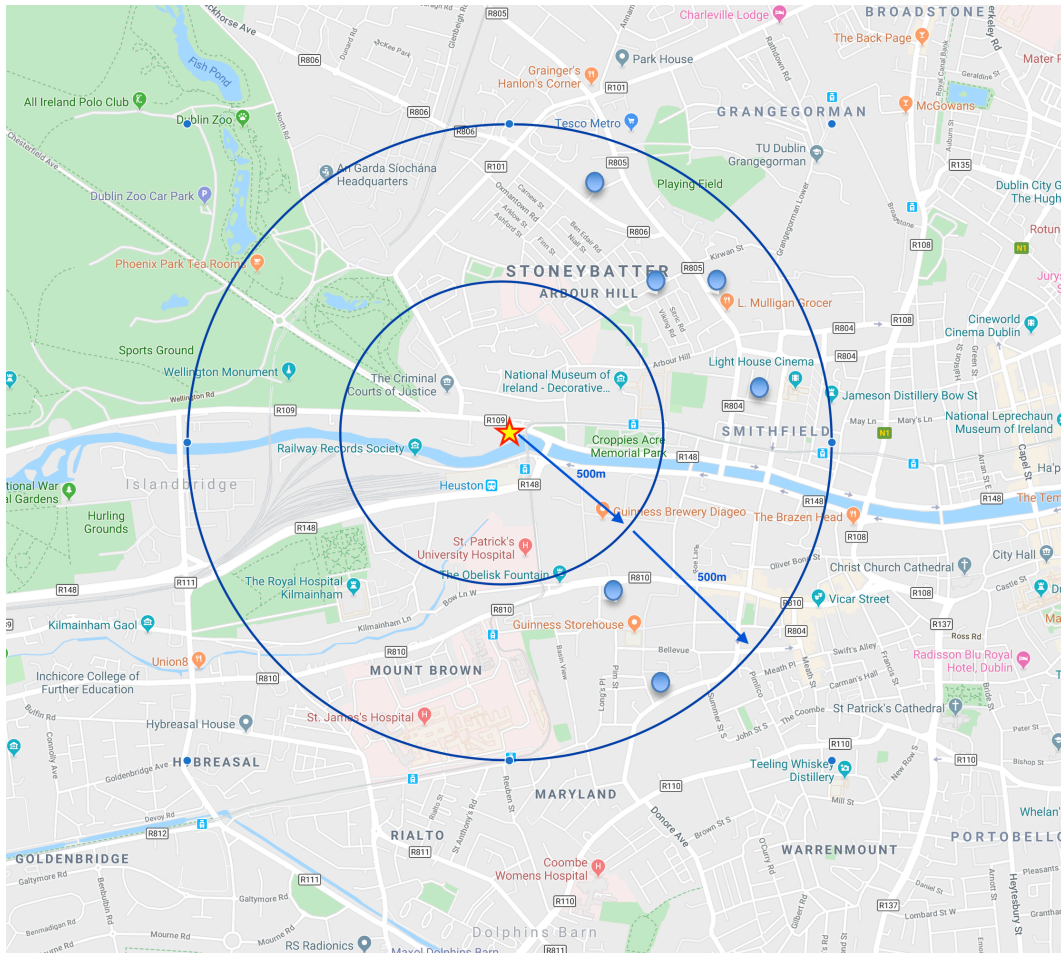


Figure 4: Map showing location of social & community facilities. Each facility is represented by a blue dot.

Inchicore Library and The National Visual Arts Library NIVAL are also both under 1.5km from subject site

5.5 Art & Culture

Within 500m:

- National Museum of Ireland
- Pearse Lyons Distillery
- Guinness Open Gate Brewery

Within 1000m:

- Guinness Storehouse
- Irish Museum of Modern Art
- Lighthouse Cinema
- Jameson Distillery
- Mother's Tankstation Arts Centre
- National College of Art & Design

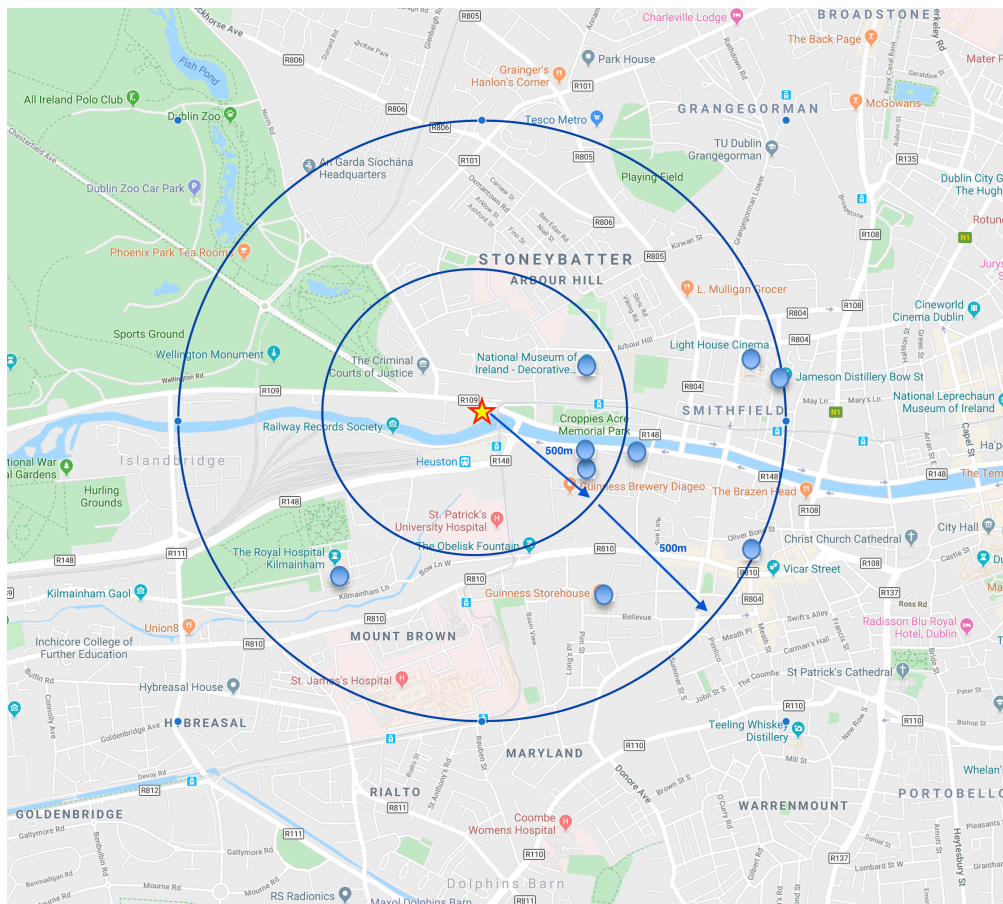


Figure 5: Map showing location of arts and culture facilities. Each facility is represented by a blue dot.

It is worth noting that a number of additional cultural facilities exist within reasonable proximity of the site, such as the Zoological Gardens, Aras an Uachtarain and Farmleigh Estate within Phoenix Park, Kilmainham Gaol, Irish War Memorial Gardens, Vicar Street Venue, Vaults Live theatre.

The site is also less than 3km from Dublin City Centre, which provides a wide arts and culture offering.

5.6 Faith Services

Within 500m:

- Sacred Heart Catholic Church
- Greek Orthodox Church of the Annunciation

Within 1000m:

- St. James’s Catholic Church
- St. Catherine’s Church of Ireland
- Aughrim Street Parish

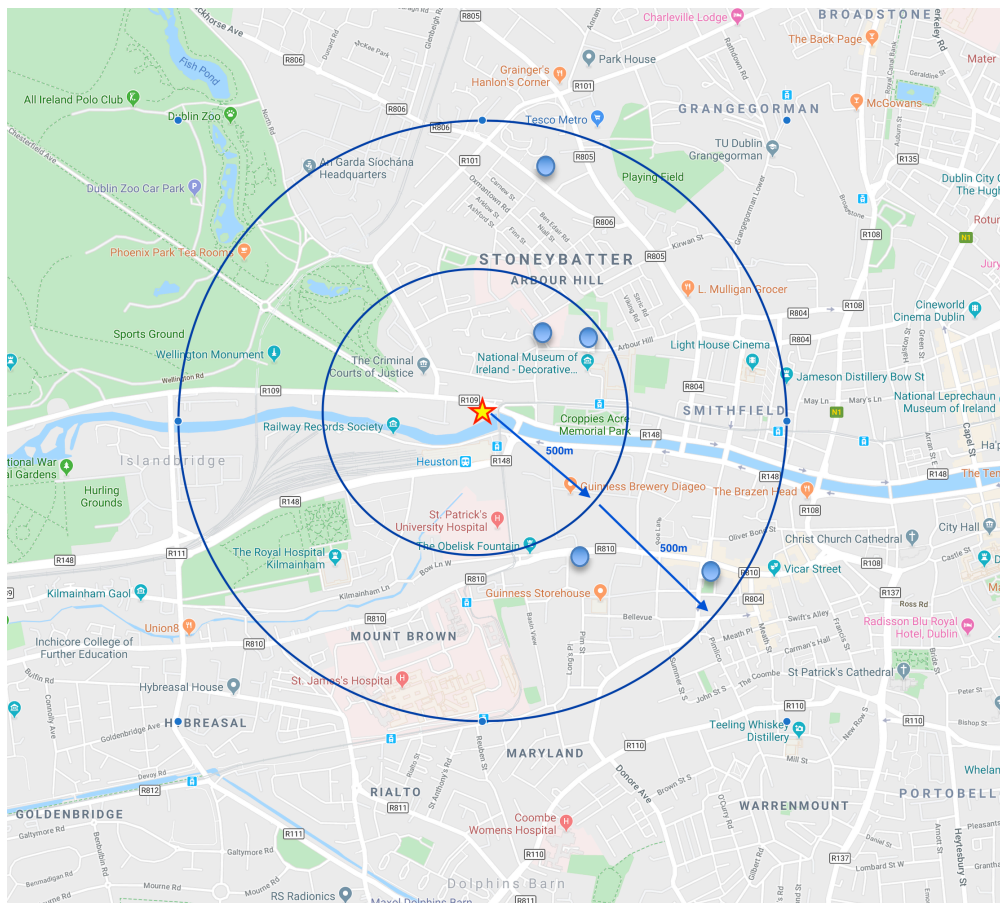


Figure 6: Map showing location of faith services. Each facility is represented by a blue dot.

5.7 Other Services

Within 500m:

- Heuston Station
- Dublin Bus routes 25, 25a, 25b, 25x, 26, 51d, 66, 66a, 66b, 66e, 66x, 67, 67x, 145, 747, 860
- LUAS Red Line
- Parkgate Street Post Office

Within 1000m:

- Kilmainham Garda Station
- Bank of Ireland Thomas Street
- James’s Street Credit Union
- James’s Street Post Office
- Aonghus McCarthy Solicitors
- Tracy Horan & Co. Solicitors
- Cahir O’ Higgins Solicitors
- Michael Kelleher Solicitors

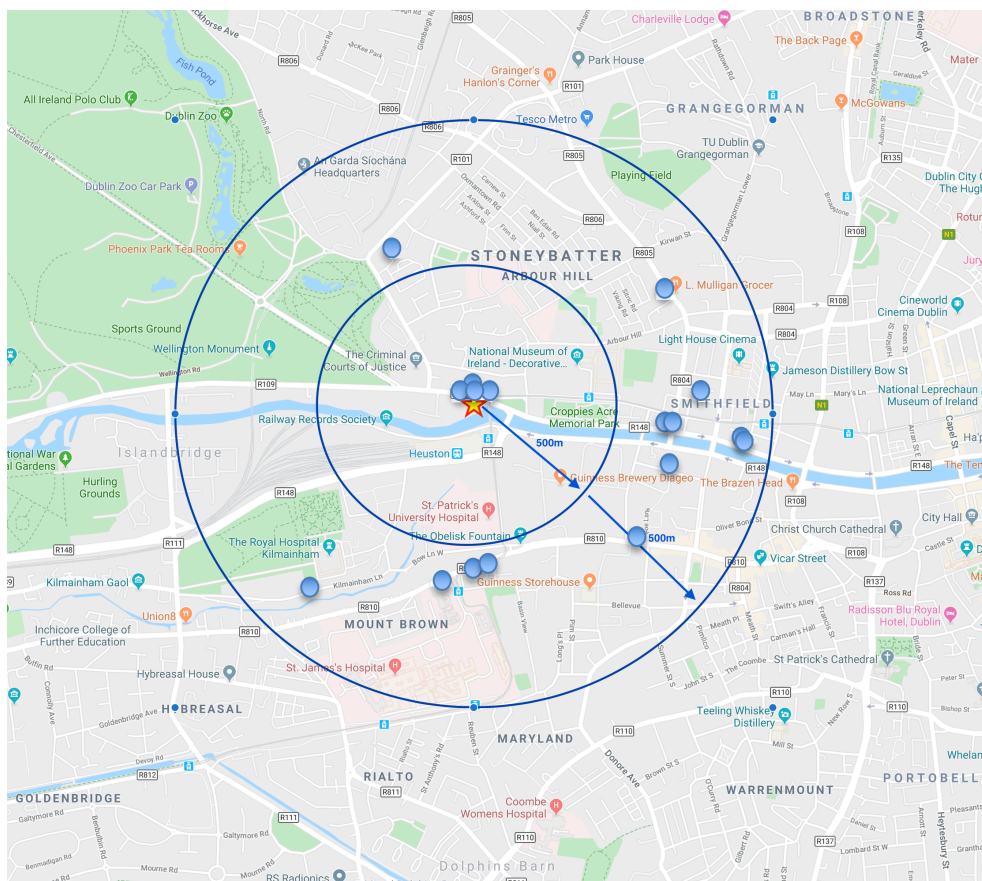


Figure 7: Map showing location of other services and facilities. Each facility is represented by a blue dot and Dublin Bus routes are represented by the blue arrows.

6 FUTURE NEEDS ASSESSMENT

The purpose of the community audit is to determine if the Heuston area is well served by community related facilities to support the future residents of the proposed development.

The audit area is well serviced in terms of community infrastructure, as examined in Section 5 above.

Having regard to the schools assessment conducted which is outlined in Section 5.1.1 of this report, in our professional opinion, the demand created for school places by the proposed development will be comfortably absorbed by the existing educational facilities in proximity to the application site. The most recent Department of Education and Skills enrolment data on post primary schools indicates that there has been a general decline in enrolment in the area over the past number of years, and therefore the expected minimal demand for spaces arising from the proposed development should be comfortably met by the existing schools.

While primary school enrolment in the area has increased over the same period, it is expected to decline steadily from 2019 year on year until 2036. In addition, the development of future schools under the DES Schools Building Programme in the Dublin 8 and Dublin 7 area will ensure that Primary and Post Primary school needs are effectively met. Furthermore, given the likely timeframe for permission, construction and occupation of the proposed development in its entirety, the DES would have an opportunity to consider local demand for school places and any requirement to expand existing or provide new facilities in this area in the next tranche of its Capital Investment for Schools Infrastructure, should the need arise. It is therefore concluded that the existing provision of schools in the area is sufficient to cater for the proposed development.

The subject site is well located, with convenience (including Lidl, Fresh and Supervalu supermarkets) and comparison shopping available at nearby Thomas Street and Smithfield located approximately 1 kilometre from the subject site, as well as Heuston South Quarter located within 500m of the subject site. The audit area has a range of existing amenities which can be accessed by future residents of the proposed development.

The urban structure of the audit area is strong as the site benefits from proximity to a wide array of services at Smithfield, Thomas Street and Heuston South Quarter. The site is also situated less than 3km from Dublin City Centre, which provides an even wider range of community and social infrastructure and amenities. Additionally, there is a broad spectrum of health-related facilities within the immediate catchment area which affords a choice of services. Other numerous amenity facilities are situated around the immediate locality which residents can avail of such as sports clubs, gyms and parks.

The site is within walking distance of numerous bus routes which allows greater flexibility and access to an even wider range of services outside of the immediate locality. The development site is well served by public transport and within walking distance of a number of public transportation services, including Heuston Railway Station which is approximately 200m (a 3 minute walk) from the site and provides national and regional rail services. The Heuston and Museum Red Line LUAS stops are also immediately accessible. The nearest bus stop is immediately to the front of the site at Parkgate Street and is served by numerous bus routes including nos. 25, 26, 66, 66a, 66b, 66e, 67 and 69. Bus route nos. 25a, 25b, 145, 747 (Airport Express) and 860 are also available at Heuston Station. The planned Bus Connects Route (Route 6: Lucan > City Centre) is proposed to have a bus stop at St. John's Road West (a 200m walk) which will further improve access to and from the area.

As the extant population of this area ages, and as population density in the audit area grows in accordance with strategic planning policy, it will become more important for services to be clustered and accessible.

In summary, it is considered that the Hickeys site at Parkgate Street is accessible to a range of leisure facilities including sports grounds and clubs, Phoenix Park; a number of existing education facilities, including five primary schools, two secondary schools within the 1km study area, arts and cultural facilities such as museums, distilleries and art galleries and a quantum of community facilities located throughout the Dublin 7/Dublin 8 area. As such the facilities in the area provide a good offering will be able to support the future residents of the proposed Parkgate Street development.

Furthermore, the proposed development will contribute to the community infrastructure of the area by expanding the retail and restaurant offering, while also providing new, high quality public open space. The potential for cultural events is also provided through hire of the co-working spaces and use of the public open space, subject to appropriate consents and licencing. The proposed development will therefore enhance the community infrastructure that exists in the area.

STEPHEN LITTLE & ASSOCIATES

04 December 2019