



## Social Infrastructure Audit

Proposed Strategic Housing Development on the former Player Wills site and undeveloped land owned by Dublin City Council at South Circular Road, Dublin 8.

December 2020

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**Client****DBTR-SCR1 Fund, a Sub-Fund of the CWTC Multi Family ICAV**

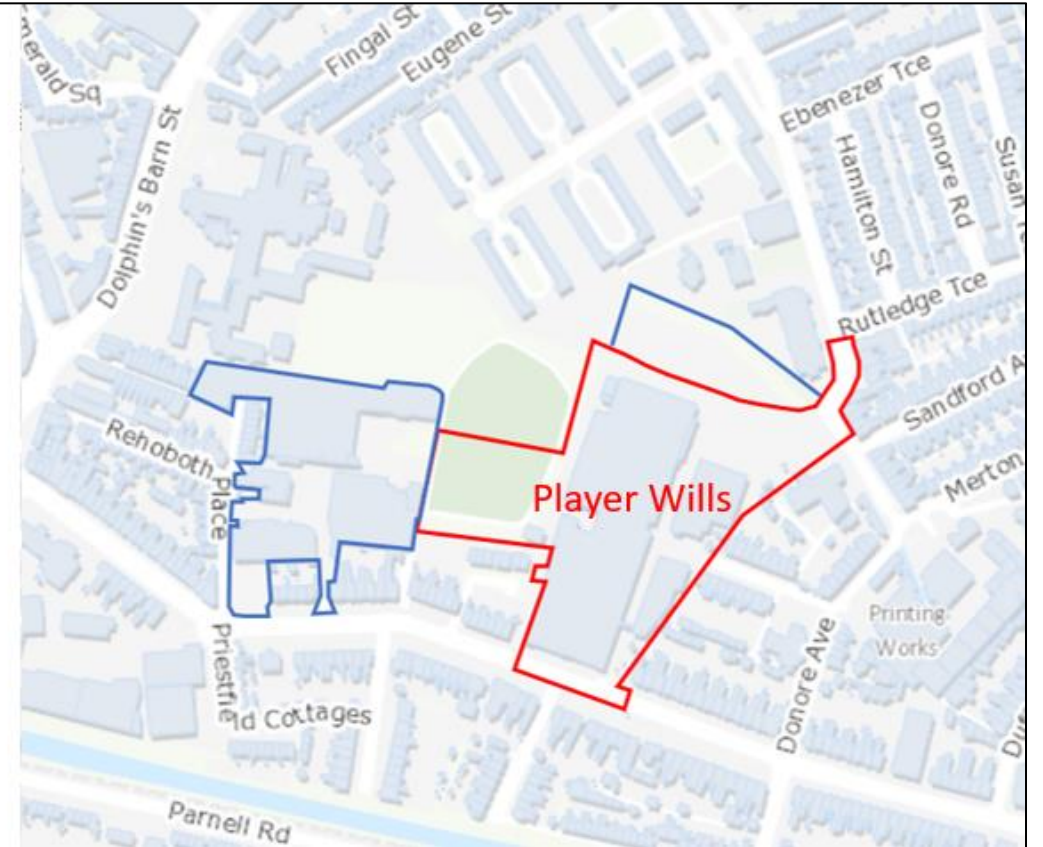
<b>Document Title</b>	Social Infrastructure Audit			
<b>Issue Date</b>	14.12.2020			
<b>Document Comprises</b>	DCS	TOC	Text	Appendices
	1	1	20	0
<b>Prepared by</b>	KS	Checked by	PG	



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## 1. Introduction

This Social Infrastructure Audit (SIA) has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR1 Fund to inform the master planning process for their site at Player Wills, South Circular Road, Dublin 8.

The purpose of this SIA is to identify the existing provision of social and community facilities within the following categories:

- Public Transport
- Childcare
- Education
- Recreation
- Health
- Youth & Community Services
- Convenience Retail

The SIA provides high level demographic analysis of the existing and projected population profile within the area, and provides an outline assessment of the capacity of existing social and community facilities to meet the needs resulting from the development of the application site under review.



Figure 1 – Aerial view of the Proposed Development Site

## 2. Methodology

The Social Infrastructure Audit's Zone of Influence (ZoI) is 1km. This is considered reasonable as it represents an approximate 15 minute walk time to access services. It incorporates adjacent neighbourhoods including Crumlin, Rialto Maryland/The Liberties, Warrenmount and Harold's Cross.

To obtain a demographic profile of the area, the Electoral Divisions (ED's) within the 1km ZoI are examined and data from Census 2011 and 2016 are interrogated.

A survey of existing community and social infrastructure within the ZoI was undertaken. Sources used to inform the audit included;

- Census 2016 Sapmap
- GeoDirectory - GeoFindIT
- Pobal Maps
- Tusla Reports
- Dept. of Education & Skills
- Dublin City Council Website

A ground-truthing of the study area by means of a study area walkover was undertaken in June 2019.

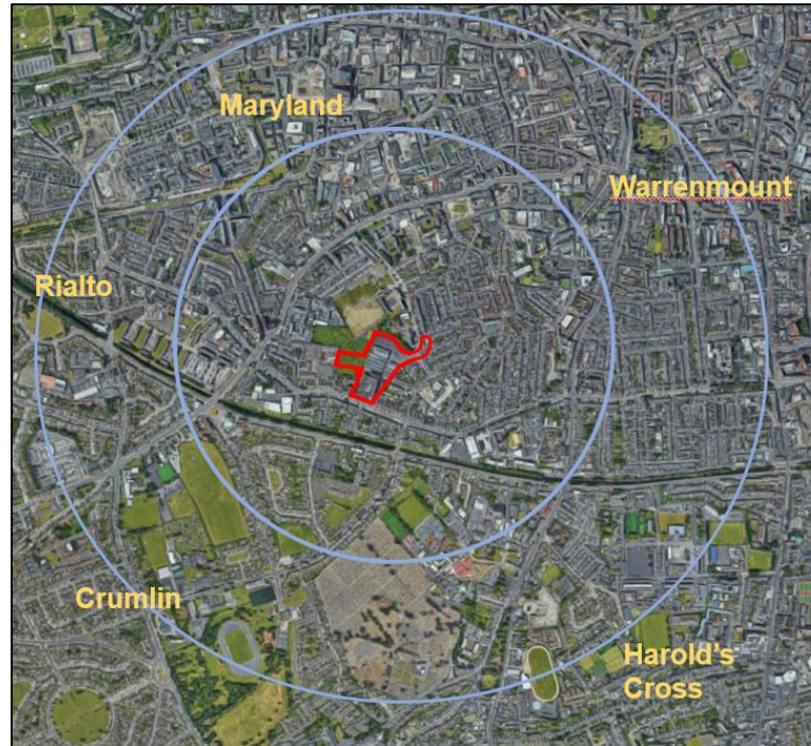


Figure 2 – Map illustrating neighbourhoods surrounding the sites

The profile of the area has been reviewed against the following matters:

### 1. Electoral Divisions:

- A total of 21 no. ED's are either fully or partially located within the 1km buffer zone

### 2. Existing Facilities:

- Childcare
- Education
- Recreation
- Health
- Youth and Community Services
- Convenience Retail

Any shortfall in the area in social infrastructure is identified and should be used to inform the land uses within the proposed development.

### 3. Site Context

The proposed development site is c. 3.06 hectares, it includes the brownfield Player Wills site and undeveloped land owned by Dublin City Council to facilitate the development of a public park, 'Player's Park', a road linking the Bailey Gibson and Player Wills sites and to accommodate works to facilitate connections to municipal services and works proposed to public roads at South Circular Road, Dublin 8.

The site is located within Strategic Development and Regeneration Area 12 which includes the St. Teresa's Gardens Regeneration Strategic Plan 2018 – 2021.

The land is predominantly zoned Z14: "to seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and Z6 would be predominant uses".

A small portion of the site to the north east is zoned Z1 – Sustainable Residential Neighbourhoods. The aim of the Z1 zoning Objective is 'to protect, provide and improve residential amenities.'

Surrounding land uses include residential, healthcare, and education.



Figure 3 – Site context



## 4. Policy Context

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

The NPF includes National Strategic Outcome 10 which seeks to provide access to quality Childcare, Education and Health services. This requires an evidence led planning approach. While there is no guidance on what infrastructure is required to service developments of different sizes, the NPF does provide a hierarchy of settlements and related infrastructure which is included in Figure 3.

As a whole Dublin City is expected to include all infrastructure identified without restriction on the area these are provided within. A central urban location may provide this level of infrastructure within an accessible walking area however it is more likely to be available within the city as a whole and accessible on transport networks.

With the lack of alternative guidance and in order to provide a policy and evidence based approach to the assessment, within the report we use the NPF hierarchy to assess the infrastructure within the pedestrian catchment (1km) of the site.

In our professional experience the provision of infrastructure at the level expected of smaller towns and villages / large town within the hierarchy would signify an excellent level of service provision for a pedestrian catchment.



Figure 4 - NPF Hierarchy of Settlements and Related Infrastructure as they pertain to the two designations



## Policy Context Continued

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

RPO 9.17 – Seeks to ensure that LECPs effectively plan for social infrastructure needs; and

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

The RSES for the Eastern and Midlands came into effect in July 2019. The aim of this document is to bring together spatial planning and economic policy.

RSES includes reference to social infrastructure. Within the Dublin Metropolitan Area Strategic Plan (MASP), section 5.4 refers to support for the ongoing collaboration with regional stakeholders to ensure that social infrastructure such as education, health and community facilities are provided in tandem with the development of strategic development areas, and in particular to ensure that opportunities for social as well as physical regeneration are realised.

Section 9.4 highlights that social infrastructure should be easily accessible by walking, cycling and public transport. Shared use and co-location of facilities should be encouraged, in order to align service provision, use land more efficiently and facilitate opportunities for further inclusion and community participation.

The Dublin City Development Plan (2016-2022) includes social infrastructure in its core strategy as a tool to address quality of life in the city. It includes planning objective;

*QH18: To promote the provision of high quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood, in accordance with the standards for residential accommodation.*





## 5. Demographics

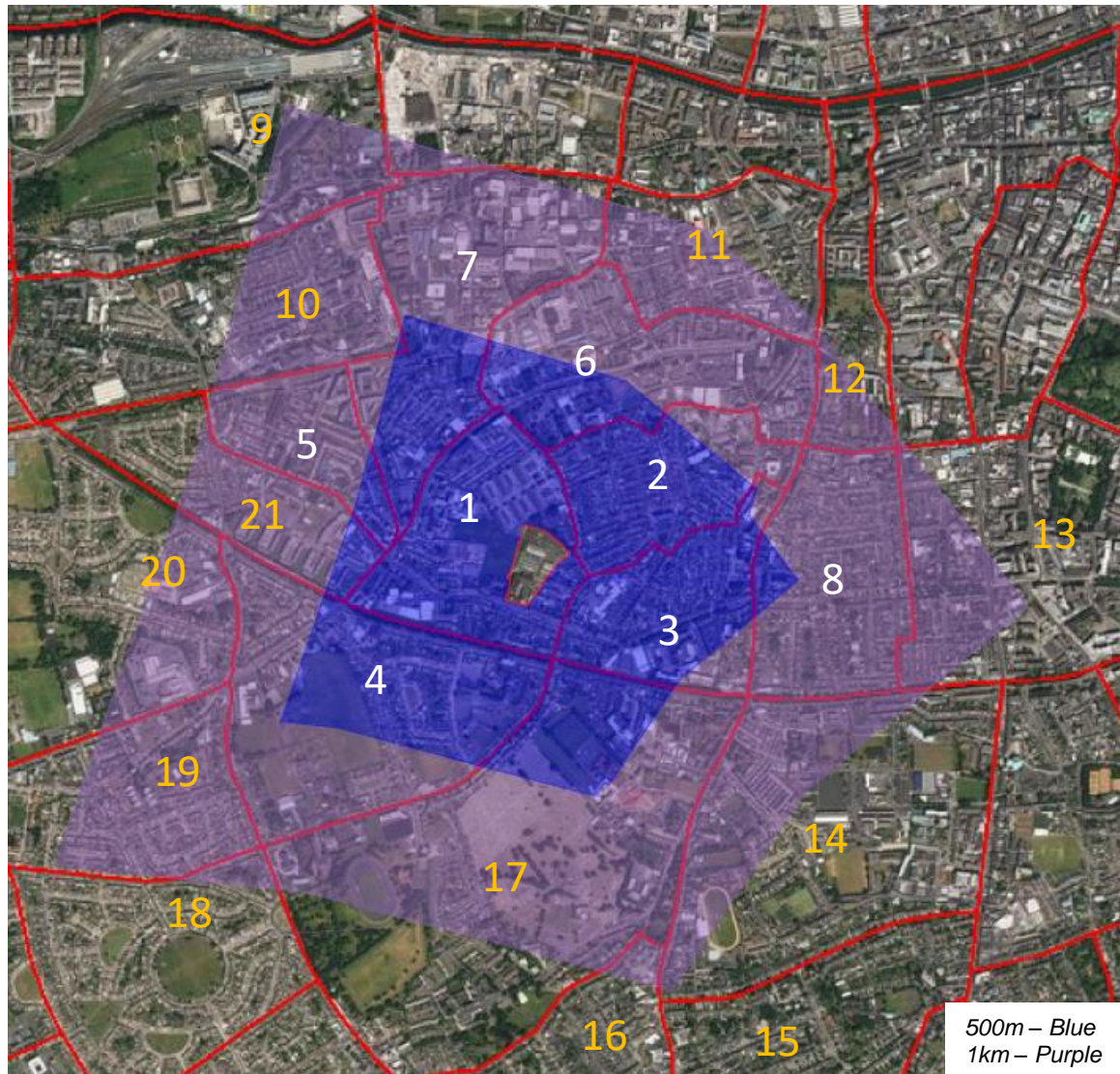


Figure 5 – ED's located within the Study Area

The adjacent image identifies the 21 ED's within the zone of influence. The tables below differentiate between the ED's fully and partially located within the 1km buffer zone.

Electoral Divisions Fully Located within the 1km Buffer Zone	
1.	Merchants Quay F
2.	Merchants Quay D
3.	Merchants Quay E
4.	Crumlin C
5.	Ushers D
6.	Merchants Quay C
7.	Ushers C
8.	Wood Quay B

Electoral Divisions Partially Located within the 1km Buffer Zone	
9.	Ushers A
10.	Ushers F
11.	Merchants Quay B
12.	Wood Quay A
13.	St. Kevin's
14.	Rathmines West A
15.	Rathmines West F
16.	Terenure A
17.	Kimmage C
18.	Kimmage B
19.	Crumlin D
20.	Crumlin B
21.	Ushers E



## 5.1 Analysis

	Area	2016 Population	2011 Population	Population change	Percentage Change
1	Merchants Quay F	2,158	2,405	-247	-11%
2	Merchants Quay D	2,185	2,024	161	7%
3	Merchants Quay E	2,489	2,353	496	19%
4	Crumlin C	2,331	2,264	67	3%
5	Ushers D	2,188	2,075	113	5%
6	Merchants Quay C	3,566	3,480	86	2%
7	Ushers C	3,983	3,730	253	6%
8	Wood Quay B	3,414	3,482	-68	-2%
	Total	22,314	21,813	501	7%

Table 1 – Full ED's within the 1km buffer zone

The population of Merchants Quay F, the location of the sites under review, has declined sharply in the intercensal period due to the demolition and regeneration of St. Theresa's Gardens. However, this population is set to grow again following the regeneration of the area and the construction of 50 new housing units.

The EDs show an overall population increase of 7% in the ED's fully located within the 1km buffer zone and a 6% increase in the ED's partially located within the 1km buffer zone. This is consistent throughout the ED's with the exception of Wood Quay B, Wood Quay A and Ushers E, which saw slight reductions, and Merchants Quay F which saw a significant decline.

This is higher than the average intercensal increase of 5% for Dublin City and significantly higher than the national increase of 4%. The overall population trend is expected to continue with increased population growth and urbanisation putting pressure on the need for more homes.

	Area	Area located within 1km	2016 Population	2011 Population	Population Change	Percentage Change
9	Ushers A	30%	1,179	927	252	21%
10	Ushers F	75%	2,613	2,536	77	3%
11	Merchants Quay B	50%	1,983	1,911	72	4%
12	Wood Quay A	30%	782	801	-19	-2%
13	St. Kevin's	25%	1,280	1,228	52	4%
14	Rathmines West A	75%	4,095	3,760	335	8%
15	Rathmines West F	25%	715	688	27	4%
16	Terenure A	30%	1,122	1,064	58	5%
17	Kimmage C	80%	2,434	1,947	487	20%
18	Kimmage B	30%	1,072	1,046	26	2%
19	Crumlin D	50%	2,045	1,996	49	2%
20	Crumlin B	50%	1,484	1,477	7	0.5%
21	Ushers E	90%	1,611	1,647	-36	-2%
	Total		22,415	21,028	1,387	6%

Table 2 – Partial ED's located within the 1km buffer zone

## 6. Public Transport

The adjacent maps highlight the local bus routes serving the area. Bus routes 122, 150, 151, 27, 56a, 68 and 77a all service the area offering high frequency public transport provision.

Route	Direction	Frequency
122	Ashington towards Drimnagh Rd.	Every 15 minutes
150	Hawkins Street towards Rossmore	Every 20 minutes
151	Docklands (East Rd.) to Foxborough	Every 20 minutes
27	Clare Hall to Jobstown	Every 10-15 minutes
56 a	Ringsend Road towards Tallaght	Hourly
68	Hawkins Street towards Newcastle/Greenogue	Hourly
77 a	Ringsend Road towards Citywest	Every 20 minutes

**Table 3 – Relevant Dublin Bus routes**

The map also highlights the location of the Fatima Luas stop, located approximately 1km from the sites. The Luas operates a high frequency service to/from Dublin City Centre / Tallaght affording local residents easy access to the city centre and the West Dublin area.



Figure 6 – Maps of Dublin Bus Routes and Luas Stops

## 6.1 Dublin Bikes

The image below identifies the location of the shared Dublin Bike scheme. It is clear from the adjacent map that the current Dublin Bikes scheme does not service the area. The closest bike stations are located 15-20 minute walk.

With the addition of significant new housing in the Player Wills and Bailey Gibson sites and the Strategic Development and Regeneration Area 12 which includes the St. Teresa's Gardens Regeneration Strategic Plan 2018 – 2021, an opportunity exists to expand the shared bike scheme allowing residents an opportunity to commute by sustainable modes of transport.

This may facilitate local travel to access shops and services and wider commuter travel to employment hotspots such as Dublin City Centre. This is important as cycling, and other sustainable modes of travel, will become central as we transition to a low carbon economy.

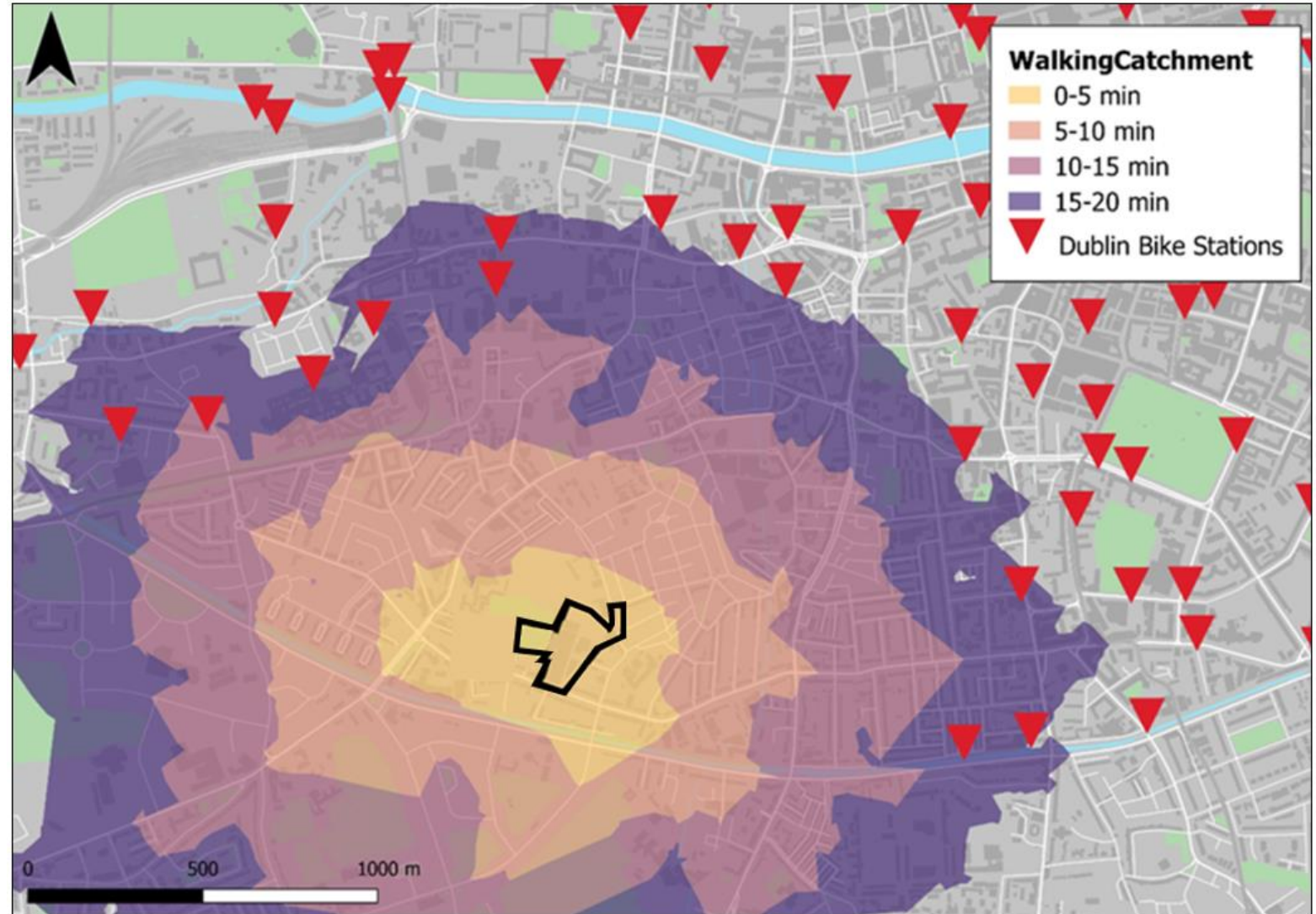


Figure 7 – Map of Dublin Bike Stations and the clear lack of service in the area

## 7. Social Infrastructure

The baseline survey undertaken identified various services available and these services are broken down into categories as outlined below:

7.1 Childcare

7.2 Education

7.3 Recreation

7.4 Health

7.5 Youth & Community Services

7.6 Convenience Retail



## 7.1 Childcare

A **Childcare Demand Report** is included with this application. 17 no. childcare facilities are located within the zone of influence, providing for 692 no. childcare places. The table below identifies the name of the childcare and capacity of each facility. The locations referenced to the sites are illustrated on Figure 8.

The proposed development includes a total of 732 no. units. Of these, 160 no. are suitable for families and could generate childcare need. A facility of 275 sq.m is proposed, providing for 49 no. children.

No.	Facility	Capacity
1	Tír na nÓg Early Childhood Development Service	42
2	Dolphin Creche	6
3	Whitefriars Preschool & Afterschool	14
4	The First Steps Trust Ltd	32
5	Child's Play	46
6	Loreto Preschool Crumlin	24
7	Fatima Groups United Children's Day Care Centre	60
8	Mercy Family Centre	94
9	Sophia Nurturing Centre Cork Street	11
10	Kiddies Korner	45
11	Footprints Early Years Ltd	24
12	Menni Services	6
13	Nest Childcare and Montessori	34
14	Creative Kids and Co.	38
15	Pearse College Community Creche	100
16	Marist Creche	31
17	St. Clare's Harold's Cross	85
<b>Total</b>		<b>692</b>

**Table 4 – Existing Childcare Facilities**



**Figure 8 – Location of childcare services**



## 7.2 Education

The area is well served by primary and post primary schools and has two third level colleges located within close proximity. The tables below identify the names of each service and the enrolment numbers for the 2018/2019 academic year. Provision exists within the SDRA 12 Framework for the expansion of St. Catherine's National School.

No.	Primary School	Students 2018/2019
1	Scoil Iosaigh	86
2	Griffith Barracks School	275
3	St. Catherine's National School	214
4	Scoil Treasa Naofa	240
5	Presentation Primary School	210
6	Canal Way Educate Together	281
7	St. James Primary School	254
8	Mater Dei National School	176
9	St. Catherine's Primary School	215

No.	Post-Primary	Students 2018/2019
10	Loreto College	405
11	Presentation Secondary School	187
12	CBS Secondary School	116

No.	Third Level
13	Griffith College
14	Crumlin College

Table 5 – Details of educational facilities



Figure 9 – Location of educational facilities



## 7.3 Sports & Recreation

A number of sports and recreational facilities are located in the area catering for various needs and ages. They include sports clubs, 3 no. playgrounds, several parks, a number of allotments and the Grand Canal. A major park is also planned as part of the SDRA 12 Framework Plan.

No.	Facility
1	Synge St. Templeogue GAA
2	St. Teresa's Football Club
3	St. Catherine's Sports Centre
4	Donore Boxing Club
5	National Stadium

No.	Facility
6	Eamonn Ceannt Playground
7	Harold's Cross Park & Playground
8	Pearse College Allotments
9	Weaver Park
10	Weaver Square Community Gardens
11	Pimlico Allotments
12	Pimlico Playground

13	Grand Canal
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Table 6 – Details of all sports and recreation facilities

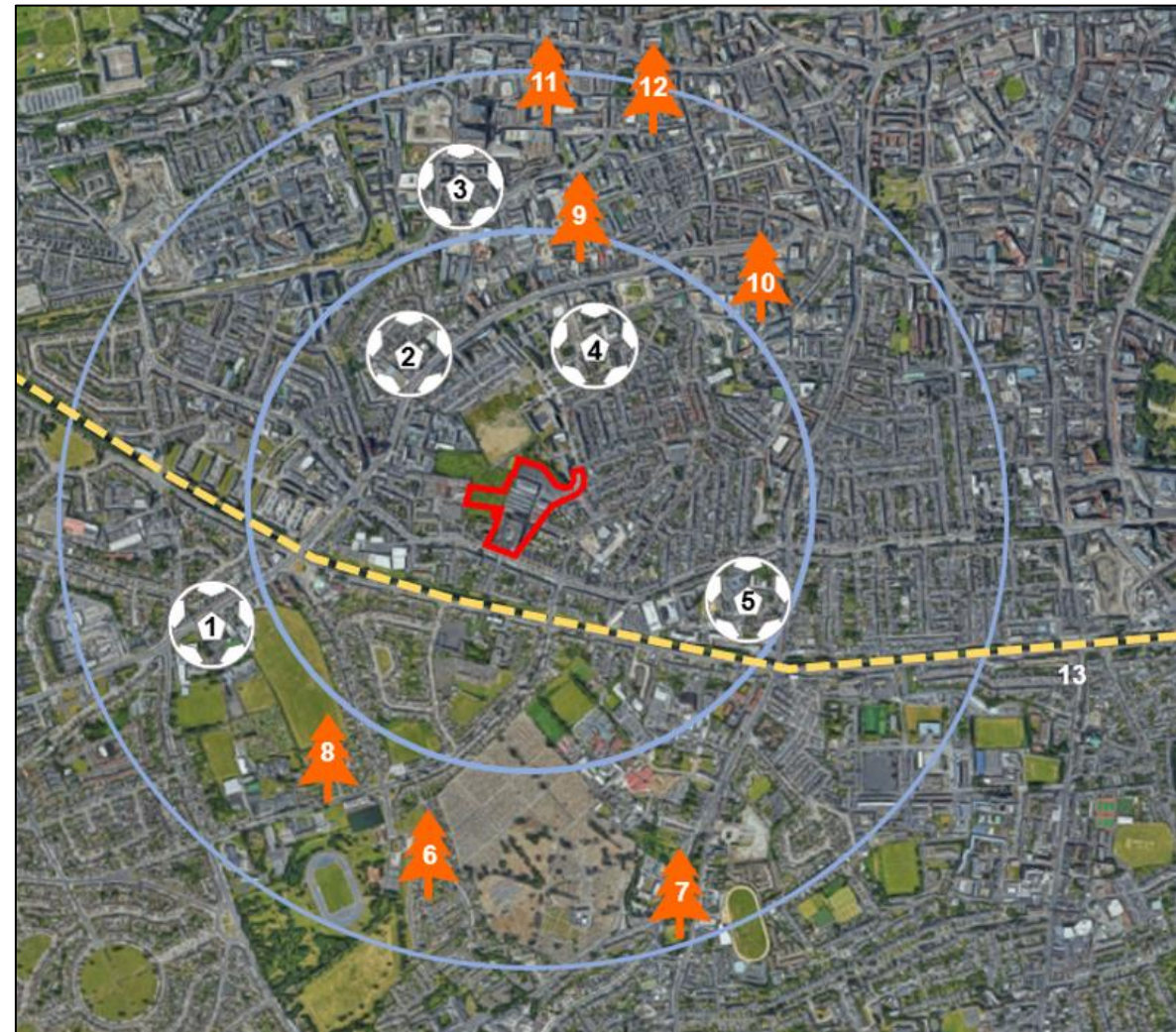


Figure 10 – Location of sports and recreational facilities



## 7.4 Health

Several health facilities are located within the 1km buffer zone. Two hospitals, a hospice, a medical centre, and 2 no. GP's are identified in the table below. From the analysis of healthcare facilities it is clear there is a lack of GP services in the area.

No.	Facility
1	St. James Hospital
2	Coombe Hospital
3	Our lady's Hospice
4	Dublin Medical Centre – GP
5	General Practitioner
6	General Practitioner

Table 7 – Details of all health facilities



Figure 11 – Location of health services

## 7.5 Youth & Community Services

A total of 4 no. Youth and Community services were identified within the 1km buffer zone. A list of these is provided in the table below.

1. Donore Youth and Community Centre provides a community hall, computer room and roof top garden. Community activities include dancing, counselling services and community bingo with youth activities including art/drama, homework club and outreach work.
2. The Rialto Youth project aims to offer young people education, cultural and social opportunities in a safe and secure environment.
3. The Clay Youth Project is community based and offers young people a range of services; activities include sports, walks and social outings.
4. The Fr. Lar Redmond Community Centre offers the community opportunities to take part in various activities.

No.	Facility
1	Donore Youth and Community Centre
2	Rialto Youth Project
3	Clay Youth Project
4	Fr. Lar Redmond Community Centre

Table 8 – Details of all youth and community services

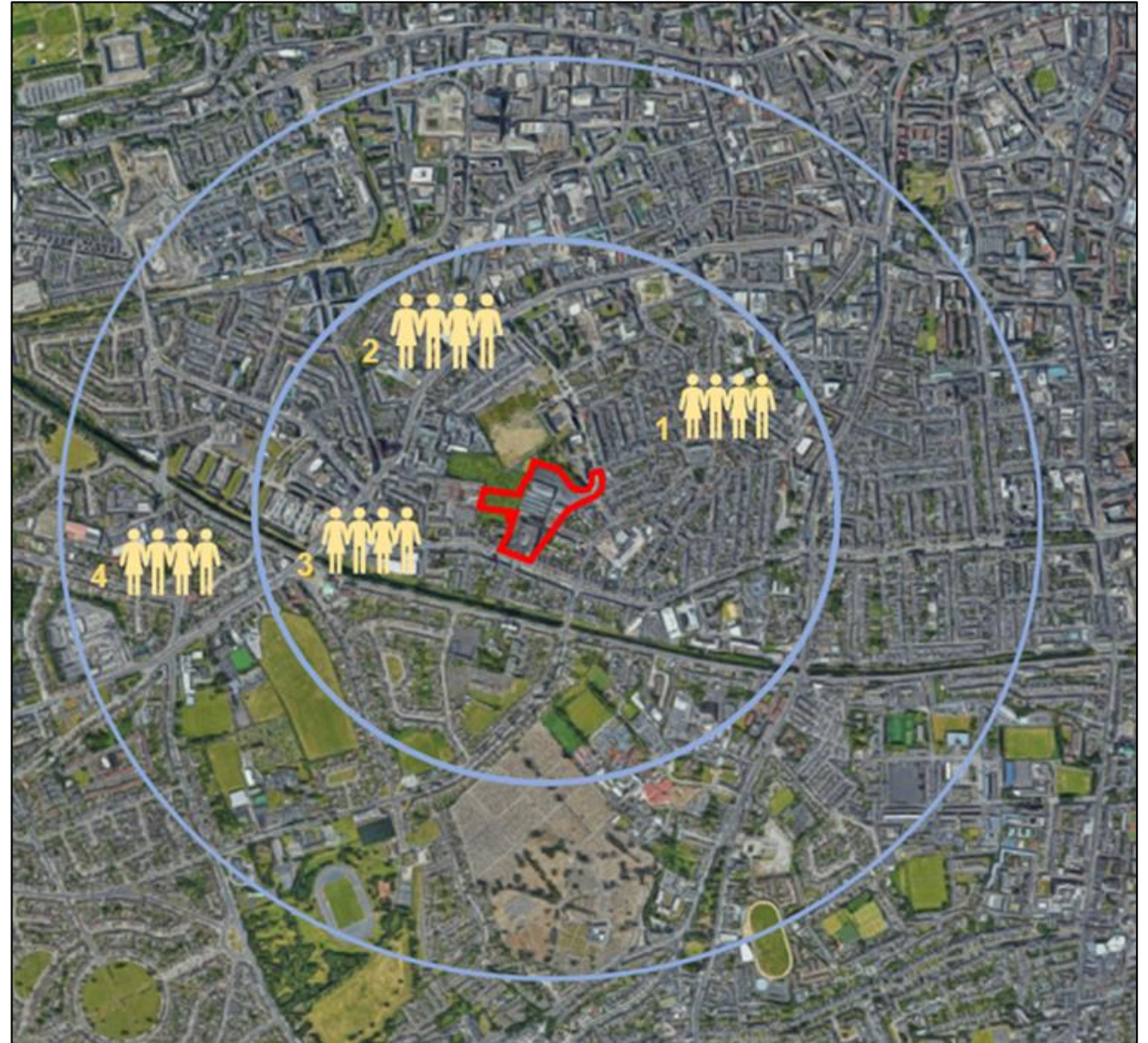


Figure 12 – Location of youth and community services

## 7.6 Convenience Retail

Several convenience retail outlets have been identified within the 1 km buffer zone. These include a number of smaller shops, a Tesco Express and a Lidl supermarket. All outlets are listed in the table below.

Cork Street (outlined by broken yellow line) runs from the southwest to the northeast of the subject sites. A number of retail outlets are presently located on the street and a report from Dublin City Council on the regeneration of the Cork Street area designates it a civic and commercial hub.

The close proximity of Cork Street to the subject sites will ensure it becomes an important retail and service centre for the new resident population.

No.	Convenience Retail
1	Lidl
2	Centra
3	Spar
4	Tesco Express
5	Maxol/Mace
6	Crumlin Shopping Centre
7	Daybreak
8	Spar
9	Centz
10	Timgad Foodstore

Table 9 – Details of all convenience retail outlets

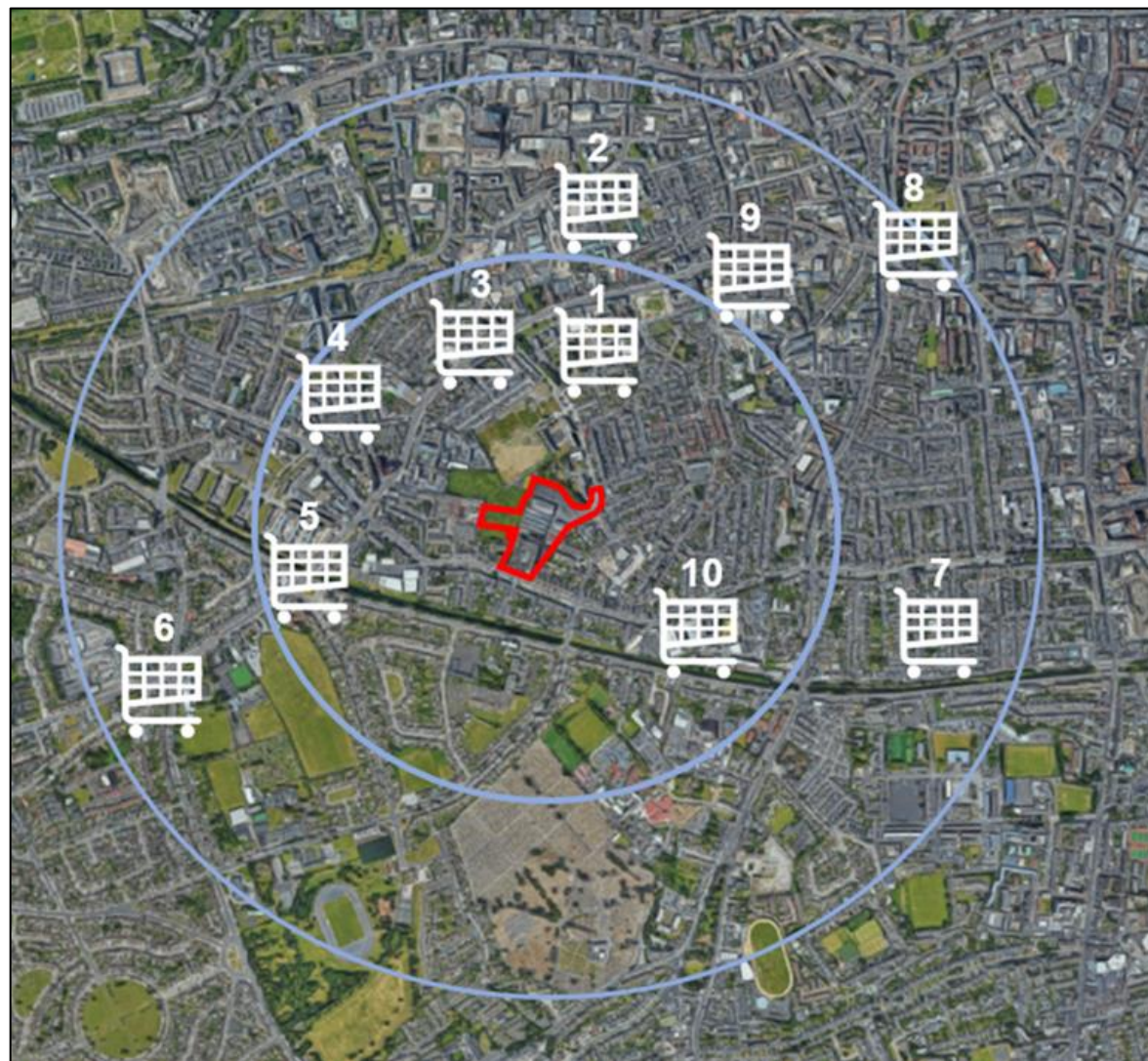


Figure 13 – Location of convenience retail outlets



## 8. Recommendations

This Audit together with the Childcare Demand Report included with this application identifies a deficit in childcare provision locally. Accordingly, it was recommended that a creche should be integrated to the proposed design to serve the needs generated by the proposed development and to augment supply locally.

The area is well served by public transport, however, a gap does exist in relation to the location of the closest Dublin Bike station. It is recommended that the proposed development incorporate secure cycle parking for both residents of the proposed development and visitors to the scheme.

This audit identifies a deficit in local health care service providers e.g. GP and dental services, pharmacies etc. It is noted that the permitted commercial floor area in the Bailey Gibson site provides for such uses.

Cork Street is the convenience retailing centre and as such this should not be undermined. Therefore, any retail floor space should be confined to local neighbourhood shops.

The Liberties Greening Strategy seeks to reverse the persistently low indices around access to public space and nature, tree cover and environmental services in the Dublin 8 area. The proposed design should be mindful of this and provide for high quality biodiverse rich public open space.

