



# Social Infrastructure Audit

To Support a Planning Application for a Proposed Strategic Housing Development at Charlestown Place and St. Margaret's Road, Charlestown, Dublin 11

On behalf of Puddenhill Property Limited

February 2021

**Document Control Sheet**

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## 1.0 Introduction

This Social Infrastructure Audit has been prepared by KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), on behalf of Puddenhill Property Limited, 3 Bath Place, Blackrock, Co. Dublin, in support of a planning application for a proposed Strategic Housing Development at Charlestown Place and St. Margaret's Road, Charlestown, Dublin 11. This report provides a detailed review of the statutory, strategic and policy context that relates to the provision of social infrastructure with the aim to:

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

### 1.1 Social Infrastructure

Social infrastructure includes a wide range of services and facilities that contribute to quality of life. It is a key part of the fabric of an area, not just in terms of wellbeing, but also in terms of sense of place, a part of the local identity.

For the purpose of this report, the array of services and facilities defined as social infrastructure have been categorised into the following typologies:

- **Health** – Hospitals, Health/Medical Centres, General Practitioner (GP) Practices, Dental Practices, Counselling/Therapy Services, Physiotherapy Services, Pharmacies and Nursing Homes.
- **Childcare** – Crèches, Montessori Pre-Schools, Naíonraí, Playgroups and Pre-Schools.
- **Education** – Primary Schools, Post-Primary Schools and Adult Education Centres/Further Education Institutes.
- **Community** – Credit Unions, Post Offices, Community Centres, Youth Services and Libraries.
- **Sports and Recreation** – Sports Clubs, Gyms and Parks.
- **Faith** – Churches and Cemeteries.
- **Emergency** – Fire Stations and Garda Stations.

### 1.2 Subject Site and Study Area

The 3.6 ha subject site is located on the corner of Charlestown Place and St. Margaret's Road and is within the administrative area of Fingal County Council (FCC). The site lies immediately adjacent to Charlestown Shopping Centre (a retail complex which provides an enviable blend of retail offerings) and is approximately 4.2km east of Blanchardstown and 6.5km northwest of Dublin City Centre (as the crow flies). It is bound by Charlestown Place to the north, McKelvey Celtic A.F.C and houses on McKelvey Avenue to the south which is also the FCC and Dublin City Council (DCC) administrative boundary, St. Margaret's Road to the east and retail wholesalers to the west. The subject site benefits from very good accessibility with its close proximity to the M2 and M50 (see Figure 4).

The catchment area for this study, originally defined by a 3km buffer, was adjusted to reflect the nature of provision in the catchment (see Figure 1, 2 and 3). Given that the subject site is largely

surrounded by industrial parks and rural landscapes to north and the transport infrastructure has a strong south-easterly flow, this catchment area forms a logical area of study for this Social Infrastructure Audit (see Figure 3 and 4). It is noted that the catchment area for this study is deemed to be an acceptable travelling distance to facilities and services. However, it is noteworthy that the proximity of the subject site to both Dublin City and the M50 compound a significant extension of reach for the population and consequently an additional array of services and facilities.

### 1.3 Proposed Development

Puddenhill Property Limited intend to deliver a mixed-use scheme on the 3.6 ha site. The development will consist of the construction of 590 no. apartment units in 4 no. 2 to 10 storey blocks. A crèche is provided within Block 1 to serve the proposed residential development and the wider community. 2 no. retail/commercial units are provided at the corners of Blocks 1 and 2 on the corner of Charlestown Place and the pedestrian boulevard. The development also includes 4 no. office suites and a health/medical centre.

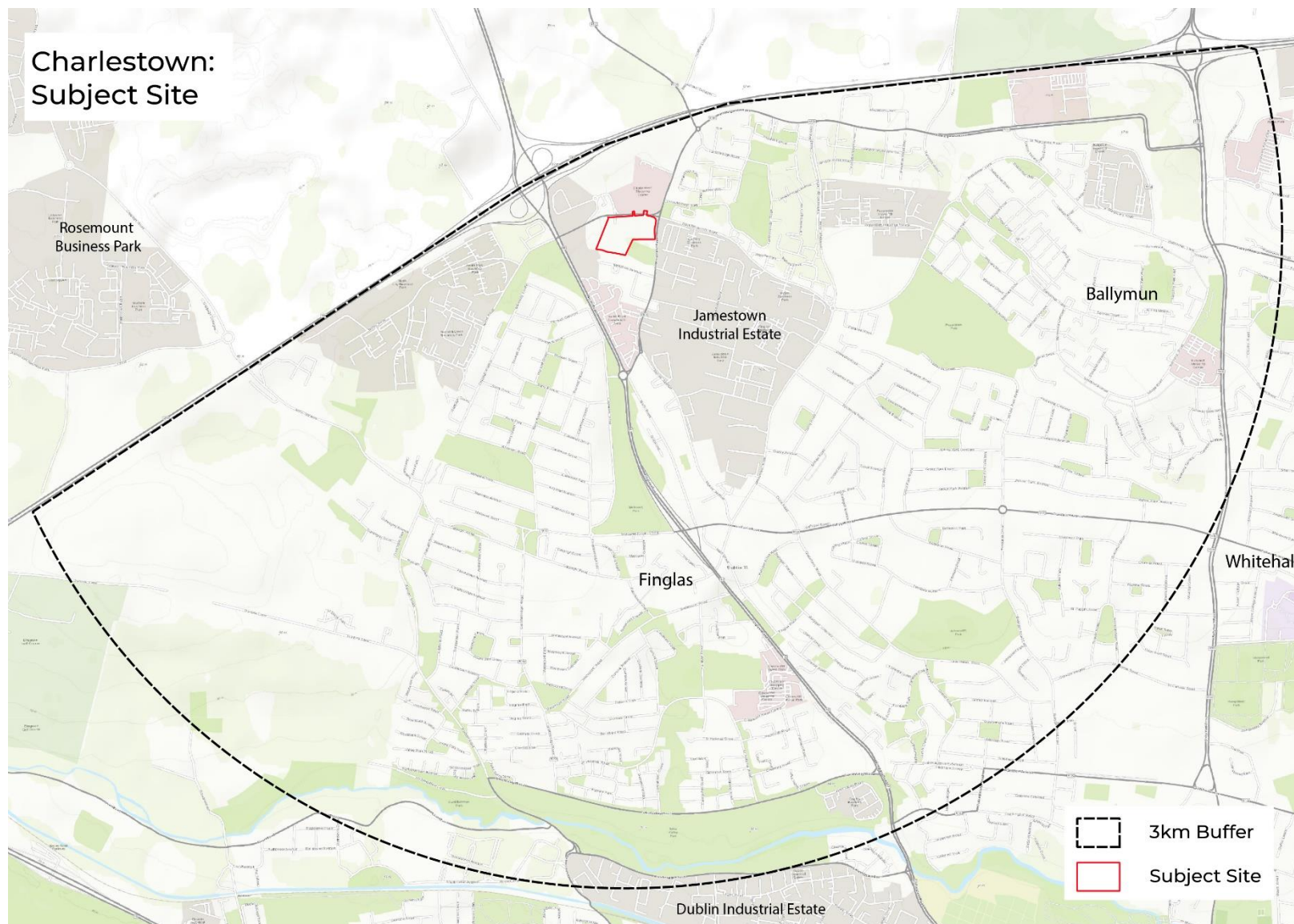


Figure 1: Map of Study Area with the Subject Site Outlined in Red.



Figure 2: Aerial View of Study Area with the Subject Site Outlined in Red.

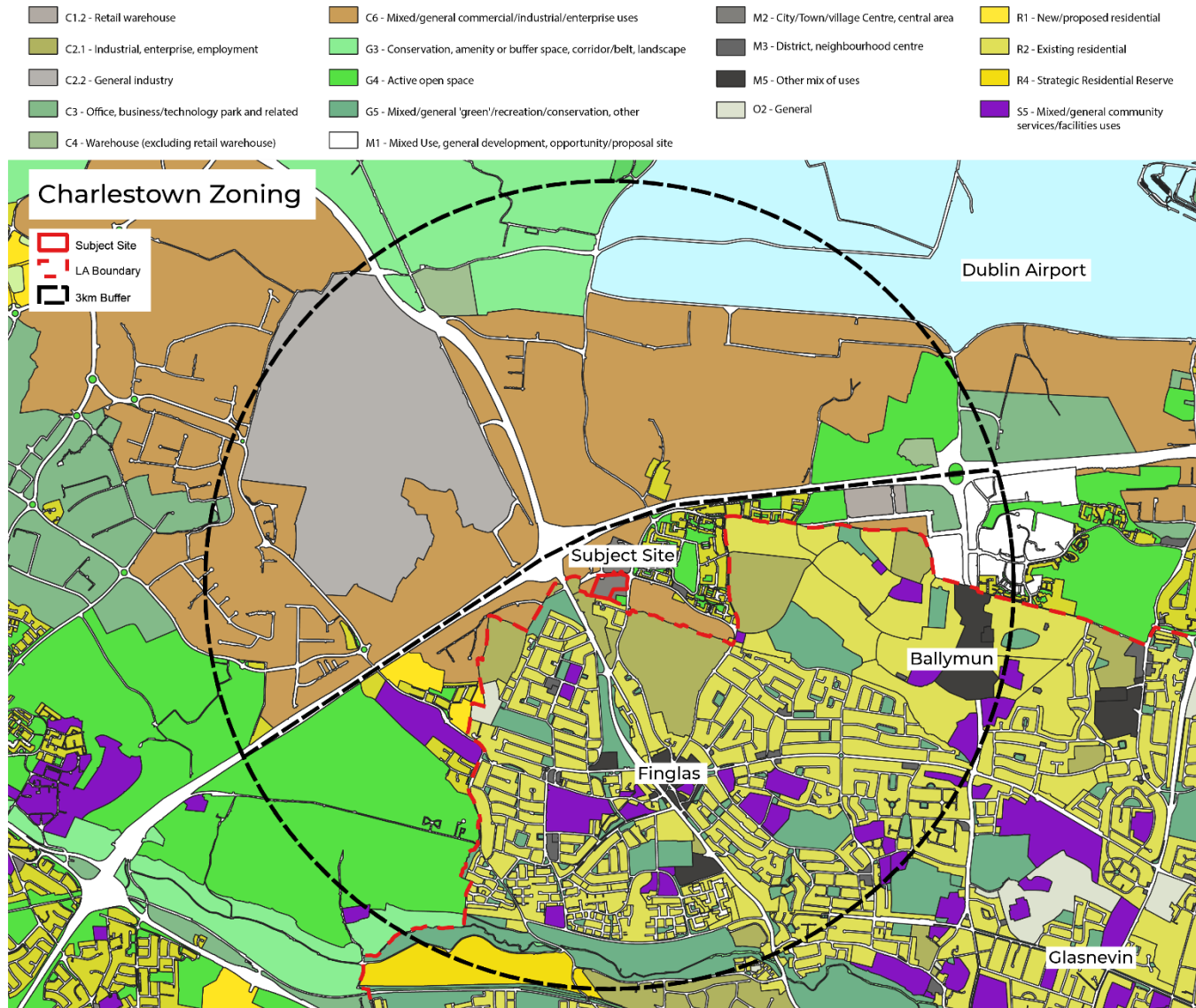


Figure 3: Zoning Map with the Subject Site Outlined in Red.





Figure 4: Transport Infrastructure Map with the Subject Site Outlined in Red.

## 1.4 Report Structure

This report will comprise of a further 5 sections:

**Section 2** reviews national, regional and local level planning policy relating to social infrastructure.

**Section 3** presents the changing demographic profile of the Small Areas that intersect the Study Area, alongside its projected population.

**Section 4** sets out the current position with respect to social infrastructure provision within the Study Area.

**Section 5** provides a detailed assessment of the capacity of the existing social infrastructure to support the needs of the current population and the likelihood of the capacity of the existing services and facilities to support future residents.

**Section 6** provides an overview of the analysis of social infrastructure provision.

## 2.0 Policy Context

For the purpose of this Social Infrastructure Audit, national-, regional- and local-level planning policy relating to social infrastructure have been reviewed. As previously detailed, the subject site, while located within the administrative area of FCC, is bound by the FCC and DCC administrative boundary. Thus, the natural integration with the DCC administrative boundary warrants specific regard to the policies relating to social infrastructure in DCC's Development Plan, as well as FCC's Development Plan. The key points relating to this study, as derived from each policy document, will be highlighted in this section.

### 2.1 National Planning Framework

The *National Planning Framework* (NPF), under Project Ireland 2040, forms the overarching framework for the spatial development of Ireland to 2040. A key focus of the NPF is on sustainable and compact development within pre-existing urban areas and the provision of accessible services and facilities for all communities.

Given its focus on sustainable development, the NPF includes a number of points related to social infrastructure inclusive of 'National Strategic Outcome 10: Access to Quality Childcare, Education and Health Services' which seeks to provide good accessibility to quality health services and childcare and education facilities, supported by compact growth in urban areas.

Furthermore, Chapter 6 of the NPF states that the *"ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment"* are intrinsic to providing a good quality of life for new and existing communities.

### 2.2 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

The *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)* outline the key principles which should be considered in the establishment of new residential developments. They recognise the significance of social infrastructure to quality of life and state that new development should take into consideration the social infrastructural needs of the community and the existing provision of same.

The Guidelines specify that 1 childcare facility (equivalent to a minimum of 20 child places) should be provided for every 75 dwellings, however this should be pursuant to the local context. The Guidelines additionally outline that an assessment of existing schools within the vicinity of the subject site to cater for such demand should accompany applications for substantial residential development. Furthermore, they detail that the provision of health and community facilities should be determined according to the particular circumstances of the area.

The Guidelines notably stipulate the significance of a local assessment of the need to provide social infrastructure in the provision of such services and facilities.

### 2.3 Regional Spatial and Economic Strategy for the Eastern and Midland Region

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

Section 9.1 of the RSES details that the availability of, and access to, services and facilities, inclusive of healthcare services, education facilities and community/recreational facilities is key to creating healthier places. This is supported by Regional Policy Objective 9.14 which calls for Local Authorities to *“support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve”*.

In addition, the Metropolitan Area Strategic Plan (MASP) set out in the RSES emphasises the need to provide accessible services and facilities and supports *“ongoing collaboration between regional stakeholders to ensure that social infrastructure such as education, health and community facilities are provided in tandem with the development of strategic development areas”*.

### 2.4 Fingal Development Plan 2017-2023

The *Fingal Development Plan 2017-2023* sets out the planning policies and objectives that apply to the subject site and its northern environs. A key priority of the Development Plan is to create sustainable communities, with a range of household types and tenures located in close proximity to community infrastructure, facilities and services. Chapter 3 of the Development Plan recognises the importance of the provision of good community facilities and services, such as education facilities, libraries, childcare facilities, places of worship, health facilities and community centres in appropriate accessible locations in positively contributing to an enhanced quality of life and contains a suite of policies relating to the provision of community infrastructure, facilities and services, inclusive of but not limited to:

*“Objective PM66 Ensure provision of accessible, adequate and diverse community facilities and services in new and established areas to provide for the well-being of residents.”*

*“Objective PM74 Encourage the provision of childcare facilities in appropriate locations, including residential areas, town and local centres, areas of employment and areas close to public transport nodes.”*

*“Objective PM77 Encourage the continued use and possible intensification of existing educational infrastructure where appropriate.”*

*“Objective PM85 Encourage and facilitate the development of places of worship in appropriate locations in urban centres and proximate to residential communities.”*

*“Objective PM86 Support and facilitate the development of health centres, hospitals, clinics and primary care centres in appropriate urban areas.”*

## 2.5 Dublin City Development Plan 2016-2022

The *Dublin City Development Plan 2016-2022* provides the overarching planning policy that applies to the majority of the Study Area. Similar to the *Fingal Development Plan 2017-2023*, a key priority of the *Dublin City Development Plan 2016-2022* is to create sustainable neighbourhoods, with a range of household types and tenures located in close proximity to community facilities and services:

*“QH6: To encourage and foster the creation of attractive mixed-use sustainable neighbourhoods which contain a variety of housing types and tenures with supporting community facilities, public realm and residential amenities, and which are socially mixed in order to achieve a socially inclusive city.”*

Given the aforementioned key priority of the Council to create sustainable neighbourhoods, the Development Plan includes a number of policies relating to the provision of social infrastructure, including:

*“SN7: To support and encourage the future growth of a wide range of public, social and community services essential to local community life, and to promote and seek to provide multi-use, fit-for-purpose community facilities which are suitable for all ages and all abilities, are operated according to an effective and efficient management strategy, and which are accessible in terms of physical design, location, cost of use, and opening hours.”*

*“SN10: To facilitate the provision of new schools, school extensions and third-level institutions and to have regard to the provisions of the DoEHLG and DES (2008).”*

### 3.0 Demographic Trends

The Study Area intersects 213 Small Areas which is the basis for the demographic data used in this report. The following section will outline the demographic profile of the Study Area.

#### 3.1 Population Profile

Table 1 outlines the population of the Study Area as recorded during the Census 2011 and 2016, as well as the percentage change in population during this period to highlight overall residential patterns.

*Table 1: Population Change 2011-2016.*

2011 (Number)	2016 (Number)	2011-2016 Change (Number)	2011-2016 Change (%)
56,285	60,209	3,924	7.0%

As illustrated in Table 1, the Study Area experienced a population increase between 2011 and 2016. Over the 5-year period, the population of the Study Area rose from 56,285 to 60,209, representative of an increase of 7.0%.

Table 2 provides an overview of the projected population of the Study Area which was calculated by employing a methodology for modelling population projections termed 'cohort component modelling'<sup>1</sup>.

*Table 2: Population Projections using Cohort Component Modelling.*

2016 (Number)	2026 (Number)	2016-2026 Change (Number)	2016-2026 Change (%)
60,209	66,424	6,215	10.3%

Reflective of existing trends, the population of the Study Area is anticipated to increase over the period 2016-2026 (see Table 2). An overall growth rate of 10.3% is predicted between 2016 and 2026, which amounts to a total growth of 6,215 residents across the settlement area. Thus, the likelihood is that the Study Area will experience strong population growth over the coming years.

#### 3.2 Age Profile

A breakdown of the 2016 and projected population by age is respectively provided in Table 3 and 4 to allow for a more detailed overview of the specific groups that will experience the greatest change. Different age groups of a population have different requirements, for example young families need childcare and education facilities, whilst those of retirement age need care and health services and thus it is imperative to gain an understanding of the specific age cohorts that will experience the most significant change to ensure that there is an adequate provision of services and facilities.

<sup>1</sup> KPMG Future Analytics' projection of population is underpinned by the application of the demographic cohort component methodology (CCM); the same methodology as used by the CSO in preparing the national projections. CCM is widely used internationally as a best-in-class methodology. It provides a flexible and powerful approach to population projection by using varying comparative scenarios, each tailored around the application of qualified assumptions in mortality, fertility and migration (as aligned with the CSO's reference points). A scenario called M3aF1aEMS19 was used in this instance, which models growth outlook to 2026 under a low scenario (simulating an external market shock).

Table 3: Population by Age 2016.

Age Group	Population 2016 (Number)	Percentage of Total
0-14	12,671	21.0%
15-64	40,127	66.7%
65+	7,411	12.3%
<b>Total</b>	<b>60,209</b>	<b>100.0%</b>

As illustrated in Table 3 above, the Study Area has a predominantly working age structure with 66.7% of its population aged between 15 and 64 years and only 21.0% of its population aged under 14 years and 12.3% of its population over the age of 65 years. This large working age cohort are the key drivers of the economy, and their importance cannot be understated. Having a substantial proportion of a population fall within this larger grouping is vital to the economy.

Table 4: Projected Population by Age 2026.

Age Group	Population 2026	Percentage of Total
0-14	13,309	20.0%
15-64	45,173	68.0%
65+	7,942	12.0%
<b>Total</b>	<b>66,424</b>	<b>100.0%</b>

As highlighted in Table 4, the Study Area is projected to similarly maintain a predominantly working age structure in 2026. Noticeably, the working age cohort of 15-64 years is projected to increase considerably between 2016 and 2026, with a net increase of 5,046 persons forecasted over this period.

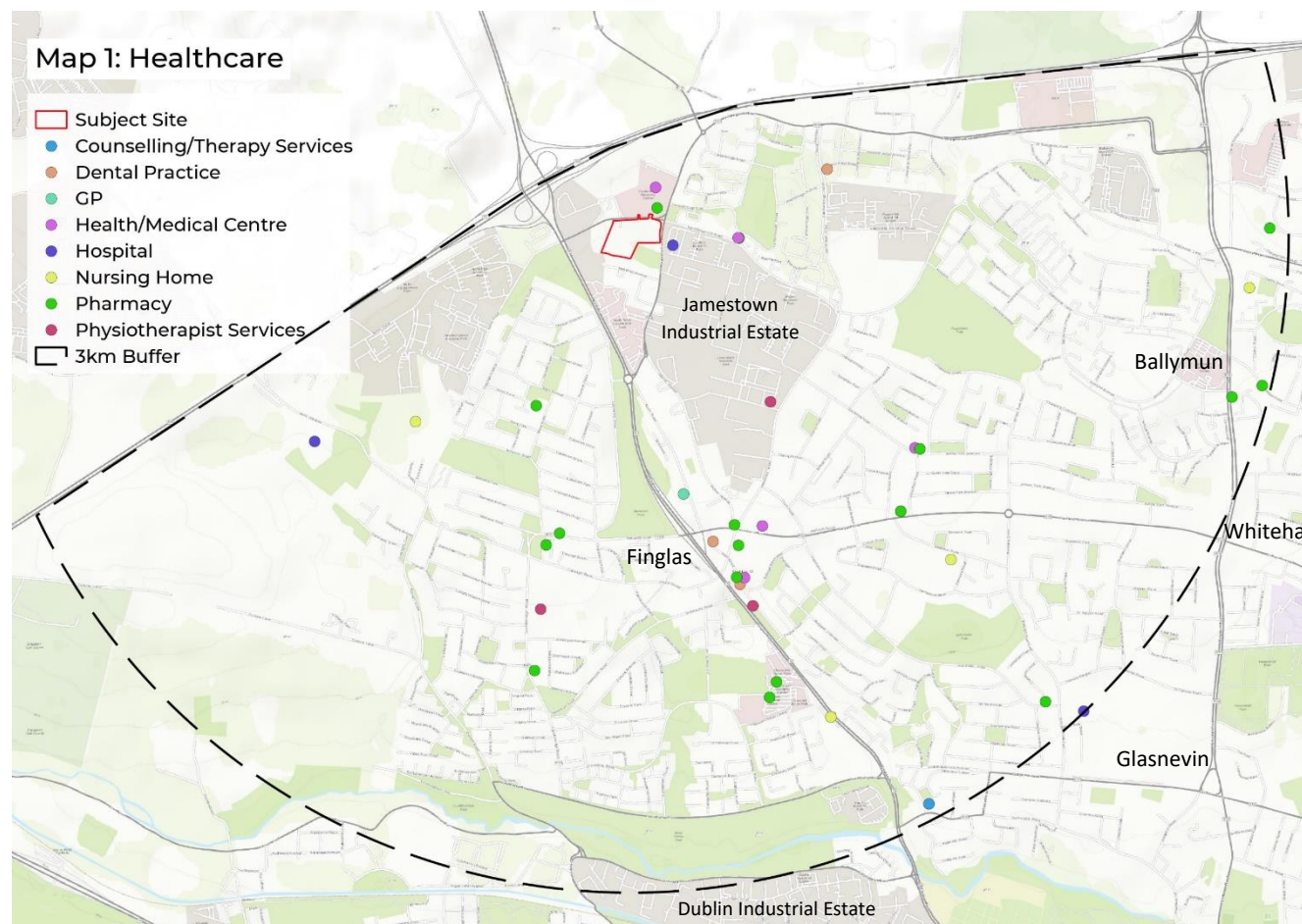
As a result of the growing working age cohort, the very young and old age cohorts as a percentage of the total population are projected to decrease. Over the 10-year period, those aged between 0 and 14 years is projected to decrease from 21.0% to 20.0% of the total population, while those aged 65 years and over is forecasted to decrease from 12.3% to 12.0% of the total population. However, despite a forecasted decrease in this percentage, it is projected that there will be an increase in total numbers, with the total number of people aged between 0 and 14 years projected to rise from 12,671 to 13,309 by 2026 and the total number of people aged 65 years and over forecasted to increase from 7,411 to 7,942 by 2026.

## 4.0 Existing Services and Facilities

### Health Services and Facilities

The baseline study undertaken identified a total of 36 health services and facilities in the Study Area, inclusive of 3 hospitals, 5 health/medical centres, 1 GP practice, 3 dental practices, 1 counselling/therapy service, 3 physiotherapy services, 16 pharmacies and 4 nursing homes.

The location of each of these assets is identified on the map to the right and an inventory has been placed in Appendix I of this document.



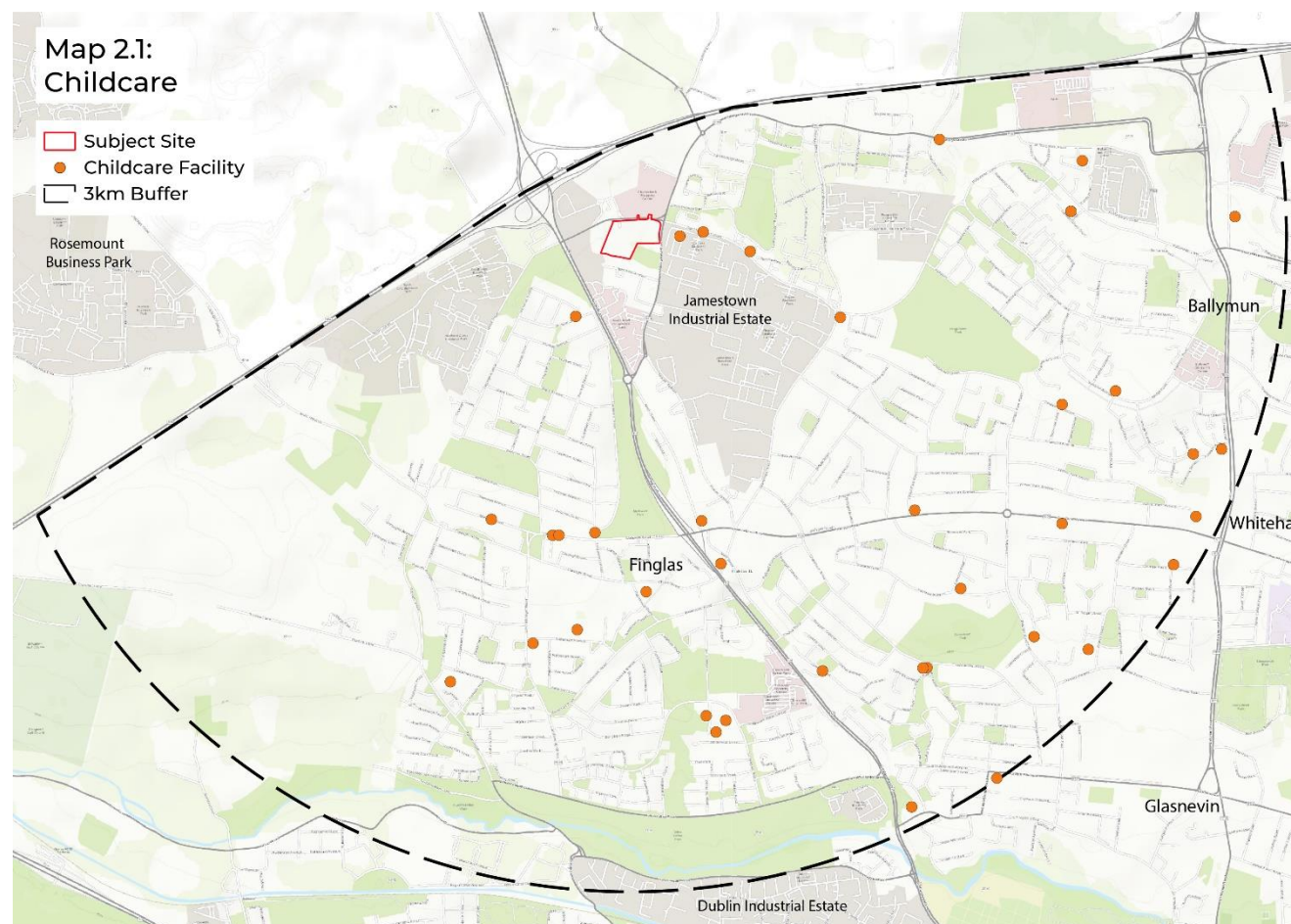


## Childcare and Education Facilities

### Childcare Facilities

A total of 40 childcare facilities<sup>2</sup> were identified within the Study Area during the baseline survey.

The location of each of these assets is identified on the map to the right and an inventory has been placed in Appendix I of this document.

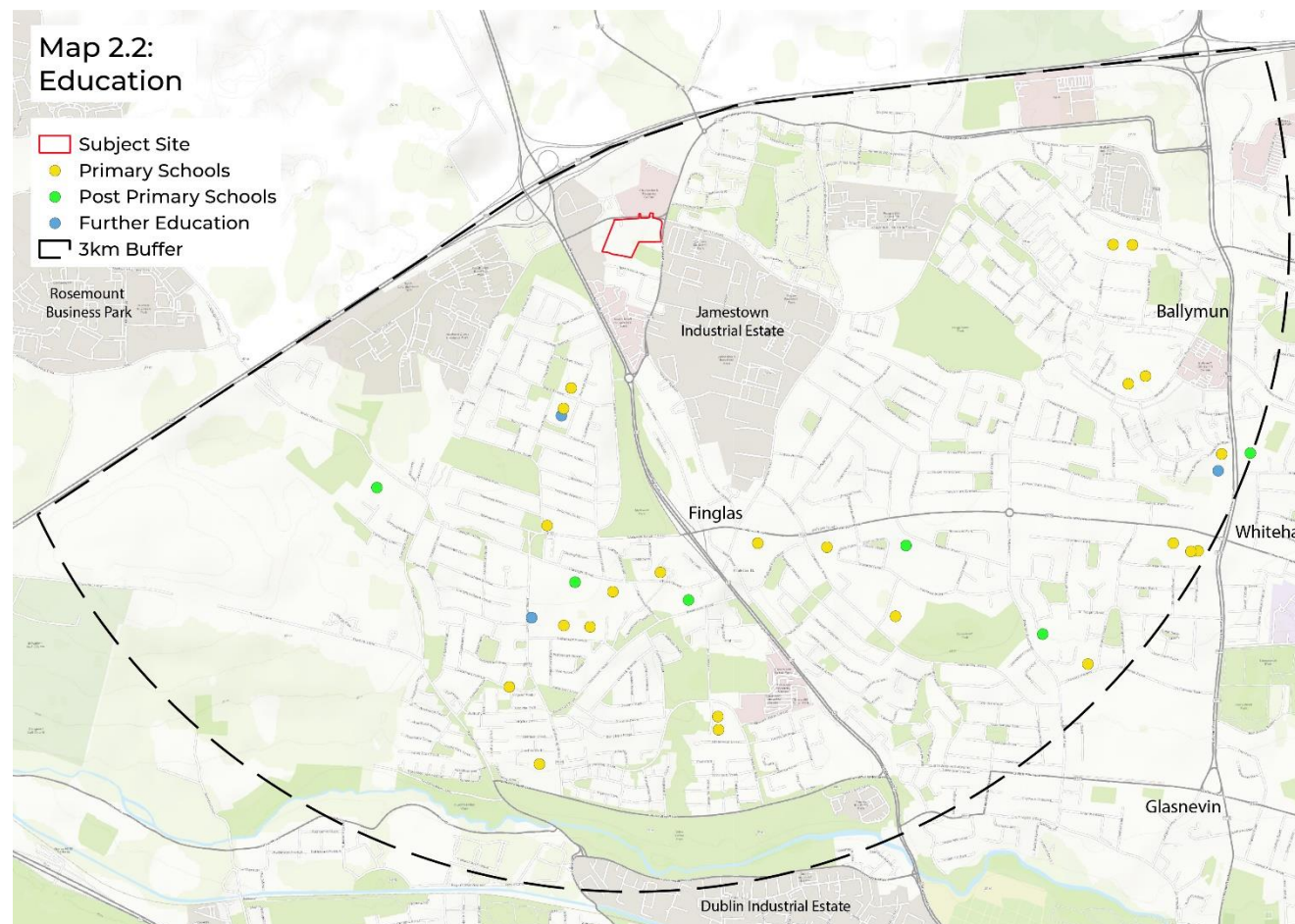


<sup>2</sup> It is noted that 1 no. crèche of 464 sq.m (including an external play area of 42 sq.m and an external terrace area of 83 sq.m) is scheduled to open in Charlestown Centre in April 2021 (Reg. Ref. F18A/0731 refers) which will bring the total number of childcare facilities in the Study Area to 41.

Education Facilities

In total, 32 education facilities were identified within the Study Area during the baseline survey which include 23 primary schools, 6 post-primary schools and 3 adult education centres/further education institutes.

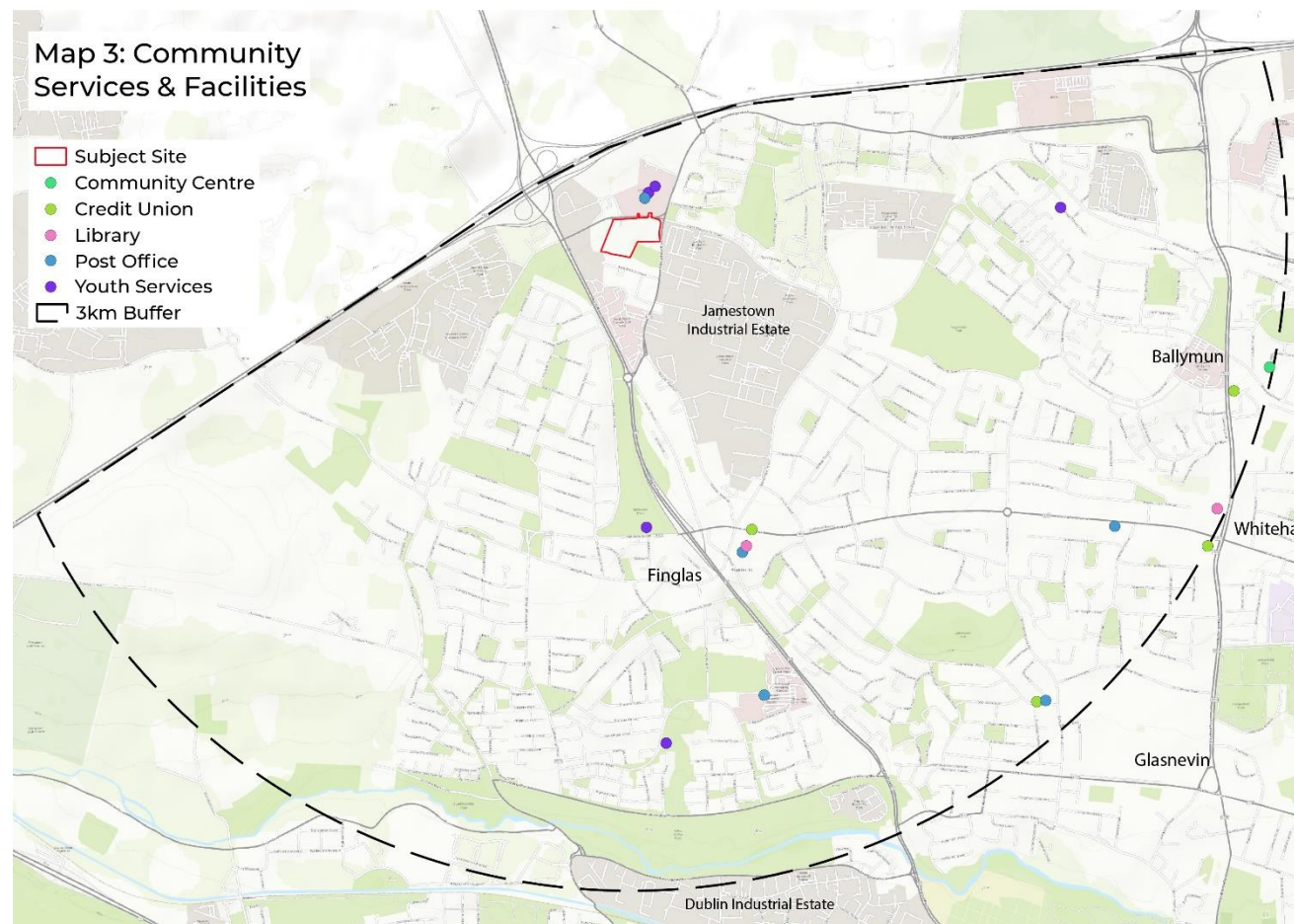
The location of each of these assets is identified on the map to the right and an inventory has been placed in Appendix I of this document.



### Community Services and Facilities

The baseline study undertaken identified 17 community services and facilities in the Study Area. These comprise of 4 credit unions, 5 post offices, 1 community centre, 5 youth services and 2 libraries.

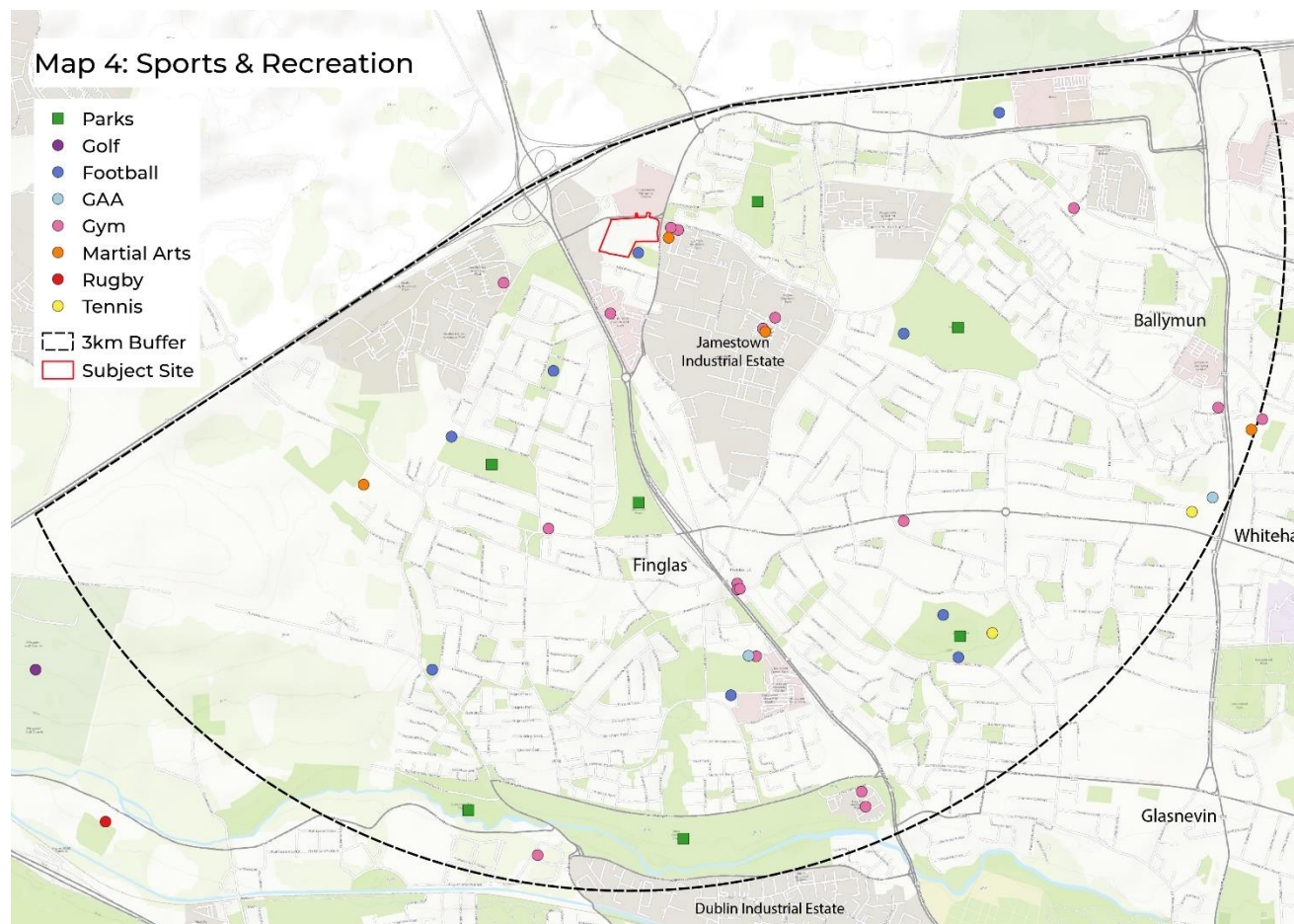
The location of each of these assets is identified on the map to the right and an inventory has been placed in Appendix I of this document.



### Sports and Recreation Facilities

A total of 44 sports and recreation facilities were identified within and bordering the Study Area during the baseline survey which include 19 sports clubs, 18 gyms and 7 parks.

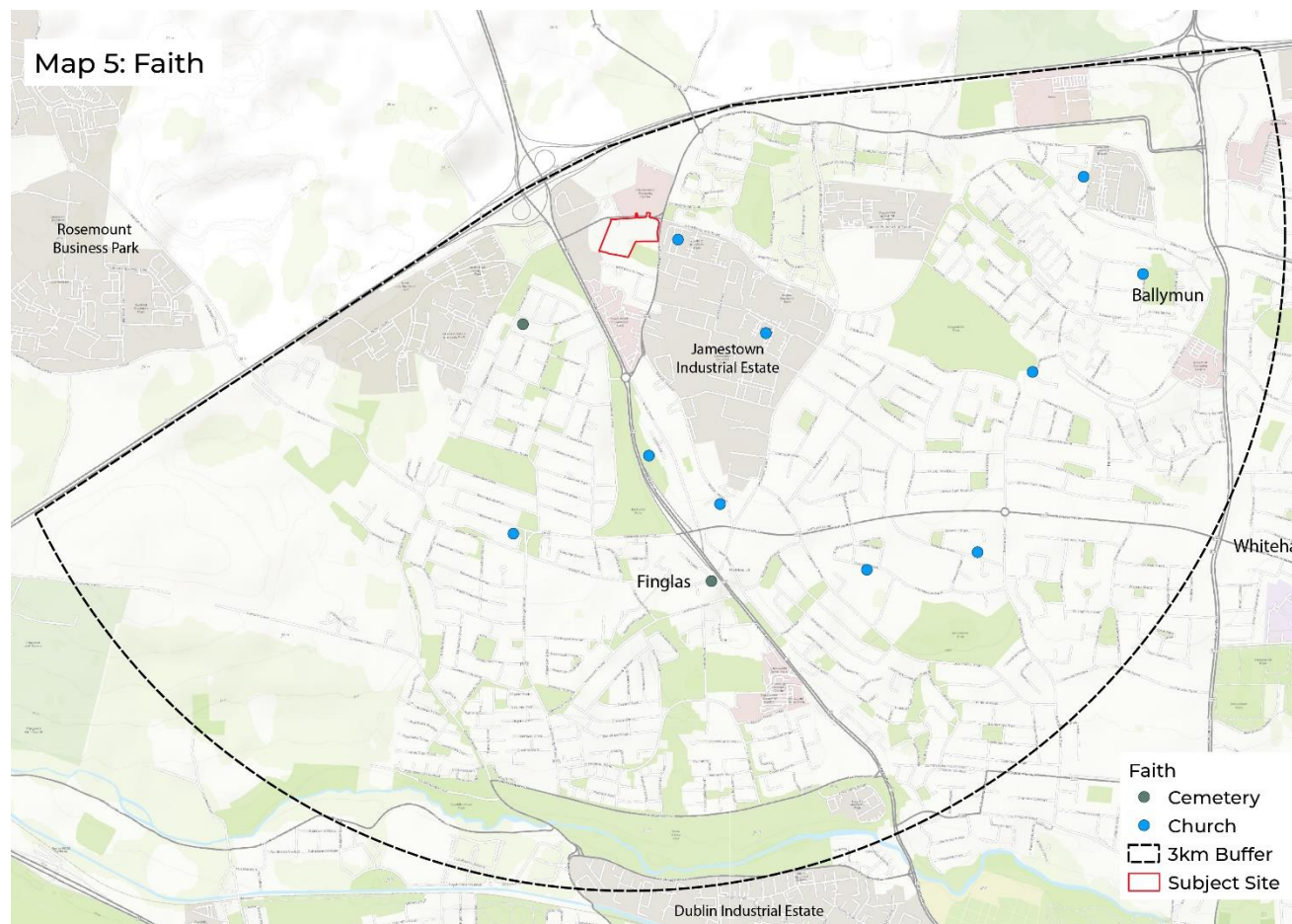
The location of each of these assets is identified on the map to the right and an inventory has been placed in Appendix I of this document.



**Faith Facilities**

The baseline study undertaken identified a total of 10 churches and 2 cemeteries in the Study Area.

The location of each of these assets is identified on the map to the right and an inventory has been placed in Appendix I of this document.



### Emergency Related Infrastructure

A total of 3 emergency related infrastructure, namely 1 Fire Station and 2 Garda Stations, were identified within the Study Area during the baseline survey.

The location of each of these assets is identified on the map to the right and an inventory has been placed in Appendix I of this document.



## 5.0 Assessment of Need(s)

This section assesses the capacity of the existing social infrastructure to support the needs of the current population, as well as the likelihood of the capacity of the existing services and facilities to support future residents. It is noteworthy to reiterate that the proximity of the subject site to both Dublin City and the M50 compound a significant extension of reach for the population and consequently an array of additional services and facilities to those identified in this study.

### 5.1 Health Services and Facilities

Supported and facilitated by Local Authorities, access to quality health services and facilities is a key element to creating sustainable neighbourhoods. A total of 36 health services and facilities, comprising 3 hospitals, 5 health/medical centres, 1 GP practice, 3 dental practices, 1 counselling/therapy service, 3 physiotherapy services, 16 pharmacies and 4 nursing homes were identified within the Study Area during the baseline survey.

Ballygall Health Centre, Charlestown Medical Centre, Melville Medical Centre, Village Medical Centre and Willow Park Medical Centre are situated within close proximity to the subject site. Collectively, they provide an extensive range of services, inclusive of but not limited to medical, dental and physiotherapy services. Furthermore, Cappagh National Orthopaedic Hospital, Century Day Hospital and CIT Infusion Clinic which provide specialist services are located in the Study Area. Cappagh National Orthopaedic Hospital provides a range of orthopaedic services, while Century Day Hospital provides services related to mental health and CIT Infusion Clinic offers a community based nursing service to assist with the management of illnesses, as well as provides palliative care support. In addition to these facilities, there are a number of other health facilities which solely provide medical, dental, counselling/therapy or physiotherapy services, as well as several pharmacies and nursing homes located in the Study Area.

As illustrated above, a range of health services and facilities are available within the Study Area. The availability of and access to which will be further enhanced by the proposed development which proposes to deliver a health/medical centre as part of the overall development.

### 5.2 Childcare Facilities

Adequate provision of childcare facilities is essential to ensuring the requirements of existing and future residents is met. In total, 40 childcare facilities were identified within the Study Area which offer a range of services from full-time to part-time and sessional services. However, the population increase within the 0-6 age cohort resulting from the delivery of the proposed development will not place any undue stress on the existing childcare facilities within the locality as Puddenhill Property Limited intend to deliver a crèche as part of the overall scheme.

As previously detailed in Section 2.2, the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)* specify that 1 childcare facility (equivalent to a minimum of 20 child places) should be provided for every 75 dwellings. However, the subsequently published *Sustainable Urban Housing: Design Standards for New Apartments (2020)* state that “one-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms”.

The total number of units which can be included in relation to the requirements for additional childcare places amounts to 355. Based on the provision of 20 childcare places for every 75 dwellings, the proposed development would generate a need for 95 places. It is noted that the aforementioned childcare demand generated by the proposed development is highly likely to be lower as the CSO's Quarterly National Household Survey (QNHS) on childcare take-up illustrates that the majority of pre-school children in Dublin are cared for by their parents or partners of their parents (62%)<sup>3</sup>. It is thus submitted that the proposed crèche which can accommodate 96 children will meet the childcare demand generated by the proposed development and serve the wider community.

### 5.3 Education Facilities

The timely provision of education facilities is vital to ensuring the needs of existing and future residents is met. The baseline study undertaken identified a total of 32 education facilities, including 23 primary schools, 6 post-primary schools and 3 adult education centres/further education institutes within the Study Area.

#### **Primary and Post-Primary Schools**

With regard to the provision of schools, close engagement with the Department of Education and Skills (DES) regularly takes place to ensure any need for school places is met. Based on current population and anticipated additional growth based on residentially zoned land, individual sites for primary and post-primary schools are reserved in consultation with the DES if deemed to be required.

A total of 23 primary schools and 6 post-primary schools were identified within the Study Area during the baseline survey. Determined based on current population and forecasted additional growth, no need for additional school places within the vicinity of the subject site has been identified, with no new large-scale projects planned to be delivered within the Study Area under the School Building Programme. Currently, the only identified need in the Study Area is for the refurbishment of Gaelscoil Uí Earcáin in Finglas.

#### **Adult Education Centres/Further Education Institutes**

In total, 3 adult education centres/further education institutes, namely CDET B Adult Education Service – Ballymun, CDET B Adult Education Service – Finglas and Coláiste Íde College of Further Education, were identified within the Study Area during the baseline survey. CDET B Adult Education Service – Ballymun and CDET B Adult Education Service – Finglas offer an array of courses for adults, including basic skills, computers and return to work/college courses. While Coláiste Íde College of Further Education located on Cardiffsbridge Road offers an extensive range of level 5 and 6 courses across a range of disciplines, inclusive of but not limited to art, beauty and technology, health science and business, tourism and computing.

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<sup>3</sup> The QNHS is released by the CSO each quarter and surveys a random sample of the population. This is the most recent QNHS study on childcare take-up:

[https://pdf.cso.ie/www/pdf/20170706100048\\_QNHS\\_Childcare\\_Quarter\\_3\\_2016\\_full.pdf](https://pdf.cso.ie/www/pdf/20170706100048_QNHS_Childcare_Quarter_3_2016_full.pdf)



## 5.4 Community Services and Facilities

Access to quality community services and facilities can have a significant bearing on the quality of life and health and well-being of a community, by encouraging social interaction, promoting learning and providing support services for those living, working and visiting an area. The baseline study undertaken identified 17 community services and facilities within the Study Area, including 4 credit unions, 5 post offices, 1 community centre, 5 youth services and 2 libraries.

Within the Study Area there are several community services and facilities which focus on children, teenagers and young adults. For instance, Poppintree Youth Project located on Balbutcher Lane offers dynamic, fun and challenging programmes, such as computer and digital media, arts and creativity and sports, while the Finglas Youth Resource Centre situated on Mellows Road provides a multitude of activity and social support services.

## 5.5 Sports and Recreation Facilities

The availability of, and access to, affordable sports and recreation facilities that are within easy reach by walking, cycling and public transport is of considerable importance. In total, 44 sports and recreation facilities were identified during the baseline survey which includes 19 sports clubs ranging from football to martial arts, 18 gyms and 7 parks.

The identified extensive variety of sports and recreation facilities within and bordering the Study Area can cater to the needs of children, adults and the elderly. All of these facilities seem to be of good quality and there are no known capacity issues at present.

With regard to the provision of sports and recreation facilities, the *Fingal Development Plan 2017-2023* does not outline specific requirements for their provision, however it states that the Council will promote the development of sports and recreation facilities and resist the loss of such facilities unless alternatives are available. Similarly, the *Dublin City Development Plan 2016-2022* does not outline specific requirements for their provision, however it states that the Council will liaise with sporting organisations to ensure where possible that they respond to the needs of sports clubs and communities in the provision of quality facilities.

## 5.6 Faith Facilities

The timely provision of faith facilities is of considerable importance to ensuring the religious needs of the existing and future population is met. A total of 10 churches and 2 cemeteries were identified within the Study Area during the baseline survey. Half of these faith facilities relate to the primary faith of the population, namely Catholicism<sup>4</sup>. All of these faith facilities appear to be in good condition and there are no reported capacity issues and no specified unmet needs at present. However, the changing cultural profile of Ireland means that Local Authorities may need to facilitate the development of additional places of worship to accommodate different religions in the future.

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<sup>4</sup> CSO statistics record that 76.7% of the Study Area's population are Catholic, while only 8.9% of the Study Area's population have a different religion.

With respect to burial capacity Local Authorities are responsible for ensuring that there are adequate burial facilities, including the acquisition of lands for such facilities where necessary. Across Dublin, several existing cemeteries may need to be extended and/or new sites identified over the next number of years to address any capacity issues that may arise. The Study Area is currently serviced by 2 cemeteries, namely Glasnevin Cemetery and Saint Canice's Graveyard.

### 5.7 Emergency Related Infrastructure

Section 3.6 of the *Fingal Development Plan 2017-2023* notes that the Council will continue to support the development and upgrading of emergency related infrastructure in conjunction with DCC. In total, 3 emergency related infrastructure, namely 1 Fire Station and 2 Garda Stations, were identified within the Study Area during the baseline survey.

As the Study Area only has a population of 60,209 and a total housing stock of 21,309 units, 2 Garda Stations and 1 Fire Station are sufficient for both the existing population and the population increase that would arise from the proposed development.

## 6.0 Conclusion

This Social Infrastructure Audit has identified and established the capability of the existing provision of social infrastructure within and bordering the Study Area to support the needs of the existing population and offered insights into the likelihood of the capacity of the existing services and facilities to support future residents.

The baseline study undertaken identified a significant range of services and facilities which contribute to quality of life within close proximity to the subject site. Overall, 184 social services and facilities were identified within and bordering the Study Area. The largest area of which is sports and recreation, followed by childcare and health.

Overall, a sufficient provision of social infrastructure to support the population of the area was identified. Despite this, it is important to continually ensure good accessibility to quality services and facilities, inclusive of but not limited to health services and facilities, education facilities, community facilities and sports and recreation facilities. The proposed development will notably contribute to ensuring good accessibility to quality facilities and services by providing a crèche and a health/medical centre as part of the overall development.

**In conclusion, the existing social infrastructure provision within proximity to the subject site is capable of serving the population; however, the Councils in association with inter alia the DES must continually ensure the quality of social infrastructure is maintained at a high level.**

## Appendix I Inventory of Facilities

### Health Services and Facilities

Name	Address	Class
Akasha Counselling	17 An Riasc, Finglas, Dublin 11	Counselling/Therapy Services
Bryan Duggan and Associates Dental Practice	10 Main Street, Ballygall, Dublin 11	Dental Practice
MED-DENT Dental Clinic Finglas	14 Hampton Wood Road, Finglas, Dublin 11	Dental Practice
Finglas Dental Care	1-3 Drogheda Mall, Ballygall, Dublin 11	Dental Practice
Dr. James Kirrane	23 North Road, Finglas, Dublin 11	GP Practice
Charlestown Medical Centre	Charlestown Centre, 2 <sup>nd</sup> Floor, St Margaret's Road, Charlestown, Dublin 11	Health/Medical Centre
Melville Medical Centre	Melville Road, Meakstown, Dublin 11	Health/Medical Centre
Willow Park Medical Centre	72 Willow Park Crescent, Glasnevin, Dublin 11	Health/Medical Centre
Ballygall Health Centre	Seamus Ennis Road, Finglas, Dublin 11	Health/Medical Centre
Village Medical Centre	Finglas Medical, 45-47 Main Street, Finglas, Dublin 11	Health/Medical Centre
Century Day Hospital	Unit 1C, Century Day Hospital, Century Business, Dublin 11	Hospital
Cappagh National Orthopaedic Hospital	Cappagh Road, Northside, Dublin 11	Hospital
CIT Infusion Clinic	46 Westpark Drive, Ballygall, Dublin 11	Hospital
FirstCare Nursing Home – Beneavin House	Beneavin Road, Finglas East, Dublin 11	Nursing Home
Carechoice Finglas Nursing Home	Finglas Road, Finglas South, Dublin 11	Nursing Home
St Pappins Silver Stream	Ballymun Road, Ballymun, Dublin 9	Nursing Home
Clearbrook Nursing Home	Heathfield View, Cappagh Road, Finglas West, Dublin 11	Nursing Home
Boots	Unit 6, Charlestown Shopping Centre, Finglas, Dublin 11	Pharmacy
Hickey's Pharmacy	3 Cardiffsbridge Road, Finglas West, Dublin 11	Pharmacy
Haven Pharmacy	7 Fitzmaurice Road, Ballygall, Dublin 11	Pharmacy
Superpharm Chemists	Unit 8, Finglas Main Shopping Centre, Finglas Dublin 11	Pharmacy
Cappagh Pharmacy	Unit 5, The Shops, Barry Avenue, Finglas West, Dublin 11	Pharmacy
Hickey's Pharmacy	Unit 10, Meakstown Commercial Centre, Meakstown, Dublin 11	Pharmacy

McCabe's Pharmacy	Unit 8, College View, Ballymun, Dublin 11	Pharmacy
Hickey's Pharmacy	Dunnes Stores Shopping Centre, 6 Cardiffsbridge Road, Finglas West, Dublin 11	Pharmacy
Clearwater Allcare Pharmacy	Unit 1, Clearwater Shopping Centre, Finglas Road, Finglas East, Dublin 11	Pharmacy
Hickey's Pharmacy	5 Main Street, Finglas, Dublin 11	Pharmacy
Flanagan's Instore Pharmacy	Clearwater Shopping Centre, Finglas Road, Finglas East, Dublin 11	Pharmacy
Hickey's Pharmacy	Super Valu Shopping Centre, 11 McKee Avenue, Finglas Village, Dublin 11	Pharmacy
Laverty's Pharmacy	2C Shangan Hall, Shangan Road, Ballymun, Co. Dublin	Pharmacy
Edward MacManus Pharmacy	Unit 34, Ballymun Town Shopping Centre, Balcurris Road, Ballymun, Dublin 11	Pharmacy
McCabe's Pharmacy	282 Glasnevin Avenue, Glasnevin, Dublin 11	Pharmacy
Crescent Pharmacy	68 Willow Park Crescent, Ballymun, Dublin 11	Pharmacy
Fingal Therapy Centre	1 <sup>st</sup> Active HSE, Drogheda Mall, Finglas, Dublin 11	Physiotherapist Services
North Dublin Physiotherapy	Cardiffsbridge Road, Finglas West, Dublin 11	Physiotherapist Services
Advanced Physio	Woodlands Lodge, Main Street, Dublin 11	Physiotherapist Services

### Childcare Facilities

Name	Address	Class
Sandra's Playschool	Rear of 19 Clonmel Road, Glasnevin, Dublin 11	Childcare
Pop Up Pre-School	St Joseph's Junior School, Balcurris Road, Dublin 11	Childcare
St Margaret's Site Pre-School	St Margaret's Park, St Margaret's Road, Ballymun, Dublin 11	Childcare
Apple of My Eye	Meakstown Commercial Centre, Northside, Dublin 11	Childcare
The Wind in the Willows Pre-School	Willows FC Clubhouse, 1 Jamestown Road, Finglas East, Dublin 11	Childcare
Playpals	131 Glasnevin Avenue, Ballygall, Dublin 11	Childcare
Fionn Ghlas Early Years Hub	2A North Road, Northside, Dublin 11	Childcare
Rose Cottage	Hillside, Old Finglas Road, Ballygall, Dublin 11	Childcare
Tír na nÓg	Sillogue Road, Ballymun, Dublin 11	Childcare

Naionra Scoil an tSeachtar Laoch	Scoil an Tseachtar Laoch, Ballymun Road, Dublin 11	Childcare
The Chestnut Tree	Geraldstown House, Santry Cross, Dublin 9	Childcare
Blooming Lillies Early Education Centre Ltd	54 Deanstown Ave, Finglas West, Dublin 11	Childcare
Walnut Creche	Wftra Community Centre, Mellowes Road, Finglas, Dublin 11	Childcare
Our Ladys Nursery Ballymun Ltd	21 Silloge Gardens, Ballymun, Dublin 11	Childcare
Little Turtles Community Playgroup	Cardiffsbridge Road, Finglas West, Dublin 11	Childcare
Baleskin Children's Service	Baleskin Reception Centre, St Margaret's Road, Dublin 11	Childcare
Griffith Community Playgroup	Griffith Community Childcare Centre, Griffith Road, Finglas East, Dublin 11	Childcare
Tinies Drop In	Ikea, St Margaret's Road, Dublin 9	Childcare
Butterflies Community Playgroup	Griffith Area Community Centre, 94-96 Griffith Road, Glasnevin, Dublin 11	Childcare
The Toddle Inn	3A Century Business Park, St Margaret's Road, Finglas, Dublin 11	Childcare
Finglas ChildCare Centre	5C Main Street, Finglas, Dublin 11	Childcare
Little Monkeys Playschool	272 Glasnevin Ave, Finglas East, Ballymun, Dublin 11	Childcare
Bizzy B's Afterschool & Pre School	62 Glasnevin Hill, Glasnevin, Dublin 9	Childcare
ABC Childcare & Montessori	478 Griffith Avenue, Glasnevin, Dublin 11	Childcare
Pinewood Montessori School	55 Pinewood Crescent, Ballymun, Dublin 11	Childcare
Baron's Playschool	82A Northway Estate, Northside, Dublin 11	Childcare
Poppintree Early Education Centre	Balbutcher Lane, Poppintree, Dublin 11	Childcare
Ballygall Community Playgroup	Ballygall Community Centre, Drapier Road, Dublin 11	Childcare
Bernie's Pre-school	2 Longdale Terrace, Santry Way, Dublin 11	Childcare
Tippy Toes Early Years Service, Aylward Green	Focus Ireland – Aylward Green, Cappagh Road, Dublin 11	Childcare
Glenhill Playgroup	Glenhill Lodge, Finglas East, Dublin 11	Childcare
Mellow Spring Childcare Development Centre	Mellowes Road, Finglas, Dublin 11	Childcare
Oak Tree Creche	Rear of 5 Cardiffsbridge Road, Finglas West, Dublin 11	Childcare
Mother of Divine Grace Community Playgroup	Riversdale Sports Club, Glasnevin Avenue, Dublin 11	Childcare

Willow Tree Creche	St Kevin's College, Ballygall Road East, Dublin 11	Childcare
Tigers Pre-School	Glasnevin, St. Vincent's Primary School, Dublin 11	Childcare
St Helena's Childcare Centre	St Helena's Road, Finglas, Dublin 11	Childcare
St Malachy's Community Playgroup	St Malachy's National School, St Helena's Road, Dublin 11	Childcare
Barnardos-Finglas Early Intervention Service	St Oliver Plunkett Junior School, St Helena's Drive, Dublin 11	Childcare
Naionra Uì Hearcàin	WFTRA Hall, Mellowes Road, Dublin 11	Childcare

### Education Facilities

Name	Address	Class
Scoil An Croi Naofa	St. Canice's Road, Ballygall, Dublin 11	Primary
Sn Naomh Feargal Boys Senior	Finglas West, Dublin 11	Primary
SN An Pharoiste	Church Street, Finglas, Dublin 11	Primary
St Canices BNS	Glसानاون Road, Finglas, Dublin 11	Primary
St Canices GNS	Seamus Ennis Road, Finglas, Dublin 11	Primary
Bantiarna Na Mbuanna Boys	Ballymun Road, Dublin 9	Primary
Bantiarna Na Mbuanna Girls	Ballymun Road, Dublin 9	Primary
St Josephs GNS	Barry Avenue, Finglas West, Dublin 11	Primary
St Kevins BNS	Barry Avenue, Finglas West, Dublin 11	Primary
Holy Spirit BNS	Sillogue Road, Ballymun, Dublin 11	Primary
Sn An Spioraid Naiomh C	Sillogue Road, Ballymun, Dublin 11	Primary
Our Lady of Victories Infant NS	Ballymun Road, Dublin 9	Primary
Scoil An Tseachtar Laoch	Ballymun Road, Dublin 11	Primary
St Josephs Jnr	Balcurris Road, Ballymun, Dublin 11	Primary
Sn Naomh Fynnin	Glenties Park, Rivermount, Finglas South, Dublin 11	Primary
St Oliver Plunkett NS	St Helena's Drive, Finglas, Dublin 11	Primary
St Josephs Senior NS	Balcurris Road, Ballymun, Dublin 11	Primary
St Malachys NS	St. Helena's Road, Finglas South, Dublin 11	Primary
St Brigids Senior Girls	Wellmount Avenue, Finglas West, Dublin 11	Primary

St Brigids Infant NS	Wellmount Avenue, Finglas West, Dublin 11	Primary
Mother of Divine Grace	Ferndale Avenue, Ballygall, Dublin 11	Primary
Gaelscoil Ui Earcain	Bóthar Ghlas An Ein, Fionnghlas, Baile Átha Cliath 11	Primary
Scoil Sinead NS	Scoil Sinead Pellestown, Patrician College Campus, Deanstown, Finglas, Dublin 11	Primary
Beneavin De La Salle College	11 Beneavin Road, Finglas East, Dublin 11	Post Primary
St Kevins College	Ballygall Road East, Dublin 11	Post Primary
St Michaels Secondary School	23 Wellmount Road, Finglas West, Dublin 11	Post Primary
New Cross College	Cappagh Road, Finglas, Dublin 11	Post Primary
Colaiste Eoin	Cappagh Road, Finglas, Dublin 11	Post Primary
Trinity Comprehensive School	Ballymun Road, Northside, Dublin 9	Post Primary
Coláiste Íde College of Further Education	Cardiffsbridge Road, Finglas West, Dublin 11	Adult Education Centre/Further Education
CDETB Adult Education Service – Ballymun	Ballymun Road, Ballymun, Dublin 11	Adult Education Centre/Further Education
CDETB Adult Education Service – Finglas	Barry Road, Finglas West, Dublin 11	Adult Education Centre/Further Education

### Community Services and Facilities

Name	Address	Class
Ballymun East Community Centre	Virgin Mary School, Shangan Road, Ballymun, Dublin 9	Community Centre
Finglas Credit Union Limited	Seamus Ennis Road, Finglas, Dublin 11	Credit Union
Ballygall Credit Union	Unit FG Ballymun Civic Centre, Ballymun, Dublin 9	Credit Union
Progressive Credit Union Glasnevin	171 Ballymun Rd, Ballymun, Dublin 9	Credit Union
Ballygall Credit Union	Glasanaon Road, Dublin 11	Credit Union
Finglas Library	Finglas Village Centre, Jamestown Road, Finglas, Dublin 11	Library
Ballymun Library	Ballymun Road, Dublin 11	Library
Finglas South Post Office	Clearwater Shopping Centre, Finglas Road, Finglas South, Dublin 11	Post Office



An Post Depot	Jamestown Road, Finglas, Dublin 11	Post Office
Finglas Post Office	Finglas Road, Ballygall, Dublin 11	Post Office
Post Office (MACE)	85 Glasnevin Avenue, Ballygall, Dublin 11	Post Office
Ballygall Road East Post Office	1 Fitzmaurice Road, Glasnevin, Dublin 11	Post Office
Finglas Youth Services	St Helena's Road, Finglas South, Dublin 11	Youth Services
The Finglas Youth Resource Centre	11 Mellowes Road, Finglas West, Dublin 11	Youth Services
Charlestown Shopping Centre	St Margaret's Road, Finglas North, Dublin 11	Youth Services
Poppintree Youth Project	Poppintree Community Sports Centre, Balbutcher Lane North, Ballymun, Dublin 11	Youth Services
Charlestown Medical Centre	Charlestown Centre, 2nd Floor, St Margaret's Road, Charlestown, Dublin 11	Youth Services

### Sports and Recreation Facilities

Name	Address	Class
Rivermount Boys Football Club	110 Northway Estate, Finglas, Dublin 11	Football
Glasnaion FC	Johnstown Park, Ballygall, Dublin 11	Football
St Pats Phoenix Football Club	78-76 Glasanaon Road, Ballygall, Dublin 11	Football
Finglas Celtic FC	55 Kilshane Road, Finglas West, Dublin 11	Football
Finglas United Youth FC	Kildonan Road, Finglas West, Dublin 11	Football
Valley Park United FC	11 Plunkett Avenue, Northside, Finglas, Dublin 11	Football
McKelvery Celtic AFC	St Margaret's Road, Finglas, Dublin 11	Football
Willows FC Poppintree	Jamestown Road, Finglas, Dublin 11	Football
Ballymun Soccer Complex	Ballymun, Dublin 11	Football
Setanta GAA Club	123 Ballymun Road, Ballymun, Co. Dublin	GAA
Erins Isle GAA Club	Farnham Drive, Finglas, Dublin 11	GAA
Elmsgreen Golf Club	Farnham Drive, Northside, Dublin 11	Golf
Poppintree Community and Sports Centre	Balbutcher Lane North, Ballymun, Dublin 11	Gym
Sports and Fitness Ballymun	Main Street, Ballymun, Dublin 11	Gym

Bodyworks Gym	Trinity Comprehensive, Ballymun Road, Dublin 9	Gym
Unit 13 Fitness	Unit 13, Finglas Business Park, Tolka Valley Road, Dublin 11	Gym
Second Chance Health & Fitness	Finglas Business Park, 35 Tolka Valley Road, Northside, Finglas, Dublin 11	Gym
Royal Canal Park Gym	Spindrift Avenue, Royal Canal Park, Ashtown, Dublin 15	Gym
Specific Fitness	Erins Isle GAA Club, Farnham Drive, Northside, Finglas, Dublin 11	Gym
KDF Strength & Conditioning	Unit 1 Main Street, Finglas, Dublin 11	Gym
Studio 85 Rehana 4 Results	1, 11 Main Street, Finglas East, Dublin 11	Gym
KiwiFit	275 Glasnevin Avenue, Glasnevin, Dublin 11	Gym
Fitt Conditioning	Vico House, Main Street, Finglas East, Dublin 11	Gym
Bedo7 Fitness Club	46 North Park Business Park, North Road, Finglas, Dublin 11	Gym
Strike Force Cheerleading	52 Mellows Road, Finglas West, Dublin 11	Gym
Fit4Less Finglas	Unit 2 Bargaintown, M50 Exit 5, North Road, Dublin 11	Gym
Dance Factory	Century Business Park, St Margaret's Road, Northside, Dublin 11	Gym
Joe Dunne Fitness	Unit 3A, Century Business Park, Charlestown, Finglas, Dublin 11	Gym
CrossFit DSC	Unit 23, Finglas Business Centre, Dublin 11	Gym
Boost My Image	Unit 5B, Finglas Business Centre, Dublin 11	Gym
Dragon Taekwondo	New Cross College Sports Hall, Cappagh Road, Finglas, Dublin 11	Martial Arts
Sport Taekwondo Ireland	Trinity Comprehensive School, Ballymun Road, Ballymun, Dublin 11	Martial Arts
SBG Charlestown	1B Century Business Park, St Margaret's Road, Charlestown, Dublin 11	Martial Arts
Team Ryano MMA Brazilian JiuJitsu	Unit 5, Finglas Business Centre, Dublin 11	Martial Arts
Cardiffsbridge Park	Cardiffsbridge Road, Northside, Dublin 11	Park
Tolka Valley Park	Tolka Valley Road, Northside, Dublin	Park
Johnstown Park	Glasanaon Road, Ballygall, Dublin	Park
Kildonan Park	Northside, Dublin	Park
Lanesborough Park	Northside, Dublin	Park
Mellows Park	Casement Road, Northside, Dublin	Park
Poppintree Park	Ballymun, Finglas, Dublin	Park
Coolmine RFC	River Road, Dublin 15	Rugby
Riverside Tennis Court	Glasnevin Avenue, Ballymun, Dublin 11	Tennis

Johnstown Tennis Club	Johnstown Park, Glasanaon Road, Ballygall, Dublin	Tennis
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### Faith Facilities

Name	Address	Class
Our Mother of Divine Grace Catholic Church	Ballygall Road East, Ballygall, Dublin 11	Church
Our Lady of Victories Catholic Church	Ballymun Road, Northside, Dublin 9	Church
HillCity Church	Unit 1, Ballymun Industrial Estate, Ballymun, Dublin 11	Church
Excellent God Ministries	Unit 1-3, Ballymun Industrial Estate, Ballymun, Dublin 11	Church
Saint Oliver Plunketts Church	Helena's Drive, Rivermount, Dublin 11	Church
St Joseph's Catholic Church – St. Pappin's Parish	Balcurris Road, Ballymun, Dublin 11	Church
Jamestown Road Baptist Church	29 Jamestown Road, Northside, Dublin 11	Church
Ireland Tamil Christian Fellowship	Unit 35, Finglas Business Centre, Jamestown Road, Finglas North, Dublin 11	Church
Bethlehem Christian Fellowship	Unit 3B, Century Business Park, Dublin 11	Church
St Canice's Roman Catholic Church	Main Street, Finglas, Dublin 11	Church
St Canice's Graveyard	11 Church Street, Northside, Finglas, Dublin 11	Cemetery
Glasnevin Cemetery	Finglas Road, Glasnevin, Dublin 11	Cemetery

### Emergency Related Infrastructure

Name	Address	Class
Ballymun Garda Station	Main Street, Ballymun, Dublin 9	Garda Station
Finglas Garda Station	Mellowes Road, Finglas, Dublin 11	Garda Station
Finglas Fire Station	Mellowes Road, Finglas, Dublin 11	Fire Station