



COMMUNITY INFRASTRUCTURE AUDIT – STOCKING AVENUE

FOR ASSESSMENT OF PROPOSED COMBINED RESIDENTIAL DEVELOPMENT ON LANDS KNOWN AS 'WHITE PINES NORTH, SOUTH, EAST AND CENTRAL' ALL LOCATED AT STOCKING AVENUE, BALLYCULLEN, DUBLIN 16



PREPARED FOR:

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1.0 EXECUTIVE SUMMARY

Ardstone Homes¹ have requested that a community infrastructure audit be undertaken for the assessment of 4 No. distinct residential developments known as 'White Pines North, South East and Central' all located at Stocking Avenue, Ballycullen, Dublin 16. The combined development is expected to comprise a maximum of 636 No. units, including 125 No. 1-bedroom units, 201 No. 2-bedroom units, 151 No. 3-bedroom units, 132 No. 4-bedroom units and 27 No. 5-bedroom units along with all associated car parking, landscaping and service works once completed, as indicated in Table 1.1.



Figure 1.1: Indicative Site Location Plan, prepared by TPA, 2021.

| Table 1.1: Proposed Schedule of Accommodation – Combined Developments | | | | | | |
|--|--------------|--------------|-------------|----------------------------|-----------------|-------------------|
| Unit Type | North | South | East | Central² | Combined | % of Total |
| 1-bed units | - | - | 93 | 32 | 125 | 20% |
| 2-bed units | - | - | 148 | 53 | 201 | 32% |
| 3-bed units | 81 | 41 | - | 29 | 151 | 24% |
| 4-bed units | 84 | 48 | - | 0 | 132 | 21% |
| 5-bed units | 10 | 17 | - | 0 | 27 | 4% |
| Total Units | 175 | 106 | 241 | 114 | 636 | 100% |

¹ Ardstone Homes, 48 Fitzwilliam Square, Dublin 2, D02 EF89

² Subject Application.

1.2 Social Infrastructure Audit Methodology

With respect to this development, Ardstone Homes has requested that a Social Infrastructure Audit be undertaken by Tom Phillips + Associates (TPA) for the site, using geospatial survey methods. This survey was conducted in April 2020 (and subsequently updated in October 2020) and identified more than 150 No. relevant social infrastructure facilities in the vicinity of the subject proposal for further assessment. A large number of public and private geospatial datasets were used in the course of the survey, including but not limited to:

- 2016 and 2011 Census Boundaries and Statistics
- 2020 Eircode Address Database (ECAD)
- 2020 OSM Ireland POI Datasets
- 2020 OSi and ESRI Ireland Basemaps
- 2019-2020 Department of Education and Skills - Irish Schools
- 2020 Department of Education and Skills - Providers of Higher Education
- 2020 QQI Register of Private Higher Education Institutions in Ireland
- 2020 Tusla Early Years Inspectorate Reports – Registered Childcare Facilities
- 2020 HSE Records – ‘Find Your Local Health Service’

This survey demonstrated that there is an adequate supply of education, childcare, community and religious facilities within c. 10-minutes’ drive of the subject lands, and as well as a variety of public parks and amenity areas, playgrounds and sporting facilities.

Potential gaps in the existing service provision of the area are limited to higher order healthcare facilities, such as hospitals, and more significant arts and cultural facilities. We note that the combined development scheme (i.e., White Pines North, South, East and Central) includes a range of residential support and public amenities, as follows:

- **White Pines North** – Planning permission was previously granted for a 172 sq. m crèche facility at this location by Ref. SD14A/0222 and subsequently amended; however, a larger childcare service is now proposed to be provided as part of the permitted neighbourhood retail centre development adjoining White Pines South (see details in section to follow).

The space previously occupied by the crèche in this scheme will be replaced by a sunken grassed area to allow for ball games and less structured play in the White Pines East development. A playground facility has been provided on the southern portion of the site to date, along with a linear park with outdoor work out equipment which forms the northern boundary of White Pines East and White Pines North, as shown below.



Children's Playground



Linear Park

- **White Pines Retail** – Other facilities are also to be provided within the neighbourhood retail centre adjoining White Pines South (permitted under Ref. SD19A/0345), including: a 1,479 sq. m convenience retail unit; some 385 sq. m of crèche services at ground and first floor levels. This grant of permission omitted a 192 sq. m community facility and extended the crèche to the second-floor level. For this reason, a community building has been provided as part of the current proposals on the White Pines East site, on the ground floor of Block A, with 552 sq. m provided.

We note that a 2020 amendment application (Ref. SD20A/0322) has been submitted for this development, which will provide a modified 1306 sq. m of retail space at ground and mezzanine levels, 113 sq. m of retail store, 269 sq. m of ancillary retail staff space and a 591 sq. m crèche at ground, first and second-floor levels (2,279 sq. m of development overall).

- **White Pines East** – All internal residential amenity services (171 sq. m) are proposed to be provided in one location on the ground floor of Block C, including: lobby/concierge and parcel room; co-working space; lounge, kitchen and private dining space; games and media room; and a gym and yoga room. A 552 sq. m community space is also proposed to be provided on the ground floor of Block A, which includes multi-function and meeting rooms for public use. A range of public open spaces are also proposed, including landscaped play elements such as gentle mounds and wildflower plantings.
- **White Pines Central (Subject Application)** – All internal residential amenities (110 sq. m) are proposed to be provided in one location on the ground floor of Block A, including: a concierge/reception desk; a communal residential lounge; and multi-purpose meeting room. A public square is proposed in front of Block A, providing pedestrian connections between the proposed development and White Pines Retail. The development will also provide a range of public open spaces, including landscaped play elements such as gentle mounds and wildflower plantings.

2.0 RELEVANT PLANNING GUIDANCE

2.1 *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas*

This audit has regard to the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas* (DoEHLG, 2009) set out the following categories of community infrastructure as being most relevant in the development of new residential areas:

| Table 2.1: Community Infrastructure Categories as per DoEHLG Guidelines | |
|---|---|
| Infrastructure Types | Sample Facilities |
| Schools | Primary, Post-Primary, Special Education, Third-Level Institutions |
| Childcare | Registered Facilities (Full Time, Part Time, Sessional) |
| Community Centres | Community Centres, Resource Centres, Sports Centres, Youth Centres, Training Centres. etc |
| Healthcare Facilities | General Practitioners, Healthcare Centres, Hospitals, Nursing Homes |
| District Centres | Supermarkets, Shops, Convenience Shops |

These criteria were considered in the development of the comprehensive infrastructure categories applied during the course of the study area audit, as set out in Section 4.0 to follow.

2.2 Regional Spatial and Economic Strategy 2019-2031 (EMRA)

We note that the *Regional Spatial and Economic Strategy 2019-2031 (RSES)* prepared by the Eastern & Midland Regional Assembly (EMRA) was published 28 June 2019 and supersedes the previous *Regional Planning Guidelines for the Greater Dublin Area 2010-2022*. This document takes account of the Dublin Metropolitan Area Strategic Plan (MASP), which identifies strategic residential and employment corridors within the area and provides guidance for development opportunities including housing delivery.

With respect to the provision of social infrastructure within Dublin City and Suburbs (to which Firhouse/Ballycullen belongs), the RSES advocates for a wide range of services and facilities to meet local need and contribute towards an improved quality of life for all residents, including:

“...facilities in relation to health, education, libraries, childcare, community centres, play, youth, recreation, sports, cultural facilities, policing, places of worship, burial grounds and emergency facilities.”

[Section 9.6, RSES]

Specific policy objectives for the development of social infrastructure throughout the region are also included in Sections 9.6 and 9.7, as follows:

| Table 2.2: Select Regional Policy Objectives for Social Infrastructure (RSES) | |
|---|--|
| RPO 9.20 Childcare | Support investment in the sustainable development of the Region's childcare services as an integral part of regional infrastructure to include: <ul style="list-style-type: none"> Support the Affordable Childcare Scheme. Quality and supply of sufficient childcare places. Support initiatives under a cross Government Early Years Strategy. Youth services that support and target disadvantaged young people and improve their employability. |
| RPO 9.21 Schools | In areas where significant new housing is proposed, an assessment of need regarding schools' provision should be carried out in collaboration with the Department of Education and Skills and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations. |
| RPO 9.22 Third Level | To support the role of Higher Education Institutions and Educational Training Boards in addressing skills shortages and life-long learning needs in the Region, and to support the further development of multi-campus Technological Universities to drive research and innovation. |
| RPO 9.23 Healthcare | Facilitate the development of primary health care centres, hospitals, clinics, and facilities to cater for the specific needs of an ageing population in appropriate urban areas in accordance with RSES settlement strategy and core strategies of development plans. |
| RPO 9.24 Arts & Culture | Promote and facilitate the role of arts and culture in recognition of its importance to people's identity and the potential for economic development through a unique cultural tourism offering throughout the Region. |
| RPO 9.25 Arts & Culture | Seek to work with all relevant stakeholders to promote equality of access to and engagement with arts and cultural services and in the promotion of culture and heritage led urban and rural regeneration. |
| Section 9.6-9.7, RSES - Our emphasis. | |



2.3 South Dublin County Development Plan 2016-2022 (SDP)

The proposed development area is located within the South Dublin County Council administrative area and therefore this audit also has regard to the policies and objectives contained within the *South Dublin County Development Plan 2016-2022 (SDP)*, which states the following with respect to the provision of community infrastructure in new developments in Chapter 3:

“The overall aim of the Development Plan with regard to community infrastructure is to support the planned provision of accessible community and recreational facilities, parks and open spaces, and to ensure that all communities in South Dublin County have access to a range of facilities that meet the needs of the communities they serve...”

Community infrastructure, for the purpose of the County Development Plan, includes community centres and halls, libraries and cultural facilities, religious buildings and burial grounds, sporting facilities, health facilities, childcare and educational facilities, and open space and recreational facilities...”

[Ch. 3, SDP – Our emphasis.]

Chapter 3 of the *Plan* also contains a number of relevant policies for the provision of social infrastructure in support of sustainable communities, which are referenced in Table 2.3:

| Table 2.3: Community Infrastructure Policies (SDP) | |
|--|---|
| Policy C1 Community Centres | <i>It is the policy of the Council to ensure that all communities have access to multifunctional community centres that provide a focal point for community activities.</i> |
| Policy C2 Libraries | <i>It is the policy of the Council to continue to provide an innovative, community focused public library service to all who live, work and study in South Dublin County.</i> |
| Policy C3 Arts & Cultural | <i>It is the policy of the Council to facilitate the continued development of arts and culture in the County.</i> |
| Policy C4 Places of Worship | <i>It is the policy of the Council to support and facilitate the development of places of worship and multi-faith facilities at suitable locations.</i> |
| Policy C5 Fire Stations | <i>It is the policy of the Council to co-operate with Dublin City Council in the development of the fire service in the Dublin Region.</i> |
| Policy C6 Burial Grounds | <i>It is the policy of the Council to facilitate the sustainable development of cemeteries and crematoria to cater for the needs of the County.</i> |
| Policy C7 Sports Facilities | <i>It is the policy of the Council to ensure that all communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable.</i> |
| Policy C8 Childcare | <p>(a) <i>It is the policy of the Council to support and facilitate the provision of good quality and accessible childcare facilities at suitable locations in the County.</i></p> <p>(b) <i>It is the policy of the Council to require the provision of new childcare facilities in tandem with the delivery of new communities.</i></p> |
| Policy C9 Primary & Post Primary | <i>(a) It is the policy of the Council to work in conjunction with the relevant education authorities to promote and support the provision of primary and post-primary schools in the County.</i> |

| | |
|--|---|
| | (b) It is the policy of the Council to engage with the Department of Education and Skills and to support the Department's School Building Programme by actively identifying sites for primary and post primary schools at suitable locations, based on forecast need. |
| Policy C10 Third and Fourth Level Education | <i>It is the policy of the Council to support the development and ongoing provision of third level education in the County, and to develop Tallaght as a hub for education and employment to provide further opportunities for the County's workforce.</i> |
| Policy C11 Healthcare | (a) It is the policy of the Council to support the Health Service Executive (HSE) and other statutory and voluntary agencies in the provision of appropriate healthcare facilities, including the system of hospital care and the provision of community based primary care facilities. (b) It is the policy of the Council to support and encourage the integration of healthcare facilities within new and existing communities that are appropriate to the size and scale of each settlement. |
| Policy C12 Open Space | <i>It is the policy of the Council that a hierarchical network of high-quality open space is available to those who live, work and visit the County, providing for both passive and active recreation, and that the resource offered by public open spaces, parks and playing fields is maximised through effective management.</i> |
| Policy C13 Accessibility | <i>It is the policy of the Council to promote the highest levels of universal accessibility in all community facilities.</i> |
| Ch. 3, SDP - Our emphasis. | |

2.3.1 Ballycullen-Oldcourt Local Area Plan 2014 (Extended)

The proposed development is also located partially within the Ballycullen-Oldcourt Local Area Plan 2014 (Extended), which seeks to:

"...ensure that development is phased in a manner that provides for the required community, school and parkland facilities either prior to or in tandem with development."

[Section 4.2.2, LAP]

Other specific objectives for the provision of community infrastructure within the Plan area of relevance to the subject development are included in Appendix 1 of the LAP, as follows:

| Table 2.2: Selected Policies for the Development of Community Infrastructure (LAP) | |
|---|--|
| Open Space | <ul style="list-style-type: none"> All residential development shall contribute to the creation of the planned network and hierarchy of open spaces. (Objective GI32). Public open space shall be provided at a minimum rate of 20% of development sites on the Lower Slope and Mid Slope Lands and 30% on the Upper Slope Lands... (Objective GI33). |
| Play Areas | <ul style="list-style-type: none"> Play facilities shall be provided at a rate of 3 sq.m per dwelling and in accordance with Planning Guidance on Provision of Children's Play Facilities in New Developments (2007) and the Standards section of this LAP (Appendix 2). (Objective GI36). |
| Shopping and Community Facilities | <ul style="list-style-type: none"> All residential development shall provide community floorspace at a rate of 3 sq. m per 10 dwellings (excluding childcare floorspace). Such floorspace shall be grouped in community facilities and shall be located close to or within local shopping facilities/centres within the Plan Lands. (Objective LUD8). |

| | |
|---------------------------------|--|
| | <ul style="list-style-type: none"> The primary locations for community floorspace shall include the Discount Foodstore site zoned Objective 'LC' on the western side of the Plan Lands and the site of the previously permitted Neighbourhood/Community Centre (Reg. Ref. SD05A/1014) on the eastern side. (Objective LUD9). |
| Schools | <ul style="list-style-type: none"> Planning applications for 100 or more dwellings shall be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of schools in the vicinity to cater for such demand. (Objective LUD11). Each of the two primary school sites designated under this LAP shall measure at least 1.8 hectares and shall each be set aside for the development of a primary school. The Post-Primary School, if provided, shall comply with the minimum space requirements of the Dept. of Education and Skills... (Objective LUD12). |
| Appendix 1, LAP - Our emphasis. | |

These criteria are addressed with respect to the proposed development in Sections 4.0 and 5.0 to follow, which provide information with respect to the location and level of service provided by existing facilities identified within a c. 1.5km radius of the proposed development site.

3.0 DEMOGRAPHIC ANALYSIS

For the purposes of the demographic analysis, the study area comprises 2 No. distinct enumeration areas identified by the Central Statistics Office (CSO) of relevance to the subject development, as follows: 1) the local Firhouse/Ballycullen Electoral Division (ED) boundary to which the subject site belongs; and 2) the larger South Dublin county administrative boundary. These enumeration areas (identified in Figure 3.1) provide demographic information for the local and regional populations which are likely to be impacted by the subject development and demonstrate historical trends in the various statistical themes explored in the course of this assessment (Sections 3.1 to 3.6 to follow).

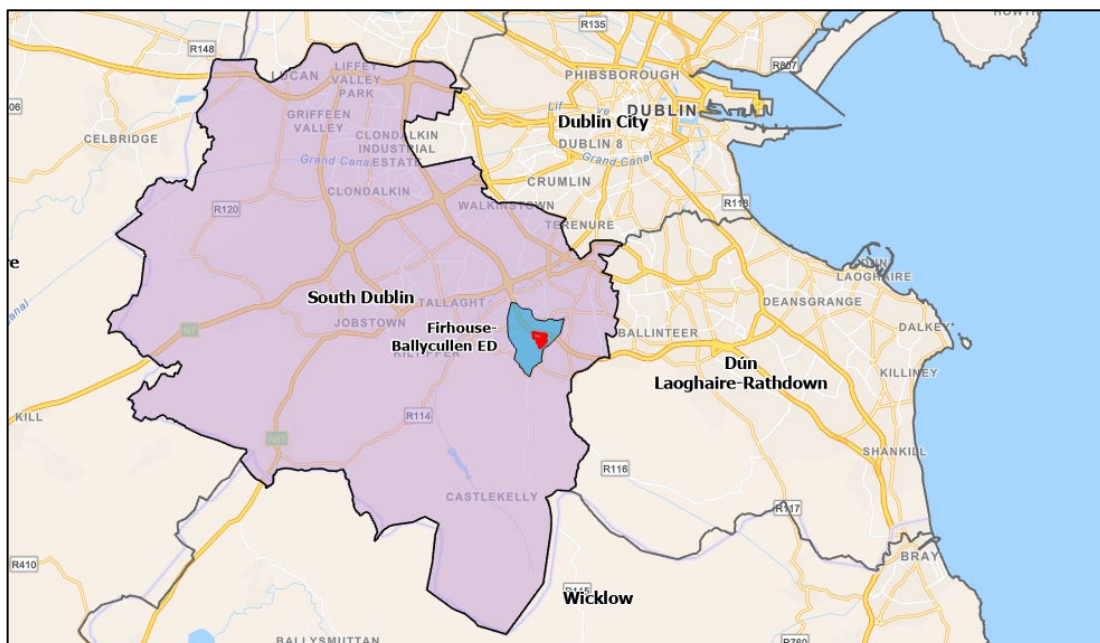


Figure 3.1: Extent of CSO enumeration areas utilised in demographic analysis. Location of subject site within the Firhouse-Ballycullen ED indicated by red polygon. Source: CSO, annotated by TPA, 2021.



3.1 Population Trends

The subject site is located within the 'Firhouse/Ballycullen' Electoral District (CSO ED ID: 03012), which comprised some 8,230 No. persons at the time of the 2016 Census. This area appears to be growing at a slightly faster rate (5.9%) than the rest of the county (5.1%) and state (3.8%) for the same period (see Table 3.1a).

More recent population projections for South Dublin were included in the *Regional Spatial and Economic Strategy* (RSES) for the Eastern and Midlands Regional Assembly (EMRA). It is estimated that an additional 40,000-50,000 No. people will need to be accommodated within the local authority by 2031, and an additional 240,000 No. people or more within the larger Dublin Strategic Planning Area (SPA) (see Table 3.1b).

| Table 3.1a: Population Change by Enumeration Area (CSO) | | | | |
|---|----------------------|-----------------|-----------------|----------|
| Enumeration Area | Name | 2011 Population | 2016 Population | % Change |
| Electoral Division | Firhouse/Ballycullen | 7,773 | 8,230 | +5.9% |
| County | South Dublin | 265,205 | 278,767 | +5.1% |
| State | Ireland | 4,588,252 | 4,761,865 | +3.8% |

| Table 3.1b: Population Projections 2016 – 2031 (RSES) | | | |
|---|----------------|---------------------|---------------------|
| Location | 2016 Base Year | 2026 (low-high) | 2031 (low-high) |
| South Dublin | 279,000 | 308,000-314,000 | 320,500-329,000 |
| Dublin SPA | 1,347,500 | 1,489,000-1,517,500 | 1,549,500-1,590,000 |

3.2 Age Profile

The age profile of Firhouse/Ballycullen largely aligns with the county profile, with the Adult (24-64 years) age cohort comprising 56% of the total population within the electoral division. We note, however, that the Secondary School (13-18 years) cohort is slightly higher at 10%, than the rest of the county (8%), and the Older Adults (65+ years) cohort is much lower at 5% than elsewhere (11%).

| Table 3.2: Population by Age Cohort (CSO 2016) | | | | |
|--|----------------------|-------------|----------------|-------------|
| Age Cohort | Firhouse/Ballycullen | % of Total | South Dublin | % of Total |
| Preschool (0-4 years) | 682 | 8% | 21,733 | 8% |
| Primary School (5-12 years) | 1,076 | 13% | 34,665 | 12% |
| Secondary School (13-18 years) | 786 | 10% | 22,270 | 8% |
| Young Adults (19-24 years) | 686 | 8% | 19,567 | 7% |
| Adults (25-64 years) | 4,615 | 56% | 149,607 | 54% |
| Older Adults (65+ years) | 385 | 5% | 30,925 | 11% |
| Total | 8,230 | 100% | 278,767 | 100% |



3.3 Educational Attainment

With respect to the levels of educational attainment within Firhouse/Ballycullen, the largest proportion of residents had completed 'Third Level' education (50%) in 2016, compared to only 38% in the rest of South Dublin. We note that 17% of the population had also completed 'Postgraduate Education or higher'³ at the time of the Census, compared to 10% elsewhere, and that less than 1% were recorded as having 'No Formal Education'. These figures indicate a much higher level of educational attainment within the study area than the larger county.

| Table 3.3: Population aged 15+ years by highest level of education completed (CSO 2016) | | | | |
|---|--------------------------|-------------|----------------|-------------|
| Education Level | Firhouse/ Ballycullen | % of Total | South Dublin | % of Total |
| No Formal Education | 25 | 1% | 2727 | 2% |
| Primary Education | 154 | 3% | 18045 | 10% |
| Secondary Education | 1,285 | 26% | 59,363 | 34% |
| Third Level Education | 2,474 | 50% | 65,970 | 38% |
| Postgraduate or higher | 840 | 17% | 16582 | 10% |
| Not stated | 139 | 3% | 11603 | 7% |
| Total | 4,917 | 100% | 174,290 | 100% |

3.4 Economic and Employment

The economic profile of the Firhouse/Ballycullen Electoral Division is similar to the larger settlement, with the majority of the population over the age of 15 being categorized as 'At work' in 2016 (65%). However, the 'Student' (26%) portion of the population is higher in this area than elsewhere in South Dublin (11%) and the 'Retired' portion is slightly lower than the average at 6%. The remaining economic cohorts (e.g., unemployed, homemakers, jobseekers, etc.) each form less than 10% of the population overall.

| Table 3.4: Population aged 15+ years by principal economic status (CSO 2016) | | | | |
|--|--------------------------|-------------|----------------|-------------|
| Principal Economic Status | Firhouse/ Ballycullen | % of Total | South Dublin | % of Total |
| At work | 4,067 | 65% | 119,210 | 56% |
| Looking for first regular job | 32 | <1% | 2,030 | 1% |
| Unemployed | 234 | 4% | 16,235 | 8% |
| Student | 978 | 26% | 23,833 | 11% |
| Looking after home/family | 411 | 7% | 17,074 | 8% |
| Retired | 401 | 6% | 27,258 | 13% |
| Unable to work | 87 | 1% | 8,427 | 4% |
| Other | 11 | <1% | 612 | <1% |
| Total | 6,221 | 100% | 214,679 | 100% |

³ Comprised of the following CSO sub-categories: Postgraduate Diploma or Degree, Doctorate (Ph.D) or higher



3.4.1 Social Class

The majority of workers within Firhouse/Ballycullen were categorized as 'Managerial and technical' workers (46%), followed by 'Non-manual' workers at 19%. Within the electoral division, a larger proportion of the population were categorized as 'Professional workers' (13%) than elsewhere in the county (only 7%), with proportionally lower cohorts of 'Skilled manual' workers (10%) and 'Semi-skilled' workers (4%). This is likely due to the higher levels of educational attainment identified in the area overall.

| Table 3.5 Population by social class (CSO 2016) | | | | |
|---|--------------------------|-------------|----------------|-------------|
| Social Class | Firhouse/ Ballycullen | % of Total | South Dublin | % of Total |
| Professional workers | 1,045 | 13% | 20,429 | 7% |
| Managerial and technical | 3,803 | 46% | 79,021 | 28% |
| Non-manual | 1,592 | 19% | 53,954 | 19% |
| Skilled manual | 805 | 10% | 41,548 | 15% |
| Semi-skilled | 302 | 4% | 26,184 | 9% |
| Unskilled | 57 | 1% | 8,892 | 3% |
| All others occupied/unknown | 626 | 8% | 48,739 | 17% |
| Total | 8,230 | 100% | 278,767 | 100% |

3.5 Families and Households

The majority of private households within Firhouse/Ballycullen (63%) and South Dublin (51%) are comprised of 'Families with children', including single and dual parent households. The proportions of 'One person' households (12%) and 'Married/cohabiting couples' (15%) are slightly lower, however, than elsewhere in the county (17% and 18% respectively). All other cohorts (i.e., non-family and mixed households) form less than 5% of the total population.

| Table 3.6: Private households by type (CSO 2016) | | | | |
|--|--------------------------|-------------|---------------|-------------|
| Type of Households | Firhouse/ Ballycullen | % of Total | South Dublin | % of Total |
| One person | 323 | 12% | 15,575 | 17% |
| Married/cohabiting couple ⁴ | 397 | 15% | 16,462 | 18% |
| Couple with others | 26 | 1% | 1,423 | 2% |
| Families with children ⁵ | 1624 | 63% | 47,468 | 51% |
| Families with children and others ⁶ | 112 | 4% | 4,385 | 5% |
| Two or more family units | 36 | 1% | 2,170 | 2% |
| Non-family households | 33 | 1% | 1,842 | 2% |
| Two or more non-related persons | 66 | 3% | 3,198 | 3% |
| Total | 2,591 | 100% | 92,523 | 100% |

⁴ Comprised of the following CSO sub-categories: Married couple, Cohabiting couple

⁵ Comprised of the following CSO sub-categories: Married couple, Cohabiting couple, Father or Mother and children.

⁶ Comprised of the following CSO sub-categories: Couple, Father, or Mother with children and others.



3.5.1 Housing Type and Occupancy

The housing profile of Firhouse/Ballycullen largely aligns with that of South Dublin, with more than 85% of the housing stock comprised of houses and bungalows and 12% of flats and apartments. All other forms of housing comprise 1% or less of the total accommodation stock. We note that the occupancy rate for these units was also much higher than the national average (84%), with more than 94% of all units occupied in both Firhouse/Ballycullen and South Dublin at the time of the 2016 Census (see Table 3.8).

| Table 3.7: Private households by type of accommodation (CSO 2016) | | | | |
|---|----------------------|-------------|---------------|-------------|
| Type of Accommodation | Firhouse/Ballycullen | % of Total | South Dublin | % of Total |
| House/Bungalow | 2,272 | 88% | 78,232 | 85% |
| Flat/Apartment | 299 | 12% | 12,729 | 14% |
| Bed-sit | 0 | - | 70 | <1% |
| Caravan/Mobile Home | 0 | - | 130 | <1% |
| Not stated | 20 | <1% | 1,362 | 1% |
| Total | 2,591 | 100% | 92,523 | 100% |

| Table 3.8: Occupancy status of permanent dwellings on Census night (CSO 2016) | | | | |
|---|----------------------|-------------|---------------|-------------|
| Occupancy Status | Firhouse/Ballycullen | % of Total | South Dublin | % of Total |
| Occupied | 2,596 | 94% | 92,564 | 94% |
| Temporarily absent | 72 | 3% | 2,293 | 2% |
| Unoccupied holiday homes | 0 | - | 35 | <1% |
| Other vacant dwellings | 78 | 3% | 3,495 | 4% |
| Total | 2,746 | 100% | 98,387 | 100% |

3.6 Demographic Summary

The demographic profile of Firhouse/Ballycullen (i.e., age, economic/social status and education) was largely consistent with the rest of the South Dublin in 2016, however this area appears to be growing at a slightly faster rate (c. 6%) than the rest of the county (5%) or state (3.8%). The majority of residents within the study area are Adults between the ages of 25-64 (56%), however, a much lower percentage of 'Older Adults' were identified within the ED (5%) than the rest of the county (11%).

We note that the population of Firhouse/Ballycullen aged 15 years or older was largely at work (65%) or in school (26%) at the time of the Census, and that a much higher proportion of these residents had completed 'Third Level Education' (50%) or 'Post graduate or higher' (17%) than elsewhere in the county. We note that less than 1% of the total population of Firhouse/Ballycullen had received 'No Formal Education' in 2016.

With respect to household composition, the majority of private households within Firhouse/Ballycullen and the larger settlement are 'Families with children', including single and dual parent households (50% or more), followed by 'One person' and 'Married/cohabiting



couples' households. More than 85% of the total housing stock in the area was comprised of houses and bungalows and 94% of all the permanent dwellings were occupied in both Firhouse/Ballycullen and South Dublin at the time of the Census.

These statistics indicate that a higher proportion of community facilities may be required for the working population and families with school-aged children in this area than other demographic groups. As the majority of children residing in Firhouse/Ballycullen belong to the 'Primary School' cohort (aged 5-12 years, 13%), playground facilities and other recreational amenities for young children are also likely to be desired. We note, however, that the current population figures do not account for the development capacity of additional zoned land within the study area and potential population growth arising from future developments.

4.0 COMMUNITY INFRASTRUCTURE AUDIT

The proposed development site comprises c. 15-hectares of land within the Firhouse/Ballycullen Electoral Division of South Dublin, just outside the M50 motorway. For the purposes of the infrastructure audit, a localised study area was applied which comprises a c. 1.5km radius from the development site, roughly bounded by Firhouse Road to the north, Ballyboden/Edmondstown to the east, Rockbrook/Frank Kelly Park to the south and Oldcourt/Orlagh Park Retreat Centre the west (see Figure 4.1 overleaf).

A total of 8 No. categories of facilities were utilised for during the audit which align with the *Development Plan* requirements for the assessment of community infrastructure and summarise the range of existing amenities and services available to support the proposed development, as shown in Table 4.1. More than 150 No. social infrastructure facilities and services were identified within the study area (as summarised in Figure 4.1 overleaf) and in our opinion, there is sufficient provision of most forms of social infrastructure in the vicinity of the subject site (i.e., within a c. 10-15 minutes' driving distance) to support the proposed development.

Potential gaps in the existing services include higher order healthcare facilities (such as hospitals) and more significant arts and cultural facilities than are currently available. We note that the proposed scheme includes a range of residential support services as well as a number of public amenities including 2 No. community facilities, a substantial 591 sq. m crèche and various public open spaces including children's play areas and informal playing pitches which will positively contribute to the amenity of the area once the development is completed.

| Table 4.1: Community Infrastructure Categories applied to Audit | |
|--|---|
| Category | Sample Facilities |
| Community | Community centres and halls, senior and youth centres/cafes, community gardens and allotments |
| Libraries/Cultural | Libraries, theatres, museums, music venues, performance and outdoor events spaces |
| Education | Primary, Post-Primary, Third Level and other lifelong training facilities |
| Childcare | Registered childcare facilities (Full Time, Part Time, Sessional) |
| Healthcare | Hospitals, health centres, doctors and clinics, nursing homes |
| Religious/Burial | Churches, multi-faith centres and burial grounds |
| Sport/Leisure | Sports centres and clubs, leisure centres, swimming pools |
| Open Space/ Recreation | Parks, Playing Pitches, Playgrounds, MUGAs |

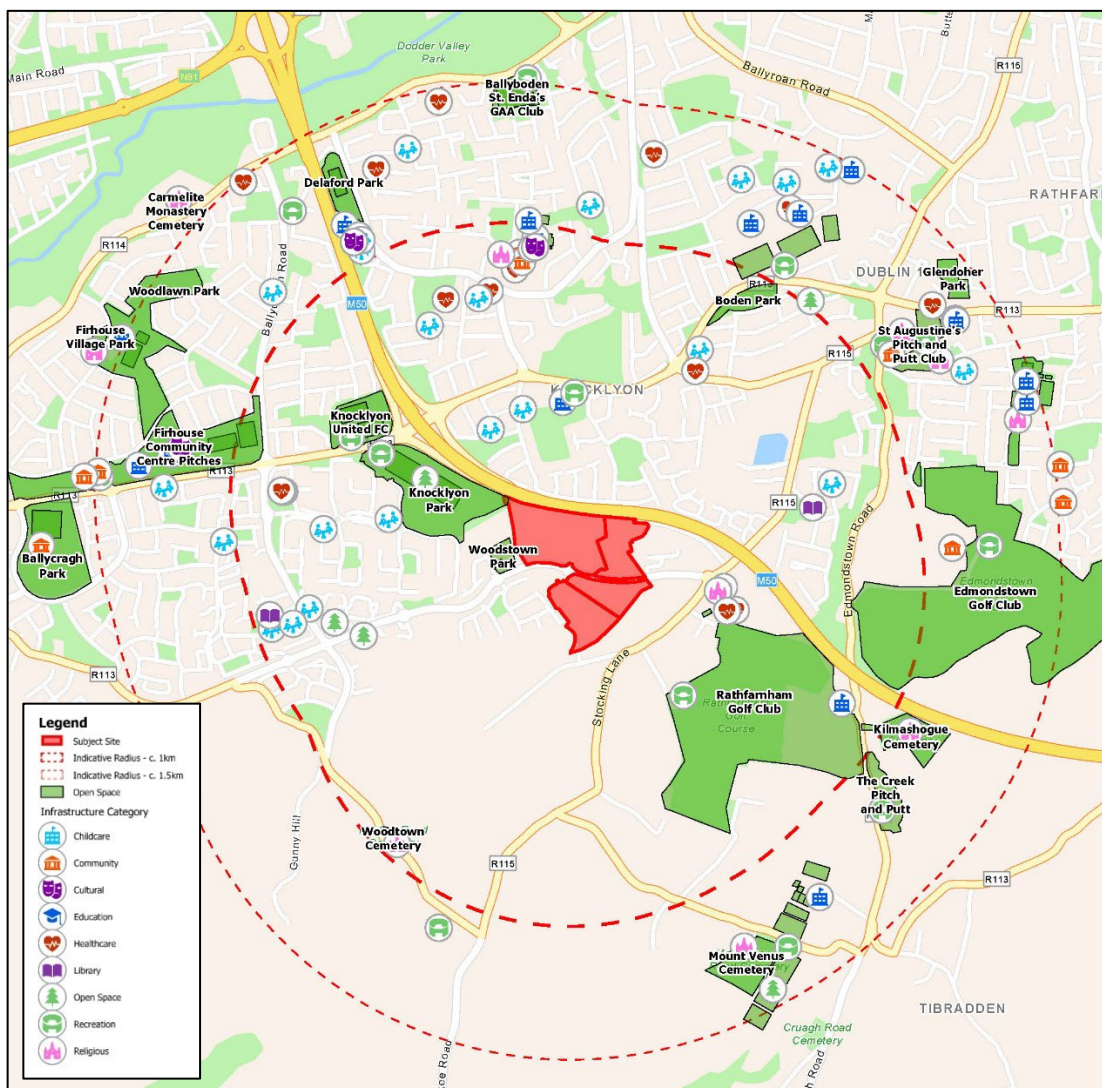


Figure 4.1: Extent of study area comprising a c. 1.5km radius from subject site. Source: TPA, 2021.

4.2 Community Facilities

The proposed development site is supported by a number of local social and community services facilities, including 7 No. community centres and 4 No. youth facilities within the c. 1.5km study area. The Iona Centre and Knocklyon Community & Youth Centre are closest to the subject site, located adjacent St. Colmcille's National School within c. 10 -minutes' drive to the north.



Iona Centre/Knocklyon Community Centre



Ballyboden Family Resource Centre

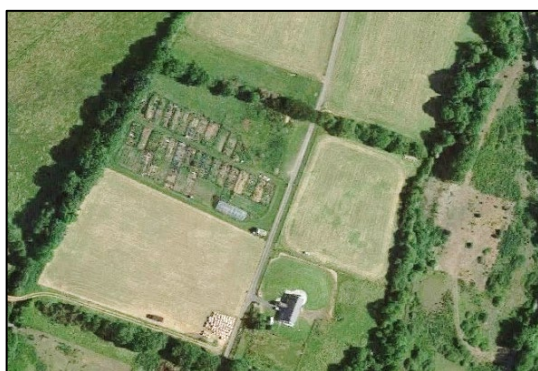


Firhouse Community & Leisure Centre



Whitechurch Community & Youth Centre

We note that 2 no. food growing facilities were also identified within the study area, including Oldcourt Hill Allotments (located c. 4-minutes' drive to the west) and Edmondstown Park Farm (located c. 6-minutes' drive to the east of the subject site).



Oldcourt Hill Farm Allotments



Edmondstown Park Farm

| Table 4.2: Community Infrastructure within c. 1.5km | |
|---|--|
| Type | Facilities |
| Community Centres and Halls (7) | Ballyboden Family Resources Centre, Firhouse Community & Leisure Club, Daletree Place Community Centre, Knocklyon Youth & Community Centre, Whitechurch Community & Youth Centre, Iona Centre Knocklyon, The Park Community Centre |
| Senior and Youth Centres/Cafes (4) | St. Augustine's Youth Club, Firhouse Carmel Youth Club, Scouting Ireland (Ballycullen), Scouting Ireland (Knocklyon) |
| Food Growing (2) | Oldcourt Hill Farm Allotments, Edmondstown Park Farm |

4.3 Libraries and Cultural Facilities

There appears to be a limited number of library and cultural facilities available to service the proposed development, with only 1 No. permanent library service identified (Whitechurch Library), supported by 2 No. mobile library stops. Other cultural facilities include the Orlagh House events venue and a small range of arts venues such as South Dublin Music and Encore School of Performing Arts. However, we note that the Red Rua South Dublin Arts Centre, Marley Park outdoor events venue and Pearse Museum are all accessible within c. 5km of the proposed development site.



South Dublin Mobile Library



Whitechurch Library

| Table 4.3: Libraries and Cultural Infrastructure within c. 1.5km | |
|--|--|
| Type | Facilities |
| Libraries (2) | Whitechurch Library, South Dublin Mobile Library Stops (x2 - Hunters Avenue, Prospect Drive) <ul style="list-style-type: none"> Others within 2km: Ballyroan Library |
| Arts and Cultural Facilities (5) | South Dublin Music, Encore School of Performing Arts, Emma Madden School of Ballet, South Dublin Model Railway Club, Mouth and Foot Painting Artists <ul style="list-style-type: none"> Others within 5km: Rua Red South Dublin Arts Centre, South Dublin Civic Theatre, Pearse Museum |
| Performance Spaces/ Events Venues (1) | Orlagh House (indoor/outdoor venue) <ul style="list-style-type: none"> Others within 3km: Marley Park (outdoor venue) |

4.4 Education Facilities

The study area is home to a range of existing education services, with Edmondstown National school (Primary), St. Colmcille's Senior National School (Primary) and St. Colmcille's Community School (Post-Primary) operating in locations proximate to the proposed development, along with 10 No. other primary and post-primary education facilities. We note that 1 No. special educational facility, Saplings Special School, also provides educational services for children with autism and complex needs in Rathfarmham.

There were no third level institutions identified within the immediate study area (within c. 1.5km), however the Tallaght Campus of Technical University Dublin (TU Dublin - Tallaght) is accessible within c. 5km. A number of training facilities including PARTAS (Bolbrook Enterprise Centre), IICP Education and Training (Killindarden Enterprise Park), and the Irish Lifecoach Institute were also identified in this enlarged study area.



Edmondstown National School



St. Colmcille's Community School



| Table 4.4: Education Infrastructure within c. 1.5km | |
|---|--|
| Type | Facilities |
| Primary (8) | St. Colmcille's Senior National School, S N Bhaile Eamonn (Edmondstown NS), Gaelscoil Chnoc Liamhna, Schol Colmcille Naofa, St Patrick GNS, Scoil Mhuire, Firhouse Educate Together Primary School, Gaelscoil na Giuise |
| Post-Primary (5) | St. Colmcille's Community School, Rockbrook Park School (Boys), Sancta Maria College (Girls), Colaiste Eanna (Boys), Firhouse Educate Together Secondary School |
| Special Education (1) | Saplins Special School |
| Third Level and Training Facilities (3) | St. Mary's Community Employment Project, Ballyboden Adult Social Education Group (BASE), The WEB Project <ul style="list-style-type: none"> Others within 5km: TU Dublin – Tallaght, PARTAS (Bolbrook Enterprise Centre), IICP Education and Training (Killindarden Enterprise Park), Irish Lifecoach Institute |

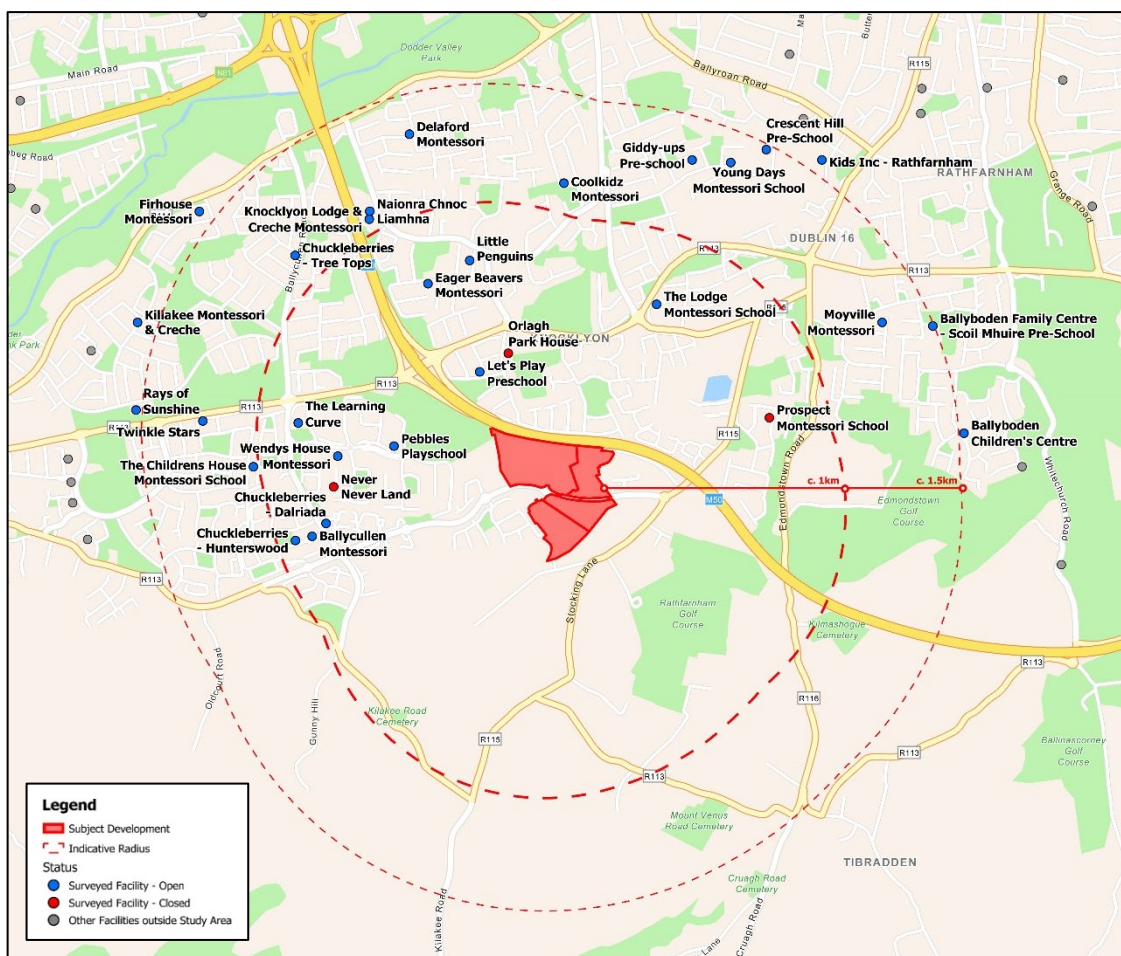
4.5 Childcare Facilities

A total of 27 No. operational facilities were identified in the area using the latest Tusla Early Years Inspectorate data⁷ which could be accessed from the site within 10-minutes' drive (c. 1.5km radius), along with 3 No. additional services which have recently closed as indicated in Table 4.5. These facilities were reported as having a combined capacity of 764 No. childcare places at the time of the childcare survey (April 2021).

| Table 4.5 – Childcare Capacity of Existing Facilities within Study Area | | |
|---|--|-------------------|
| No. | Facility Name | Maximum Enrolment |
| 1 | Pebbles Playgroup | 7 places |
| 2 | Wendy's House Montessori | 22 places |
| 3 | Chuckleberries - Dalriada | 75 places |
| 4 | Ballycullen Montessori | 21 places |
| 5 | Chuckleberries - Hunters Walk | 90 places |
| 6 | The Learning Curve | 66 places |
| 7 | Let's Play Preschool | 22 places |
| 8 | The Lodge Montessori School | 15 places |
| 9 | Little Penguins | 12 places |
| 10 | Eager Beavers Montessori | 12 places |
| 11 | The Children's House Montessori School | 8 places |
| 12 | Twinkle Stars | 5 places |
| 13 | Chuckleberries - Tree Tops | 14 places |
| 14 | Knocklyon Lodge & Crèche Montessori | 100 places |
| 15 | Naionra Chnoc Liamhna | 20 places |
| 16 | Delaforde Montessori | 22 places |

⁷ The Tusla Early Years Inspectorate carries out inspections of Early Years Services under Section 58(J) of the *Child Care Act 1991* (as inserted by Section 92 of the *Child and Family Agency Act 2013*). Inspection Reports for active facilities are available online for public inspection and are updated at regular intervals by the service. Visit the Tusla website for more detail: <https://www.tusla.ie/services/preschool-services/creche-inspection-reports/>

| | | |
|--------------|---|-----------------------------|
| 17 | Coolkidz Crèche | 14 places |
| 18 | Giddy-ups Pre-School | 16 places |
| 19 | Young Days Montessori | 12 places |
| 20 | Crescent Hill Preschool | 44 places |
| 21 | Sadie's Montessori (formerly Moyville Montessori) | 24 places |
| 22 | Rays of Sunshine Preschool | 6 places |
| 23 | Firhouse Montessori | 24 places |
| 24 | Ballyboden Children's Centre - Scoil Mhuire Preschool | 12 places |
| 25 | Ballyboden Children's Centre – Resource & Family Centre | 12 places |
| 26 | Killakee Montessori & Creche | 22 places |
| 27 | Kids Inc Rathfarnham | 67 places |
| - | Orlagh Park House | <i>Closed – Summer 2020</i> |
| - | Prospect Montessori School | <i>Closed – Summer 2020</i> |
| - | Never Never Land | <i>Closed – Spring 2020</i> |
| Total | | 764 childcare places |



4.6 Healthcare Facilities

Though there were no hospital facilities identified within the immediate study area, we note that Tallaght University Hospital and Mount Carmel Community Hospital area accessible within c. 6km of the subject site (i.e., 12-15 minutes' drive). There are a number of existing health centres available to local residents, however, including Woodstown Medical Centre (Primacare) and Ballyboden Medical Practice. These are supported by a range of smaller GP clinics and specialty healthcare facilities such as Bloomfield Health Services (mental health) and the Rutland Centre (addiction services).



Woodstown Medical (Primacare)



Ballyboden Medical Centre

For elderly patients, New Lodge Nursing Home (within Bloomfield Health Services Campus) and Sally Park Nursing Home are also located within the study area and provide private convalescent services for residents with a variety of physical and mental healthcare issues.



Bloomfield Health Services/New Lodge



Sally Park Nursing Home

| Table 4.6: Healthcare Infrastructure within 1.5km | |
|---|---|
| Type | Facilities |
| Hospitals (0) | None identified within the study area <ul style="list-style-type: none"> Others within c. 3km: Tallaght University Hospital, Mount Carmel Community Hospital |
| Health Centres (4) | Woodstown Medical Centre (Primacare), Knocklyon Medical, Ballyboden Medical, Scholarstown Family Practice |
| Clinics (9) | Dr. Luke Brady (GP), Dr Moira Woolfson (GP), Woodstown Dental Clinic, Smile Savers Dental Knocklyon, Bloomfield Health Services, Rutland Centre, Buffini Conlon Rehabilitation, Sports Physiotherapy & Athletic Rehab, Select Care Physical Therapy |
| Nursing Homes (2) | New Lodge Nursing Home, Sally Park Nursing Home |

4.7 Religious and Burial Facilities

The proposed development has access to a range of established churches and other faith-based institutions within the study area, including the New Apostolic Church and Quaker House within the Bloomfield Health Services complex to the southeast and St. Colmcille's Church within c. 10-minutes' drive to the north. There were also 3 No. burial grounds identified to the west and south of the subject site, including: Woodtown, Mount Venus and Kilmashogue Cemeteries.



St. Colmcille's Church



New Apostolic Church & Quaker House

| Table 4.7: Arts, Cultural & Religious Institutions | |
|--|--|
| Type | Facilities |
| Churches and Multi-faith Centres (9) | New Apostolic Church, Quaker House, Church of Christ, Saint Colmcille's Church, St. Augustine's Church, St. Augustine's Parish Centre, Church of Our Lady of Good Counsel, Our Lady of Mount Carmel, Carmelite Sisters |
| Burial Grounds (3) | Woodtown Cemetery, Mount Venus Cemetery, Kilmashogue Cemetery |

4.8 Sports and Leisure Facilities

With respect to sports and leisure facilities in the area, a total of 12 No. sports centres and clubs were identified, along with 4 No. leisure centres/gyms. The proposed development site has access to St. Enda's GAA Club, Rathfarnham Golf Club, and Rathfarnham Equestrian Centre within c. 5-minutes' drive, and Firhouse Community & Leisure Centre and Curves Knocklyon within c. 10-minutes' drive. Though no swimming pool facilities were identified in the immediate area, we note that the Cheeverstown House Swimming Pool and Tallaght Community School Sports Complex Swimming Pool are accessible within c. 5km of the proposal.



Rathfarnham Golf Course & Club



Firhouse Community & Leisure Centre

| Table 4.8: Sport and Leisure Infrastructure within 1.5km | |
|--|--|
| Type | Facilities |
| Sports Centres/Clubs (12) | Wanderers GAA Club, Firhouse Carmel Football Club, Knocklyon United Football Club, Saint Enda's GAA Club (Ballyboden), St. Enda's GAA Club (Firhouse Road), St. Enda's GAA Club (Sancta Maria), St. Joseph's Amateur Boxing Club, Rathfarnham Golf Course and Club, Edmondstown Golf Course, St. Augustine's Pitch and Putt, The Creek Pitch and Putt, Rathfarnham Equestrian Centre |
| Leisure Centres/Gyms (4) | Firhouse Community & Leisure Club, Olympian Gymnastics Club, ROD Fitness, Curves Knocklyon |
| Swimming Pools (0) | None identified within study area <ul style="list-style-type: none"> Others within 5km: Cheeverstown House Swimming Pool, Tallaght Community School Sports Complex Swimming Pool |

4.9 Open Space and Recreation Facilities

A wide range of parks and local playing pitches and are also available to potential residents, including Knocklyon Park and Woodstown Park immediately adjacent the subject site. Other parks located within c. 10-minutes' drive of the proposed development include the Firhouse Community Centre Playing Pitches, Ballycragh Park and Boden Park to the north. We note that 5 No. children's playgrounds and mixed-use games areas (MUGAs) were also identified, including the Woodstown Park, Abbot's Grove and Dalriada Park playgrounds along Stocking Avenue.



Woodstown Park & Playground



Knocklyon Park & Ballycullen Playing Pitch

| Table 4.9: Open Space Recreation Infrastructure within 1.5km | |
|--|---|
| Type | Facilities |
| Parks and Open Space (9) | Knocklyon Park, Woodstown Park, Delaford Park, Boden Park, Firhouse Village Park, Ballycragh Park, Frank Kelly Park, Woodlawn Park, Glendoher Park |
| Playing Pitches and Other Grounds (10+) | Firhouse Community Centre Playing Pitches, Scoil Treasa School Playing Pitches, Sancta Maria College Pitches, St. Mary's National School Pitches, Wanderers GAA Club Pitches, Firhouse Carmel Football Club Pitches, Knocklyon United Football Club Pitches (Delaford Park), Saint Enda's GAA Club Pitches, Ballyboden St. Enda's GAA Club – Firhouse Road Pitches, Ballyboden St. Enda's GAA Club – Sancta Maria Pitches |
| Playgrounds/MUGAs (5) | Abbot's Grove Playground, Dalriada Park Playground, Boden Heath Playground, St. Colmcille's School Playground/MUGA, Woodstown Park Playground |



5.0 CONCLUSION

The proposed development site comprises c. 15-hectares of land within the Firhouse/Ballycullen Electoral Division of South Dublin, just outside the M50 motorway. This area was largely comprised of working adults and families with children at the time of the most recent Census (2016) and appeared to be growing at a faster pace (c. 6%) than the rest of the nation (3.8%) from 2006-2016. The demographic profile of the area (i.e., age, economic/social status and education) was largely consistent with the rest of the South Dublin, however, Firhouse/Ballycullen was home to a lower percentage of 'Older Adults' (c. 5% aged 65+) than the rest of the county (11%) and a much higher proportion of the population (50%) had received a 'Third Level' education than elsewhere in South Dublin.

These statistics indicate that a higher proportion of community facilities may be required for the working population and families with school-aged children in this area than other demographic groups. We note, however, that the current population figures do not account for the development capacity of additional zoned land within the study area and potential population growth arising from future developments. With respect to the level of existing service provision in the study area (i.e., within c. 1.5km equivalent to c. 10-minutes' drive time), the facilities identified in the course of the infrastructure audit can be summarized as follows:

- **Community:** The subject site is well served by more than 10 No. existing community and youth centres, including Firhouse Community & Leisure Club and Knocklyon Youth & Community Centre, as well as 2 No. food growing amenities within the study area.
- **Library/Cultural:** Only 1 No. permanent library facility was identified (Whitechuck Library), however, the area is also served by 2 No. mobile library stops at Hunters Avenue and Prospect Drive. While there were no significant arts and cultural facilities located within the immediate study area, the development site does have access to the Rua Red South Dublin Arts Centre, South Dublin Civic Theatre and Pearse Museum within a c. 15-minute drive.
- **Education:** The proposed development is also well served by educational facilities, with 8 No. primary schools and 5 No. post-primary located within c. 1.5km of the subject site. The Tallaght campus of TU Dublin is also accessible within c. 5km and is supported by 3 No. local training facilities, including St. Mary's Community Employment Project and The WEB Project.
- **Childcare:** A total of 27 No. existing childcare facilities were operating within c. 1.5km of the proposed development at the time of the survey, with capacity for more than 750 No. childcare places. We note that a substantial creche (c. 50 places or more) is also proposed to be provided within the subject development scheme to support future residents.
- **Healthcare:** There were no hospital facilities identified within the study area, however Tallaght University Hospital is accessible within c. 12-15 minutes' drive. There are also 4 No. health centres and 9 No. specialty clinics to service the proposed development and 2 No. existing nursing homes including New Lodge Nursing Home and Sally Park Nursing Home.



- **Religious:** A range of 9 No. established churches and faith-based institutions are available to local residents, including New Apostolic Church and Quaker House immediately south of the subject site within the Bloomfield Health Services campus, along with 3 No. cemeteries.
- **Sports/Leisure:** A total of 12 No. sports centres and clubs were identified in the study area, including St. Enda's GAA Club and Rathfarnham Golf Club within c. 5-minutes' drive, along with 4 No. leisure centres/gyms. The nearest swimming pool facility is located c. 5km away in Cheeverstown House.
- **Open Space/Recreation:** A wide range of parks and playing pitches (more than 20 No. identified) are available to serve the proposed development, including Knocklyon Park and Woodstown Park immediately adjacent the subject site. We note that 5 No. children's playgrounds and MUGAs were also identified within c. 10-minutes' drive.

On the basis of this audit, the Stocking Avenue development site is well served by existing education, childcare, community, religious and sports/recreation facilities. However, higher order healthcare facilities such as hospitals and largescale medical centres are limited within the immediate study area (c. 10-minutes' drive) and more significant arts and cultural facilities may be required to serve the local population.

We note that the proposed scheme includes a range of residential support services as well as a number of public amenities including 2 No. community facilities, a substantial 591 sq. m crèche and various public open spaces including children's play areas and informal playing pitches which will positively contribute to the amenity of the Firhouse/Ballycullen area once the development is completed.