

Community
and Social
Infrastructure
Audit

Strategic Housing
Development

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

For Ruirside
Development Ltd

JUNE 2021

Document Control:-

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1 INTRODUCTION

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26/27 Upper Pembroke Street, Dublin 2, have prepared this Audit of Community Infrastructure, as part of an SHD planning application for residential mixed use development, at 42A Parkgate Street, Dublin 8. The site benefits also from consented development ABP-306569-20

This document has been prepared in compliance with the provisions of Policy SN5 of the Dublin City Development Plan, 2016 – 2022. The purpose being to contribute to the ongoing assessment and monitoring of community facilities by Dublin City Council, and to identify the additional facilities being provided by the proposed scheme.

The audit describes the proposed development and provides a breakdown of infrastructure and community services available within a defined catchment area of the application site. The audit identifies the catchment area as the lands within a 1000m radius of the site, with special attention paid to those services and resources located within 500m of the site.

Community infrastructure includes a wide range of services and facilities that address the quality of life needs of the local community and can support the proposed housing development. In particular, health, education, community, cultural, play, faith, recreation and sports facilities.

2 THE CONSENTED AND PROPOSED DEVELOPMENT

ABP-306569-20 refers to a split made by An Bord Pleanála, dated 28 May 2020, whereby it determined to:

- Grant Permission for **321no. 'BTR' residential apartments**, ancillary residents' amenity facilities, **commercial office (c. 3,698 sq m)**, **retail (c. 214 sq m)** and **café/restaurant (c. 236 sq m)**, accommodated in 5no. blocks ranging from 8 to 13 storeys (c. 31,146 sq m) over ancillary basement area, and all associated and ancillary conservation, landscaping and site development works. (i.e. the 'consented development')
- Refuse Permission for a 29-storey 'Block A' (12,207 sq m gfa), accommodating 160no. 'BTR' residential apartments, ancillary residents' amenity areas and roof gardens, 1no. café/restaurant (c. 208 sq m) and ancillary plant/storage.

Permission is now sought for a new proposed new Block A at the location of the refused tower. Proposed Block A accommodates **198no. BTR apartment units, ancillary internal (384 sq m) and external (c.573 sq m) residential amenities, 1no. café/restaurant (c.223 sq m)**, and replacement office floor area. Associated works shall include proposed amendments to the consented scheme, including remedial works at the interface with office building (Block B2) and the public realm; additional bicycle parking and new telecommunications infrastructure. This all sits within the context of the otherwise consented residential-led mixed use redevelopment of the site measuring 0.82 ha (ABP-306569-20 refers).

The red line site boundary for this planning application remains the same as that of the ABP-306569-20 planning unit, as the proposed Block A is inextricably linked to the otherwise consented scheme. However, planning permission is not being sought again for the consented development, save for the necessary design amendments to facilitate the proposed new building. For clarity, the proposed development and associated works are delineated with a green dashed line on the application site and building plans.

In land use zoning terms, the majority of the consented and proposed development is located in 'Z5 – City Centre' - *"to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity"*. A narrow strip of land along the southern part of the site, which bounds the River Liffey, is zoned 'Z9 – Amenity/Open Space Lands/Green Network' – *"to preserve, provide and improve recreational amenity and open space and green networks"*.

The Z5 land use zoning promotes the development of the inner city as an attractive place for urban living, working and visiting. The Development Plan envisages generally the delivery of urban regeneration, the emergence of spatial clusters of economic specialisms, public realm improvements and the strengthening of the retail core.

The consented and proposed development of residential, office, retail and café/ restaurant uses at the application site accords with its mixed use Z5 zoning. In addition to providing a high quality residential scheme, the consented and proposed development will deliver a significant quantum of employment generating floorspace. The ground level units and areas across the consented and proposed scheme are primarily given to active uses, including retail, café/restaurant, public and private amenities and open space. At ground floor of proposed Block A, a generous residential lobby and a commercial café/restaurant will animate and enliven the surrounding public realm.

At upper levels of the consented scheme significant office floor area is permitted under ABP-306569-20. There is proposed to be some reconfiguration at the interface between consented office building Block B2 and proposed Block A. As a result there will be a net reduction in overall office floor area in the order of approximately 357 sq m. The consented residential co-working spaces in the mezzanine of Block B1 will be available for hire for cultural uses/ events. The consented public open space will have the potential to accommodate uses such as farmers markets and outdoor cinema events, subject to appropriate separate licencing and consents. Proposed Block A also delivers residential co-working space as part of its suite of internal residential amenities.

The consented and proposed redevelopment of this site presents an excellent opportunity to open up access to the River Liffey to the public, which had previously not been possible. This aspiration is clearly recognised within the Development Plan, as the strip of land adjacent to the river is zoned Z9 - Open Space. The consented treatment of the Z9 area responds carefully to the zoning objective to provide recreational amenity and open space in this area, while addressing the heritage value of the structures in this location. The restoration of the site's protected structures, as well as other historic structures, as consented under ABP-306569-20, will enhance the cultural fabric of the area. The proposed development compliments the opening up of the site in this manner and the integration of new development with heritage structures.

It is considered that the consented and proposed development will make a significant contribution to the delivery of a range of residential, commercial and community uses in the local area.

3 SITE CONTEXT

The application site is c.0.82ha, located between Parkgate Street and the River Liffey, beside Sean Moore Bridge, in Dublin 8. It was formerly occupied by Hickey's fabrics.

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

The site is well served by local and city centre amenities, within easy walking or cycling distance. Directly adjacent to the subject site are local neighbourhood facilities such as a neighbourhood convenience shop, a post office and several café/restaurant units and public houses. The Aisling hotel is also nearby.

The Central Criminal Court and Phoenix Park lie immediately to the north west. Phoenix Park, one of the largest urban parks in Europe, provides a significant public open space amenity and includes playing pitches, polo and cricket grounds, a children's playground, Dublin Zoo, tea rooms and a visitor centre. It is also home to Aras an Uachtaráin, the US Ambassador's Residence, Farmleigh, Ordinance Survey Ireland, St Mary's Hospital and nursing home.

The application site is also proximate to a number of other open spaces including The Croppies Acre (within 300m), Irish Museum of Modern Art Gardens, Irish War Memorial Gardens and Grangegorman Playing Fields.

Heuston South Quarter and Thomas Street are located within 1 km of the subject site. This area which contains a wide array of amenities such as banks, post office, local offices, restaurants, public houses, community and cultural facilities.

Henry Street, one of Dublin's primary shopping streets, is located within 2km of the application site.

4 DEMOGRAPHIC PROFILE

The subject site is located within 'Phoenix Park' Electoral Division (ED). The immediately surrounding electoral divisions are Arran Quay C, Arran Quay D, Ushers A and Ushers B. Below is a breakdown of the population as per the last recorded Census:

Census Year	2011	2016	Population Change	% Change
Phoenix Park	1,538	1,534	-4	-0.3%
Arran Quay C	4,170	4,471	+301	+7%
Arran Quay D	3,218	3,109	-109	-3.4%
Ushers A	3,089	3,930	+841	+27%
Ushers B	1,292	1,312	+20	+1.5%
Total EDs	13,307	14,356	+1,049	+7.9%
Dublin City	527,612	554,554	+26,942	+5.1%

Table 1: Total Population Change Between 2011 and 2016 (Source: www.cso.ie)

At the 2016 Census, the Phoenix Park ED recorded a marginal population decrease of -0.3% from 2011. A modest population decrease was also recorded in Arran Quay D immediately north of the application site.

By comparison, Arran Quay C and Ushers B electoral divisions recorded modest population growth. The highest increase was identified in Usher A. The population growth in Usher A may be partly explained by the build out and occupation of the Clancy Quay development at Island Bridge in recent years.

Overall, the area comprising these Electoral Divisions saw an average of 7.9% population growth between 2011 and 2016, which is comparatively higher than the growth experienced within the administrative area of Dublin City (5.1%) and nationally (3.8%).

In terms of age cohorts, overall, the area comprising the Electoral Divisions within the study area for this report have seen a decline in the younger dependent cohort (0-12 year olds), a small increase in the teenage cohort (13-19 year olds), and a similar percentage increase in the working age (20-64 years) and older dependent (65+ years) cohorts, between the 2011 and 2016 Census period.

As may be seen from the tables below, the population trends in the study area diverge from those of the wider administrative area of Dublin City. In the wider Dublin City area, between the 2011 and 2016 Census, there was a higher percentage growth of younger dependent age cohorts, a lower percentage growth of working age cohorts and marginally lower percentage growth of older dependents.

At State level, 27% of the population was recorded as being under the age of 18 years in 2016. 13.4% were of the population were recorded as being over 65 years in 2016 at State level.

Census 2011	0-12 yrs	13-19 yrs	20-64 yrs	65+ yrs	Total Persons
Phoenix Park	79	27	1069	363	1538
Arran Quay C	346	144	3,568	112	4,170
Arran Quay D	348	159	2,395	316	3,218
Ushers A	286	88	2,587	128	3,089
Ushers B	153	38	1,067	34	1,292
Dublin City	69,957	39,286	351,879	66,490	527,612

Table 2: Population Demographics of Phoenix Park ED, Arran Quay C ED, Arran Quay D ED, Ushers A ED, Ushers B ED and Dublin City 2011 (source: www.cso.ie)

Census 2016	0-12 yrs	13-19 yrs	20-64 yrs	65+ yrs	Total Persons
Phoenix Park	101	29	1114	290	1534
Arran Quay C	297	173	3,860	141	4,471
Arran Quay D	258	131	2,354	366	3,109
Ushers A	301	81	3,342	206	3,930
Ushers B	159	50	1,060	43	1,312
Dublin City	73,286	38,708	370,205	72,355	554,554

Table 3: Population Demographics of Phoenix Park ED, Arran Quay C ED, Arran Quay D ED, Ushers A ED, Ushers B ED and Dublin City 2016 (source: www.cso.ie)

% Change	0-12 yrs	13-19 yrs	20-64 yrs	65+ yrs
Phoenix Park	27.8%	7.4%	4.2%	-20.1%
Arran Quay C	-14.2%	20.1%	8.2%	25.9%
Arran Quay D	-25.9%	-17.6%	-1.7%	15.8%
Ushers A	5.2%	-8.0%	29.2%	60.9%
Ushers B	3.9%	31.6%	-0.7%	26.5%
Total EDs	-7.9%	1.8%	9.8%	9.8%
Dublin City	4.8%	-1.5%	5.2%	8.8%

Table 4: Population Change per Age Group of Phoenix Park ED, Arran Quay C ED, Arran Quay D ED, Ushers A ED, Ushers B ED and Dublin City between 2011 and 2016 (source: www.cso.ie)

5 METHODOLOGY

The Audit of Community Infrastructure consists of three stages: -

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

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

6 COMMUNITY INFRASTRUCTURE TYPES

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

The audit seeks to identify how well met the needs of the local population are in terms of community infrastructure within this catchment area. For the purpose of this audit, community infrastructure generally includes the following facilities and amenities:

- Education/Training - including pre-schools, primary, secondary, third level and upskilling workshops, adult education, evening course, traineeships etc.;
- Health - including health centres, GPs, health nurses, dentists and other health care professionals;
- Sports & Recreation - including parks, sports centres, sports clubs, play areas, playing pitches etc.;
- Social/Community Services - including local authority services, statutory welfare services, public libraries and community services;
- Arts & Culture - including museums, heritage attractions, theatres, performance areas, art and music centres etc.;
- Faith - including churches, related community halls and centres;
- Other - including post offices, credit unions and transport.

7 EXISTING PROVISION

7.1 Education and Training

Within 500m

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

Within 1000m

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

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

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

There are 40no. primary schools and 13no. post-primary schools in the surrounding Dublin 8 and Dublin 7 area. Of these, 4 no. primary schools and 2no. post primary schools are within 1000m of the subject site. These are outlined in the following Map and shaded in green in Table 5 below:

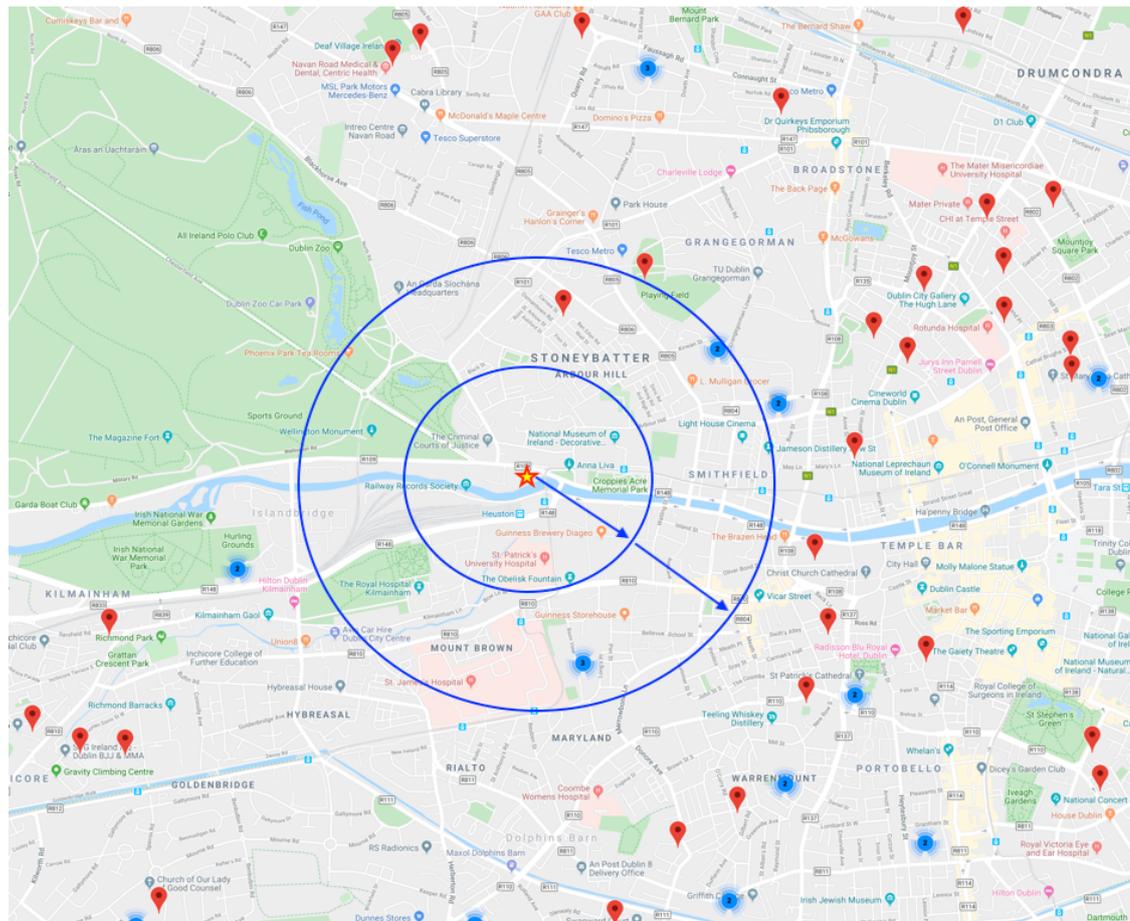


Figure 1: Primary and Post-Primary Schools. Extract from Department of Education and Skills, School Search Results Map. Approximate location of subject site (yellow star), with approximate 500m and 1000m radii marked in blue.

7.1.1 Assessment of Schools Demand Arising from Proposed Development

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

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

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

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

The proposed development includes 198 no. build to rent residential apartment units. While this is in not in excess of the 200+ unit threshold, we would note that cumulative development of the proposed and consented scheme would amount to 519no. residential units. This quantum of

development still remains significantly lower than the threshold of 800+ units identified in the Guidelines for consideration of phased completion of development linked with schools provisions.

A crude assessment of the demand arising from the consented and proposed development was determined by multiplying the overall number of units (519no.) by the projected Average Household Size for Dublin City in 2016. An average household size of 2.5 in Dublin City is derived from the 2016 Census.

The Forward Planning Unit of the DES has previously confirmed that the following percentages of the estimated population is utilised to determine the likely population of school going age: -

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

It would be reasonable to assume that the proposed studios and 1-bed units are unlikely to generate demand for schools, similar to the methodology for childcare provision. However, on the basis of the 519no. total units in the consented and proposed scheme and an average household size of 2.5 persons, the projected population is 1279.5 persons. Using the DES figures above, that population is estimated to produce a demand for 154 spaces for primary schools and 109 for post primary schools. The actual demand is likely to be less than this, given that the proposed development follows the build to rent model which, although accommodating families, generally attracts a majority of young, mobile professionals.

Completion of the development is not expected before 2024 Any increase in population in the area would not therefore be felt immediately by school infrastructure in the vicinity. The occupancy lag would allow time for the DES and the Planning Authority to plan to accommodate any estimated surge in demand for school places arising from residential development in this area through the development plan process. In their recent report on enrolment projections (*'Regional Projections of full-time enrolments Primary and Second Level, 2019 – 2036'*) the Department of Education and Skills findings indicate a peak demand for primary and post primary enrolments up to 2019 which is expected to drop off year on year up to 2036.

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

Primary School Capacity

Roll Number	Primary School Name	Address	Total enrolments Academic Year Sept 2014	Total enrolments Academic Year Sept 2018	Total enrolments Academic Year Sept 2020	Additional capacity / Spaces available
05933G	PRESENTATION PRIMARY SCHOOL	Dublin 7	172	137	122	94
07546J	GOLDENBRIDGE CONVENT Note: Plans to rebuild	Dublin 8	265	251	238	113
09932B	STANHOPE ST CONVENT	Dublin 7	319	347	310	122
13611D	PRESENTATION PRIMARY SCHOOL	Dublin 8	311	210	180	90

14556D	ST ENDAS PRIMARY SCHOOL	Dublin 8	135	121	129	-60
15625B	ST CATHERINES WEST N S	Dublin 8	183	214	210	6
16695E	SCOIL NA MBRATHAR BOYS SENIOR SCHOOL	Dublin 7	164	164	158	58
16786H	ST BRIGIDS PRIMARY SCHOOL	Dublin 8	108	265	269	82
16988T	CHRIST THE KING B N S	Dublin 7	94	116	104	189
16989V	CHRIST THE KING GIRLS SENIOR SCHOOL	Dublin 7	91	95	98	85
17083B	S N MUIRE GAN SMAL B	Dublin 8	327	348	341	64
17367P	MARY, HELP OF CHRISTIANS G.N.S. <i>Note: Plans to rebuild</i>	Dublin 7	435	423	425	7
17459U	CHRIST THE KING I G	Dublin 7	59	60	48	33
17464N	FIONNBARRA NAOFA B.N.S.,	Dublin 7	139	150	133	83
17465P	DOMINICAN CONVENT GIRLS SENIOR SCHOOL	Dublin 7	155	216	185	85
17466R	ST CATHERINES INFANT SCHOOL	Dublin 7	212	146	140	76
17893N	SANCTA MARIA C B S	Dublin 8	80	93	107	55
17912O	S N EOIN BOSCO BUACH <i>Note: Plans to rebuild</i>	Dublin 7	370	442	420	12
18477E	SCOIL NA MBRATHAR	Dublin 8	126	157	154	37
18632N	S N EOIN BOSCO NAI BUAC <i>Note: Plans to rebuild</i>	Dublin 7	247	215	180	36
19480V	ST PATRICKS	Dublin 8	28	26	30	24
19589U	GAELSCOIL INSE CHOR	Dublin 8	246	238	239	4
19933J	SCOIL TREASA NAOFA	Dublin 8	173	177	181	62
20012S	GRIFFITH BARRACKS MULTI D SCHOOL	Dublin 8	247	275	335	-38
20035H	ST GABRIELS N S	Dublin 7	123	118	135	27
20091R	ST PETERS NS	Dublin 7	450	461	458	28
20104A	ST AUDOENS NS	Dublin 8	188	197	177	39
20131D	EDUCATE TOGETHER NS	Dublin 7	406	465	466	20
20152L	NORTH DUBLIN MUSLIM NS PROJECT <i>Note: Plans to rebuild</i>	Dublin 7	243	289	343	-19
20429F	ST. JAMES'S PRIMARY SCHOOL	Dublin 8	250	245	247	185

20430N	CANAL WAY EDUCATE TOGETHER NATIONAL SCHOOL	Dublin 8	91	281	368	32*
20436C	ST MARY'S PRIMARY SCHOOL	Dublin 7	180	240	237	60
20453C	BROOMBRIDGE EDUCATE TOGETHER NATIONAL SCHOOL	Dublin 7		74	176	76*
			6,617	7,256	7,343	1,767

Roll Number	Special School Name	Address	Total Academic Year Sept 2014	Total enrolments Academic Year Sept 2018	Total enrolments Academic Year Sept 2020	Capacity data not available
19039I	ST VINCENTS HOME NS	Dublin 7	71	69	69	
19151C	ST JOHN OF GOD SP SCH		86	89	89	
19281P	MATER SCHOOL		6	6	Data not available	
19409P	CASA CATERINA S S	Dublin 7	27	34	24	
19500B	PHOENIX PARK SPECIALIST SCHOOL		18	19	17	
20495S	HOLY FAMILY SCHOOL FOR THE DEAF	Dublin 7		130	139	
			208	347	338	

Roll Number	Post-Primary School Name	Address	Total Academic Year Sept 2014	Total enrolments Academic Year Sept 2018	Total enrolments Academic Year Sept 2020	Capacity data not available
60410I	C.B.S. JAMES STREET	Dublin 8	150	145	163	
60470D	CHRISTIAN BROTHERS, SYNGE ST.	Dublin 8	248	274	259	
60491L	ST DECLAN'S COLLEGE	Dublin 7	638	636	639	
60660I	ST PATRICKS CATHEDRAL G.S	Dublin 8	155	198	238	
60731F	ST DOMINICS COLLEGE	Dublin 7	897	829	775	
60872A	MERCY SECONDARY SCHOOL	Dublin 8	175	157	161	
70150O	CABRA COMMUNITY COLLEGE	Dublin 7	150	120	120	
60843Q	ST JOSEPHS SECONDARY SCHOOL	Dublin 7	230	181	190	
60731F	ST DOMINICS COLLEGE	Dublin 7	897	829	775	
60430O	ST PAULS C.B.S.	Dublin 7	254	226	226	

60491L	ST DECLAN'S COLLEGE	Dublin 7	638	636	639	
60792C	PRESENTATION COLLEGE	Dublin 8	261	187	141	
60872A	MERCY SECONDARY SCHOOL	Dublin 8	175	157	161	
			4,868	4,575	4,487	

*Numbers derived from direct contact to these schools by SLA

Table 5: Department of Education and Skills, primary and post-primary schools enrolments for the academic years 2014, 2018 & 2020. Schools within 1.5km of the site are highlighted in green. Where enrolments have declined since 2018, figures are highlighted in red (source: www.education.ie).

An estimation of the available capacity within each school can be determined based on the Pupil to Teacher Ratio (PTR). According to the DES, the recommended PTR for primary level education is 1no. teacher for every 27no. pupils. To calculate the capacity for each Primary School the number of classrooms in each school was determined by reference to the data available on the DES website (www.education.ie - information on Class Size- Individual Class Data). The number of classrooms in each school was then multiplied by 27, to determine the maximum capacity of the school. This figure was then subtracted from the enrolment figure to ascertain the number of additional spaces available.

Table 5 above indicates an overall growth in enrolment in primary schools in the general area since 2018. This is also true for the primary schools identified within the 1.5km catchment of the application site. However, with regard to primary school capacity to absorb the proposed development, Table 5 indicates that there is 1,767 spaces available within the existing primary schools within the Dublin 7 and Dublin 8 area. Of these, 334 spaces are within 1.5km of the application site.

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

Roll Number	School Name and Address	Schools Project Status	
07546J	Goldenbridge Convent, D8	Stage 2b (Detailed Design)	Rebuild of existing school
16864B	St. Joseph's School for the Deaf, Cabra, Dublin 7	Project Brief Stage	Rebuild of existing school
20152L	North Dublin Muslim NS, Navan Road, Dublin 7	Stage 2b (Detailed Design)	Rebuild of existing school
20131D	Grangegorman ETNS, Dublin 7	Stage 2b (Detailed Design)	Rebuild of existing school
TBD	New Children's Hospital, St. James's, Dublin 8	Projected Devolved to Department of Health for Delivery	
17367P/17912O/18632N	Mary Help of Christian School/Scoil Eoin Baiste BNS/Scoil Eoin Baiste JBNS, Navan Road, Dublin 7	Stage 1 (Preliminary Design)	Rebuild of existing school

Table 6: Department of Education and Skills - Current status of large-scale projects being delivered under the school building programme.

Regard should also be had to the likely enrolment projections for Primary and Post-Primary Schools as set out by DES. The projections indicate that Primary School enrolment will begin to decline after 2019. This is shown in table 7 below.

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

Table 7: Department of Education and Skills – Projected enrolments in primary schools by region, 2018-2036

The expected completion date of the proposed development is not before 2024. Any theoretical increase in demand for school places would not therefore be immediately felt by the educational facilities within the catchment area. The completion would coincide with a steady decline in demand for primary school spaces in Dublin.

Having regard to the demand for primary school places potentially arising from the consented and proposed development (154no. spaces), the estimated additional pupil capacity (366no. spaces within 1.5km), and the planned schools under the DES Schools Building Programme, it is anticipated that the existing and planned primary schools would comfortably cater for the consented and proposed development.

Post Primary

With regard to post primary schools, the Forward Planning Unit of the DES assess the demand for Post-Primary Schools by using information obtained from long-term enrolment figures for ‘feeder schools’ (i.e. primary schools within the catchment area of the post-primary school) and projected population forecasts for an area. Unfortunately, this information is not available to the general public. Therefore we are unable to assess the demand or capacity of post primary schools in this manner.

However, Table 5 identifies that there has been an pattern of overall decline in enrolment numbers at post primary schools serving the study area. This suggests that there is capacity to absorb potential additional demand for post primary school places arising from the consented and proposed development (c. 109 post primary pupils).

Furthermore, it is generally accepted that travel distances to post primary schools can be longer than those to primary schools where public transport facilities support this. Therefore a wider range of options for post primary schools exists.

7.2 Health

The following private and HSE nursing homes are identified in the Dublin 7 and Dublin 8 area:

Private Nursing Homes	HSE Nursing Homes
Churchview, 61 New Cabra Road, Dublin 7	Cuan Ros Unit for the Elderly, Navan Road, Dublin 7
Santa Sabina House, Cabra, Dublin 7	
Croft Nursing Home, 2 Goldenbridge Walk, Inchicore, Dublin 8	

Table 8: Private and HSE Nursing Homes in the Dublin 7 and Dublin 8 Area (source: www.hse.ie)

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

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

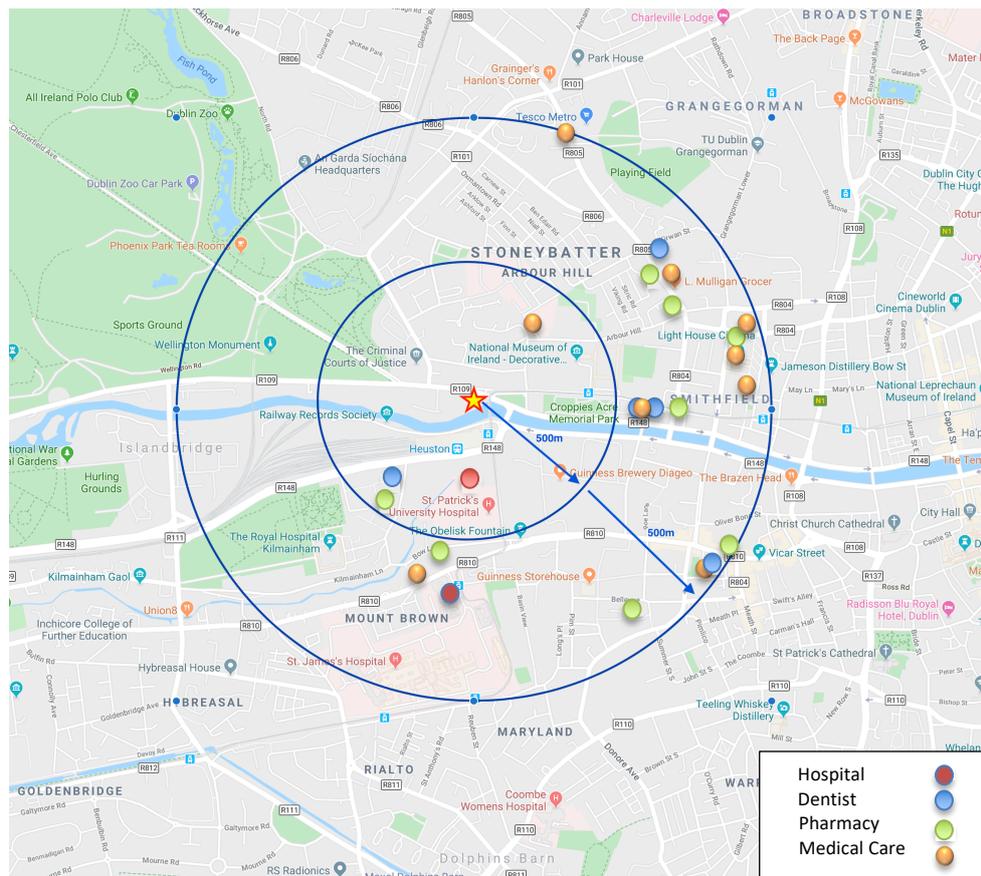


Figure 2: Map showing location of healthcare and medical facilities.

Within 1000m:

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

7.3 Sports & Recreation

Within 500m:

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

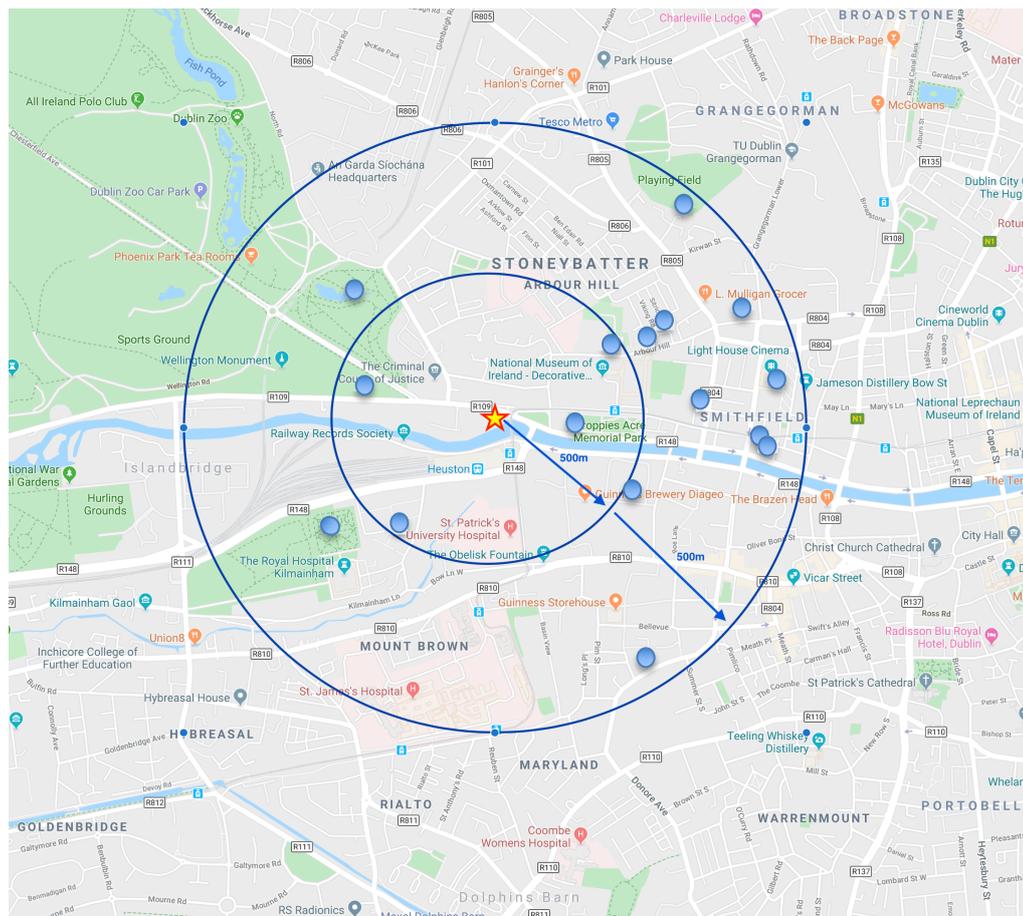


Figure 3: Map showing location of sport & recreation facilities. Each facility is represented by a blue dot.

Within 1000m:

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

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

7.4 Social & Community Services

Within 1000m:

- St. Catherine's Community Centre
- Aughrim Street Sports Hall

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

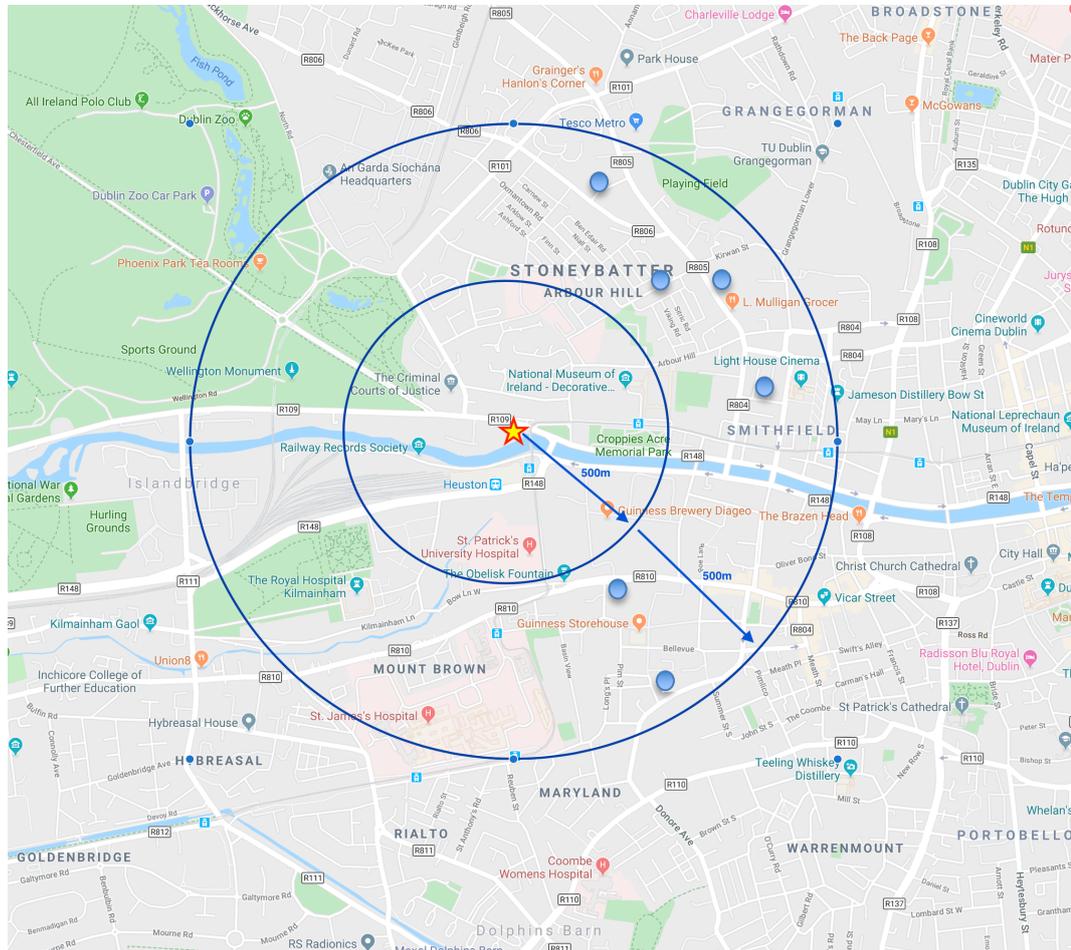


Figure 4: Map showing location of social & community facilities. Each facility is represented by a blue dot.

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

7.5 Art & Culture

Within 500m:

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

Within 1000m:

- Guinness Storehouse
- Mother’s Tankstation Arts Centre
- National College of Art & Design

- Irish Museum of Modern Art
- Lighthouse Cinema
- Jameson Distillery

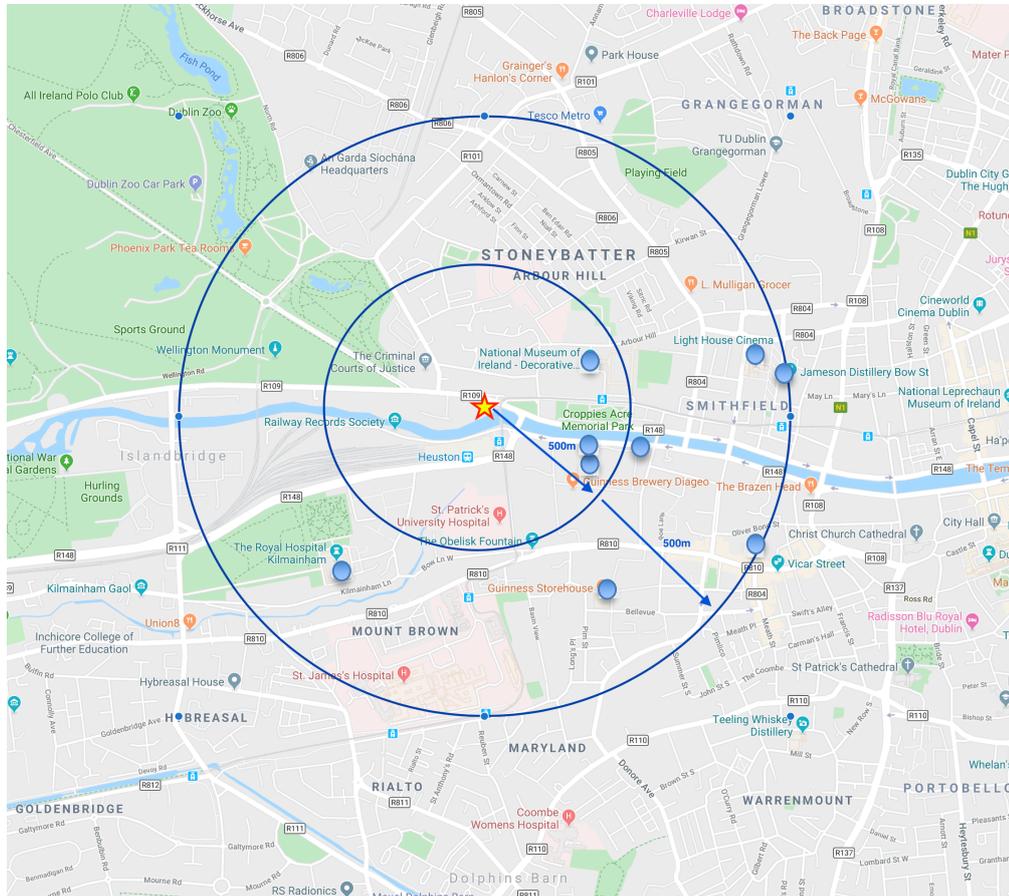


Figure 5: Map showing location of arts and culture facilities. Each facility is represented by a blue dot.

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

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

7.6 Faith Services

Within 500m:

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

Within 1000m:

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

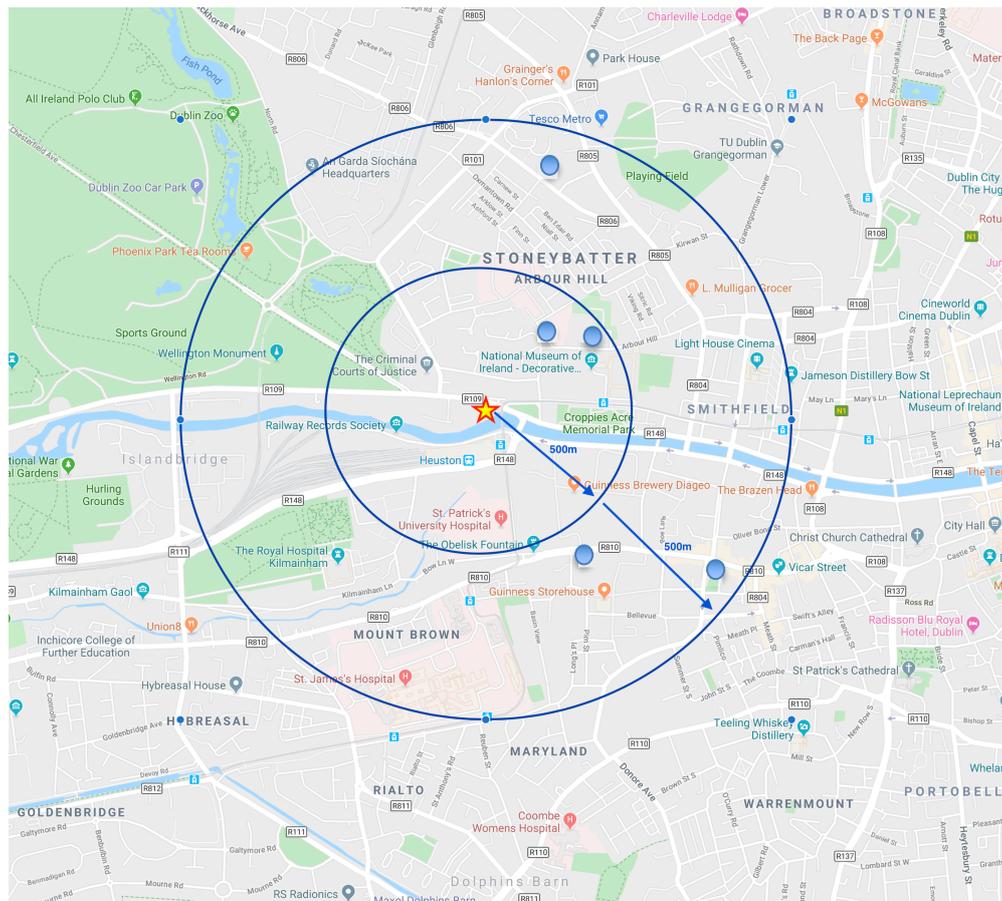


Figure 6: Map showing location of faith services. Each facility is represented by a blue dot.

7.7 Other Services

Within 500m:

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

Within 1000m:

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

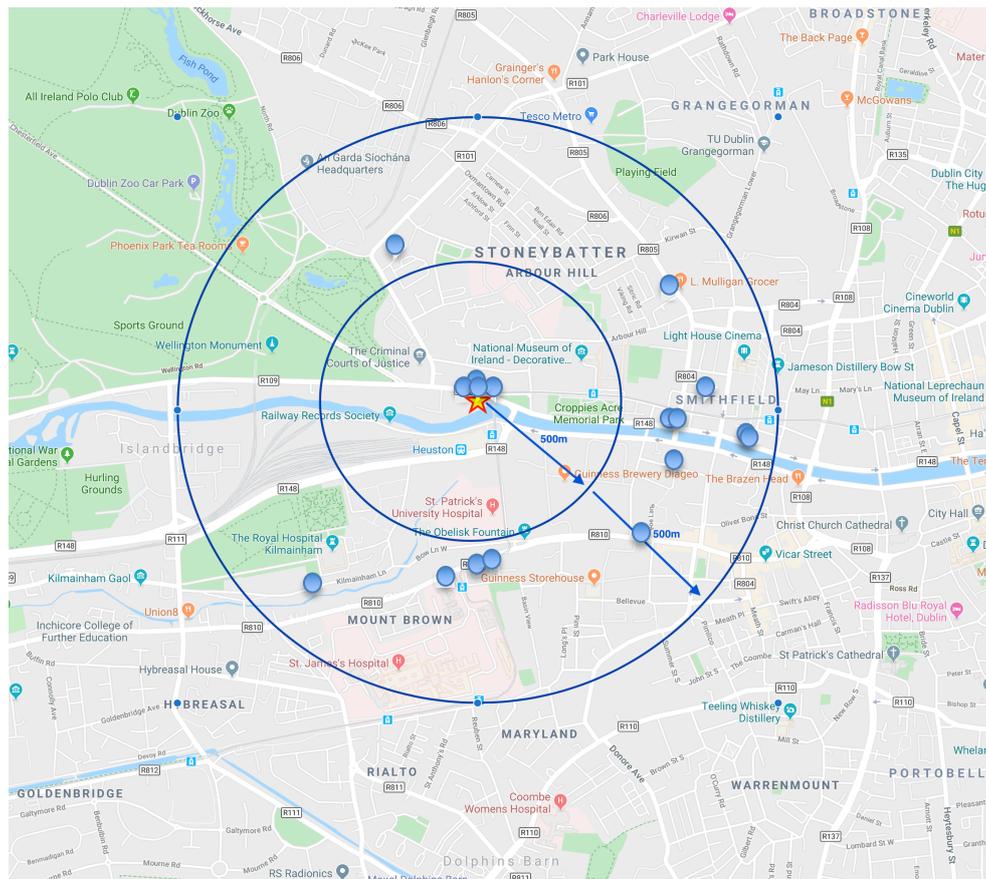


Figure 7: Map showing location of other services and facilities. Each facility is represented by a blue dot and Dublin Bus routes are represented by the blue arrows.

8 FUTURE NEEDS ASSESSMENT

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

Section 4 of this report discusses the demographic profile of the area, it can be seen that there is an overall population decline of people under the age of 18 and increase in people over the age of 65. Section 2 identifies the nature of the proposed and consented scheme, including the residential, commercial and cultural or recreational uses within the combined scheme. Section 7 identifies the existing services within a 500m and 1000m catchment area of the site, which are broad ranging.

The audit finds that the area is well serviced in terms of community infrastructure, as examined in Section 7 above.

Having regard to the schools assessment conducted which is outlined in Section 7.1 of this report, in our professional opinion, the demand created for school places by the proposed development will be comfortably absorbed by the existing educational facilities in proximity to the application site.

The most recent Department of Education and Skills enrolment data on primary schools indicates that there has been a general increase in enrolment figures for primary schools in the study area over the past number of years. However, there is also planned development of future schools under the DES Schools Building Programme in the Dublin 8 and Dublin 7. Our assessment of existing primary schools capacity indicates that there is sufficient capacity to absorb any demand for primary school places arising from the consented and proposed development, both within the 1.5km catchment and in the wider Dublin 7 and Dublin 8 area.

Post primary school enrolment in the area has generally declined in recent years in the study area. It is generally expected to decline steadily from 2019 year on year until 2036. Table 5 shows evidence of some increase in enrolment figures for the post primary schools within 1.5km of the application site, since 2018. However, it is generally accepted that travel distances to post primary schools can be longer than those to primary schools. The availability of public transport facilities in the area would support this. Therefore a wider range of options for post primary schools exists and this suggests that there is capacity to absorb potential additional demand for post primary school places arising from the consented and proposed development.

Given the likely timeframe for construction and occupation of the consented and proposed development in its entirety, the DES would have an opportunity to consider local demand for school places and any requirement to expand existing or provide new facilities in this area in the next tranche of its Capital Investment for Schools Infrastructure, should the need arise. It is therefore concluded that the existing provision of schools in the area is sufficient to cater for the proposed development.

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

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

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

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

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

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

STEPHEN LITTLE & ASSOCIATES

June 2021