

# Social Infrastructure Capacity Report

for a

## Proposed Strategic Housing Development

at

### Cooldown Commons Phase 3, Fortunestown Lane, Citywest, Dublin 24.

Prepared by McGill Planning Ltd

For Cairn Homes Properties Ltd.

## INTRODUCTION

McGill Planning Limited, 45 Herbert Lane, Dublin 2, is instructed by our client Cairn Homes Properties Ltd., to prepare this Social Infrastructure Capacity Report for a proposed Strategic Housing Development at Cooldown Commons Phase 3, Fortunestown Lane, City West, Dublin 24.

The purpose of this Social Infrastructure Audit is to assess the existing and permitted community facilities in the area. This report will address the social infrastructure in the area which includes a range of services that contribute to the quality of life of residents. They are the facilities that form a key element for the fabric of the area in terms of the social, physical and mental wellbeing of a community.

This study has conducted a set of inventories that assessed the availability and quality of services for a site in relation to the education, childcare, community facilities, healthcare and other facilities. This report does not address retail facilities as this is dealt with separately in the Retail Viability Study. The services within a 1 km buffer of the site have been mapped.

This report also addresses item 9 of An Bord Pleanála's Opinion which requests '*A Social Infrastructure Capacity Report*'. It is also worth noting that an EIAR has been submitted with this application which also provides details regarding the amenities, facilities and demography of the area, and in particular provides detailed analysis of creche and school provision.

## SITE CONTEXT

The subject site is irregularly shaped and extends to c. 3.404ha. It is undeveloped and currently consists of a temporary compound that is being used for the construction of the adjacent site to the west (Cooldown Commons phases 1 and 2 of the overall landholding by Cairn).

The site is located immediately north of the Fortunestown Luas stop and the Luas line bounds the site to the south and east. The adjacent lands to the north, and west of the site are currently under construction while development has been granted for residential development on the lands to the north east.

The site is within 20-minute (1.3km) walking distance of Saggart which provides additional commercial, leisure and religious services. While Tallaght Town Centre, including the Square shopping centre, hospital and civic plaza area readily accessible by public transport, both the luas and buses or is c. 10-minute drive time.



Figure 1 Site Location

This is an area which is subject to a Local Area Plan and as a result is in transition with the surrounding area being subject to significant development in recent years, with the extension of the Luas red line and the construction of new residential developments. The surrounding residential units include a mix of semi-detached houses, duplexes and apartment blocks. A full history is included in the Planning Report by McGill Planning Ltd. However, as can be seen in the map below, several large-scale developments have been recently permitted within the area immediately surrounding the site. Between the sites identified below, there are c. 3,089 no. residential units across ten sites with permissions, many of which are under construction or indeed nearing completion.

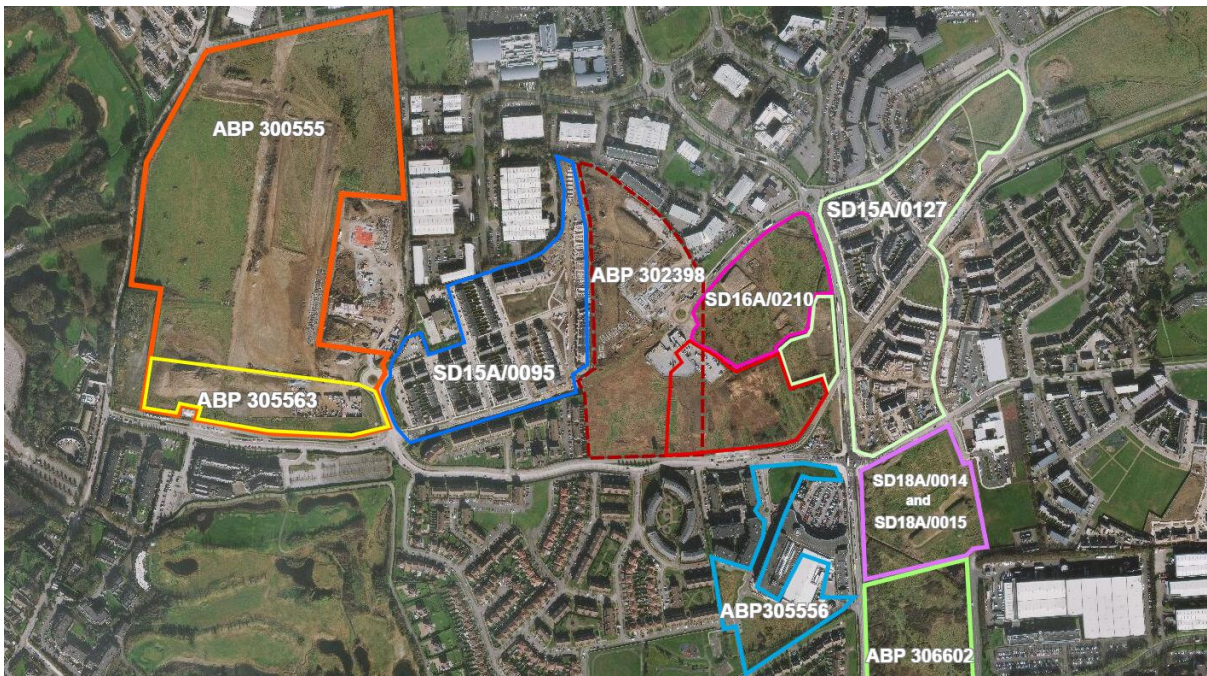


Figure 2 Recently permitted developments within vicinity of subject site

## PROPOSED DEVELOPMENT

The proposed development will consist of the construction of a residential scheme comprising 421 no. residential units within 9 no. blocks ranging in height from 1 – 13 storeys, retail/commercial/office units, residential amenity space, and public open space along with all associated site development works and services provisions to facilitate the development including parking, bin storage, substations, landscaping and all services. A full description is provided in the statutory notices and in Chapter 3 of the EIAR.

The proposal includes:

- 555sqm residential amenity room within Block D4
- 285sqm retail unit within Block D3
- 182sqm retail unit and 252sqm retail unit within Block E1
- 376sqm office space within Block E1

The proposed residential amenity room will provide communal space for the residents of the proposed development. While the retail units and office space will serve both the proposed development and the wider area.

## METHODOLOGY

To assess the context of the subject site, a geospatial survey was undertaken to determine the current population demographics and levels of relevant services in the study area. The following datasets were used:

- CSO Statistics
- Google Maps
- Department of Education
- HSE Facilities
- South Dublin County Council Planning Portal

The following documents have also informed this report:

- South Dublin County Development Plan 2016-2022
- Fortunestown Local Area Plan 2012
- SDCC Study of Childcare Provision within the Fortunestown Local Area Plan, August 2020.

In addition, contact was made with SDCC to confirm the permitted facilities in the area.

For the purposes of analysing the existing facilities that serve the subject site, a general catchment area within 1km from the site has been identified. It is worth noting that this 1km area is slightly different to both the LAP plan area and the LAP study area. Figure 3 below shows the location of the subject site within the LAP lands.



Figure 3 Subject Site Location within the LAP lands and the LAP Study Area

## DEMOGRAPHICS

The subject site is located within the Tallaght-Fettercairn ED, on the ED boundary with the Tallaght-Jobstown ED. The site is also less than 1km east of the Saggart ED. These three electoral divisions combined had a total population of 30,844 in the 2016 census, an increase of 13.0% on the 2011 population. Assuming that the area has seen a similar increase in population since 2016 suggests that c.34,854 no. people could have been living in the area in 2019/2020.

The permitted developments in the area will likely increase the local area population by c. 8,300 no. people. However, this increase will be incremental as the developments are completed and occupied.

The age profile of the area shows a relatively young population with 60.4% of the 2016 population under 35 and 38% under 20. In comparison, only 47% of the state's population was under 35 in 2016, and just 27.5% were under 20. Over 54% of the population is categorised as being at work, however, there is also 13% unemployed which is higher than the average for South Dublin of 8%.

## PLANNING POLICY CONTEXT

### South Dublin County Development Plan 2016-2022

The subject site is located within South Dublin County Development Plan 2016-2022 area. The aim of the Development Plan 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”.

Section 3 of the Development Plan notes that 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. The Development Plan identified the following facilities within the area, as set out in chapter 3.

EMERGING MODERATE SUSTAINABLE GROWTH TOWNS (RPGs POPULATION UP TO 15,000)	
<b>Saggart/City West (2011 population 9,115)</b>	
<b>Community Centre</b>	No community centres located in the immediate area. Community floorspace requirement under the Fortunestown Local Area Plan.
<b>Local Park</b>	Rathcoole Park and Carrigmore Park (nearing completion) to serve the area.
<b>Playgrounds/Play spaces</b>	One public playground currently located in the area.
<b>Playing Pitches</b>	Public playing pitch in Carrigmore Park; some private pitches.
<b>Medical Centre(s)</b>	Some healthcare facilities in the area, with access to facilities within Consolidation Towns.
<b>Childcare Facilities</b>	Facilities will be required on a phased basis in tandem with housing development.

However, since the 2016 Development Plan, several sites have come forward with grants for development, or are already under construction. These developments have significantly expanded the provision of facilities within the area.

### Fortunestown Local Area Plan 2012

The Fortunestown Local Area Plan 2012 (hereafter LAP) provides guidance for the development of the lands within the Citywest and Fortunestown Area. When this LAP was originally prepared most of the lands were undeveloped without any planning permissions. Planning permissions have now been granted on many of the LAP lands with many currently under construction.

Section 5.4.3 notes that community and civic facilities can take the form of community centres, community rooms, libraries, youth cafes, and park facilities including children’s playgrounds and sports facilities. The LAP notes that these facilities should be located at district centres and nodal points where streets and pathways intersect.

The LAP includes the following objectives relating to community and civic uses:

- Provide community facilities, which shall include youth specific facilities, across the Plan Lands at a rate of 300 sq.m per 1,000 dwellings. (Objective LUD1)

- Concentrate community facilities in and around the District Centre and district parks local shops and/or cafes in and around the node of each of the residential neighbourhoods of Cheeverstown, Saggart Cooldown Commons and Citywest Road. (Objective LUD2)
- Make provision for a healthcare facility within or adjacent to the Citywest Shopping Centre. (Objective LUD2a)
- Make provision for a Garda Station, subject to need, off the Outer Ring Road and Citywest Avenue. (Objective LUD2b)
- Make provision for a library building or space, within or in close proximity to the Citywest Shopping Centre. (Objective LUD2c)

Fortunestown Centre, where the subject site is located, is identified as a ‘central hub’ which has the function ‘*civic, community, retail and service centre, with library facility and healthcare facility for Plan Lands and surrounding neighbourhoods with residential population. Primary school provision.*’

The LAP sets out a detailed phasing plan for the development of the LAP plan lands which is based on the *timed integration and delivery of residential and commercial development in tandem with community and public transport facilities or the provision of links to such facilities.* The key outcomes for each phase and the current status for each is set out in the table below. Phase 1 is complete and Phase 2 is nearing completion.

Phase One		Status
<b>Key Development</b>	Up to 400 dwelling units	Completed
<b>Key Outcomes Required before Next Phase</b>	The completion of a fully operational District Park to the rear (south-west) of Citywest Shopping Centre with outdoor play and recreational facilities.	Completed SD08A/0347
	The provision of two primary school sites on the Plan Lands	Completed <ul style="list-style-type: none"> <li>• Educate Together &amp; Citywest Saggart Community National School</li> <li>• Scoil Aoife</li> </ul>
	The upgrade of the roundabout junction between Fortunestown Lane and Citywest Road to a fully signalised junction with single phase cyclist and pedestrian crossings.	Completed
	Boherboy: Regardless of where development commences, a 10 metre (min) biodiversity strip (measured from the top of the bank) along both sides of the designated sections of the Corbally Stream to cater for a pedestrian/cycle path from the Boherboy Road to the public open space to the north-east (District Park).	Permission not yet granted for any development on these lands.  Planning permission was recently refused by ABP on this site under 304828-19
Phase Two		
<b>Key Development</b>	Circa 600 residential units	Granted and under construction
	Provision of one secondary school site on the Plan Lands.	Planning permission has been granted for 2

<b>Key Outcomes Required before Next Phase</b>		new school buildings to provide for 1000 post primary school and a 300 primary school under planning reference SD19A/0393
	Circa 780 sq.m of community floorspace.	646sqm granted under the permitted developments to date.
	Completion of Neighbourhood Park at Saggart-Cooldown Commons Neighbourhood.	Granted this is currently under construction
	Construction of the Citywest Avenue extension to the west of the N82 to link with Fortunestown Lane	Under Construction
<b>Phase Three</b>		
<b>Key Development</b>	Circa 800 dwelling units.	Granted and under construction
<b>Key Outcomes Required before Next Phase</b>	Provision of a third primary school site on the Plan Lands	There are three primary schools delivered in the LAP area along with permission for an additional primary school under SD19A/0393.
<b>Phase Four</b>		
<b>Key Development</b>	Circa 1,500 dwellings	Granted and under construction
<b>Key Outcomes Required before Next Phase</b>	Provision of a second secondary school site on the Plan Lands	Permission has not yet been sought but a site has been identified and set aside

*Table 1 LAP Phasing and Current Status*

A full assessment of the primary, post primary and creches are set out in the EIAR Chapter 4, Population and Human Health. However, in the context of the phasing table above, it is worth noting that the LAP identifies three locations for the accommodation of the three new primary schools, which are located to the east, west and south of the site.

- Citywest & Saggart Community National School and the Educate Together primary school are located on the site to the west.
- Scoil Aoife is located on the site to the east.

The LAP also identifies two locations for the accommodation of two new post primary schools (to the north and west of the site). Planning permission has not been sought for a secondary school on either of these two sites. However, planning permission for a secondary school and primary school have been granted under SD19A/0393 on site which was not identified for a school in the LAP. This permission will provide a 1,000 pupil post primary school and a 300 pupil 16 no. classroom primary school. The Department of Education and Skills noted that the school sites identified in the area were not suitable to meet the identified requirements for school places in the area and therefore this site was chosen.



The Department of Education and Skills has not identified any immediate need or plans for the second new post primary school within the area with the priority demand being for primary school accommodation. However, land has been identified and set aside within the plan, and is zoned appropriately, to provide for additional post primary school accommodation should the Department of Education identify a need in the future.

The permitted school development at Fortunestown Lane (SD19A/0393) will also provide a 594 sqm sports hall and a 195sqm multi-purpose hall which would also be available for use by the community. This is in close proximity to the application site.

As can be seen from the table above the phasing plan has been broadly complied with in terms of the delivery of infrastructure and amenities needed to develop a sustainable community. Many of the facilities identified have either been completed, are under construction or have been permitted.

There are a few exceptions which are set out below. These exceptions are due to a proposed development being refused permission, or in the case of the post primary schools where a site is identified, the Department do not currently have any plans for the delivery of a school in this area.

However, the delivery of key infrastructure, including the primary schools, District Park, upgrades to roads have been completed.

The delivery of Neighbourhood Parks and Community Floorspace have been permitted and are under construction.

It is noted that the designated 780sqm of community floorspace is to be delivered in all 5 neighbourhoods, however, to date the majority of developments which have been permitted, including the c. 646sqm of community space, have predominantly been in the Fortunestown Centre, Saggart – Cooldown Commons and Citywest Road neighbourhoods. This quantum does not include the additional space provided in the recently permitted post primary and primary schools under SD19A/0393 which provides for an additional 789sqm of space which could also be used by the wider community, as is the norm with school developments. Therefore, it is a reasonable expectation that the additional c. 134sqm of additional community space required (disregarding the school provision) would come forward in the remaining neighbourhoods yet to be fully developed in order to ensure an even dispersal of community facilities throughout the Local Area Plan area.

## EXISTING COMMUNITY FACILITIES

Within 1km of the subject site there are three public parks, one pharmacy, two medical centres, community services including a community room, a post office, credit union, and numerous retail facilities, cafes and restaurants. These facilities are mapped and listed below.



Figure 4 Existing Facilities within vicinity of the subject site

Existing Facilities with 1km of Subject Site	Location
<b>Retail</b>	
Lidl	Fortunestown Lane
Spar	Citywest Road
Dunnes Stores	Citywest Shopping Centre
Boyle Sports	Citywest Shopping Centre
Carphone Warehouse	Citywest Shopping Centre
O'Brien's	Citywest Shopping Centre
Regatta Great Outdoors	Citywest Shopping Centre
VM Home & DIY	Citywest Shopping Centre
Health Matters	Citywest Shopping Centre
iFix	Citywest Shopping Centre
More4Less	Citywest Shopping Centre
Seezers & Sears Butchers	Citywest Shopping Centre
VIP E-Cigarette	Citywest Shopping Centre
Circle K	City Avenue
<b>Cafés/Restaurants</b>	
McDonald's	Citywest Shopping Centre
Eddie Rocket's	Citywest Shopping Centre
Baked Citywest	Citywest Shopping Centre
Romayo's	Citywest Shopping Centre
Chopped	Citywest Shopping Centre
Costa Coffee	Citywest Shopping Centre
Domino's Pizza	Citywest Shopping Centre
<b>Open Space</b>	
Citywest Playground	Carrigmore Green
Carrigmore Park	Carrigmore Green
Mac Uilliam Park	Mac Uilliam Mews
<b>Community Hall/Centre</b>	
Post office	Citywest Shopping Centre
Community Services	Citywest Shopping Centre
<b>Medical</b>	
Specsavers	Citywest Shopping Centre
McCabe's Pharmacy	Citywest Shopping Centre
Primacare	Citywest Shopping Centre
TLC Centre	Fortunestown Lane
Swiftbrook Medical Centre	Fortunestown Lane
<b>Beauty</b>	
DK Barbers Citywest	Citywest Shopping Centre
Kerry Hanaphy	Citywest Shopping Centre
House of Colour	Citywest Shopping Centre
<b>Petrol Station/E-Car Charing Point</b>	
Electric Charging Point	Citywest Shopping Centre
Electric Charging Point	Fortunestown Lane
<b>Other Facilities</b>	
National Driver Licence Service	Citywest Shopping Centre
Tower Credit Union	Citywest Shopping Centre
Crystalwave Dry Cleaner	Citywest Shopping Centre
Celtic Careers	Citywest Shopping Centre
Funky Monkeys	Citywest Shopping Centre

Fit4less	Citywest
<b>Existing facilities within 2km of the site</b>	
<b>Community and health facilities</b>	
Brookfield Youth and Community Centre	Brookfield
Jobstown Community centre	Jobstown
Tallaght Methodist Church Community Centre	Tallaght
West Tallaght Resource Centre	West Tallaght
Brookfield Health Centre	Brookfield
Mary Mercer Health Centre	Jobstown
Brookfield Pharmacy	Brookfield
Saggart Medical Centre	Saggart
<b>Retail services</b>	
Applegreen	Fortunestown Road
Mace	Sundale Park
Spar	Belfry Hall
<b>Cultural facilities</b>	
Citywest Convention Centre	Citywest Hotel
Saggart Village Heritage and Arts Centre	Saggart
<b>Sports and recreation</b>	
Citywest Golf Club	Citywest
Hazel Grove Golf Club	
Roadstone Group Sports Club	Clondalkin
Citywest Health and Leisure Club	Citywest Hotel
Tallaght Leisure Centre	Tallaght
Clondalkin RFC	Clondalkin
Fortunestown Swimming club	Fortunestown
Saggart Kenpo Karate Club	Saggart
St Mary's GAA Club	Saggart
St Mary's Basketball Club	Saggart
Krafty Kidz	Saggart
<b>Open Space</b>	
Verschoyle Square	
Corbally Park	
Glenshane Park	
Kiltalown Park and Playground	
Belfry Greens	

In addition to the facilities within 1km of the subject site, as indicated by the 2km list there are further facilities to the west in Saggart and to the east in Tallaght and various neighbourhood centres. Beyond 2km there is the Technological University Dublin – Tallaght Campus, as well as Tallaght Hospital, Tallaght Village and Shopping Centre are all accessible by public transport, or within a 10 minute drive of the site.

## Cultural Facilities



Figure 5 Sagart Heritage and Arts Centre

A mobile library service also operates from the Citywest Shopping Centre every Wednesday evening. It is noted that the South Dublin Library Plan 2018-2022 does not identify a need for a library in this area.

The Citywest Hotel and Convention Centre provides a wide range of services to the area. It frequently hosts large events and exhibitions within its walls.

The Saggart Heritage and Arts Centre provides a range of cultural and arts activities including yoga, meditation, heritage talks and fitness classes.

## Community and Health facilities



As highlighted in the table above the site is well served by existing healthcare, community and social facilities. Facilities include a full range of GP services at Swiftbrook Medical Centre and the Primacare Centre both within ten minutes' walk of the site.

The Tallaght West Childhood Development Initiative provides a range of social; health and education supports for children and families. The community Room in the Citywest Shopping centre is available for hire by local residents and groups. The Brookfield Youth and Community Centre focuses on working with young people. The Jobstown Community Centre and Tallaght Methodist Church Community Centre provides a range of community and recreational activities to the wider area.

## Sports and recreation



As highlighted in the table above there is a range of sports and recreation facilities within the wider area. The site is also in close proximity to Carrigmore Park which is just south of Citywest Shopping centre which has a basketball court and jogging track. There are also a wide range of sports facilities within the area as listed above.

## Open space



*Figure 6 Carrigmore Park*

The subject site is adjacent to the new Saggart/ Cooldown Commons neighbourhood park which is currently under construction. The site will provide a bridge linking to this park as well as an extension to the park through the provision of the riverside walk and central park within the development.

## PERMITTED DEVELOPMENT/ FUTURE PROVISION

As noted above, there has been numerous residential developments permitted in the area in recent years. In addition to residential units, these developments have included childcare facilities, retail units, parks, and community facilities.

We have liaised with South Dublin County Council regarding the permitted facilities in the area and they have confirmed that 646sqm of community floorspace and 2,699sqm of childcare facilities have been granted. In addition to this a new post primary and primary school have been granted permission providing a further 789sqm of multi-purpose sports halls. These permitted facilities will add to the existing facilities to serve both the existing and future residents. These facilities are located within the Fortunestown Centre, Saggart – Cooldown Commons and Citywest Road neighbourhoods. As a result, this area has the benefit of several community spaces as well as the new schools facilities, resulting in a provision of c 1,435sqm of community space when the permitted schools are considered, in this area.

The Boherboy and Cheeverstown have not yet had developments which provide community facilities in their areas. It is appropriate that the remainder of the community space identified as required for the LAP area as a whole is provided in these two areas to ensure an even distribution across the LAP and ensure that the bias towards the existing three areas for community facilities does not continue.

It is also noted that many of the permitted developments have also included within their scheme's private residential communal amenity space. The provision of this space provides an attractive, managed community space for the proposed future residents of the development and also removes any need or pressure for additional space provision within the wider area. The provision of these communal residential spaces associated with apartment developments were not foreseen or included within the calculations of the amenity space needs identified within the 2012 LAP. This space provides facilities such as flexible spaces that provide cinema rooms, lounges, gyms, meeting rooms and areas to hot desk. These can be booked by residents of a development to meet the needs generated by the permitted development. This results in a reduction in demand of traditional community spaces within the wider area.

The proposed development, the subject of this application includes 555sqm of residential amenity space at the ground floor of Block D4. This space is provided through a variety of different areas including multipurpose spaces and work areas. These areas will benefit the future residents of the development who can use and book this communal space for private events. Having this space consolidated in a single area allows a better use of management of space, enabling it to be consolidated to provide larger more flexible spaces, while also the creation of a community with an area to hang out, do classes in or meet people. Cleaning and management of this space will be organised and managed by the management operator.

The provision new public open spaces within the development including the new plaza, which is activated by the retail and communal amenity area, and the new park linking, with outdoor gym equipment, to the park currently under construction to the east, will provide attractive amenity not only for the development but also for the wider area. The provision of new office space in block E also provides additional employment opportunities within the area. These uses contribute to the overall public open space, retail and food and beverage offering within the District Centre area. It is therefore considered to provide a high-quality living environment for future residents.

## CONCLUSION

The Fortunestown and Citywest area is an area in transition that has seen significant recent residential developments. These recent residential developments also provide new parks, childcare facilities,

retail units, and community facilities to the area. It is also noted that many of the residential development also provide private communal internal open space.

The proposed development will further contribute to the development of the area and will provide additional public open spaces including a new plaza, retail and offices as well as new pedestrian links connecting the new Saggart/ Cooldown Commons public park to the area by the provision of a bridge. These additional facilities will serve both the proposed development and the existing and permitted developments in the area.

Between the existing facilities, the permitted facilities and the facilities proposed as part of the subject site development, on the basis of this audit, it is considered that there are no significant gaps in the existing and permitted social provision in the area to serve both the proposed development and the existing area.