

# Social Infrastructure Report

For Development at Barnhill

on behalf of Alanna Homes and Alcove Ireland Four Ltd.

July 2022



**BARNHILL**  
GARDEN VILLAGE



**McCUTCHEON HALLEY**  
CHARTERED PLANNING CONSULTANTS

# Document Control Sheet

<b>Client</b>	Alanna Homes and Alcove Ireland Four Ltd.	
<b>Project Title</b>	Barnhill SHD	
<b>Document Title</b>	Social Infrastructure Report	
<b>Document Comprises</b>	<b>Volumes</b>	1
	<b>Pages</b> (Including Cover)	52
	<b>Appendices</b>	1 (with 3 attachments)
<b>Prepared by</b>	MC	
<b>Checked by</b>	MH	
<b>Office of Issue</b>	Cork	
<b>Document Information</b>	<b>Revision</b>	3
	<b>Status</b>	Final
	<b>Issue Date</b>	July 2022

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# 1. Introduction

This Social Infrastructure Report has been prepared by McCutcheon Halley Planning Consultants and accompanies the Barnhill Garden Village Strategic Housing Development (SHD) application for lands within the townlands of Barberstown, Barnhill and Passifyoucan, Barnhill, Clonsilla, Dublin 15.

The purpose of this Social Infrastructure Report (SI Report) is to establish the baseline of existing social and community facilities in proximity to the Barnhill area by way of a Social Infrastructure Audit (SIA) and to establish requirements for the Barnhill Garden Village community. The requirements of the relevant policy and best practice guidance are consulted to enable the identification of deficits in the existing social infrastructure. This is an important step to ensuring that the social infrastructure and community facilities offered by the proposed SHD development can provide a sustainable balance to what is existing and support a thriving new community in Barnhill. It is important that the social and community infrastructure proposed connects to its wider environs in a functional and supportive fashion.

In addition to the SI Report, the proposed provision of additional social and community facilities will be informed by:

- The objectives of the Barnhill Local Area Plan (LAP), the current Fingal Development Plan 2017-2023 (FDP 2017) and the draft Fingal Development Plan 2023-2029 (draft FDP)
- The Childcare Demand Report
- The Primary and Post Primary School Demand Reports
- The Population and Human Health chapter of the Environmental Impact Assessment
- National and Regional Statutory Plans and Guidance.

This Social Infrastructure Report is structured as follows:

1. Introduction
2. Proposed Barnhill Garden Village
3. Planning Policy Requirements
4. Best Practice Guidance
5. Social Infrastructure Audit
6. Demand Assessment and Deficit Analysis
7. Proposed Social Infrastructure and Community Facility Provision of Barnhill Garden Village
8. Conclusion.

## 2. Proposed Barnhill Garden Village

### 2.1 Location and proposed development

The proposed Barnhill Garden Village SHD lands comprise approximately 29.6 hectares, within the townlands of Barberstown, Barnhill and Passifyoucan, Barnhill, Clonsilla, Dublin 15. The lands are approximately 3km from Blanchardstown Town Centre, 4.1km from Blanchardstown Main Street and 12.4km from O'Connell Street, Dublin. They are situated directly south of the Dunboyne to Clonsilla Rail Line and Hansfield train station, west of the Royal Canal and the Dublin-Maynooth Railway Line and east of the R149 (Clonee-Lucan Road).

The proposed development will consist of a total of 1,243 residential units, approximately 3,174m<sup>2</sup> of commercial and community facilities, and ancillary development. The proposed commercial and community development provides for a variety of uses including commercial, retail, medical, community and office space along with high-quality recreation and amenity space throughout the site. The residential element provides a mix of dwelling and apartment/duplex types and sizes catering for a wide range of people at various stages of their lifecycle and providing the basis for a future balanced and sustainable residential community within the LAP lands. Table 2.1 provides a detailed breakdown of the types of units provided within the scheme and the number of each that will be provided.

Table 2.1: Combined Residential Unit Schedule Barnhill SHD

Unit Type	No. of Units	% of Total Scheme
1 bed apartment	148	11.9%
2 bed apartment	589	47.4%
3 bed apartment	63	5.1%
4 bed apartment	4	0.3%
1 bed duplex	5	0.4%
2 bed duplex	20	1.6%
3 bed duplex	92	7.4%
3 bed house	286	23.0%
4 bed house	36	2.9%
<b>Total Residential</b>	<b>1243</b>	<b>100%</b>

## 2.2 Household Size and Demography

The National Planning Framework (NPF) 2040 notes that average household sizes are decreasing, and it is expected that the average household size will decline from 2.75 to 2.5 people per household nationally by 2040. The increase in the average number of persons per household during the intercensal period 2011-2016 was a reversal in the long-term decline as a result of a number of factors, including a shortage of housing. It is anticipated that household size will fall again once housing supply increases.

It is assumed that household size in the proposed development will align with the Fingal County averages. The present household size for Fingal is 3.0 (Census 2016). The draft FDP anticipates a decrease in the average household size to 2.73 for the overall County by 2029 as a result of the combination of additional housing delivery and slower population growth. Taking a conservative approach to the calculation of population projections it has been assumed that upon completion circa. 2032 the average household size will be 2.8 for the Barnhill Garden Village SHD. To allow for contingency within the population projections the current average household size of 3.0 was used to calculate the maximum population that could arise from the proposed development, although this is considered unlikely. These calculations provide a population projection of between 3,480 – 3,729 people for the proposed development when built out.

In terms of the demography of the proposed development it is assumed that the population will align with the demography of Fingal. Table 1.2 provides a breakdown of the age-groups as a percentage of the total population of Fingal and the State in 2016.

Table 2.2 Potential Breakdown of Population by Age Group in SHD

Area	Age 0-4	Age 5-12	Age 13-18	Age 19-34	Age 35-64	Aged 65+	Total Population
Barnhill Garden Village, average household size of 2.8	292	463	268	745	1,392	317	3,480 <sup>1</sup>
As % of total population	8.4%	13.3%	7.7%	21.4%	40%	9.1%	-
Barnhill Garden Village, average household size of 3.0	313	496	287	798	1,492	340	3,729 <sup>2</sup>
As % of total population	8.4%	13.3%	7.7%	21.4%	40%	9.1%	-

### 3. Planning Policy

Blanchardstown is designated as a Metropolitan Consolidation Town in the settlement hierarchy of the FDP 2017 and as a Consolidation Area for Dublin City and Suburbs in the draft FDP. It is also designated as a Level 2 Major Town Centre in the retail hierarchy of the Regional Spatial and Economic Strategy (RSES). It is the largest commercial and residential centre within the Metropolitan Area of Fingal and will continue to be promoted as a key urban settlement within the County providing retail, social, cultural, leisure and administrative services catering for a population of circa 100,000 inhabitants.

<sup>1</sup> Total population is based on a total unit number of 1,243 within the proposed development and an average household size of 2.8. As the number of persons within each age group were rounded to the nearest whole number the total of these figures does not equate to the projected total population by a difference of 3 but can be considered an indicative projection.

<sup>2</sup> Total population is based on a total unit number of 1,243 within the proposed development and an average household size of 3.0. As the number of persons within each age group were rounded to the nearest whole number the total of these figures does not equate to the projected total population by a difference of 3 but can be considered an indicative projection.



The FDP 2017 states *'the emphasis of this Plan is to continue to consolidate the existing zoned lands and to maximise the efficient use of existing and proposed infrastructure.'*

The LAP will assist in delivering the strategic long-term growth of Blanchardstown. The LAP emphasises that the population of Fingal grew in excess of twice the growth rate of the State in the intercensal period 2011 to 2016. It notes that Fingal continues to have the youngest population; that the average number of persons per private household is higher than the national average; and that Fingal has a vacancy less than half that of the State. This is considered reflective of the number of young families in the area.

### 3.1 Barnhill Local Area Plan 2019-2025

The LAP comprises approximately 45.64 ha which are primarily used for agriculture. The proposed Barnhill SHD lands comprise approximately 29.6 ha of the LAP lands.

The vision for the LAP is as follows:

*'to create a place to live that is appealing, distinctive and sustainable, maximising the opportunities provided by the surrounding natural environment for improved amenities and the enhancement of biodiversity. It is envisaged that Barnhill will develop as a sustainable community comprised of new homes, community, leisure and educational facilities based around an identifiable and accessible new local centre which will form the heart of the area.'*

*(Barnhill Local Area Plan 2019, p. 1)*

The plan's strategic aim is to integrate the new community with the community being established at Hansfield, and moreover:

*'the integration of social and community facilities in both the developing and established areas to provide people with the services/facilities they need close to their homes encouraging lifetime residency and vibrant communities and places.'*

*(Barnhill Local Area Plan 2019, p. 3)*

The Barnhill LAP envisages a total residential population of 3,500 for the LAP lands, based on delivery of 900-1150 units. The FDP 2017 further identifies that the residential capacity for Blanchardstown up to the period 2023 is 11,757 residential units, 39,909 for the total metropolitan area of Fingal and 9,632 for the total hinterland of Fingal, equating to a total potential residential capacity of 49,541 for all of Fingal. The provision of 1,150 units to accommodate a population of 3,500 would meet 9.8 % of the total housing demand for Blanchardstown.

### 3.2 National Planning Framework

The National Planning Framework (NPF) includes 10 National Strategic Outcomes which consist of a shared set of goals for every community across

the Country. The goal for National Strategic Outcome 10 is for good access to quality childcare, education, and health services. This should be provided at a scale relative to the region, city, town, neighbourhood, or community and will help to create and sustain attractive, successful and competitive places.

The NPF notes that place is intrinsic to achieving good quality of life and that this is affected by *“the quality of our immediate environment, our ability to access services and amenities, such as education and healthcare, shops and*



Figure 3.1 Hierarchy of Settlements and Related Infrastructure Provision, Source: NPF

*“parks, the leisure and social interactions available to us and the prospect of securing employment”*. Figure 3.1 is an extract from the NPF and broadly illustrates the level of service provision applicable to the hierarchy of settlements.

The NPF does not include a definition for the category of settlements detailed in the concentric diagram of ‘Hierarchy of Settlements and Related Infrastructure’. However, it does reference CSO definition of ‘small towns’ as being those with a population of between 1,500 to 10,000.

The new urban development of Barnhill Garden Village will form part of the wider urban Blanchardstown area, however, to a large extent it will operate as its own community, with a population of around 3,480 to 3,729. Based on the NPF concentric model the level of infrastructure services required for Barnhill Garden Village should include all those identified for 'smaller settlements and rural areas' and some of those identified for 'smaller towns and village'. Table 3.1 provides a summary of the services referenced in the concentric diagram. Section 7 of this Social Infrastructure Report provides an assessment of the how these requirements are to be met for the Barnhill Garden Village development.

**Table 3.1 Infrastructure Requirements by Settlement Size (extracted from NPF)**

<b>Infrastructure</b>	<b>Smaller Settlement... &lt; 1,500 population</b>	<b>Smaller Town... 1,500 – 10,000 population</b>
<b>Networks</b>	Broadband. Street Lighting	Link Corridors. Trunk Roads. Bus Rail to larger centres.
<b>Skills</b>	Primary School. Early Childhood Care and Education (ECCE).	Library. Post Campus of Higher Education Institutes.
<b>Health</b>	GP, Pharmacies, Ambulance Outreach	Primary and Social Care Services
<b>Social</b>	Local Hall. Play Areas.	Community Centres. Sports Facility. Welfare Services.
<b>Environment</b>	Access to clean sewage	Recycling, Renewables, Water & Sewers Supply
<b>Commercial</b>	Shop, Pub, Post Office, Petrol Station.	Supermarkets, Restaurants, Mix of Retail Facilities.
<b>Justice</b>	Neighbourhood Watch.	Garda Station
<b>Productive</b>	Workshop. Business Unit, Childcare	Enterprise Centre, Information Office.

### 3.3 Regional Spatial and Economic Strategy

The Eastern and Midland Regional Spatial and Economic Strategy 2019-2031 (RSES) sets out the strategic planning and economic framework for the Eastern and Midlands Region to 2031. The RSES document recognises social infrastructure as a key enabler to the creation of healthy and attractive places.

It also notes that social infrastructure can play an important role in the development strong and inclusive communities.

Specific policy objectives within the RSES include:

#### *Healthy Placemaking*

**RPO 9.13:** *Local authorities and relevant agencies shall ensure that new social infrastructure developments are accessible and inclusive for a range of users by adopting a universal design approach and provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives.*

#### *Recreation and Open Space*

**RPO 9.14:** *Local authorities shall seek to support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve.*

#### *Childcare, Education and Life Long Learning*

**RPO 9.20:** *Support investment in the sustainable development of the Region's childcare services as an integral part of regional infrastructure to include:*

- *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:** *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*

#### *Provision of Health Services*

**RPO 9.23:** *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.*

## 4. Best Practice Guidance

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

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) includes a series of high-level aims for successful and sustainable residential development in urban areas. These aims include the provision of social infrastructure i.e. the provision of community and support facilities, where and when they are needed and that are easily accessible.

The guidelines note the importance of considering the range of community facilities required for a sustainable neighbourhood within the wider context of its locality. Some facilities may be available in the wider area whereas others will need to be provided locally. Particular attention is drawn to the following community facilities:

- Schools
- Childcare
- Community Centres
- Healthcare Facilities
- District/Neighbourhood centre uses

The following approach should be taken when providing for the above social and community facilities:

#### Schools

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 a demand.

#### Childcare

One childcare facility (with a minimum of 20 places) for every 75 dwelling units is recommended by the guidelines. The threshold for such provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

#### Community Centres

Several approaches are cited with respect to the provision of community centres and it is noted that further planning of community centre provision will occur at development plan and local area plan policy level. Consideration should be given to locating community centres beside, near, or integrated with other community facilities and ensuring that these facilities are accessible to all by those walking or using public transport.

Fingal County Council's approach of sharing community facilities with the provision of education facilities (subsequent to entering into agreements with the Department of Education) is noted.

#### Healthcare Facilities

In regard to healthcare facilities, planning authorities should consult with the Health Services Executive (HSE) at development plan drafting stage. Consideration should also be given to the demography and health status of the population when considering the residential needs of an area.

#### District/Neighbourhood Centre Uses

District / neighbourhood centre uses will be provided for in line with the development plan retail strategy. In general, convenience retail should be centrally located within a development, but regard should be had to the distribution of residential development within the wider area. New convenience/comparison retail floorspace should be appropriately scaled in comparison with larger urban centres.

### **4.2 Childcare Facilities – Guidelines for Planning Authorities 2001 and Circular PL3/2016 – Childcare facilities operating under the Early Childhood Care and Education (ECCE) Scheme.**

Appendix 2 of the 'Childcare Guidelines for Planning Authorities' establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas (Paragraphs 2.4 and 3.3.1 also refer to this standard). One facility providing a minimum of 20 childcare places is considered to be a reasonable starting point in this regard. The Guidance acknowledges that other case-specific assumptions may lead to an increase or decrease in this requirement.

The results of any childcare needs analysis carried out as part of a county childcare strategy should also be considered.

Appendix 2 also states that the threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

### **4.3 The Provision of Schools and the Planning System – Code of Practice for Planning Authorities 2008**

Where an area of significant residential expansion has been identified lands should be reserved, insofar as possible, for education purposes. These lands should ideally be adjacent to community developments such as community centres, playing fields, libraries etc.

### **4.4 Retail Planning – Guidelines for Planning Authorities 2012**

The location of district centres should be identified within the development plan. District centres provide a range of retail and non-retail service functions for the community at a scale consistent with the settlement size and function. The need for retail development in district centres should be identified within the development plan and based on a significant growth in the population or

a demand assessment for regular convenience and lower order comparison shopping needs of new communities.

#### 4.5 Shaping Neighbourhoods

*Shaping Neighbourhoods 2021* is a non-statutory best practice research guide that sets out how to achieve inclusive, healthy, low-carbon settlements through spatial planning. It focuses on the importance of creating locally based networks in order to strengthen communities. A number of desirable community assets have been identified, including:

- Generous and attractive networks of streets and public spaces
- Education and health provision
- Parks, play-spaces, allotments, recreation facilities, community halls and cultural/religious provision
- Green infrastructure for natural water managements, energy, pollution control and wildlife habitats
- Social and affordable housing, conveniently located and of high quality
- Low rent quarters set aside for start-ups, small workshops and neighbourhood services, charities.

The guide focuses on the physical fabric of neighbourhoods and suggests that the catchment population required to sustain one community centre in a neighbourhood is around 4,000 people. Accessibility standards are used to ensure facilities are as walkable as possible.

Local Facility	Illustrative Catchment Populations <sup>3</sup>	Minimum reasonable accessibility standards at different gross densities (assuming bendy routes)			
		40 ppha	60 ppha	80 ppha	100 ppha
Community Centre	4,000	800m	600m	600m	500m

Figure 4.1: Typical population densities and catchment populations which are needed to support particular facilities. (Source: Shaping Neighbourhoods Report; in: Strategic Framework for Community Centre Provision, page 7).

## 5. Social Infrastructure Audit

The Social Infrastructure audit provides baseline data to identify existing provision, deficits and / or additional capacity in the social infrastructure of the immediate and wider area. This will inform the provision of the social and community facilities within the proposed development, which will support a thriving community in Barnhill and allow the proposed development to integrate with the adjacent communities.

### 5.1 Research Area

The research area is primarily focused on a radius of 1.5 km (measured from the site's boundary, see figure 5.1). It seeks to capture community infrastructure which is within comfortable walking distance. The mapping provides 500m, 1000m and a 1500m distance ring, representing a walking distance of approximately 15-20 min. Facilities are also referenced outside this distance to give a better overall view of the area and to allow for the identification of facilities, i.e. post primary schools, medical facilities and shopping centres, to which users may be expected to travel further distances.

The research identified many existing social and community facilities in the environs of Barnhill. They are located primarily in Blanchardstown Centre, however Ongar Village and Westmanstown also feature prominently. Leixlip and Lucan are separated from the site by the green belt which does not allow for easy walking or cycling access. They have therefore been excluded from the analysis, except for services where people might normally expect to travel further to avail of (such as second level education).



Figure 5.1: Barnhill Site and Study Area in Wider Context

Social Infrastructure has been identified in the following categories:

1. Educational Facilities
  - Primary Schools



- Post Primary Schools
  - 3rd level Education and Training Centres
2. Childcare Facilities
  3. Health Care Services
  4. Sport and Recreation
  5. Social and Community Centres/ Libraries/ Faith Groups
  6. Arts and Culture
  7. Convenience Retail
  8. Other Services

## 5.2 Educational Facilities

### 5.2.1 Primary Schools

There are four primary schools within the immediate study area of 1.5km and a further 11 primary schools within a 3km radius. The 2021/2022 enrolment of the 4 primary schools within the immediate study area is 2,288 and the enrolment of the other 11 schools is 5,269. The subject application reserves a site for a minimum 16 classroom primary school. Table 5.1 lists the schools within a 3km radius. Figure 5.2 maps the locations of the evaluated primary schools.

Table 5.1: Primary Schools within 3km of subject site

Primary Schools				
No.	Name	Distance from Site	Enrolment 2021/2022	Additional Capacity
1	Hansfield Educate Together NS	0.5 km	611	11*
2	Castaheany Educate Together National School	0.8 km	417	0*
3	St Benedicts National School	0.8 km	628	18*
4	Scoil Ghrainne	1.4 km	632	17*
5	Mary Mother of Hope Junior NS	2.5 km	430	0*
6	Mary Mother of Hope Senior NS	2.5 km	440	0*
7	St Ciaran's NS	1.6 km	612	31*
8	St Philip the Apostle Junior NS	2.5 km	231	18*
9	St Philip the Apostle Senior NS	2.5 km	285	15*
10	SN Oilibheir	3.0 km	263	3*
11	St Mochta's NS	2.6 km	860	24*
12	Scoil Choilm Community National School	2.5 km	828	13*
13	Sacred Heart National School	2.7 km	842	0*
14	Scoil Nais Mhuire Sois	3.0 km	218	19*
15	Scoil Mhuire Sin	3.0 km	260	2*
<b>Total enrolment 2021/22</b>			<b>7,557</b>	<b>171*</b>

\*Capacity derived from Enrolment Records (Department of Education) in comparison to previous school year. If numbers increased or remained unchanged no capacity was assumed

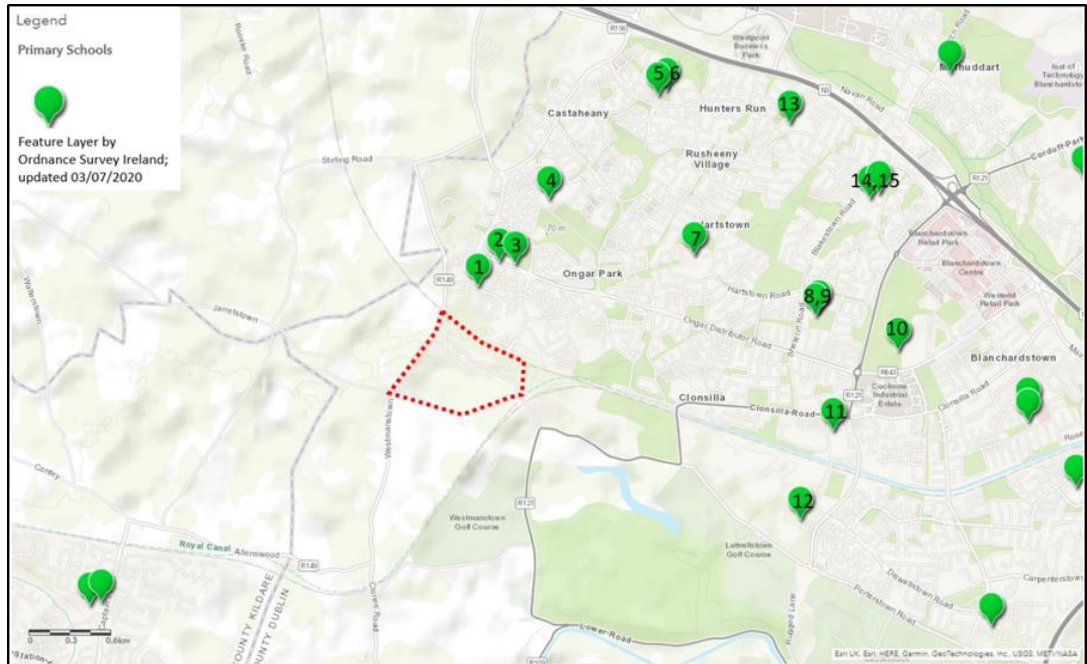


Figure 5.2: Primary Schools within 3 km radius from subject site (approximate outline in

Enrolment figures of recent years indicate that primary school enrolment peaked in 2018/19, with 7,890 children enrolled in the 15 primary schools surveyed. This compares with an enrolment of 7,557 in 2021/22, a reduction of 333. These findings correspond with the Report of the Department of Education which shows enrolment at Primary Level decreasing since 2018 ('Projections of Full-Time Enrolments – Primary and Second Level, 2021 – 2036' report), and indicate that the existing primary schools provide adequate capacity for the study area.

Further analysis of primary school capacity is provided in the School Demand Report which accompanies this application.

### 5.2.2 Post Primary Schools

The wider area includes 6 post primary schools, with a combined enrolment of 5,311 students in 2021/22. Hansfield Secondary School and Coláiste Pobail Setanta College are within 1km distance of the site. Four more schools are located within approximately 3km distance. See Table 5.2 and Figure 5.3 for data relating to the post primary schools and their location.

Table 5.2: Post Primary Schools within Study within 3km of subject site

Post Primary Schools				
no	Name	Distance from Site	Enrolment 2021/2022	Capacity
1	Hansfield Educate Together Secondary School	0.6 km	770	220 (for 2022/23)
2	Coláiste Pobail Setanta College	1.4 km	1,053	0*
3	Hartstown Community School	2.3 km	1,087	0*
4	Blakestown Community School	2.9 km	443	0*
5	Coolmine Community School	3.1 km	991	64 (12 additional spaces will be opened in 2022/23)
6	Luttrellstown Community College	2.5 km	960	0*
<b>Total enrolment 2021/22</b>			<b>5,311</b>	<b>74 (2021/22)</b> <b>296 (2022/23)</b>

Enrolment numbers for post primary schools have increased in the study area in recent years in line with census data and the growing population in Blanchardstown. Capacity has been ascertained as 74 places for the 2021/2022 school term and as 296 places for the 2022/2023 school term according to responses from Hansfield Educate Together School and Coolmine Community School.

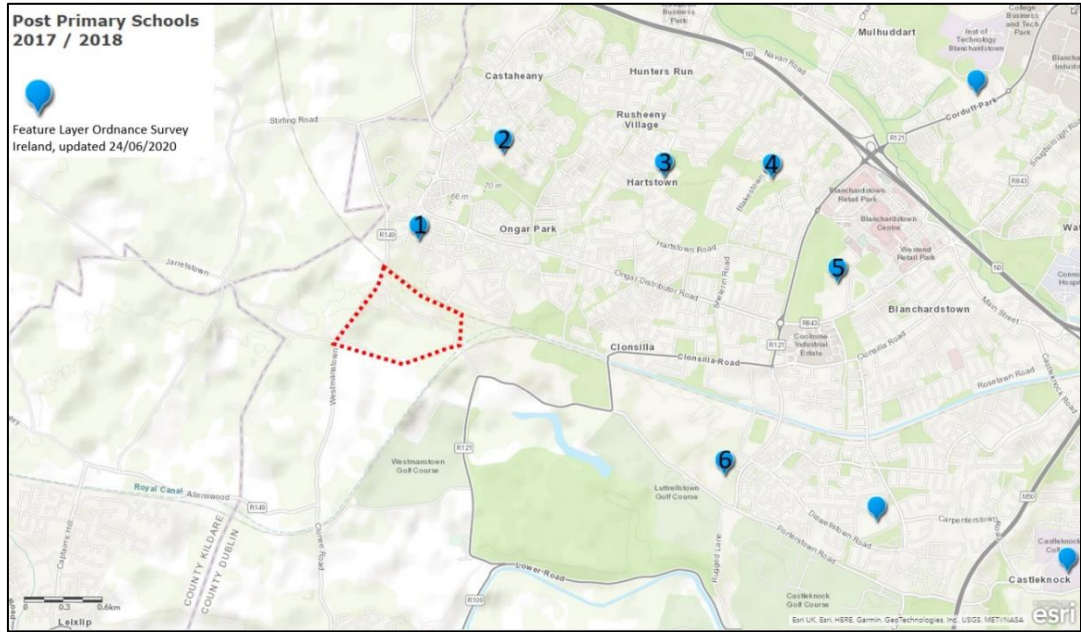


Figure 5.3: Post Primary Schools within 3 km radius from subject site (approximate outline in red)

### 5.2.3 3rd Level Education and Training Centres

Blanchardstown Community Training Centre (3km from site) caters for the 16-21 year age cohort and provides a range of courses for further education. Technical University Dublin is represented at its Blanchardstown Campus, providing 3<sup>rd</sup> level education for 5,000 students. It is located approximately 5km from the site to the northeast.

Dublin City Centre is accessible by public transport and is the location of several Universities and Training Facilities. Train services from Hansfield train station provide a direct commuter link to the Docklands and wider city.

Further Education		
Blanchardstown Community Training Centre	3.0 km	n/a
Technical University Dublin	5.0 km	5,000

Further analysis of primary and post primary capacity is provided in the School Demand Report which accompanies this application.

### 5.3 Childcare Facilities

A baseline study undertaken in May 2022, identified 12 existing crèche facilities within the study area and a further 5 approved planning applications proximate to the study area (Table 3.2 & Figure 5.4). The closest crèche facility to the Barnhill lands is within 500 m of the site at Hansfield Educate Together National School (Busy Bees Childcare Hansfield; ref no 1). Two facilities are within 1 km distance at Ongar Village and the remainder are in the wider northeast quarter, towards Blanchardstown.

Distance is captured from Hansfield train station as this is the site boundary of proposed phase 1 of the development and ensures connectivity to the street network of the area. The distance is aerial distance, 500m compares to approximately 6 to 10 minutes walking distance. Table 5.3 lists the childcare facilities in the area as identified in Figure 5.5.

Table 5.3: Childcare Facilities within Study Area

Childcare Facilities		
Id. No	Childcare Facility	Approximate Distance from Site Boundary <sup>3</sup>
1	Busy Bees Childcare Hansfield	0.5 km
2	Little Treasures Playgroup	0.9 km
3	Early Learners Montessori	0.9 km
4	Mother Hubbard's Crèche	1.1 km
5	Cocoon Childcare	1.3 km
6	Small Steps Preschool/Hayley Devlin Ltd	1.2 km
7	Sticky Fingers Crèche	1.1 km
8	Little Sparrows Preschool	1.5 km
9	Hartstown Montessori	1.5 km
10	Bee Smart Montessori	1.7 km
11	Eileen's Little Scholars	1.7 km
12	Treehouse Childcare/Daisybelle T/A	1.7 km

<sup>3</sup> The measuring point is Hansfield train station as this is the site boundary of proposed phase 1 of development and ensures connectivity to the street network of the area. The distance is aerial distance, 500m compares to approximately 10min walking distance.

The following applications for crèche facilities within the Hansfield SDZ have been granted planning permission:

- FW20A/0084 – Permitted crèche (approx.493m<sup>2</sup>)
- FW18A/0110 – This crèche (approx. 335 m<sup>2</sup>) is under construction
- FW18A/0162 – Permitted crèche (approx. 209 m<sup>2</sup>)
- FW18A/0197 – Permitted crèche, area not available.
- FW17A/0234 – Permitted crèche (approx. 196 m<sup>2</sup>)



Figure 5.4 Location of Childcare Facilities Within or Near to Study Area

Further analysis of childcare services is provided in the Childcare Demand Report.

## 5.4 Health Care

In total, 16 Health Facilities were identified (figure 5.5) and listed in table 5.4. They are located beyond the 1.5km radius from the Barnhill Site, in the general Blanchardstown area, except for the Meridian Clinic Ongar, which is situated in Ongar Village, less than 1km from the site. Hartstown Primary Care Centre is in 1.6km distance from the subject site, Blanchardstown Primary Care Centre and Roselawn Primary Care Centre further serve the wider community. Connolly Hospital is a hospital of regional importance, at 5 km distance. St. Joseph's Centre delivers nursing care for 60 residents. It is located within 1km east of the site.

A medical centre is part of permitted development in the local centre of the Hansfield SDZ (Planning Ref. FW18A/0162).

Table 5.4: Health Care Facilities

No	Name	Distance from site
1	The Meridian Clinic Ongar (including Dental care)	0.9 km
2	<b>Hartstown Primary Care Centre</b>	1.5 km
3	Dr Dolores Rafter GP	1.6 km
4	Woodvale GP (Dr Michael Brennan)	2.5 km
5	Mountview Health Centre	2.3 km
6	Clonsilla Medical Centre	2.4 km
7	Healthwell Clinic	2.4 km
8	Littlepace Medical Centre	2.4 km
9	Huntstown Medical Centre	3.0 km
10	<b>Roselawn Primary Care Centre</b>	4.4 km
11	The Meridian Clinic	4.1 km
12	Clarendon Surgery	4.8 km
13	Parks Medical Centre	3.8 km
14	St. Joseph's Centre Nursing Home	0.8 km
15	<b>Blanchardstown Primary Care Centre</b>	3.3 km
16	Connolly Hospital	5.0 km
17*	Medical Centre (Planning Ref. FW18A/0162)	0.4 km
* Identification no. refers to a permitted planning application for a medical centre in Hansfield SDZ.		

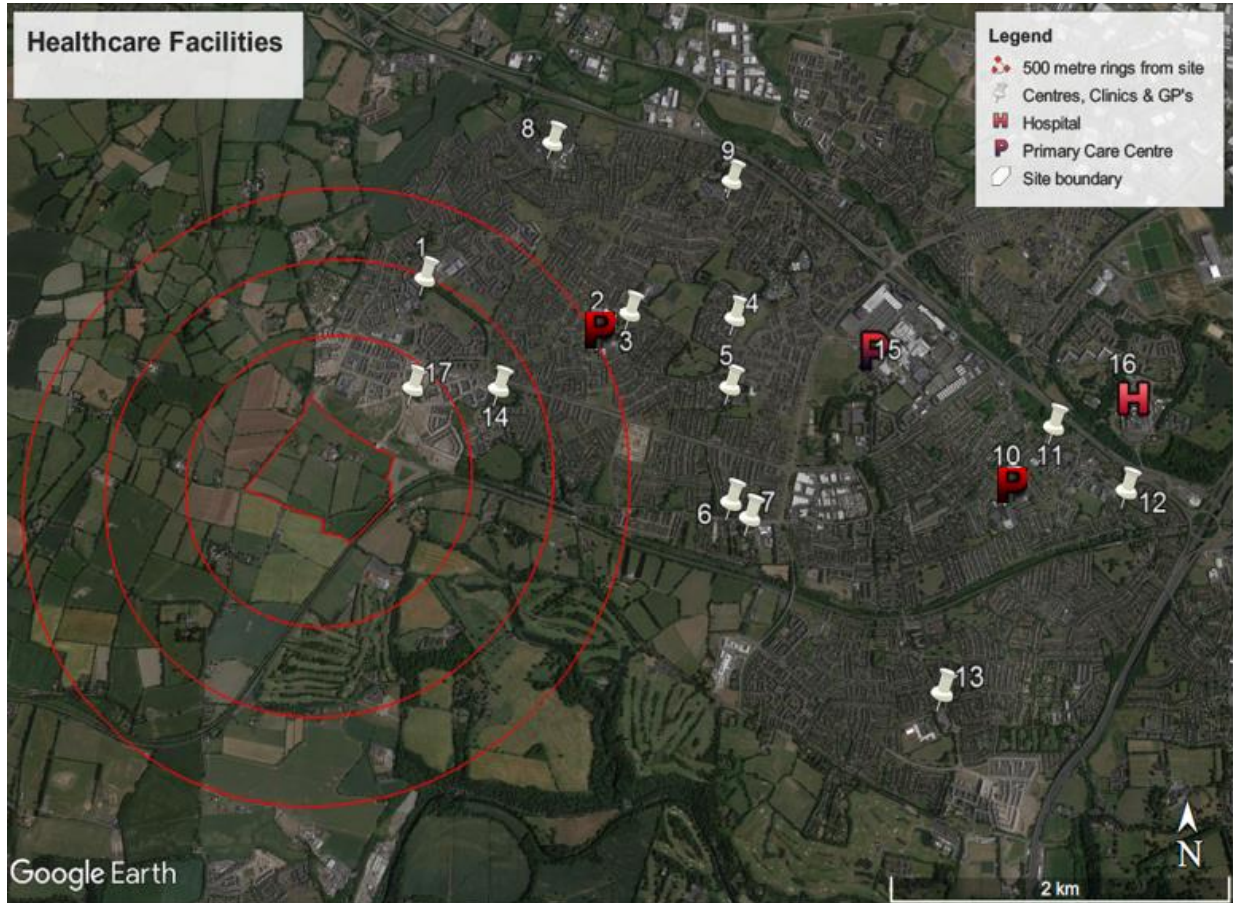


Figure 5.5: Location of Healthcare Facilities

**Service Verification by Health Service Executive (HSE)**

In response to an email enquiry with the HSE, it was confirmed that eight Primary Care teams serve local populations of the Blanchardstown and Blakestown area and services run from Blanchardstown Primary Care Centre, Hartstown Primary Care Centre, Roselawn Primary Care Centre as identified in the survey as no. 2, no. 10 and no. 15, and from Corduff Primary Care Centre (east of the M50 and not included in the Study Area).

The Health Service Executive (HSE) provides Community Healthcare Organisations as shown in Figure 5.6. The subject site is part of the Blanchardstown Area Network with three Primary Care Teams provided in Carpentertown/Laurel Lodge, Castleknock and Corduff/The Ward, serving a population of 51,634 (Census 2016). Five Primary Care Teams are part of the Blakestown Area Network, north of the subject site, which serve a population of 57,594 (Census 2016). The Blanchardstown/Blakestown ED is part of this network area (See Figure 5.6).



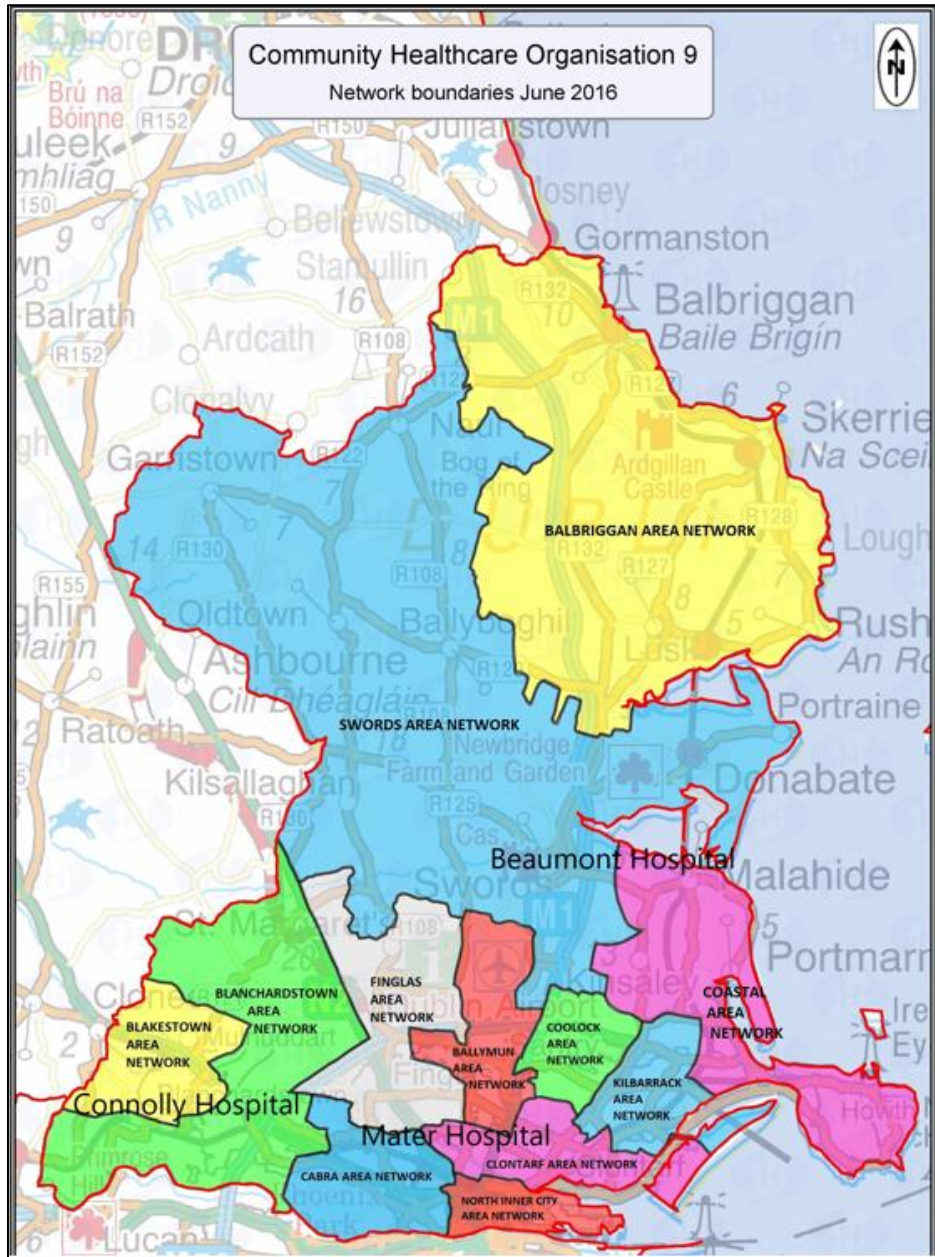


Figure 5.6: Community Healthcare Organisation 9 of Community Health Organisation Dublin North City & County (Source: HSE)

<b>Blanchardstown Area Network</b> POP: 51,634	<b>Primary Care Teams x 3</b>	<b>POP PCT 2016</b>	<b>POP ED 2016</b>	<b>ED NAME</b>
Castleknock / Corduff / Roselawn	Corduff / The Ward ( - part of Blanchardstown Abbotstown )	17,515	9363*	The Ward* (less SAS 267158009/01 pop 239 Finglas West PCT)
			3871	Blanchardstown / Corduff
			4281*	Blanchardstown/ Abbotstown* (Part only)
	Carpenterstown/ Laurel Lodge	26,381	19027	Castleknock/ Knockmaroon Holy Angels. Excludes Strawberry Beds) (Includes
			5329	Castleknock Park
			1436	Lucan North - Barberstown / Luttrellstown
	Divided by M50		589*	Blanchardstown/Abbotstown* (Elm Green Nursing Home and Assisted living only)
	Roselawn/ Delwood PCT	7738	5153	Blanchardstown / Delwood
			1688	Blanchardstown / Roselawn
			897*	Blanchardstown Abbotstown* (Includes Blanch Village only. Excludes Waterville, Finglas, Dunsink, Cappagh, Mitchelstown)
<b>Network total</b>		<b>51,634</b>		

<b>Blakestown Area Network</b> POP: 57,594	<b>Primary Care Teams x 5</b>	<b>POP PCT 2016</b>	<b>POP ED 2016</b>	<b>ED NAME</b>
Blanchardstown / Blakestown / Mulhuddart / Coolmine	MBC	11320	11320	Blanchardstown/Coolmine
	Mulhuddart	7380	3257	Blanchardstown/ Tyrellstown
	Ongar		4123	Blanchardstown/Mulhuddart
	Littlepace	38894	38894	Blanchardstown/Blakestown
	Hartstown/ Huntstown/ Clonsilla			
<b>Network total</b>		<b>57,594</b>		

Figure 5.7: Area Networks and corresponding Primary Care Teams (Source HSE)

The services provided include primary care services, social inclusion services, health and well-being services and services for people with disabilities, older persons and people who require mental health supports. These services are delivered through the HSE and its funded agencies to people in local communities, as close as possible to their homes.

As a general rule, a building will either be a primary care team building for a smaller catchment area, with each team serving 10-15k population or it will be called a network building which serves a numbers of teams and also may provide network level services such as dental, mental health services etc and this population would generally be 50k approx.

According to information received from the Office of the Head of Service Primary Care, the Primary Care Strategy, Slaintecare, over the last 10 years there have been significant changes in how and where services are delivered including:

- Increased access to services within the local community with primary care services, children’s disability services and mental health services provided locally within with primary care centres for populations of approximately-50,000.
- An increase in the range of services provided in the community moving services that can be community based from acute hospital settings with recent developments in relation to the provision of ambulatory hubs for older people and people with chronic disease in the community.
- A focus on support services including specialist day services, training and respite and residential services.
- Movement from congregated setting to supported community living.

The response acknowledges, that *“These very positive developments have created challenges in terms of securing appropriate accommodation both for the local provision of services and for people moving from congregated settings.”* (e-mail response received on 18/05/2022 from Head of Primary Care, Dublin North City and County).

### 5.5 Sport and Recreation

Barnhill is located in the Greater Dublin Green Belt, which is mainly in agricultural use, characterised by a patchwork of large fields on flat lands with hedgerows along field boundaries, minor country roads and lanes. Public open space nearest to the site is the banks of the Royal Canal, which forms Barnhill’s eastern boundary. St. Catherine’s park is located 3km to the south west, comprising approximately 80 ha, which includes a playground and BMX park. Lands at Beechpark in Clonsilla to the east also include a playground and a large area for allotments. The Liffey River is approximately 2km southeast of Barnhill and its valley extends east towards the Phoenix Park and beyond (See Table 5.5 and Figure 5.9).

Westmanstown Sports Centre is within 500m. It is accessible via the level crossing of Barberstown Lane North in the southeast direction and includes a swimming pool, several sports pitches with a variety of associated sports clubs and a golf club. Approximately 1km further south is Lucan Outdoor Adventure Centre.


Golf clubs are prominent in the area. In addition to the Westmanstown Golf Club, Luttrellstown Castle Golf Course and Liffey Valley Par 3 Golf Course are approximately 2km from the site. Hermitage Golf Club and Castleknock Golf Club are further southeast in the Liffey Valley.

The wider area is well served with sport clubs ranging from GAA and soccer, rugby, gymnastics and others, mainly located within the Blanchardstown area but also reaching south towards Lucan and Leixlip.


The eastern boundary of the Barnhill site is formed by the Royal Canal which, when fully developed as a Green/Blue Way, offers significant potential as an amenity and will provide connectivity to Dublin City Centre and the Docklands to the east. It will also link up to Leixlip and Maynooth as far as the Shannon.

Development permitted as part of Hansfield SDZ includes a gym (Planning Ref. FW18A/0110) and a 2-hectare park (Planning Ref. FW17A/0078). The subject application is to incorporate a range of outdoor recreation and amenity facilities, as detailed in the Landscape Design Statement.

Table 5.5: Sports and Recreational Facilities

No.	Sport and Leisure Facilities within 500m 	Distance from site
1	Royal Canal Greenway	0.0 km
2	Westmanstown Sport Centre	0.3 km
3	Westwood Swimming Pool	0.3 km

No.	Sport and Leisure Facilities within 500m    	Distance from site
4	Garda Rugby Club	0.4 km
5	Garda Westmanstown Gaels GAA Club	0.4 km
6	Westmanstown Golf Club	0.3 km
7	Westmanstown Rfc	0.4 km
8	Westmanstown Youth Rugby Club	0.4 km
35*	Gym (Planning Ref. FW18A/0110)	0.5 km
	<b>Sports Clubs in wider area</b> 	
9	Confey GAA Club	2.3 km
10	Coolmine Judo Club	3.2 km
11	Coolmine Sports and Leisure Centre	3.2 km
12	Hartstown Huntstown Football Club	2.2 km
13	Le Chéile Athletics Club	4.8 km
14	Leisureplex Blanchardstown	3.5 km
15	Leixlip Tennis Club	4.9 km
16	Leixlip United	5.2 km
17	Liffey Valley Par 3 Golf	3.3 km
18	Luttrellstown Castle Golf	2.4 km
19	Mountview Boys and Girls Football Club	2.6 km
20	Mountview Sports Centre	2.6 km
21	Orion Gymnastics Club	3.2 km
22	St Mochtas Football Club	2.6 km
23	St Peregrines GAA Club	2.7 km
	<b>Playgrounds and Other</b> 	
24	Beech Park Playground	1.0 km
25	Blanchardstown Skatepark	2.7 km
26	BMX Park	2.5 km
27	Fort Lucan Outdoor Adventure Centre	1.5 km
28	Millenium Park Playground	2.7 km
29	St. Catherine's Park Playground	2.5 km
	<b>Parks and Other</b>  	

No.	Sport and Leisure Facilities within 500m 	Distance from site
30	Beech Park	1.0 km
31	Beechpark Allotments	1.0 km
32	Hazelbury Park	2.0 km
33	Millenium Park	2.7 km
34	St Catherine's Park	2.5 km
36*	2ha Park (Planning Ref. FW17A/0078)	0.5 km
<b>*Permitted development as part of Hansfield SDZ</b>		

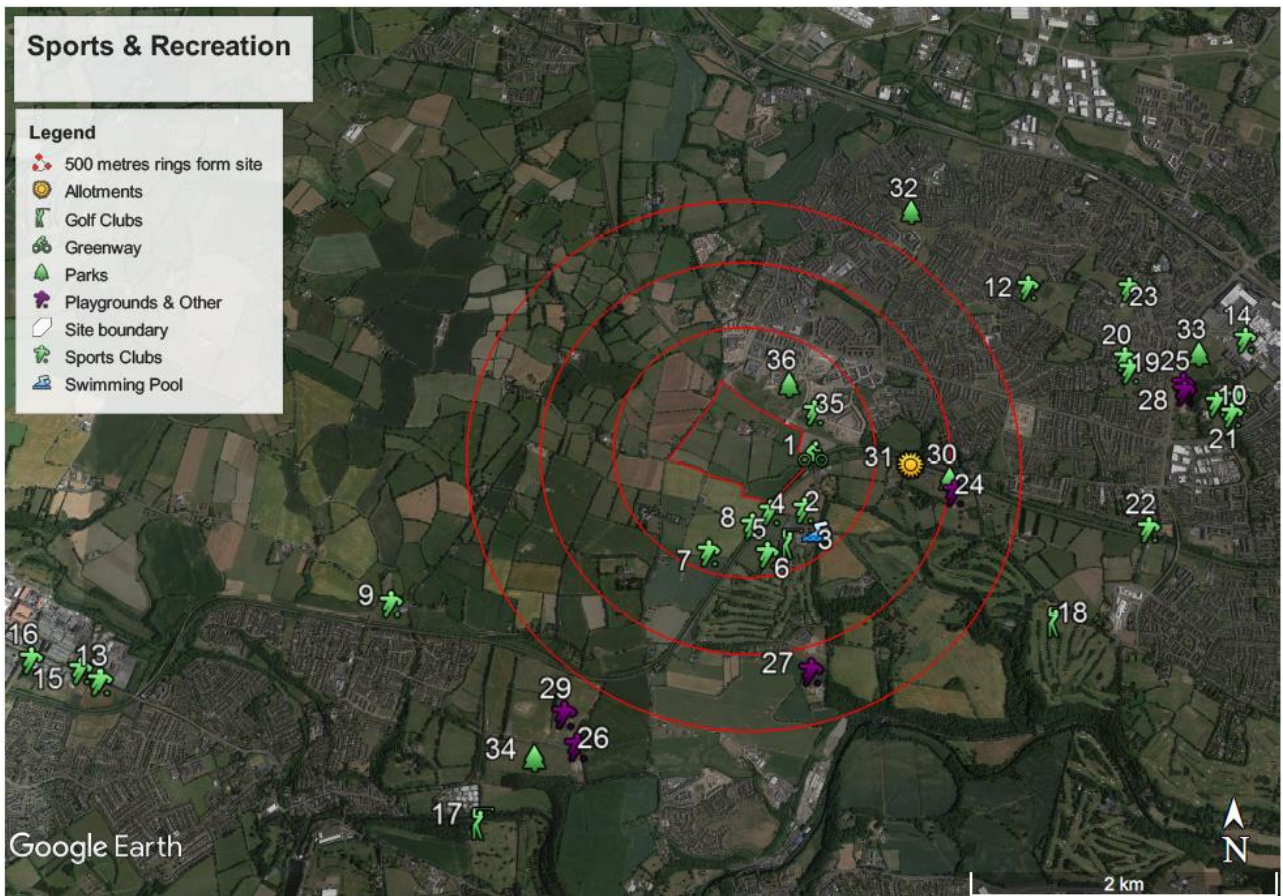


Figure 5.8: Sports and Recreational Facilities

Fingal CC has mapped playing pitches, including all weather, 5 a side, basketball, golf course and bowling greens, as shown in figure 5.10. The pitches at Westmanstown and within school grounds are however not included.

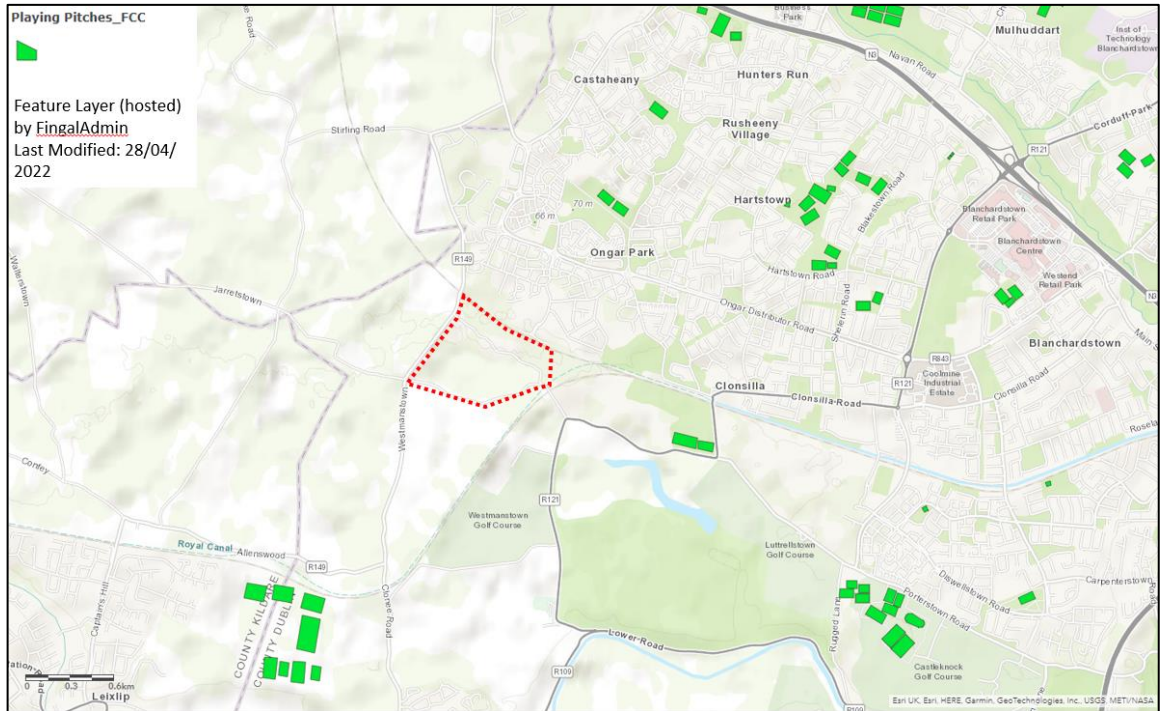


Figure 5.9: Playing Pitches as identified by Fingal County Council (approximate outline in red)

### 5.6 Social and Community Centres/ Libraries/ Faith Groups

The social and community facilities closest to the site are Ongar Community Centre, within 1.0km of the site’s boundary to the north, and Phiblestown Community Centre, also less than 1.5km to the north. Other centres are in Castleheany, Mountview, Blakestown and Blanchardstown located to the north-east of the site at just over 2.5km from the site. Leixlip Youth and Community Centre is approximately 2km in the south-west, Luttrellstown Community centre is approximately 2km east of the site.

A library is located in Blanchardstown town centre, connected by public transport (Bus 39 and 39A from Castaheany, Delhurst Estate). Leixlip and Dunboyne have libraries, located approximately 2.7km and 3.8km from the site. Both locations can be accessed via Hansfield train station and its train services.

Faith groups are dominated by the catholic ethos, with the nearest Catholic church, Church of St Ciaran, Hartstown in approximately 1.5km distance. The parish Huntstown, Littlepace provides two places of worship approximately 2.5km to the north. Church of Ireland is represented in Leixlip. A church for the Mormon faith is situated in less than 2km west of the site and an Evangelical Christian church (Dublin West Community Church) has its place of worship in less than 500m distance in Hansfield Educate Together National School.

In Hansfield SDZ, 1 community centre and 1 place of worship are part of Planning Ref. FW18A/0162.

Table 5.6 lists all facilities identified, see Figure 5.11 for their location in relation to the site.

Table 5.6: Community Centres, Libraries and Places of Worship

No.	Community Centres	Distance from Site
1	Aistear Beo Family Centre	> 2.5 km
2	Blakestown Community and Resource Centre	> 2.5 km
27	Luttrelstown Community Centre	< 2.5 km
3	Castleheany Community Centre	< 2.5 km
4	Leixlip Youth and Community Centre	< 2.5 km
5	Mountview Youth and Community Centre	< 2.5 km
28	Hartstown Community Centre	< 2.5 km
6	Ongar Community Centre	< 1.0 km
7	Phibblestown Community Centre	< 1.5 km
25*	Community Centre (Planning Ref. FW18A/0162)	< 0.5 km
	<b>Libraries</b>	
8	Blanchardstown Library	> 2.5 km
9	Dunboyne Library	> 2.5 km
10	Leixlip Library	> 2.5 km
	<b>Places of Worship</b>	
12	Chapel of Ease, Littlepace Church	< 2.5 km
13	Church of St Ciaran, Hartstown	< 2.0 km
14	Church of St Philip the Apostle Mountview	< 2.0 km
15	Church of St Thomas the Apostle	< 2.5 km
16	Church of the Sacred Heart of Jesus	< 2.5 km
17	Dublin West Community Church	< 0.5 km
18	Our Lady's Nativity Church and Parish Centre	> 2.5 km
19	St Bridgid's Church	> 2.5 km
20	St Mary's Church	< 2.5 km
21	St Mary's Church of Ireland	> 2.5 km
22	St Patrick's Church Lucan	> 2.5 km
23	St Peter and Paul's Church	> 2.5 km

No.	Community Centres	Distance from Site
24	The Church of Jesus Christ of Latter-day Saints	< 2.0 km
26*	Place of Worship (Planning Ref. FW18A/0162)	< 0.5 km
*Permitted development as part of Hansfield SDZ		

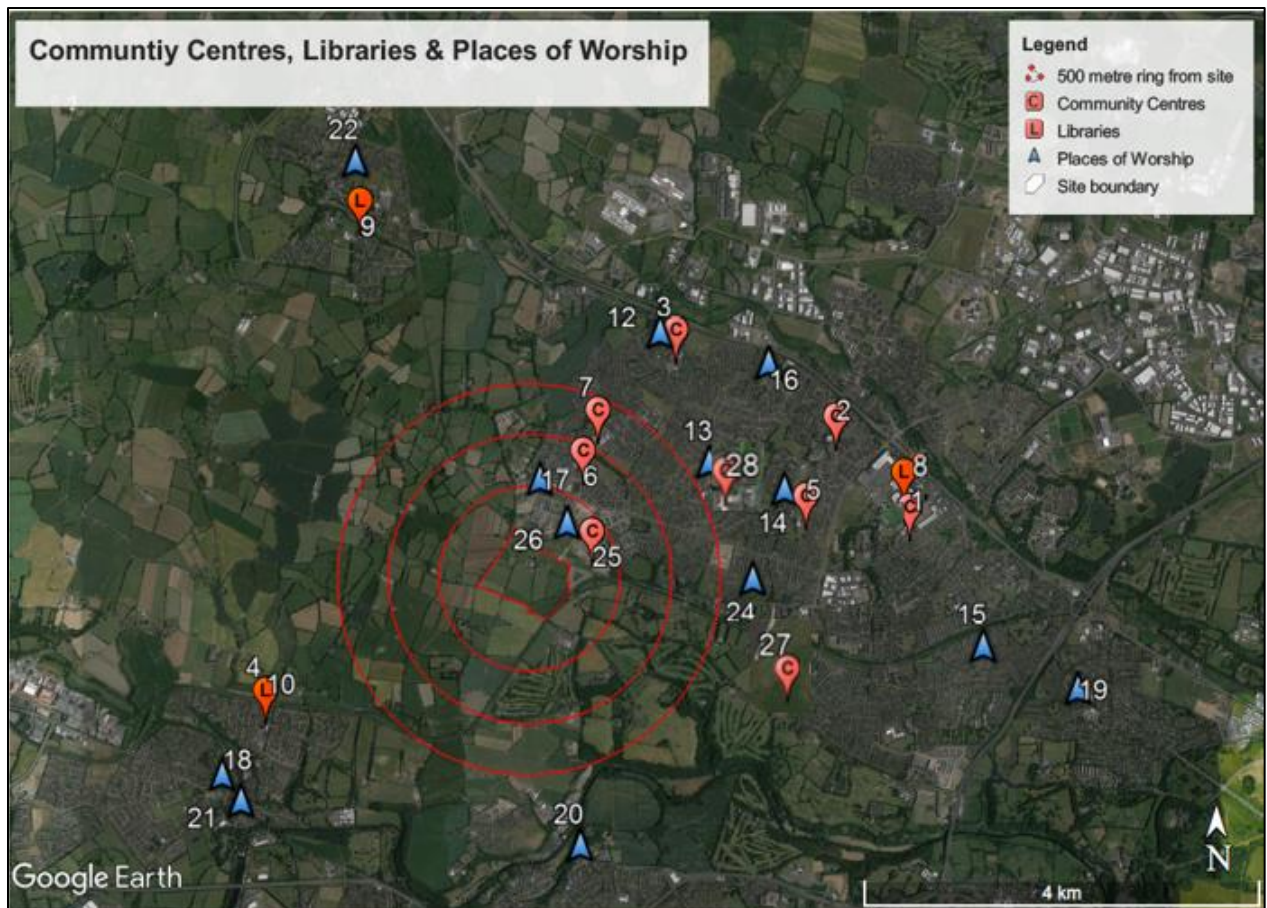


Figure 5.11: Community Centres, Libraries and Places of Worshi10

## 5.7 Arts and Culture

### 5.7.1 Arts and Culture Audit

Cultural activities closest to the site are centred around Ongar Community Centre, at approximately 0.6 km from the site. With support of Fingal County Council, it offers classes and activities for all age groups. A music school operates in Ongar Village and from Coolmine Industrial Estate. Blanchardstown Centre provides a cinema and Arts Centre, and many more cultural activities can be found in Dublin centre.

The Royal Canal is part of the industrial and landscape heritage which weaves a rich tapestry of cultural interest south of the site. This is supported by historic



buildings and surroundings like Luttrellstown Castle (adjacent to Luttrellstown Golf Course), south of the canal, a historic well in St Catherine’s Park and many more in the wider area.

The facilities are listed in Table 5.7; however, the list is not exhaustive. The referenced locations are shown in Figure 5.12.

Fingal County Council website features the archaeology and history of Dublin 15, with 90 archaeological monuments recorded in this south west corner of Fingal. It recounts a wealth of information including folklore, important secular and religious features, family dynasties, scientific breakthroughs and more. The link to the local heritage information is:

<http://www.fingalcoco.ie/planning-and-buildings/heritage-in-fingal/heritage-and-communities/fingal-heritage-by-area/dublin-15/>

Table 5.7: Arts and Culture

No.	Arts and Culture	Distance from Site
1	Ongar Community Centre	0.6 km
2	Castleknock School of Music	0.9 km
3	Music School, Coolmine	2.7 km
4	ODEON Cinema, Blanchardstown Centre	3.6 km
5	Draiocht Art Centre, Blanchardstown	3.6 km
6	Royal Canal	0.0 km
7	Luttrellstown Castle, Castleknock	< 2.5 km
8	St. Catherine’s Well, Lucan Demense	< 2.5 km

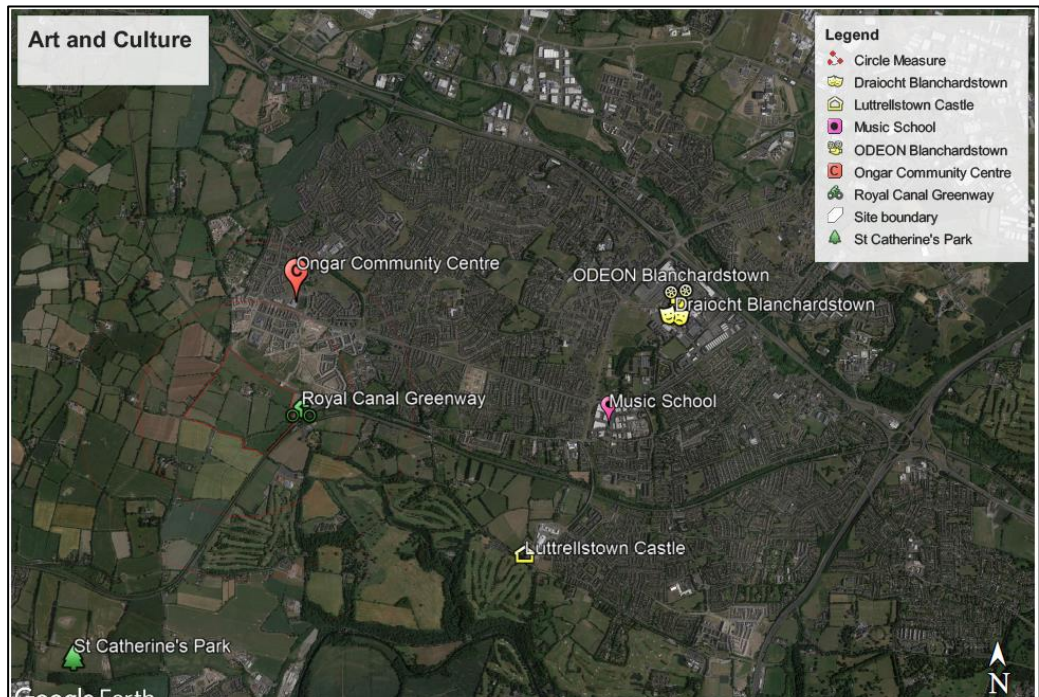


Figure 5.2: Arts and Culture

## 5.8 Convenience Retail

### 5.8.1 Convenience Retail Audit

The closest retail provision is in Ongar Village, which has a Dunnes Stores and several smaller retailers. A Eurospar retailer is located adjacent to the 1.5km radius in northeast direction. Four discount supermarkets, two Spar shops and one SuperValu are located within a 4km radius. A Tesco Superstore is the anchor store of Roselawn Shopping Centre; Westend and Blanchardstown Shopping centres offer a variety of shops and restaurants, accessible by bus (from Castaheany, Delhurst Estate or Clonsilla, Windemere estate) or train (Hansfield to Castleknock).

Hansfield SDZ will have three retail units as part of Planning Ref. FW18A/0110. Planning reference FW18A/0162 has provision for four retail units (1 of these is designed for a Supermarket type store).

The facilities identified are listed in Table 5.8 and may not be exhaustive, see Figure 5.13 for location.

Table 5.8: Convenience Retail and Shopping Centres

No	Convenience Retail	Distance from Site
1	Aldi Supermarket, Clonee	2.7 km
2	Centra, Clonsilla	4.5 km
3	Dunnes Stores, Ongar Village	1.0 km
4	Eurospar, Hartstown	1.7 km
5	Lidl Supermarket, Coolmine	3.1 km
6	Lidl Supermarket, Clonee	2.7 km
7	Lidl Supermarket, Blanchardstown	3.9 km
8	Spar Clonsilla	2.3 km
9	Spar Coolmine	2.9 km
10	Super Valu, Blanchardstown	4.3 km
14*	3 retail units (Planning Ref. FW18A/0110)	0.5 km
15*	4 retail units (Planning Ref. FW18A/0162)	0.5 km
	<b>Shopping Centre</b>	
11	Shopping Centre Blanchardstown	3.6 km
12	Tesco Superstore/ Roselawn Shopping Centre, Blanchardstown	4.1 km
13	Westend Shopping Park, Blanchardstown	3.8 km
<b>*permitted development as part of Hansfield SDZ.</b>		

The proposed Barnhill development includes provision for a comparison retail unit and five retail / retail services units within the village centre.

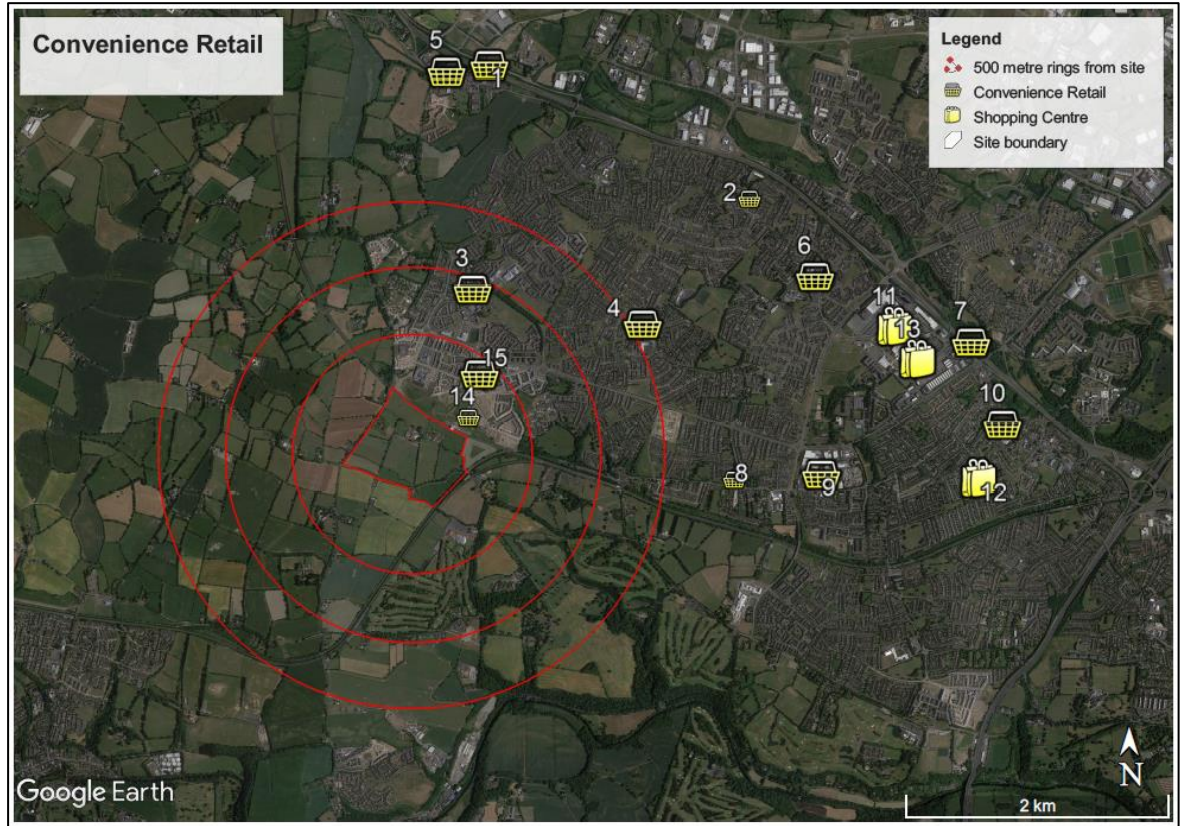


Figure 5.3: Convenience Retail

## 5.9 Other Services

Other services close to the site include two post offices in Hartstown, just outside the 1.5km radius and at Clonsilla (approx. 2.2 km from the site). Financial Services are located in Blanchardstown Shopping Centre and on Blanchardstown's Main Street. They include branches of AIB, Bank of Ireland, EBS, KBC, Permanent TBS and Ulster Bank. A Community Credit Union is located in the Blanchardstown Shopping Centre. ATM machines are available within some supermarkets. Blanchardstown has a Garda Station which is located near the main shopping centre. There are also Garda stations in Leixlip and Lucan.

Table 5.9 lists the Community Services in the study area, figure 5.14 illustrates the location of these services.

Table 5.9: Other Services

No	Other Services	Distance from Site
	<b>Post Office</b>	
1	Hartstown Post Office	1.6 km
2	Clonsilla Post Office	2.2 km
3	Post Office Blanchardstown Centre	
4	Blanchardstown Village Post Office	
	<b>Financial Services</b>	
5	Community Credit Union	3.4 km
6	Blanchardstown & District Credit Union	
7	EBS	
8	KBC	3.6 km
9	Permanent TBS	3.6 km
10	AIB	3.5 km
11	Bank of Ireland	4.3 km
12	Ulster Bank	4.5 km
	<b>Garda Station</b>	
	Blanchardstown Garda Station	4.1 km

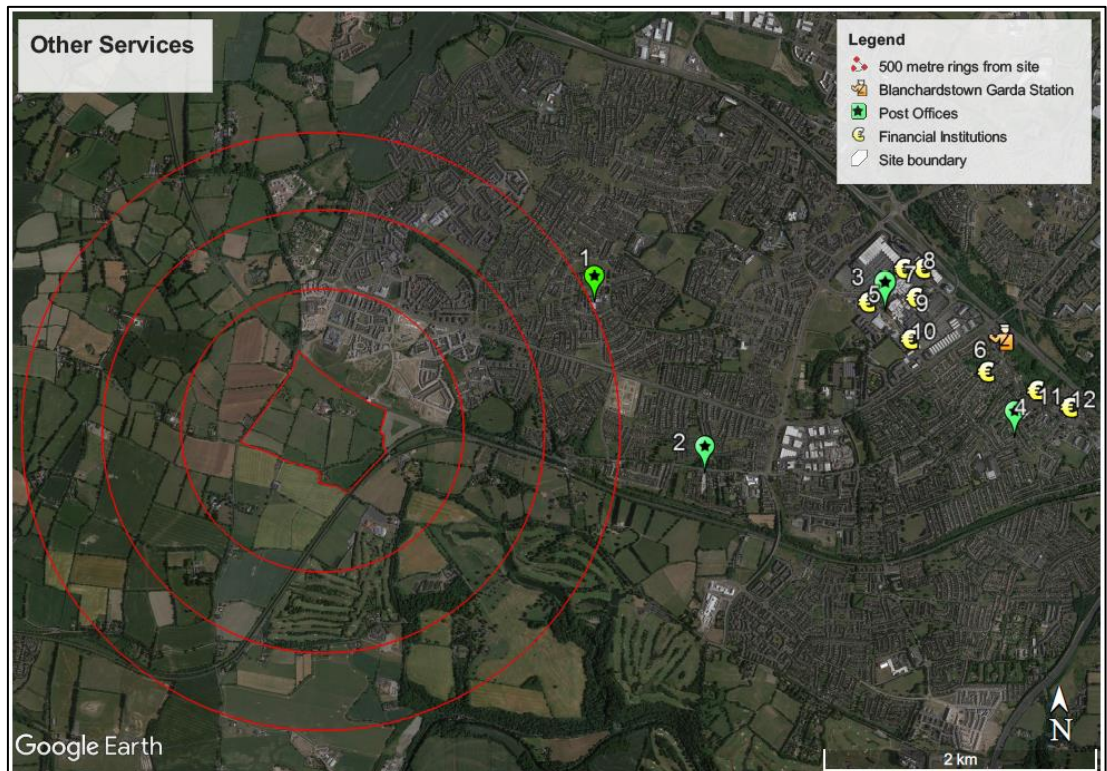


Figure 5.4: Other Services

### 5.10 Connectivity and Public Transport Provision

Hansfield train station provides for easy access to Dublin City Centre. Bus services are presently accessible from Castaheany, Delhurst Estate or Clonsilla, Windemere Estate (See Figure 5.15).

The following connections are available (Source: Public transport routes published by the National Transport Authority (NTA) <https://data.gov.ie/data>):

- Bus Routes 39, 39A and 70N (NiteLink) arriving/departing Ongar Village, via Hansfield, Clonsilla to Blanchardstown
- Bus 239 Bus stop at Westmanstown Garda Club to Clonsilla, Blanchardstown or towards Leixlip
- Hansfield Train Station provides a direct train service to Dublin Docklands on the Dunboyne to Clonsilla Rail Line
- Clonsilla Train Station provides a connection to the Dublin-Maynooth Railway Line
- Greater bus connectivity is available from Blanchardstown (Bus routes 220, 236, 238, 239, 37, 38, 38A, 39-N, 76A)

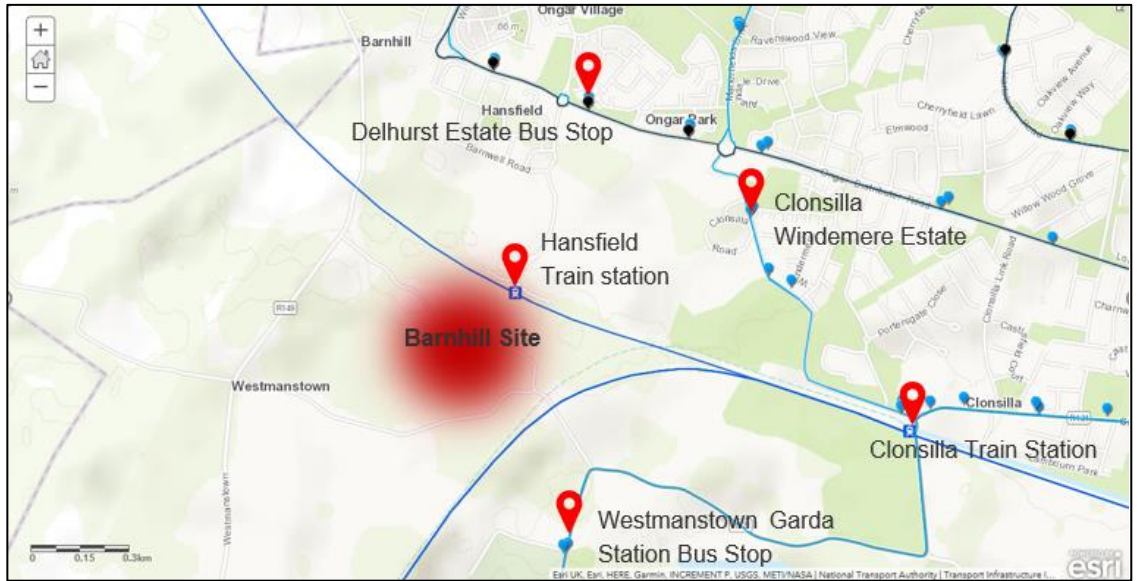


Figure 5.15 Public Transport Connectivity

The proposed development includes provision for two bus stops. All units within the development will be within 450m of a bus stop.

Fingal County Council has developed a cycle network for Ongar. It identifies different types of cycle tracts including future cycle tracts which to connect to Hansfield SDZ (See Figure 5.16). The proposed development includes dedicated provision of cycle paths which will connect with existing and proposed networks in the environ.



The formation of a circular greenway with the Grand Canal is another plan pursued by South Dublin County Council. It will connect a wider region with a continuous blue/green way (See Figure 5.17). A greenway is proposed within the heart of the proposed development, running along the existing Barberstown Lane North and connecting with the Royal Canal Greenway.

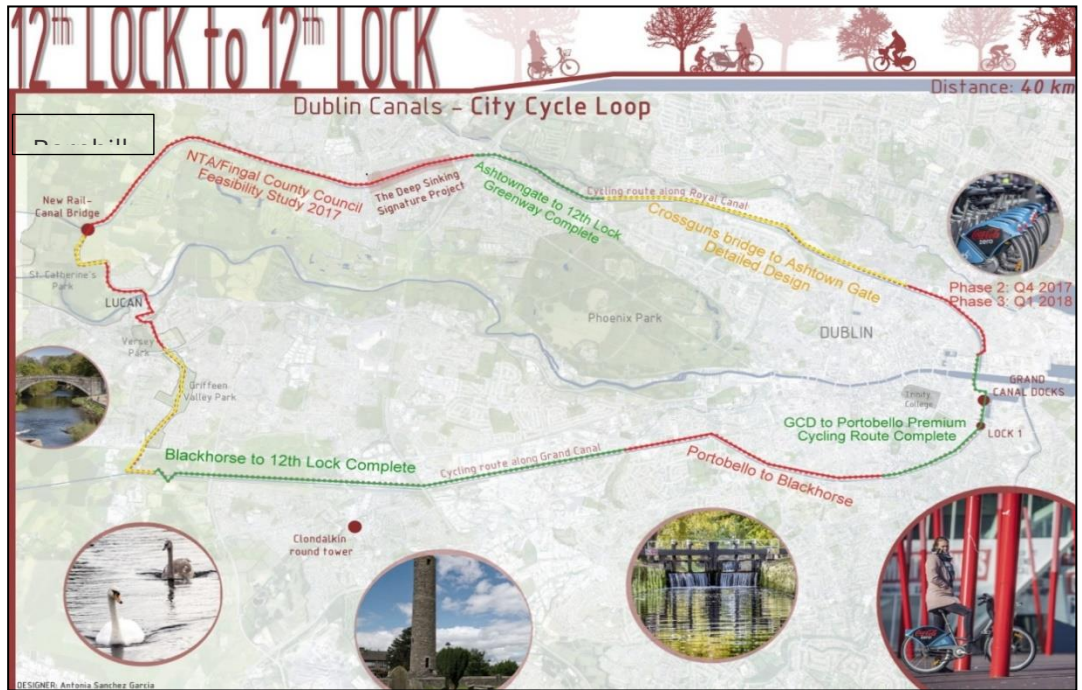


Figure 5.17: Circular Canal Greenway

Source: [www.sdublincoco.ie/ga/Meetings/ViewDocument/59699](http://www.sdublincoco.ie/ga/Meetings/ViewDocument/59699)



## 6. Social Infrastructure Demand Assessment

### 6.1 Educational Facilities Demand Assessment

#### 6.1.1 Primary School

The School Demand Report that accompanies this planning application estimates that the proposed development will generate a maximum population of between 410-496 primary school aged children (5-12 years).

In recognition of policy in the Barnhill LAP and in response to the projected capacity of surrounding primary schools, the proposed development reserves land for a primary school to provide for a primary school to accommodate a minimum of 16 classrooms. Assuming an average size of 28 children per classroom, this school could accommodate approximately 448 children. It would, therefore, accommodate 97% of the projected demand for primary school spaces generated by the proposed Barnhill Development. Falling enrolment numbers in the primary schools in the study area suggest that additional demand can be accommodated by the existing primary schools in the vicinity in the short to medium term.

If considered required by the Department of Education, the land set aside within Barnhill Garden Village could accommodate a 24-classroom school. This would have sufficient capacity for 576 children, well in excess of the maximum number of children of primary school age likely to live within the development.

#### 6.1.2 Post-Primary

The School Demand Report that accompanies this planning application estimates that the proposed development will generate a maximum population of between 268-291 post-primary school aged children (13-18 years).

Capacity in existing post primary schools is considered adequate for the projected increase of students in the 13-18-year cohort. Hansfield Educate Together School has been built to accommodate approximately 1,000 students. Present enrolment accounts for 770 students, allowing the remainder to facilitate the Barnhill development. Capacity of 220 places has been confirmed by Handfield Educate Together School for the 2022 to 2025 school terms. It is also likely that some parents will chose to send their children to other schools in the area.

The Environmental Impact Assessment Report (EIAR) which accompanies this application has identified that in combination with other proposed developments in the Hansfield area, there is a potential under provision of post-primary places in the medium to long term. This assumes that all the current permitted developments are fully built out. The cumulative deficit is estimated at around 201-252 places and would not be sufficient to support a stand-alone post-primary school. It is considered most likely that this demand will be met through extending the capacity of existing schools in the area. As a mitigation measure the applicants will submit regular reports to the Department of Education noting number of completed units, estimates of primary and post-primary demands arising and projections for future demand.

This will help to inform the Department's future investment decisions in terms of increase the capacity of existing post-primary school facilities.

### **6.1.3 Third Level/Further Education**

Those pursuing third level/further education will be able to have their needs met within the wider Blanchardstown/Dublin City Environs. The Dunboyne/Clonsilla Railway line provides good access to Dublin's metropolitan area and this is considered an acceptable level of provision given the scale of the proposed development.

## **6.2 Childcare Demand Assessment**

The Childcare Demand Report accompanying this planning application estimates that between 113-137 children within the 0-12 age group will require childcare services from a crèche or afterschool facility. This is considered the highest likely demand arising from the proposed development.

The proposed development provides for a crèche / afterschool facility of 942m<sup>2</sup>, with capacity to accommodate approximately 210 children. However, it is considered likely that the crèche will have an operational capacity of approximately 140-160 childcare spaces. The crèche/afterschool facility is to be delivered within the first phase of the development by the end of the year 2027. The highest likely demand arising from the proposed development will be between 33 to 36 childcare places before the Barnhill Garden Village crèche/afterschool facility is provided.

The current enrolment for the year 2021/2022 indicates that there are only 6 spaces available within approximately 1.5 km radius of the site. This would represent a shortfall of childcare provision within the first two years of the construction of the development. However as there are a further five planning permissions granted for crèche developments within the Hansfield SDZ, with construction ongoing, it is likely that the childcare demand arising from the first two years of the construction of the proposed development can be accommodated within the study area boundary.

## **6.3 Health Care Demand Assessment**

The 2016 Census provides information on the perceived health of individuals, which can provide an overview of the health of the general population. Information on the health of the population of the Electoral Division of Blanchardstown/Blakestown and Lucan North are presented in Table 14.7. Data for the State, Dublin City and Fingal is provided for comparison.

**Table 14.7: General Health**  
Source: Census 2016

General Health	State	Dublin City	Fingal County	Blanch./ Blakestown ED	Lucan North ED
<b>Very good</b>	59.4%	55.6%	62.2%	62.1%	73.2%
<b>Good</b>	27.6%	27.2%	26.3%	27.3%	18.6%
<b>Fair</b>	8.0%	8.5%	6.2%	5.5%	5.5%
<b>Bad</b>	1.3%	1.7%	1.1%	0.9%	1.0%
<b>Very bad</b>	0.3%	0.4%	0.2%	0.2%	0.6%
<b>Not stated</b>	3.3%	6.7%	4.0%	4.1%	1.2%

In general, Blanchardstown/Blakestown ED and Fingal County show a higher percentage of people who have identified as having Very Good to Good health, and a very low percentage of having Bad or Very Bad Health, in comparison to the State and Dublin City. This corresponds directly with the younger age profile which is prevalent in Fingal County and the Blanchardstown/Blakestown ED in comparison to the State and Dublin City.

The Social Infrastructure Audit found that Blanchardstown has one Primary Care Centre proximate to the study area (Hartstown Primary Care Centre) and 2 Primary Care Centres located east of the Blanchardstown/Blakestown ED. According to the HSE, eight Primary Care Teams operate from these buildings, including from Corduff Primary Centre, east of the M50.

In addition, GP clinics cater for primary health care needs in the study area and the wider area. Connolly Hospital, Blanchardstown, is another addition to the primary health care service of the wider area, approximately 5 km east of the subject site.

Policy within the Barnhill LAP and Fingal DP provides zoning objective "LC" Local Centre, which identifies services appropriate at local level with the objective to: *"Protect, provide for and/or improve local centre facilities"*.

Local Centres have the aim to cater for both existing residential development and zoned undeveloped lands, minimising the need for use of the private car and encouraging active travel and the use of public transport. The uses related to the zoning objective and permitted in principle include "Health Practitioner" and "Health Centre". Therefore, in line with this objective, the local centres closest to the subject site providing health care, are the Meridian Clinic Ongar, part of the local centre in Ongar, and the Hartstown Primary Care Centre, part of the Hartstown Local Centre. The future population of Hansfield will have access to a permitted medical centre (Planning Ref. FW18A/0162) within Hansfield Local Centre.

The HSE notes that regarding the provision of health care facilities, Ongar/ Barnhill /Kellystown/ Hansfield remain areas of priority for developing infrastructure and the HSE engages with the local authorities and interested

private developers (via advertisement in local media) (e-mail response received on 18/05/2022 from Head of Primary Care, Dublin North City and County).

Given the policy aim of minimising the need for the use of the private car and encouraging active travel and the use of public transport, the proposed development provides a Local Centre including a medical facility with eight consulting rooms, to cater for primary care services for the future population of Barnhill (such as general practice / dental services / social care services). The LAP further comments that opportunities exist to develop synergies and connections to the community facilities with exist in Ongar. Planned facilities in Hansfield will further augment the integration of the proposed development within the immediate and wider area.

#### **6.4 Sport and Recreation Demand Assessment**

The Fingal DP provides that the overall standard for public open space provision is a minimum of 2.5 hectares per 1,000 population (*Objective DMS57*).

As shown in figure 5.9, the wider area is well served with playing pitches. Some sports pitches associated with the local schools are not mapped and provide additional amenity space. While not quantified in hectares, or walking distance, the overall provision of amenity space in the study area is provided for by the Fingal DP, ensuring accessibility from homes and adequate area (See table 12.5 Open Space Hierarchy and Accessibility of Fingal DP). These standards are adhered to and exceeded in the proposed development as detailed in the Landscape Design Statement provided for by Gannon and Associates.

The proposed playing pitch, park and play areas, provided for by the subject development on the main amenity area south of the land set aside for a primary school, will connect the Barnhill community with adjacent populations at Hansfield, allowing for overlaps of mutual use and outdoor meeting points. The proposed development, its green infrastructure and cycle and walking infrastructure will furthermore provide connectivity for the wider area with the amenity provision of the Royal Canal, St. Catherine's Park, Beech Park and others as indicated.

#### **6.5 Social and Community Centres/ Libraries/ Faith Groups Demand Assessment**

##### **Policy Provision**

The LAP notes in section 2.0 that the Barnhill development lands are situated adjacent to the Hansfield SDZ, which upon completion will contain 3,000 residential units. The LAP further states that the established area of Ongar further north provides "opportunities for connections and synergies to develop" "with its associated schools and community facilities". Social, community and physical infrastructure and amenities are to be delivered in tandem with the phased development and residential growth of the area.

The FDP 2017 states that sufficient employment, retail, community and cultural facilities shall be provided to serve the growing residential community of Blanchardstown, in adherence to objective SD2:

*SD2 Establish sustainable communities, which embody the principles of sustainable development and meet current and future social, economic and environmental needs in a balanced and integrated way.*

The FDP 2017 provides for the continued use and possible intensification of existing social infrastructure, including schools, consistent with the consolidation strategy of the Plan. This also includes the dual use of a school to facilitate other uses by the local community. Objective PM83 provides:

*“Promote and encourage the multiple usage of school buildings so that school facilities are also available for use by the local community after school hours”.*

### Community Facility guidance

#### South County Dublin

In Adamstown the policy of South County Dublin provides that a community facility of 150sqm is required per 1000 dwellings.

#### **Publication by Sport England – Village and Community Halls – Design Guidance Note (2001)**

The publication outlines best practice in the design of community buildings. All buildings should contain toilets, changing facilities, a kitchen, foyer, store and office.

#### **Shaping Neighbourhoods – A Guide for Health, Sustainability and Vitality (2021)**

The research guide focuses on the physical fabric of neighbourhoods and suggests that the catchment population required to sustain one community centre in a neighbourhood is around 4,000 people. Accessibility standards are used to ensure facilities are as walkable as possible.

### Proposed Community Facility

In recognition of the policy within the Barnhill LAP and the Fingal DP, the subject development provides for a community space of 359sqm. It is part of the local centre and is designed to facilitate meeting space for voluntary groups, art and music classes, group meetings, and other community development services as required.

The proposed café and community hub space will augment the community facilities.

The land set aside for a Primary School will provide the opportunity for co-use of the school with other community functions once developed.

The planned Community Centre (Planning Ref. FW18A/0162) in Hansfield can facilitate provide further intersection points for both communities, aiding the integration of the Barnhill development within the wider area.

### **6.5.1 Libraries**

The audit identified three libraries outside the study area. Blanchardstown library is part of the Blanchardstown Centre and accessible by public transport.

The proposed development could facilitate a mobile library as part of its local centre, should this be required.

### **6.5.2 Places of Worship**

There are no places of worship planned for the Barnhill development. According to the audit, there are numerous places of worship in the wider area, which will allow the new community of Barnhill to intersect with and contribute to the existing faith communities. The planned place of worship in Hansfield (Planning Ref. FW18A/0162) will provide an opportunity for the neighbouring settlements of Hansfield and Barnhill to intersect.

## **6.6 Arts and Culture Demand**

Arts and Culture are vital aspects of a community, its sense of place and identity.

The proposed development will facilitate the provision of arts, music and culture classes, forums, and other gatherings within the planned community centre.

The public amenity space of Barnhill is designed not only to complement the architectural and infrastructure design, providing connectivity, and outdoor amenity space, but is cognisant of the rich cultural and natural heritage of Barnhill. Please refer to the Landscape Architecture and Public Realm Design Report for more information on the landscape vision of the proposed development and how it supports placemaking, community, identity, biodiversity, sustainability, and vibrancy.

## **6.7 Convenience Demand Assessment**

A retail report has been prepared and is included in Appendix 1 of this report. This also includes a review of the retail market in the local area undertaken by Sherry Fitzgerald. A letter has been provided by Sherry Fitzgerald, which concludes that the proposed retail development in Barnhill Village Centre would satisfactorily cater for occupational demand from the likes of a Musgraves (Centra or Daybreak) and other convenience retail uses. It is considered that the proposed retail offering in Barnhill Village Garden is in keeping with projected demand. A copy of this letter is included in Appendix 1.

As has been discussed in section 5.8 and the abovementioned reports there is a large volume of retail space, both convenience and department store within close proximity of the subject site. There is therefore good access to convenience retail both higher and lower order in the wider vicinity of the subject site. Musgraves Wholesale Partners have submitted an expression of interest for a Daybreak store within the Barnhill SHD development (see Appendix 1).

The retail offering proposed within the SHD have been calculated from an estimated demand (refer to Retail Report) and is considered an appropriate

provision for the scale of the development. The location of the retail units within the 'Village Centre' will help to create a sense of place and community within the SHD.

### 6.8 Other Services Demand Assessment

Given the switch to on-line financial services, and the existing services provision in Blanchardstown town centre, it is anticipated that demand for such services on site will be low. However, services such as post office and financial services could be facilitated in the commercial retail units in the Local Centre of Barnhill depending on demand.

## 7. Analysis of Proposed Social Infrastructure and Community Facility Provision

The proposed development, in accordance with the zoning objective set out in the LAP, sets out to provide the necessary social and physical infrastructure to support the future residential community of the LAP lands and the adjacent existing communities of Hansfield, Ongar and Clonsilla.

Along with the 1,243 residential units proposed there is approximately 3,174 m<sup>2</sup> of commercial and community facilities, and ancillary development proposed. The commercial and community development will include:

- Crèche of 942 m<sup>2</sup> with a maximum capacity for 210 children, and a likely operating capacity of 140 to 160 childcare places.
- Medical centre (GP / Dental practice) of 344 m<sup>2</sup> with eight consulting rooms.
- Convenience retail unit of 370 m<sup>2</sup>
- Five independent retail / retail service units ranging in size from 57 m<sup>2</sup> to 127 m<sup>2</sup> sqm, with capacity to amalgamate some of the units if required.
- A Café of 158 m<sup>2</sup>
- A Community Space of 359 m<sup>2</sup>. This multi-use space will be able to accommodate a range of activities, including providing for multi-denominational worship, fitness classes, community meetings etc.
- An Office Hub of 501 m<sup>2</sup>. The office hub is designed to provide hot-desk and office support facilities to facilitate hybrid working and will have capacity for approximately 40 hot-desks.
- Provision of an access Plaza to Hansfield Train Station, including provision for a commuting bike storage area.
- Development of a cycle / pedestrian priority route along Barberstown Lane North (L-7010-0), with vehicle use restricted to local access only.
- Land set aside for school to accommodate a minimum of 16 classrooms

In addition to the above, power points are integrated into the hard landscaping design of the Market Square. This will allow for small scale market / artisan retailing to be set up within the civic space.

The proposed development will also provide a park of 5.6 hectares, and a series of pocket parks distributed between character areas. The recreational and amenity facilities provided within the development include:

- Playing pitch,
- Multi-use games area,
- Skateboard Park,
- Play Areas
- Walking / jogging routes
- Wetland area

Further detail on the quality and variety of recreation facilities is discussed in the Landscape Design Statement prepared by Gannon and Associates that accompanies this planning application.

Table 7.1 provides a summary of the proposed service and community infrastructure provision within Barnhill Garden Village compared against the matrix of infrastructure requirements recommended by the NPF. The analysis indicates that the proposed development at Barnhill Garden Village provides a good level of infrastructure provision and is consistent with the recommendations of the NPF. The development also fairs favourably against other guidelines, including

- SRDUA Guidelines, which recommended provision for schools, childcare, community centres, healthcare facilities and district / neighbourhood centre uses.
- Childcare Guidelines, which recommend one childcare facility per 75 dwellings.
- Provision of Schools & the Planning System, which recommends that land is reserved for education purposes and adjacent to community centres and playing fields etc.
- Retail Planning Guidelines – which recommends provision for convenience and lower order comparison showing in new communities.
- Shaping Neighbourhoods – which recommends a community centre in a new neighbourhood of around 4,000 people.



Table 7.1: Appraisal of Barnhill Garden Village Infrastructure Provision

Infrastructure	Smaller Settlement... < 1,500 population	Smaller Town... 1,500 – 10,000 population	Barnhill Garden Village Provision
<b>Networks</b>	Broadband. Street Lighting	Link Corridors. Trunk Roads. Bus Rail to larger centres.	All recommended infrastructure provided.
<b>Skills</b>	Primary School. Early Childcare Education.	Library. Post Campus of Higher Education Institutes.	Primary School and EECE provided within development. Three libraries within 2.5km. Higher education centres at 3km and 5km.
<b>Health</b>	GP, Pharmacies, Ambulance Outreach	Primary and Social Care Services	Provision made in village centre for medical centre. Could accommodate GP / pharmacy / primary and social care services.
<b>Social</b>	Local Hall. Play Areas.	Community Centres. Sports Facility. Welfare Services.	Community centre provided within development. Range of sports facilities provided as part of community park. Welfare services provided in Blanchardstown, within 3km.
<b>Environment</b>	Access to clean sewage	Recycling, Renewables, Water & Sewers Supply	All recommended infrastructure provided
<b>Commercial</b>	Shop, Pub, Post Office, Petrol Station.	Supermarkets, Restaurants, Mix of Retail Facilities.	Convenience retail unit and mix of retail units provided in Village Centre. Capacity in Market Square for pop up stalls / artisan retailing
<b>Justice</b>	Neighbourhood Watch.	Garda Station	Garda Station located at Blanchardstown.
<b>Productive</b>	Workshop. Business Unit, Childcare	Enterprise Centre, Information Office.	Office hub and childcare facilities provided within the development.

## 8. Conclusion

The above report provides an in-depth analysis of the existing provision of social and community infrastructure within the wider environs of the site. Where possible this study was contained to a 1.5km radius reflecting a reasonable walking distance to services (approximately 10-15 minutes). This approach is in accordance with best practice and seeks to ensure that social infrastructure provision is considered through an inclusive and sustainable approach.

The Social Infrastructure Audit provided a baseline understanding on the deficits of social infrastructure provision within the study area. This, along with best practice guidance, informed the design of the proposed development in terms of the type, quantity, and variety of uses to be provided for with respect to social infrastructure. The location of the village centre in proximity to the railway plaza connections to the Hansfield Train Station and Hansfield SDZ successfully integrates the proposed development with its immediate environs. This not only enables easy access for future residents to the amenities and facilities available within the SDZ lands but also for existing residents of the SDZ lands and established urban areas to avail of the high-quality provision of social infrastructure within the proposed SHD development.

The proposed uses comprising of a crèche, land set aside for a primary school, retail, café, community space, office, medical and recreation are considered appropriate for the site context and will ensure that the future needs of the community are adequately catered for. Overall, there is a good balance between residential development and the provision of social and community facilities within the Barnhill Garden Village scheme, consistent with policy and best practice guidelines and this will facilitate the creation of a vibrant and sustainable community.

## 9. References

- Barnhill Local Area Plan (LAP) February 2019, Fingal County Council [www.fingal.ie](http://www.fingal.ie)
- Barnhill Childcare Demand Report 2022, McCutcheon Halley Planning Consultants
- Barnhill School Demand Report 2022, McCutcheon Halley Planning Consultants
- Barton, H., Grant, M. and Guise, R. (2021). Shaping Neighbourhoods. 3rd Edition. New York: Taylor & Francis.
- Department of Housing, Local Government and Heritage (2016) Circular PL 3/2016 – Childcare facilities operating under the Early Childhood Care and Education (ECCE) Scheme.
- Draft Fingal Development Plan 2023 – 2029, Fingal County Council [www.fingal.ie](http://www.fingal.ie)
- Eastern and Midlands Regional Spatial and Economic Strategy 2019, Eastern Midlands Regional Assembly
- Fingal Development Plan (FDP) 2017 – 2023 Fingal County Council [www.fingal.ie](http://www.fingal.ie)
- Government of Ireland (2001) Childcare Facilities – Guidelines for Planning Authorities 2001. Dublin: Stationary Office
- Government of Ireland (2009) Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009). Dublin: Stationary Office.
- Government of Ireland (2008) The Provision of Schools and the Planning System (2008) Dublin: Stationary Office.
- National Planning Framework 2040, Dept. of Housing, Planning and Local Government 2018



## Appendix 1: Supporting Retail Information

1. Retail Report – Proposed Development at Barnhill Garden Village
2. Letter from Sherry Fitzgerald
3. Expression of Interest Letter from Musgraves Wholesale Partners.

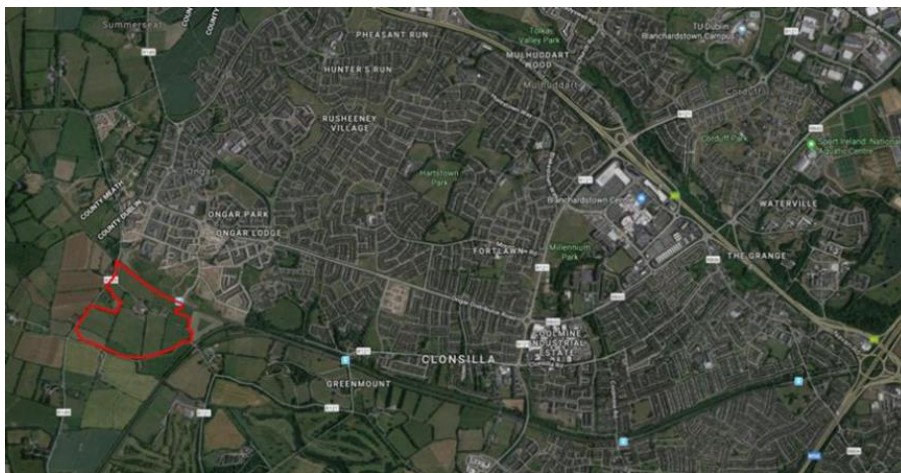


# RETAIL REPORT

Proposed Development at Barnhill Garden  
Village, Dublin 15

## Introduction

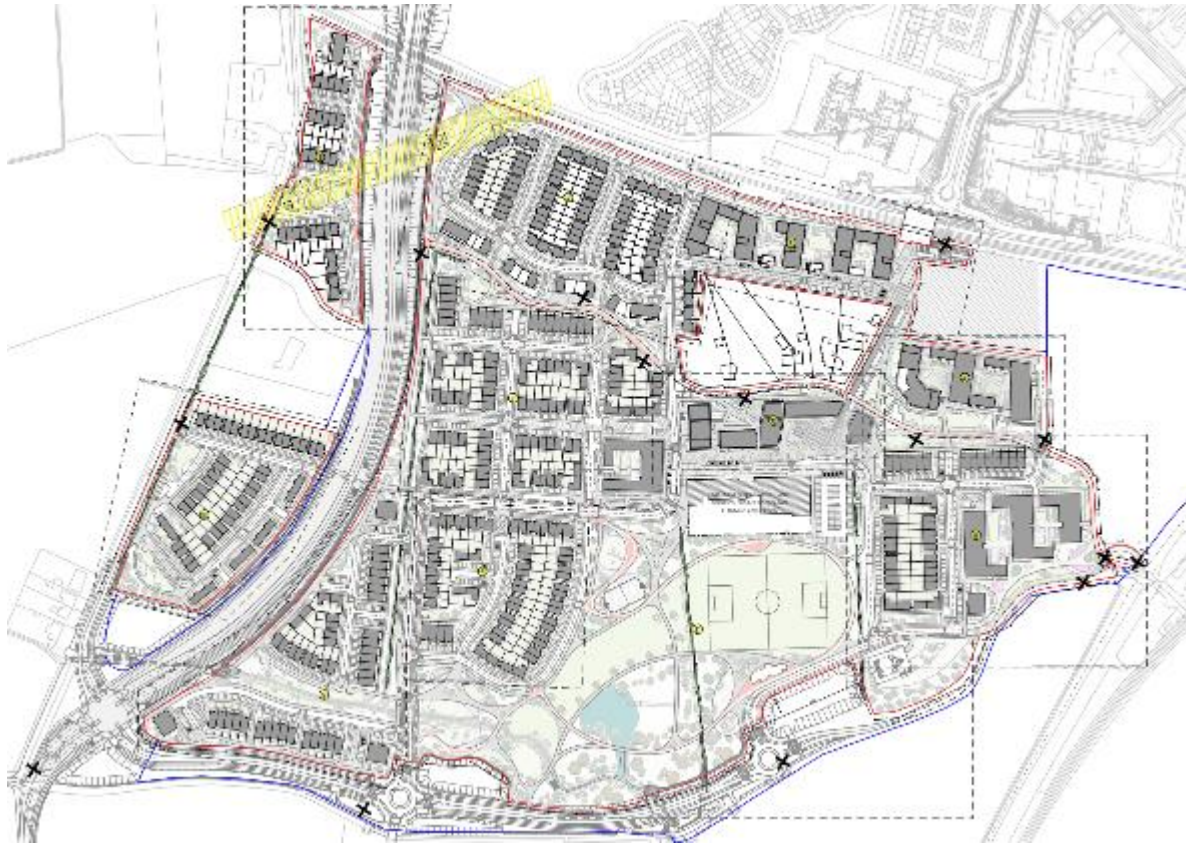
Planning permission is being sought by Alanna Homes and Alcove Ireland Four Limited for the Barnhill Garden Village Strategic Housing Development (SHD) comprising a new residential community comprising 1,243 no. residential units and related social, community and commercial facilities at Barnhill, Clonsilla, Dublin 15 within the administrative area of Fingal County Council. A range of dwelling types and tenures is proposed to cater for a wide cross section of the community to encourage the creation of a sustainable and vibrant community. Related community facilities include a large public park, public access to Hansfield Railway Station, land set aside for a school, to be provided in accordance with the requirements of the Department of Education (which are to be ascertained through ongoing consultations), and ample play facilities.



*Figure 1: Site Location*

A new Village, to be known as Barnhill Village, is to be the social and commercial focus for the wider development within which various services are to be provided. The hub of the Village will be a high quality landscaped square, "Market Square", which will form a vibrant civic square around which are located a variety of retail and related uses to include convenience retail, secondary retail units, café, medical centre, community space and working space. This civic space will form a central hub with a number of pedestrian and cycle links forms connecting pathways. A purpose built creche is also located close to Barnhill Village. The purpose of Barnhill Village is to cater for the future needs of the occupants of Barnhill Garden Village so that they have convenient access to appropriately scaled local facilities to cater for their day-to-day needs. The proximity to Hansfield Railway Station may also provide addition vibrancy by attracting commuters from the wider area although any such footfall is likely to be subsidiary to the local population.





*Figure 2: Proposed Site Layout*

The purpose of this report is to identify and assess, in quantitative and qualitative terms, the scale and nature of any proposed retail provision which will inform the design of the Village at Barnhill.

### **Site Specific Planning Context**

The subject lands are zoned “RA - Residential Area” within the Fingal Development Plan 2017 – 2023 where it is an objective of the Planning Authority to –

“Provide for new residential communities subject to the provision of the necessary social and physical infrastructure”.

The full zoning objective is to –

“Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities”.

Fingal County Council adopted the Barnhill Local Area Plan (LAP) on the 11th February 2019 and the entirety of the lands the subject of the SHD application are contained within the LAP lands. For the avoidance of doubt the population figures used are for the entire LAP lands a relatively small portion

of which are not contained within the current planning application, being principally the Irish Rail owned lands.

With respect to population the LAP states that “[i]t is envisaged the LAP lands will facilitate a population of circa. 3,500 persons. The potential population, however, and density of development in this area will need to be optimised given the proximity of the lands to Hansfield Railway Station. There is some potential for retail/commercial land uses to thrive possibly more than the anticipated level of population would suggest”<sup>1</sup>.

The LAP provides guidance as to the nature of the retail floor space to be provided within the LAP lands and some of the many relevant policies are set out below for completeness and convenience –

#### ECONOMIC INFRASTRUCTURE STRATEGY:

A local centre is proposed in Barnhill adjoining the new primary school and this is intended to serve the local every day needs of the resident population. Retail floorspace here will be limited to neighbourhood centre level. Some small local service provision may also be provided at the train station and there is provision to allow for a café/interpretative centre on an area of land in Development Area 4 adjacent to the Royal Canal to take advantage of its position next to this amenity. It is anticipated that the Royal Canal Greenway once developed will provide the necessary footfall to ensure that a sensitively designed commercial development will flourish at this location (*emphasis supplied*).<sup>2</sup>

In terms of the wider regional and county level retail environment the LAP notes that –

#### 2.6 Retail

Although the LAP lands are located 12km from the nearest Level 1 retail centre of Dublin City Centre, they are located within 5km of Blanchardstown Town Centre which is one of eight designated Level 2 retail centres offering high order comparison retail within the Greater Dublin Area and the closest to the lands in question. There are no proximate Level 3 centres. The next level in the retail hierarchy sequence is Level 4 centres (neighbourhood centres) the closest of which will be Hansfield Village Centre when built out, which will provide for local retail and services. Ongar Village is located further to the north.

Specifically with respect to the role Barnhill Village will play in contributing to a sustainable community is considered where the LAP provides that –

The establishment of a new local centre at Barnhill is a critical step in breathing life into the area. New neighbourhood facilities and services offer a focal point for the integration of residents in existing and new communities. Developing sustainable neighbourhoods where local people have easy access to shops and services is a key strand in the Fingal Development Plan. A new centre will provide a range of uses and a real focal point for living, shopping and

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<sup>1</sup> Page 18

<sup>2</sup> Page 2

access to local services and facilities. At the heart of the new centre will be a multi-purpose civic space, which will visually link the network of open spaces throughout the lands and may also be a key venue for community use and local events.<sup>3</sup>

And further it is a specific objective, Objective HQD3 to –

Create a sustainable mixed-use centre for Barnhill which meets local needs by providing an appropriate range of retail, commercial, leisure and residential uses and establishes a distinctive sense of place and heart for the community.

Specific Objective MT3 recognises the importance of the Barnhill Village and Market Square as a important high quality civic space to linking the various spaces –

Promote increased cycling and pedestrian activity within the development through a network of routes that connect to public transport routes, centres of employment, amenities, and community and retail destinations.

With respect to the scale and extent of proposed retail facilities the requirement that any such proposal should be appropriate in scale and in accordance with national and regional policy as expressed in the County Plan is encapsulated by Objective CLS 1 in requiring that the Barnhill Village should –

Facilitate the development of a Local Centre having regard to the retail and service needs of its catchment population.

In considering the variety of commercial that will be appropriate that in –

relation to retailing, a variety of local level shopping is envisaged, with possibly small scale neighbourhood level facilities where it is demonstrated that they can contribute positively towards urban design and meet other planning requirements.

And the LAP seeks to –

Encourage employment-generating sustainable developments around the train station and within the local centre which will benefit from planned improvements in infrastructure and

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<sup>3</sup> Page 19

public transport. In particular, small-scale offices, business services and local level retailing will be encouraged.

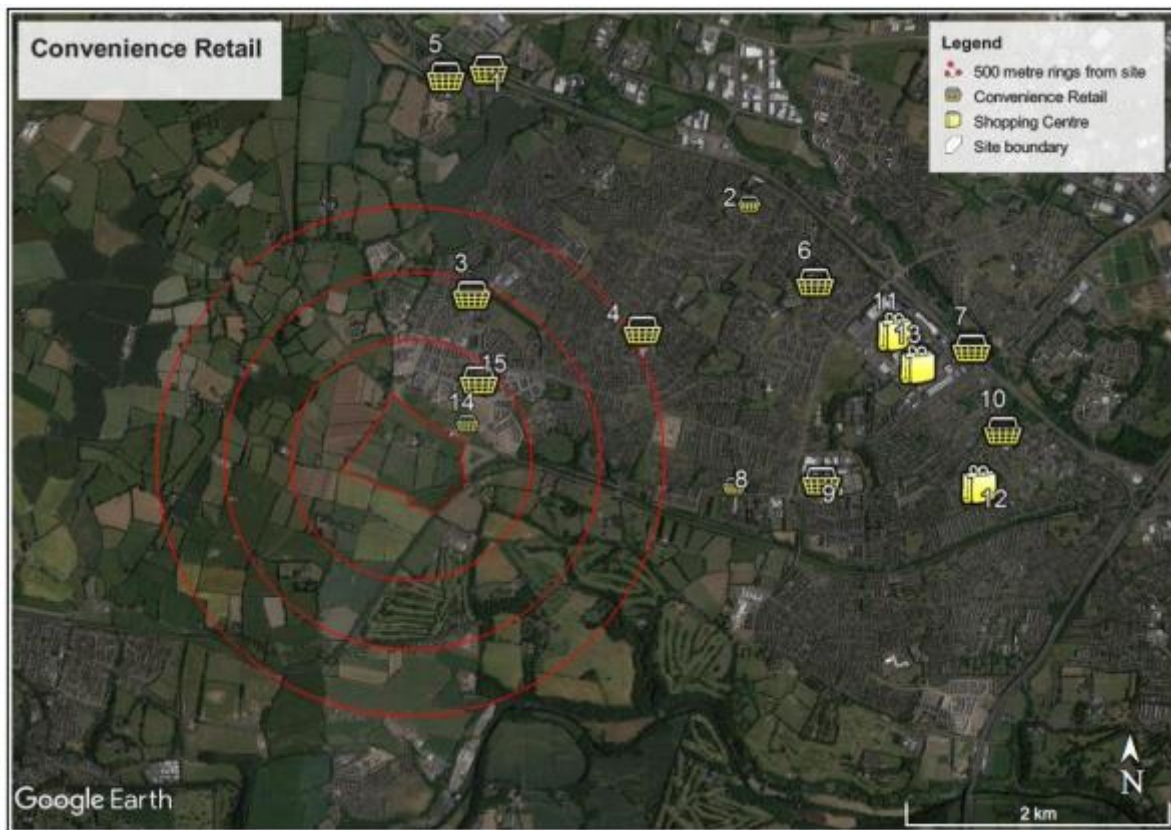


Figure 3: Convenience Retail (source: McCutcheon Halley Social Infrastructure Audit for Barnhill)

## Methodology

This report is divided into two parts. The first ascertains the likely retail floor space required to cater for the design population based on available information relating to the expected convenience retail expenditure for the design population, the likely proportion of that income will be spent locally and the likely turnover per square metres of floor space, all of which to be linked to the design year.

The second part is a market commentary provided by Sherry Fitzgerald Property Advisors. The application is also supported by Daybreak which is part of the Musgrave Group.

## Quantitative Assessment

### Catchment & Population

The first step is to ascertain the design population and the catchment area that Barnhill Village will serve. The basis in planning for Barnhill Garden Village is the Barnhill LAP which envisages a population of approximately 3,500 persons or thereabouts.

The catchment area has been taken to be the LAP lands although it is acknowledged in the LAP that there may be some “some potential for retail/commercial land uses to thrive possibly more than the anticipated level of population would suggest” and this has been taken into consideration.

The proximity of other residential development - i.e. Hansfield to the north where Musgraves are planning a Centra convenience store at the Railway Station and a Supervalu with secondary retail at Hansfield Village – are noted. Ongar to the north served by Ongar Village which includes a Dunnes Stores outlet is also noted as are the two discount foodstores and other conventional convenience outlets at Clonee.

### Expenditure & Leakage

According to the Central Statistics Office average weekly household expenditure in the state was €837.47 per household in 2016. The proportion of this spent on convenience / food expenditure was €123.28 or about 14.7%. Applying an average annual increase of 1.5% per annum between 2016 and 2025 (the design year) gives a projected convenience / food expenditure of €140.96 per household on average. While it is acknowledged that inflation is elevated at present this is a relatively new phenomenon and while inflation may be elevated in the short term it is likely, according to the Central Bank of Ireland that inflation will return to at or near the targets set by the European Central Bank.

The danger of Barnhill becoming a destination which in any way material affects existing expenditure patterns locally has been discounted due to the location of the site and the nature of the retail provision envisaged by the Local Area Plan.

**Table 1.1 Average weekly household expenditure 2009-2010 and 2015-2016**

Commodity Group	2009-2010		2015-2016		% change
	€	%	€	%	
Food	131.28	16.2	123.28	14.7	-6.1
Alcoholic drink and tobacco	39.48	4.9	28.00	3.3	-29.1
Clothing and footwear	40.11	4.9	33.65	4.0	-16.1
Fuel and light	35.35	4.4	38.56	4.6	9.1
Housing	147.73	18.2	164.36	19.6	11.3
Household non-durable goods	16.49	2.0	16.51	2.0	0.1
Household durable goods	30.06	3.7	27.50	3.3	-8.5
Transport	116.31	14.3	124.39	14.9	6.9
Miscellaneous goods, services and other expenditure	253.81	31.3	281.21	33.6	10.8
<b>Total</b>	<b>810.61</b>	<b>100.0</b>	<b>837.47</b>	<b>100.0</b>	<b>3.3</b>

*Table 1 - Source: Central Statistics Office*

The nature and extent to the convenience shopping satisfied within Barnhill will be dictated by the scale of the convenience shopping floor space provided which is dictated by planning policy at national, county and local level. It is envisaged therefore that convenience retail in Barnhill will satisfy smaller more frequent convenience purchases. The impact of online shopping by larger multiples, notably associated with the pandemic which modified consumer behaviour, is also to be acknowledged which allows convenience at the more competitive prices that can be charged by a larger floor plate benefitting from economies of scale and volume.

As such and taking account of the existing facilities existing or under construction in the vicinity e.g. Supervalu at Hansfield, Dunnes at Ongar, Aldi at Clonsilla – all of which are located within an approximate 15 minute walk – an allowance for expenditure leakage outside the catchment has been set at 45% of expenditure being made outside the catchment. This figure is considered to be conservative and actual expenditure outside the catchment may be more<sup>4</sup>.

No allowance has been made for comparison expenditure as any opportunities for same are likely to be very limited and the impact of online shopping as well as the presence of significantly higher-level

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Recent increase in inflation are widely reported to have reversed a long term trend towards more frequent smaller shopping trips as against the traditional weekly big shop at the supermarket where consumers tolerated higher costs for convenience.

comparison retaining opportunities, such as at Blanchardstown, must be acknowledged as representing the main outlet for such expenditure.

Applying the foregoing yields convenience expenditure made within the catchment of approximately €5.03 million.

#### Floorspace Calculations

Having determined likely available expenditure (allowing for leakage) within the catchment this can be translated into a floor space requirement to meet that expenditure by applying a turnover per square meter of floor space. Appendix 1 of the Retail Strategy for the Greater Dublin Area assumes a convenience sales density of €12,551 per sqm in 2016. Applying the growth rate in turnover per sqm resulting from improved efficiencies results in a sales density of €13,127 per sqm in the forecast year of 2025.

Applying this turnover to the expenditure arrived at above and making allowance for both gross to net (i.e. not all floor space is used for sales) of 66:100 and allowance for some loss to non-retail or non-convenience uses - e.g. a florist – of 20% yields a requirement for approximately 700 sq.m net or 700 sq.m net.

Population Projected	3500	persons
Average Weekly Household Expenditure Census 2016	€837.47	
Proportion of Food/ Convenience Shopping per Week	€123.28	
Increase by 1.5% p.a. 2016 - 2025	€140.96	
Average Household Size	2.8	persons
Expenditure per Person	€50.34	
Expenditure inside cathcment	55%	
Adjusted expenditure	€27.69	
Total Expenditure per week	€96,908.02	
Total Expenditure per annum	€5,039,216.90	
Sales Density per sq.m 2016	€12,551.00	
Sales Density per sq.m 2025	€13127.22	
Convenience Sq.m Required	383.88	sq.m
Net : Gross 66:100	581.63	sq.m
Allowance for loss non-retail use 20%	697.96	sq.m

*Table 2 - Summary of Calculations*

#### **The Proposed Retail Development**

The proposed retail convenience uses are to be provided as part of Barnhill Village which, as is set out in the Local Area Plan, to be a hub for social, economic and community activities within the new community at Barnhill. As such a number of complementary uses are to be co-located at Barnhill Villages arranged and focused on a new civic space i.e. Market Square.



*Figure 4: Proposed Barnhill Village Centre*

Those complementary uses are café, modest medical centre, community rooms and space capable of accommodating community activities e.g. pilates, mother and baby etc. future school on reserved site and nearby creche all located and connected by safe and convenient pedestrian / cycle route to open spaces and play facilities in both Barnhill and more widely e.g. Royal Canal, Hansfield and St. Catherine's Park.

The retail offering at Barnhill, informed by the foregoing, is envisaged as –

1. Convenience retail anchor – 850 sq.m approx. gross/ 680 sq.m net
2. 5 no. secondary retail units – approx. 500 sq.m gross/ 400 sq.m net



*Figure 5: Proposed Barnhill Village Centre*





Thomas Freeman  
Alanna Homes  
The Mall,  
4 Main St,  
Lucan,  
Co. Dublin  
K78 V9R6

17<sup>th</sup> May 2022

Re: Proposed Retail Development at Barnhill Garden Village SHD

Dear Thomas

I refer to your recent request to review the retail market in the Barnhill area of Clonsilla and explore the existing retail provisions and requirements with new development considered. We have also been requested to look at other new comparable communities and their retail provisions and requirements.

### Market Analysis

We have looked at the existing retail offering in the immediate area before assessing the requirements of the subject development.

The below table outlines the primary shopping centres within the catchment area of Barnhill. A number of smaller convenience retail offerings are also within the catchment of the proposed development.

Centre	Type	Size Sqm – Approx	Car Spaces	Grocery Anchor	Other Key Retailers	Distance from Barnhill
Blanchardstown Shopping Centre, Blanchardstown	Town Centre	159,000m <sup>2</sup>	5,500	Dunnes Stores, Aldi, Lidl	M&S, Penneys, Zara, River Island, Odeon Cinema	6km
Lucan Shopping Centre	District Centre	12,000 m <sup>2</sup>	800	Supervalu, Dunnes Stores	Mc Donalds, Starbucks, Llyods Pharmacy	5.8km

Ongar	Village			Dunnes Stores	Hickeys Pharmacy	3.1km
Clonee	Village			Aldi, Lidl	Clonee Pharmacy	3.3km
Clonsilla	Village			Lidl		2.5km
Hansfield SDZ	Village	284.5 m <sup>2</sup>		Centra		200m
Hansfield SDZ	Village	1,663 m <sup>2</sup>		Musgraves		500m

As can be seen, there is a large volume of retail space, both convenience and department store within close proximity. There is therefore as it can be seen good access to convenience retail both higher and lower order in the wider vicinity of the subject site. As such the catchment is unlikely to draw expenditure in from surrounding areas and it is noted that Hansfield will be well catered for and as such the catchment for the proposed retail will be the Barnhill LAP lands and the future population contained therein. A trend of shopping local has emerged following the Covid 19 pandemic in Ireland. Despite a general shift to shopping online, which has majorly impacted Town Centres, Village Centres with Grocery offerings have been performing well.

There is also increased emphasis on sustainability and walking/ cycling, and we have noticed that many young families purchasing in new housing schemes have one car as opposed to two and have a requirement to have all daily conveniences within walking distance.

#### Comparable Schemes

When marketing schemes for sale, there is clear demand from purchasers for a convenience retail offering on site, which echo's the retail trends mentioned. Residents generally look for the following uses/ services within walking distance.

- Convenience grocery retailer
- Pharmacy
- Creche
- Café
- Restaurant / take- away
- Beautician

We have looked at several comparable schemes which have been delivered recently when analysing potential consumer and retail demand for the proposed retail development at Barnhill. However, it should be noted that the retail catchment for the scheme listed below will likely extend significantly beyond the boundaries of the scheme in question and that there will be overlap between the catchments associated with various retail centres in the vicinity of these schemes. This was reflected in the Retail Statements accompanying these schemes in the case of the White Pines and Millers Glen schemes. The St. Marnock's Bay development at Portmarnock is probably most similar having regard to its scale, location and the proximity of existing established retail provision e.g. Lidl Portmarnock.



Figure 1: Blachardstown Centre



Figure 2: St. Marnock's Bay Local Centre



Figure 3: Miller's Glen Retail Centre

The below table looks at a range of schemes together with their retail provision.

Scheme	No of new units	Retail Provision	Type	Grocery Anchor	Other Retailers
White Pines, Rathfarnham	500 (approx. and proposed)	1,479 m2	Single Storey Convenience unit	Tesco	N/A
Millers Glen, Swords	1,500 (approx. and proposed)	1,650 m2	Convenience store and 3 secondary retail units	Centra	Pizza Takeout
St Marnocks Bay, Portmarnock	1,200 (approx. and proposed)	543 m2	Convenience store and 2 secondary retail units	Centra	Other units available for pre let

As can be seen from the above there is good demand from retailers for anchor and standalone convenience units. Having these retailers on site will improve the desirability of a scheme. The above offering will generally combine with grocery and off licence with bakeries cafés etc.

#### The Proposed Development

The retail offering at Barnhill, is envisaged as –

1. Convenience retail anchor – 370 sq.m approx. gross/ 680 sq.m net (a separate café is proposed in the scheme approx. 170 sq.m)
2. 5 no. secondary retail units – approx. 500 sq.m gross



Figure 4: Proposed Barnhill Village Centre



Figure 5: Barnhill Village Centre

The suggested retail development would satisfactorily cater for occupational demand from the likes of a Musgraves (Centra or Daybreak) and other convenience retail uses as outlined above. The scale of convenience floor space proposed is sustainable in our view having regard to the proximity of existing convenience offerings at Ongar, Clonee, Hansfield and Clonsilla taken together with higher order offerings at Blanchardstown and Lucan, would be sufficient to cater for the catchment population i.e. Barnhill and would not adversely the viability of existing larger scale and more appropriately located offerings such as that at Hansfield and Ongar.

In conclusion, we believe this is in keeping with the projected demand and would see good demand from retail occupiers and the local community alike.

Yours Sincerely,

Marguerite Boyle MSCSI

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20/06/2022

Dear Sir/Madam

With reference to the site in Barnhill, Lucan as put forward by ALANNA HOMES and ALCOVE IRELAND FOUR LIMITED:

Musgrave have been engaging with the above parties throughout the planning process, specifically from a store development perspective. We recognise the potential the site holds for a convenience store offering specifically through the DAYBREAK brand. We would consider the site of 370 sq. metres to fit with our needs for the prospective store in Barnhill.

Musgrave are a family business and the leading retail, wholesale, food service and food export company on the island of Ireland – supporting over one thousand retail partners and in turn over forty-two thousand jobs. We believe in building long term stable relationships through hard work and honesty in turn leading to a market-leading customer experience.

DAYBREAK in particular offers a fresh approach to convenience retail with contemporary store design and exclusive in store sub brands such as 9GRAMS coffee, Munch & Co Deli and Lickety Split Ice Cream supporting the high-quality consumer offering and returning above industry margin to our retailers. The DAYBREAK team work closely with all our retailers with regional support through our Business Development Managers, Fresh Food Advisors and Project Coordinators covering areas including store KPIs, hygiene standards, setup and execution and store-specific business to ensure the offering is maintained.

Please take this letter as an affirmation of Musgraves strong interest in the site in Barnhill, Lucan.

Regards,  
Chris Flanagan,  
Daybreak Project Manager,  
Musgrave Wholesale Partners.

**Musgrave Limited trading as Musgrave Wholesale Partners**

Registered in Ireland No 1776. Registered office: Ballycurreen, Airport Road, Cork.

**Directors:** H. N. Mackeown (Chairman), P. J. Musgrave (Vice Chairman), C. N. Martin (Group CEO), T. Kenny (Secretary), S Buckley, N. Hartery, D. Horgan, M. Hyson, N. Keeley, M. Kelleher, P. Lacy, P. Mackeown, S. Musgrave, M. O'Brien, S. Scally.