



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

Social Infrastructure Audit

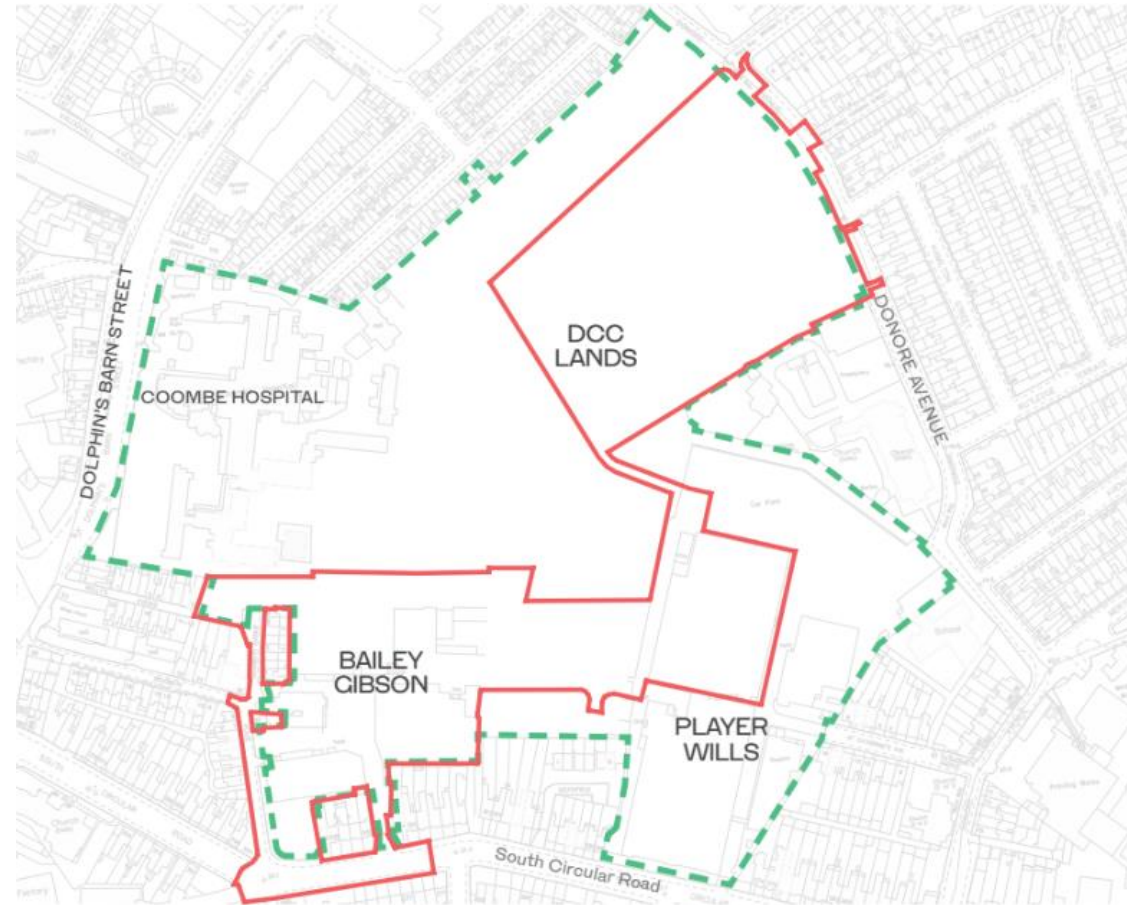
For Strategic Housing Development (SHD) at the Former Bailey Gibson Site, former Player Wills Site, Dublin City Council land (formerly Boys Brigade pitch and part of St. Teresa's Gardens (all within Strategic Development Regeneration Area 12)), South Circular Road and Donore Avenue, Dublin 8.



Client	CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR1 Fund			
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1 Introduction

This Social Infrastructure Audit (SIA) has been prepared by McCutcheon Halley Chartered Planning Consultants to inform the planning process development of the former Bailey Gibson site, 326-328 South Circular Road, Dublin 8.

The purpose of this SIA is to identify the existing provision of social and community facilities within the following categories:

- Public Transport
- Childcare
- Education
- Recreation
- Health
- Youth & Community Services
- Convenience Retail

The SIA provides high level demographic analysis of the existing and projected population profile within the area and provides an outline assessment of the capacity of existing social and community facilities to meet the needs resulting from the development of the two sites under review.



Figure 1 – Aerial view of the Bailey Gibson site

2 Methodology

The Social Infrastructure Audit's Zone of Influence (Zoi) is 1km. This is considered reasonable as it represents an approximate 15-minute walk time to access services. It incorporates adjacent neighbourhoods including Crumlin, Rialto Maryland/The Liberties, Warrenmount and Harold's Cross.

To obtain a demographic profile of the area, the Electoral Divisions (EDs) within the 1km Zoi are examined and data from Census 2011 and 2016 are interrogated.

A survey of existing community and social infrastructure within the Zoi was undertaken. Sources used to inform the audit included;

- Census 2016 Sapmap
- GeoDirectory - GeoFindIT
- Pobal Maps
- Tusla Reports
- Dept. of Education & Skills
- Dublin City Council Website



Figure 2 – Map illustrating neighbourhoods surrounding the site.

2 Methodology

The profile of the area has been reviewed against the following matters:

1. Electoral Divisions:

- A total of 21 no. ED's are either fully or partially located within the 1km buffer zone, as in **Figure 3**.

2. Existing Facilities:

- Childcare
- Education
- Recreation
- Health
- Youth and Community Services
- Convenience Retail

Any shortfall in the area in social infrastructure is identified and should be used to inform the land-uses within the proposed development.

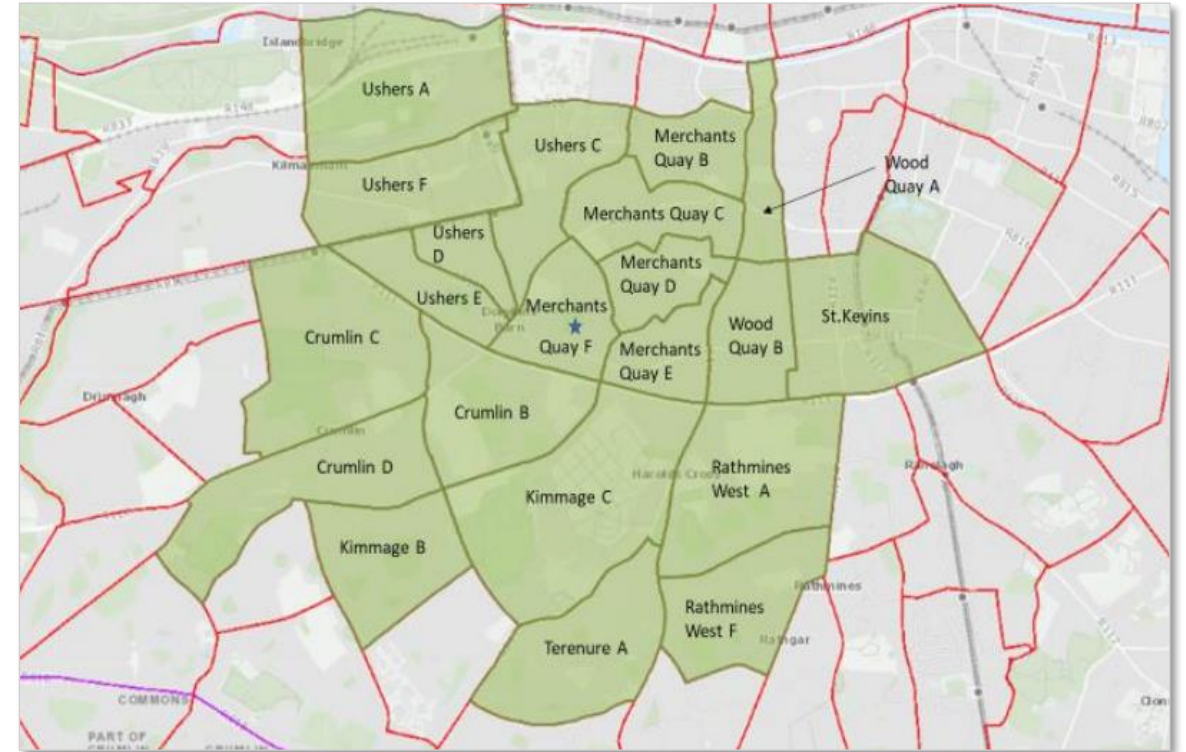


Figure 3 – Electoral Division within the Zone of Influence.

3 Site Context

The proposed development site comprises an area of c. 5.5ha, including the Bailey Gibson (1.53ha), part of the Player Wills site which is included to facilitate the development of part of the proposed public park and drainage works (0.69ha), DCC lands where it is proposed to develop a multi-purpose play pitch, a playground and internal street network (2.83ha), and DCC lands to facilitate works to public roads and connections to municipal services (0.45ha).

Surrounding land uses include residential, medical, recreational, education and commercial.

The Bailey Gibson SHD 2 site is subject to 4 no. zoning designations;

- i. Z14 Strategic Development and Regeneration Area (SDRA) 12 - St. Teresa's Gardens and Environs - "To seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and 'Z6' would be the predominant uses".
- ii. Z4 - District Centre - "To provide for and improve mixed services facilities".
- iii. Z2 - Residential Neighbourhoods (Conservation Area) – "To protect and/or improve the amenities of residential conservation areas."
- iv. Z1 - Sustainable Residential Neighbourhoods – "To protect, provide and improve residential amenities".

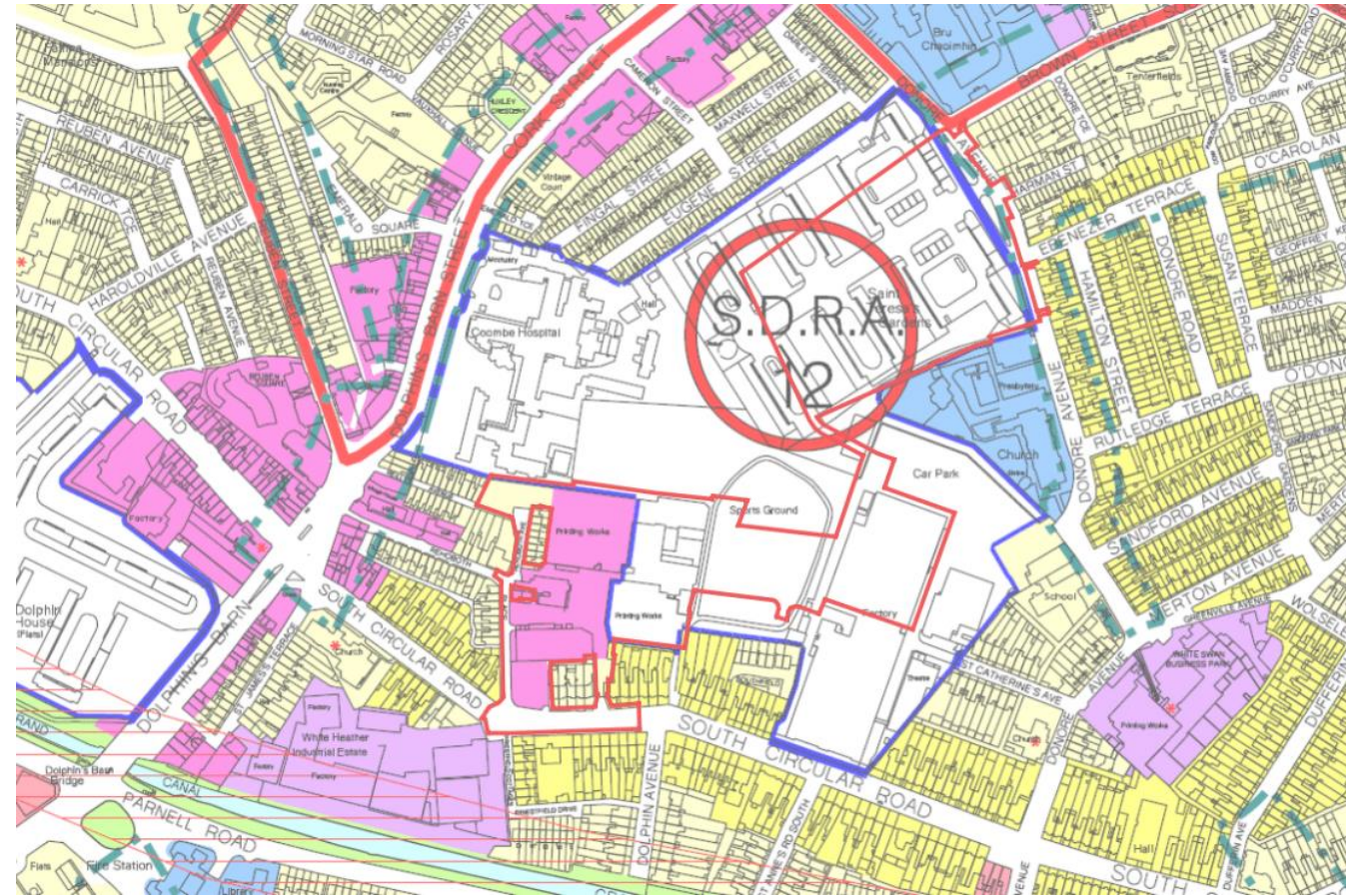


Figure 4 – Site Context

4 Policy Context

The National Planning Framework (NPF) sets a vision for the planning of Ireland to 2040 which is to be implemented through Regional, County and Local plans. The NPF sets out 50% of future population are to be accommodated within the existing footprint of Dublin and the other 4 cities. This proposed development will contribute to this target.

The NPF includes National Strategic Outcome 10 which seeks to provide access to quality Childcare, Education and Health services. This requires an evidence led planning approach. While there is no guidance on what infrastructure is required to service developments of different sizes, the NPF does provide a hierarchy of settlements and related infrastructure which is included in Figure 2.

As a whole Dublin City is expected to include all infrastructure identified without restriction on the area these are provided within. A central urban location may provide this level of infrastructure within an accessible walking area however it is more likely to be available within the city as a whole and accessible on transport networks.

With the lack of alternative guidance and in order to provide a policy and evidence based approach to the assessment, within the report we use the NPF hierarchy to assess the infrastructure within the pedestrian catchment (1km) of the site.

In our professional experience the provision of infrastructure at the level expected of smaller towns and villages / large town within the hierarchy would signify an excellent level of service provision for a pedestrian catchment.



Figure 5 – NPF Hierarchy of Settlements and Related Infrastructure as they pertain to the two designations.

4 Policy Context

The Regional Spatial & Economic Strategy (Eastern & Midland Regional Assembly) states that social infrastructure plays an important role in developing strong and inclusive communities. It includes the following Regional Policy Objectives which relate to access to social infrastructure:

RPO 9.17 – *Seeks to ensure that LECPs effectively plan for social infrastructure needs; and*

RPO 9.18 – *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.*

The RSES for the Eastern and Midlands came into effect in July 2019. The aim of this document is to bring together spatial planning and economic policy.

RSES includes reference to social infrastructure. Within the Dublin Metropolitan Area Strategic Plan (MASP), section 5.4 refers to support for the ongoing collaboration with regional stakeholders to ensure that social infrastructure such as education, health and community facilities are provided in tandem with the development of strategic development areas, and in particular to ensure that opportunities for social as well as physical regeneration are realised.

Section 9.7 highlights that social infrastructure should be easily accessible by walking, cycling and public transport. Shared use and co-location of facilities should be encouraged, in order to align service provision, use land more efficiently and facilitate opportunities for further inclusion and community participation.

The Dublin City Development Plan (2016-2022) includes social infrastructure in its core strategy as a tool to address quality of life in the city. It includes planning objective;

QH18 - *To promote the provision of high quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood, in accordance with the standards for residential accommodation.*

5 Demographics

The site is located within the Merchants Quay F. A total of 21 ED's were identified in the zone of influence, whereas 5 no. are fully and 16no. are partially located within the 1km buffer zone.

Electoral Divisions Fully Located within the zone of influence:

1. Merchants Quay F
2. Merchants Quay D
3. Merchants Quay E
4. Crumlin C
5. Ushers D

Electoral Divisions Partially Located within the zone of influence:

- | | |
|---------------------|----------------------|
| 6. Merchants Quay B | 14. Rathmines West A |
| 7. Merchants Quay C | 15. Rathmines West F |
| 8. Ushers A | 16. Terenure A |
| 9. Ushers C | 17. Kimmage B |
| 10. Ushers E | 18. Kimmage C |
| 11. Ushers F | 19. Crumlin B |
| 12. Wood Quay A | 20. Crumlin D |
| 13. Wood Quay B | 21. St. Kevin's |

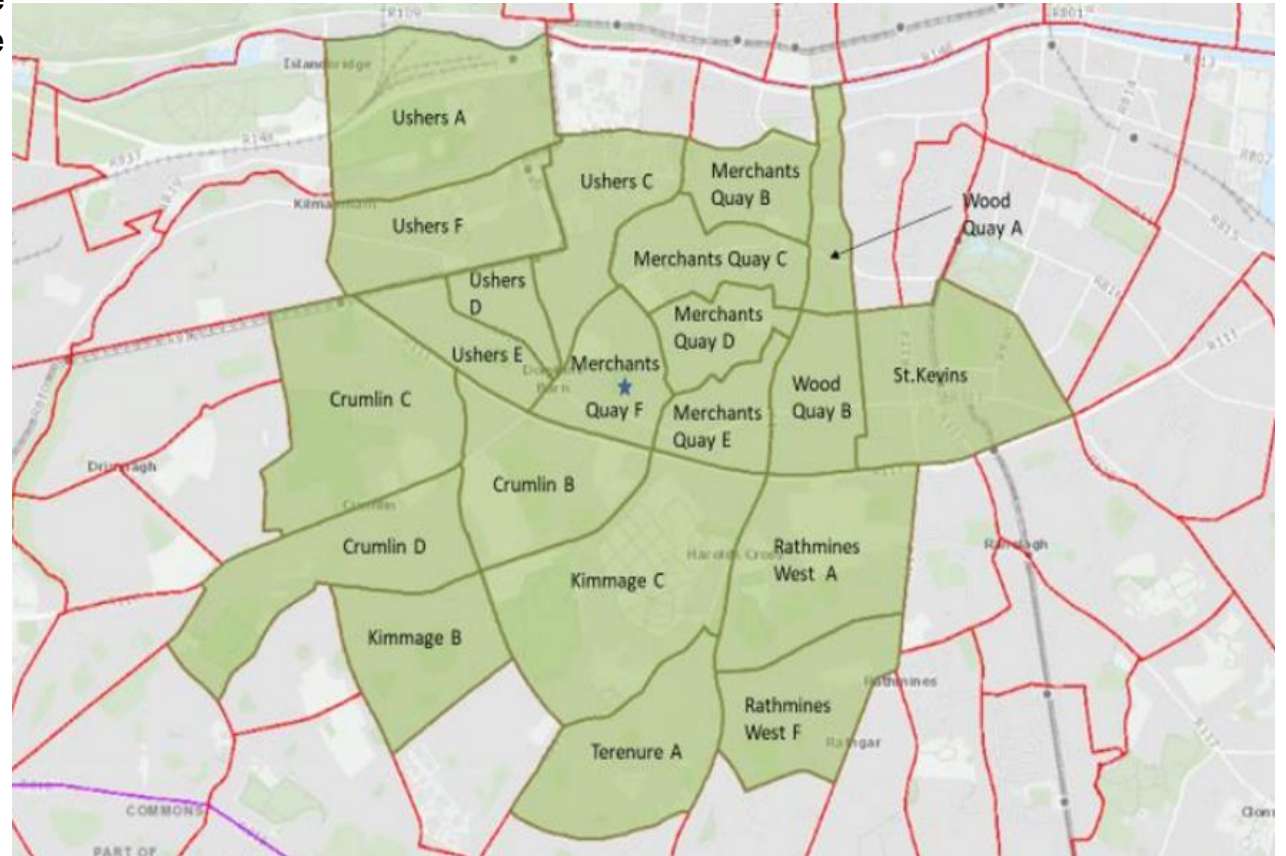


Figure 6 – 21 no. ED's located within Zone of Influence.

5.1 Demographic Analysis

The population of Merchants Quay F has declined sharply in the intercensal period due to the demolition and regeneration of St. Theresa's Gardens. However, this population is set to grow again following the regeneration of the area and the construction of 50 new housing units.

The EDs show an overall population increase of 7% in the ED's fully located within the 1km buffer zone and a 6% increase in the ED's partially located within the 1km buffer zone. This is consistent throughout the ED's with the exception of Wood Quay B, Wood Quay A and Ushers E, which saw slight reductions, and Merchants Quay F which saw a significant decline.

This is higher than the average intercensal increase of 5% for Dublin City and significantly higher than the national increase of 4%. The overall population trend is expected to continue with increased population growth and urbanisation putting pressure on the need for more homes.

ED's Fully Located within 1 km					
	ED	2016 Population	2011 Population	Population Change	Percentage Change
1	Merchants Quay F	2,158	2,405	-247	-11%
2	Merchants Quay D	2,185	2,204	161	7%
3	Merchants Quay E	2,489	2,353	496	19%
4	Crumlin C	2,331	2,264	67	3%
5	Ushers D	2,188	2,075	113	5%
Total		11,351	11,131	230	2%

Table 1 – Full ED's located within the 1 km buffer zone

ED's Partially Located within 1 km						
	ED	% Area Located within 1km	2016 Population	2011 Population	Population Change	Percentage Change
6	Merchants Quay B	50%	1,983	1,911	72	4%
7	Merchants Quay C	90%	3,209	3,132	77	2%
8	Ushers A	30%	1,179	927	252	21%
9	Ushers C	90%	3,584	3,357	227	6%
10	Ushers E	90%	1,611	1,647	-36	-2%
11	Ushers F	75%	2,613	2,536	77	3%
12	Wood Quay A	30%	782	801	-19	-2%
13	Wood Quay B	60%	2,048	2,089	-41	-2%
14	Rathmines West A	75%	4,095	3,760	335	8%
15	Rathmines West F	25%	715	688	27	4%
16	Terenure A	30%	1,122	1,064	58	5%
17	Kimmage B	30%	1,072	1,046	26	2%
18	Kimmage C	80%	2,434	1,947	487	20%
19	Crumlin B	50%	1,484	1,477	7	0.5%
20	Crumlin D	50%	2,045	1,996	49	2%
21	St. Kevins	25%	1,281	1,228	53	4%
Total			31,257	30,834	423	1%

Table 2 – Partial ED's located within the 1 km buffer zone

6 Public Transport

The adjacent maps highlight the local bus routes serving the area. Bus routes 122, 150, 151, 27, 56a, 68, 77a and 17 all service the area offering high frequency public transport provision.

Route	Direction	Frequency
122	Ashington towards Drimnagh	Every 15 minutes
150	Hawkins Street towards Rossmore	Every 20 minutes
151	Docklands (East Rd.) to Foxborough	Every 20 minutes
27	Clare Hall to Jobstown	Every 10-15 minutes
56a	Ringsend Road towards Tallaght	Hourly
68	Hawkins Street towards Newcastle/Greenogue	Hourly
77a	Ringsend Road towards City West	Every 20 minutes
17	Rialto to Blackrock	Every 10-20 minutes

Table 3 – Relevant Dublin Bus Routes

The map also highlights the location of the Fatima Luas stop, located approximately 1km from the sites. The Luas operates a high-frequency service to/from Dublin City Centre / Tallaght affording local residents easy access to the city centre and the West Dublin area.

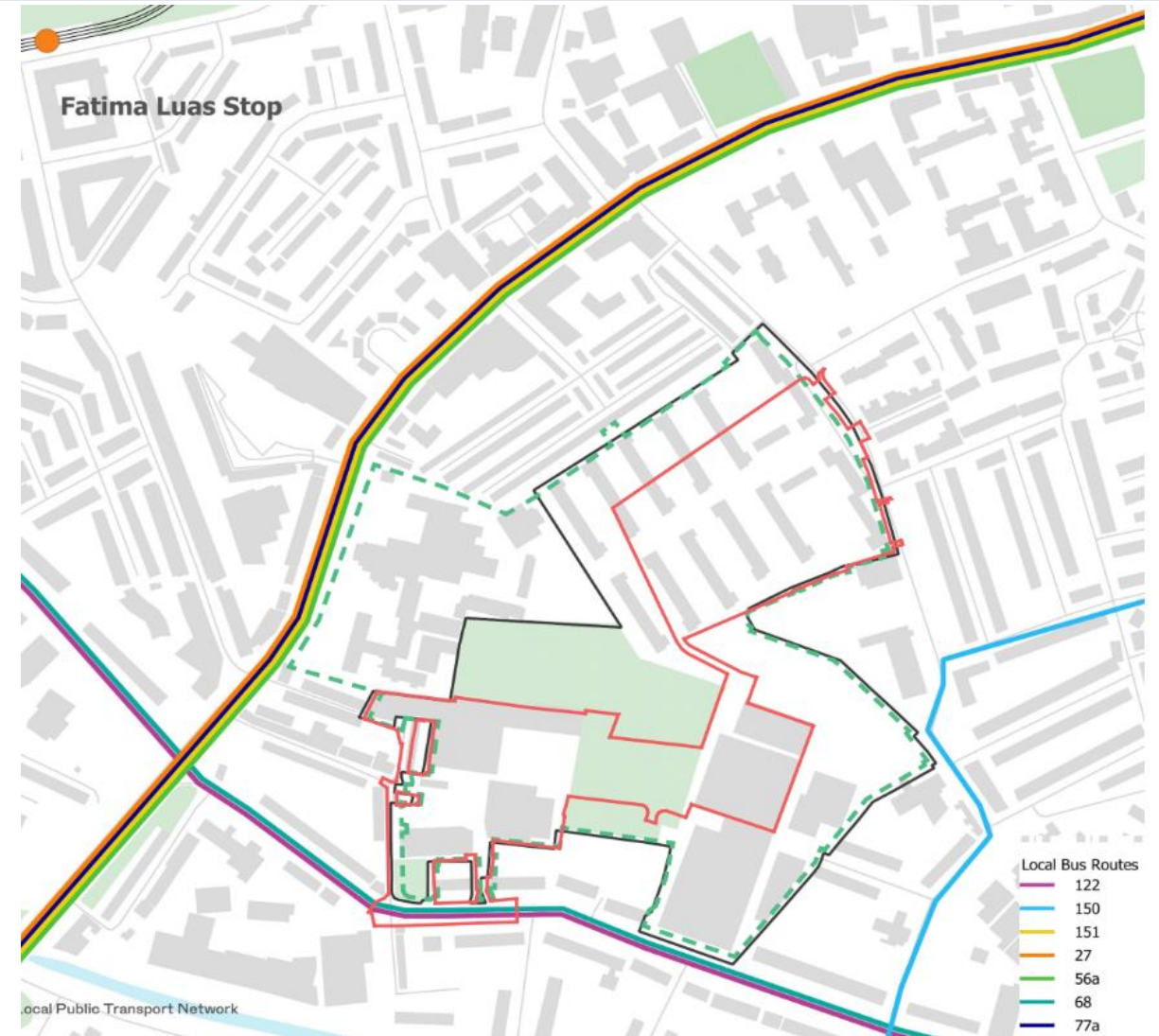


Figure 7 – Maps of Dublin Bus Routes and Luas Stops

6.1 Bike Share Schemes

The area is serviced by 2 no. shared bike schemes: Moby Bikes and Bleeper Bikes. Dublin Bike Station is located within 10- 15 minute walk. The adjacent images show the area covered by each scheme.

Moby Bikes offers a range of electric bikes and scooters which has no. 5 designated stations within 1km of the site. Bleeper Bikes are available at any public bike rack inside the purple area. As seen in the map, the area is mostly covered by the scheme.

With the addition of significant new housing in the Player Wills and Bailey Gibson sites and the Strategic Development and Regeneration Area 12 which includes the St. Teresa's Gardens Regeneration Strategic Plan 2018 – 2021, an opportunity exists to expand the shared bike scheme allowing residents an opportunity to commute by sustainable modes of transport.

This may facilitate local travel to access shops and services and wider commuter travel to employment hotspots such as Dublin City Centre. This is important as cycling, and other sustainable modes of travel, will become central as we transition to a low carbon economy.

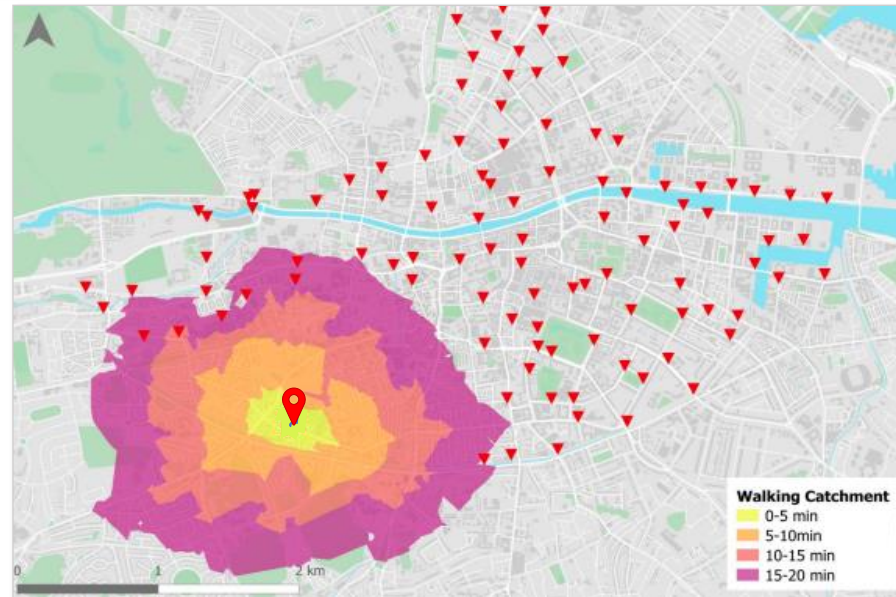
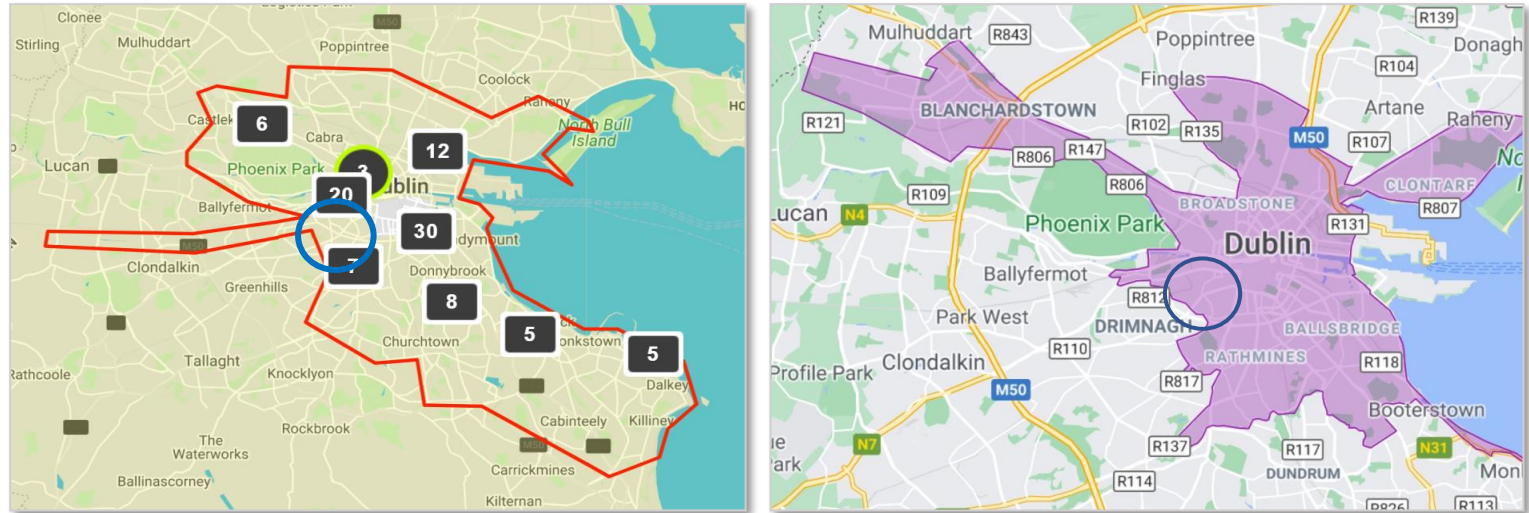


Figure 8 – Moby Bikes (top left), Bleeper Bikes (top right), and Dublin Bikes (bottom).

7 Social Infrastructure

The baseline survey undertaken identified various services available and these services are broken down into categories as outlined below:

7.1 Childcare

7.2 Education

7.3 Recreation

7.4 Health

7.5 Youth & Community Services

7.6 Convenience Retail



7.1 Childcare

A total of 28 no. childcare facilities providing 870 no. childcare spaces for pre-school and 633 no. spaces for after-school were identified with close proximity of the Bailey Gibson site.

A separate Childcare Assessment has been submitted as part of the application which assesses the existing demand and the likely demand derived from the proposed development and permitter development within the catchment area.

There are 3,478 no. children aged 0-4 (pre-school) and 4,097 no. children aged 5-12 (after-school).

Applying the Dublin childcare uptake of 25% for creche place and 11% for after-school place, there is an existing demand within the catchment for 1,830 no. pre-school spaces and 451 no. afterschool spaces.

Therefore, a deficit in childcare spaces to provide for pre-school children is evident. The proposed development provides a childcare facility of 274 sq.m. capable to accommodate 60 no. children.

	Name	Walking Time (Minutes)	Capacity
1	Dolphin Creche	9	26
2	St. Joseph's ECDS	9	32
3	Daughters of Charity, Tir na nÓg ECDS	8	43
4	Fatima Children's Day Care Centre	9	58
5	Footprints Early Years Ltd.	13	20
6	Fountain Resource Group Wee Tots	16	44
7	School Street & Thomas Court Bawn Early Days Creche	18	52
8	The Nest (Bowers Childcare)	17	50
9	Sophia Nurturing Centre - Cork Street	14	21
10	Child's Play	15	70
11	Pearse College Community Nursery	16	93
12	Marist Creche	16	40
13	Loreto Preschool Crumlin	10	33
14	Kiddies Korner	13	40
15	Whitefriars Childcare	19	40
16	Fatima Homework Club	9	118
17	Dolphin House Homework Club	9	115
18	Donore Breakfast and Afterschool Club	9	50
19	Fountain Resource Group Junior Youth	14	40
20	SICCDA Afterschool - San Seamus	14	24
21	Sherpa Kids Griffith Barracks Multi-Denominational School	7	72
22	Fountain Youth Project	14	50
23	Solas Afterschool Project - Basin Street	14	10
24	SICCDA Afterschool - Warrenmount PPS	13	36
25	Fountain Resource Group Marrowbane Lane Youth Project	15	40
26	Solas Afterschool Project - The Coombe	19	10
27	Creative Kids and Co. - St. James	15	38 48
28	Mercy Family Centre	13	170 20

Pre-School	870
After-School	633
Total	1,503

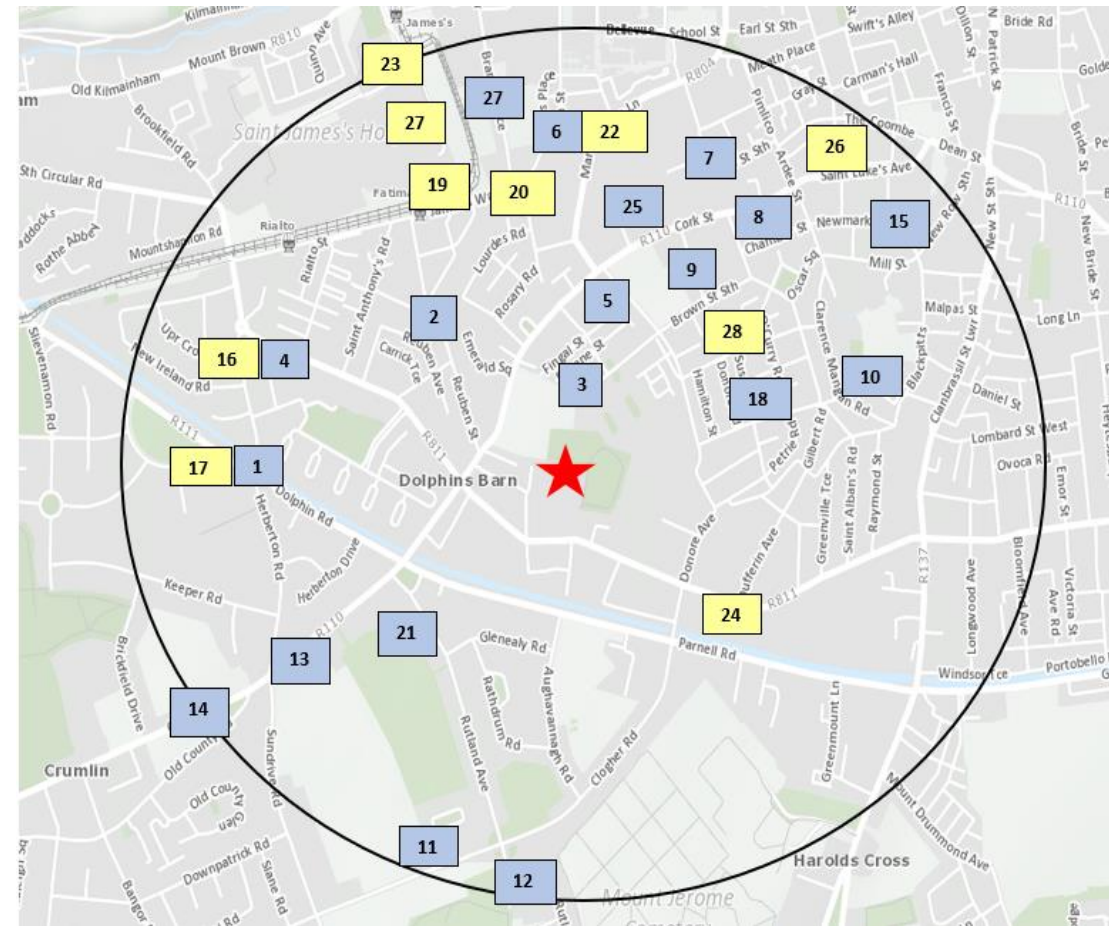


Figure 9 – Location of Childcare Services

Table 4 – List of Childcare Facilities

7.2 Education

The area is well served by primary and post-primary schools and has two third-level colleges located within close proximity.

The table identifies the names of each service and the enrolment numbers for the 2021/2022 academic year.

Accordingly to data retrieved from the Department of Education, there are 3,075 children enrolled in primary schools and 675 enrolled in post-primary schools.

No.	Educational Establishment	Location	Student Enrolment 2021/2022
Primary School			
1	St. Catherine's National School	Donore Avenue, Dublin 8	202
2	Griffith Barracks School	South Circular Road, Dublin 8	361
3	Scoil Iosaigh	Crumlin Road, Dublin 12	81
4	Scoil Mhuire Ogi	Crumlin Road, Dublin 12	216
5	Loreto Primary School	Crumlin Road, Dublin 12	193
6	Marist National School	Clogher Road, Crumlin, Dublin 12	239
7	Scoil Treasa Naofa	Petrie Road, Merchant's Quay	180
8	Presentation Primary School	Clarence Managan road, Warrenmount, Dublin 8	122
9	St. Brigid's Primary School	The Coombe, The Liberties, Dublin	249
10	Canal Way Educate Together	Basin Lane, James Street, Dublin	380
11	St. James Primary School	Basin View, Ushers, Dublin	260
12	Mater Dei National School	Basin Lane, James Street, Dublin	176
13	St. Catherine's Primary School	Crane Street, Ushers, Dublin	202
14	St. Clare's Convent National School	Harold's Cross, Rathmines	214
Post-Primary School			
14	Loreto College	Crumlin Road, Crumlin, Dublin 12	381
15	Presentation Secondary School	Clarence Managan Road, Warrenmount	131
16	Christian Brothers Secondary School	Basin View, Ushers, Dublin	163
Third Level			
18	Griffith College	South Circular Road, Dublin 8	
19	Pearse College	Crumlin Road, Dublin 8	
20	Pearse College	Crumlin Road, Dublin 8	
21	St. Kevin's College	Clogher, Dublin 12	

Table 5 – Educational Facilities

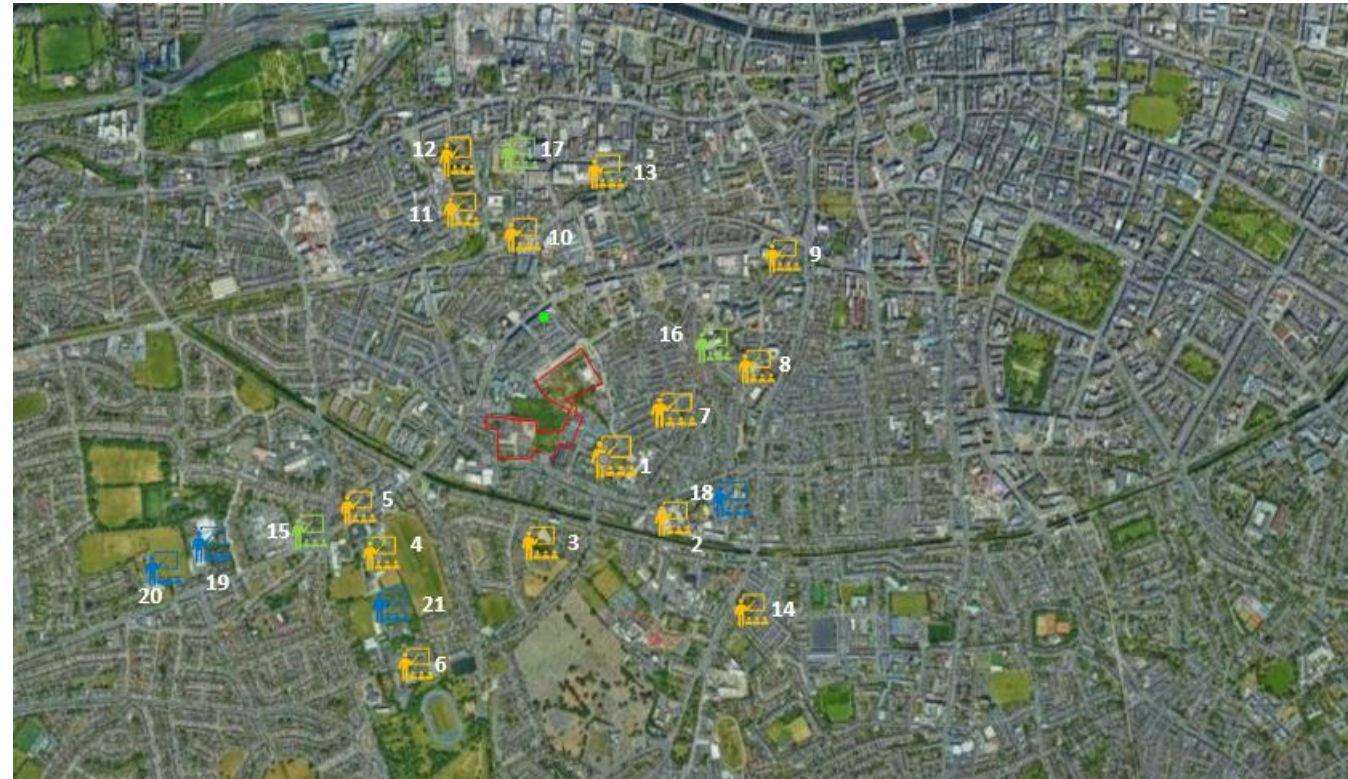


Figure 10 - Location of education facilities

7.3 Sports & Recreation

A number of sports and recreational facilities are located in the area catering for various needs and ages. They include sports clubs, playgrounds, several parks, a number of allotments and the Grand Canal.

No.	Sports & Recreation
1	Synge St. Templeogue GAA
2	St. Teresa’s Football Club
3	St. Catherine’s Sports Centre
4	Donore Boxing Club
5	National Stadium
6	Cloghter Road Sports Centre
7	Eamonn Ceannt Playground
8	Harold’s Cross Park and Playground
9	Pearse College Allotments
10	Weaver Park
11	Weaver Square Community Gardens
12	Pimlico Allotments
13	Pimlico Playground
14	Flanagan’s Fields Community Garden
15	Grand Canal

Table 6 – Sports & Recreation Facilities

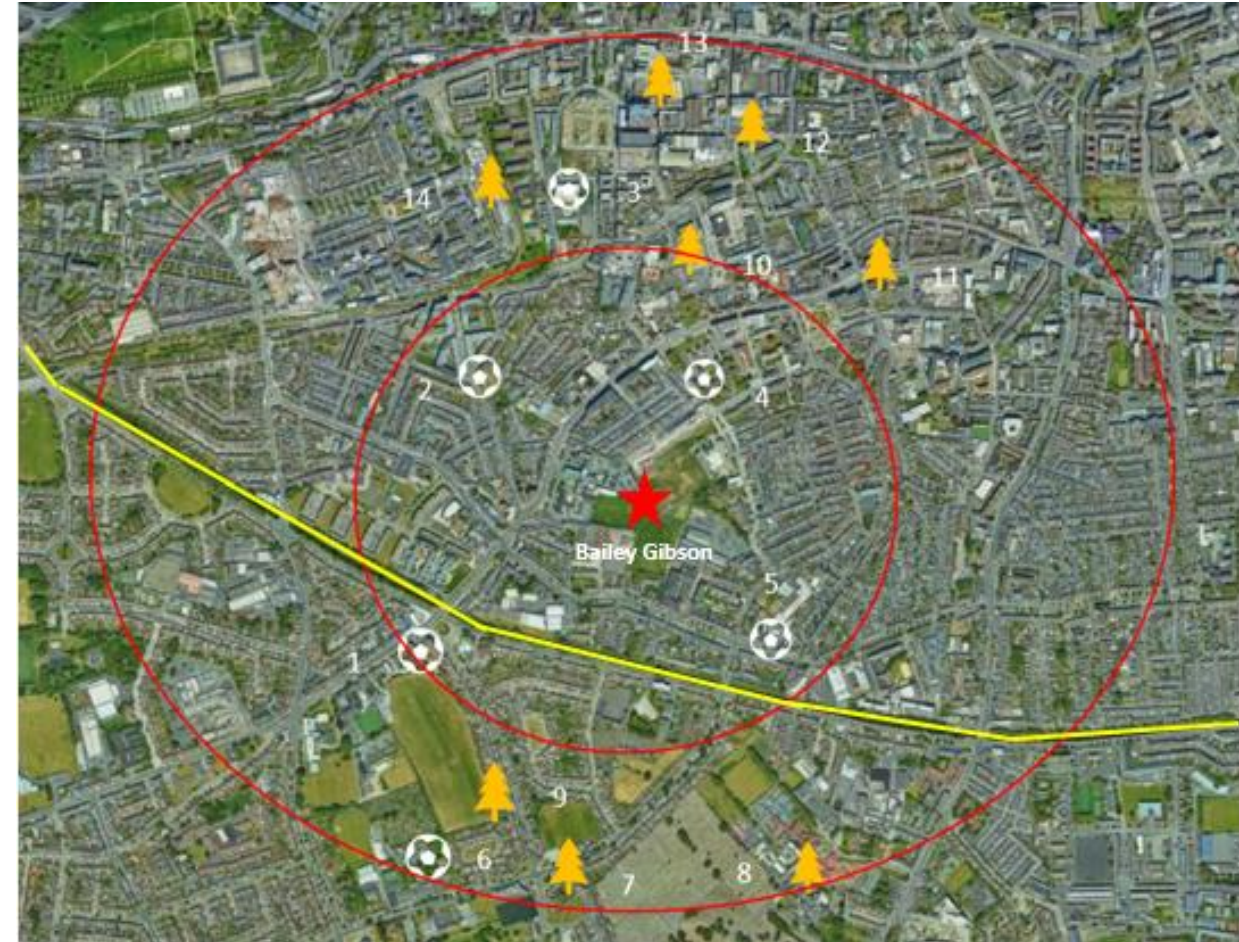


Figure 11 – Location of sports and recreational facilities

7.4 Health

The area is well served by health facilities. There are 2 no. hospitals, a hospice, 9 no. medical centres including GP/Family Services, a dental practice, 2 no. HSE Centres and 2 no. nursing homes were identified within the 1km catchment.

Hospital	
1	St. James Hospital
2	Coombe Maternity Hospital
3	Our Lady's Hospice
General Practice	
5	Rialto Medical Centre
6	Dr. O Flynn Family Practice
7	Dr. Andrew Low- Family Practice
8	Eldon Family Practice
9	South Circular Road Surgery
10	Dr. James O'Neill Family Practice
11	Thomas Court Primary Care Family Practice
12	Dr. Catherine King Family Practice
Dental Practice	
13	Dr. Thomas McNally
HSE	
14	Walkinstown Health Centre
15	Thomas Court Primary Care Centre
Nursing Home	
16	Bellvilla Community Nursing Unit
17	Anna Gaynor House Nursing Home

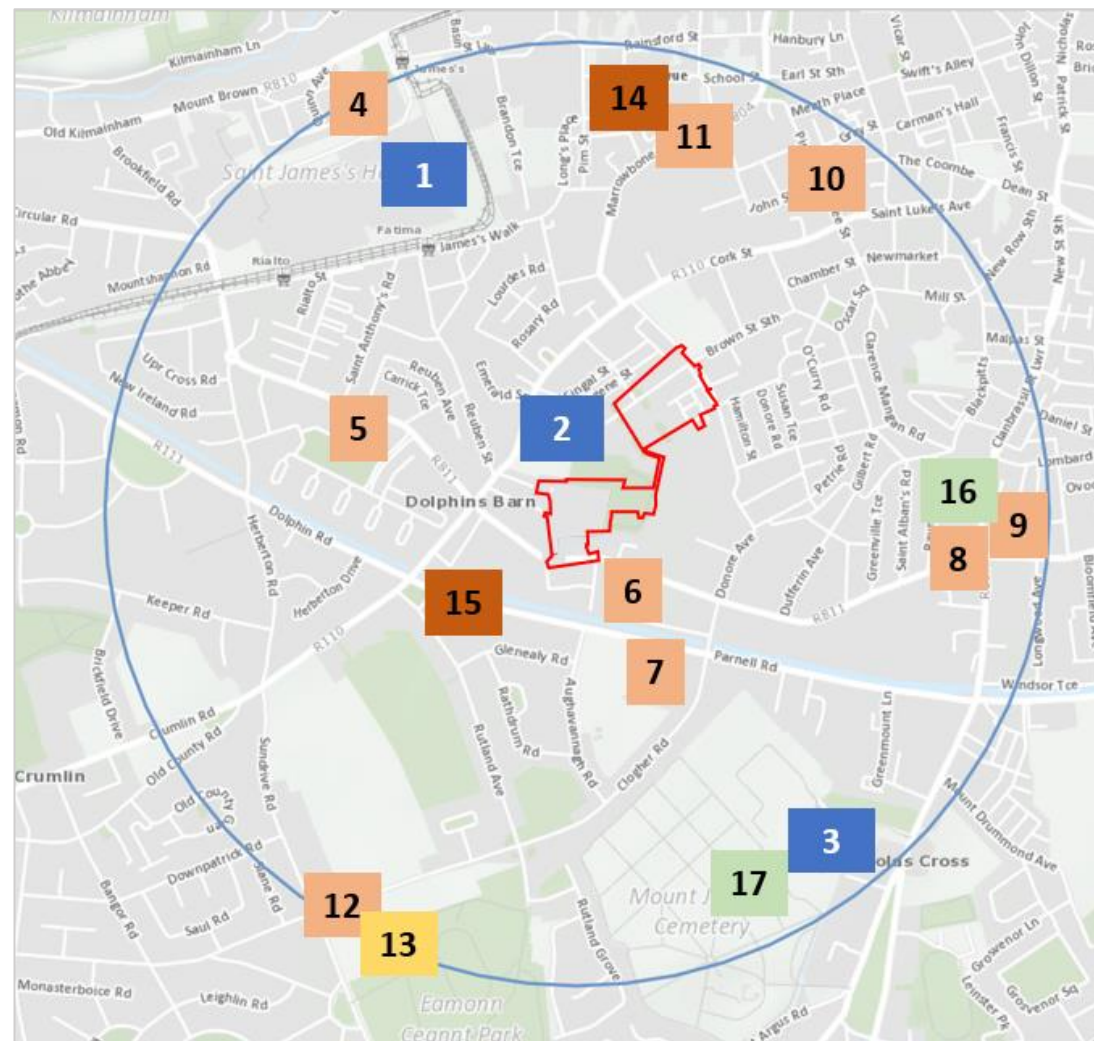


Figure 12 – Location of Health Services

Table 7 – Health Facilities

7.5 Youth & Community Services

The area provides a range of Youth and Community Services within the catchment area.

Donore Youth and Community Centre provides a community hall, computer room and roof top garden. Community activities include dancing, counselling services and community bingo with youth activities including art/drama, homework club and outreach work.

Dolphin House Community Centre offers a range of community services including the Rialto Youth project, which aims to offer young people education, cultural and social opportunities in a safe and secure environment.

Fatima Groups United (F2Centre) is a representative body of residents of Fatima/Herberton, Dublin 8. They provide a range of services as counselling, employment and training, children and family supports. Fatima Programmes also provides programmes for arts and music, health and wellbeing, exercise and fitness to the community ad wider area.

School Street Family Resource Centre provides counselling services, creche, youth services and family resource centre to the community.

Fountain Resource Group (FRG) provides a range of free community services across Dublin 8. Fountain Youth Project and Marrowbone Lane Youth Project are some youth services located within the catchment area. The FRG also provide counselling service, creche, senior citizens, enterprise.

No.	Facility
1	Donore Youth and Community Centre
2	Rialto Youth Project
3	Clay Youth Project
4	Fr. Lar Redmond Community Centre

Table 8 – Youth and Community Services

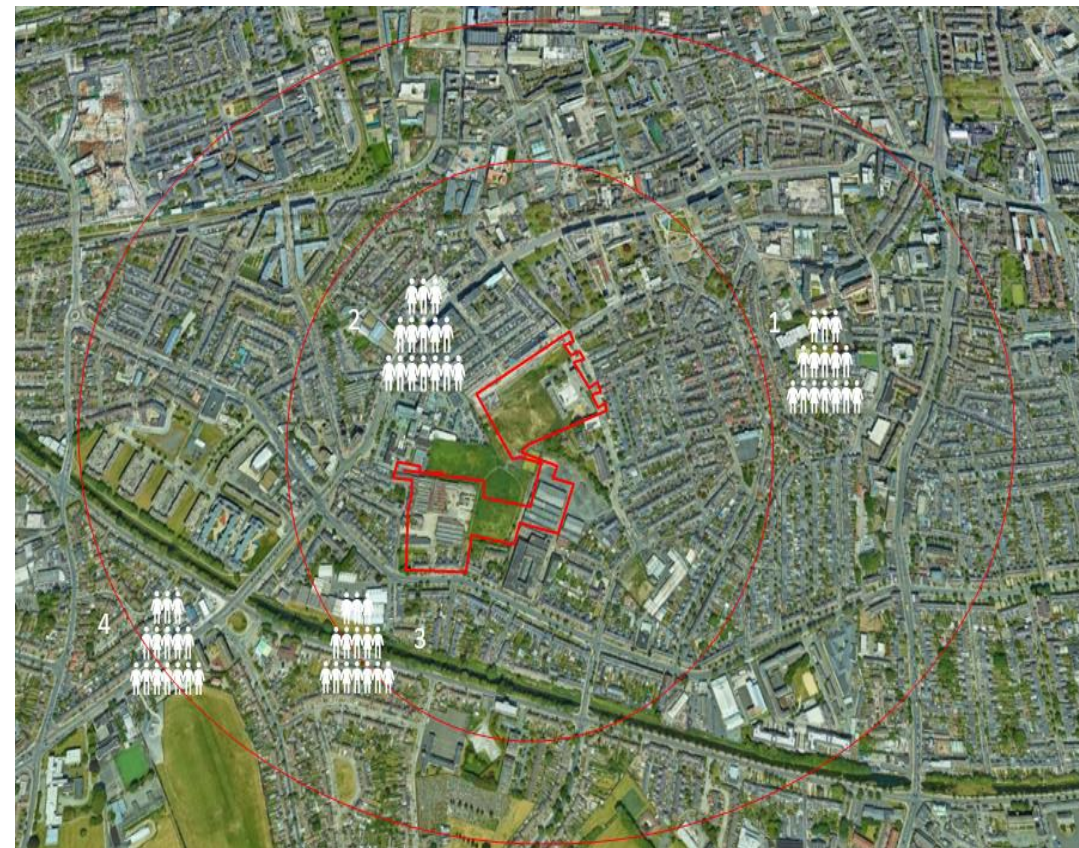


Figure 13 – Location of youth and Community Services

7.6 Convenience Retail

Several convenience retail outlets have been identified within the 1 km buffer zone. These include a number of smaller shops, a Tesco Express and a Lidl supermarket. All outlets are listed in the table below.

Cork Street (outlined by broken yellow line) runs from the southwest to the northeast of the subject sites. A number of retail outlets are presently located on the street and a report from Dublin City Council on the regeneration of the Cork Street area designates it a civic and commercial hub.

The close proximity of Cork Street to the subject sites will ensure it becomes an important retail and service centre for the new resident population.

No.	Convenience Retail
1	Lidl
2	Centra
3	Spar
4	Tesco Express
5	Maxol/Mace
6	Crumlin Shopping Centre
7	Daybreak
8	Spar
9	Centz
10	Timgad Foodstore

Table 9 – Convenience Retail



Figure 14 – Location of convenience retail outlets

8 Conclusion

The proposed development consists of 345 no. Build to Rent and Build to Sell units, of which 115 no. can support families. The proposed mix comprises 33 no. studio, 197 no. 1-bed apartment, 106 no. 2-bed apartments, 5 no. 3-bed and 4 no. 4-bed town houses.

There is an evident deficit in childcare facilities in the surrounding study area. The proposed development includes a childcare facility of 274 sq.m able to accommodate the demand generated by the development and serve the existing community.

The area is well served by public transport and bike share schemes. It is recommended that adequate supply of bicycle parking is integrated into the proposed development for residents to avail of the bike share schemes.

There appears to be a deficit in local health care service providers e.g. dental services and pharmacies. The proposed commercial floor area may be suitable for such uses.

Cork Street is the convenience retailing centre and as such this should not be undermined. Therefore, any retail land-use should be confined to local neighbourhood shops.

Provision exists within the SDRA 12 to develop of a large public open space area to include 20% of the Framework Area which is included in the proposed development (Players Park).



Figure 15 – View of the Proposed Development