

Santry Community and Local Needs Audit, Dublin 9

In respect of

A Proposed Strategic Housing Development

at

Omni Plaza, Omni Park, Santry, Dublin 9

Prepared for

Serendale Ltd.

Prepared by

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DOCUMENT CONTROL SHEET

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| <u>Project Title:</u> | Site located to the north west corner of the Omni Park Shopping Centre, Santry and at Santry Hall Industrial Estate |
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1.0 INTRODUCTION

- 1.1 The purpose of this report is to provide an audit of the existing community facilities serving the Santry area. It provides information on the key population changes occurring in the catchment area and the potential demographic changes arising from the redevelopment opportunities within this area. The report contains an audit of the existing social infrastructure in the area relating to:
- Community and social infrastructure;
 - Open space, sport and recreation;
 - Educational facilities;
 - Healthcare facilities;
 - Religious facilities;
 - Arts and cultural facilities; and
 - Retail provision.
- 1.2 These facilities are assessed to support the proposed development of the subject site for residential use. In particular this assessment will demonstrate that there is sufficient community provision within the catchment, therefore the redevelopment of the subject brownfield lands will support and contribute to the extensive range of existing local facilities.
- 1.3 This report has been prepared on behalf of the applicant who proposes to develop lands in their ownership for a mixed use development, including 457 no. residential units, residential amenity area, community facility, communal open space, roof gardens, creche, 2 No. retail units, car parking and bike parking, on lands at the former Molloy and Sherry transport depot, to the north west corner of the Omni Park Shopping Centre, Santry and Santry Hall at the Swords Road, Santry, Dublin 9. Under the current Dublin City Development Plan 2016-2022 and draft Dublin City Development Plan 2022-2028 the subject lands are zoned Z4.
- 1.4 The purpose of this community audit is to determine if the Santry area is well served by community related facilities to support the future residents of the proposed development.
- 1.5 The site currently provides no community facility or open space for public use. In addition to the residential uses, the proposed development will comprise of public plaza, community facility and retail units. The proposal will also provide for a childcare (creche) facility which will benefit the existing and future residents. These new commercial use units will increase the variety of uses and mix in the area. Therefore, the proposed development will result in a significant contribution to community facilities in the area.
- 1.6 The proposed development will also support and enhance the viability of the existing retail and retail services in Omni Park Shopping Centre and Santry village.
- 1.7 This Community and Social Infrastructure Audit has been prepared in response to Section 16.10.4, 'Making Sustainable Neighbourhoods', of the Dublin City Development Plan 2016-2022 in relation to a residential or mixed-use development in excess of 50 units or 5,000 sqm:

“Proposals for new large development must make a contribution to an area in terms of community facilities and social infrastructure where significant shortfalls are identified. When submitting plans for large-scale residential, typically over 50 units depending on local circumstances, and/or mixed-use schemes (i.e. circa 5,000 sq.m and above),

developers will be required to submit an audit of existing facilities within the area and to demonstrate how the proposal will contribute to the range of supporting community infrastructure.

In response to the above we also note there are no particular shortfalls in community infrastructure identified as a result of this comprehensive assessment.

- 1.8 Section 12.5.1 of the Plan provides policies and objectives to achieve ‘A Good Urban Neighbourhood’, stating that a neighbourhood should have a range of services and be small enough to foster a sense of belonging and community. Further, the Development Plan sets out the following related objectives:

- **SN1:** *To promote good urban neighbourhoods throughout the city which are well designed, safe and suitable for a variety of age groups and tenures, which are robust, adaptable, well served by local facilities and public transport, and which contribute to the structure and identity of the city, consistent with standards set out in this plan.*
- **SN2:** *To promote neighbourhood developments which build on local character as expressed in historic activities, buildings, materials, housing types or local landscape in order to harmonise with and further develop the unique character of these places.*
- **SN5:** *To ensure that applications for significant large new developments (over 50 Units) are accompanied by a Social Audit and an Implementation and Phasing Programme in relation to community infrastructure, so that facilities identified as needed are provided in a timely and co-ordinated fashion.*
- **SN16:** *To ensure that the provision of strategic new community infrastructure complements the range of existing neighbourhood facilities and, where appropriate, is located at the interface between communities to facilitate access across a number of neighbourhood areas and greater integration between communities and to support the provision of community facilities which act as point of integration between residents of new and established communities within neighbourhoods is noted.*
- **SN18:** *To encourage and facilitate the provision of a range of community facilities in the city that caters for all.*

- 1.9 We also note the requirement within the Draft Development Plan to provide a Community and Social Infrastructure Audit as follows:

- **Policy QHSN45 – High Quality Neighbourhood and Community Facilities** *It is the Policy of Dublin City Council to encourage and facilitate the timely and planned provision of a range of high-quality neighbourhood and community facilities which are multifunctional in terms of their use, adaptable in terms of their design and located to ensure that they are accessible and inclusive to all. To also protect existing community uses and retain them where there is potential for the use to continue.*
- **Policy QHSN46 – Community and Social Audit** *To ensure that all residential applications comprising of 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and identify whether there is a need to provide additional facilities to cater for the proposed development. Refer to Section 15.8.2 of Chapter 15: Development Standards*
- **Policy CEE11 – Key Urban Villages** *To promote Key Urban Villages as mixed use service centres for the local economy, incorporating a range of retail, employment, recreational, community uses as well as ‘coworking spaces’ and ‘office hubs.’*

- **Objective CUO22 – SDRAs and Large Scale Developments** *All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area must provide for 5% community, arts and culture and artist workspaces internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need. {*Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector.}*
- **Community and Social Audit** *“All residential applications comprising of 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and identify whether there is a need to provide additional facilities to cater for the proposed development.*
 - *A community and social audit should address the following:*
 - *Identify the existing community and social provision in the surrounding area covering a 750m radius.*
 - *Assess the overall need in terms of necessity, deficiency, and opportunities to share/ enhance existing facilities based on current and proposed population projections.*
 - *Justify the inclusion or exclusion of a community facility as part of the proposed development having regard to the findings of the audit.”*

(Green font illustrated proposed changes as part of Material Alterations to the Draft Plan.)

- 1.10 As demonstrated within this Report, the nearby community possesses many of these characteristics and the proposed development further contributes to the achievement of the above objectives, through the delivery of a high-quality development, public plaza and a contribution to the area’s community facilities located within a well established district centre with a wealth of existing facilities. Please see enclosed District Centre Overview document highlighting the wealth of facilities on the doorstep of the proposed development. The proposed development will ensure the correct and future viability of existing community and local services provided in Omni Park Shopping Centre and will further attract such users to the locality as a critical mass of such uses locate in the centre.

Methodology

- 1.11 As part of this development proposal we have carried out an assessment of the existing facilities in the area in order to assess the need for social and community infrastructure. A desktop study was used to collect the baseline information. The facilities in each category were recorded in an excel table then mapped.
- 1.12 In order to develop a suitable study area it was considered that a 2 km radius from the site was a reasonable distance to walk, cycle or use public transport to access a range of needs. Noting the provision of the Draft Dublin City Development Plan we have also included a radius of 750m. Using Openserviceroute.org we have prepared a series of Isochrones to illustrate the site’s accessibility. Figure 3.2 to 3.3 represent a various travel distances accessible by a range of means.
- 1.13 Other Source of Information that have informed this report include:

- Dublin City Cultural Strategy (2016-2021)
- Dublin City Cultural Audit and Map
- Dublin City Parks Strategy 2019-2022

Guidelines for Planning Authorities on Childcare Facilities (2001)

- 1.1 We also note the provisions of the Guidelines for Planning Authorities on Childcare Facilities (2001) which indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings. The threshold for provision should be established having regard to existing location of facilities and the emerging demography of the area where new housing is proposed. The Guidelines advise that sites should be identified for such facilities as an integral part of the pre-planning discussions.
- 1.2 The following definition of Childcare is included in the Guidelines:
- 1.3 *"In these Guidelines, "childcare" is taken to mean full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children. Thus services such as pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups, and after-school groups are encompassed by these Guidelines. Conversely childminding, schools, (primary, secondary and special) and residential centres for children are not covered by these Guidelines."*
- 1.4 The Section 28 Sustainable Urban Housing; Design Standards for New Apartments; Guidelines for Planning Authorities 2020 states that:
- 1.5 *"Notwithstanding the Department's Planning Guidelines for Childcare Facilities, which are currently subject to review and recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision in apartment scheme should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile for the area".*
- 1.6 The Sustainable Urban Housing; Design Standards for New Apartments; Guidelines for Planning Authorities 2020 states that *"One bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms"*.
- 1.7 In summary, this Report responds to a number of requirements as set out in national and local policy in order to ensure that the existing community has the necessary facilities to meet the needs of the future population.

2.0 INTRODUCTION TO SANTRY

- 2.1 Santry is a suburb on the northside of Dublin City, Ireland, bordering Coolock, Glasnevin, Whitehall and Ballymun approximately c.5.6 km north of the City Centre. It is close to the boundary of Dublin City Council and Fingal County Council administrative areas.
- 2.2 During the Viking invasions a number of peaceful Norse farmers moved into the north Dublin area, which proved to be excellent farmland. The lands changed hands many times over Santry's history, eventually with the Barry family in charge of the estate and tenants who became the Lords of Santry. Where the Santry Demesne public park is located was once an old palatial style house and gardens, built in the 18th century. This was one of the largest houses in north County Dublin. Having fallen into disrepair this house was demolished in the 1940s. The Walled Garden is now used as community allotments.
- 2.3 The character of the area has changed significantly in the last 100 years, from a rural area centred on a large estate, and later small village, to a modern, rather dispersed, mixed-use suburb with a population of 15,679 (Santry electoral division). Much of the old village is gone and where there were once fields full of crops, and wild woodlands, there are now housing estates, an athletics stadium, a shopping complex, industrial parks and roads leading to Dublin Airport, the M1 and M50.
- 2.4 Santry has long been the location of a number of business and industries, from Chrysler and the Talbot factory on Shanowen Road (which became the Garda Station), to IT companies and logistic service providers associated with nearby Dublin Airport.



Figure 2.1: subject site in the local Dublin context. (Source: Google Maps, 2022).

3.0 SANTRY AREA CONTEXT

- 3.1 Santry is a suburb on the northside of Dublin City approximately c.5.6 km north of the City Centre. It is close to the boundary of Dublin City Council with Fingal County Council to the north.
- 3.2 Santry is highly accessible generally, by bus connecting it to Dublin City Centre and by road infrastructure the settlement is principally served by the Swords Road and the N1, which links the settlement to the M50, Dublin City Centre, the national motorway network and the Greater Dublin Area
- 3.3 It is anticipated that Santry will be served by Bus Connects Core Route Corridor No. 2 'Swords to City Centre' in the near future.
- 3.4 Santry is bordered by Swords to the north, Ballymun to the west, Whitehall to the south and Artane/ Coolock to the east.
- 3.5 Figure 2.1 above shows the immediate locational context of Santry while Figure 3.1 shows the subject site in the wider context of North Dublin City.

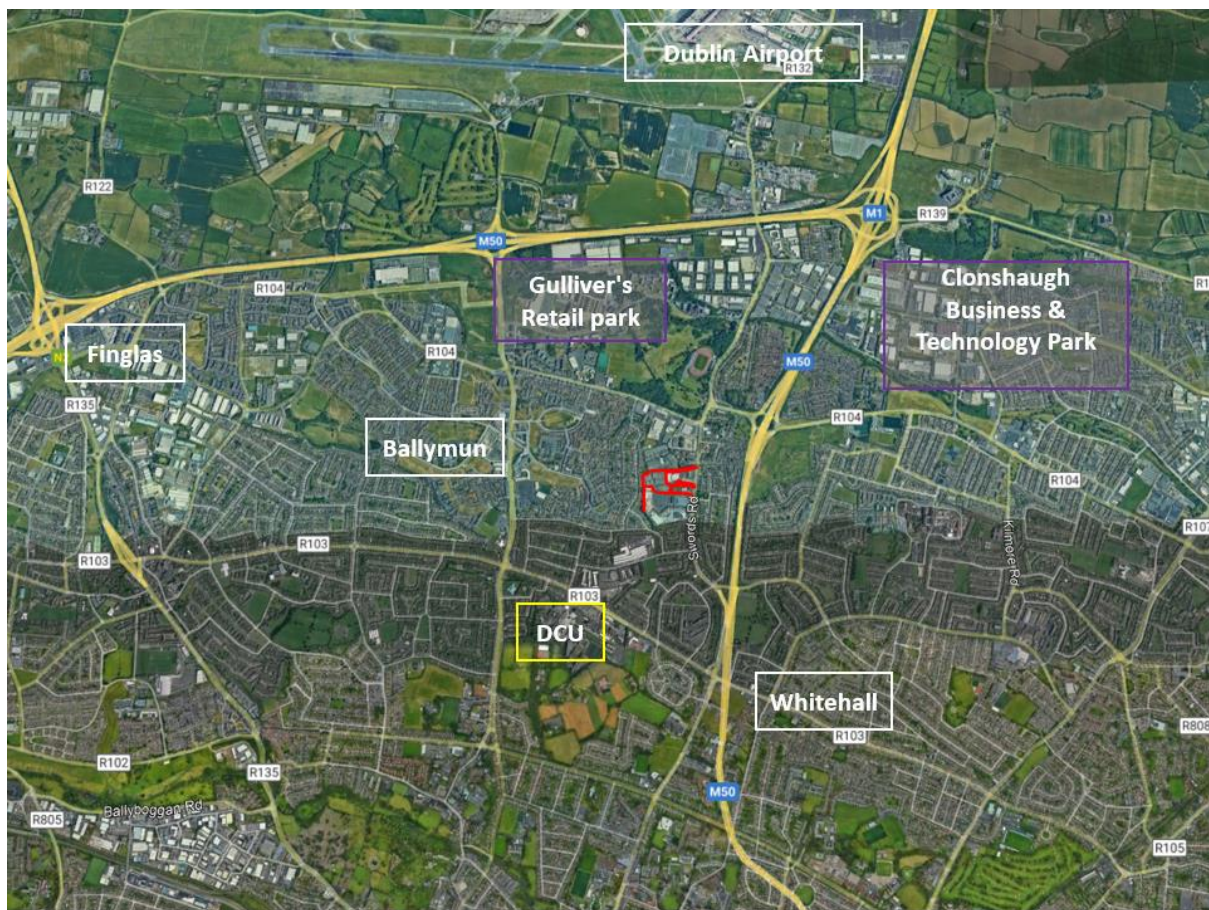


Figure 3.1: Santry and North Dublin City context.

- 3.6 In order to develop a suitable study area it was considered that a 1.5 km radius from the site was a reasonable distance to walk or cycle. Using Openserviceroute.org we have prepared a series of Isochrones to illustrate the site's accessibility.
- 3.7 Figure 3.2 illustrates 5- and 10-minute walking distances from the subject site.

3.8 Figure 3.3 below illustrates cycling distance from the subject site.

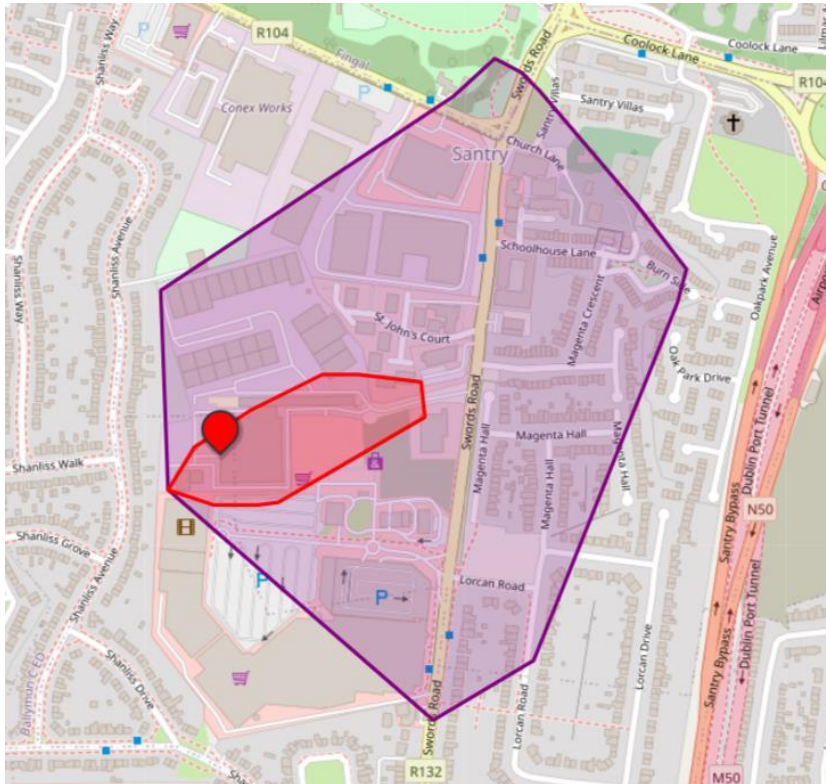


Figure 3.2: Walking distance at 5 and 10 minute intervals from the subject site

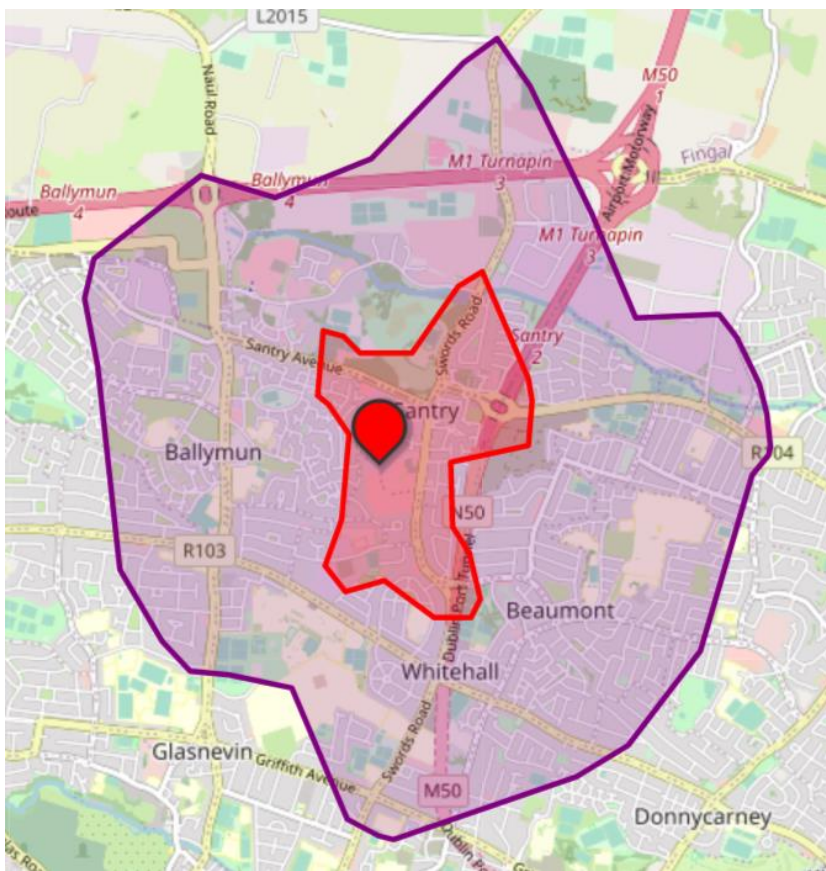


Figure 3.3: Cycling distance at 5 and 10 minute intervals from the subject site.

4.0 DEMOGRAPHICS

- 4.1 In order to determine a population profile of the immediate area for this Audit, it was decided to combine 4 Electoral Divisions (EDs) Whitehall A, Whitehall B, Whitehall C and Ballymun C as per the CSO SAPMAP for the Study Area, as seen in Figure 4.1 below. The study area will be referred to as the 'Santry area' for interest of clarity.
- 4.2 The most recent population allocation contained within the RSES for the Eastern Region is for Dublin City is to grow to between 1,549,500 - 1,590,000 people by 2031.
- 4.3 The following areas are discussed:
- Population;
 - Age Profile;
 - Social Class and Employment;
 - Educational Attainment.
 - Housing Profile

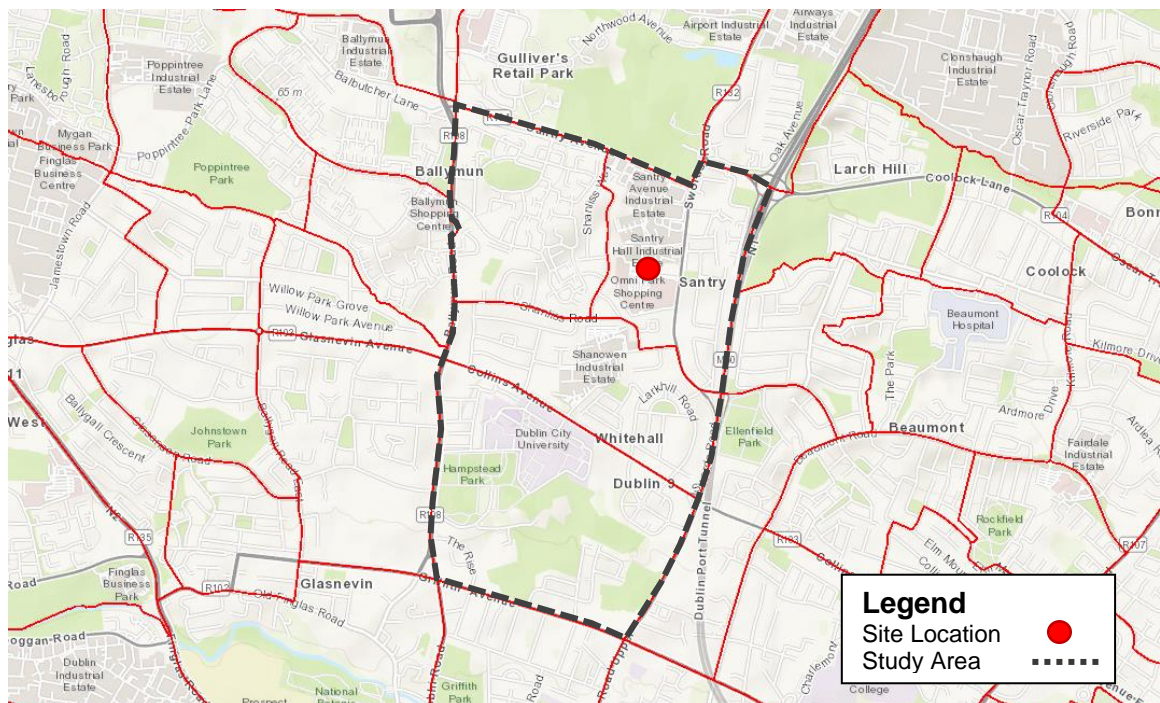


Figure 4.1: Study Area Boundary outlined in black; Source: CSO.

Population

| | Santry | | State | |
|------|------------|----------|------------|----------|
| Year | Population | % Change | Population | % Change |
| 2011 | 14,832 | | 4,588,252 | |
| 2016 | 15,679 | 5.7% | 4,757,976 | 3.7% |

Table 4.1: Population Trends in Santry and the State, 2011-2016

- 4.4 As can be seen from Table 4.1 above, population growth in Santry is above the growth rate in the State.

Age Profile

| | Santry | | State | |
|--------------|---------------|-----------|------------------|-----------|
| Age Group | 2016 Pop. | % of Pop. | 2016 Pop. | % of Pop. |
| 0-19 | 3,614 | 23.0 | 1,309,368 | 27.4 |
| 20-39 | 5,313 | 33.8 | 1,322,467 | 27.7 |
| 40-59 | 3,576 | 22.8 | 1,253,607 | 26.3 |
| 60-79 | 2,440 | 15.5 | 727,831 | 15.2 |
| 80+ | 736 | 4.6 | 148,592 | 3.1 |
| Total | 15,679 | | 4,761,865 | |

Table 4.2: Age Profile in Santry and the State, 2016; Source: CSO.

- 4.5 The table above shows the age profile of the Santry area in comparison to the State. The above figures show that Santry has a higher percent of aging population and those aged 20-39 than the State average.

Social Class and Employment

| | Santry | | State | |
|--|---------------|------|------------------|------|
| Principal Economic Status | Pop. | % | Pop. | % |
| At work | 5,888 | 44.3 | 2,006,641 | 53.4 |
| Looking for first regular job | 177 | 1.3 | 31,434 | 0.8 |
| Unemployed having lost or given up previous job | 1,032 | 7.7 | 265,962 | 7.0 |
| Student | 2,403 | 18.2 | 427,128 | 11.3 |
| Looking after home/family | 922 | 6.9 | 305,556 | 8.1 |
| Retired | 2,239 | 16.8 | 545,407 | 14.5 |
| Unable to work due to permanent sickness or disability | 574 | 4.3 | 158,348 | 4.2 |
| Other | 34 | 0.2 | 14,837 | 0.3 |
| Total | 13,269 | | 3,755,313 | |

Table 4.3: Employment Statistics of Santry and the State, 2016; Source: CSO.

- 4.6 The table above shows that the Santry area has a below average amount of the population at work, at 44.3% compared to the State average of 53.4%. This is due to a high percentage of the population still in education at 18.2%, which is significantly above the state average.

| | Santry | | State | |
|---|---------------|------|------------------|------|
| Social Class | Pop. | % | Pop. | % |
| Professional workers | 933 | 5.9 | 386,648 | 8.1 |
| Managerial and technical | 3,611 | 23.0 | 1,336,896 | 28 |
| Non-manual | 2,598 | 16.5 | 837,145 | 17.5 |
| Skilled manual | 1,901 | 12.1 | 671,890 | 14.1 |
| Semi-skilled | 1,568 | 10.0 | 501,103 | 10.5 |
| Unskilled | 604 | 3.8 | 170,391 | 3.5 |
| All others gainfully occupied and unknown | 4,464 | 28.4 | 857,792 | 18 |
| Total | 15,679 | | 4,761,865 | |

Table 4.4: Social Class of Santry and the State, 2016; Source: CSO

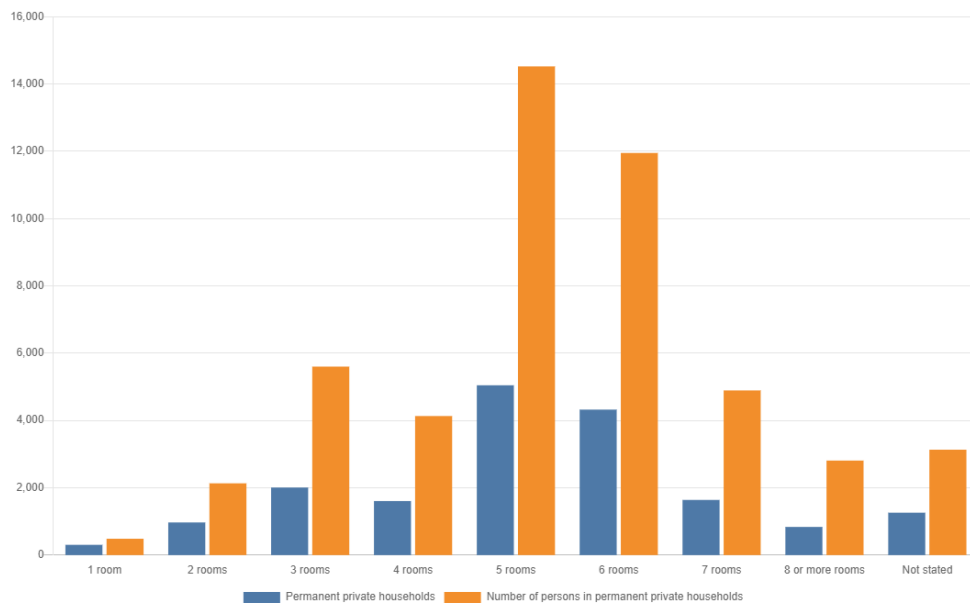
- 4.7 The figures presented in Table 4.4 suggest that the Santry area has a similar employment trend when compared to the State average. In terms of social class, the above table demonstrates that the Santry area has a lower percentage of the population working as Professional workers and Managerial and Technical. For example, 23% of the Santry population are employed as Managerial and technical, as compared to the State average of 28% and only 5.9% of the Santry population are Professional workers, compared to the State average of 8.1%.
- 4.8 The social class of an area is directly related to educational attainment. This will be further discussed below.

Educational Attainment

| | Santry | | State | |
|---|--------------|------|------------------|------|
| Educational Attainment | Pop. | % | Pop. | % |
| No Formal Education | 181 | 1.8 | 52,214 | 1.6 |
| Primary Education | 1,434 | 14.4 | 334,284 | 10.7 |
| Lower Secondary | 1,567 | 15.8 | 449,766 | 14.5 |
| Upper Secondary | 1,897 | 19.1 | 573,643 | 18.5 |
| Technical or Vocational qualification | 740 | 7.4 | 271,532 | 8.7 |
| Advanced Certificate/Completed Apprenticeship | 430 | 4.3 | 182,318 | 5.8 |
| Higher Certificate | 332 | 3.3 | 153,351 | 4.9 |
| Ordinary Bachelor Degree or National Diploma | 527 | 5.3 | 237,117 | 7.6 |
| Honours Bachelor Degree, Professional qualification or both | 960 | 9.6 | 331,293 | 10.6 |
| Postgraduate Diploma or Degree | 795 | 8.0 | 284,107 | 9.1 |
| Doctorate (Ph.D) or higher | 115 | 1.1 | 28,759 | 0.9 |
| Not stated | 933 | 9.4 | 198,668 | 6.4 |
| Total | 9,911 | | 3,097,052 | |

Table 4.5: Education Level in Santry and the State, 2016; Source: CSO.

- 4.9 As can be seen from Table 4.5 above, the Santry area has a below average level of educational attainment when compared to the State. For example, the percentage of the population with only primary education in Santry (14.4%) which is greater than the State average (10.7%). Additionally, the percentage of the population in Santry with an Ordinary Bachelor Degree or National Diploma exceed the State average, with figures of 5.3% and 7.6%, respectively. In all categories ranging from Higher Certificate to Postgraduate Diploma or Degree, the educational attainment in Santry is less than the State average.
- 4.10 The Artane - Whitehall Local Electoral Area (CSO, 2016) consists primarily of houses / bungalows. This has resulted in a lack of choice of housing in the area. The proposed development provides a unit mix which complements this existing provision and will develop a range of choice allowing for mobility within the community. This creates a flexibility in the local market, enabling downsizing or first time buyers to access a home better suited to their needs. CSO (2016) statistics displayed in the Table below indicate that 82.1% of the housing stock comprises houses/bungalows. The need for a smaller units has been set out both in national policy and is clearly evident in the immediate area.



Permanent private households by number of rooms

| Type of accommodation | Households | % |
|-----------------------|------------|--------|
| House/Bungalow | 14,826 | 82.1% |
| Flat/Apartment | 2,791 | 15.5% |
| Bed-sit | 35 | 0.2% |
| Caravan/Mobile Home | 60 | 0.3% |
| Not stated | 342 | 1.9% |
| Total | 18,054 | 100.0% |

Table 4.6: Accommodation Type (Source: CSO)

Future Demographic Trends

- 4.11 Santry is a well established suburb of North Dublin and few opportunities for large-scale development still exists within the study area. A review of the current planning applications with Dublin City Council and An Bord Pleanála revealed that there are few applications (granted / proposed) for large scale development in the study area which can be useful as an indicator of future population growth.

| Granted Units | | | |
|---------------------|--------------|--------------|-----------|
| DCC Reg. Ref. | ABP Ref. | Date Granted | No. Units |
| N/A | 303358-18 | 04/04/19 | 110 |
| 4128/18 | N/A | 14/02/19 | 46 |
| 2713/17 | N/A | 12/03/18 | 137 |
| 2737/19* | N/A | 22/08/19 | 70 |
| N/A | 307011 | 03/09/2020 | 324 |
| Proposed Units | | | |
| Subject Application | TBC | N/A | 457 |
| N/A | TA29N.314019 | Pending | 350 |
| 4549/22 | N/A | Pending | 48 |
| Total: 1,542 | | | |

*Amendment application to 2713/17

Table 4.6: Granted and proposed large scale developments in the study area location provide on the map below.

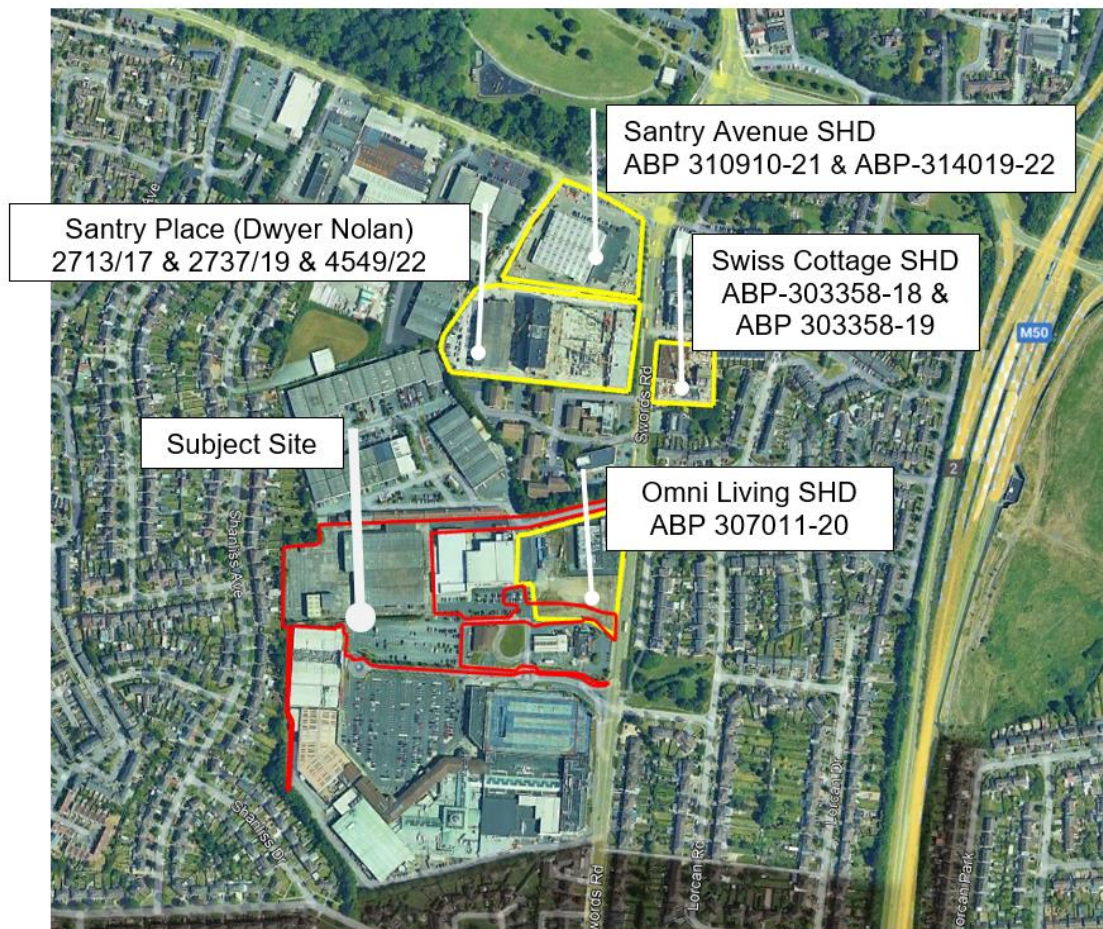


Figure 4.2: Permitted / Pending Large scale residential planning history overview in the immediate vicinity of the subject site with subject site in black (Source: Google Earth, 2022).

- 4.12 Both permitted and proposed development of the Santry area include the provision of approximately 1,542 no. residential units (this figure is indicative as some planning applications which may have recently been lodged may have not been accounted for). Using an indicative occupancy rate of 2.6 persons per unit, the study area can expect to generate an additional population of approximately 3,884 persons over the forthcoming 10-year period.
- 4.13 An additional 3,884 persons would represent a population increase on the 2016 levels of 24%. This population increase may be locally significant however it is not considered to be significant in the wider Dublin City context, and is in keeping with the evolving development of this inner suburb and the objectives of the zoning of the lands and the objectives of all national and regional planning policy.

5.0 COMMUNITY FACILITIES OVERVIEW

5.1 As part of this Audit, a survey was carried out of the existing social infrastructure in the defined study area under the following headings:

- Community and Social Infrastructure
- Open Space, Sport and Recreation
- Education Facilities
- Healthcare Facilities
- Religious Facilities
- Arts & Cultural Facilities
- Retail.

5.2 In addition, we have mapped the key resources within 2 km of the subject site in the above categories. 2 km is considered a reasonable maximum distance to travel via range of means including walking, cycling and public transport. The area is well provided for in many regards, as such the list is not exhaustive due to the number of such facilities nearby, instead the survey focuses on the most convenient and relevant. The site is regarded as being extremely well connected to existing community facilities (as can be seen in Figure 5.1).

Community and Social Infrastructure

5.3 Quality neighbourhoods should be responsive to the needs of local communities, play an important role in quality of life factors and foster a wider sense of community and active citizenship.

5.4 Community Facilities are considered to include youth services, local authority offices, welfare services, libraries, Garda and fire stations, and other community services.

5.5 Santry has a strong network of community groups and clubs, many of which are voluntary groups. Our survey identified a large range of community facilities within the study area. These facilities provide an essential role in responding to local community needs.

5.6 The area also has a large scale library at Ballymun. Libraries provide useful facilities to local residents including free broadband and wireless internet service, self-service printing/scanning, photocopying, study space, children's learning zone, garden space, citizen's information centre, large print book collection, daily newspapers as well as application forms for motor tax, passport etc. and a community noticeboard / information.

5.7 Numerous community centres which provide a range of key resources for the local community have been identified. These facilities provide an essential role in responding to local community needs. Some of the largest providers offer a wide range of services in the area include:

- **Ballymun East Community Centre:** A community facility offering a range of activities such as childcare services, community events, Woman's Resource Centre, Drop in Well Family Resource Centre.
- **Greenfield Park Community Club:** A local community centre available for functions requested by the community. The centre also includes club house, various activities such as dance classes, acting classes parish lotto, bingo, sports and fitness classes, summer camp, and a range of other community meetings and social clubs.
- **Santry Community Resource Centre:** A self-sufficient community centre home to many classes and forums as well as a community coffee dock. The resource centre

includes a number of activities such as Senior Citizens club, children's play groups, sports facilities, bingo, music classes, back to education courses, art, Irish dancing, apprentice centre, summer camps, etc.

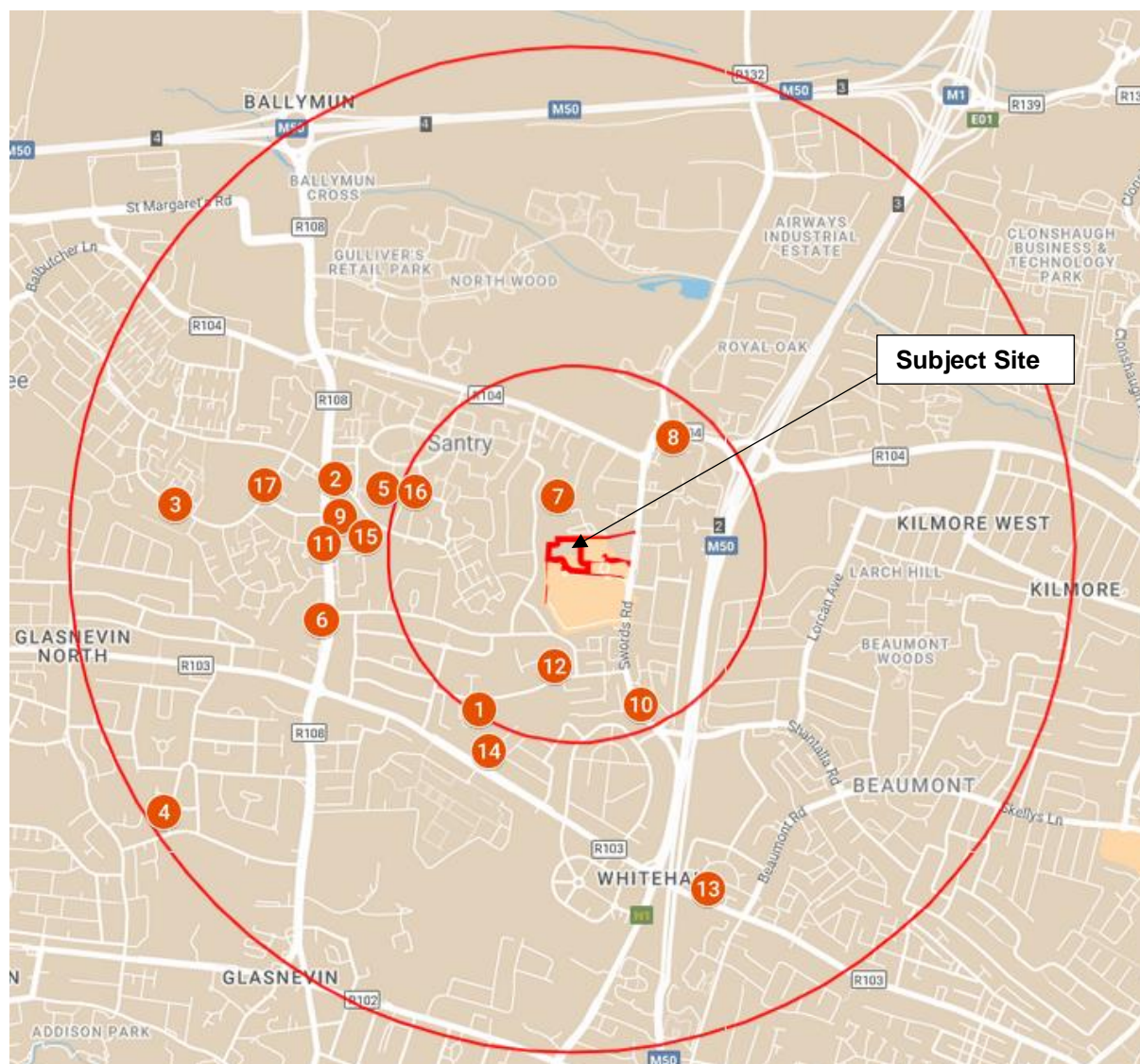


Figure 5.1: Overview of Community facilities within 2km of the subject site and 750m radius.

| Name | Address | Type |
|---|---|--------------------|
| 1. Ballark Community Training Centre | Unit 11 /12, Shanowen House, Shanowen Rd, Whitehall, Dublin | Community Resource |
| 2. Citizens Information Centre (Ballymun) | 9 Main St, Ballymun, Dublin 9 | Community Resource |
| 3. The Sillogue Neighbourhood Centre Ballymun | Marewood Cres, Ballymun, Dublin | Community Resource |
| 4. Ballygall Community Centre | Drapier Rd, Glasnevin, Dublin | Community Resource |
| 5. Ballymun East Community Centre | Mary School, Shangan Rd, Ballymun, Dublin 9 | Community Resource |
| 6. CDETB Adult Education Service | Ballymun Rd, Ballymun, Dublin | Community Resource |
| 7. Greenfield Park Community Club | Shanliss Ave, Whitehall, Dublin | Community Resource |

| | | |
|--|---|--------------------|
| 8. Santry Community Resource Centre | Domville Court, Coolock Ln, Santry, Dublin 9 | Community Resource |
| 9. Ballygall Credit Union | FG, Ballymun Civic Centre, Ballymun, Dublin 9 | Credit union |
| 10. Larkhill & District Credit Union Limited | 234 Swords Rd, Whitehall, Dublin, D09 N722 | Credit union |
| 11. Ballymun Garda Station | Ballymun Rd, Santry, Dublin | Garda station |
| 12. Santry Garda Station | Shanowen Rd, Whitehall, Dublin 9 | Garda station |
| 13. An post | 408, 410 Collins Ave, Whitehall, Dublin 9, D09 VF85 | Post Office |
| 14. Collins Avenue Bring Centre | Collins Ave W, Whitehall, Dublin | Recycling |
| 15. Intreo Centre Ballymun | Main Street, Ballymun, Dublin 9, D09 K8W2 | Social welfare |
| 16. Ballymun east child and youth centre | Woodhazel Cl, Santry, Dublin | Youth Centre |
| 17. Ballymun Regional Youth Resource (Reco) | Sillogue Rd, Ballymun, Dublin | Youth Centre |

Table 5.1: Overview of key community facilities within 2km of the subject site.

Open Space, Sport & Recreation

- 5.8 Recreation and open space are an important part of every community's life. They require pro-active encouragement and enhancement to ensure participation by all within the local community.
- 5.9 The immediate area has a large range of open space areas suitable for cycling, running and walking. Despite its predominately developed and urban character, there are a range of open space and recreation areas nearby. For the purposes of this study open space and recreation facilities are considered to include parks, playgrounds, multi-use games areas, leisure facilities and sports pitches used by GAA, football and other clubs.
- 5.10 Quality recreation, leisure and amenity facilities have a fundamental impact on quality of life. It can improve social integration and cohesiveness. Sporting, recreation and leisure activities are of primary importance to the quality of life enjoyed by the local community.
- 5.11 There are a number of larger key parks discussed in detail below in addition to other open spaces and sport facilities in the vicinity (see accompanying map Figure 5.2).
- 5.12 The subject site is an underutilised brownfield site currently occupied in part by a large warehouse and ancillary buildings. The subject site was never used as public open space, therefore would not result in a loss of open space. The proposed development, however, will provide for areas of communal outdoor open space which will be enjoyed by the future residents along with a new public plaza access from the Omni Park Shopping Centre.
- 5.13 The purpose of this community audit is to support the provision of residential development on the subject site by showing that the study area is well served by existing community facilities which will adequately serve the needs of the future residents.

- 5.14 There are a number of large public parks and sports facilities in the vicinity of the subject site such as Santry Park (Demesne), Albert College Park and Morton Stadium. These locations provide a large range of recreational resources and open space.

Santry Park (Demesne)

- 5.15 Santry Demesne opened as a regional Park in 2004 and is less than 400 m from the subject site. The Park is located on the N1, old Airport Road, just north of Santry Village next to Morton Stadium. The site includes a 72 acre park and a 15 acre linear park on the banks on the Santry river.
- 5.16 The park also contains a children's' playground and an extensive network of pathways to suit walkers, joggers and dog walkers alike.
- 5.17 The Community Garden and allotments are located within the park and include a thriving Kitchen Garden and Heritage Orchard. The front section is currently being developed as a Recreational Garden which in time will be open to the public on a more regular basis. We note that the indicative Framework Strategy for the Santry area as submitted include for access route and linkages to Santry Park from the proposed development.



Figure 5.2: Santry Park (Source: Google Images, 2022).

Morton Stadium

- 5.18 Morton Stadium, or the National Athletics Stadium, is an athletics stadium in Santry Demense, Santry. Often called Santry Stadium, it is the centre for athletics events in Dublin City and is c. 350 m from the subject site.



Figure 5.3: Morton Stadium Park (Source: Google Images, 2022).

Albert College Park

- 5.19 The Albert College Park is 15 hectares in area and includes parkland walks, playing pitches for soccer and GAA, playground, boules court and Tennis Ireland National Centre and is located within 1.5 km to the south west.



Figure 5.4: Albert College Park (Source: Google Images, 2022).

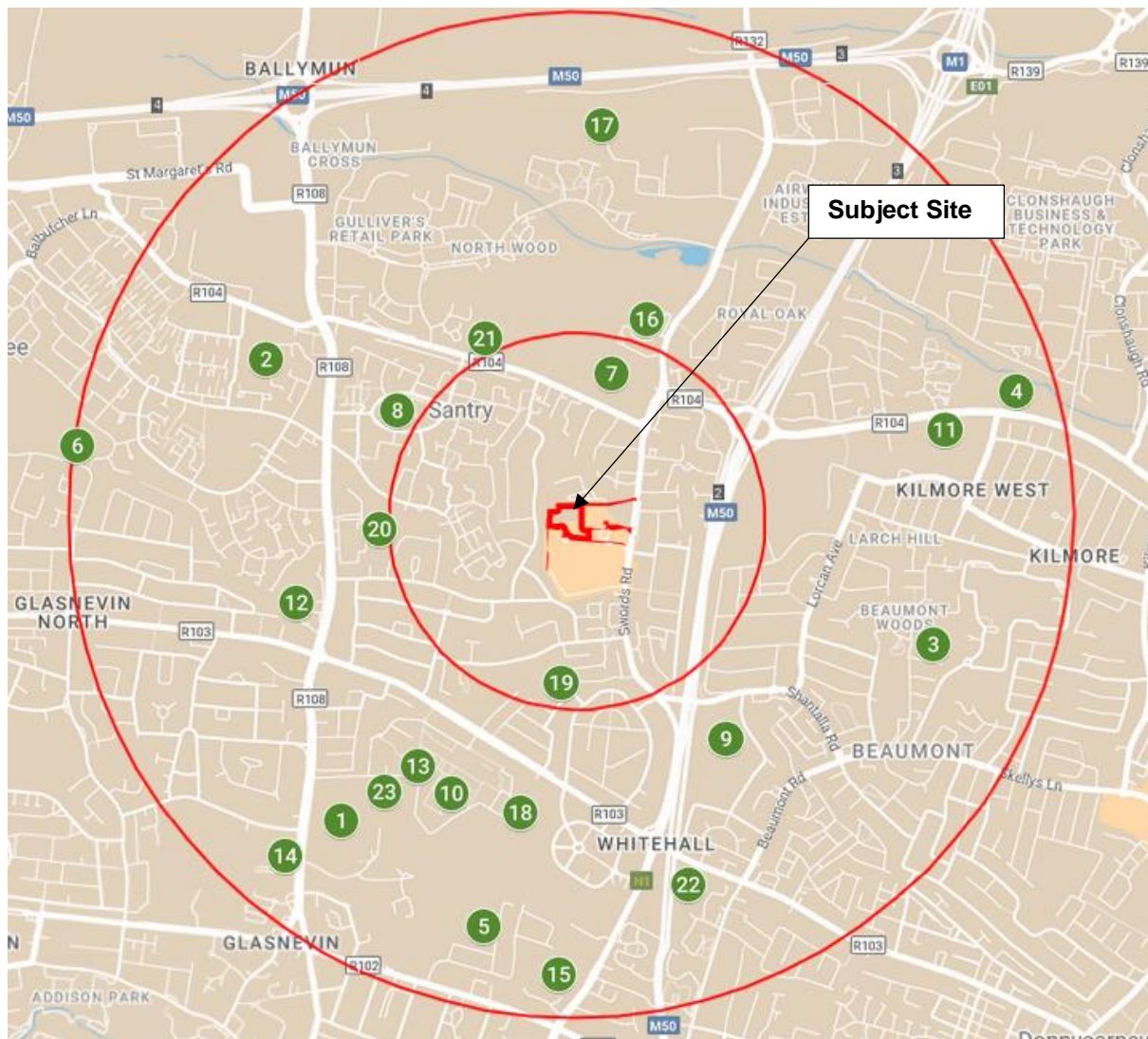


Figure 5.5: Open space and recreation areas (Source: Google Maps, 2022).

| Name | Address | Type |
|--|---|-------------|
| 1. Albert College Park | Whitehall, Dublin | Park |
| 2. Balcurris Park | Ballymun Dublin | Park |
| 3. Beaumont Woods | Beaumont, Dublin | Park |
| 4. Coolock Lane Park | Coolock Lane Park, Priorswood, Dublin | Park |
| 5. Courtlands Park | Courtlands Park, Walnut Ave, Whitehall, Dublin | Park |
| 6. Poppintree Park | Poppintree Park Ln W, Ballymun, Dublin | Park |
| 7. Santry Park | Santry Demesne, Dublin | Park |
| 8. Coultry Park | Santry, Co. Dublin | Park |
| 9. Ellenfield Park | Glencorp Rd, Whitehall, Dublin 9 | Park |
| 10. DCU Tennis Club | The HUB, Artane - Whitehall, Dublin | Sports Club |
| 11. North Dublin Schoolboys/Girls League | 17 Oscar Traynor Rd, Kilmore, Coolock, Co. Dublin, D17 N925 | Sports Club |
| 12. Setanta GAA Club | 123 Ballymun Rd, Dublin | Sports Club |

| | | |
|--|--|--------------|
| 13. Dublin City University | Glasnevin, Dublin 9, D11 HY26 | Sports Club |
| 14. Glasnevin Lawn Tennis Club | Ballymun Rd, Glasnevin, Dublin, D09 DR76 | Sports Club |
| 15. Home Farm Football Club | 97a Swords Rd, Whitehall, Dublin 9, D09 A277 | Sports Club |
| 16. Morton Stadium | Swords Rd, Santry, Dublin | Sports Club |
| 17. SportsLink | Furry Park, Swords Rd, Santry, Dublin 9 | Sports Club |
| 18. St. Kevin's Boys All Weather Pitch | St Kevin's Boys F.C all weather pitch | Sports Club |
| 19. St. Kevin's Boys Football Club | Shanowen Rd, Glasnevin, Dublin 9, D09 NN88 | Sports Club |
| 20. Trinity Astro Turf Pitches | Ballymun, Dublin | Sports Club |
| 21. Trinity College Sports Grounds | R104, Santry Demesne, Dublin | Sports Club |
| 22. Whitehall Colmcille GAA Club | Thorndale, Collins Ave, Grace Park, Dublin 9, D09 X7H5 | Sports Club |
| 23. National Tennis Centre | 9 Albert College Park, Whitehall, Dublin 9 | Sports Clubs |

Table 5.2: Overview of Open Space and Recreation Facilities within 2km and 750m radius.

- 5.20 It is considered that the subject site is well served by public open space and sports facilities, therefore the proposed development is capable of being facilitated by the existing provision in the area.

Educational Facilities

- 5.21 The following range of education facilities including: pre / after school, primary, secondary, third level colleges and further education facilities were identified within close proximity of the subject site.
- 5.22 Figure 5.6 illustrates the high concentration of schools within a 2km radius of the subject site. Appendix 1 lists details of individuals facilities. A school Demand Assessment has been prepared by KPMG Future Analytics in support of this application and is referenced below. The School Demand Assessment was conducted for the respective School Planning Area under which the site belongs, the Whitehall-Santry School Planning Area.
- 5.23 The proposed development includes a childcare facility. Appendix 1 sets out the range of facilities within 1km of the subject site.

Primary Schools

- 5.24 The primary education sector includes a range of school types, including: state-funded schools, special schools and private primary schools. The state-funded schools include religious schools, nondenominational schools, multi-denominational schools and Gaelscoileanna (Irish-medium schools).
- 5.25 The State pays the bulk of the building and running costs of state-funded primary schools. Although children are not obliged to attend school until the age of five, almost all children begin school in the September following their fourth birthday. Nearly 40% of four-year-olds and almost all five-year-olds are enrolled in infant classes in primary schools (sometimes called national schools). Primary education consists of an eight year cycle: junior infants, senior infants, and first to sixth classes. Pupils normally transfer to post-primary education at the age of twelve.

- 5.26 A survey carried out by KPMG Future Analytics commissioned by the Applicant and which accompanies this application identifies 10 no. of primary schools located within the Whitehall-Santry School Planning area, their current enrolment figures are provided within Table 5.3 below and Figure 5.6 shows the location of identified primary schools. Out of the 10 primary schools identified in this exercise, 4 no. are all- boys schools and 2 no. are all- girls schools. The primary schools identified had a total enrolment of 2,498 during the 2020-21 academic year. Table 5.3 below provides information on each of the primary schools, their individual enrolment numbers for the academic year 2020-21 and current available capacity at schools. The nearest school to subject site is highlighted in the table in yellow.

| Map ID | Primary School School Name | Roll No. | Enrolments for 2020/21 | Capacity Available for 2021/22 |
|--------|--------------------------------------|----------|---------------------------|---|
| 1 | SCOIL AN CROI NAOFA | 04992R | 438 (B) | Capacity Available (will also depend on the needs of the child) |
| 2 | SCOIL AN LEINBH IOSA BOYS SENIORS | 17318C | 277 (B) | No Response |
| 3 | BANTIARNA NA MBUANNA BOYS | 18910P | 203 (B) | No Response |
| 4 | BANTIARNA NA MBUANNA GIRLS | 18911R | 215 (G) | No Response |
| 5 | OUR LADY OF VICTORIES INFANT N S | 19242F | 216 | No Response |
| 6 | SN NA MAIGHDINE MUIRE B | 19302U | 141 (B) | 10 spaces in infants and 17 in Grade 1-6 |
| 7 | VIRGIN MARY GIRLS NATIONAL SCHOOL | 19303W | 184 (G) | Capacity Available in some grades |
| 8 | NORTH DUBLIN NS PROJECT | 19845M | 226 | No capacity available |
| 9 | GAELSCOIL BHAILE MUNNA | 20015B | 169 | No Response |
| 10 | HOLY CHILD NATIONAL SCHOOL | 20338C | 429 | No Response |
| Total | | | 2,498 | |

Table 5.3: primary schools within the School Planning Area. (Source: KPMG Future Analytics, School Demand Assessment, 2022).

Secondary Schools

- 5.27 The post-primary education sector comprises secondary, vocational, community and comprehensive schools. Secondary schools are privately owned and managed. Vocational schools are state-established and administered by Education and Training Boards (ETBs), while community and comprehensive schools are managed by Boards of Management.
- 5.28 Post-primary education consists of a three-year Junior Cycle (lower secondary), followed by a two or three year Senior Cycle (upper secondary), depending on whether the optional Transition Year (TY) is taken.
- 5.29 Students usually begin the Junior Cycle at age 12. The Junior Certificate examination is taken after three years. The main objective of the Junior Cycle is for students to complete a broad and balanced curriculum, and to develop the knowledge and skills

that will enable them to proceed to Senior Cycle education. The Senior Cycle caters for students in the 15 to 18 year age group. It includes an optional Transition Year, which follows immediately after the Junior Cycle. We have surveyed the number of schools in the wider 2km area, as these schools are likely to serve the future residents of the proposed development.

- 5.30 Reviewing data published by Department of Education identified 5 no. post-primary school within Whitehall-Santry School Planning Area, including 3 mixed gender schools and 3 all-boys schools. Figure 5.6 below shows the location of the post-primary schools within the School Planning Area numbered corresponding to the data set out in Table 5.4. In total the 5 post primary schools identified had a total enrolment of 2,314 students for the 2020-21 academic year.

| | Post Primary School | | Enrolment for | Available capacity for |
|--------------|------------------------------|----------|---------------|---|
| Map ID | School Name | Roll No. | 2020/21 | 2021/22 |
| 11 | ST. AIDAN'S C.B.S. | 60481I | 719 (B) | No response |
| 12 | PLUNKET COLLEGE | 70310K | 40 | 150 additional spaces available |
| 13 | CLONTURK COMMUNITY COLLEGE | 76394D | 517 | No response |
| 14 | TRINITY COMPREHENSIVE SCHOOL | 81017A | 503 | No response |
| 15 | ST KEVIN'S COLLEGE | 60581M | 535 (B) | No capacity available in this academic year |
| Total | | | 2,314 | |

Table 5.4: post primary schools within the School Planning Area (Source: KPMG Future Analytics, School Demand Assessment, 2022).

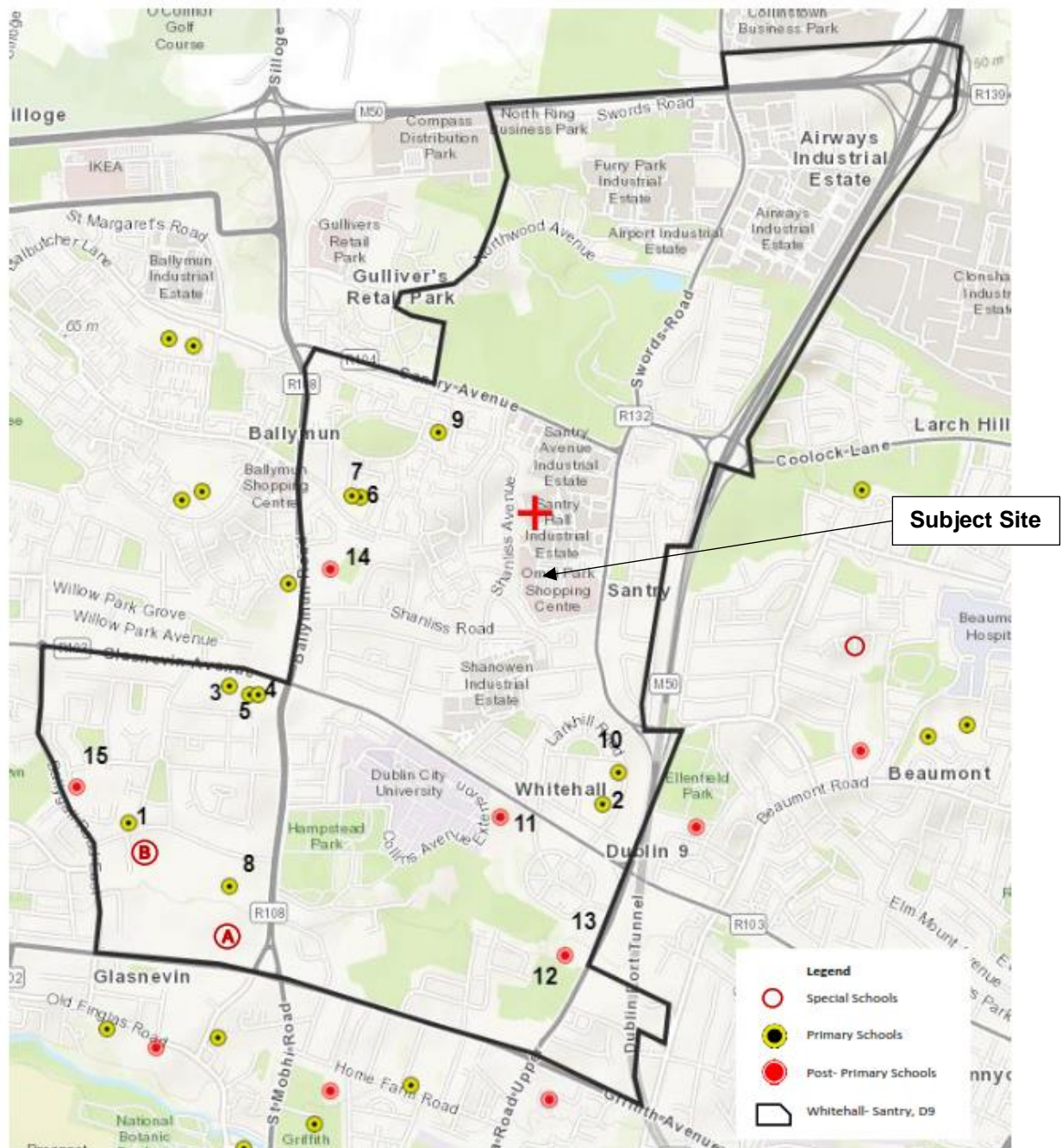


Figure 5.6: overview of special, primary and post-primary schools within Schools Planning Area (Source: KPMG Future Analytics, School Demand Assessment, 2022).

- 5.31 The proposed scheme has the potential to generate 103 no. school going children between 5-18 age group once the development is fully occupied and established. This includes 57 no. primary and 46 no. post primary school children. Combining this demand with the possible demand generated by developments currently in pipeline within the study area, it is likely that the existing school network is likely to be faced with an additional demand for c.525 no children. This includes 292 no. primary and 233 no. post primary children. The School Demand Assessment prepared by KPMG Future Analytics concludes that the school demand generated by the proposed development, is likely to be accommodated within the existing school networks in the locality.

Childcare Facilities

- 5.32 Within just c.1 km alone we note 13 No. childcare facilities providing a range of services from full day to sessional for a range of age profile with a cumulative capacity for 609 No. children. Parents may have a preference for more local options as such we have focused on the provision of childcare spaces within 1km. However, within 2 km there are a very large number of childcare providers. Appendix 3 which sets out full details of individual childcare facilities within 1km. We also note the recently open creche located in Santry Place 'Little Rainbows' which is 331 sqm in size (permitted under DCC Reg. Ref. 2713/17) and caters for 84 No children.
- 5.33 Considering the proposed development's characteristics, namely unit mix; the demographic profile of the area; the permitted provision of childcare facilities; and the scale of development existing, under construction and permitted for the area, we submit that the proposed childcare facilities are sufficient to meet the demand of the future population created by the proposed development.
- 5.34 The provision of a Creche/Childcare Facility of c.225.7 sqm (equating to c. 45-75 no. child spaces at a ratio of 3-5 sqm per child), in combination with recently permitted and existing childcare facilities in the area, meets the requirements of delivering this proposed scheme of development.
- 5.35 In addition, we note the permitted childcare facilities at the Omni Living development as part of a recent SHD which is 258 sqm in size (ABP Reg. Ref. 307011).

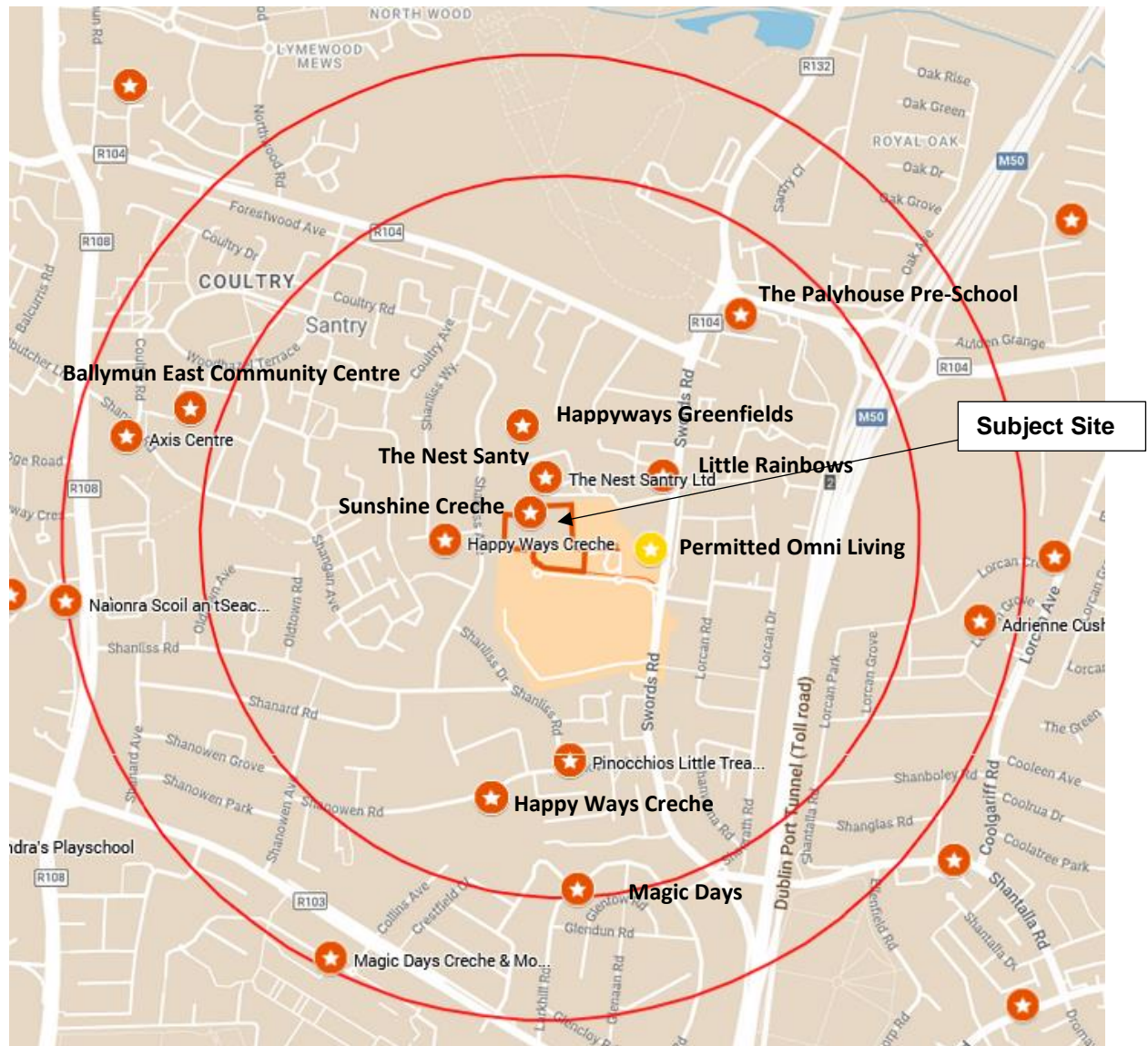


Figure 5.7: overview of childcare within 1km and 750m radius (Source: Google Maps, 2022)

| Age Group | 2016 Population | Percent of Pop. |
|--------------|-----------------|-----------------|
| 0-4 | 806 | 26.9% |
| Total | 2,997 | |

- 5.36 The proposed development will consist of 1 no. studio apartment (c.0.2%), 221 no. 1 bed apartments (c.48%), 211 no. 2 bed apartments (c.46%), and 24 no. 3 bed apartments (c.5%). It is considered that only the 2 and 3 bedroom units will be considered to generate need for pre-school facilities.
- 5.37 Applying the standardised requirement of 1 No. childcare facility (equivalent of 20 spaces) as set out in the Guidelines for Planning Authorities on Childcare Facilities (2001) for every 75 No. units as set out, would result in a requirement of spaces for 62.7 No. children ($235 / 75 \times 20$).
- 5.38 The proposed development includes a creche facility (225.7 sqm) which is considered to be able to accommodate for 45-75 based on 3 sqm and 5 sqm floor space per child.

Considering the above, it is submitted that the proposed creche will cater for the anticipated generated childcare demand.

Third Level and Further Education

- 5.39 Third-level education in the Republic of Ireland includes all education after second-level, encompassing higher education in universities and colleges and further education on Post Leaving Certificate (PLC) and other courses.
- 5.40 Dublin City University is located 1 km south of the subject site. DCU is one of the main universities in Ireland and caters for c. 17,000 students. DCU provides for 5 facilities such as Science and Health, Humanities and Social Sciences, Engineering and Computing, Business and Education.
- 5.41 DCU campus provides for a number for additional facilities such as the Helix theatre, and a variety of sports facilities. DCU also provides for a community facility in partnership with Dublin City Council at Shangan Road to the south west of the subject site. DCU in the community seeks to promote sustainable community development in local area acting as a bridge between the community and the higher education system. The centre officers' flexible programmes of learning to suit an individual's needs and a drop in centre for advice on higher education options.
- 5.42 It is clear that the proposed development is well served by educational facilities. The variety of education campuses in the surrounding area, not only will serve the education needs of the proposed development but will also generate significant employment numbers for the future residents of the proposed development.
- 5.43 We also note the presence of the City of Dublin Education and Training Board (CDETb) at Ballymun Road. CDETb is the state education and training authority for Dublin City. They provide, support and co-ordinate a comprehensive range of professional high-quality education, training and youth services in Dublin city including further education for adults.
- 5.44 Plunket College, under the remit of CDETb, offers full-time Level 5 and Level 6 programmes for adults. The Courses are aimed at ensuring graduates will leave the programme with skill sets enabling them to take up employment or progress to further training and education. Courses are targeted at school leavers, adult learners, those wishing to progress to university programmes and those looking for a career change.

Health and Social Services Facilities

- 5.45 Healthcare within the study area is provided by a range of different organisations including public, voluntary and private agencies. The Health Services Executive is the primary agency responsible for delivering health and personal social services in Ireland. In recent years, primary care has been identified as the most effective and cost-efficient way to treat patients. This offsets dependence on the hospital system allowing most patient care to take place at local, community locations which feature multi-disciplinary teams of healthcare professionals working together.
- 5.46 For specialist services individuals may be willing to travel further, as the proposed development is located within the Greater Dublin Area it has access to national public hospitals, private hospitals, high-tech hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospital and hospices.
- 5.47 Many of the healthcare facilities are clustered around the Omni Shopping Centre. Beaumont Hospital is the closest large scale hospital to the subject site. In addition,

there are 2 other primary care centres in the area including Larkhill Health Centre on Collins Avenue and Ballymun Healthcare Facility.

- 5.48 A significant number of healthcare facilities are concentrated within the Omni Park Shopping Centre including: The Omni Medical Centre, Opticians, Pharmacies and the Beaumont Hospital / RCSI Outpatient Satellite Service. Meaning many key healthcare services are present and within walking distance for residents.

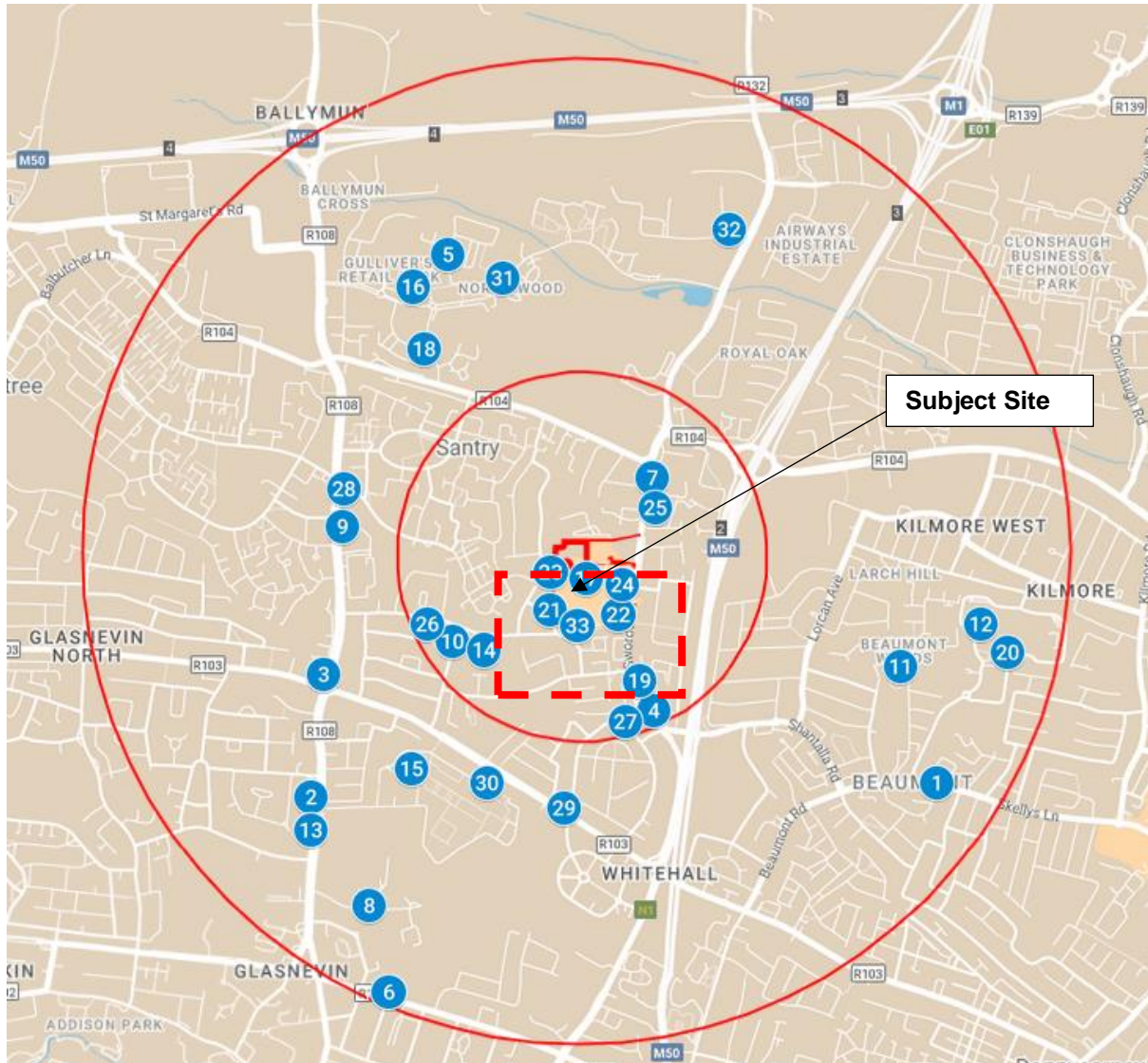


Figure 5.8: Overview of Healthcare Facilities within 2km and 750m. Locations are approximate. Numbers located within the dashed red box are all located with Omni Park Shopping Centre. (Source: Google Maps, 2022).

| Name | Address | Type |
|------------------------------------|---|--------|
| 1. Bryan Costello, Beaumont Dental | 158 Beaumont Rd, Beaumont, Dublin 9, D09 E138 | Dental |
| 2. College Gate Dental Clinic | College Gate Clinic, 123 Ballymun Road, Glasnevin, Dublin, D09 W523 | Dental |
| 3. D11 Dental | 173 Ballymun Rd, Ballymun, Dublin 11, D11 FX08 | Dental |
| 4. Molloy Dental | 222 Swords Rd, Whitehall, Dublin 9, D09 V2P8 | Dental |

| | | |
|--|---|---------------------|
| 5. New Life Teeth - Dental Implants Clinic | Unit 13 Block 2, Northwood Ave, Santry, Dublin, D09 FK28 | Dental |
| 6. O' Donovan's Dental Surgery | O' Donovan's Dental Surgery, 411 Griffith Avenue, Whitehall, Dublin 9. | Dental |
| 7. Santry Dental | Santry Dental, 37 Swords Road, Santry, Dublin 9; | Dental |
| 8. Elmhurst Day Hospital & Nursing Home | Hampstead Ave, Ballymun Rd, Glasnevin, Dublin 9, D09 XNV2 | Elderly Care |
| 9. Ballymun Healthcare Facility | Civic Building, Main St, Ballymun, Dublin 9 | GP |
| 10. Shanard Family Practice | 33 Shanard Rd, Whitehall, Dublin 9, D09 E1W1 | GP |
| 11. Beaumont Park Clinic | 77 The Park, Beaumont Woods, Beaumont, Dublin 9, D09 T974 | GP |
| 12. Beaumont Private Clinic | Hospital Rd, Beaumont, Dublin | GP |
| 13. College Gate Clinic | 123 Ballymun Rd, Ballygall, Dublin, D09 W523 | GP |
| 14. Dr. Mona Sayegh | Dr. Mona Sayegh, 33 Shanard Road, Santry, Dublin 9; | GP |
| 15. Glasnevin Campus Health Centre | Henry Grattan building, ground floor. Room CG13 | GP |
| 16. Northwood Medical Centre | Northwood Medical Centre, Guliver's Retail Park, Santry, Dublin 9 | GP |
| 17. Omni Park Medical Centre | Omni Park Medical Centre, Unit 87, Omni Park Shopping Centre, Santry, Dublin 9; | GP |
| 18. Santry GP Clinic | Unit 1 Northwood House, Northwood Business Park, Santry, Dublin 9; | GP |
| 19. Swords Road Medical Practice | Swords Road Medical Practice, 250 Swords Road, Santry, Dublin 9; | GP |
| 20. Beaumont Hospital | Beaumont Rd, Beaumont, Dublin | Hospital |
| 21. Donal MacNally Opticians | Omni Park Shopping Centre, Swords Rd, Whitehall, Dublin 9 | Optician |
| 22. Specsavers Santry - Dublin | Unit 40, Omni Park Shopping Centre, Santry, Dublin | Optician |
| 23. Boots | Unit 89, Omni Park Shopping Centre, Swords Rd, Whitehall, Dublin 9 | Pharmacy |
| 24. Lloyds Pharmacy | Omni Park Shopping Centre Santry, Dublin 9, D09 WT25 | Pharmacy |
| 25. Magner's Pharmacy | Old Swiss Cottage Building, Swords Rd, Co. Dublin | Pharmacy |
| 26. McKay's Pharmacy | 33 Shanard Rd, Whitehall, Dublin 9, D09 E1W1 | Pharmacy |
| 27. O'Sullivan's Life Pharmacy | 241 Swords Rd, Whitehall, Dublin 9, D09 ED90 | Pharmacy |
| 28. Ballymun Healthcare Facility | Civic Building, Main St, Ballymun, Dublin 9 | Primary Care Centre |
| 29. Larkhill Health Centre | Collins Ave, Whitehall, Dublin | Primary Care Centre |
| 30. Med Excel | Healthy Living Centre Dcu Collins Avenue, Santry, Co. Dublin | Sports Medicine |
| 31. Sport Surgery Clinic | Northwood Ave, Santry, Dublin 9 | Sports Medicine |
| 32. V1 Medical | The Airport Hub, Unit 01 Furry Park Ind. Est, Santry, Dublin, D09 W5YV | GP |

| | | |
|--|---|----------|
| 33. Beaumont Hospital / RCSI Outpatient Satellite Service | Unit 224 – 226, First Floor, Omni Park Shopping Centre Swords Road Santry Dublin 9 | Hospital |
|--|---|----------|

Table 5.5: Overview of Healthcare Facilities within 2km.

Religious Facilities

5.49 Religious and community facilities are a very important part in the provision of neighbourhood facilities. Santry is a long established town in Dublin and has a range of religious facilities. In many cases, as described below community facilities are associated with these religious facilities. The Omni Park Shopping Centre itself also contains an Oratory.

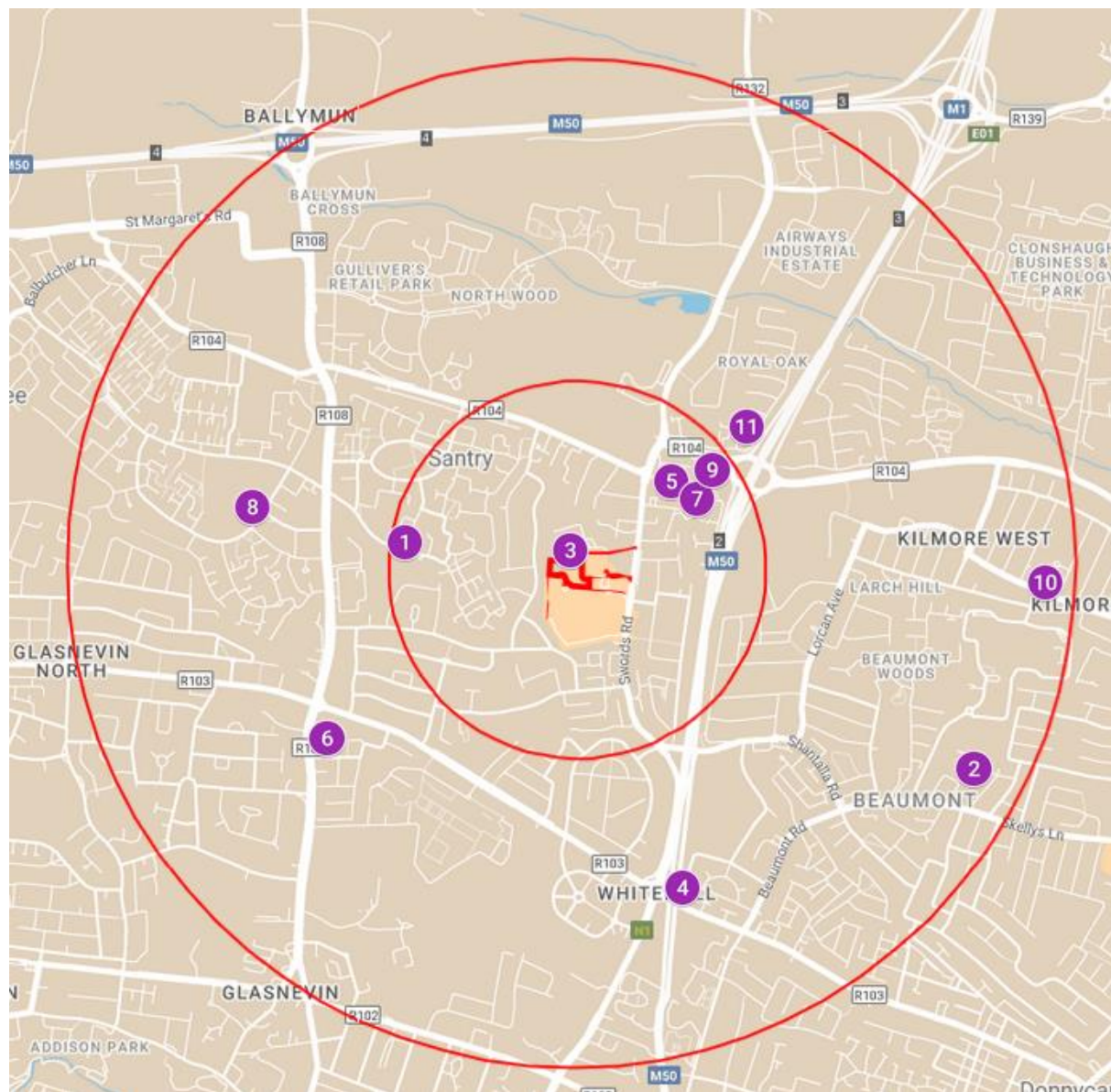


Figure 5.9: Overview of Religious Facilities within 2km and 750m radius.

| Name | Address | Type |
|---------------------------------------|-----------------------------------|----------|
| 1. Church of the Virgin Mary | Shangan Rd, Ballymun, Dublin | Catholic |
| 2. Church of the Nativity of Our Lord | Montrose Park, Beaumont, Dublin 5 | Catholic |

| | | |
|---|---|-------------------|
| 3. The Ireland Pentecostal Assembly | d2, Santry Hall Industrial Estate, Swords Rd, Whitehall, Dublin 9 | Pentecostal |
| 4. Holy Child Roman Catholic Church | The Thatch Rd Whitehall Dublin 9 D09 HX99 | Catholic |
| 5. Our Lady of Victories Catholic Church, Glasnevin | Ballymun Rd, Glasnevin, Dublin, D09 Y925 | Catholic |
| 6. Dublin Christian Life Church | Whitehall, Dublin | Catholic |
| 7. Holy Spirit Church | Silloogue Rd, Ballymun, Dublin | Catholic |
| 8. Chapel of Blessed Margaret Ball | Blessed Margaret Ball Church, Oak Park Ave, Whitehall, Dublin 9 | Catholic |
| 9. St. Luke the Evangelist Catholic Church | Kilbarron Rd, Kilmore, Dublin 5, D05 E674 | Catholic |
| 10. St. Pappan's Church of Ireland | Santry Villas, Whitehall, Dublin 9 | Church of Ireland |
| 11. Dublin Christian Fellowship | Unit 10, Lilmar Industrial Estate, Coolock Ln, Santry, Dublin 9, D09 R6T4 | Evangelical |

Table 5.6: Overview of Religious Facilities within 2km.

Arts & Cultural Facilities

- 5.50 It is widely recognised that arts and culture are key cornerstones in the sustainable development of new communities, helping to define and preserve identity, promote social activity, and offer valuable educational and economic returns. County Dublin has a strong network of artists, performers and musicians promoting cultural activities.
- 5.51 The Ballymun Library and the DCU library are located in close proximity to the subject site. It should also be noted that the site adjoins Omni Park Shopping Centre which provides for a range of activities and services, including a 11 screen IMC cinema.
- 5.52 Dublin's cultural and arts heritage is a fundamental part of the city's identity. The city has a reputation as a modern, vibrant place to live, work and visit. The Dublin City Arts Office works in partnership with arts practitioners and organisations, to ensure the arts remain a vital part of Dublin. The City Arts Office assists artists and communities to enhance their contributions to and experiences within the arts.
- 5.53 The following arts and cultural facilities have been identified in the study and provided a variety of uses to the community:

| Name | Address | Type |
|-----------------------------|---------------------------------|---------|
| Axis Art Centre and Theatre | 9 Main St, Ballymun, Dublin | Theatre |
| The Helix | DCU, Collins Avenue, Dublin 9 | Venue |
| IMC Santry Cinema | Omni Park, Swards, Road, Santry | Cinema |

Dublin City Cultural Audit and Map

- 5.54 DCC commissioned Turley to prepare a Cultural Audit and Map with recommendations in order to deliver Priority 2(4) and 3(1) of the Dublin City Cultural Strategy (2016-2021). This has in turn informed the draft City Development Plan 2022 – 2028. The Dublin City Cultural Audit and Map is an audit, map and a dynamic database with cultural information about the city. Information on the map includes: arts and heritage, parks and nature, sport and fitness, food, hobbies, community involvement and education, as well as artists and makers who call Dublin home.

5.55 As part of this survey we note the following resources noted within this audit:

- Santry Central: A diverse and dynamic creative community of arts and business enterprises.
- Ballymun Area Office (Local authority offices); and
- 44th Dublin Scout Group Whitehall

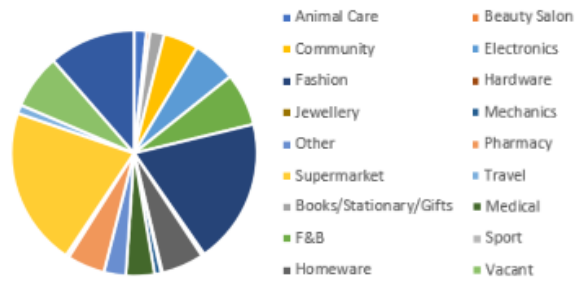
Retail Provision

- 5.56 The Omni Park shopping Centre is one of the largest shopping centre and retail parks in Ireland, catering for a range of essential daily needs such as convenience shopping but also higher end stores and essential healthcare needs. Originally opened in 1991, the centre has expanded significantly over the years. There are approximately 103 no. retail units in Omni Shopping Centre (c. 38,000 sq.m total), ranging from 3 no. large supermarkets/department stores (Lidl, Tesco and M&S at the 1,000 to 4,000 sq.m range) to a wide range of smaller units. This unique combination of everyday services with high end retail makes the Omni Park Shopping Centre an important focal point for the community. The Centre is accessible via a range of means including public transport and private car. The centre is also within walking distance of many existing residential areas in Santry making it very convenient for a broad range of users.
- 5.57 The Omni Shopping Centre contains the majority of all of the retail units in Santry and clearly has a crucial and ongoing role in ensuring the overall retail vitality of Santry. There are a growing number of restaurants and coffee shops reflecting a national trend toward combining retail with leisure and dining activity.
- 5.58 As set out below the profile of tenants and mix in the centre is extremely broad, from entertainment and leisure to comparison retail and healthcare. The Omni Shopping Centre.



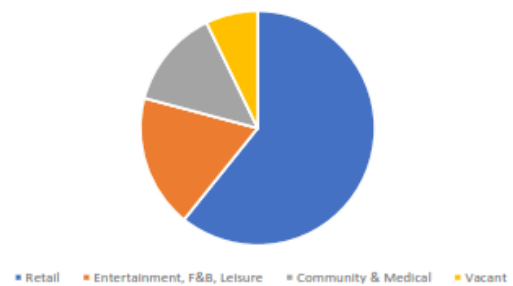
Figure 5.10: Omni Shopping Centre

DETAILED TENANT MIX PROFILE



| Tenant Profile | Sq Ft | Sq M | % of S.C |
|------------------------|---------|--------|----------|
| Animal Care | 6,697 | 622 | 1.63% |
| Beauty Salon | 1,893 | 176 | 0.46% |
| Books/Stationary/Gifts | 7,717 | 717 | 1.88% |
| Service providers | 18892 | 1,755 | 4.59% |
| Electronics | 23588 | 2,191 | 5.74% |
| F&B | 28457 | 2,644 | 6.92% |
| Fashion | 78674 | 7,309 | 19.13% |
| Hardware | 1,484 | 138 | 0.36% |
| Homeware | 22972 | 2,134 | 5.59% |
| Jewellery | 755 | 70 | 0.18% |
| Mechanics | 3459 | 321 | 0.84% |
| Medical | 15421 | 1,433 | 3.75% |
| Other | 11900 | 1,106 | 2.89% |
| Pharmacy | 20453 | 1,900 | 4.97% |
| Sport | 8934 | 830 | 2.17% |
| Supermarket | 85996 | 7,989 | 20.91% |
| Travel | 1841 | 171 | 0.45% |
| Vacant | 25179 | 2,339 | 6.12% |
| Entertainment | 46,934 | 4,360 | 11.41% |
| Total | 411,246 | 38,206 | 100.00% |

PERCENTAGE TENANT PROFILE



| Tenant Profile | Sq Ft | Sq M | Percentage of Shopping Centre & Retail Park |
|-----------------------------|---------|--------|---|
| Retail | 254,307 | 23,626 | 62% |
| Entertainment, F&B, Leisure | 75,391 | 7,004 | 18% |
| Community & Medical | 56,369 | 5,237 | 14% |
| Vacant | 25,179 | 2,339 | 6% |
| Total | 411,246 | 38,206 | 100% |

Figure 5.11 Omni Shopping Centre tenant profile and mix (Source, JFA, 2022).

5.59 The following mix of retail uses are located in the Omni Shopping Centre:

- Hair Salon
- Book Shop
- Bakery / Deli
- Coffee Shop
- Phone Shop
- Barbers
- Coffee Shop
- Pharmacies
- Bank
- Dry Cleaners
- Opticians
- Flower Shop
- Clothes Shops
- Newsagent
- Bike Shop
- Pet Store
- Jewellers
- National Driving License Centre
- Hardware Store
- Supermarkets
- Games Shop
- Home Department Store
- Post Office
- Bookmakers
- Car service and Tyre
- Drive Thru Restaurant
- Petrol Station
- Car Wash
- Travel Agent

5.60 The following mix of retail are noted in the area:

- Bank
- Credit Union
- Bookmakers
- Barber shop
- Hair/ Beauty Salon
- Dry Cleaners/ Laundrette
- Car repair garage
- Bike shop
- Post Office
- Café/ Restaurant
- Delicatessen
- Estate Agents
- Flower shop
- Fast food take-aways
- Games shop
- Hardware store
- Furniture shop
- Electrical and appliances shop
- Clothes shops
- Tailors
- Newsagent
- Print services
- Off-License
- Pharmacy
- Public House
- Supermarket

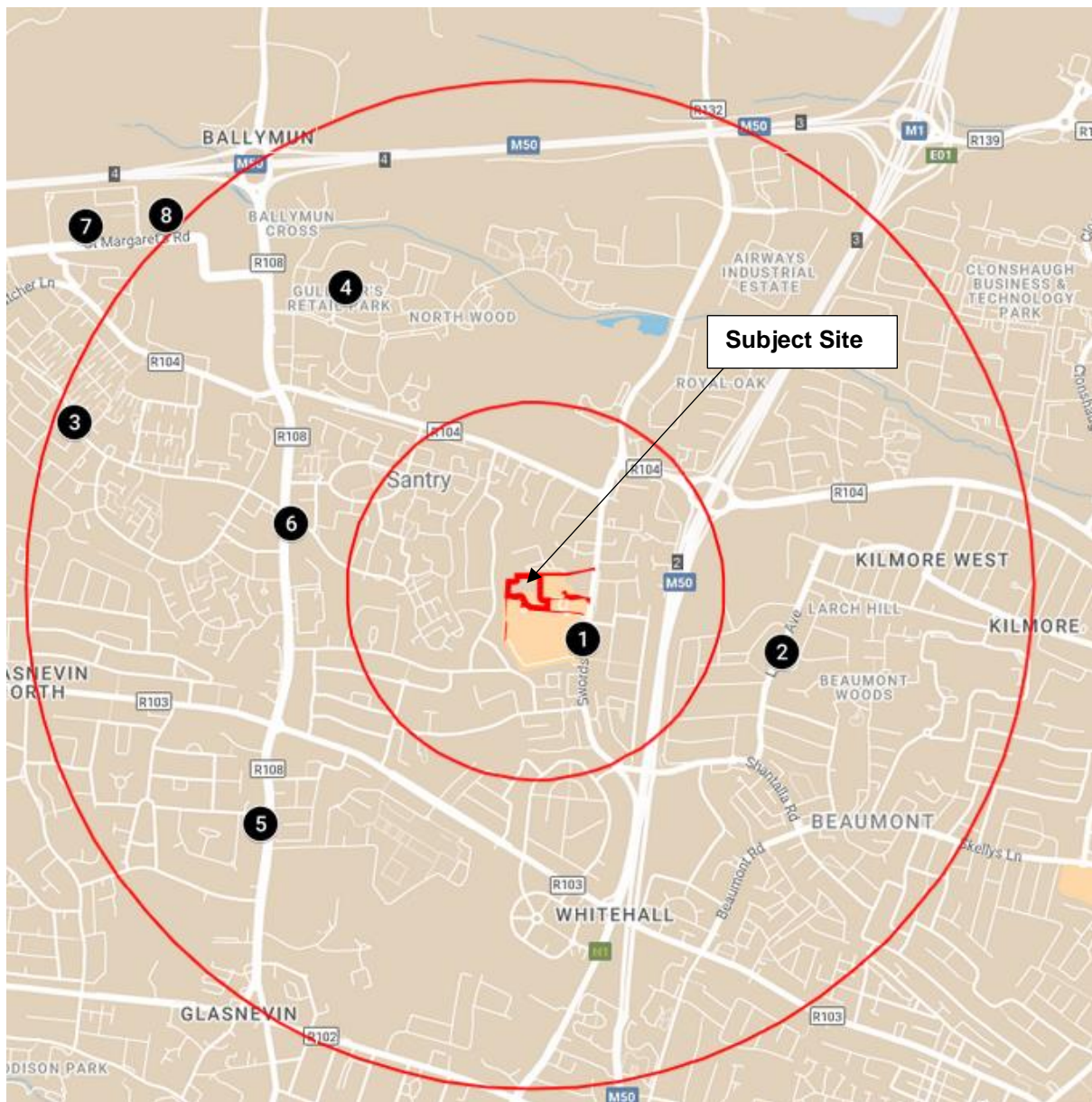


Figure 5.12: Key Retail Facilities in Santry within 2km and 750m radius.

| Name | address | Type |
|---------------------------|--|----------------------|
| 1. Omni Shopping Centre | Swords Rd, Santry, Dublin, D09 HH61 | District Centre |
| 2. Santry | Lorcan Ave, Santry, Dublin, D09 A8F7 | Neighbourhood Centre |
| 3. Popintree | Poppintree Parade, Ballymun, Dublin | Local Services |
| 4. Gulliver's Retail Park | Santry Demesne, Dublin | Retail Park |
| 5. Ballymun Road | 129-131 Ballymun Rd, Glasnevin, Dublin 9, D09 E798 | Local Services |
| 6. Ballymun | Main Street, Ballymun, Dublin 11, D11 P8KF | Neighbourhood Centre |
| 7. Ikea | 11 St Margaret's Rd, Balcurris, Dublin | Retail |
| 8. Decathlon | St Margaret's Rd, Ballymun, Dublin | Retail |

Table 5.7: Key Retail Facilities in Santry within 2km.

- 5.61 It is considered that the subject proposal will further develop and enhance the retail offering in the district centre through the provision of 2 No. retail units. The proposed development will help support the provision of additional retail facilities in the district centre.
- 5.62 While slightly outside the 1.5km study area we note Ikea and Decathlon which comprise some of the largest convenience retail stores in the country.
- 5.63 It is clear the future residents will be well served by a large range of retail facilities in the area and that the proposed development shall serve to support its existing uses and promote the attractiveness of the centre to new occupiers (as per retail report by Mason Owen & Lyons).

6.0 CONCLUSION

- 6.1 This community and local needs audit has been prepared to assess the provision of social and community facilities in the Santry area. The audit indicates that the study area is well served by community facilities. As such it is submitted that the proposed development can be accommodated by the existing community facilities in the area.
- 6.2 The subject site is a brown field site which currently accommodates a single storey warehouse. As such, there will not be a loss of any community facilities as a result of this development. The proposed development will incorporate a number of facilities which will be able to be used by the local community including public open space, a new public plaza, community facility, creche facility with associated play area and 2 No. Café/retail units.

Appendix 1: Childcare Facilities in the 1 km area (June 2022)

| Tusla Number | Service Name | Address | Town | Age Profile | Service Type | No. Of Children Service Can Accommodate |
|--------------|---------------------------------------|--|-----------|--------------------|------------------------------|---|
| TU2020DY002 | Pinocchios Little Treasures | 1 Shanliss Road, Santry | Dublin 9 | 6 Months - 6 Years | Full Day | 33 |
| TU2015DY089 | Happy Ways Creche | 11 Shanliss Walk, Santry | Dublin 9 | 1 - 6 Years | Full Day Part Time | 13 |
| TU2015DY053 | Cocoon Childcare Santry | Block F Milner Square, Shanowen Road, Santry | Dublin 9 | 0 - 6 Years | Full Day Part Time Sessional | 94 |
| TU2015DY017 | Ballymun East Community Centre | Woodhazel Close, Ballymun | Dublin 9 | 1 - 6 Years | Full Day Part Time Sessional | 111 |
| TU2015DY135 | Magic Days Creche & Montessori School | Dublin City University Campus, Glasnevin | Dublin 9 | 0 - 6 Years | Full Day Part Time Sessional | 55 |
| TU2021DR002 | Little Rainbows Santry | The Ashes, Santry Place, Santry | Dublin 9 | 1 - 6 Years | Full Day Part Time Sessional | 84 |
| TU2019DY006 | The Nest Santry Ltd | Unit 10c, Santry Hall Industrial Estate | Dublin 9 | 0 - 6 Years | Full Day Part Time Sessional | 41 Full Day, 45 Session |
| TU2015DY013 | Axis Centre | Main Street, Ballymun | Dublin 9 | 0 - 6 Years | Full Day Sessional | 34 |
| TU2015DY090 | Happyways Greenfields | Greenfields Community centre, Shanliss Avenue, Santry | Dublin 9 | 2 - 6 Years | Sessional | 16 |
| TU2015DY217 | The Playhouse Preschool | Santry Community Resource Centre, Domville Court, Santry | Dublin 9 | 2 - 6 Years | Sessional | 44 |
| TU2015DY005 | Adrienne Cushnahan Nugent | 82 Lorcan Grove, Santry | Dublin 9 | 2 - 6 Years | Sessional | 22 |
| TU2015DY148 | Naionra Scoil an tSeachtar Laoch | F/C Curaim Scoil an tSeachtar Laoch , Baile Munna | Dublin 11 | 2 - 5 Years | Sessional | 40 |
| TU2015DY107 | Larkhill Playgroup | Larkhill G.N School, Larkhill Road, Whitehall | Dublin 9 | 2 - 6 Years | Part Time | 22 |