

Community and Social Audit

In respect of the proposed development at

Emmet Road Mixed-Use Development

Prepared by

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On behalf of

Dublin City Council



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1.0 INTRODUCTION

This report has been prepared by John Spain Associates on behalf of Dublin City Council in support of a proposed Part 10 mixed-use development at Emmet Road, Inchicore, Dublin 8 (*formerly St Michael's Estate*). This report accompanies an application for approval to An Bord Pleanála made under Section 175 of the Planning & Development Act 2000 (as amended) for a residential development of 578 no. residential units, supplemented and supported by community facilities (community hub/library, creche, 5 no. retail/retail service units/ 2 no. café units) in a neighbourhood centre which includes a supermarket fronting onto Emmet Road.

The purpose of this report is to provide an audit of the existing community facilities serving the environs of the Proposed Development. It provides information on the key population changes occurring in the 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.

Report Structure. This Community and Social Audit will comprise of the following sections:

- Section 2 provides a description of the context and location of the lands.
- Section 3 sets out the Planning Policy Context.
- Section 4 provides a demographic profile of the area.
- Section 5 sets out the existing community facilities in the area.
- Section 6 outlines a summary of the proposed development and key community elements.
- Section 7 concludes this report.

2.0 SITE CONTEXT AND LOCATION

2.1 South West City Area Context

The subject site is located on Emmet Road which is situated c. 4km west of the city centre in Inchicore. The site is bound to the north by Emmet Road, to the south by Goldenbridge Cemetery, to the east by the rear of residential dwellings on Connolly Avenue and Bulfin Court and to the west by St Vincent Street West.

The wider area is predominately developed and comprising a broad mix of residential and commercial uses.

Figure 2.1 shows the application site.

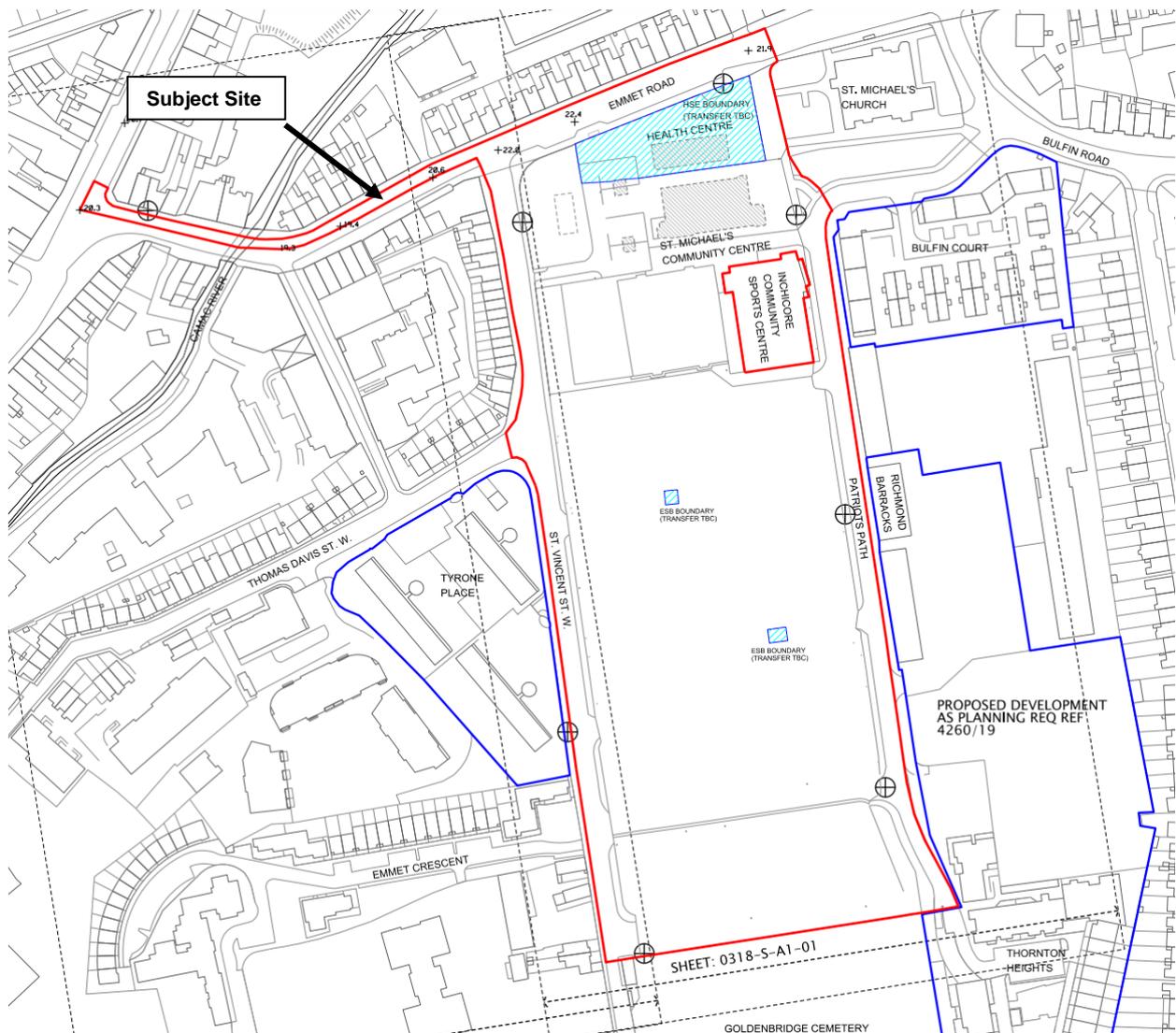


Figure 2.1 – Subject Site

The site is served by a series of bus stops to its immediate northern boundary along Emmet Road comprising:

- Route 13 – Nangor Road to St. Margaret's Old Airport Road via O'Connell Street
- Route 40 – Liffey Valley to Charlestown Finglas via College Green
- Route 68 – Greenoge to Hawkins Street

To the south of the proposed development (c. 500m to Galtymore Road) the site is served by bus route no. 123, which serves Walkinstown to Marino via the city centre.

The site is also served by the Luas Red Line c. 200m south of the site along the Grand Canal at Davit Road, providing high quality/high frequency/capacity service to the city centre Docklands, Tallaght, Saggart. The site is in close proximity to Goldenbridge Luas stop (c. 370m) and the Drimnagh Luas stop (c. 260m) to the south.

The site is also close 2 no. Dublin Bike Stations, located c. 600-750m to the north west enabling easy access to a network of bike share stations as well as high-quality level of cycle lanes.

The subject application proposes the redevelopment of an underutilised brownfield site in accordance with the guidance set out within the policies and objectives of the Dublin City Development Plan 2016-2022.

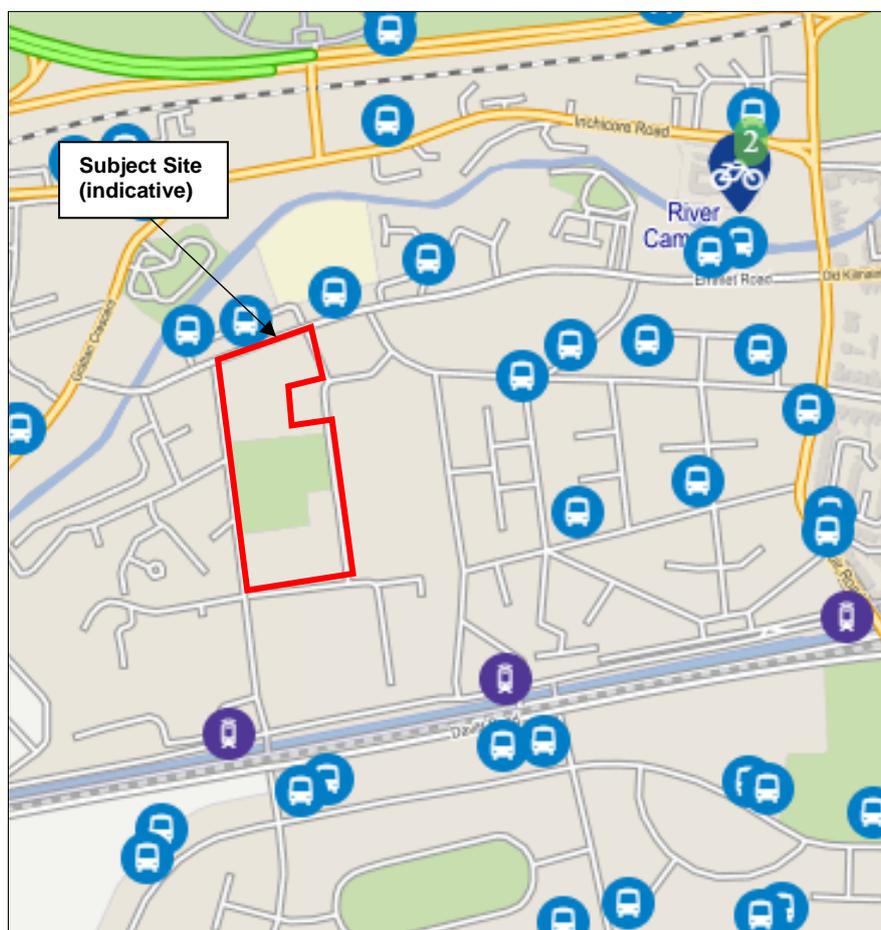


Figure 2.2 – Bus, Luas and Bike Station Locations

The site comprises c. 4.68 hectares (including water main upgrade works along Emmet Road) with the main development site consisting of c. 3.72 hectares, a large portion of which comprises the lands of the former (now demolished) Saint Michael's Estate housing development.

2.1.1 Previous Uses

The site of the proposed development has a long history of previous uses. It originally formed part of the Richmond Barracks, first occupied in 1814. Following the formation of the Irish Free State in 1922 it remained in use as a barracks until its closure in 1925. Subsequently the site was handed over to Dublin Corporation with the development of Keogh Square purpose-built residential accommodation in 1947. A large-scale social housing development known as St

Michaels Estate was completed in the 1970s consisting of a number of tower blocks. The buildings were in use up until the early 2000s with demolition of the various blocks being undertaken between 2004 and 2013.

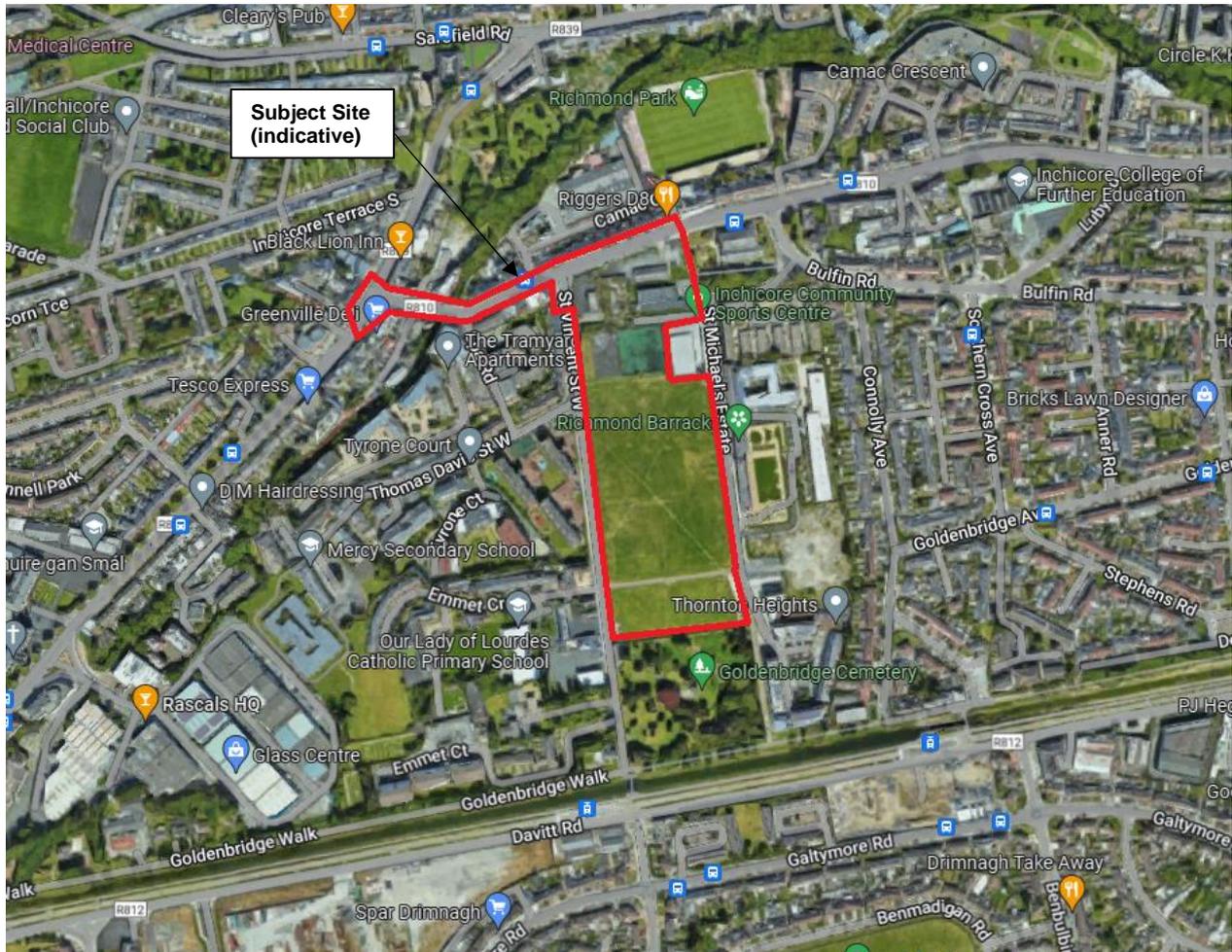


Figure 2.3 – Site Location and Context

2.1.2 Existing Buildings/Structures on the subject site

The site currently comprises of a mix of brownfield areas which previously housed the St Michael's Estate development together with buildings permitted for demolition under a separate Part 8 development:

- St Michael's Community Centre (due to be demolished as part of Part 8)
- Eve Tuiscint Health Centre (due to be demolished as part of Part 8)

In addition, the Inchicore Community Sports Centre comprises a two storey structure constructed in the early 2000s which will remain in place.

The north western corner of the site is delineated by a section of historic walling, (protected structure) which previously formed the boundary of the Richmond Barracks. The wall is approximately 60m in length with frontage onto St Vincent Street West and Emmet Road. The wall is approximately 3.5m in height along St Vincent Street West with the top of wall dropping to be approximately 2.5m above footpath level at the junction with Emmet Road. Some works to remove elements of the wall form part of the proposed development.



Figure 2.4 – Adjacent Uses

2.1.3 Inchicore Community Sports Centre

Adjacent to the project site, the Inchicore Sports Centre consists of a two storey structure with a portion of the centre consisting of a double height sports hall. The building measures approximately 30m x 45m on plan with highest roof level approximately 10m above surrounding ground levels. The building was constructed in the early 2000s and is currently in use as a sports centre and creche, together with ancillary community uses.

The Sports Centre is to be retained and integrated into the design.

2.1.4 Buildings/uses of note in the vicinity of the subject site

Civic Uses include:

- Richmond Barracks (Inchicore Primary Care Centre, Library & Cultural Connects Programme)
- Goldenbridge Cemetery, including gatehouse and mortuary chapel
- St. Michael's Church

Residential Uses include:

- Thornton Heights (social housing, apartment development along with Family Resource Centre)
- Tyrone Place (social housing, apartment development and childcare facilities)
- Bulfin Court (senior citizen housing)
- Berry's Close Apartments

3.0 PLANNING POLICY CONTEXT

The key provisions of national regional, and local planning policy as it relates to the proposed development and social infrastructure is set out in the following sections. The main policy and guidance documents of relevance to the proposed development are as follows:

National Policy

- Project Ireland 2040 - National Planning Framework (NPF);
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009);
- Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2018);
- Guidelines for Planning Authorities on Childcare Facilities (2001);

Local Policy

- Dublin City Development Plan 2016-2022;
- Draft Dublin City Development Plan 2022-2028 (including Proposed Material Amendments).

3.1 Project Ireland 2040 National Planning Framework

The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040.

The framework outlines that the following objectives in relation to social infrastructure needs:

“NPC 30- Local planning, housing, transport/ accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans.

NPC 31- Prioritise the alignment of targeted and planned population and employment growth with investment in:

- *A childcare/ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities;*
- *The provision of childcare facilities and new and refurbished schools on well located sites within or close to existing built-up areas, that meet the diverse needs of local populations;*
- *The expansion and consolidation of Higher Education facilities, particularly where this will contribute to wider regional development, and*
- *Programmes for life-long learning, especially in areas of higher education and further education and training where skills gaps are identified.”*

These objectives highlight the need to safeguard and construct policy for key areas of the population, such as children and ageing communities and therefore to ensure that facilities which cater for all aspects of the population are in place in urban areas and areas of additional development.

The proposed development at Emmet Road provides a creche and it is noted that within the wider SDRA 9 relating to Emmet Road, there is an existing planning permission for a 52 no. unit Senior Citizens' Housing development (on lands known as Site 1b St. Michael's Estate).

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

These guidelines were published by the Department of the Environment, Heritage, and Local Government in order to set out the key principles that should be adopted within developments and used by the Planning Authorities both in writing their Development Plans and in assessing new developments.

The guidelines state that one of the fundamental questions to be addressed during the planning process is, "*The relationship and linkages between the area to be (re)developed and established neighbourhoods, including the availability of existing community facilities, and the provision of pedestrian and cycle networks.*"

The guidelines specify that "*no substantial residential development should proceed without an assessment of existing schools' capacity or the provision of new school facilities in tandem with the development.*" This is further clarified as applications for 200+ units should be accompanied by a report detailing the school capacity of the area and the impact of the development.

The guidelines outline that 20 childcare spaces should be provided within a development for every 75 houses. However, it elaborated that an assessment of the existing facilities and demographic of the area should also be carried out and taken into consideration.

Healthcare facilities should be determined in conjunction with the Health Services Executive and the needs of the elderly and disabled should be taken into consideration in health care facilities, accessibility, caretaking facilities and residential development.

In relation to the above, section 5.3 below provides a review of the capacity of the Educational facilities in the area. It is further noted there is an existing Primary Health Care Centre located in Richmond Barracks, adjacent to the site to the east.

3.3 The Provision of Schools and the Planning System – A Code of Practice for Planning Authorities

The Provision of Schools and the Planning System – A Code of Practice for Planning Authorities, the Department of Education and Science and the Department of the Environment, Heritage and Local Government, sets out best practice approaches that should be followed by planning authorities in ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities by the Department of Education and Science and in line with the principles of proper planning and sustainable development.

3.4 Guidelines for Planning Authorities on Childcare Facilities (2001)

Guidelines for Planning Authorities on Childcare Facilities (2001) 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.

3.5 Dublin City Development Plan 2016-2022

We note the provisions of the Dublin City Development Plan 2016-2022, and this Community and Social Infrastructure Audit is 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 developments in excess of 50 units or 5,000 sqm:

“Proposals for new large development must contribute 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.”

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.

Furthermore, 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 several 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.”*

With reference to the above, the proposed development at Emmet Road is well served by local facilities and public transport options. The proposed development includes a community hub/library as well as a creche and retail (including supermarket) and café units.

The subject site is situated within a Strategic Development Regeneration Area (SDRA 9) which has a land use zoning objective 'Z14'. The objective of these lands is:

‘To seek the social, economic and physical development and/or regeneration of an area with mixed use, of which residential would be the predominant use.’

3.5.1 Strategic Development Regeneration Area (SDRA 9) 'St Michael' Estate'

The proposed development at Emmet Road is located within the Strategic Development Regeneration Area (SDRA) 9. We note, Section 15.1.1 of the Dublin City Development Plan sets

out the regeneration strategy for the area and provides further detail and objectives as to how this should take place.

The overall guiding principles for SDRA 9 is set out below:

- ***The development of a high-quality, vibrant, mixed-use urban quarter will be promoted; new facilities will be located in accessible locations and will maximise the opportunities to connect with the wider neighbourhood.***

The proposed development at Emmet Road will provide a mixed use development which will include open space, creche, community hub/library as well as retail, (supermarket), retail/café units.

- ***The development will complement the regeneration of Inchicore by encouraging a natural extension of the village centre eastwards along Emmet Road; the development will provide strong connections between the site and the functions of the village centre, for which a local environmental improvements plan is proposed.***

The proposed development at Emmet Road will encourage the regeneration of Inchicore through the inclusion of a mixed use area, which will include open space, creche, community hub/library as well as retail, (supermarket), retail/café units, at the northern part of the site which will integrate with the existing village of Inchicore.

- ***The development of high-quality streetscape onto Emmet Road with accessible civic spaces, active frontages and an appropriate transition in scale, height and character between the village centre and the site will be promoted.***

The proposed development will provide a high-quality streetscape onto Emmet Road, through the inclusion of a substantial civic plaza as well as active frontages and a range of heights (mainly 3-7 storeys).

- ***Strong permeability will be sought through the site, including pedestrian and cyclist connections, to achieve strong north-to-south connections between Emmet Road and the Luas/Grand Canal corridor and east-to west connections between St Vincent Street West and Bulfin Road; active streetscapes along these routes will be promoted.***

The proposed development includes permeability through the site, including east-west connections, which will provide active frontages for passive surveillance. North-south permeability is maintained along the east and western edges of the subject site as well as internally between Block C and the existing Inchicore Community Centre and the proposed community hub/library, which is fronted by retail development and a café, which will animate the street.

- ***Variety in housing tenures and unit types will be sought in order to achieve a balanced and sustainable community.***

The proposed development includes a mix of cost rental and social housing tenures with a wide range of unit types; all to provide a sustainable community in Inchicore.

- ***The important heritage features on, and adjoining, the site, shall be respected and highlighted by urban design with particular regard to the tourism, heritage, community, and amenity value of assets such as St Michael's Church, Richmond Barracks, Goldenbridge Cemetery, and the Grand Canal.***

The proposed development has been sensitively designed in terms of scale and massing, so as to take into account the location of Richmond Barracks as well as St. Michael's Church. In addition, the proposal includes some interventions (removals) into the existing boundary wall to provide improved permeability which will open up the proposed plaza at the Emmet Road frontage.

- ***Innovative proposals that create a landmark destination within the city for combined facilities of a community, recreational, leisure and sports nature will be promoted; such facilities shall integrate positively with the existing sports facilities on site.***

The proposed development includes a community hub and library which is located adjacent to the existing sports facility on the site.

- ***The development of high-quality senior citizen housing. This will be located on the site between Thornton Heights and Richmond Barracks.***

It is noted there is a 52 no. unit senior citizen housing development permitted (on lands known as Site 1b St. Michael's Estate) adjacent to the subject site to the east under Planning Reg. Ref. 4260/19.

3.6 Draft Dublin City Development Plan 2022-2028¹

The development plan sets out the strategic approach and vision to meet the needs and aspirations of citizens of Dublin and the country. This approach is not only for the 6-year life of the plan, but also for the long term.

The following policies are outlined:

- ***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.} **Note:** Green font illustrated proposed changes as part of Material Alterations to the Draft Plan.*

The proposal includes high quality neighbourhood/community facilities in the form of a significant and substantial Community Hub/library (c. 2,810 sq. m) as well as a creche (816 sq. m). The existing Sports Facility will be retained and integrated into the design.

- ***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”*

This document has been prepared in compliance with Policy QHSN46.

- ***CCUV6*** *To ensure that large scale retail / mixed use development proposals match the capacity of existing and planned public transport; provide excellent quality street environments to provide safer and more attractive settings for people to shop / do business;*

¹ (**Note:** Green font illustrated proposed changes as part of Material Alterations to the Draft Plan.)

and incorporate cycle and pedestrian friendly designs in line with the Retail Design Manual 2012.

The proposed retail development is located beside several high frequency transport routes and is ideally situated to support retail. The development will extend the existing retail area along Emmet Street to create a vibrant pedestrian friendly streetscape. The proposed development is a high-quality proposal that complies with the Retail Design Manual 2012.

- **CUO13 Dublin 8 Regeneration** *To ensure that the wider regeneration of Dublin 8 contributes to the cultural assets of the community with new spaces provided at street level in larger regeneration projects that will accommodate and provide for new local cultural uses.”*

The proposal includes high quality neighbourhood/community facilities in the form of a significant and substantial Community Hub/library (c. 2,810 sq. m) as well as a creche (816 sq. m).

- **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.} **Note:** Green font illustrated proposed changes as part of Material Alterations to the Draft Plan.*
- **CUO26 Co-Design and Audits** *Large development applications (over 10,000 sq. m., either in phases or as one application) will, in the absence of a DCC local area culture audit (COU38 refers), be required to undertake a cultural audit for the local area to identify shortcomings within the area; and to work with DCC Arts Office to identify and agree appropriate arts or cultural uses, preferably as part of a co-design process in advance of lodging an application, for inclusion in the development. Such audits shall be informed by the existing cultural mapping resources in the Dublin City Cultural Infrastructure Study and by Culture Near You maps.”*

With reference to the above the proposed Part X development includes a community hub/library of c. 2,810 sq. m as well as a creche of 816 sq. m giving an overall community/cultural floorspace of some 3,626 sq. m. The overall GIA of the development is some 56,838 sq. m which results in a 6.3% provision of community/cultural floorspace provided as part of the proposed development.

It is further noted the SDRA already contains Inchicore Community Sports Centre, Richmond Barracks (adjacent to the site) which is home to a library, workshops and cultural activities, along with a programme of historical tours and talks. Overall there will be a significant community and cultural “cluster” of community uses within the SDRA.

Section 5.8 below reviews the local Arts and Cultural Facilities using the Dublin City Cultural Infrastructure Study and Culture Near You Maps.

- **CCUV27** *To promote convenience retail development in the city, particularly in new regeneration areas and where such development can provide an important anchor to secure the vitality and viability of Key Urban Villages, urban villages, and neighbourhood centres.*

The subject lands are located within SDRA 9. The proposed development provides for a convenience retail anchor that will support future and existing residents in the area. We refer the Board to the Retail Impact Statement prepared by John Spain Associates, included with the application, which demonstrates that there is sufficient capacity to accommodate the retail development.

3.6.1 Strategic Development Regeneration Area (SDRA 9): Emmet Road, Draft City Development Plan 2022-2028

The proposed development is located within the Strategic Development Regeneration Area (SDRA) 9: (Emmet Road). The relevant guiding principles relating to social infrastructure are as follows:

- *To deliver a new civic and community hub as part of the redevelopment of the Emmet Road Regeneration Site.*
- *To create a civic plaza at the Emmet Road end of the redeveloped Emmet Road Regeneration Site.*

The proposal includes a new civic and community hub/library building of (c. 2,810 sq. m) as well as a creche (816 sq. m). In addition a series of public open spaces are provided including a substantial high quality civic space located at Emmet Road.

4.0 DEMOGRAPHIC PROFILE OF THE AREA

4.1 Introduction

The subject site is located within the boundaries of the Electoral division (ED) of Kilmainham C as defined by the Central Statistics Office (CSO).

The ED's comprising the wider study area includes the Inchicore A, Inchicore B, Ushers A, Ushers F, Crumlin A and Crumlin B electoral divisions (and Kilmainham C). Figure 3.2 indicates the geographical extent of the immediate catchment and the wider study area.

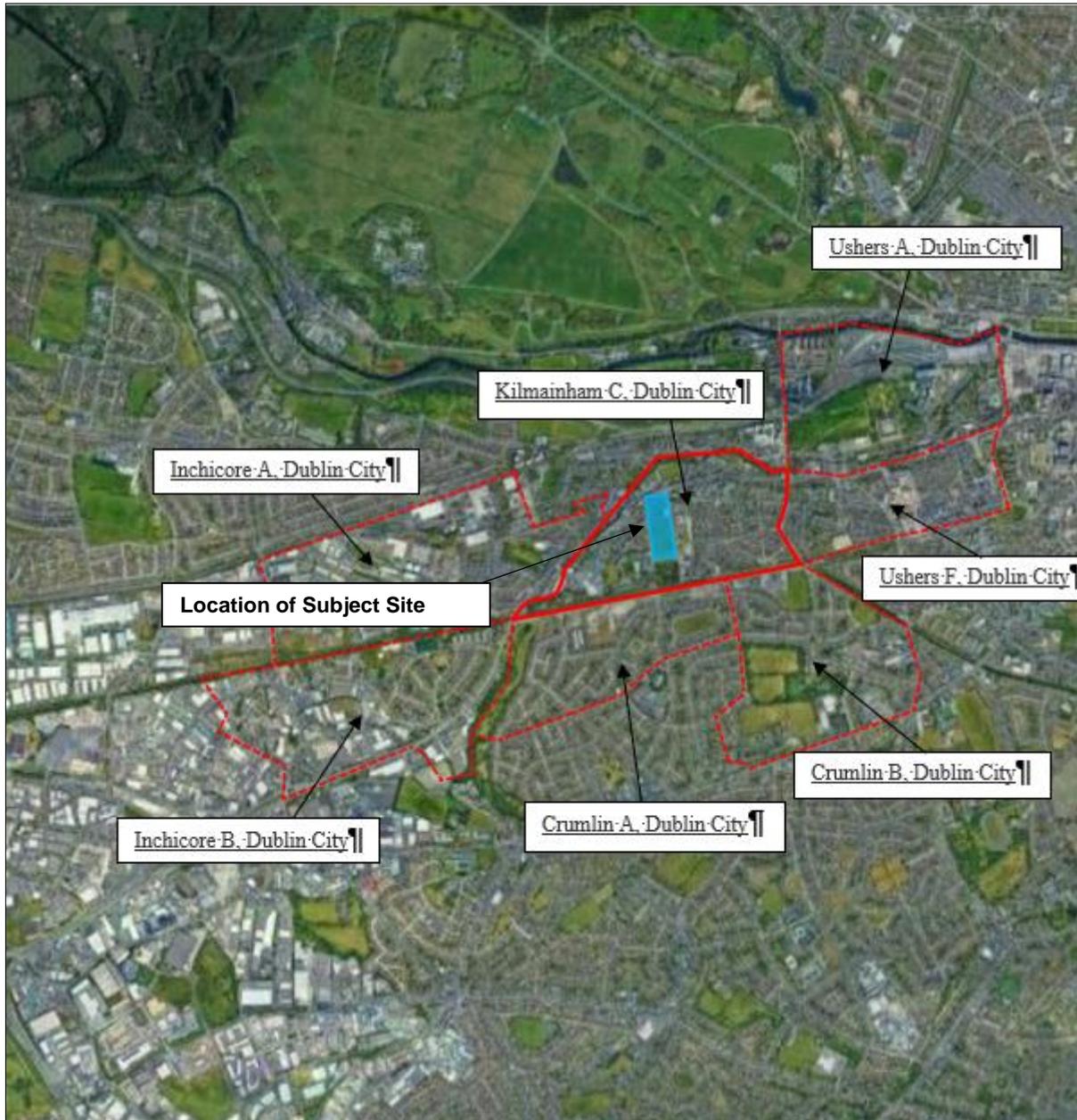


Figure 4.1 – Study Area in Electoral Divisions

4.2 Population

The preliminary results of the 2022 Census were published on the 23rd of June 2022. The main Census results will be published over several months starting in April 2023.

The preliminary population figures for the State were 5,123,536 persons in 2022. This is the first time that a census has recorded a population of over five million people in over 170 years. The population increased by 361,671 persons, or 8% since April 2016. The population of Dublin County increased by 7.7% between 2016 and 2022 to now comprise 1,450,701 persons or an increase of some 105,299. The population of the Greater Dublin Area is now 2,073,459 persons, an increase of 8.8% compared to 2016.

It can be seen that the overall percentage change within the Study area increased by 3.9% between 2016 and 2022, which is below the percentage change for the State of 8% over the same period. Within the study area the majority of the increase was within the ED of Ushers A, which recorded an increase of 29.5% or 1,160 persons between 2016 and 2022. For the ED of Kilmainham C (within which the Emmet Road site is located), the population fell by 4.7% or 245 no. persons between 2016 and 2022.

Table 4.1 – Study Area ED Population 2016 & 2022

Electoral District	Population (Males)	Population (Females)	Total 2016	Total 2022	Change	% Change
Crumlin A	1,795	1,919	3,714	3,634	-80	-2.2%
Crumlin B	1,450	1,518	2,968	2,990	22	0.7%
Inchicore A	1,201	1,191	2,392	2,460	68	2.8%
Inchicore B	1,091	1,127	2,218	2,274	56	2.5%
Kilmainham C	2,550	2,636	5,186	4,941	-245	-4.7%
Ushers A	2,029	1,901	3,930	5,090	1,160	29.5%
Ushers F	1,701	1,783	3,484	3,438	-46	-1.3%
Study Area	11,817	12,075	23,892	24,827	935	3.9%

Source: Census 2016 & Preliminary Census Results 2022

The table below shows the population of the State, the Greater Dublin Area, Dublin County and City, the wider study area, and the Kilmainham C electoral division area for 2006, 2011 and 2016. (It should be noted that that the Greater Dublin Area (GDA) includes Dublin County as well as Wicklow, Kildare, and Meath. Dublin County includes Fingal, South Dublin, Dún-Laoghaire Rathdown and Dublin City).

Table 4.2 – Population at State, Regional, County and Local Level, 2006- 2016

Area	2006	2011	2016	Change 06 - 16	% Change
State	4,239,848	4,588,252	4,757,976	518,128	12.2%
Greater Dublin Area	1,662,536	1,804,156	1,904,806	242,270	14.5%
Dublin County	1,187,176	1,273,069	1,345,402	158,226	13.3%
Dublin City	506,211	527,612	553,165	46,954	9.2%
Study Area	10,244	21,586	23,892	13,648	133.2%
Kilmainham C ED	2,416	4,358	5,186	1,626	67.3%

Source: Census of Population 2006, 2011 and 2016

4.3 Age Profile

Table 4.3 shows the population of the State, the Greater Dublin Area, Dublin County and City, the wider study area, and the Kilmainham C ED level for 2006, 2011 and 2016. The figures are not yet available for Census 2022.

Table 4.3 – Age Profile at State, County and Local Level, 2006-2011-2016

Area	0-14	15-24	25-44	45-64	65+
State 2006	20.4%	14.9%	31.7%	21.9%	11.0%
State 2011	21.3%	12.6%	31.6%	22.7%	11.7%
State 2016	21.1%	12.1%	29.5%	23.8%	13.4%
GDA 2006	19.6%	15.6%	34.4%	20.7%	9.7%
GDA 2011	20.8%	13.1%	34.2%	21.5%	10.4%
GDA 2016	20.7%	12.4%	32.5%	22.5%	11.9%
Dublin County 2006	18.3%	16.2%	34.5%	20.6%	10.3%
Dublin County 2011	19.3%	13.6%	34.9%	21.3%	10.9%
Dublin County 2016	19.3%	12.7%	33.8%	22.0%	12.2%
Dublin City 2006	15.0%	16.9%	35.7%	19.7%	12.7%
Dublin City 2011	15.2%	14.5%	37.2%	20.5%	12.6%
Dublin City 2016	15.0%	13.2%	37.4%	21.3%	13.0%
Study Area 2006	14.6%	13.6%	36.9%	19.7%	15.3%
Study Area 2011	15%	12.3%	38.1%	20.3%	14.1%
Study Area 2016	14.6%	11.3%	40.2%	20.3%	13.5%
Kilmainham C ED 2006	15.8%	13.9%	42.6%	16.1%	11.5%
Kilmainham C ED 2011	16.1%	12.9%	41.7%	18.2%	11.1%
Kilmainham C ED 2016	17%	12.5%	41.9%	18.2%	10.5%

Source: Census of Population 2006, 2011 and 2016

The table indicates that the highest percentage of population in the study area relates to the working age group (25-44). It is considered that the available working population in the immediate vicinity of the proposed development will enhance the attractiveness of investors to locate in this area to benefit from the significant available work force. In addition, the following statistics further indicate the appropriateness of the proposed office development in relation to the highly skilled and educated work force in the surrounding area.

4.4 Social Class

The Census of Population determines social class by the nature of employment and is therefore useful as a guide to the principal types of occupation in which the population is employed or in which the population is capable of being employed. Table 4.4 shows the number and percentage of people in each of the 11 socio-economic groups identified in the 2016 Census of Population. The figures are not yet available for Census 2022.

Table 4.4 – Persons by Socio-Economic Group, 2016

Socio-Economic Group	State	GDA	Dublin County	Dublin City	Study Area	Kilmainham C ED
A Employers and managers	735,031 (15.4%)	348,591 (18.7%)	241,883 (18.5%)	78,685 (15.0%)	2,589 (11.4%)	561 (11%)
B Higher professional	338,897 (7.1%)	163,667 (8.8%)	124,836 (9.5%)	49,281 (9.4%)	1,781 (7.8%)	291 (5.7%)
C Lower professional	623,756 (13.1%)	237,363 (12.7%)	171,934 (13.1%)	67,162 (12.8%)	2,985 (13.1%)	639 (12.5%)
D Non-manual	996,696 (20.9%)	364,033 (19.5%)	261,082 (19.9%)	107,212 (20.4%)	4,647 (20.5%)	1,065 (20.8%)
E Manual skilled	359,586 (7.6%)	150,215 (8.1%)	96,384 (7.4%)	37,527 (7.1%)	1,832 (8.1%)	323 (6.3%)
F Semi-skilled	369,501 (7.8%)	134,146 (7.2%)	88,725 (6.8%)	38,039 (7.2%)	1,806 (8%)	398 (7.8%)
G Unskilled	153,784 (3.2%)	61,768 (3.3%)	43,541 (3.3%)	22,222 (4.2%)	1,097 (4.8%)	245 (4.8%)
H Own account workers	179,281 (3.8%)	92,556 (5.0%)	60,087 (4.6%)	19,790 (3.8%)	825 (3.6%)	177 (3.5%)
I Farmers	154,022 (3.2%)	21,105 (1.1%)	3,174 (0.2%)	390 (0.1%)	35 (0.2%)	6 (0.1%)
J Agricultural workers	23,145 (0.5%)	5,469 (0.3%)	1,384 (0.1%)	269 (0.1%)	19 (0.1%)	0 (0%)
Z All others gainfully occupied and unknown	828,166 (17.4%)	286,242 (15.3%)	215,824 (16.5%)	104,652 (19.9%)	5,085 (22.4%)	1,410 (27.6%)
Totals	4,761,865	1,865,155	1,308,854	525,229	22,701	5,115

Source: Census of Population 2016

4.5 Educational Attainment

Advancing from second level education to third level assists the ability of the population to gain access to employment and enter the labour market for higher earnings. Table 4.5 contains CSO data from 2016 relating to the educational attainment of people at national, regional, county, city, and local level.

Table 4.5 – Persons by Educational Attainment, 2016

Education	State	GDA	Dublin County	Dublin City	Study Area	Kilmainham C ED
No Formal Education	52,214 (1.7%)	16,711 (1.4%)	11,856 (1.3%)	5,807 (1.5%)	288 (1.7%)	58 (1.7%)
Primary Education	334,284 (10.8%)	113,325 (9.2%)	81,187 (9.2%)	43,102 (11.3%)	2,291 (13.7%)	377 (11.3%)
Lower Secondary	449,766 (14.5%)	152,464 (12.4%)	102,020 (11.6%)	44,219 (11.6%)	1,910 (11.5%)	362 (10.9%)
Upper Secondary	573,643 (18.5%)	217,173 (17.7%)	149,177 (17.0%)	56,059 (14.7%)	2,300 (13.8%)	453 (13.6%)
Technical or Vocational qualification	271,532 (8.8%)	99,092 (8.1%)	65,919 (7.5%)	25,005 (6.6%)	1,170 (7%)	221 (6.6%)

Education	State	GDA	Dublin County	Dublin City	Study Area	Kilmainham C ED
Advanced Cert. / Completed Apprenticeship	182,318 (5.9%)	63,322 (5.1%)	40,123 (4.6%)	14,191 (3.7%)	619 (3.7%)	134 (4%)
Higher Certificate	153,351 (5.0%)	59,886 (4.9%)	40,165 (4.6%)	14,340 (3.8%)	680 (4.1%)	146 (4.4%)
Ordinary Bachelor Degree or National Diploma	237,117 (7.7%)	99,679 (8.1%)	70,487 (8.0%)	27,047 (7.1%)	1,122 (6.7%)	270 (8.1%)
Honours Bachelor Degree, and/or Professional Qualification	231,293 (10.7%)	156,350 (12.7%)	118,090 (13.4%)	50,756 (13.3%)	2,163 (13%)	440 (13.2%)
Postgraduate Diploma or Degree	284,107 (9.2%)	147,700 (12.0%)	116,562 (13.3%)	43,063 (13.9%)	2,059 (12.3%)	394 (11.8%)
Doctorate (Ph.D.) or higher	28,759 (0.9%)	15,550 (1.3%)	12,643 (1.4%)	5,897 (1.5%)	191 (1.2%)	38 (1.1%)
Not Stated	198,668 (6.4%)	89,037 (7.2%)	70,870 (8.1%)	41,268 (10.8%)	1,887 (11.3%)	436 (13.1%)
Totals	3,097,052	1,230,289	878,829	380,754	16,680	3,329

Source: Census of Population 2016

The table above indicates that 13.2% of people living in the Kilmainham C ED have studied up to Honours Bachelor Degree / Professional Qualification level. A further 11.8% have studied to Postgraduate Diploma or Degree level, which is only higher than the national averages of 10.7% and 9.2% respectively.

Overall, Table 4.5 indicates that when compared to other areas, the resident population of the wider study area, and the Kilmainham C ED is characterised by reasonably average levels of educational attainment. This is consistent with the data in Table 4.4.

5.0 EXISTING SOCIAL AND COMMUNITY FACILITIES

A survey was carried out by John Spain Associates (August/September 2022) of the existing social infrastructure in the within 1.5 km radius of the subject site under the following headings: Community, Open Spaces, Primary Schools, Secondary Schools, Healthcare Services, Religious Buildings, Childcare Facilities and Retail.

In addition, we have mapped the key resources within 1.5km of the subject site in the above categories. 1.5 km is considered a reasonable maximum distance to travel via range of transport 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 such facilities. As can be seen in Figure 5.1 the site is regarded as being very well served by existing community facilities.

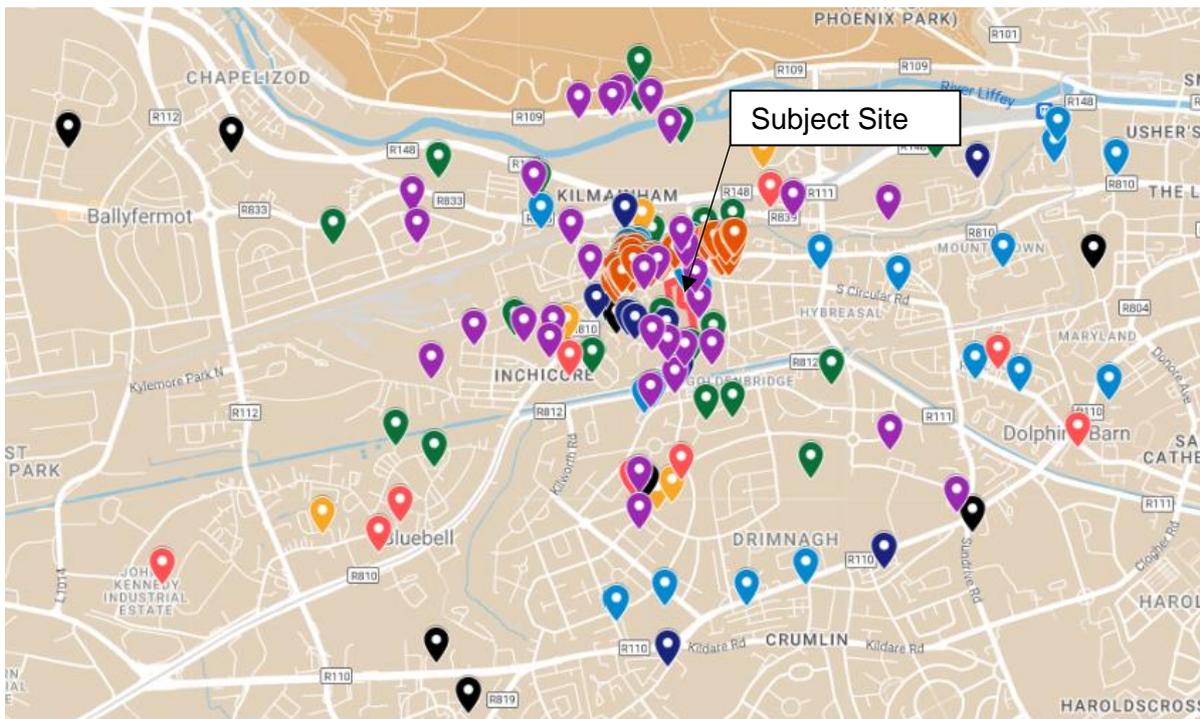


Figure 5.1 – Existing Community Facilities within the catchment area of 1.5km

Legend - Existing Community Facilities

Type	
Community	●
Open Spaces	●
Primary Schools	●
Secondary Schools	●
Childcare Services	●
Religious	●
Healthcare Facilities	●
Retail	●

5.1 Community and Social Infrastructure

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. Social infrastructure can be regarded as public realm including public spaces, planters, public paintings on public buildings and informational signage.

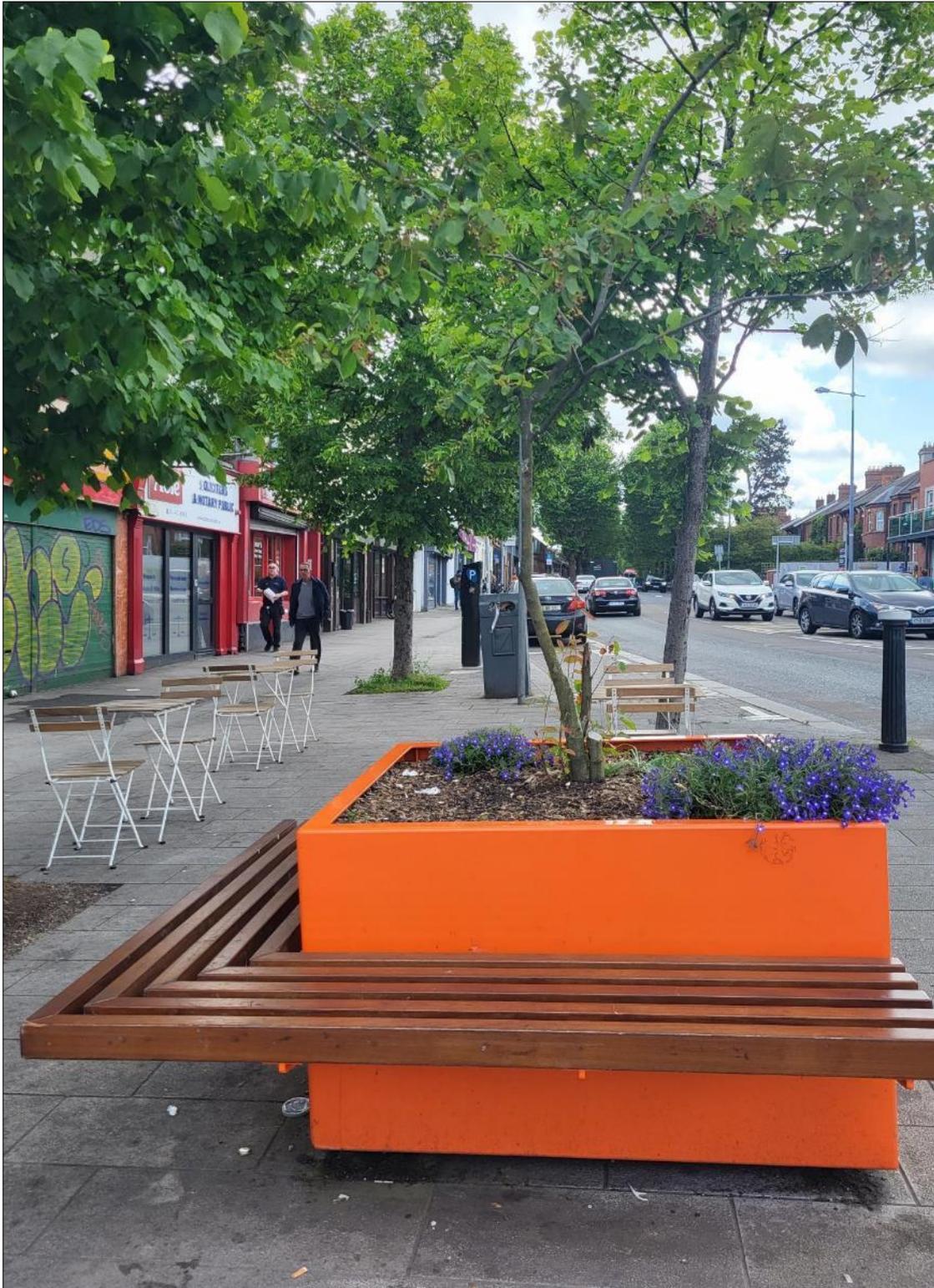


Figure 5.2 – Enhanced public realm within Inchicore Village



Figure 5.3 – Informational sign

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

Dublin City 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.

Key providers in the area include St Patricks Athletic, St. John Bosco Youth Centre, Inchicore Community Sports Centre, St. Michaels Parish Community Centre, Core Youth Services and the Liffey Gaels GAA Club. These facilities provide an essential role in responding to local community needs.

Dublin City also has a large-scale library network. Libraries provide useful facilities to 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. Libraries available in the area are Ballyfermot Library, Dolphins Barn Library, and Inchicore Library Richmond Barracks (formerly Emmet Road).

It is noted a community hub/library is included in the proposed development at Emmet Road.

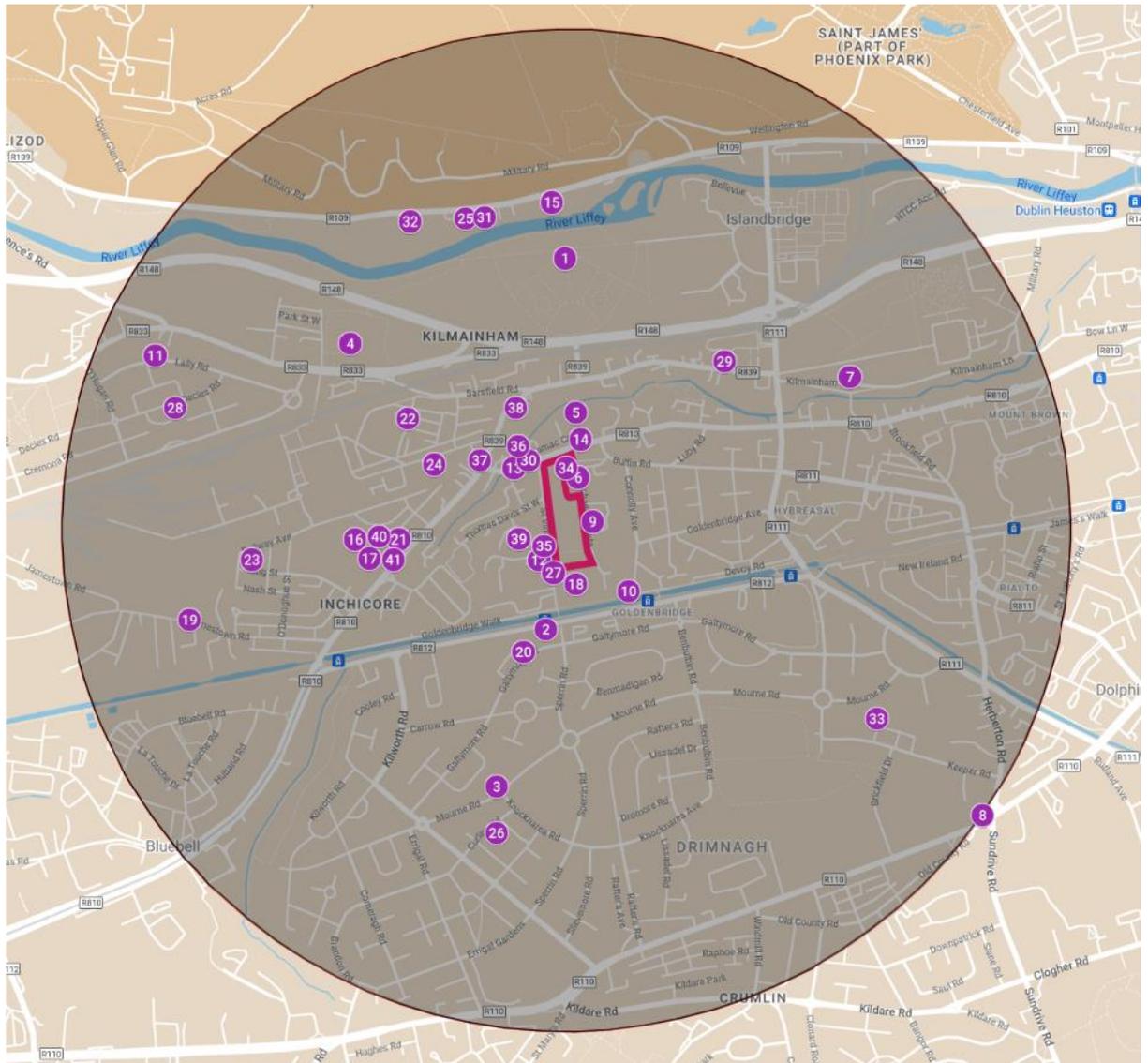


Figure 5.4 – Overview of Community facilities within 1.5 km of the subject site. Shown in purple.

Table 5.1 - List of Community Facilities

Name	Type	Address
1 Irish National War Memorial Gardens	Community Resource	Island Bridge, Ushers, Dublin
2 St. John Bosco Youth Centre	Youth Centre	Davitt Rd, Goldenbridge, Drimnagh, Dublin 12
3 Our Lady’s Hall Community Centre	Community Centre	Mourne Rd, Drimnagh, Dublin 12
4 Liffey Gaels GAA Club	Community Resource	Sarsfield Rd, Ballyfermot, Dublin
5 Richmond Park – St Patrick’s Athletics	Community Resource	Dublin St Michael’s Estate, Inchicore, Dublin, D08 YY05
6 Inchicore Community Sports Centre	Sports Centre	St Michael’s Estate, Inchicore, Dublin 8
7. Kilmainham Garda Station	Garda station	High Road, Kilmainham Ln, Kilmainham, Dublin 8
8. Sundrive Road Garda Station	Garda station	110 Crumlin Rd, Crumlin, Dublin

	Name	Type	Address
9.	Richmond Barracks	Library / Museum	Richmond Barracks, St Michael's Estate, Inchicore, Dublin 8, D08 YY05
10.	Bulfin Estate Residents Association Hall	Community Hall	Bulfin Estate Residents Association Hall, Connolly Ave, Inchicore, Dublin 8
11.	Sarsfield Racing Pigeon & Sports Clubs	Sport Club	Lally Rd, Kilmainham, Dublin
12.	Core Youth Service	Youth Service	St Vincent St W, Inchicore, Dublin 8, D08 T104
13.	KRIB GYDP	Service	Kilmainham, Dublin 8, Co. Dublin, Ireland
14.	Frontline Make Change	Youth Service	135, Kavanagh House, Emmet Rd, Inchicore, Dublin 8
15.	UCD Boat Club	Sport Club	8 Chapelizod Rd, Islandbridge, Co. Dublin
16.	Oblate Basketball Club	Sport Club	Oblates, Tyrconnell Rd, Inchicore, Dublin, D08 YF2D
17.	91 Dublin Scouts Club	Youth Group	Oblates Tyrconnell Road, Inchicore Dublin 8
18.	Goldenbridge Cemetery	Heritage	St Michael's Estate, Inchicore, Dublin
19.	Jamestown Indoor Market	Market	90 Jamestown Rd, Inchicore, Dublin, D08 TC0A
20.	Drimnagh Scout Den	Youth group	121-137 Galtymore Rd, Drimnagh, Dublin
21.	Inchicore Varsity Group	Arts Group	Tyrconnell Rd, Inchicore, Dublin, Co. Dublin
22.	CIE Hall/Inchicore Sports and Social Club	Sports Club	CIE Works Inchicore Square North, Inchicore, Dublin 8
23.	Jim Mitchell Park	Park	Railway Ave, Inchicore, Dublin
24.	CIE Boxing Club	Sports Club	8 Granite Terrace, Inchicore, Dublin 8, D08 VF9V
25.	Garda Siochana Boat Club	Sports Club	8 Chapelizod Rd, Islandbridge, Co. Dublin
26.	Catholic Guides Ireland	Youth Group	Mother McAuley Centre, Curlew Road, Drimnagh, Dublin
27.	Common Ground Arts Agency	Arts Centre	47 St Vincent St W, Inchicore, Dublin 8, D08 X3N8
28.	Ballyfermot Youth Services Limited	Community Services	41 Decies Rd, Kilmainham, Dublin 10, D10 CP29
29.	Dublin Food Co-op - Kilmainham	Community Services	Unit 1, Building 1, The Old Chocolate Factory, Kilmainham Square, Inchicore Rd, Kilmainham, Dublin 8, D08 Y447
30.	Inchicore Chess Club	Club	187 Emmet Rd, Inchicore, Dublin, D08 T2H7
31.	Dublin Municipal Rowing Centre	Sports Club	Chapelizod Rd, Phoenix Park, Dublin
32.	Longmeadows - Colaiste Mhuire Sports Ground	Sports Grounds	Phoenix Park, Dublin
33.	Drimnagh Boxing Club	Sports Club	Keeper Rd, Drimnagh, Dublin
34.	St Michael's Parish Community Centre	Community Centre	Emmet Road, Inchicore, Dublin 8.
35.	Goldenbridge Integrated Complex	Community Centre	32-34 Emmet Crescent, Inchicore, Dublin 8, D08 H7PP

	Name	Type	Address
36.	Inchicore United Workman's Club	Clubhouse	187 Emmet Rd, Inchicore, Dublin, D08 T2H7
37.	Inchicore Social Finance Centre	Financial Centre	10 Grattan Crescent, Inchicore, Dublin, D08 R240
38.	Conradh na Gaeilge	Irish Language Centre	Hall Chraobh Inse Chór, 8, Áth Cliath, Grattan Cres, Inchicore, Dublin 8
39.	St. Michael's Family Resource Centre	Community Centre	Tyrone Place, Inchicore, Dublin 8.
40.	Canal Communities Regional Addiction Services	Addiction Services	Oblates Basketball Hall, Tyrconnell Rd, Inchicore, Dublin 8, D08 KCH5
41.	Mary Immaculate Retreat Centre	Retreat Centre	House of Retreat, Tyrconnell Road Inchicore, Dublin 8

5.2 Open Space, Sport & Recreation, and Playgrounds

This section of the audit seeks to identify the type, functions, location, and maintenance requirements of open spaces within the wider area.

Table 5.2 - Overview of Open Space and Recreation Facilities

Name	Type	Address
1. St. Patricks Athletic Football Club	Sports Grounds	Richmond Park, Emmet Rd, Inchicore, D08 A0C8
2. Grattan Crescent Park	Playground & Park	Grattan Cres, Kilmainham, Dublin
3. Turvey Park	Park	Kilmainham, Dublin
4. Neptune Rowing Club	Sports Club	Chapelizod Rd, Dublin 8, D08 HE9F
5. Gravity Climbing Centre	Sporting Facility	Goldenbridge Industrial Estate, 6a, Inchicore, Dublin 8
6. St. John Bosco FC	Sports grounds	Pitch, Benmadigan Rd, Drimnagh, Dublin, D12 C635
7. Brickfield Park	Park	Drimnagh, Dublin
8. Phoenix Park	Park	Phoenix Park Dublin
9. Tyrone Place	Playground	Inchicore, Dublin
10. Benmadigan Park	Park	Benmadigan Rd, Drimnagh, Dublin
11. Jim Mitchell Park	Playground	Railway Ave, Inchicore, Dublin
12. Bernard Curtis House	Playground	Bernard Curtis House, Bluebell Rd, Inchicore, Dublin 12
13. Bluebell Park and playground	Playground	46 La Touche Rd, Inchicore, Dublin 12, D12 HX32
14. Markievicz Park	Park	Decies Road Ballyfermot Dublin 10 Co. Dublin Ireland
15. National war memorial gardens	Park	Islandbridge, Dublin 8 D08 T20W
16. Liffey Gaels GAA club	Sports Club	Sarsfield Rd, Kilmainham, Dublin
17. Good Counsel GAA club	Sports Club	Davitt Rd, Goldenbridge, Drimnagh, Dublin 12

Name	Type	Address
18. Royal Hospital Kilmainham IMMA	Museum	Royal Hospital Kilmainham, Military Rd, Kilmainham, Dublin 8
19. Goldenbridge cemetery	Cemetery	Inchicore, Dublin
20. St Michael's Community sports centre	Sports centre	Presbytery, Bulfin Rd, Dublin Industrial Estate, Dublin 8
21. Longmeadows Pitch and Putt	Sports club	253 Sarsfield Rd, Chapelizod, Dublin 10, D10 FT22
22. Oblates garden park Mysteries of the rosary	Park	26 Ring Terrace, Inchicore, Dublin, D08 P7FC
23. Thornton Heights	Playground	St Michael's Estate, Inchicore, Dublin
24. St Michael's Boxing Club	Boxing Club	Unit 14 Golden Bridge Industrial Estate, Inchicore, Dublin 8
25. CIE Works	Green space	CIE Works Inchicore Square North, Inchicore, Dublin 8
26. Inchicore Square	Green space	Inchicore Square, Inchicore, Dublin 8
27. St Patrick's Terrace	Green space	St. Patrick's Terrace, Inchicore, Dublin 8
28. Grand Canal	Greenway	Grand Canal, Inchicore, Dublin 8

The study area (see figure below) 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, soccer, and other clubs.

There are several larger key parks discussed in detail below in addition to other open spaces and sport facilities in the vicinity (see accompanying map Figure 5.6).

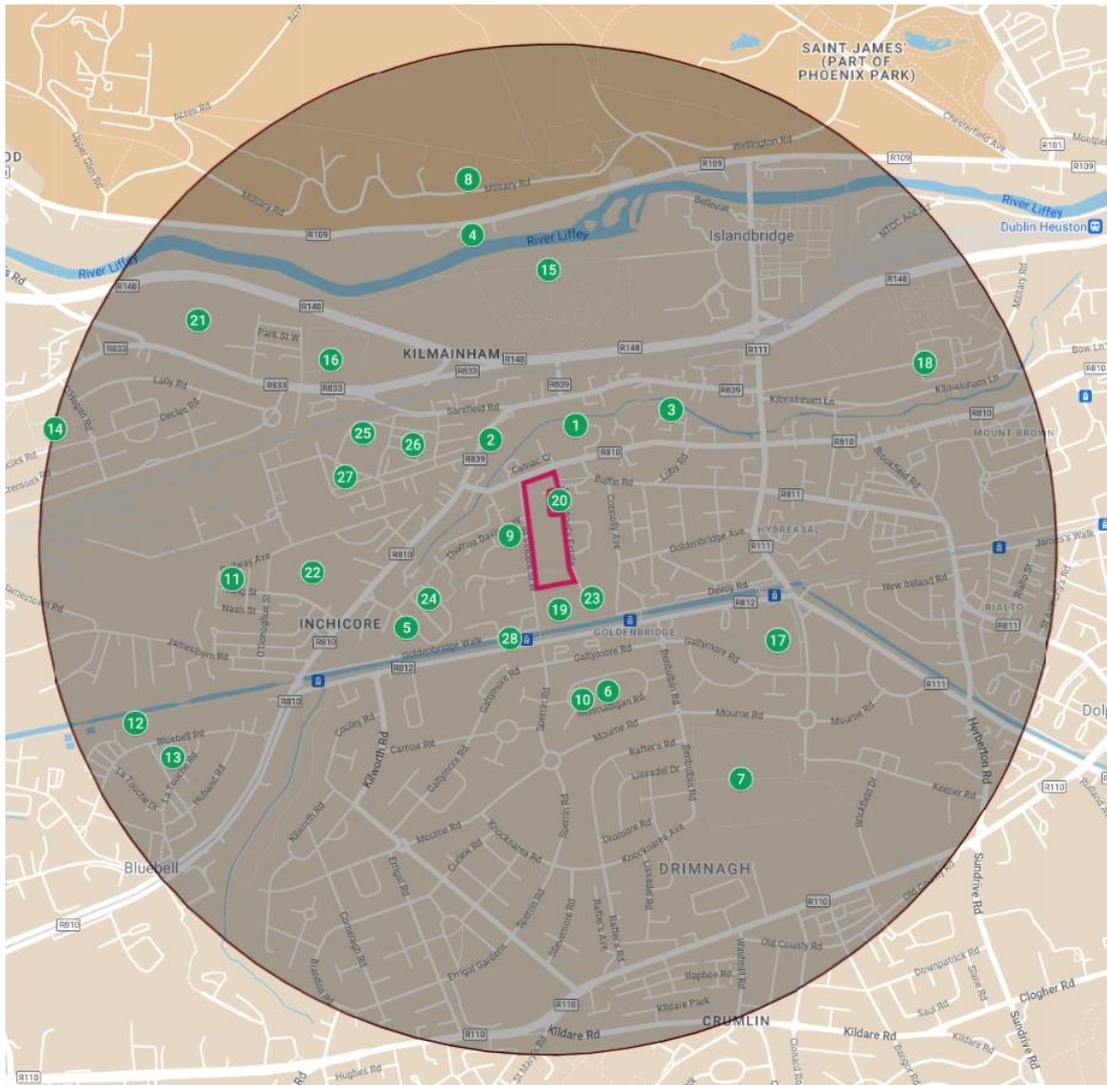


Figure 5.5 – Overview of Open Space and Recreation Facilities within 1.5 km.

5.2.1 Grattan Crescent Park



Figure 5.6 – Grattan Crescent Park

Grattan Crescent Park is in the heart of Inchicore and the park has a playground suitable for young children.

5.2.2 Richmond Park Stadium

Richmond Park, located to the north of the proposed development site is a football stadium and the home ground of St Patrick's Athletic which is a professional Irish association football club based in Inchicore. The club is a part of the league of Ireland Premier Division, the FAI Cup, and the Leinster Senior Cup and provides summer camps as well as numerous youth projects.



Figure 5.7 – Richmond Park Stadium Source: Google Images

5.2.3 Turvey Park

Turvey Park, located off Turvey Avenue, is nature reserve which is home to a large amount of bird life such as goldfinches, chaffinches, linnets and many more. The park itself is also a part of Inchicore's pollinator plan. It has a tarmac football pitch located within the park with two goal posts.



Figure 5.8 – Turvey Park Football Pitch



Figure 5.9 – Turvey Park Open Space

5.2.4 Neptune Rowing Club

Neptune Rowing Club, founded in 1908, is located on the River Liffey at Islandbridge, Dublin. It is one of the largest clubs in Ireland. Neptune has a strong history in competitive rowing. It is home to a detached single-storey boat club building, built 1910, and is seen as a regional building of architectural heritage.



Figure 5.10 – Neptune Rowing Club

5.2.5 Gravity Climbing Centre

Gravity Climbing Centre (Goldenbridge Industrial Estate) is a state-of-the-art climbing facility in Dublin which offers some of the best indoor bouldering in Ireland.

5.2.6 St. John Bosco FC

The St John Bosco Football Club founded in 1957, is an independent, community football club based in Drimnagh, Dublin 12. It provides coaching to 350 youth in the Drimnagh area.

5.2.7 Brickfield Park & Iveagh Grounds

Brickfield Park in Drimnagh is a Dublin City park with a playground, soccer and all-weather pitches, located between the Crumlin Road and Mourne Road (and facilitates Benbulbin FC, St. John Bosco FC and Exodus FC). Adjacent to the south is Iveagh Grounds (Trinity College Sports grounds), which includes Guinness Rugby Club and St. James Gales.



Figure 5.11 – Brickfield Park

5.2.8 Phoenix Park

The Phoenix Park is a large Park in Dublin, Ireland, lying 2–4 kilometres west of the city centre, north of the river Liffey. Its 11 kilometres perimeter wall encloses 707 hectares of recreational space. The Phoenix Park is one of the largest enclosed public parks in any capital city in Europe. It is north of the proposed site and borders Kilmainham.



Figure 5.12 – Phoenix Park

5.2.9 Tyrone Place (Playground)

Tyrone Place is a Housing Estate situation along the boundary of the development site on St Vincent Street West in Inchicore. Within this estate there are multiple small playgrounds for residents.



Figure 5.13 – Tyrone Place Playgrounds

5.2.10 Benmadigan Park

Benmadigan Park is a large public open green space within a housing estate in Drimnagh with two football goal posts. It is located southeast of the development site.



Figure 5.14 – Benmadigan Park

5.2.11 Jim Mitchell Park

The park has a playground for local kids, it has two multi-play units one for toddlers and one for a bit older. There is also a fenced basketball court. This park is located on Ring Street, Inchicore. The park is directly west of the site.



Figure 5.15 – Jim Mitchell Park

5.2.12 Bernard Curtis House Bluebell Rd, Inchicore, Dublin 12

This is a set of residential playgrounds within a set of apartment buildings. They are small playgrounds with a set of green open space for each apartment building. These buildings are southwest of the development site.

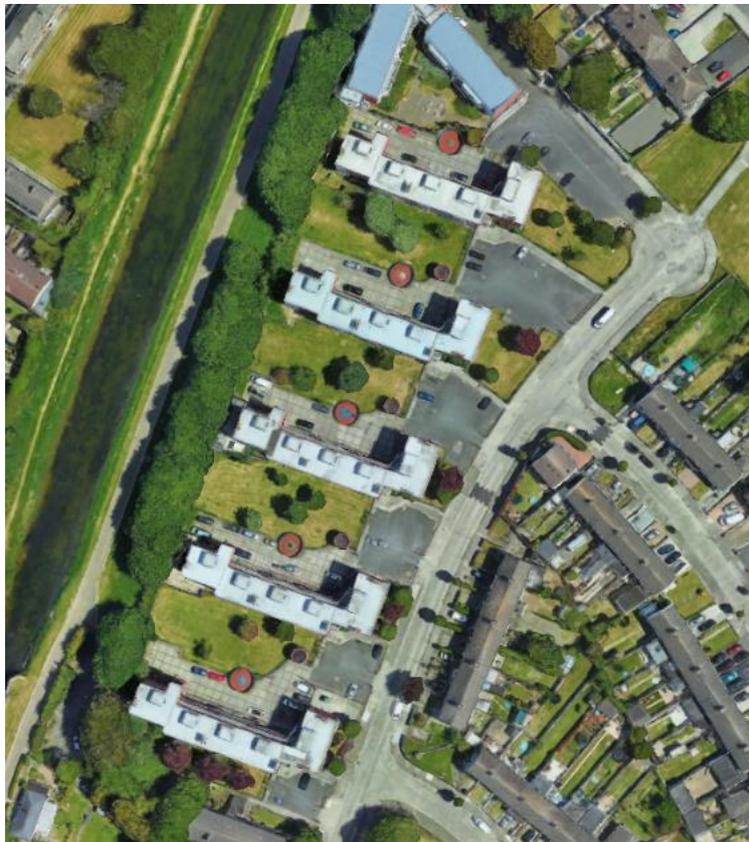


Figure 5.16 – Bernard Curtis House

5.2.13 Blue Bell Park and Playground

Bluebell Park is a small playground suitable for toddlers and older children. There is a swing set, a multi play unit with a slide and a climbing frame with monkey bars. The park also has a large grass area. There is a fenced tarmac basketball court with built in football goals .to facilitate both sports. The park also has a set of outdoor gym equipment.



Figure 5.17 – Blue Bell Park and Playground

5.2.14 Markievicz Park

The park is an open green space and is northwest from the development site. The park has a playground, an all-weather football court, soccer pitches and a picnic area. It is located off Decies Road in Ballyfermot.



Figure 5.18 – East Timor Park

5.2.15 National War Memorial Gardens

These gardens are located in Islandbridge, are one of the most famous memorial gardens in Europe. They are dedicated to the memory of the c. 49,400 Irish soldiers who died in the First World War. These gardens are approximately 50 acres and provide recreational space for nearby residents and visitors.



Figure 5.19 – National War Memorial Gardens²

5.2.16 The Irish Museum of Modern Art Royal Hospital Kilmainham Gardens

The Irish Museum of Modern Art located at the Royal Hospital Kilmainham. This museum is situated on 48 acres of land. These gardens are shown below.

² (Source National Inventory of Architectural Heritage)

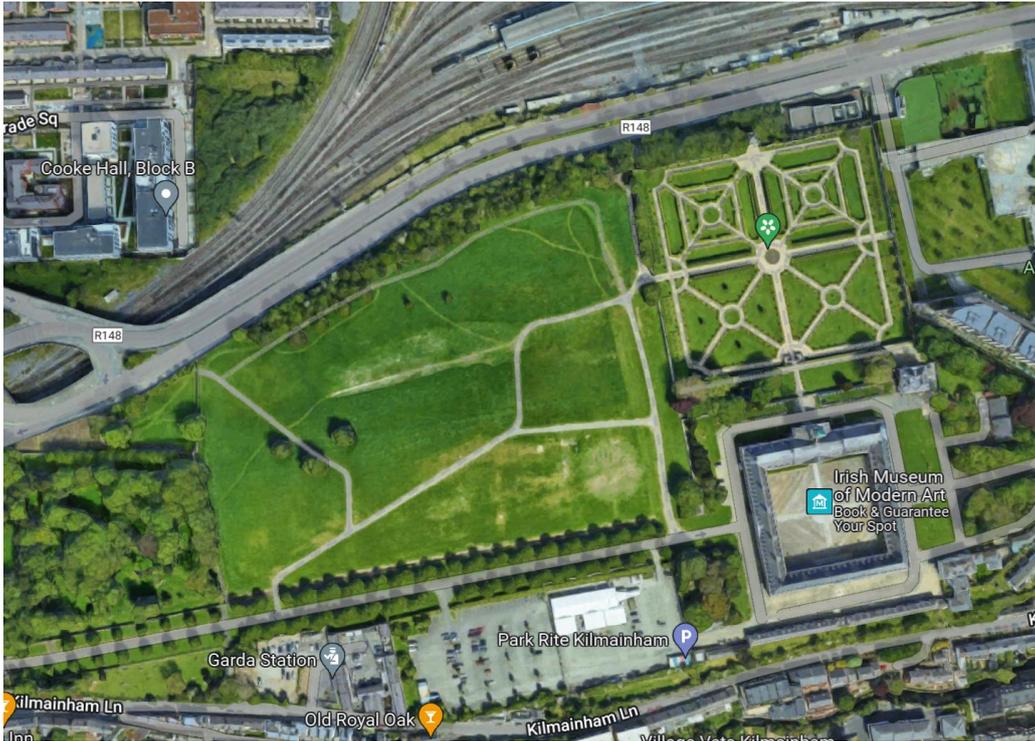


Figure 5.20 – The Irish Museum of Modern Art Royal Hospital Kilmainham Gardens (Source Google Maps)

5.2.17 Liffey Gaels

Liffey Gaels GAA club has multiple playing pitches. This club supports teams of all ages. The figure below illustrates the extent of the playing pitches at Liffey Gaels GAA club.

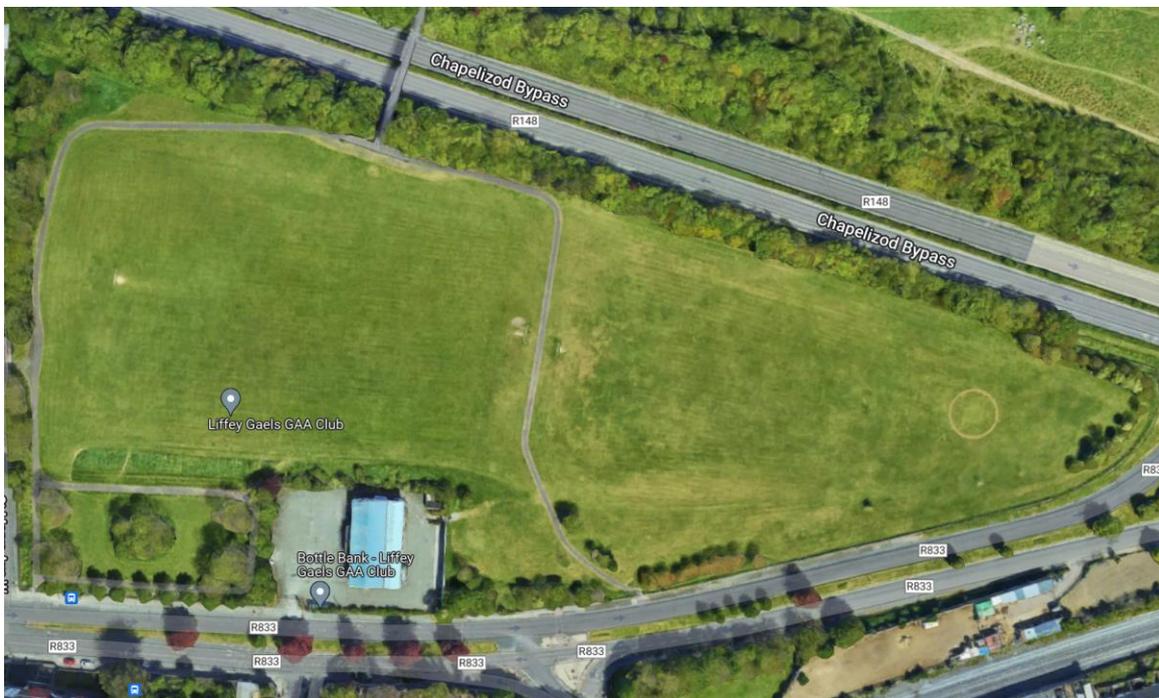


Figure 5.21 – Liffey Gaels GAA grounds (Source Google Maps)

5.2.18 Good Counsel GAA grounds

This GAA club has a full-size adult pitch and a juvenile pitch. Additional juvenile pitches can also be set up for Go Games matches. This club supports teams of all ages.

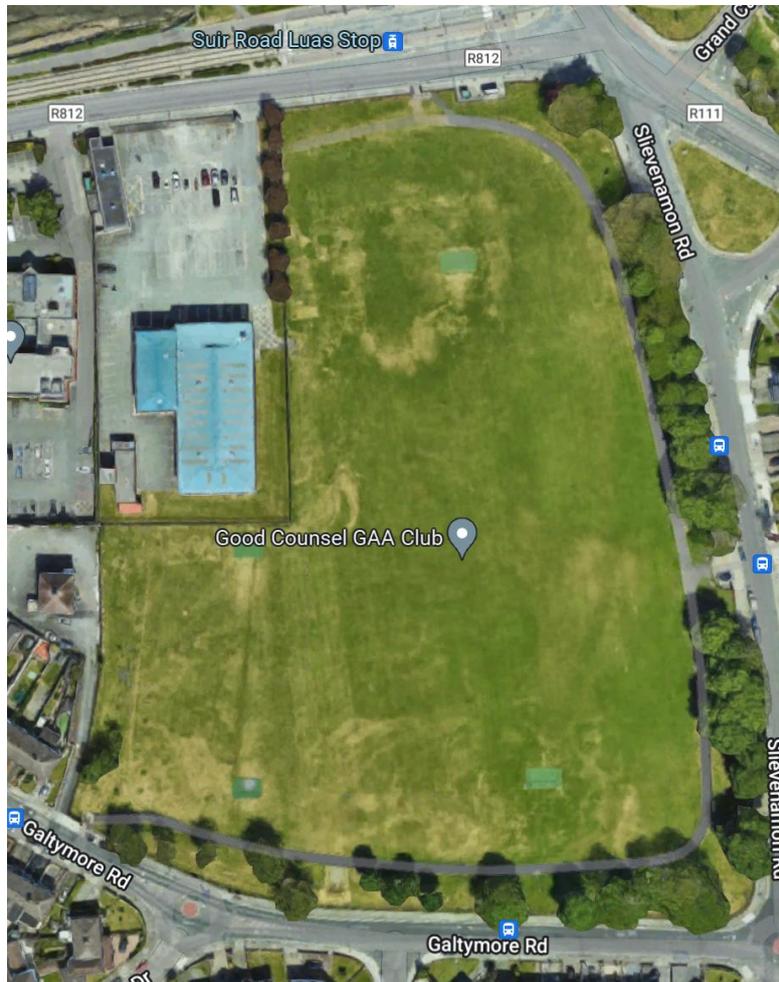


Figure 5.22 – Good Counsel GAA grounds
(Source Google Maps)

5.2.19 Goldenbridge cemetery

Established in 1829, following the passing of the 'Act of Easement of Burial Bills' in 1824, this was the first Roman Catholic cemetery to be opened following Catholic Emancipation in 1829, predating Prospect Cemetery in Glasnevin by three years. The high boundary walls, rich landscaping and delineated paths are typical of a nineteenth-century garden cemetery, as opposed to a churchyard.

The variety of designs found in the grave markers is significant in terms of artistic value. The site is further enhanced by the mortuary chapel, the sexton's house, the stone boundary walls and gates, and the mature trees and shrubs.



Figure 5.23 – Goldenbridge Cemetery (Source: Google Maps)

5.3 Educational Facilities

The following range of education facilities including: pre / after school, primary, secondary, third level colleges and further education facilities were identified within proximity of the subject site.

The map below illustrates the location of schools within a 1.5 km radius of the subject site. Appendix 1-2 lists details of individual facilities.

The proposed development includes a childcare facility; the rationale and justification for this facility is set out in Appendix 2.

5.3.1 Primary Schools

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, non-denominational schools, multi-denominational schools and Gaelscoileanna (Irish-medium schools).

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 six, 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.

St. John of God Special School is located in Islandbridge within the study area but is not included within the associated table and map below. This facility has a total enrolment of 89 children.

There are 7 No. primary schools within or within close proximity of 1.5 km of the subject site, catering for 1,454 No. pupils. There is a surplus capacity of 103 spaces across these primary schools. Furthermore, there was no response in the capacity during the consultation phase. This indicates there is potentially more capacity than stated.

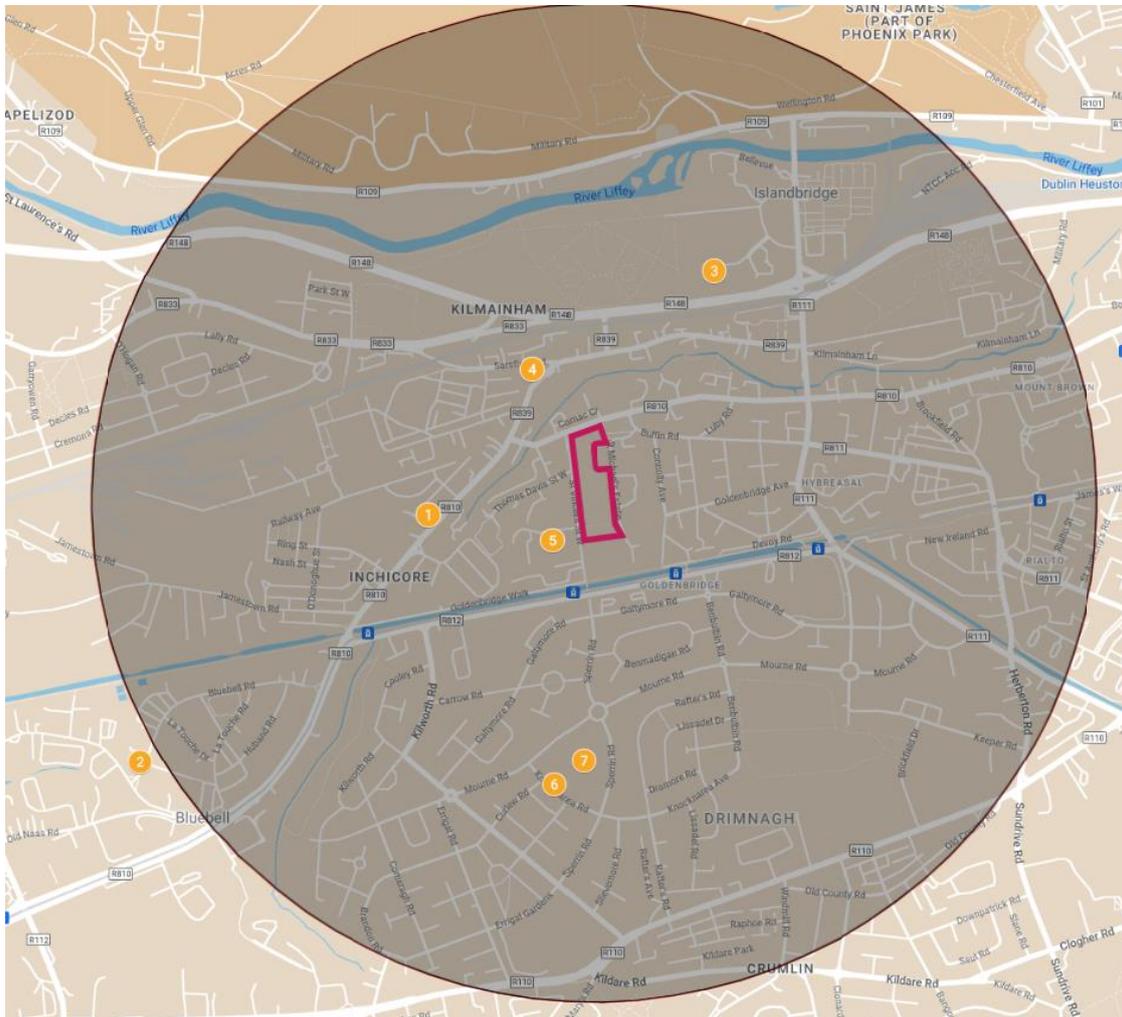


Figure 5.24 – Overview of Primary Education Facilities

Table 5.3 - Primary Schools

Name	Address	Roll Number	Total Enrolment	Total Capacity
1. Scoil Mhuire Gan Smol	Inchicore Dublin 8, Dublin City D08Y9T4	17083B	325	325
2. Our Lady of the Wayside National School	Bluebell Inchicore Dublin 12, Dublin City D12KC63	19764M	117	140
3. Gaelscoil Inse Chór	S Circular Rd, Kilmainham, Dublin 8 D08NR26	19589U	224	Not available
4. Inchicore National School	Sarsfield Road Inchicore Dublin 10, Dublin City D10V963	20139T	211	250
5. Our Lady of Lourdes Catholic Primary School	Vincent St. West, Goldenbridge Inchicore Dublin 8,	07546J	219	219 (soon 260 more with

Name	Address	Roll Number	Total Enrolment	Total Capacity
	Dublin City D08AY94			further development)
6. Our Lady Of Good Counsel BNS	12 Mourn Rd, Drimnagh, Dublin	19669S	157	Not available
7. Our Lady of Good Counsel National Girls School	12 Mourn Rd, Drimnagh, Dublin	12007G	201	Not available
Total			1,454	1,557



Figure 5.25 – Our Ladies of Lord’s Primary School located on St Vincent Street West

5.3.1.1 Department of Education Projections of Full-Time Enrolment 2021-2040

Published by the Department of Education in November 2021, the report highlights that enrolments will fall in primary schools over the next 10 years, falling by 21.5%.

“Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,716). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F2 scenario will reach a low point of 440,551 by 2033. This is 120,860 lower than today’s figure. Enrolments will rise again thereafter and are projected to stand at 474,888 by 2040, a rise of some 34,300 over the seven years 2033 to 2040.”

The Department notes that enrolments in post-primary schools have risen by 26,923 (8%) over the past five years and are projected to continue rising over the short term. Under M1F2 they are projected to peak in 2024 with 408,794 pupils, some 29,610 higher than in 2020. Under the M2F2 scenario (whereby inflows are set at a current rate) enrolments will peak with in 2024 with 401,584 pupils, 7,210 less pupils than under the high migration scenario.

The primary and secondary enrolments are expected to fall post 2024 for an extended period of c. 15 years, which provides the wider context for demand for places.

It is noted the 2 and 3 bedroom units (50% of the 2 bed units and all 3 bed units) within the scheme account for 167 no. dwellings. Assuming a household size of 2.4 persons for the scheme (Study Area average) – this would result in a population equivalent of 401 for (167 dwellings x 2.4 persons per household – national average; 50% of the 2 bed units and all 3 bed units), and a typical proportion of 12% as primary school going age, this would equate to an estimated demand for 48 primary school places, with the full build out of the entire scheme. The detail below suggests that there is sufficient capacity in the primary schools to serve the proposed development.

5.3.2 Secondary Schools

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.

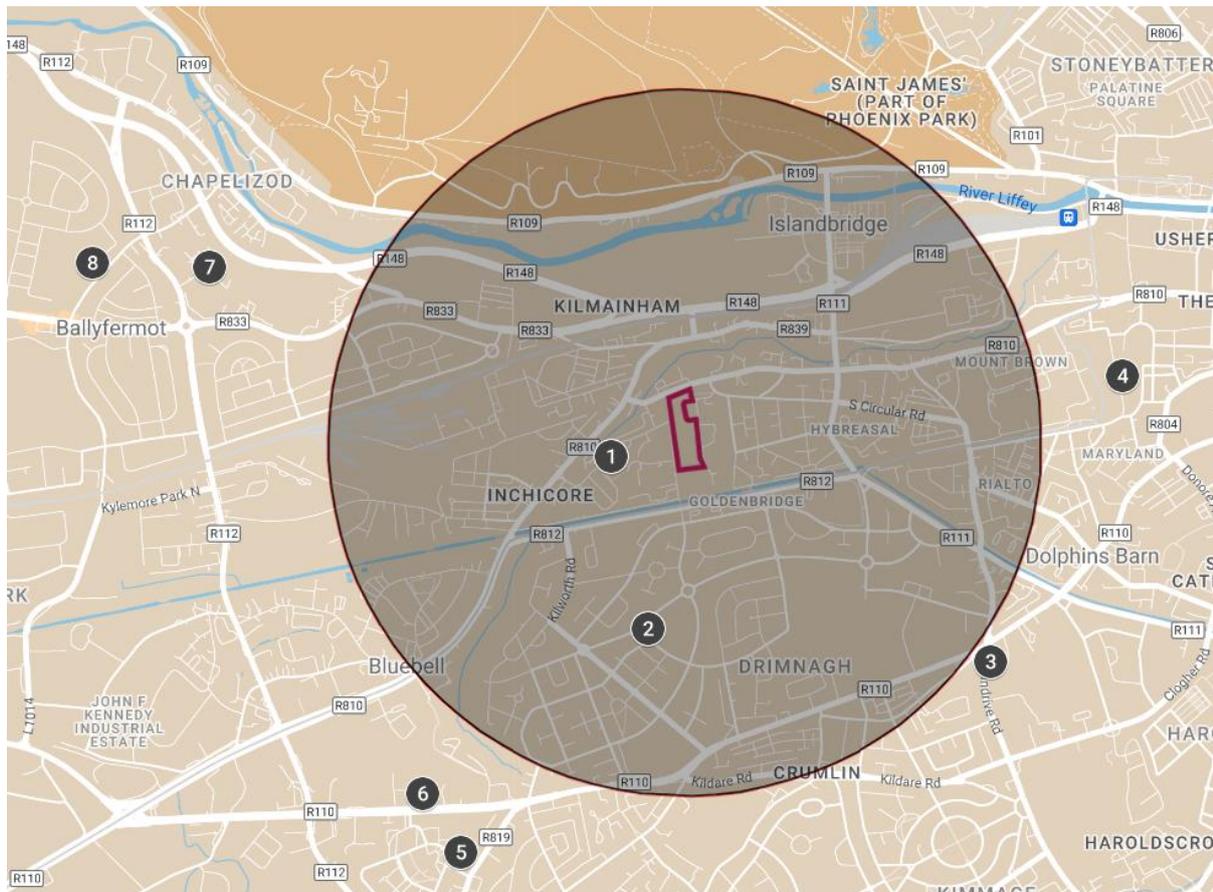


Figure 5.26 – Overview of Primary Education Facilities

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.

We note 8 No. post-primary school within 2 km of the subject site, catering for 2,632 No. pupils. The catchment rate for secondary schools is extended due to the further distance people will travel for secondary schools.

Students usually begin the Junior Cycle at age c.12 years. 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 1.5 km area, as these schools are likely to serve the future residents of the proposed development.

Table 5.4- Secondary Schools within the catchment areas.

Name	Address	Roll Number	Enrolment	Max Capacity
1. Mercy Secondary School	Goldenbridge Inchicore Dublin 8, Dublin D08Y4X0	60872A	195	234
2. Our Lady of Mercy College	12 Mourne Rd, Drimnagh, Dublin 12D09V327	60870T	365	No reply from survey
3. Loreto College Crumlin	12 Crumlin Rd, Crumlin, Dublin 12	60800V	381	400
4. CBS James Street	8 Basin View, The Liberties, Dublin 8, D08 H2H9	60410I	200	
4. Christian Brothers Secondary School	James's Street Dublin 8, Dublin City D08K338	60410I	161	No reply from survey
5. Assumption Secondary School Walkinstown	62 Walkinstown Rd, Walkinstown, Dublin 12, D12 P3F6	60851P	252	No reply from survey
6. Drimnagh Castle Secondary Schools	12 Long Mile Rd, Walkinstown, Dublin	60480G	517	600
7. St. Dominic's College Ballyfermot	10 Kylemore Rd, Chapelizod, Ballyfermot, Co. Dublin	60720A	302	Amalgamating next year with Caritas College, St Dominic's College and St John's College to form St Setons Secondary School
8. St. John's College De La Salle	10 Le Fanu Rd, Drumfinn, Dublin	60510M	259	No reply from survey

The Department of Education and Skills, for the purposes of establishing requirements for new secondary schools, it assumes that 8.5% of the population of a settlement is of secondary school-going age.

It is noted the 2 and 3 bedroom units (50% of the 2 bed units and all 3 bed units) within the scheme account for 149 no. dwellings. Assuming a household size of 2.4 for the scheme (Study area average) – this would result in a population equivalent of 358 for (167 dwellings x 2.4 persons per household; 50% of the 2 bed units and all 3 bed units), and a typical proportion of 8.5% as secondary school going age, this would equate to an estimated demand for 30 secondary school places, with the full build out of the entire scheme. The detail above suggests that there is sufficient capacity in the secondary schools to serve the proposed development.

5.3.3 Third Level and Further Education

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.

There are two third level colleges within and within close proximity to the subject site, Inchicore College of Further Education and Ballyfermot College of Further Education. Inchicore College of Further Education is located on Emmet Road and offers a range of courses. Courses on offer include Nursing and Healthcare, Psychology and Social Care, Business and Computing, Childcare, Creative Arts and Sports Courses.

Ballyfermot College of Further Education is located approximately 2.4km to the west of the subject site. The college offers a range of subjects including Art Design & Graphics, Business and Tourism, Digital Media, Music and Social Care.

In addition to the above, there are several third level institutes, while outside the study area, are readily accessible to the subject site which include:

- Trinity College, Dublin (TCD) is located at the heart of Dublin City Centre 4.20km from the subject site. Trinity College is widely considered one of Europe's elite universities, in part due to its historical significance. Academically, it is divided into three faculties comprising 23 schools, offering degree and diploma courses at both undergraduate and postgraduate levels. It now has over 15,000 undergraduate and postgraduate students.
- The National College of Art and Design (NCAD) is Ireland's oldest art institution, offering the largest range of art and design degrees at undergraduate and postgraduate level in the country located 2.65km from the subject site. Originating as a drawing school in 1746, many of the most important Irish artists, designers and art educators have studied or taught in the college. The College has around 950 full-time students and a further 600 pursuing part-time courses.
- Grangegorman TUD Campus is located c. 4 km to the north of the subject site.
- Technological University Dublin's Aungier Street Campus is located 3.35km m east of the subject site. The university was formed by the amalgamation of three existing institutes of technology in the Dublin area – Dublin Institute of Technology, Institute of Technology, Blanchardstown, and Institute of Technology, Tallaght. TU Dublin now has over 3,000 staff and a student population of 28,500. The College of Business, the School of Media and the Department of Legal Studies are based in Aungier Street. Student facilities include the library; students' union area; computer rooms and cafeteria.

- Given the highly accessible nature of the site other large-scale universities such as Technological University Dublin's Tallaght Campus and University College Dublin are conveniently accessible via public transport (Luas and Bus respectively).
- There are several other further education facilities such as Griffith College, and Crumlin College of Further Education within close distance of the subject site.

This area of Dublin City is well served by all education facilities.

5.4 Childcare Facilities

Government policy on childcare is to increase the number of childcare places and facilities available and to improve the quality of childcare services for the community. There are 13 No. childcare facilities within c. 1.5km that provide a range of services from full day to sessional for a range of age profile with a cumulative capacity for 643 No. children. Some of these childcare facilities provide an afterschool service however this study does not include unregistered au pair and childminders. We have prepared a childcare facility assessment as part of this application, and this is contained within Appendix 1 which sets out full details of existing childcare facilities, and an assessment of future needs.

Considering the proposed development's characteristics, namely unit mix; the demographic profile of the area and the permitted provision of childcare facilities, the scale of development existing, under construction and permitted for the area, we submit that the proposed childcare facility as proposed as part of the overall apartment scheme is sufficient to meet the demand of the future population created by the proposed development.

As it is stated in the Guidelines for Planning Authorities 2001 for larger new housing developments, *planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate.*

The proposed development of a Creche/Childcare Facility of c.816 sqm in combination with recently permitted and existing childcare facilities in the area, meets the requirements of delivering this proposed scheme of development, providing space for c. 79 children, (which may increase) depending on final configuration and mix of children ages.

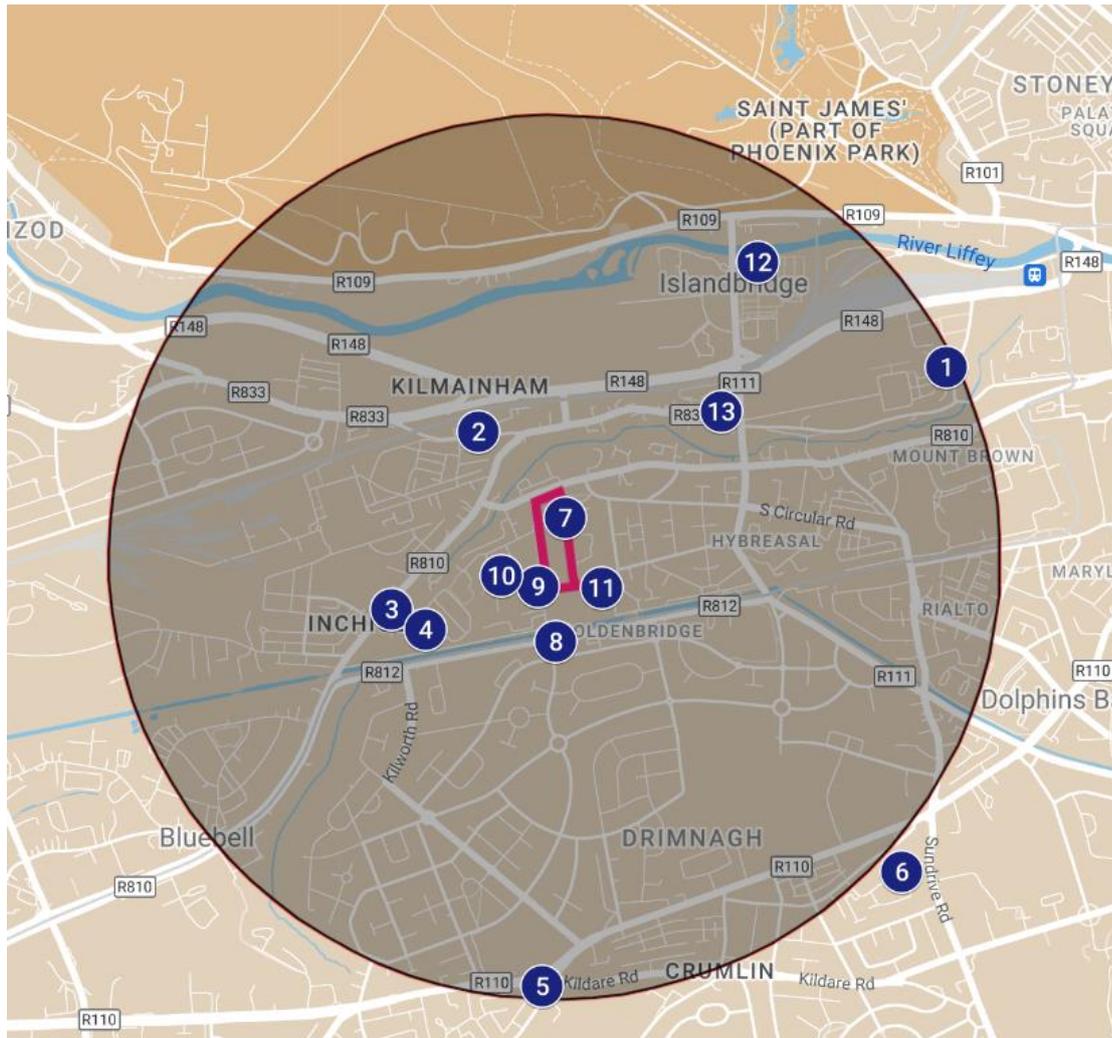


Figure 5.27 – Overview of Childcare Facilities in within 1.5km of site

Table 5.5 - Childcare Facilities within the catchment area.

No.	Name	Location	Age Profile	Max Capacity
1.	Safari Childcare HSQ	Heuston South Quarter, Military Road, Dublin 8	1-12	45
2.	Eden Early Learning	51 Sarsfield Rd, Kilmainham, Dublin 10, D10 XH98	2-6	22
3.	Chestnut Day-care	Tyrconnell Rd, Inchicore, Dublin	0-12	103
4.	HOPE Childcare	Unit 6, Goldenbridge Industrial Estate, Inchicore, Dublin	1-6	70
5.	Precious Children Daycare	8 St Mary's Rd, Walkinstown, Dublin 12, D12 FE4F	2-6	32
6.	Creative Kids & Company	12 Old County Glen, Crumlin, Dublin, D12 FY8E	1-10	126
7.	Footprints Early years	Presbytery, Bulfin Rd, Dublin Industrial Estate, Dublin 8	2-12	20
8.	Forget-Me-Not Montessori School	St John Bosco Youth Centre, Davitt Rd, Drimnagh, Dublin	2-6	10
9.	Goldenbridge ECDS	Emmet Cres, Inchicore, Dublin	0-4 & 5-12	28
10.	Eala Og Childcare Centre	St Vincent St W, Inchicore, Dublin 8	2-6	17

No.	Name	Location	Age Profile	Max Capacity
11.	Thornton Heights	Thornton Heights, St Michael's Estate, Inchicore, Dublin	1-6	30
12.	Safari Childcare	Clancy Quay, S Circular Rd, Saint James', Dublin	1-12	60
13.	Safari Childcare Kilmainham	Kilmainham Square, Inchicore Rd, Inchicore, Dublin 8	1-6	120

Source: JSA Survey September August/September 2022

5.5 Healthcare Facilities

Healthcare within the study area is provided by a range of different organisations including public, voluntary, and private agencies. The Health Services Executive (HSE) 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.

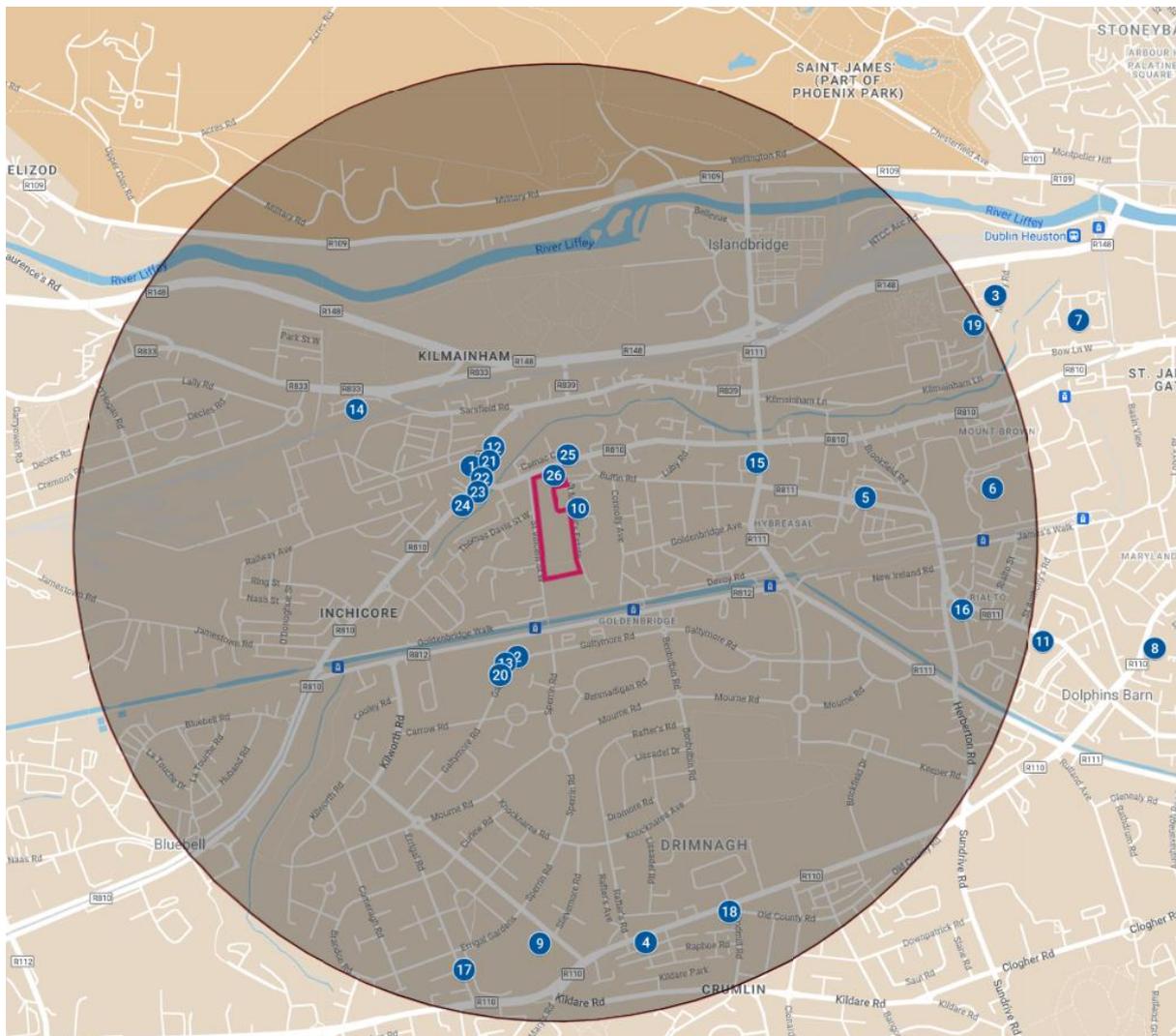


Figure 5.28 – Overview of Healthcare Facilities within 1.5 km of site

The Inchicore Primary Care Centre is located adjacent to the site to the east in the former Richmond Barracks building.

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.

Many of the healthcare facilities are clustered around the City Centre. However, St. James' Hospital (2 km to the east) and The Coombe Women's Hospital (c. 2.5 km to the south east) are near the subject site providing a significant range of healthcare needs. The National Children's Hospital is currently under construction within the James's Hospital Campus and will provide a world class facility in the future and is located closer to the subject site (c. 1.25 km). In addition, there are 2 other primary care centres in the area including Inchicore Primary Care Centre and Rialto Primary Care Centre, for more everyday healthcare needs.

Table 5.6 - Overview of Healthcare Facilities within 1.5 km.

Name	Type	Address
1. Inchicore Village Dental	Dentist	11A Grattan Cres, Inchicore, Dublin, D08 AD73
2. Galtymore Dental	Dentist	137 Galtymore Rd, Drimnagh, Dublin, D12 VRH1
3. Dublin Dental Specialist Clinic	Dentist	Heuston South Quarter, Unit 8A Dargan Building, Military Rd, Dublin 8, Eircode: D08 T684
4. Crumlin Road Dental	Dentist	325 Crumlin Rd, Crumlin, Dublin, D12 P827
5. Kilmainham Medical Centre	Primary Care	632 S Circular Rd, Kilmainham, Dublin 8, D08 HF80
6. St James's Hospital	Hospital	James St, Saint James' (part of Phoenix Park), Dublin 8, D08 NHY1
7. St Patricks University Hospital	Hospital	James's Street, Saint James' (part of Phoenix Park), Dublin, D08 K7YW
8. Coombe Women's Hospital	Hospital	Cork St, Saint James' (part of Phoenix Park), Dublin, D08 XW7X
9. Children's Health Ireland (CHI) Crumlin	Hospital	Cooley Rd, Crumlin, Dublin, D12 N512
10. Inchicore Primary Care Centre	Primary Care	St Michael's Estate, Inchicore, Dublin
11. Rialto Primary Care Centre	Primary Care	383 S Circular Rd, Saint James' (part of Phoenix Park), Dublin 8, D08 RY99
12. Inchicore Medical Centre	Private Practice	15 Grattan Cres, Inchicore, Dublin 8, D08 EWF2
13. Galtymore Allcare Pharmacy	Pharmacy	131 Galtymore Rd, Crumlin, Dublin 12, D12 HX4A
14. Sarsfield Medical Centre	Private Practice	201 Sevenoaks, Sarsfield Rd, Dublin
15. Phelan's Pharmacy	Pharmacy	633 S Circular Rd, Kilmainham, Dublin, D08 DD58

Name	Type	Address
16. Haven Pharmacy Cassidy's	Pharmacy	449 S Circular Rd, Rialto, Dublin, D08 WT78
17. Haven Pharmacy Errigal	Pharmacy	16 Errigal Rd, Drimnagh, Dublin, D12 AW74
18. Crumlin Road Pharmacy	Pharmacy	251 Crumlin Rd, Crumlin, Dublin 12, D12 E6V6
19. HSQ Pharmacy	Pharmacy	Heuston South Quarter, Military Rd, Kilmainham, Dublin 8
20. Drimnagh Pharmacy	Pharmacy	125 Galtymore Rd, Drimnagh, Dublin 12, D12 HX04
21. Grattans Life Pharmacy Inchicore	Pharmacy	13 Grattan Cres, Inchicore, Dublin 8, D08 VKK2
22. Inchicore Pharmacy	Pharmacy	205C & 207 Emmet Rd, Inchicore, Dublin
23. Keatinge's pharmacy	Pharmacy	3 Tyrconnell Rd, Inchicore, Dublin, D08 X785
24. Inchicore Dental Centre	Dentist	23 Tyrconnell Rd, Inchicore, Dublin 8, D08 V634
25. Kavanagh House Addiction Services	Primary Care	135 Emmet Rd, Inchicore, Dublin 8
26. HSE Eve Tuiscint	Disability Care	124E Emmet Rd, Inchicore, Dublin 8, D08 R2W2

5.6 Religious Facilities

Religious and cultural community facilities are an important part in the provision of neighbourhood facilities. Due to its primacy and historic nature Dublin City has a range of religious facilities. In many cases, as described below community facilities are associated with these religious facilities.



Figure 5.29 – St. Michael's Church Inchicore

Table 5.7 - Overview of Religious Facilities within 1.5 km.

Name	Location	Description
1. St. Michaels Church Inchicore	Bulfin Rd, Inchicore, Dublin 8	Catholic
2. Oblate Church of Marys Immaculate	Tyrconnell Rd, Inchicore, Dublin, D08 C6TW	Catholic
3. Church of Our Lady of Good Council	Mourne Rd, Drimnagh, Dublin 12	Catholic
4. Share Prayer Ministry International	195 Emmet Rd, Inchicore, Dublin 8, D08 XY4C	Evangelical Church
5. ICRM Redeemer Church Dublin	Our Lady's Hall, 12 Mourne Rd, Drimnagh, Dublin, D12 DW68	Ireland Christian Revival Mission
6. Yahweh Missions Centre	Saint Andrews Community Centre, 468 S Circular Rd, Saint James', Dublin 8, D08 H51F	Indian Pentecostal Church of God
7. Solid Rock Centre	Goldenbridge Industrial Estate, 6B, Inchicore, Dublin 8	Pentecostal church
8. Tibetan Buddhist Meditation Centre, Kagyu Samye Dzong Dublin	56 Inchicore Rd, Kilmainham, Dublin 8, D08 CD88	Buddhist
9. Our Lady of the Wayside Bluebell	118 Naas Rd, Inchicore, Dublin 12, D12 XY51	Catholic
10. RCCG Jesus Centre Dublin (JCD)	Bluebell Industrial Estate, Unit 119A, Bluebell Ave, Bluebell, Dublin 12, D12 XV24	Christian

Name	Location	Description
11. Our Lady Of Dolours Church	Our Lady of Dolours Church, S Circular Rd, Dublin 8, D08 XP94	Catholic

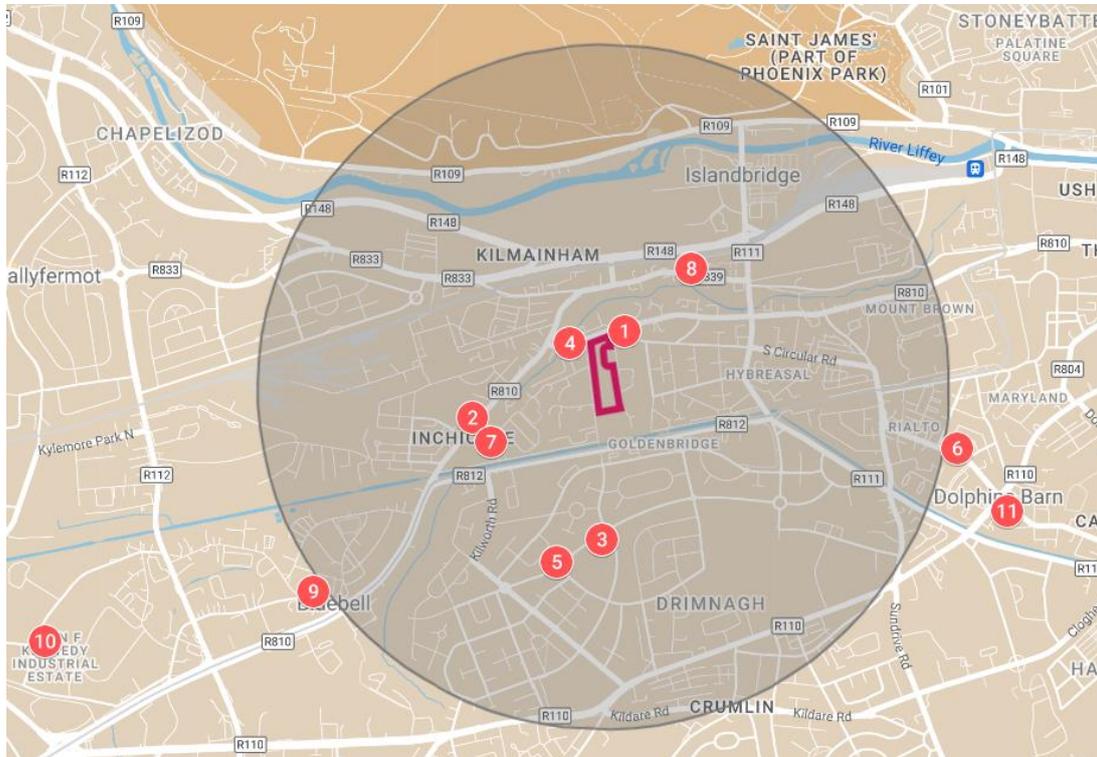


Figure 5.30 – Overview of religious facilities within 1.5 km of site

5.7 Retail

Inchicore is a well-established Level 4 centre within the administrative boundary of Dublin City Council. The town is located 4km west of Dublin City Centre and lies close to the Red Luas Line.

Emmet Road which runs along the north of the site contains a range of services and small-scale convenience and retail/cafe units. There are a growing number of restaurants and coffee shops reflecting a national trend toward combining retail with leisure and dining activity.

The core retail area of Inchicore is located at the junction where Emmet Road meets Tyrconnell Road and Grattan Crescent. This area is characterised by a range of commercial, service and retail floorspace. It is noted the proposed development proposes a supermarket (Shop – Neighbourhood) as well as 5 no. retail/commercial units and 2 no. café units. A Retail Impact Statement prepared by John Spain Associates is included with this Part 10 application.

The following, including Figure 5.34 and Table 5.8, details the findings of a site visit conducted by John Spain Associates in September 2022. A survey of retail premises in Inchicore was focused within ‘Z4 – Key Urban Villages / Urban Villages’ and ‘Z3 – Neighbourhood Centres’ land-use zonings, where retail uses are permissible, in the adjacent areas of the subject site. A total of 60 no. retail facilities and services were identified in the village serving both the current local community of Inchicore and wider areas.

Tesco express, Spar and Eurosaver are the main convenience shops within Inchicore. However, there remains an absence of a large-scale convenience retail anchor within the study area which is envisaged to be plugged by the development of a supermarket, 5 no. retail units and 2 no. café

units within the proposed scheme. The area is also well represented by pharmacy's, coffee shops and pubs. There is a limited comparison offering within the area however this is expected as Dublin City Centre is recognised as the leading comparison retail destination.

It is submitted that this current provision of retail in the vicinity of the subject site will also be able to cope with potential future demand generated by the proposed development, in conjunction with the proposed retail developments of the scheme without impacting the viability of such existing retail amenities as detailed in the Retail Impact Assessment prepared by John Spain Associates which accompanies this application.

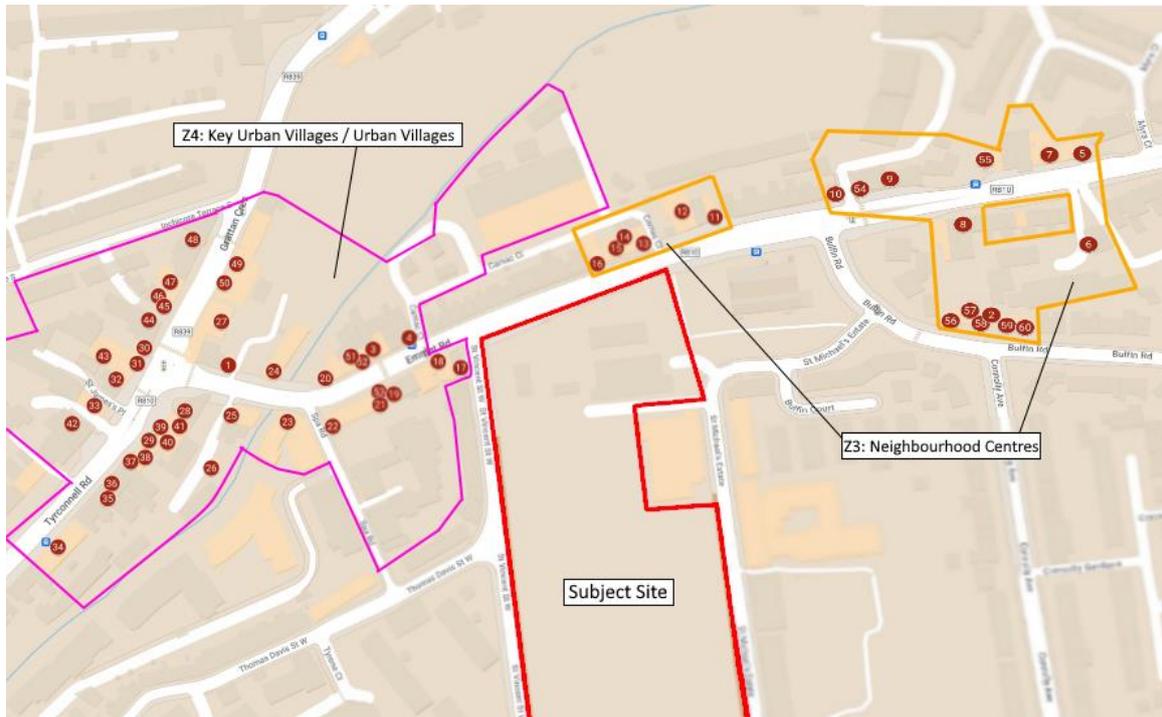


Figure 5.31 – Key Retail Facilities within Z3 and Z4 zonings catchment area

Table 5.8 – Retail and Services in Local Area

Number	Name	Type
1.	Unfiltered coffee	Café
2.	Bulfin Coffee Inchicore	Café
3.	Mizzoni's Pizza - Inchicore	Take Away
4.	Inchicore United Workmans Club	Clubhouse
5.	Toni's Takeaway	Take Away
6.	Conor Moran Motors	Motor sales
7.	Tonis Takeaway	Take Away
8.	Small Changes Wholefood Store	Café / Convenience Store
9.	Massey Bros Funeral Homes Inchicore	Funeral Home
10.	Cleanwell Washeteria	Laundrette
11.	Tan Hut Inchicore	Beautician
12.	McDowell's Pub	Pub
13.	Riggers D8	Café
14.	Frontline Bikes	Bulky Comparison
15.	Reflections Hair Loom	Beautician
16.	Mower City	Bulky Comparison
17.	Tracksports	Betting Agent
18.	Timothy Crough's The Saint	Lounge and Bar
19.	The starter centre	Fuel Pumps
20.	Pronto Pizza	Take Away
21.	Jamaal 5 in 1 Takeaway	Take Away

Number	Name	Type
22.	Savers Big Brands For Less	Convenience Store
23.	EUROSPAR	Convenience Store
24.	Halo hair and beauty	Beautician
25.	Apache Pizza Inchicore	Take Away
26.	Moloney Motors	Bulky Comparison
27.	Black Lion Inn	Pub
28.	B&P Byrne Solicitors	Solicitor
29.	Shay's Village Barber	Barber
30.	NCBI Inchicore	Charity Shop
31.	Paddy Power	Betting Agent
32.	The Grattan Bar & Restaurant	Pub
33.	Mini Market- Polish Ethnic Food Store	Convenience Store
34.	Tesco Express	Convenience Store
35.	Brock Delappe	Estate Agents
36.	Maximum Security Systems	Security Agents
37.	Macari Takeaway	Take Away
38.	Sweet n' Simple	Coffee/Crepe Shop
39.	Able Solicitors	Solicitors
40.	Inchicore Inn	Take Away
41.	Greenville Coffee Shop	Coffee Shop
42.	Goldensoles	Shoe Shop
43.	Kisoro Sushi & Ramen	Restaurant
44.	Irish Social Finance Centre	Finance Agents
45.	The Treasure Chest	Charity Shop
46.	Eddie Lloyd and Sons	Butchers
47.	Inchicore Credit Union	Credit Union
48.	Team Obair	Employment Agents
49.	Plus & Minors	Clothes Shop
50.	Funto	Restaurant
51.	eScooter services	Bulky Comparison
52.	Couture Clothes	Clothes Shop
53.	Davak Superstores Afro-Caribbean Food	Convenience Store
54.	The Saints	Sports Club Shop
55.	Premier Motor Cycles	Motor Repairs / Sales
56.	Hui Kee Chinese	Take Away
57.	Bulfin News	Newsagents
58.	P&P Meats	Butchers
59.	Salon Rouge	Hair Salon
60.	H Nail Spa	Nail Salon

Source: JSA Survey (September 2022 – may be subject to change over time)



Figure 5.32 – Emmet Road

5.8 Arts & Cultural Facilities

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. Dublin City has a strong network of artists, performers and musicians promoting cultural activities. Many of these organisations are difficult to pinpoint on a map, however this section attempts to identify some of the active organisations in the area.

Dublin City Council Arts Office provides a service that supports the development of creative people and communities through the Arts. Provision and support of high quality arts experiences are central to the service. This is realised through research, programmes, events, grants and awards and the development of on-line and off-line resources.

5.8.1 Dublin City Cultural Audit and Map³

DCC commissioned Turley Consultants 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.

³ [Culture Near You | Dublin City Council Culture Company](#)

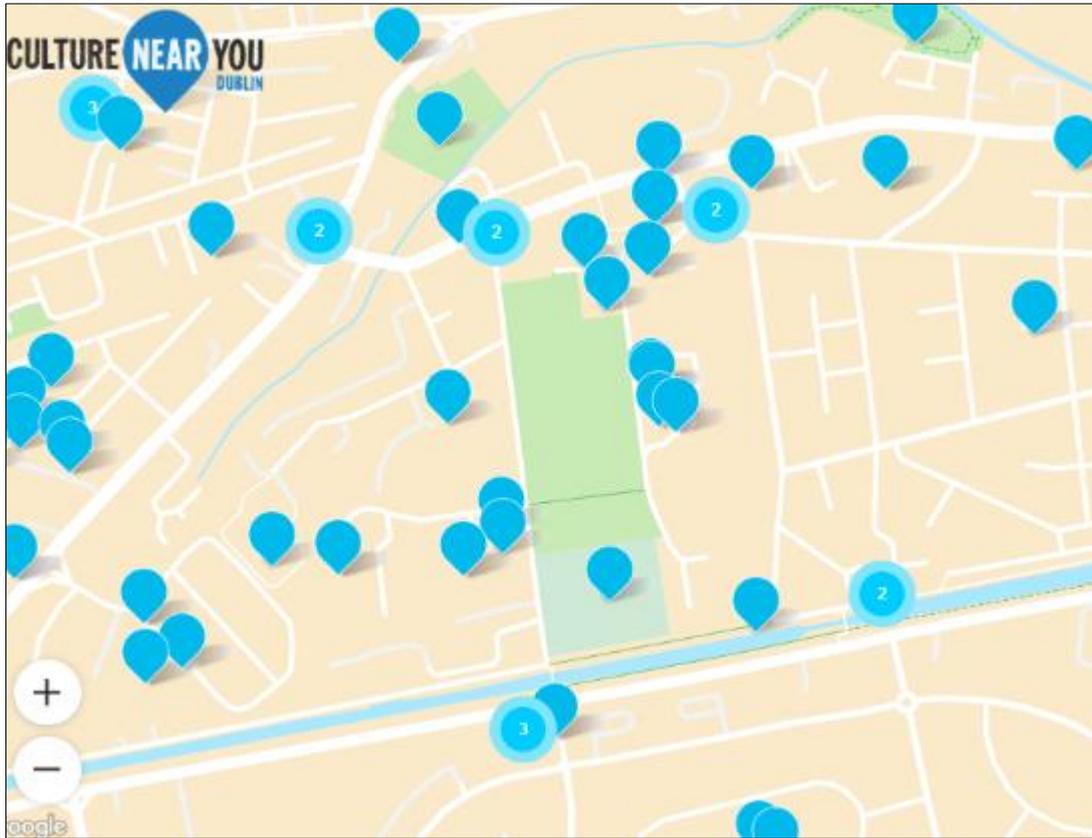


Figure 5.33 – Extract from the cultural Audit and Map. (Source: DCC, 2021)

6.0 KEY COMMUNITY ELEMENTS OF THE DEVELOPMENT PROPOSAL

It is considered that the proposed development will make a significant contribution to the built environment in Dublin City and in particular Inchicore, Dublin 8.

The development proposal has considered all of the relevant provisions the Dublin City Development Plan 2016-2022 and Draft Plan 2022-2028, in particular the provision of the following:

- Residential Development;
- Provision of Cultural/Community floorspace;
- Public open spaces;
- Childcare;
- Retail/commercial units (including a neighbourhood shop/supermarket);

The proposal will consist of a mixed-use development comprising c. 578 no. apartments (including 10 no. duplex apartments), community facilities (Library/Community Hub, Creche, Retail/Café units) including a supermarket and public plaza fronting onto Emmet Road on a main development site of c. 3.72 hectares. The wider site area of 4.68 hectares includes water main upgrade works along Emmet Road and works surrounding the site at Patriot's Path and St. Vincent's Steet West.

The supporting community and commercial elements of the proposed development (of some 6,951 sq. m) will comprise:

Table 6.1- Summary of Proposed Cultural/Community and Commercial Elements

Use	Area
Creche	816 sq. m
Library/Community Hub	2,810 sq. m
2 no. Café units	285 sq. m
Supermarket	2,476 sq. m
5 no. Retail/Retail Related Service units	564 sq. m
Total	6,951 sq. m

The following table provides a summary of the overall dwellings mix within the Part 10 development.

Table 6.2 – Overall Dwelling Mix

Unit type	Studio	1 bedroom	2 bedroom	3 bedroom	
Total	110	172	250	46	578
Overall Mix	19%	29.8%	43.3%	7.9%	100%

Source: BMCEA Schedule of Areas

The residential elements of the proposed development are set out in the Planning Report prepared by John Spain Associates and Architectural Design Report prepared by Bucholz McEvoy Architects.

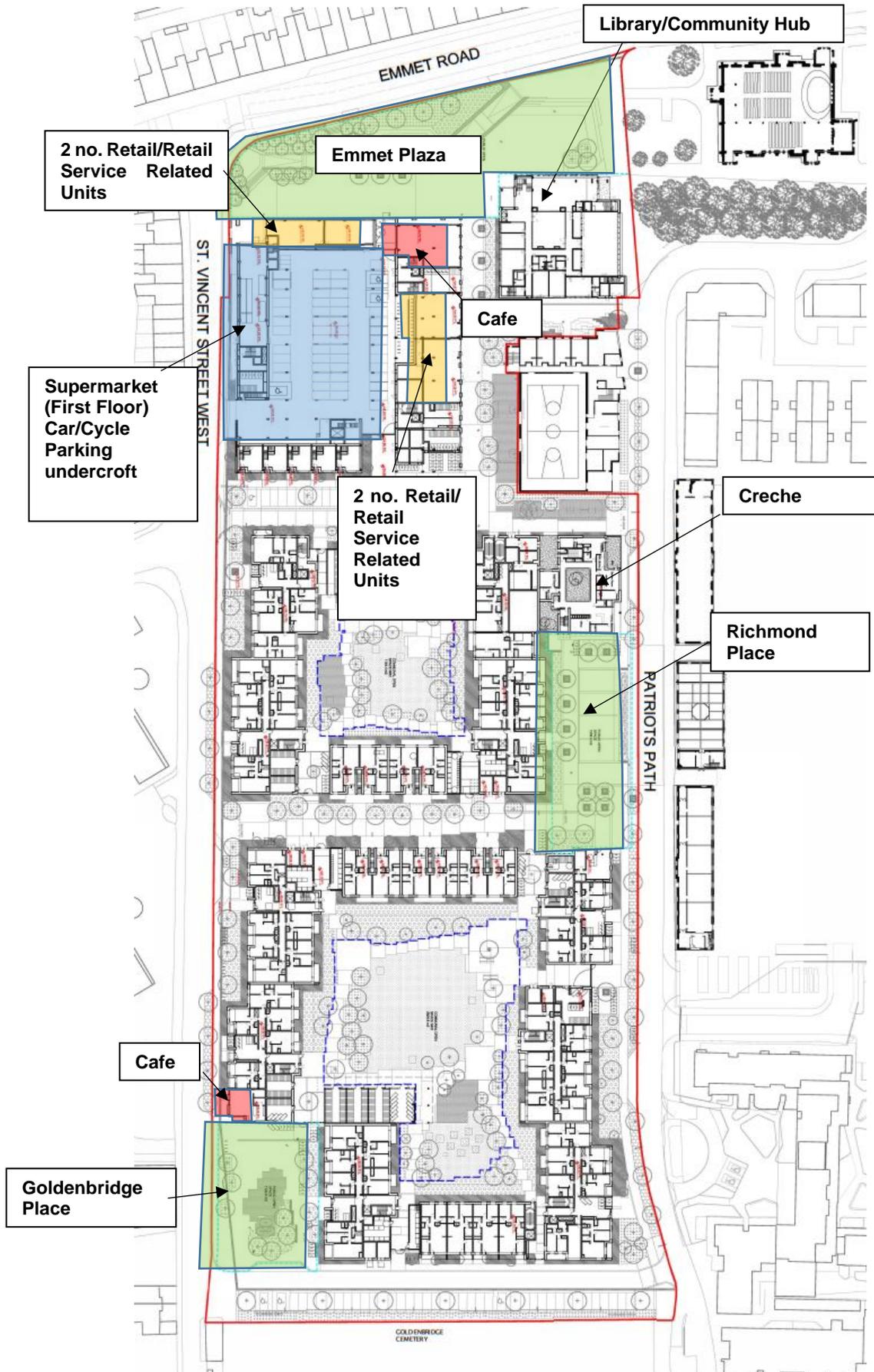


Figure 6.1 – Overall Site Plan Source: Bucholz McEvoy Architects



Figure 6.3 – Emmet Road Frontage

6.1.2 Mixed Use Development Area – Block C

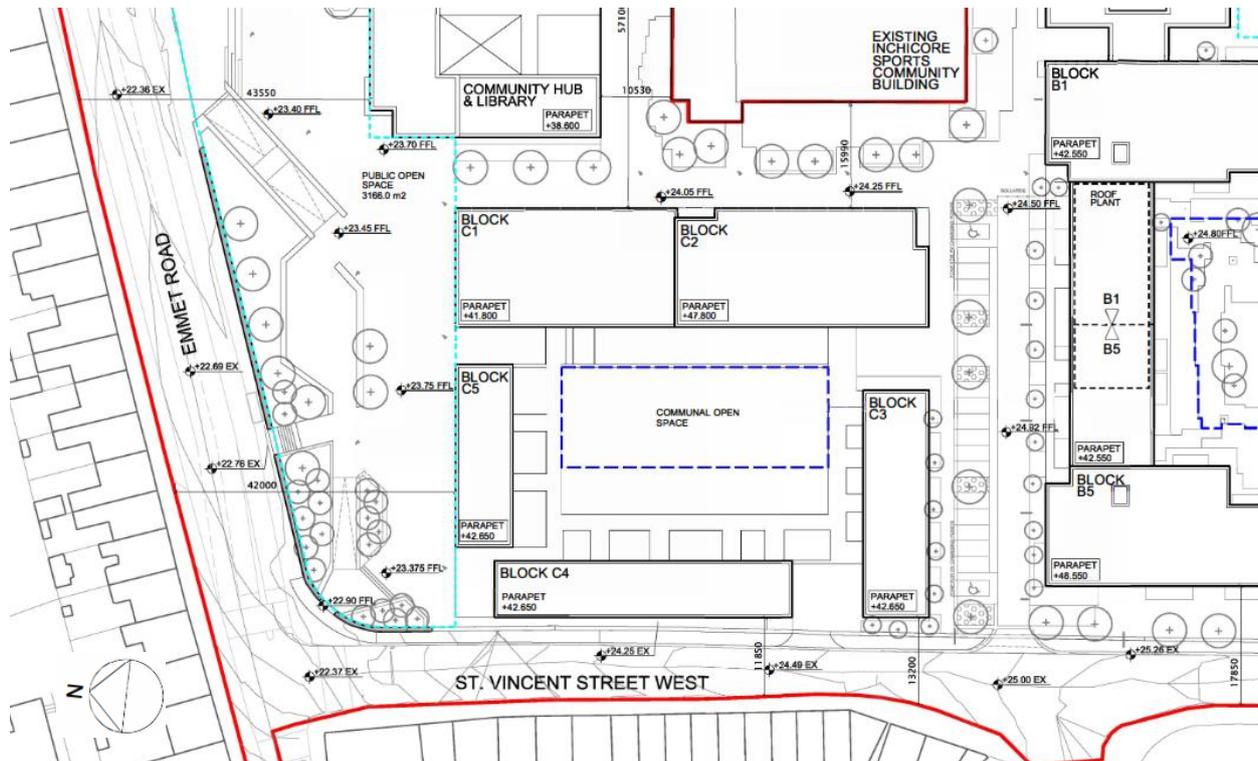


Figure 6.4 – Location of Block C

Located to the west of the Library/ Community Hub building the northern portion of the project site includes the provision of a mixed-use block (5 storeys with a 7 storey element) consisting of 91 no. apartments (10 no. studio apartments, 29 no. 1 bedroom apartments, 43 no. 2 bedroom apartments & 9 no. 3 bedroom apartments), communal open space at second floor level along with a supermarket of c. 2,476 sq. m GFA (c. 1,765 sq. m net retail sales area, including off-licence area), café (c. 205 sq. m), 5 no. retail/retail service units (c. 564 sq. m), with undercroft car and cycle parking in a mobility hub.

6.1.3 Neighbourhood Shop (Supermarket)

At first floor level, the mixed-use building provides a Supermarket of c. 2,476 sq. m GFA (c. 1,756 sq. m net retail sales area, including off-licence area). The mixed-use building will comprise a supermarket at first floor level, a village car-park below on ground floor level, five retail/commercial units at ground floor level with two facing Emmet Road along the North façade and two facing the Library /Community Hub building and the existing Sports Community Building, as well as 91 residential apartment units.

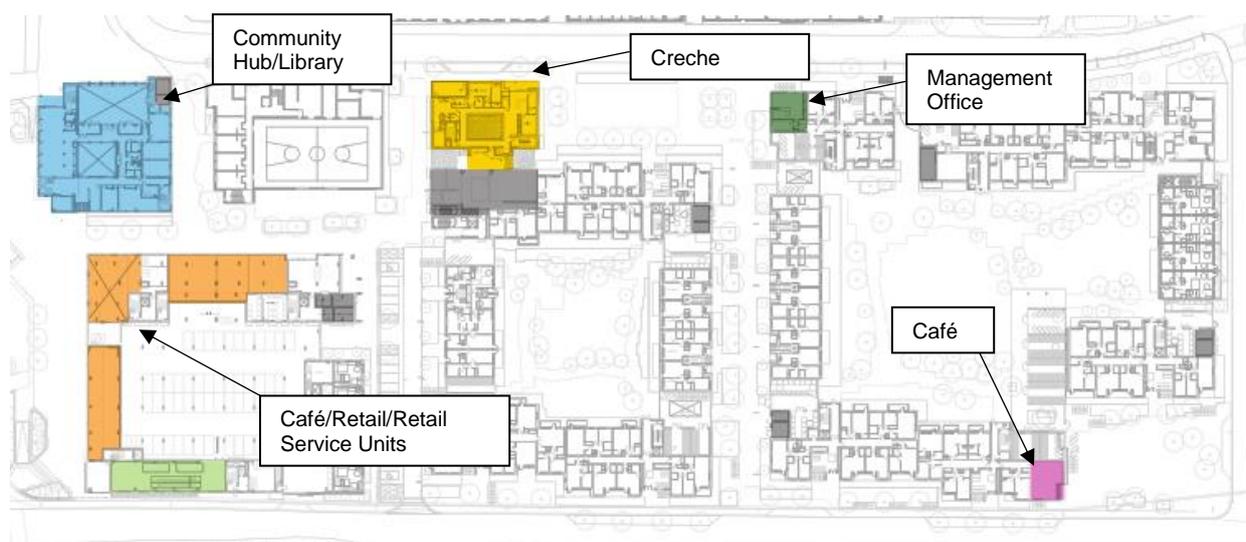
The communal open space is located on the roof of the supermarket and accessed via the cores and galleries provided. Screens are provided along the gallery decks to provide privacy to the individual apartments from the residences.

Along the southern edge the residential block consists of own-door accessed duplex units at the ground floor, with gallery accessed units above. Along the western edge the residential block sits above the escalator to the grocery store with the residential entrance being located at the centre of the block. Along the eastern edge the residential units sit above the café and retail spaces; there are two residential entrances to the blocks above which start at first floor level. The dedicated residential bicycle parking is located adjacent to the entrances consistent with the approach taken generally on the development.

The undercroft Village Carpark is accessed from St. Vincent Street West in the southern portion of the block, Immediately adjacent to the carpark entrance is the truck loading bay access; a roller-type gate will be used to close both the carpark and truck loading bay after hours and will be able to close the truck loading bay when it is not in use. The carpark is naturally ventilated and naturally lit thanks to the large openings provided along the north south axis.

6.1.4 Café/Retail/Retail Service units

It is proposed to provide a mixture of commercial units in the development comprising 2 no. café/restaurant units as well as 5 no. retail/retail service units (c. 564 sq. m). In the northern part of the site, the proposed cafe c. 205 sq. m is located to the west of the proposed community hub/library building and fronts onto Emmet Plaza presenting an active frontage which will provide animation and activity and enhanced passive surveillance.



In addition it is proposed to provide 5 no. retail/retail service units either side of the proposed café, which includes 2 no. retail/retail service units fronting onto Emmet Plaza and 3 no.

retail/retail service units located along the internal north/south pedestrian link, located between the community hub/library/(existing Inchicore Sports Centre) and Block C.

In the southern part of the site, it is proposed to provide a café unit of c. 80 sq. m which will front onto the Goldenbridge open space located beside the cemetery.

6.1.5 Crèche

Located centrally within the development, it is proposed to provide a creche of c. 816 sq. m, which will front onto the Richmond Barracks open space.

The creche has capacity to serve the development proposal. In accordance with the publication *“Childcare Facilities - Guidelines for Planning Authorities”*, 2001, provision has been made for 20 no. childcare spaces per 75 no. residential units, excluding 1 bed and studio units. The creche can cater for c. 79 no. childcare spaces but could cater for more children depending on final layout and breakdown of children (as composition impacts on floorspace required per child).

6.1.6 Management Office

The management office (c. 59 sq. m) is located centrally within the scheme at ground floor of Block A1 which fronts onto Richmond Place.

6.1.7 Public Open Space

It is proposed to provide three new public spaces, Emmet Plaza, Richmond Place, and Goldenbridge Place (Note: Placeholder names above used for the purpose of drawing/planning reference only.)

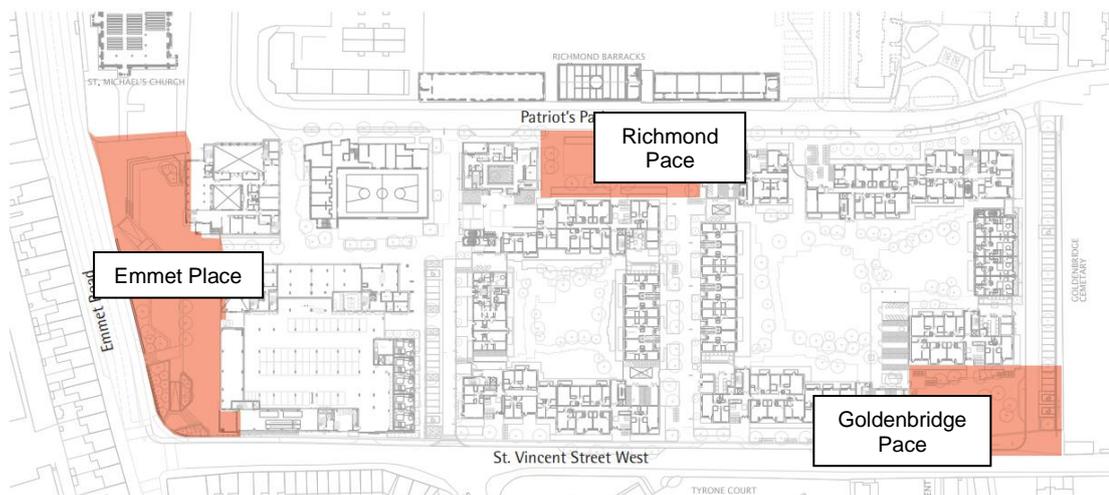
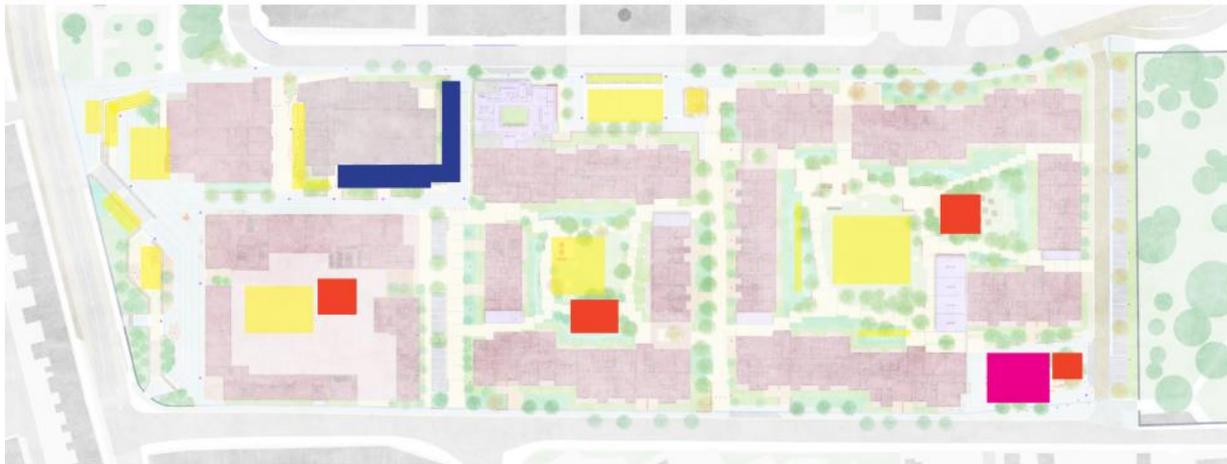


Figure 6.5 – Location of Main Public Open Space Areas

To the north, south, west and of the existing Inchicore Community Sports Centre building new “parklets” are offered to enhance the level of flexible urban use focused on the young adult and teen. These three edges provide an element of ‘parcours’ (see Landscape report for details), which are carefully separated from pedestrian access to the retail units at ground floor of the commercial block, the fire tender access zone to the south.



Young Children	325m2 (approx)	Children (+Teenager)	280 m2 (approx)	Teenager (+Children)	400 m2 (approx)	Informal Play	(n/a) m2
Suggested Equipment, Timber-style (eg.. Kompan)		Equipment Shown		Equipment Shown		Equipment Shown	
- Springer	(4no.)	- Bespoke multi-activity feature	(swings, climbing, jumping, balancing)	- Basketball practice Hoops	(2no.)	- Stepped Seating (Emmet Rd)	
- Seesaw	(4no.)	- Play Hill		- Parkour Climbing Frame		- Stepped Seating (Sports Hall)	
- Multiplay Hut	(3no.)	- Play Stage		- Parkour Jumping Walls		- Stepping Stones (200+ no.)	
- Balance Beams/Posts	(2no.)	- Bicycle Repair Station		- Stepping Stone Stools	(40no.)	- Rain Shelters (3no.)	(Emmet Place)
- Carousel	(2no.)	- Stepping Stone Stools	(40no.)			- Lawns + Plazas	

6.1.7.1 Public Open Space Emmet Plaza (Place holder name)

Located along the northern extent of the site, fronting Emmet Road it is proposed to provide a substantial area of open space comprising some 3,166 sq. m in extent.



Figure 6.6 – Emmet Plaza (with key plan location insert)

Emmet Plaza along the northern frontage of the site relates to the busiest street bounding the site in Emmet Road, thereby building on this activity to encourage further public life. The new builds will face Emmet Rd and create new street frontage with the supermarket, cafe and retail, as well as the Community Hub/ Library building facing onto it, attracting footfall. The plaza is bounded on the other two sides by St. Michaels’ Church as the eastern backdrop, and the preserved barracks wall to the west. The space itself is designed to encourage day-to-day life while also allowing the flexibility of organised events, and also to increase the nature value in the site, with a garden sheltered behind the heritage wall

6.1.8 Public Open Space - Goldenbridge Place (Place holder name)

The southern part of the site includes a public open space area (Goldenbridge Place c. 1,038 sq. m), which is surrounded by active frontages which include a café c. 80 sq. m (at ground floor level fronting onto the space).



Figure 6.7 – Goldenbridge Place (with key plan location insert)

6.1.9 Richmond Barracks Open Space (Richmond Place - place holder name)

The central part of the site includes a public open space area (Richmond Barracks Open Space c. 1,404 sq. m), which is surrounded by active frontages which include a creche and the entrance areas to the communal open space to the west. The open space provides an appropriate area to integrate with the entrance to Richmond Barracks to the east.



Figure 6.8 – Richmond Place (with key plan location insert)

6.1.10 Integration of Existing Inchicore Community Sports Centre into the Layout

An important amenity on the site is the play provision for older children/ teenagers, and in conjunction with the youth consultations, it was agreed that the environs around the existing Sports Hall would be a very suitable spot. Currently the building presents the surroundings with tall, mostly blank facades, that are not the most inviting interfaces. A key outcome of the proposed scheme would be to soften this impression and to help integrate this building into the wider landscape masterplan.



Figure 6.9 – Existing Inchicore Community Sports Centre (with key plan location insert)

6.1.11 Communal Open Space Areas

In the mixed-use Block C, it is proposed to provide communal open space for the residents of some 600 sq. m above the supermarket at second floor level as shown below.



Figure 6.10 – Communal open space (Please refer to BSLA material for layout)

Communal Open space is also provided within the courtyards of the main residential blocks (Blocks A & B). The Communal Open space is accessible only to residents. Privacy buffer gardens protect the private amenity space of the ground floor units from the communal open space. There are two double-height residents only entrances provided, one along the northeast edge of the middle courtyard building (Block B) and one along the eastern edge of the southern courtyard building (Block A). These openings provide important visual connections between the public open space and the communal open space.

Within Main Residential Area 01 there is a centrally located area of communal open space for residents only of c. 2,540 sq. m (Figure 6.9) (1,766 sq. m required as per Apartment Guidelines 2020).

Within Main Residential Area 02 is a centrally located area of communal open space for residents only of c. 1,167sq. m (Figure 6.9) (1,131 sq. m required as per Apartment Guidelines 2020).

7.0 CONCLUSIONS

The preparation of this Community and Social Audit was undertaken in response to the requirements of the Dublin City Development Plan 2016-2022 (Policy SN5) and to take Policy QHSN46 of the Draft Dublin City Development Plan 2022-2028 into consideration, so as to determine the level of community services provision in the study area and whether such community related facilities have the capacity to support the prospective residents of the proposed development.

In summary, it is considered that the Inchicore area provides an array of local services and recreational facilities which are accessible to both the immediate community and wider locales. This includes educational, child-minding, retail, religious services and green space amenities.

The subject site benefits from its close proximity to the retail and town centre core of Inchicore which provides for a number of retail services including a Tesco and Spar, cafés, other foodstores and retail outlets, public houses, restaurants and other commercial, cultural and medical services

such as an estate agent, medical centre, dentist, credit union, solicitors' offices and takeaway restaurants.

The village area also provides numerous educational opportunities with 7 no. primary schools and 8 post-primary schools within a c. 1.5 - 2km radius of the site, with most having adequate capacity to cater for additional students into the future. This is in addition to the Inchicore College of Further Education which expansively provides students with high-quality educational opportunities post-secondary school within c. 300m of the subject site.

13 no. childcare facilities were also identified within the surrounding area of the subject site which also enhances the choice and opportunities for parents with young children. However, following a Creche Demands and Needs Assessment (see Appendix 1) carried out by John Spain Associates, it was found that the current capacity available in such existing facilities would not be able to accommodate the potential demand created by the proposed development. Therefore, the decision to include the development of a creche to cater for the demand generated as part of the proposed development, shall address this social deficit in the area and further improve the community facilities and choice into the future.

Additionally, the provision of multiple open green space (i.e. 19.3% of the subject development area) within the proposed scheme not only generously exceeds the 10% requirement for public open space provision in the Dublin City Development Plan 2016-2022, but further expands the offering of public open green space in the area by adding to the established green infrastructure of Inchicore including the Grand Canal Greenway, the newly refurbished Grattan Crescent Park and the Mysteries of the Rosary green core on the Oblates grounds.

Therefore, it is submitted that the current provision of social services and community amenities in the Inchicore area can accommodate the future prospective residents of the proposed St. Michael's Estate through the village's vast range of accessible and quality businesses and service providers.

Concurrently, the subject site provides no meaningful contribution to the built environment or social infrastructure of Inchicore at present. Therefore, it is proposed that the submitted development scheme for the subject site shall bring forward the provision of a high quality public open spaces, a creche, 2 no. café/restaurants, 5 no. retail/retail service units along with a supermarket and a high-quality residential environment which will result in a significant enhancement and contribution to the exiting social and community infrastructure in the area currently.

Furthermore, it is proposed to provide a Community Hub/ Library building at the new public plaza fronting Emmet Road which will contribute significantly to the cultural resource of Inchicore by addressing the clear deficit in the cultural offering in the area, as identified by this Community and Social Audit.

APPENDIX 1: CHILDCARE FACILITIES ASSESSMENT

Policy Context

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

The Guidelines state in Chapter 4 – Planning for Sustainable Neighbourhoods, that Planning Authorities should ensure efficient and integrated provision of schools, childcare, community centres, healthcare facilities and district/neighbourhood centres are made available for the wider community.

Section 4.5 of the Guidelines includes recommendations in response to childcare provision and specifically states the following:

*“The Department’s guidelines on childcare facilities (DoEHLG 2001) emphasise the importance of local assessment of the need to provide such facilities at the development plan or local area plan stage, having regard to the provision of existing facilities in the area. When considering planning applications, in the case of larger housing schemes, the guidelines recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units. However, **the threshold for such provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas**, in consultation with city / county childcare committees. The location of childcare facilities should be easily accessible by parents, and the facility may be combined with other appropriate uses, such as places of employment.”* (Emphasis added)

This report seeks to demonstrate that having regard to the existing and planned geographical distribution of childcare facilities in the area and having regard to the demand for childcare facilities from future residents of the development.

Guidelines for Planning Authorities on Childcare Facilities (2001)

The “Guidelines for Planning Authorities on Childcare Facilities” (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. The Guidelines recommend that in larger new housing estates, 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.

The Guidelines state that *‘planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate. (See also paragraph 3.3.1 and Appendix 2 below). **The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.** Authorities could consider requiring the provision of larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc’.* (Emphasis added)

We understand that a review of the Childcare Guidelines is scheduled by the Department, predicated on the accepted view that the current guidelines are too onerous / prescriptive.

Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)

The recommendations of the 2001 Childcare Facility Guidelines, outlined above, must be considered in the context of the Sustainable Urban Housing: Design Standards for New Apartments 2020, i.e., more recent Section 28 Ministerial Guidelines.

Section 4.7 of the Apartment Guidelines 2020 states the following in relation to childcare facilities:

*“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes 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 of the area. 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.”* (Emphasis added)

Household Size

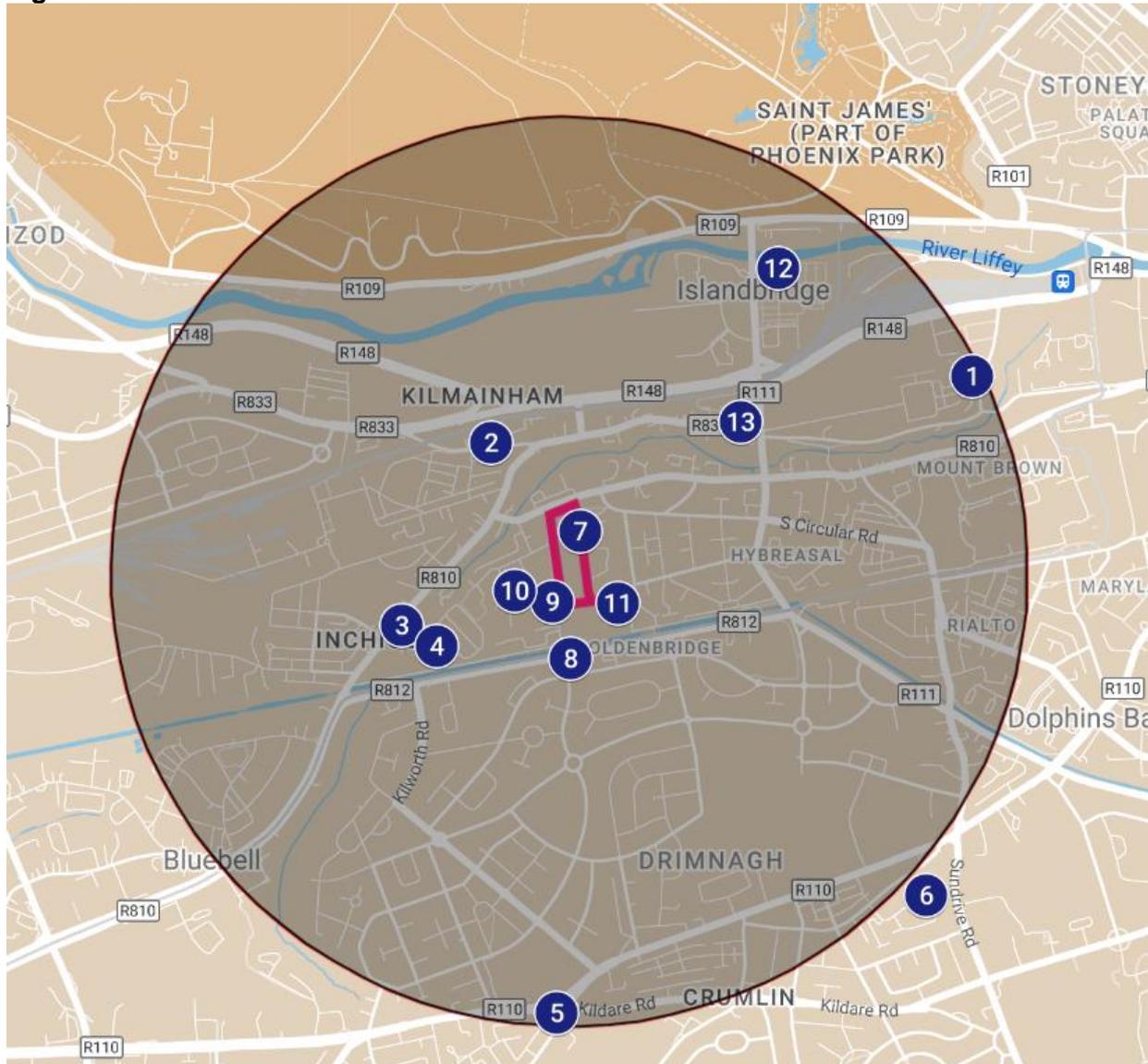
As evident from the below CSO (2016) figures, the household size in both Dublin City Council, the Study Area, and Kilmainham C Electoral District smaller than the state average.

Area	Households	Persons	Average Household Size
Kilmainham C ED	2,106	5,155	2.4
Study Area	12,275	28,955	2.4
Dublin City Council	211,747	525,229	2.5
State	1,697,665	4,666,376	2.8

Table 1: Comparison of household size between the State, DCC, Study Area and Kilmainham C ED (CSO, 2016).

Existing Childcare Providers

Within a radius of c.1.5 km from the subject site we noted 11 No. childcare facilities providing a range of services from full day to sessional for a range of age profile with a cumulative capacity for 473 No. children. Appendix B sets out full details of these 7 no. childcare facilities. Their geographic distribution is shown below.

Figure 1 Overview of Childcare Facilities in within 1.5km

(Source: Google Maps / Tulsa's Register of Early Year Services, August 2021).

Existing Childcare Demand

The CSOs Quarterly National Household Survey (QNHS), Childcare, Quarter 3 2016 is the most current available published national data on childcare statistics. It provides the following information of relevance to this assessment. This survey found that 19% of pre-school children in the State are cared for in a crèche / Montessori / playgroup / after school facility, with the highest rate of use to be found in Dublin at 25%.

According to Census 2016, there are 1,655 no. children aged between 0-5 years within the study area (study area indicated in Figure 1). Based on data presented in QNHS, which demonstrates that 25% of school children in the Dublin area are cared for in a crèche/Montessori/playgroup/after school facility, this would indicate that there is an existing requirement for circa. 414 no. pre-school places in this catchment ($1,655 / 4$).

Assessment of Childcare Need

There are several ways to estimate the number of childcare places which would be required the needs of the residential of the proposed apartment scheme.

Data extrapolated from Census 2016 identified that 6.9% of the local area population were children 0-5 years of age in the study area. Applying this percentage to the projected population which could be housed in the proposed development would give an estimate of 95 no. children under 6 of the projected resident population.

Then as noted above only around one quarter of such pre-school age children in Dublin avail of childcare facilities, this would suggest that as few as 24 No. children may require the use of such a creche facility on site.

A second approach is to apply the methodology as set out in the Childcare Guidelines, as updated by the Apartment Guidelines, which states:

“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes 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 of the area. 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.”

The proposed development entails the following unit mix:

Types	Unit Numbers
Studio	110
1 bedroom	172
2 bedrooms	250
3 bedrooms	46
Total	578

Considering the above unit mix, the childcare requirement on the basis of 1 facility catering for 20 places per 75 No. units (excluding studio and 1 bed units) would be 79 no. places.

Given that this figure is higher than the theoretical children projected population, it is proposed that a creche facility capable of accommodating approximately 79 no. children will be provided on site as part of the overall development, in accordance with the Childcare Guidelines.

Appendix A: Age Profile Data – (Source: Census 2016, CSO)

Age Group	DCC	State	ED's
0	6,602	62,257	76
1	6,123	64,029	71
2	6,050	66,318	74
3	5,949	68,076	57
4	5,959	70,835	57
5	5,930	72,404	49
6	5,836	72,517	53
7	5,713	72,166	40
8	5,454	71,524	48
9	5,004	66,950	22
10	4,901	64,793	32
11	4,868	64,014	29
12	4,897	64,325	31
13	4,861	63,531	32
14	5,066	62,813	31
15	4,938	61,643	43
16	5,090	60,989	34
17	5,430	61,318	44
18	6,499	61,294	45
19	6,824	57,572	44
20-24	44,484	273,636	354
25-29	60,867	297,435	526
30-34	58,889	361,975	558
35-39	49,561	389,421	421
40-44	38,021	357,460	311
45-49	34,093	326,110	277
50-54	31,743	299,935	199
55-59	28,792	270,102	161
60-64	23,755	238,856	155
65-69	20,984	211,236	130
70-74	17,027	162,272	103
75-79	14,161	115,467	91
80-84	10,857	81,037	96
85+	9,326	67,555	64
Total	554,554	4,761,865	4358

APPENDIX 2: EXISTING CHILDCARE FACILITIES IN LOCAL AREA

Tulsa Number	Service Name	Address	Town	Age Profile	Service Type	No. Of Children Service Can Accommodate	Registration Date
TU2015DY375	Safari Childcare HSQ	The Hibernia Building, Houston South Quarter, St John's Rd W, Kilmainham	Dublin 8	2-6 Years	Full Day Part Time Sessional	45	01/01/2020
TU2015DY382	Eden Early Learning	51 Sarsfield Rd, Kilmainham	Dublin 10	2 - 6 Years	Sessional	22	01/01/2020
TU2015DY370	Chestnut Day-care	Tyrconnell Rd, Inchicore, Dublin	Dublin 8	0 - 6 Years	Full Day	103	01/01/2020
TU2015DY379	Hope Childcare	Unit 6, Goldenbridge Industrial Estate, Inchicore, Dublin	Dublin 8	1 - 6 Years	Full Day Part Time Sessional	70	01/01/2020
-	Daisy Chain Community Creche	48-66 Keeper Rd, Drimnagh,	Dublin 12	0-4 Years	Sessional	-	01/01/2020
TU2015DY407	Precious Children Day Care	8 St Mary's Rd, Walkinstown,	Dublin 12	2 - 6 Years	Sessional	32	01/01/2020
TU2015DY257	Creative Kids & Company	12 Old County Glen, Crumlin	Dublin 12	1 - 10 Years	Part time Sessional (Morning)	126	01/01/2020
TU2019DY009	Footprints Early Years Ltd	IPC Community Sports Centre, Bulfin Road, Inchicore	Dublin 8	2-6 Years	Part Time Sessional	20	15/10/2019
TU2015DY262	Forget-Me-Not Montessori School	St. John Bosco Youth Centre, Davitt Road, Drimnagh, Dublin 12	Dublin 12	2-6 Years	Sessional	10	01/01/2020
TU2015DY283	Goldenbridge ECDS	Off Emmett Crescent, Inchicore, Dublin 8, D08 KX63	Dublin 8	0-4 , 5 -12 Years	Full Day Part Time Sessional	28	01/01/2020
TU2015DY253	Eala Og Childcare Centre	Golden Bridge Integrated Services Complex, Inchicore	Dublin 18	2-6 Years	Full Day Part Time Sessional	17	1/01/2020
TU2021DY005	Safari Childcare Kilmainham	Unit 3 Kilmainham Square, Inchicore Rd, Kilmainham	Dublin 8	2 - 6 Years	Full Day, Part Time, Sessional	45	01/01/2020
TU2021DY005	Safari Childcare Islandbridge	The Sterling Building, Clancy Quay	Dublin 8	1 - 6 Years	Full Day	100	01/01/2020

APPENDIX 3 : BUSINESSES AND SERVICES IN INCHICORE, DUBLIN*

*This list is not intended to be exhaustive

Category	Business Name	Address	Phone
Addiction Services	Canal Communities Regional Addiction Services	Oblates Basketball Hall, Tyrconnell Rd, Inchicore, Dublin 8, D08 KCH5	086 806 0421
Addiction Services	Frontline – Kavanagh House	135 Emmet Road, Inchicore, Dublin, D08 FP44	(01)4736502
Animal Welfare Societies	Irish Blue Cross	15A Goldenbridge Ind Est Tyrconnell Road Inchicore, Dublin 8	(01)4163030
Bar & Restaurant	The Grattan	8 Grattan Crescent, Inchicore, Dublin, D08 V670	(01)5169799
Barber	Shay's Village Barber	9 Tyrconnell Road, Inchicore, Dublin 8, D08 YAOE	N/A
Barber	The Gent's Den Barbershop	203 Tyrconnell Rd, Inchicore, Dublin 8, D08 Y8N1	085 810 6563
Barber	Tribe Male Grooming	106 Tyrconnell Rd, Inchicore, Dublin 8, D08 N4X0	(01)4546283
Bed & Breakfast	Glenkeen House	207 Tyrconnell Road, Inchicore, Dublin 8	(01)4163537
Betting Agents	Tracksports Bookmakers	1 Saint Vincent Street West, Inchicore, Dublin 8, D08 WT0A	(01)8020637
Betting Agents	Paddy Power	9 Grattan Crescent, Inchicore, Dublin 8, D08 VH60	1800 812 240
Bike Sales & Repair	Frontline Bikes	147 Emmet Road, Inchicore, Dublin, D08 PR94	087 737 7737
Butchers	Eddie Lloyd and Sons Family Butchers	11A Grattan Crescent, Inchicore, Dublin, D08 AD73	(01)4534616
Butchers	P&P Meats	50 Bulfin Road, Inchicore, Dublin, D08 TPP3	(01)4545882
Butchers	Ken's Butcher's	201 Tyrconnell Rd, Inchicore, Dublin 8, D08 TW27	(01)4533870
Café	Unfiltered coffee	205B, Emmet Road, Inchicore, Dublin 8, D08 EN29	N/A
Café	Riggers D8	145 Emmet Road, Inchicore, Dublin, D08 VK72	(01)5573282
Café	Bulfin Coffee	49 Bulfin Road, Inchicore, Dublin 8, D08 FH21	(01)4737111
Café / Deli	Greenville	5A Tyrconnell Road, Inchicore, Dublin 8, D08 R8Y2	089 975 3212
Café / Sweet shop	Sweet n' Simple	13 Tyrconnell Road, Inchicore, Dublin, D08 A029	N/A
Car & Commercial Services	Electrical Starter Centre	124F Emmet Road Inchicore, Dublin 8	(01)4731515
Car & Commercial Services	Electrical NationalAutoparts.ie	Camac Close, Emmet Road, Inchicore, Dublin	(01)4541700
Catering Equipment - Hire	O'Byrne M (Hire & Catering) Ltd	Camac Close Emmet Road Inchicore Dublin 8	(01)4531011
Charity shop	NCBI Charity Shop	9B Grattan Crescent, Inchicore, Dublin 8, D08 V670	087 139 4330
Clothes Shop	Plus & Minors	11 Grattan Crescent, Inchicore, Dublin, D08 EY2X	(01)4736919
Clubhouse	Inchicore United Workmen's Club	187 Emmet Road, Inchicore, Dublin, D08 T2H7	(01)4531871
Constituency Office	Patrick Costello TD	122 Emmet Road, Inchicore, Dublin 8, D08 KX68	(01)6183566
Convenience store	Mini Market – Polish Ethnic Food Store	2-3 St James's Place, Inchicore, Dublin 8, D08 AW61	N/A
Convenience Store	Small Changes Wholefoods Store	120 Emmet Road, Inchicore, Dublin 8, D08 Y962	(01)5526147
Credit Union	Ballyfermot Inchicore Credit Union	12 &, 12A Grattan Crescent, Inchicore, Dublin 8, D08 P2N8	(01)6265458

Category	Business Name	Address	Phone
Addiction Services	Canal Communities Regional Addiction Services	Oblates Basketball Hall, Tyrconnell Rd, Inchicore, Dublin 8, D08 KCH5	086 806 0421
Dental Services	Inchicore Dental	23 Tyrconnell Road, Inchicore, Dublin 8, D08 V634	(01)4547207
Drama Schools	Erika School Of Speech & Drama	Inchicore College of Further Education, Emmet Road, Inchicore, Dublin 8	(087)7473628
Driving School	Independent School of Motoring	11 Jamestown Road, Inchicore, Dublin 8, D11 T226	085 198 1593
Driving School	Robert's driving school Inchicore	32 Emmet Crescent, Inchicore, Dublin, D08 H3N3	085 288 9298
Electrical Contractors	H Shiels	Goldenbridge Ind Est, Tyrconnell Road, Inchicore Dublin 8	(01)4540441
Electrical Equipment & Supplies Wholesale	Electrical Supplies Ltd	U6 Jamestown Industrial Estate, Inchicore, Dublin 8	(01)4731381
Electrical Equipment & Supplies Wholesale	Core	17B Goldenbridge Ind Est Tyrconnell Road Inchicore, Dublin 8	(01)4537033
Electrical Sales	Jay Shiels Sales	Unit 18c Goldenbridge Industrial Estate, Tyrconnell Road, Inchicore, Dublin 8	087 935 3826
Employment Agencies	Team Obair Ltd	10A Grattan Crescent Inchicore, Dublin 8	(01)4536722
Employment Office	Dublin South City Local Employment Service	Goldenbridge Integrated Complex, 32-44 Emmet Crescent, Inchicore, Dublin 8, D08 H7PP	(01)4537229
Engineering Services	Built Enviro Engineering Ltd.	Unit 17b Goldenbridge Industrial Estate, Tyrconnell Road, Inchicore, Dublin 8, D08 X2AE	N/A
Engineers' Supplies	J.G. Engineering Supplies Ltd	U20 Goldenbridge Ind Est Inchicore, Dublin 8	(01)4730900
Estate Agents	Brock Delappe	21 Tyrconnell Road, Inchicore, Dublin 8, D08 RK46	(01) 633 446
Financial services	Irish Social Finance Centre	10 Grattan Crescent, Inchicore, Dublin, D08 R240	(01)4531861
Florist	Flowerpop	122a Emmet Road, Inchicore, Dublin 8, D08 KX68	087 333 8710
Funeral Directors	Patrick Massey Funeral Directors	Inchicore Dublin	(01)4536704
Furniture - Wholesale	Goldenbridge Furniture	Unit 18 Goldenbridge Ind Est, Tyrconnell Road, Inchicore Dublin 8	N/A
General Practitioner	Inchicore Medical Centre	15 Grattan Crescent, Inchicore, Dublin 8, D08 EWF2	014734030
Glass	GlassCentre.ie	Goldenbridge Industrial Estate, Tyrconnell Road Inchicore, Dublin 8, D08 HV59	(01)4541711
Green Guide - Solar Energy Heating	A1 Energy Solutions Solar Panels	100 Tyrconnell Pk Inchicore, Dublin 8	(01)4734283
Hairdressers	DM Hairdressing	79 Tyrconnell Road Inchicore, Dublin 8	(01)4540748
Hardware	Inchicore Hardware	U20 Goldenbridge Ind Est Inchicore, Dublin 8	(01)4406692
Health Service Executive	HSE Primary Care Centre Inchicore	St. Michael's Estate, Inchicore, Dublin 8	(01)4534701

Category	Business Name	Address	Phone
Addiction Services	Canal Communities Regional Addiction Services	Oblates Basketball Hall, Tyrconnell Rd, Inchicore, Dublin 8, D08 KCH5	086 806 0421
Irish Language Centre	Conradh na Gaeilge	Halla Chraobh Inse Chór, Corrán Grattan, Inse Chór, Áth Cliath 8	(01)8387614
Launderette	Clean Well Launderette	119 Emmet Road, Inchicore, Dublin 8, D08 DW94	(01)4535390
Lawnmower Sharpening & Repairing	Mower City	153 Emmet Road, Inchicore, Dublin 8, D08 H95K	(01)4532530
Mobility Services	E-scooter services	195 Emmet Road, Inchicore, Dublin 8, D08 XY4C	089 976 5683
Motor Sales & Repair	Moloney Motors	136 Emmet Road, Inchicore, Dublin, D08 N8N8	087 782 9778
Motor Sales & Repairs	Premier Motor Cycles / Bicycle Repair	99 Emmet Road, Inchicore, Dublin 8, D08 WV83	(01) 4531138
Motor Sales & Repairs	Conor Moran Car Garage	Unit 2, 100 Emmet Road, Inchicore, Dublin 8, D08 X7PE	(01)4547478
Newsagents	Scoops	82 Tyrconnell Rd, Inchicore, Dublin, D08 N5W8	(01)4530730
Newsagents / Convenience Store	Bulfin News	51 Bulfin Road, Kilmainham, Dublin, D08 E6K6	N/A
Newsagents / Convenience Store	Nearby	199 Tyrconnell Rd, Inchicore, Dublin, D08 R8KT	N/A
Nursing/Convalescent Homes	The Croft Nursing Home Inchicore	2 Goldenbridge Walk Inchicore, Dublin 8	(01)4542374
Painting & Decorating Contractors	Samuel Kidd	1 Connolly Avenue, Inchicore, Dublin 8	(01)4541934
Pharmacy	Keatinge's Pharmacy	3 Tyrconnell Road, Inchicore, Dublin, D08 X785	(01)4547071
Pharmacy	Grattan's life pharmacy	13 Grattan Crescent, Inchicore, Dublin 8, D08 VKK2	(01)4533984
Pile Driving Contractors	PJ Hegarty and Sons	Davitt Road, Inchicore, Dublin 12	(01)4556270
Post Offices	An Post	Eurospar, The Tramyard, Spa Road, Inchicore, Dublin 8	(01)4534530
Printing Services	Print Bureau	23 Goldenbridge Industrial Estate, Inchicore, Dublin 8, Dublin, D08 NY57	(01)4733567
Public house	The Black Lion	207A, Emmet Road, Inchicore, Dublin 8, D08 PN20	(01)4534580
Public House	McDowells Pub	139 Emmet Road, Inchicore, Dublin, D08 V882	(01)4533171
Public Houses & Lounge Bars	Timothy Crough's The Saint	1 St Vincent Street West Inchicore , Dublin 8	(01)4533845
Public Houses & Lounge Bars	Cleary's	53 Sarsfield Road Inchicore 10 Dublin	(01)4531145
Public Houses & Lounge Bars	Cottage Inn Lounges	Bluebell Avenue Inchicore 12 Dublin	(01)4505111
Restaurant	Funto Wine Bar and Pizzeria	James Plunkett House, 9 Grattan Crescent, Inchicore, Dublin, D08 VP20	(01)5242629
Restaurant	Kisoro Sushi & Ramen	8 Grattan Crescent, Inchicore, Dublin, D08 V670	(01)5169799
Restaurant / Brewery	Rascals Brewery, Bar and Pizza	Goldenbridge Estate, Tyrconnell Road, Inchicore, Dublin, D08 HF68	(01)5382051
Retreat Houses & Centres	Oblate Fathers	House of Retreat, Tyrconnell Road Inchicore, Dublin 8	(01)4534408
Salon	Halo Hair and Beauty	205 Emmet Road, Inchicore, Dublin, D08 Y209	(01)5377007
Salon	Cut Culture	12 Grattan Crescent, Inchicore, Dublin 8, D08 X652	(01)4738320

Category	Business Name	Address	Phone
Addiction Services	Canal Communities Regional Addiction Services	Oblates Basketball Hall, Tyrconnell Rd, Inchicore, Dublin 8, D08 KCH5	086 806 0421
Salon	Reflections Hair Salon	149 Emmet Road, Inchicore, Dublin 8, D08 PR94	(01)4545822
Salon	Salon Rouge	48 Bulfin Road, Inchicore, Dublin 8, D08 A585	(01)4539746
Salon	H Nails Spa	47a Bulfin Road, Inchicore, Dublin 8, D08 C959	(01)4020827
Second-hand retail	The Treasure Chest	11 Grattan Crescent, Inchicore, Dublin, D08 AD73	085 702 4629
Security Services	Maximum Security Systems	17 Tyrconnell Road, Inchicore, Dublin 8, D08 YC43	(01)4643214
Service Stations - Cars	Applegreen	90 Tyrconnell Road, Inchicore, Dublin 8, D08 AF5Y	(01)4731458
Service Stations - Cars	Sarsfield Road Service Station - Applegreen	252 Sarsfield Road, Inchicore, Dublin 8	(01)6261416
Shoe shop	Golden Soles	4 Tyrconnell Road, Inchicore, Dublin 8, D08 W9N2	087 911 1929
Solicitors	Able Solicitors	72 Tyrconnell Road, Inchicore, Dublin 8	(01)4736963
Solicitors	Cullen & Co Solicitors	86/88 Tyrconnell Road, Inchicore, Dublin 8	(01)4536114
Solicitors	B&P Byrne Solicitors	5 Tyrconnell Road, Inchicore, Dublin 8, D08 XOY1	(01)4533309
Solicitors	Thompson Solicitors	10A Grattan Crescent, Inchicore, Dublin, D08 AK15	(01)2150485
Solicitors	Woods & Company Solicitors	10A Grattan Crescent, Inchicore, Dublin, D08 AK15	(01)2159480
Sports Clubs & Associations	St Patrick's Athletic FC Ltd	125 Emmet Road Inchicore, Dublin 8	(01)4546332
Supermarket	Eurospar	Tramyard, Inchicore, Dublin 8	(01)4733740
Supermarket	Tesco	Tyrconnell Place, Tyrconnell Road, Inchicore, Dublin, D08 A8DW	(0818) 555 573
Supermarkets	Davak Super Store	124 Emmet Road Inchicore Co. Dublin	(01)4546224
Takeaway	Macari's Takeaway	13 Tyrconnell Road, Inchicore, Dublin 8, D08 YF2D	(01)45453742
Takeaway	Inchicore Inn Chinese Takeaway	7B Tyrconnell Road, Inchicore, Dublin 8, D08 NX44	(01)4537386
Takeaway	Jamaal 5 in 1	124 Emmet Road, Inchicore, Dublin, D08 N8C3	(01)4169634
Takeaway	Pronto Pizza	201 Emmet Road, Inchicore, Dublin 8, D08 XD50	(01)211888
Takeaway	Hui Kee	52 Bulfin Road, Inchicore, Dublin 8, D08 NH51	(01)4732536
Takeaway	Fine Rice	201A Tyrconnell Rd, Inchicore, Dublin 8, D08 KC59	(01)4532673
Takeaway / Restaurant	Apache Pizza	134 Emmet Road, Inchicore, Dublin, D08 W978	(01)4421028
Takeaway Foods	Toni's Takeaway	93-95 Emmet Road Inchicore Dublin	(01)4730701
Takeaway Foods	Mizzoni's Pizza	191 Emmet Rd, Kilmainham, Dublin 8, D08 K351	(0818)888834
Tanning Salon	Tan Hut	135b Emmet Road, Inchicore, Dublin, D08 T283	N/A
Towing & Breakdown Service	Derek Beahan Recovery	Rear 90-98 Emmet Road Inchicore, Dublin 8	(01)4534567
Youth Services	Krib GYDB	195 Emmet Road, Inchicore, Dublin 8, D08 Y7V2	086 010 6009