

## **Community and Social Audit**

*In respect of the proposed development at*

### **Proposed Residential Development - Donore Project, at Site of Former St. Teresa's Gardens Donore Avenue, Dublin 8**

*Prepared by*

**John Spain Associates**

*On behalf of*

***The Land Development Agency***

**December 2022**



39 Fitzwilliam Place  
Dublin 2

Telephone: (01) 662 5803

Facsimile: (01) 676 6374

E-mail [info@johnspainassociates.com](mailto:info@johnspainassociates.com)

**DOCUMENT CONTROL SHEET**

<b>Client:</b>	<b>The Land Development Agency</b>
<b>Project Title and Job No.:</b>	<b>Project Donore 21154</b>
<b>Document Title:</b>	<b>Community and Social Audit</b>
<b>Document No:</b>	<b>Final</b>

<b>Rev.</b>	<b>Status</b>	<b>Author(s)</b>	<b>Reviewed By</b>	<b>Approved By</b>	<b>Issue Date</b>
<b>01</b>	<b>Draft</b>	<b>DF</b>	<b>SB/JS</b>	<b>JS</b>	<b>18.11.2022</b>
<b>02</b>	<b>Final</b>	<b>DF</b>	<b>SB</b>	<b>SB</b>	<b>28.11.2022</b>

## **Table of Contents**

<b><u>Chapter</u></b>	<b><u>Page</u></b>
1.0 Introduction	3
2.0 South Inner City Area Context	9
3.0 Demographic Profile	10
4.0 Planning Policy Review	15
5.0 Existing Community Facilities	22
6.0 Development Proposal	47
7.0 Conclusion	49

**Appendix 1: List of Primary Schools**

**Appendix 2: List of Post Primary Schools**

**Appendix 3: Childcare Facilities Assessment**

## 1.0 INTRODUCTION

- 1.1 The purpose of this report is to provide an audit of the existing social, cultural and community facilities serving Dublin's South-West Inner City. 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.
- 1.2 These facilities are assessed in the context of proposed development of the subject site for residential use. In particular this assessment assesses if there is sufficient community facilities provision within the catchment to cater for the future needs of the population.
- 1.3 This report has been prepared on behalf of the Land Development Agency who propose to develop lands in partnership with Dublin City Council, the landowners, for a residential development, including 543 no. residential units, a childcare (creche) facility, artistic workspaces and cultural space, together with communal open spaces, play area, car parking and bicycle parking, on lands at the former St. Teresa's Garden's complex, Donore Avenue, Dublin 8.
- 1.4 This report provides an overview of the planning policy context as it relates to social and community infrastructure in the context of the proposed development the former St. Teresa's Gardens, Donore Avenue. This report provides a contextual overview of the area surrounding the site, an assessment of the social, cultural and community infrastructure within its catchment, identifies possible future needs in the area and demonstrates how this analysis has informed the community facilities proposed within the subject application.
- 1.5 The purpose of this Community and Social Audit is to determine if the South Dublin City area is well served by community related facilities to support the future residents of the proposed development. The study also forms an important information tool that can be used in the consideration of the redevelopment of other lands in the area.
- 1.6 The subject application site currently provides no community facility or open space for public use. In addition to the residential uses, the proposed development will comprise public open space of 3,408 sqm, communal amenity space of 4,417 sqm and a creche and other community, arts and cultural space. Vehicular, pedestrian and cyclist access routes are provided from a new entrance to the north-west from Margaret Kennedy Road. Provision for further vehicular, pedestrian and cyclist access points have been made to facilitate connections to the planned residential schemes on the Bailey Gibson & Player Wills sites for which there are extant permissions (Ref. No.'s ABP-307221-20 and ABP-308917-20).
- 1.7 The proposed development will also provide for a 952 sq.m. of community, artist workspace, arts and cultural space, including a creche. These facilities will benefit the local area, and the existing and future residents and make a contribution to arts and cultural spaces available in the area. In addition, other communal support facilities,

including a mobility hub, open space, refuse facilities, cycling parking and storage facilities are proposed as part of the residential scheme, together with the inclusion of a retail/café unit. These new commercial units will increase the variety of uses and mix in the area. Therefore, the proposed development will result in a significant contribution to community facilities in the area.

- 1.8 A mobility hub is a place that brings together public, shared and active travel modes to facilitate ease of access and movement between transport options.

### **Dublin City Development Plan 2022-2028**

- 1.9 The Dublin City Development Plan 2022-2028 was adopted in November 2022, and will come into effect on the 14<sup>th</sup> December 2022. As the text and maps of the adopted Plan have not been published as of the date of lodgement of this application, the below text is assumed to be the final plan, based on the proposed material amendments as agreed by the Council on 12 November 2022. An Bord Pleanála will of course assess the scheme against the published plan.
- 1.10 Using the same formatting as set out in the Material Alterations to the Draft Plan, Amendments to the Draft Plan are shown by way of bold green and underlined text **{Amendment}**, while deletions are shown in bold red text with strike through. **(deletion)**.
- 1.11 Section 15.8.2 of the Development Plan states 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.*”
- 1.12 We note the following the relevant objectives as follows:
- **“Policy QHSN45 – High Quality Neighbourhood and Community Facilities** *It is the Policy of Dublin City Council to encourage and facilitate the timely and planned provision of a range of high-quality neighbourhood and community facilities which are multifunctional in terms of their use, adaptable in terms of their design and located to ensure that they are accessible and inclusive to all. **{To also protect existing community uses and retain them where there is potential for the use to continue.}**”*
  - **“Policy QHSN46 – Community and Social Audit** *To ensure that all residential applications comprising of 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and identify whether there is a need to provide additional facilities to cater for the proposed development. Refer to Section 15.8.2 of Chapter 15: Development Standards”*
  - **“Objective CUO22 – SDRAs and Large-Scale Developments** *All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area **{\*}** must provide **{at a minimum}** 5% community, arts and culture **{spaces including exhibition, performance,}** and artist workspaces **{predominantly}** internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural*

and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need. *{\*Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector.}*”

- **“Community and Social Audit** All residential applications comprising of 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and identify whether there is a need to provide additional facilities to cater for the proposed development.
  - A community and social audit should address the following:
  - Identify the existing community and social provision in the surrounding area covering a 750m radius.
  - Assess the overall need in terms of necessity, deficiency, and opportunities to share/ enhance existing facilities based on current and proposed population projections.
  - Justify the inclusion or exclusion of a community facility as part of the proposed development having regard to the findings of the audit.”

- 1.13 Green font illustrated proposed changes as part of Material Alterations to the Plan. The proposed development and this Social Infrastructure Audit are in accordance with the policies of the adopted Development Plan.

### **Strategic Development Regeneration Area (SDRA) 11**

- 1.14 The proposed development is located within the Strategic Development Regeneration Area (SDRA) 11 (Formerly SDRA 12): (St Teresa’s Gardens & Environs)’, zoned Z14. We note, Section 15.1.15 of the Dublin City Development Plan 2022-2028 sets out the regeneration strategy for the area and provides further detail and objectives as to how this should take place. This application aligns itself with these objectives.
- 1.15 The following relevant guiding principles for development in SDRA 11 are set out in the Development Plan (please see Planning Report for full response to guiding principles) as follows:

#### **Urban Structure**

*“The proposed urban structure provides a strategic blueprint for the future development of the SDRA, identifying key connections, public open spaces, locations for increased height and building frontages that will inform an urban design-led approach to the regeneration of this strategic area. The development of a network of streets and public spaces will be promoted to ensure the physical, social and economic integration of St. Teresa’s Gardens with the former Player Wills and Bailey Gibson sites. The potential for further integration with the Coombe Hospital is indicated on the Guiding Principles Map but is indicative only. Regard will need to be had to any flooding constraints in the redevelopment of the Coombe Hospital lands in terms of land use and block layout. Integration of the White Heather Industrial Estate lands should be investigated in the future.*

*The movement framework and street structure, as illustrated in the Guiding Principles Map, introduces permeability through the site, based on proposed key east-west and north-south links and several proposed local access streets. Ensuring north/south (Cork St. and Donore Avenue connection to South Circular Road) permeability and east/west (Dolphin’s Barn Street and Cork Street) is achieved. Generous well*

*designed, attractive multifunctional public open spaces with good orientation, connectivity, passive and active supervision/ overlooking etc. will be provided and will deliver high quality residential and public amenity.*

*A new public park is proposed as a landmark feature with passive supervision by residential and other uses; it will have a comprehensive landscaping strategy to provide significant greenery within the site and will make provision for a diverse range of recreational and sporting facilities for use by the wider neighbourhood and will provide for an area sufficient in size to accommodate a minimum 80 m by 130 m playing pitch.”*

- 1.16 The proposed development accords with the guiding principles of the SDRA through the provision of new pedestrian and cyclist access, public open space, and integration with the wider regeneration area. The proposed development will provide for a significant quantum of much needed housing including social housing, along with ancillary facilities including a creche community facilities and artist space.
- 1.17 The proposed development seeks to integrate with the wider regeneration of the area, in particular with separate proposals for the Player Wills and Bailey Gibson sites providing key linkage piece between Donore Avenue, South Circular Road and The Coombe Women & Infants University Hospital.
- 1.18 Other Source of Information that have informed this Audit include:
- Dublin City Cultural Strategy (2016-2021)
  - Dublin City Cultural Audit and Map
  - Dublin City Parks Strategy 2019-2022

### **Methodology**

- 1.19 As part of this development proposal, we have carried out an assessment of the existing facilities in the area in order to assess the need for social and community infrastructure. A desktop study was used to collect the baseline information, this was then supplemented with a site visit and land use survey of the area to confirm this was up to date. The facilities in each category were recorded in an excel table then mapped.
- 1.20 In order to develop a suitable study area, it was considered that a 1.5 km radius from the site was a reasonable distance to walk or cycle. In accordance with the Development Plan, we have also noted the 750 m radius from the site. Using Openserviceroute.org we have prepared a series of Isochrones to illustrate the site's accessibility. Figure 1.1 to 1.3 represent a various travel distance accessible by a range of means.
- 1.21 Figures 1.1 and 1.2 illustrate walking distances from Donore avenue and Margaret Kennedy Road which are the proposed primary entrances to the scheme.
- 1.22 Figure 1.3 below illustrates cycling distance from Donore Avenue, this incorporates a large portion of the south inner City.

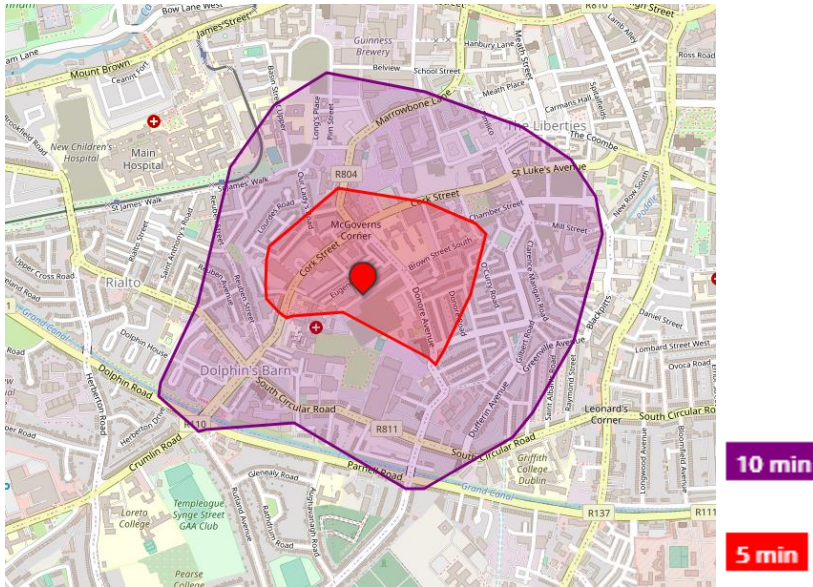


Figure 1.1: Walking distance at 5 and 10 minute intervals from Margaret Kennedy Road.

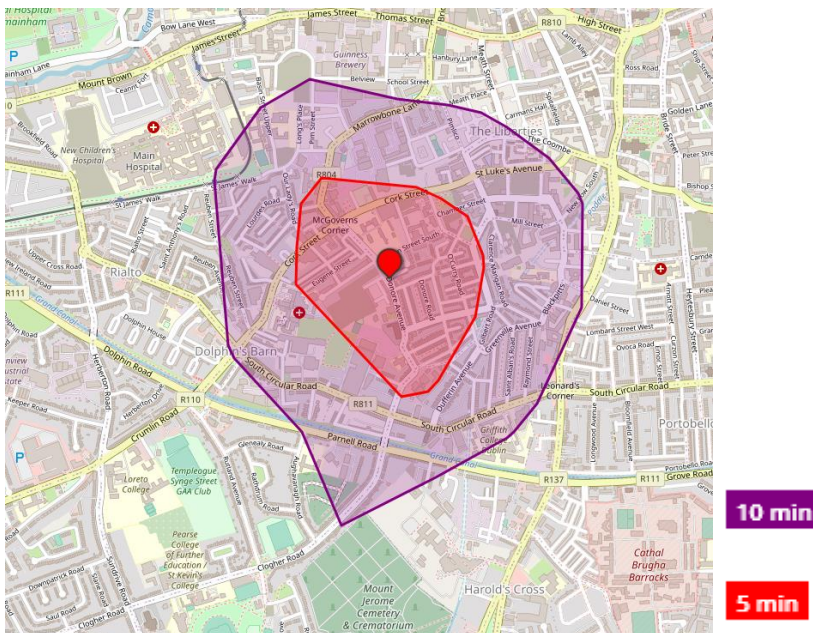
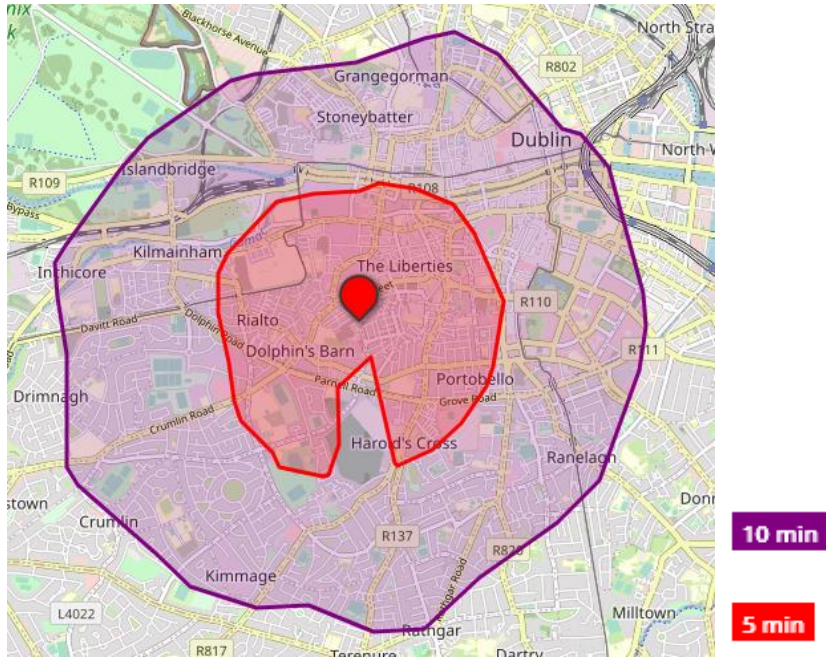


Figure 1.2: Walking distance at 5 and 10 minute intervals from Donore Avenue.





**Figure 1.3: Cycling distance at 5 and 10 minute intervals from Donore Avenue**

## 2.0 SOUTH INNER CITY AREA CONTEXT

- 2.1 The subject site is located on Donore Avenue which is situated in south Dublin City inside the canal ring, south-west of Dublin City Centre (1.6 km from Grafton Street and 2km from O'Connell Street). The wider area is predominately developed and comprising a broad mix of residential and commercial uses.
- 2.2 The site is highly accessible via a number of means. A range of Dublin Bus routes connects Cork Street town centre to the wider Dublin area including the No.'s 27, 56A, 77A and 151.
- 2.3 The Luas Redline provides a high frequency direct connection with wider Dublin City and Tallaght, the nearest station is the Fatima Luas stop located 750m or a 10-12 minute walk to the north-west.
- 2.4 It is planned by the NTA that Cork Street will be served by Bus Connects Core Route Corridor No. 9 'Greenhills to City Centre' in the near future. A planning application for this route is due to be submitted by the NTA to the Board in 2022.
- 2.5 The site is also close to a number of Dublin Bike Stations, enabling easy access to a network of bike share stations (Market Street South or St. James's Hospital).
- 2.6 Figure 3.1 shows the subject site in the context of South Dublin inner City.



*Figure 2.1: Dublin City wider context (Source: Google Maps, 2022).*

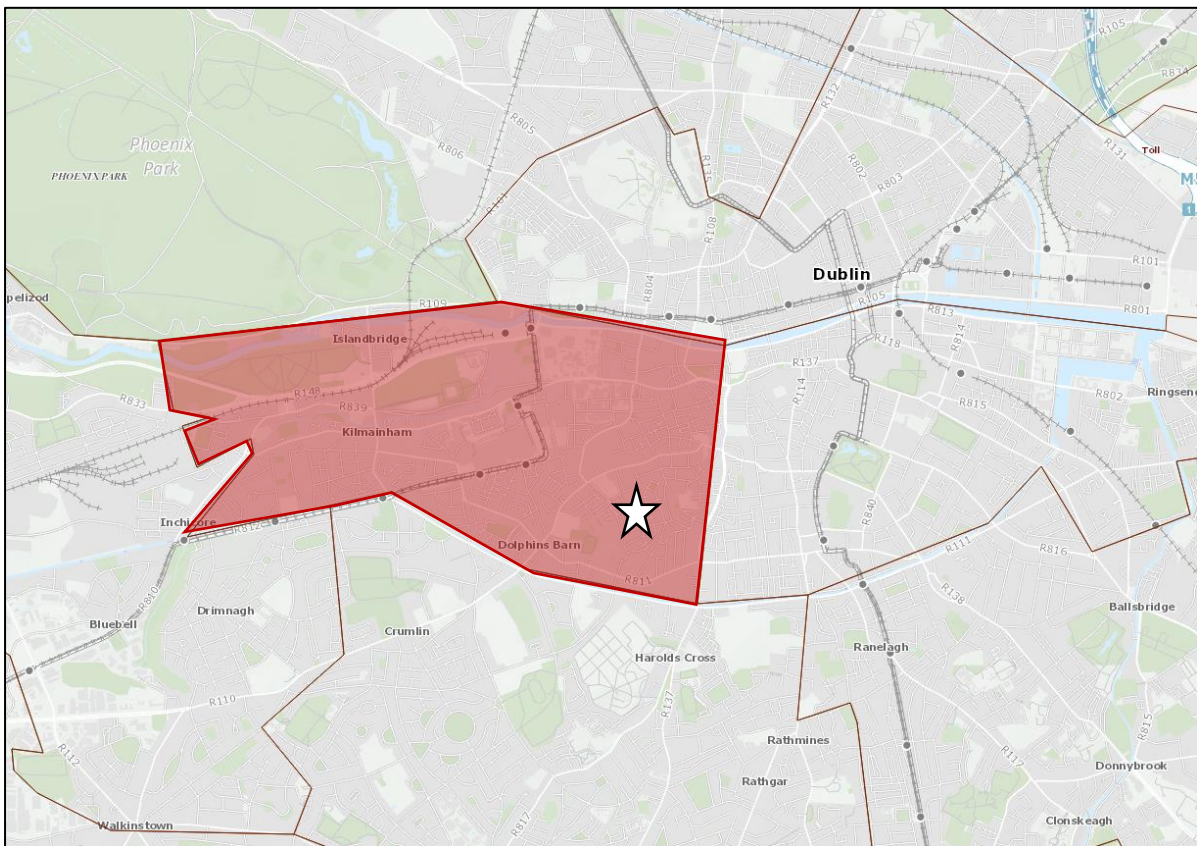
### 3.0 DEMOGRAPHIC PROFILE

3.1 In order to determine a profile of the immediate area for this Audit, it was decided to use to South-West Inner City Local Electoral Area (LEA)-5 as per the CSO SAPMAP<sup>1</sup>, as seen in Figure 3.1 below as this encompasses a significant portion of the nearby City and considered the main area in which current and future residents are likely to avail of everyday services.

3.2 Dublin City covers an area of 115 km<sup>2</sup> and has a population of 554,554 people (Census 2016). The population of the city is projected to increase to between 613,000 to 625,000 people up to 2026. Preliminary result from the 2022 Census state that County Dublin County has grown by 103,342 (7.7%) to 1,450,701 people from 1,347,359 No. people in 2016 however more detailed information relating to Dublin City and the LEA is not yet available as such the 2016 Census is the main point of reference.

3.3 The demographic data for the study area is obtained from the 2016 Census and relate to the Southwest Inner City Local Electoral Area (LEA 2019). The following areas are discussed:

- Population;
- Household Size;
- Age Profile;
- Social Class and Employment; and
- Educational Attainment.



**Figure 3.1: Study Area Boundary outlined in red with subject site indicated by white star; (Source: CSO, 2016).**

<sup>1</sup><https://cso.maps.arcgis.com/apps/webappviewer/index.html?id=4d19cf7b1251408c99ccde18859ff739>

## Population

Year	LEA		Dublin City		State	
	Population	% Change	Population	% Change	Population	% Change
2011	39,416		527,612		4,588,252	
2016	42,344	7.4%	554,284	4.6%	4,757,976	3.7%
2022 (preliminary)	Not available		Not available		5,123,536	7.6%

**Table 3.1: Population Trends in Dublin City and the State, 2011-2016.**

3.4 As can be seen from Table 3.1, LEA has experienced significant population growth above the growth rate in the State. The Dublin City Development Plan 2022-2028 projects population growth of 613,000 (low) to 625,000 (high) by 2026. A population of c. 554,500 was recorded in the 2016 census. This represents a c. 10.5% population increase at the lower end, and a c. 12.7% increase at the higher end over this period.

## Age Profile

Age Group	LEA		Dublin City		State	
	2016 Pop.	% Of Pop.	2016 Pop.	% Of Pop.	2016 Pop.	% Of Pop.
0-19	6997	16.5%	111,994	20.2%	1,309,368	27.4%
20-39	21,439	50.6%	213,801	38.6%	1,322,467	27.7%
40-59	8,957	21.2%	132,649	23.9%	1,253,607	26.3%
60-79	3,940	9.3%	75,927	13.7%	727,831	15.2%
80+	1011	2.4%	20,183	3.6%	148,592	3.1%
<b>Total</b>	<b>42344</b>	<b>100.0%</b>	<b>554,554</b>	<b>100.0%</b>	<b>4,761,865</b>	<b>100%</b>

**Table 3.2: Age Profile in LEA, Dublin City and the State, 2016; Source: CSO.**

3.5 The table above shows the age profile of the LEA in comparison to Dublin City and the State. The above figure shows that Dublin City and the LEA has a generally younger population profile than seen more widely in the State with individuals ages 20-39 comprising the largest age group.

Household Size	LEA	
	Private households (Number)	Persons in private households (Number)
1 person households	5478	5478
2 person households	6503	13006
3 person households	3027	9081
4 person households	1753	7012
5 person households	680	3400
6 person households	204	1224
7 person households	57	399
8 or more persons households	29	258
<b>Total households</b>	<b>17731</b>	<b>39858</b>

**Table 3.3: Household size in LEA, 2016; Source: CSO.**

3.6 The table above shows the average household size for the south-west inner City LEA is 2.24. Based on this and the proposed unit numbers proposed, for the purposes of

this report we estimate the proposed development to result in 1,216 No. people (543 No. units x 2.24).

### Social Class and Employment

Principal Economic Status	LEA		Dublin City		State	
	Pop.	%	Pop.	%	Pop.	%
At work	22,258	60.5%	265,670	56.4%	2,006,641	53.4%
Looking for first regular job	515	1.4%	4,686	1.0%	31,434	0.8%
Unemployed having lost or given up previous job	3,023	8.2%	34,514	7.3%	265,962	7.0%
Student	4,498	12.2%	53,067	11.3%	427,128	11.3%
Looking after home/family	1,602	4.4%	28,734	6.1%	305,556	8.1%
Retired	3,290	8.9%	63,637	13.5%	545,407	14.5%
Unable to work due to permanent sickness or disability	1,498	4.1%	18,665	4.0%	158,348	4.2%
Other	114	0.3%	2,368	0.5%	14,837	0.3%
<b>Total</b>	<b>36,798</b>	<b>100.0%</b>	<b>471,341</b>	<b>100.0%</b>	<b>3,755,313</b>	<b>100%</b>

**Table 3.3: Employment Statistics of LEA, Dublin City and the State, 2016; Source: CSO.**

- 3.7 The table above shows that the LEA area has an above average amount of the population at work, at 60.5% compared to the Dublin City of 56.4% or State average of 53.4% however it also has a higher-than-average percentage of unemployed at 8.2%.
- 3.8 The Labour Force Survey (LFS) is a continuous household survey carried out by the CSO and is the official source of employment and unemployment estimates for Ireland. The more recent statistical release indicated that the employment rate for those aged 15-64 was 72.8% in Q1 2022 compared to 65.6% in Q1 2021 and 69.6% in Q1 2020.
- 3.9 In Q1 2022, the employment rate for males aged 15-64 years was 77.2% compared to 68.6% for females. Looking at the rates by age group, the employment rate was lowest among those aged 15-19 years (27.1%) and highest among those aged 35-44 years (83.4%).
- 3.10 Unemployment decreased by 24,800 (-26.5%) for males to 68,800 in the year to Q1 2022 compared with a fall of 19,000 (-24.7%) to 58,000 for females over the same period.

Social Class	LEA		Dublin City		State	
	LEA	%	Total	%	Pop.	%
Professional workers	3,802	9.0%	53,492	9.6%	386,648	8.1%
Managerial and technical	10,788	25.5%	147,267	26.6%	1,336,896	28%
Non-manual	5,682	13.4%	89,661	16.2%	837,145	17.5%
Skilled manual	4,013	9.5%	62,892	11.3%	671,890	14.1%
Semi-skilled	3,938	9.3%	50,188	9.1%	501,103	10.5%
Unskilled	1,763	4.2%	20,871	3.8%	170,391	3.5%
All others gainfully occupied and unknown	12,358	29.2%	130,183	23.5%	857,792	18%
<b>Total</b>	<b>42,344</b>	<b>100.0%</b>	<b>554,554</b>	<b>100.0%</b>	<b>4,761,865</b>	<b>100%</b>

**Table 3.4: Socio Economic group of LEA, Dublin City and the State, 2016; Source: CSO**

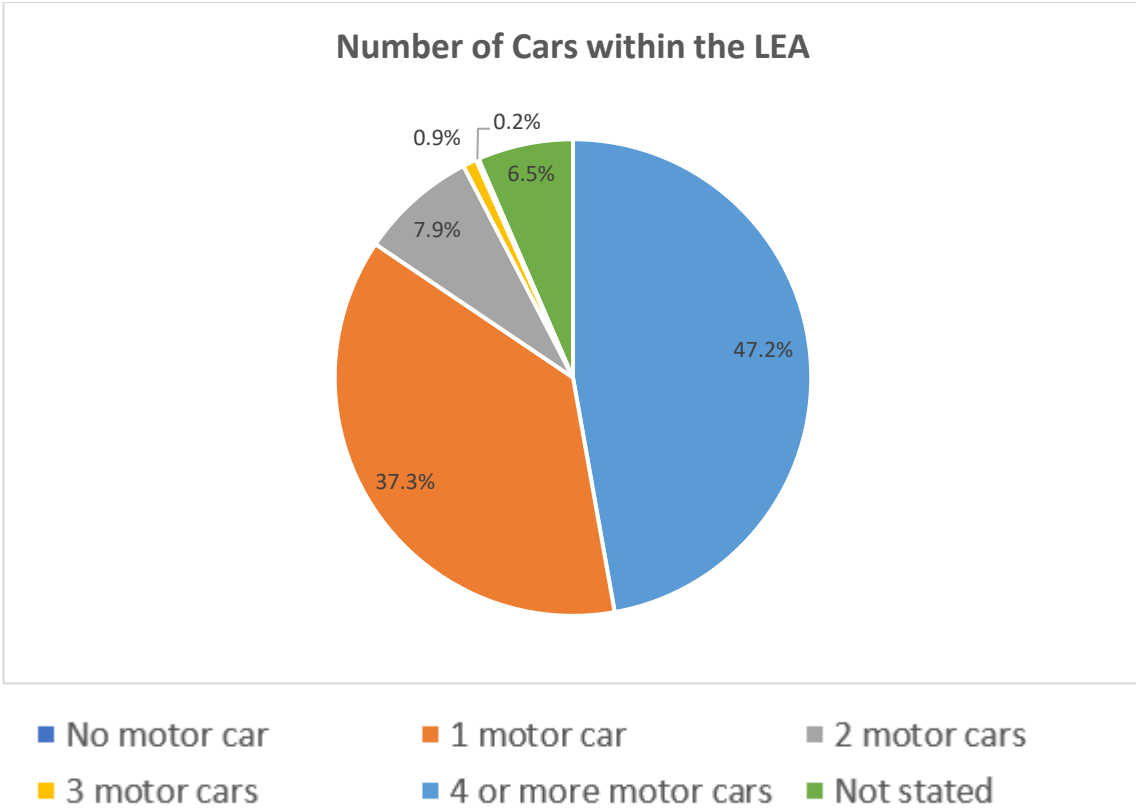
- 3.11 The figures presented in Table 5.4 above suggest that the Dublin City area has a close employment trend when compared to the State average. In terms of socio-economic group. Within the LEA less workers are non-manual, skilled manual and semi-skilled compared to the State averages.
- 3.12 The social class of an area is directly related to educational attainment. This will be further discussed below.

### Educational Attainment

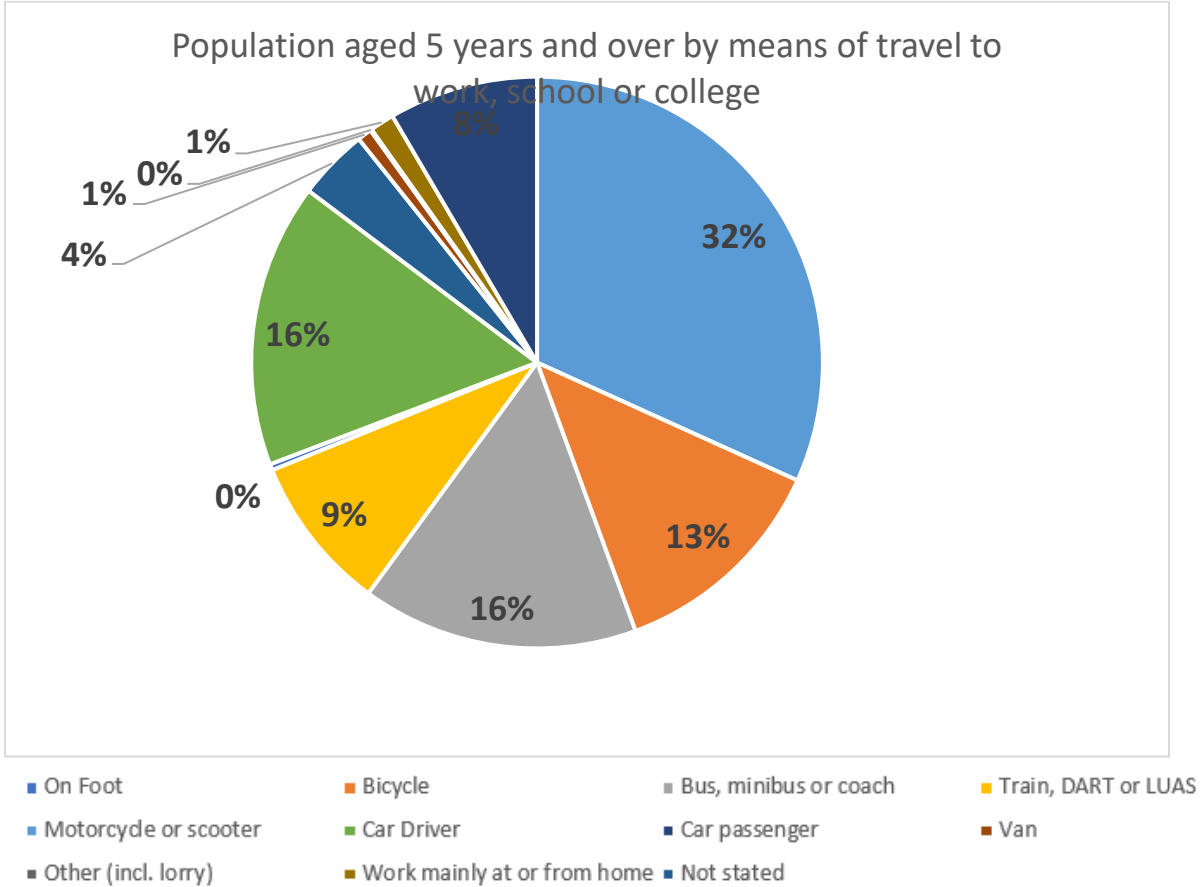
Educational Attainment	LEA		DCC		State	
	Pop	%	Pop	%	Pop.	%
No Formal Education	356	1.3%	5,807	1.5%	52,214	1.6%
Primary Education	2,755	9.7%	43,102	11.3%	334,284	10.7%
Lower Secondary	2,354	8.3%	44,219	11.6%	449,766	14.5%
Upper Secondary	3,378	11.9%	56,059	14.7%	573,643	18.5%
Technical or Vocational qualification	1,651	5.8%	25,005	6.6%	271,532	8.7%
Advanced Certificate/Completed Apprenticeship	885	3.1%	14,191	3.7%	182,318	5.8%
Higher Certificate	1,108	3.9%	14,340	3.8%	153,351	4.9%
Ordinary Bachelor Degree or National Diploma	2,395	8.5%	27,047	7.1%	237,117	7.6%
Honours Bachelor Degree, Professional qualification or both	4,504	15.9%	50,756	13.3%	331,293	10.6%
Postgraduate Diploma or Degree	4,804	17.0%	53,063	13.9%	284,107	9.1%
Doctorate(Ph.D) or higher	478	1.7%	5,897	1.5%	28,759	0.9%
Not stated	3,630	12.8%	41,268	10.8%	198,668	6.4%
<b>Total</b>	<b>28,298</b>	<b>100.0%</b>	<b>380,754</b>	<b>100.0%</b>	<b>3,097,052</b>	<b>100%</b>

**Table 3.4: Education Level in LEA, Dublin City and the State, 2016; Source: CSO.**

- 3.13 As can be seen from Table 5.4 above, the LEA area has a high level of educational attainment in third level relative to the State.
- 3.14 The percentage of the population with no formal education in the LEA (1.3%) is lower than the State average (1.6%). Education attainment at secondary level is also lower than the State averages, as is the percentage of the population in LEA a Technical or Vocational qualification relative to the State average, with figures of 6.7% and 8.7%, respectively.
- 3.15 The following graphics illustrate the level of car ownership to be found in the area, together with the modal split used by existing residents to travel to work, school & college, based on the 2016 Census of Population. From these pie-charts it is evident that while 50% of the population do have access to a car, over 75% of the population use public transport, or cycling or walking to commute to education or work. The Donore Project seeks to build on and promote sustainable travel as the predominant mode of transport for residents within the proposed apartment scheme.



**Figure 3.2: Households with cars in the LEA (Source: CSO, 2016)**



**Figure 3.3: Mode of travel to school / work in the LEA (Source: CSO, 2016).**

## 4.0 PLANNING POLICY REVIEW

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

- Project Ireland 2040 - National Planning Framework;
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009);
- Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020);
- Guidelines for Planning Authorities on Childcare Facilities (2001);
- Regional Spatial and Economic Strategy for the Eastern and Midland Region (RSES) 2019;
- Dublin City Development Plan 2022-2028.

### National Planning Framework

4.2 The National Planning Framework (hereby abbreviated to NPF) is the core high-level strategic plan for shaping the future growth and development of Ireland until 2040. The NPF sets out that 50% of future population is to be accommodated within the existing footprint of Dublin and the other 4 cities.

4.3 The NPF approach includes National Strategic Outcome 10 which seeks to provide '*access to quality Childcare, Education and Health services*'. While the NPF provides no guidance on what infrastructure is required to service new developments of different sizes, a hierarchy of settlements and related infrastructure notes that cities, i.e. central and/or urban locations, may provide all infrastructure within accessible walking area or accessible on transport networks. Figure 3.1 illustrates the hierarchy of settlements and related infrastructure.

4.4 With the lack of alternative guidance and in order to provide a policy and evidence-based approach this Assessment, we will use the NPF hierarchy of settlements to assess the infrastructure within close proximity of the subject area. As set out in Section 3, it is considered a catchment area of infrastructure within 15 minutes walking distance is appropriate.



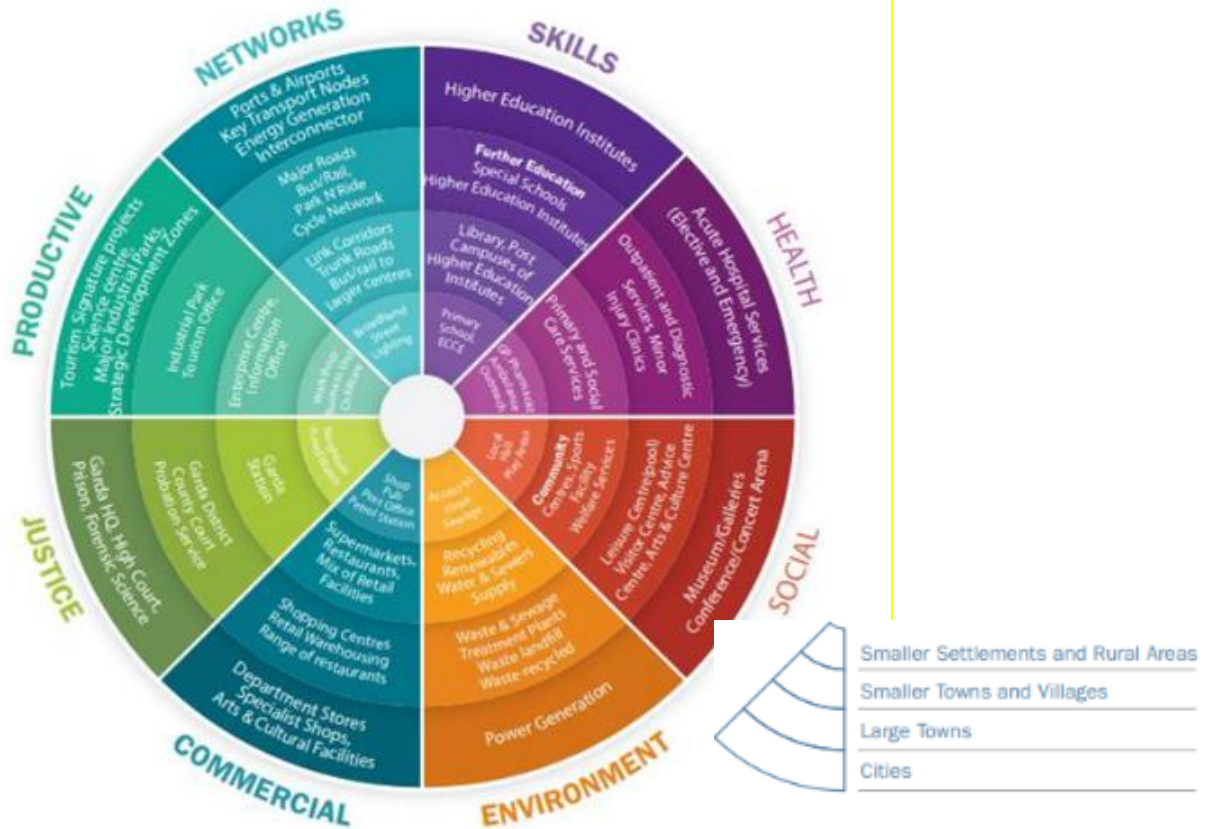


Figure 4.1: NPF Hierarchy of Settlements and Related Infrastructure (Source: National Planning Framework).

4.5 The NPF also includes 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.”

4.6 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 increasing development.

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

- 4.7 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 sections under this document that are relevant to this social and community infrastructure audit / assessment are outlined below.
- 4.8 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.”*
- 4.9 The Guidelines state 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. We note the following requirements set out in the Guidelines that relate to social infrastructure:
- **Schools:** *“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 requiring applications for 200+ units to be accompanied by a report detailing the school capacity of the area and the impact of the development.
  - **Childcare:** In accordance with the Childcare Guidelines 2001, the Guidelines recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units. However, the Guidelines state *“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.”*
  - **Community Centres:** The Guidelines state that provision of community centres is to be assessed by the local authority but should be in a central area and near public transport facilities.
  - **Healthcare facilities:** The Guidelines state that the provision of 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.
  - **District/Neighbourhood Centres:** The provision of new retail in new district or neighbourhood centres will be influenced by the Development Plan Retail Strategy.

### **Sustainable Urban Housing: Design Standards for New Apartments (2020)**

- 4.10 The following outlines the relevant social and community infrastructure requirements of the Apartment Guidelines 2020 of relevance to this assessment. 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 childcare 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)*

### **Childcare Facilities: Guidelines for Planning Authorities (2001)**

- 4.11 As summarised above, the “*Guidelines for Planning Authorities on Childcare Facilities*” (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations.
- 4.12 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.
- 4.13 The following definition of Childcare is included in the Guidelines:

*“In these Guidelines, “childcare” is taken to mean full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education, and socialisation opportunities for children. Thus, services such as pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups, and after-school groups are encompassed by these Guidelines. Conversely childminding, schools, (primary, secondary and special) and residential centres for children are not covered by these Guidelines.”*

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’.* Regional Spatial and Economic Strategy for the Eastern and Midland Region (RSES) 2019

- 4.14 The Regional Spatial and Economic Strategy for the Eastern and Midland Region (RSES) 2019 sets out a 12-year strategic development framework for the Eastern and Midland Region. Supportive of the implementation of the NPF, the RSES reflects its focus on the provision of accessible services and facilities for communities within the Eastern and Midland Region.
- 4.15 Section 9.1 of the RSES details that the availability of, and access to, services and facilities, inclusive of healthcare services, education facilities and community/recreational facilities is key to creating healthier places. This is supported by Regional Policy Objective 9.14 which calls for Local Authorities to “*support the planned provision of easily accessible social, community, cultural and recreational*

facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve”.

- 4.16 In addition, the Metropolitan Area Strategic Plan (MASP) set out in the RSES emphasises the need to provide accessible services and facilities and supports “ongoing collaboration between regional stakeholders to ensure that social infrastructure such as education, health and community facilities are provided in tandem with the development of strategic development areas”.

#### Dublin City Development Plan 2022-2028

- 4.17 The Dublin City Development Plan was adopted by the City Council on the 12<sup>th</sup> November and will become operational on the 14<sup>th</sup> December 2022. A number of policies and objectives relating to the social and community infrastructure requirements of new developments are predominantly contained within Chapter 5 of the Development Plan, titled ‘Quality Housing and Sustainable Neighbourhoods’, and Chapter 12 / 15, the most relevant of which are included below.

- **Community and Social Audit (policy QHSN46):** “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.’
- **15-Minute City (policy QHSN10):** ‘It is the Policy of Dublin City Council to promote the ~~(concept)~~{realisation} of the 15-minute city which provides for liveable, sustainable urban neighbourhoods and villages throughout the city that deliver healthy placemaking, high quality housing and well designed, {intergenerational and accessible,} safe and inclusive public spaces served by local services, amenities(, sports facilities) and sustainable modes of {public and accessible} transport {where feasible}.”
- **High Quality Apartment Development (Policy QHSN34):** ‘To promote the provision of high-quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood.’
- **“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.}”
- **Phasing (Policy QHSN47):** ‘To require that larger schemes which will be developed over a considerable period of time are developed in accordance with an agreed phasing programme to ensure that suitable physical, social and community infrastructure is provided in tandem with the residential development and that substantial infrastructure is available to initial occupiers.’
- **Inclusive Social and Community Infrastructure (Policy QHSN48):** ‘To support the development of social and community infrastructure that is inclusive and accessible in its design and provides for needs of persons with disabilities, older people, migrant communities and children and adults with additional needs including the sensory needs of the neurodiverse.’

- **Amenities and Retail (Policy QHSN49)** ‘To ensure all areas of the city, including those that have Local Area Plans, deliver social infrastructure, sports and recreational facilities, retail outlets, schools and infrastructure in accordance to an agreed phasing programme to ensure large neighbourhoods are not left isolated without essential services.’
- **Sláintecare Plan (Policy QHSN50):** ‘To support the Health Service Executive and other statutory, voluntary and private agencies in the provision of appropriate healthcare facilities - including the system of hospital care and the provision of community-based primary care facilities, mental health and wellbeing facilities including Men’s Sheds - and to encourage the integration of healthcare facilities in accessible locations within new and existing communities in accordance with the government Sláintecare Plan.’
- **Childcare Facilities (Policy QHSN 53):** ‘To facilitate the provision of appropriately designed and sized fit-for-purpose affordable childcare facilities as an integral part of proposals for new residential and mixed-use developments, subject to an analysis of demographic and geographic need undertaken by the applicant in consultation with the Dublin City Council Childcare Committee, in order to ensure that their provision and location is in keeping with areas of population and employment growth.’
- **Objective CUO22 – “SDRAs and Large-Scale Developments** All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area {\*} must provide {at a minimum} 5% community, arts and culture {spaces including exhibition, performance,} and artist workspaces {predominantly} 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.}
- **Objective 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.”
- **Objective CUO40 Cultural and Artistic Space Audit –** “To aim to undertake during the life of the development plan, an audit and implementation plan for each Electoral Area of the Council to assess the current and future needs with regard to cultural and artistic spaces and to set a series of actions, policy tools and initiatives to address identified shortfalls”

4.18 Section 12.5.3 of the Plan relates to ‘Supporting Cultural Vibrancy in the City’. As part of the preparatory work for the Development Plan, a Cultural Infrastructure Study was undertaken of the city, and is published as a background document for the Plan. The study provides a detailed analysis of the extent of cultural infrastructure within the city; where challenges lie; and makes a number of recommendations. It is noted that there are no significant deficits of cultural space in the immediate vicinity of the application

site referenced in the audit. The report indicates DCC should aspire to provide 5% increase in the provision of cultural assets per annum over the life of the Development Plan.

- 4.19 The report also states that “*It is essential that new neighbourhoods include appropriate cultural infrastructure in order to create a place establish a sense of community and foster social cohesion*”. As outlined in MW Architectural Design Statement, in addition to the public open space, a publicly accessible cultural and exhibition space is proposed including a childcare facility. There is also a retail unit proposed for the benefit of proposed residents and the wider community.

## 5.0 EXISTING COMMUNITY FACILITIES

5.1 A survey was carried out of the existing social infrastructure in the within 1.5 km radius of the subject site under the following headings:

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

5.2 In addition, we have mapped the key resources within 1.5 km 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 below, the site is regarded as being extremely well connected to existing community facilities.

### Community and Social Infrastructure

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

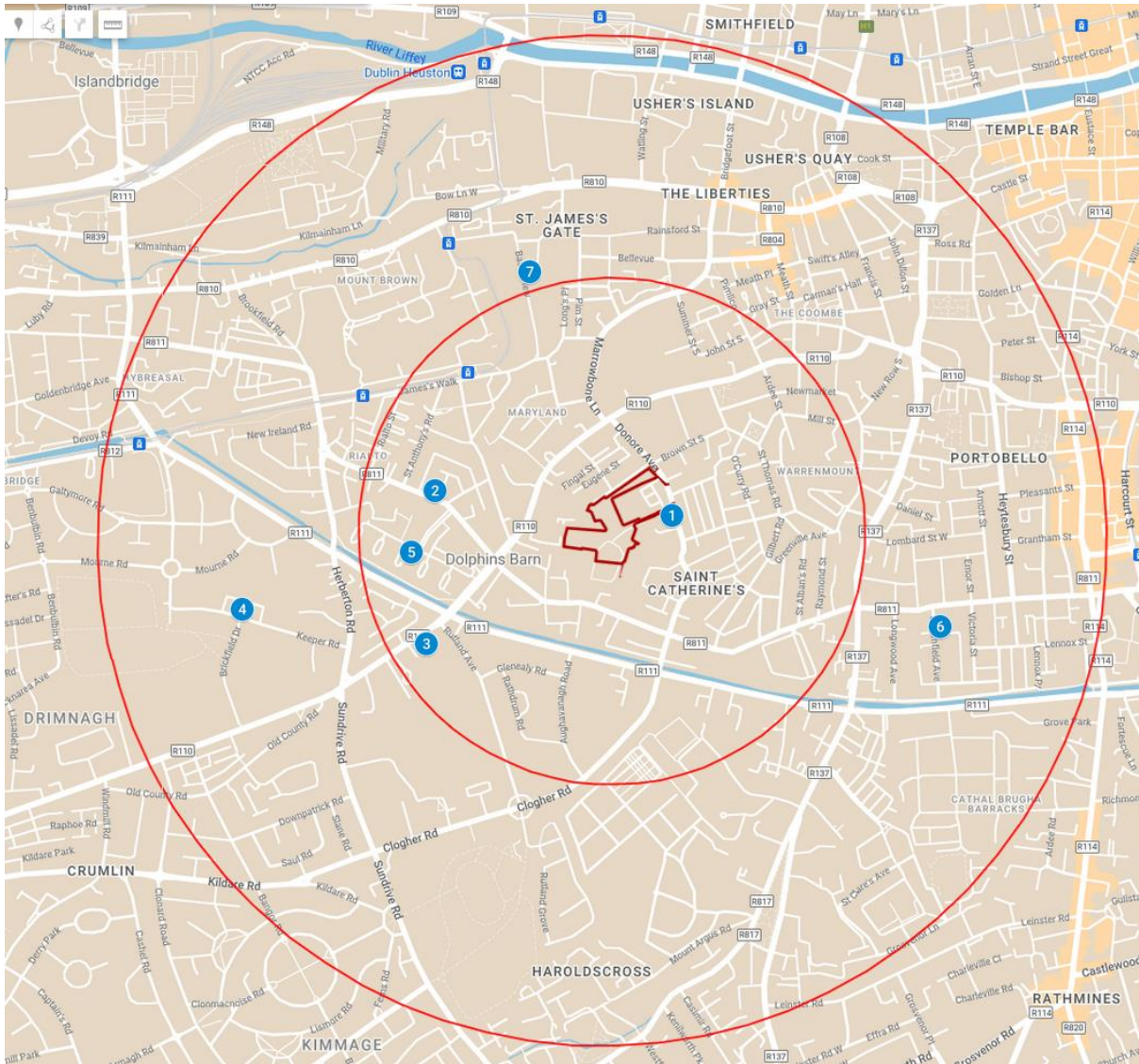
5.4 Community Facilities are considered to include youth services, local authority offices, welfare services, libraries, Garda and fire stations, and community services.

5.5 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

5.6 Key providers in the area include Donore Youth and Community Centre, Fatima Groups United Family Resource Centre, Rialto Youth Project, Ashgrove Community Centre, Dublin's Men's Shed, Fr Lar Redmond Community Centre and Dolphin House Community Centre, *inter alia*. These facilities provide an essential role in responding to local community needs.

5.7 Dublin City Council is currently preparing plans for an extensive refurbishment and expansion of the fire damaged Donore Community Centre which will provide over 1,400m<sup>2</sup> of community space to serve the area.

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



**Figure 5.1: Overview of Community facilities within 750m and 1.5 km of the subject site.**

	Name	Type	Address
1	Donore Youth and Community Centre (currently closed)	Community Resource	Dan Project GYDP Foroige, Donore Ave, Saint Catherine's, Dublin 8
2	Rialto Youth Project	Community Resource	468 S Circular Rd, Saint James' (part of Phoenix Park), Dublin 8, D08 H51F
3	Clay Youth Project	Community Resource	31A Crumlin Rd, Crumlin, Dublin 12
4	Fr Lar Redmond Community Centre	Community Resource	53A Keeper Rd, Crumlin, Dublin 12
5	Dolphin House Community Centre	Community Resource	Dolphin House, Rialto, Dublin, D08 H9DX
6	St Kevin's Community Centre	Community Resource	45 Bloomfield Ave, Portobello, Dublin 8, D08 X2E7
7	Fountain Youth Project	Community Resource	2A Basin View, Ushers, Dublin 8, D08 N2E9
8	South Inner City Community Development Association (SICCCA)	Community Resource	90 Meath Street, Dublin 8, D08 TPH9

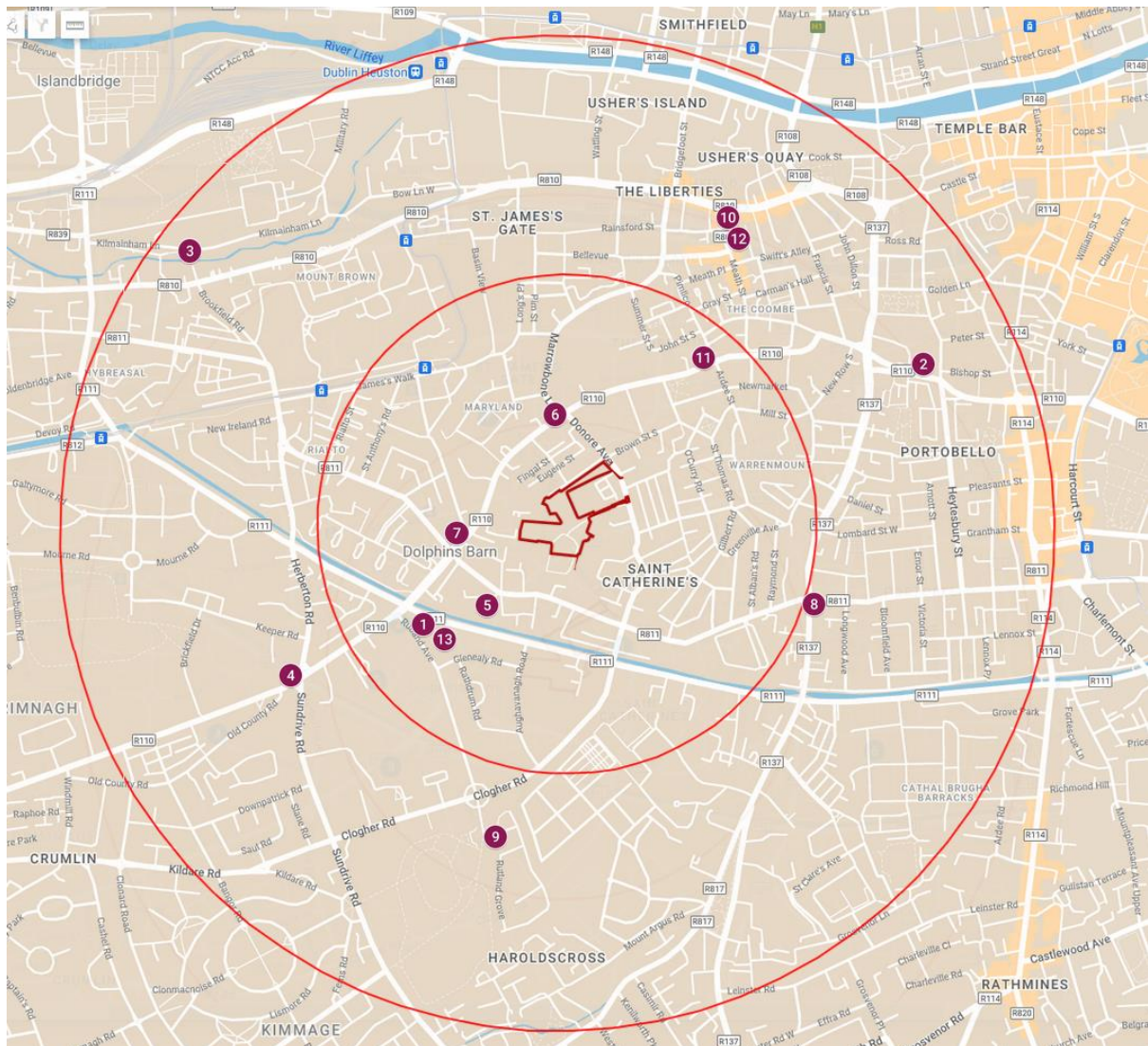


9	Fatima Groups United Family Resource Centre	Community Resource	3 Reuben Plaza, Rialto, Dublin
10	Dublin's Men's Shed	Community Resource	10-11 Earl Street South, Dublin 8, Ireland
11	Southwest Inner-City Network (SWICN)	Community Resource	Digital Court, Rainsford St, The Liberties, Dublin 8

**Table 6.1: Overview of key community facilities within 750m and 1.5 km of the subject site.**

5.9 We also note the following ancillary community facilities in the area:

Name	Type	Address
1. Dolphin's Barn Fire Station - Dublin Fire Brigade	Fire Brigade	Parnell Rd, Drimnagh, Dolphins Barn, Co. Dublin, D12 C520
2. Kevin Street Garda Station	Garda Station	41 Kevin Street Upper, Dublin
3. Kilmainham Garda Station	Garda Station	High Road, Kilmainham Ln, Kilmainham, Dublin 8
4. Sundrive Road Garda Station	Garda Station	110 Crumlin Rd, Crumlin, Dublin
5. An Post	Post office	2 Reuben St, Saint James' (part of Phoenix Park), Dublin 8, D08 FR80
6. An Post Cork St	Post office	McGovern's Corner, Cork St, The Liberties, Dublin
7. An Post Dolphin's Barn	Post office	41A Dolphin's Barn, Saint James' (part of Phoenix Park), Dublin
8. An Post Leonard's Corner	Post office	Clanbrassil Street Upper Clanbrassil Street Upper, Portobello, Dublin 8, D08 KA07
9. DCC Bring Centre	Recycling Centre	Rutland Ave, Crumlin, Dublin 12, D12 ED72
10. Citizens Information Centre (Liberties)	Social Welfare	90 Meath St, The Liberties, Dublin 8, D08 TPH9
11. Intreo Centre Cork Street, Dublin 8	Social Welfare	Guild Building, Cork St, Dublin 8, D08 XH90
12. Dolphin's Barn Library	library	Parnell Rd, Crumlin, Dublin, D12 ET22
13. Donore Community Centre (currently closed following fire)	Community Centre	Donore Avenue, Dublin 8



**Figure 5.2: Overview of ancillary community facilities within 750m and 1.5 km of the subject site.**

5.10 As set out above, it is considered the existing and proposed uses within the catchment area offer excellent service provision for the community. The surrounding area also benefits from other community, social, and ancillary infrastructure, including community centres, and essential public services.

**Open Space, Sport & Recreation**

5.11 Recreation and open space are an important part of every community’s life. They require pro-active encouragement and enhancement to ensure participation by all within the local community. This section of the audit seeks to identify the type, functions, location and maintenance requirements of open spaces within the wider area and includes:

- An assessment of the quality and condition of facilities and fitness for purpose;
- The levels of use, needs and differing aspirations for open space by the community; and
- An evaluation of the existing provision against the identified needs, such as to identify areas of deficiency or surplus and other issues and opportunities.

- 5.12 The immediate area has a large range of open space areas suitable for cycling, running and walking. Despite its predominately developed and urban character, there are a range of open space and recreation areas nearby. For the purposes of this study open space and recreation facilities are considered to include parks, playgrounds, multi-use games areas, leisure facilities and sports pitches used by GAA, soccer and other clubs.
- 5.13 Quality recreation, leisure and amenity facilities have a fundamental impact on quality of life. It can improve social integration and cohesiveness. Sporting, recreation and leisure activities are of primary importance to the quality of life enjoyed by the local community.
- 5.14 We also note a number of Scout groups in the area including the 35th Dublin Donore Scout Group, 87th Polish Scout Group and 42nd Dublin Scout Group which provide an important recreational service for younger people.
- 5.15 There are a number of larger key parks discussed in detail below in addition to other open spaces and sport facilities in the vicinity (see accompanying map Figure 5.7).

(1) Weaver Park

- 5.16 Weaver Park is in the heart of the Liberties in Dublin's city centre. The park has a playground, a skatepark, benches and a pergola.



**Figure 5.3: Weaver Park (Source: Google Images, 2022).**

(2) Brickfield Park

- 5.17 Brickfield Park is in Drimnagh on the city's Southside. The park has a playground, soccer and all-weather pitches.



**Figure 5.4: Brickfield Park (Source: Google Images, 2022).**

(3) Eamonn Ceannt Park

5.18 Eamonn Ceannt Park in Crumlin is named after one of the executed leaders of the 1916 Rising. The park has soccer pitches, a 9-a-side all weather pitch, changing facilities, tennis courts, a basketball court, running track and an outdoor gym. It is also home to Dublin City's velodrome.



**Figure 5.5: the Eamonn Ceannt Park (Source: Google Images, 2022).**

(4) Flanagan's Field Community Garden

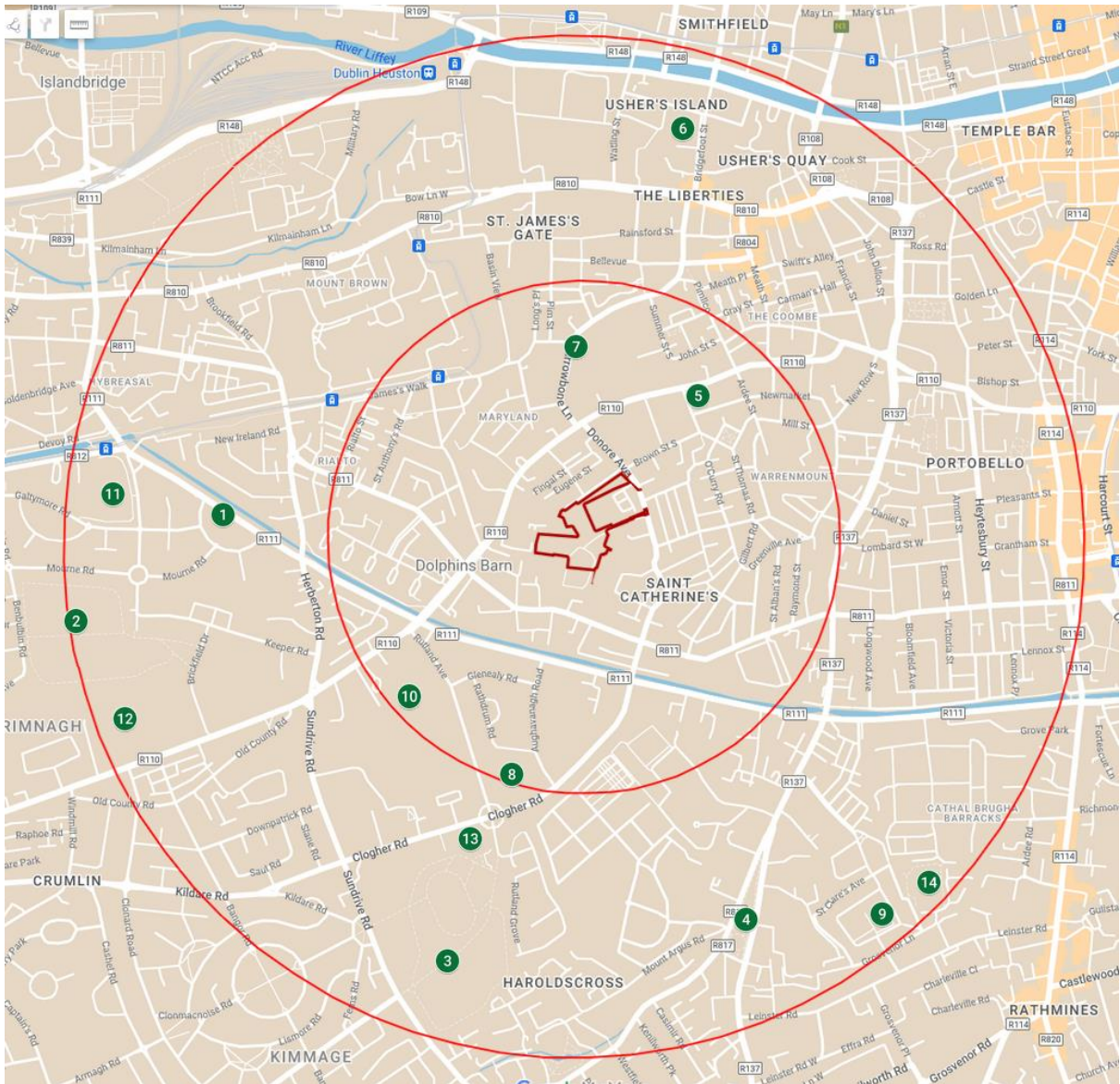
5.19 Flanagan's Fields community garden is an inner-city community garden located on Reuban Street and named after Dublin-born Michael Flanagan. The garden was established in 2010 and is still very much popular in the community. The garden

combines 21st-century growing methods and cutting-edge technology to grow a range of nutritious food.



**Figure 5.6: Flanagan's Fields community garden (Source: Google Images, 2022).**

- 5.20 This assessment demonstrates that there are a number of open space, sports and recreational uses within the study area. The proposed open spaces will make an important contribution to the existing open space in the area. As such it is considered that there is plenty of open space and sports activities located in the vicinity of the subject site which can accommodate the additional population that will be generated by the proposed development.
- 5.21 The facilities indicated above are deemed to be within a reasonable distance of the subject site. This is in addition to open spaces in close proximity to the site. Thus, the scheme includes good provision of sports and recreational facilities which will enhance the provision in the area.



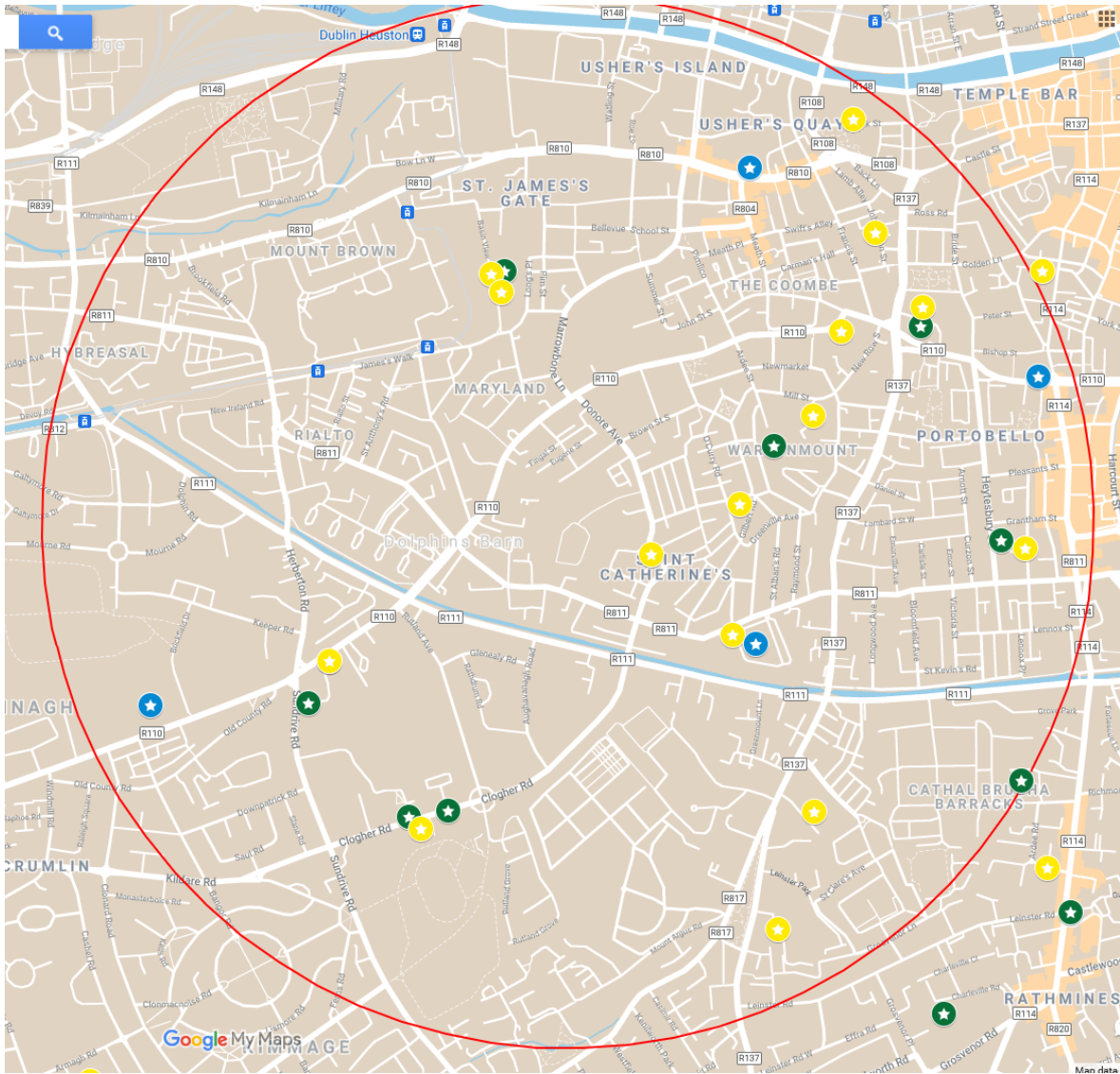
**Figure 5.7: Overview of Open Space and Recreation Facilities within 750m and 1.5 km.**

Name	Type	Address
1. Dolphin Rd Park and Outdoor Public Gym	Park	137 New Ireland Rd, Rialto, Drimnagh, Dublin, D08 FE0R
2. Brickfield Park	Park	Brickfield Park, Drimnagh, Dublin
3. Eamonn Ceannt Park	Park	Eamonn Ceannt Park, Harold's Cross, Dublin
4. Harold's Cross Park	Park	Harold's Cross Rd, Harold's Cross, Dublin
5. Weaver Park	Park	128 Cork St, Merchants Quay, Dublin, D08 K5RH
6. Bridgefoot Park	Park	Bridgefoot Street, Dublin 8.
7. Flanagan's Fields community garden	Garden	8 Reuben St, Ushers, Dublin 8, D08 W6F3
8. St Catherine's Community Sports Centre, The Liberties	Sports Centre	Marrowbone Ln, The Liberties, Dublin 8




9. Transport Club	Sports grounds	129A Rutland Ave, Crumlin, Dublin 12, D12 YH50
10. Stratford Lawn Tennis Club	Sports grounds	Grosvenor Square, Rathmines, Dublin, D06 HP90
11. Templeogue Synge Street GAA grounds	Sports grounds	65B, 65B Crumlin Rd, Crumlin, Dublin 12, D12 CPR2
12. Good Counsel GAA Club	Sports grounds	Davitt Rd, Goldenbridge, Drimnagh, Dublin 12
13. Iveagh Sports grounds	Sports grounds	Guinness Athletic Union Iveagh Grounds, Crumlin Rd, Crumlin, Dublin, D12 TY0R
14. Lourdes Celtic Football Club	Sports grounds	Sundrive Pavilion Eamonn Ceannt Park, Crumlin, Dublin 12
15. Portobello GAA Club	Sports grounds	Grosvenor Lane, Leinster Rd, Dublin 6, D06 PP29
16. Flanagan's Field Community Garden	Community Garden	8 Reuben St, Ushers, Dublin 8, D08 W6F3
17. Drimnagh Boxing Club	Recreation	Keeper Rd, Drimnagh, Dublin
18. 35th Dublin Donore Scout Group	Recreation	Arbutus Ave, Parnell Rd, Harold's Cross, Dublin 12
19. 87th Polish Scout Group	Recreation	100 Parnell Rd, Crumlin, Dublin
20. 55th Dublin Scout Group	Recreation	9, Village House, Dolphin's Barn St, Dolphin Barn, Dublin 8, D08 WF58

**Educational Facilities**

- 5.22 The following range of education facilities including: pre / after school, primary, secondary, third level colleges and further education facilities were identified within close proximity of the subject site.
- 5.23 The map below illustrates the high concentration of schools within a 1.5 km radius of the subject site. Appendix 1-2 lists details of individuals facilities.
- 5.24 The proposed development includes a childcare facility; the rationale and justification for this facility is set out in Appendix 3.



**Figure 5.8: Overview of Education Facilities within 1.5 km with approximate locations.**

	Primary Schools
	Secondary Schools
	Third level institutes



### Primary Schools

- 5.25 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).
- 5.26 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.
- 5.27 We note 18 No. primary schools within 1.5 km of the subject site, catering for 3,577 No. pupils. Please see Appendix 2 for full list of these primary schools.
- 5.28 Based on an average primary school-going age cohort of 12% of the population (as per the Department of Education methodology for calculating school demand), the additional post-primary school-going population which would be required to be planned for within the South-West Inner City area equates to c. 201 no. children (5.8% of 3,577 at maximum occupancy).

### Secondary Schools

- 5.29 The post-primary education sector comprises secondary, vocational, community and comprehensive schools. Secondary schools are privately owned and managed. Vocational schools are state-established and administered by Education and Training Boards (ETBs), while community and comprehensive schools are managed by Boards of Management.
- 5.30 Post-primary education consists of a three-year Junior Cycle (lower secondary), followed by a two- or three-year Senior Cycle (upper secondary), depending on whether the optional Transition Year (TY) is taken.
- 5.31 Students usually begin the Junior Cycle at age 12. The Junior Certificate examination is taken after three years. The main objective of the Junior Cycle is for students to complete a broad and balanced curriculum, and to develop the knowledge and skills that will enable them to proceed to Senior Cycle education. The Senior Cycle caters for students in the 15-to-18-year age group. It includes an optional Transition Year, which follows immediately after the Junior Cycle. We have surveyed the number of schools in the wider 1.5 km area, as these schools are likely to serve the future residents of the proposed development.
- 5.32 We note 8 No. post-primary schools within 1.5 km of the subject site, catering for 1,968 No. pupils. Please see Appendix 3 for full list of these primary schools.
- 5.33 Based on an average secondary primary school-going age cohort of 8.5 % of the population (as per the Department of Education methodology for calculating school demand), the additional post-primary school-going population which would be required to be planned for within the South-West Inner City area equates to c. 143 no. children (7.2 % of 1,968 at maximum occupancy).

- 5.34 Following a nationwide demographic exercise carried out by the Department of Education and Science into the current and future need for primary and post-primary school places across the country, the Minister announced plans in April 2018, for the establishment of 42 new schools over the following 4 years (2019 to 2022). 26 of these schools are intended for primary level and 16 at post-primary level. However, the requirement for new schools is kept under on-going review and in particular would have regard to the impact of the increased rollout of housing provision to meet balanced regional development as outlined in Project Ireland 2040.
- 5.35 Considering the relatively small projected increase of students to the nearby school going population we consider there to be sufficient capacity within the existing schools for the future population.

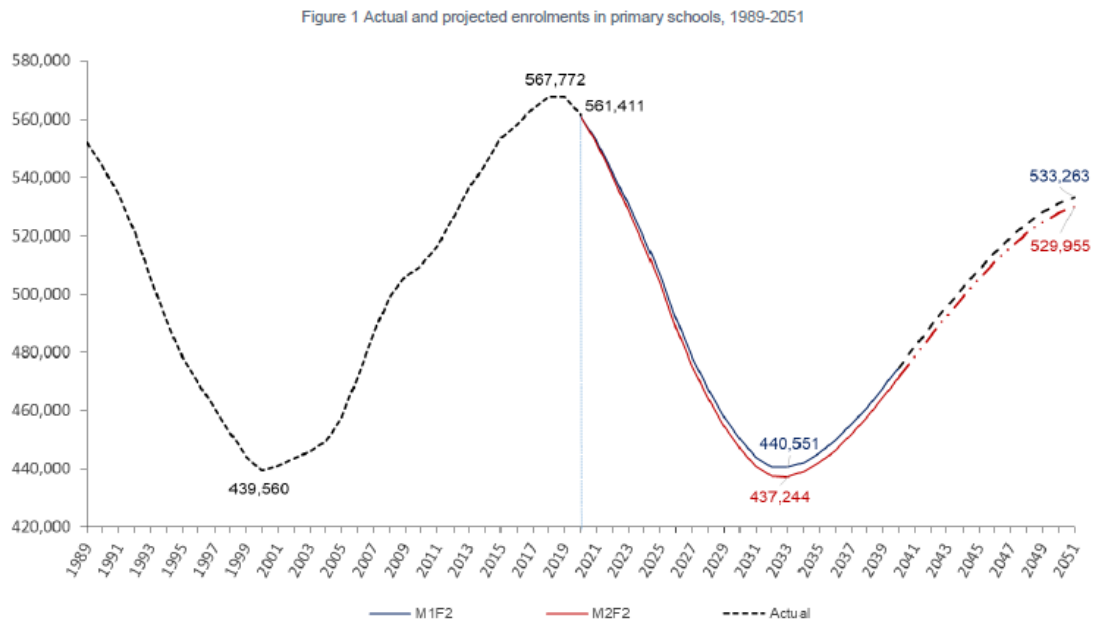
### Enrolment Trends

- 5.36 The Department of Education and Skills (DoES) reported in November 2021 that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2018 and are now projected to gradually decline in all population scenarios, with the preferred M1F2 scenario] suggesting a low point of c. 440,000 pupils by 2033. This is 120,860 lower than current figures. The DoES projection then anticipates an increase, expected to rise to 474,888 by 2040, an increase of 34,300 primary pupils over a 7-year period (2033-2040), in line with revised migration and fertility assumptions for the country. The latest statistical release by the DES in this respect states: "Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,716)."

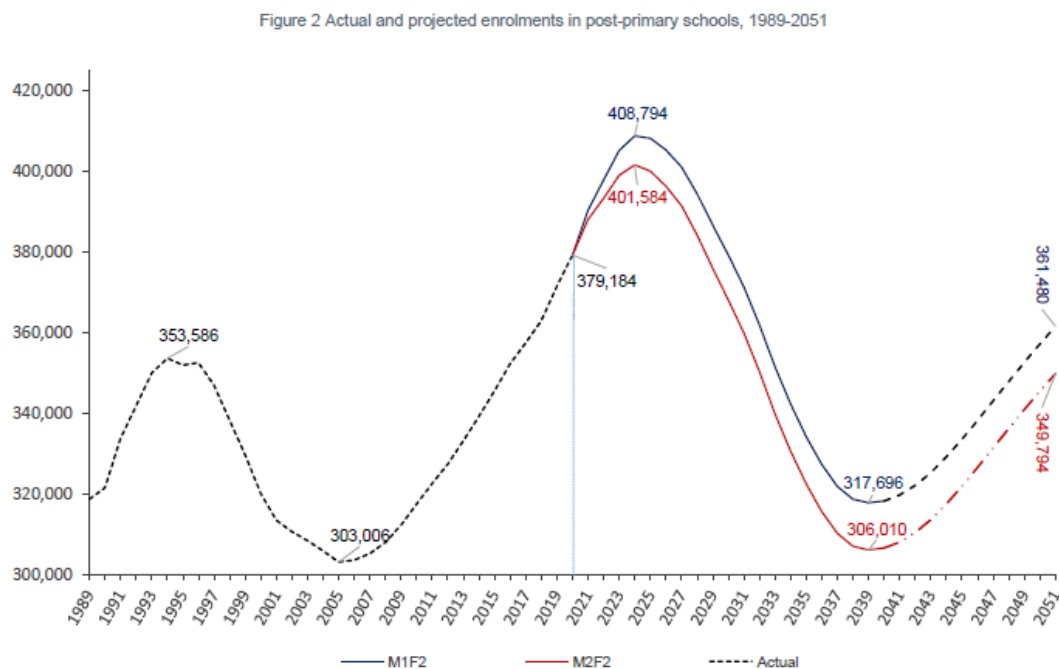
*"...the sharpest fall is anticipated in the early period and will average 12,000 pupils per year between 2022 and 2028. Following the low point, in 2033 enrolments will rise more slowly in 2034-2036 before accelerating in 2040 (+6,967)"*

- 5.37 Post-primary enrolments, however, is expected to continue to rise in the short-term and to reach record levels in 2024, with peak of c. 408,000 pupils, before falling gradually to c. 317,000 pupils by 2039. The DES report states:

*"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."*



**Figure 5.9: Projections of Enrolment at Primary Level, 1989–2051, organized by growth projection scenarios created by the CSO. (Source: DoE, November 2021).**



**Figure 5.10: Projections of Enrolment at Post-Primary Level, 1989–2051, organized by growth projection scenarios created by the CSO. (Source: DoE, November 2021).**

*Schools' Admissions Notices*

5.38 As per Section 63 of the Education (Admissions to School) Act, in 2018, the schools are required to publish an Annual Admissions Notice each year with key information about the annual admissions process. This Act further states that, although the schools can decide when to run their admissions process, they cannot accept applications for admissions for the school year concerned before 1 October in the previous year. This review helped determine the trend in schools for admitting students into the classes

each year. The admissions notices for almost all the schools (Primary and Post-Primary) indicated the spaces made available are for Junior Infants (722 spaces) in Primary Schools and first year (384 spaces) in Post Primary Schools. It should be noted that these are spaces made available for the academic 2022/2023, not existing capacity. Where schools have not provided sufficient information on their intake for the next academic year these have been assumed to be zero.

- 5.39 The schools have a combined total of 1,106 spaces available for 2022-2023 academic year of which 722 no. space catered to primary schools, 384 no. spaces to post primary schools.

#### *Potential Impact on the Study Area*

- 5.40 Using the projected enrolment figures for Dublin Region, produced within the Department of Education's publication Projections for full-time enrolment: Primary and Second Level, 2021-2040, we were able to extrapolate the future enrolment for the 2025-26 academic year for the study area.
- 5.41 The report projects the enrolment figures in primary schools within Dublin region to drop by 9.81% between academic years 2020/21 and 2025/26. Applying this future projection figure to the current enrolment figures within the study area it is estimated that the enrolments in 18 primary schools identified in the assessment are set to reduce by 350 spaces by the 2025/26 academic year.
- 5.42 At the post primary level, the report projects the enrolment figures to increase by 7.65% between the academic years 2020/21 and 2025/26. This would result in an increase of 150 children in the 8 post primary schools identified within the study area by 2025/26 academic year. We note that the indicative change figures provided are an estimate of potential enrolments at each school level based on the regional population projections included in the DoE report and do not represent localized values.

#### Third Level and Further Education

- 5.43 Third-level education in the Republic of Ireland includes all education after second level, encompassing higher education in universities and colleges and further education on Post Leaving Certificate (PLC) and other courses.
- 5.44 There are a number of third level institutes in the surrounding area which include:
- Trinity College, Dublin (TCD) is located at the heart of Dublin City Centre c.2.1 km 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. 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.
  - Technological University Dublin's Aungier Street Campus is located c.1.3 km 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 a number of other further education facilities such as Griffith College, Pearse College, and Crumlin College of Further Education within close distance of the subject site.

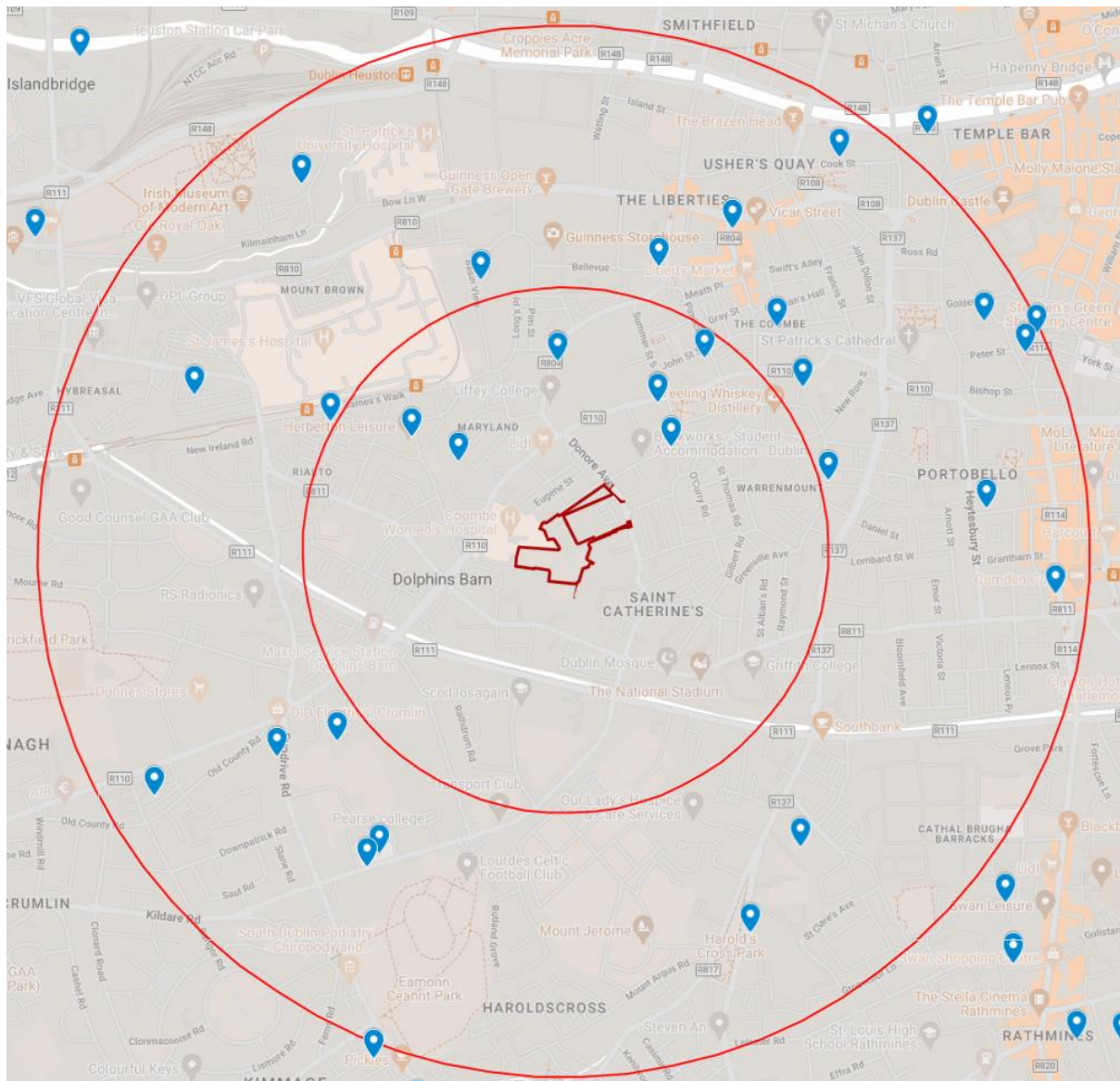
5.45 It is clear that this part of Dublin City is well served by all types of education facilities.

#### Childcare Facilities

5.46 Within just c.1.5 km alone we noted 28 No. childcare facilities providing a range of services from full day to sessional for a range of age profiles with a cumulative capacity for 1,337 No. children. We have prepared a childcare facility assessment as part of this application, and this is contained within Appendix 3 which sets out full details of existing childcare facilities, and an assessment of future needs.

5.47 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.

5.48 The provision of a Creche/Childcare Facility of c.664 sqm (equating to c. 130 no. child spaces), in combination with recently permitted and existing childcare facilities in the area, meets the requirements of delivering this proposed scheme of development.



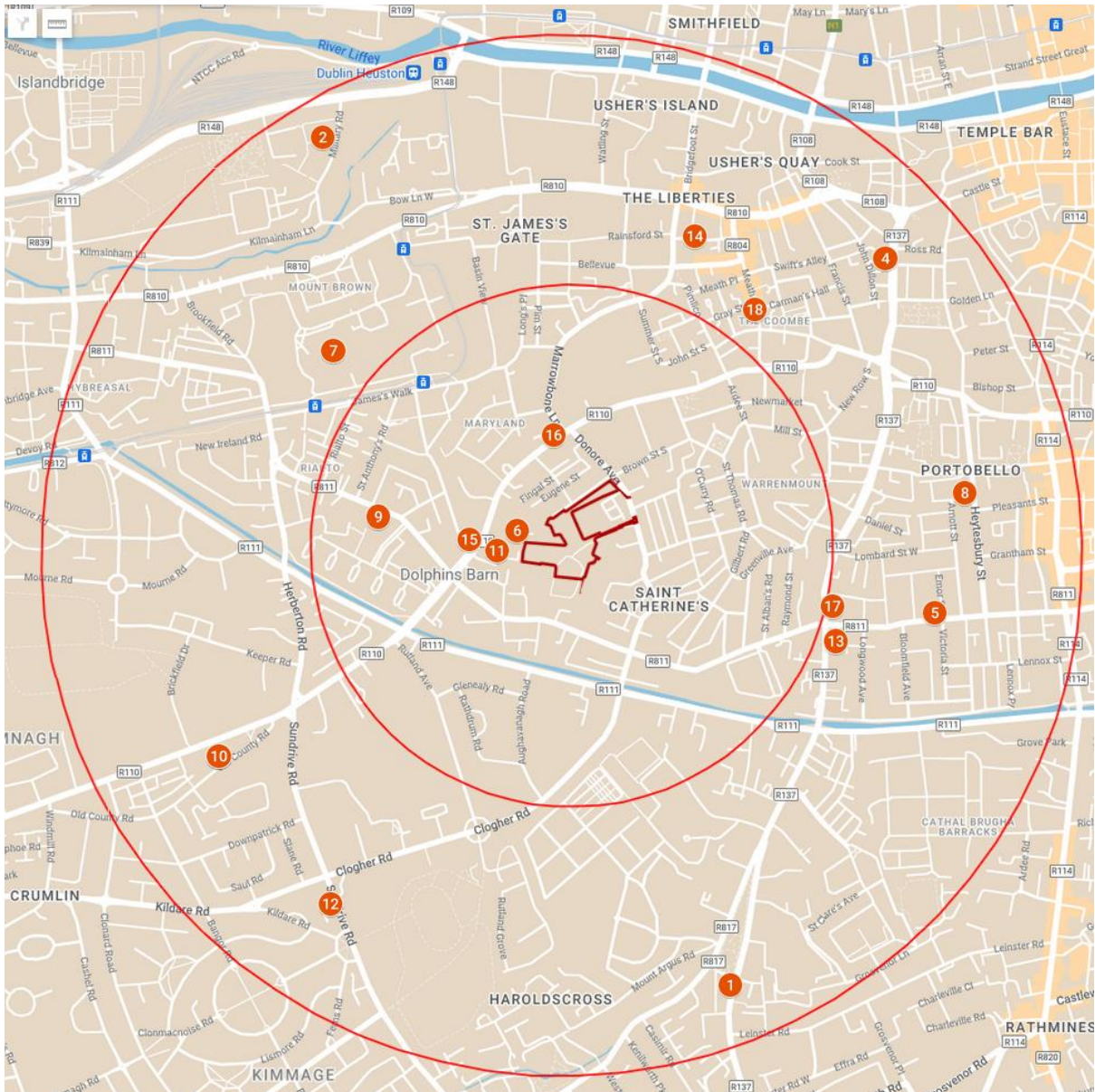
**Figure 5.11 Overview of Childcare Facilities in within 1.5km (Source: Google Maps / Tulsa's Register of Early Year Services, dated: May 2022).**

### Healthcare Facilities

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

proximity to 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. 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.

5.52 We also note the Donore Community Drug & Alcohol Team whom are working with the community of Donore Avenue and the surrounding areas to assist all those affected by addiction problems, to promote healthy well-being and to improve the quality of life for those who use the service. This service is based in the Donore Youth and Community Centre.



**Figure 5.12: Overview of Healthcare Facilities within 750m and 1.5 km.**

Name	Type	Address
1. Crown Dental Clinic	Dentist	196 Harold's Cross Rd, Terenure, Dublin, D6W VN24
2. Dublin Dental Specialist Clinic	Dentist	Heuston South Quarter, Unit 8A Dargan Building, Military Rd, Dublin
3. HSE Dental Clinic	Dentist	Old County Rd, Crumlin, Dublin
4. Patrick Street Dental	Dentist	Ardilaun Court, Nicholas House, Patrick St, The Liberties, Dublin 8
5. Portobello Dental Clinic	Dentist	34 S Circular Rd, Portobello, Dublin, D08 PHK2
6. Coombe Women's Hospital	Hospital	Cork St, Saint James' (part of Phoenix Park), Dublin, D08 XW7X
7. St. James's Hospital	Hospital	James St, Saint James' (part of Phoenix Park), Dublin 8, D08 NHY1
8. Old Meath Hospital	Primary Care Centre	Old meath hospital, Heytesbury St, Dublin
9. Rialto Primary	Primary Care Centre	383 S Circular Rd, Saint James' (part of Phoenix Park), Dublin 8, D08 RY99
10. Old County Road Health Centre	Primary Care Centre	57 Old County Rd, Crumlin, Dublin 12, D12 KT66
11. Coombe Family Practice	Private practice	8 Dolphin's Barn St, Saint James' (part of Phoenix Park), Dublin
12. Dr Catherine King	Private practice	172 Sundrive Rd, Kimmage, Dublin, D12 V2CY
13. South Circular Road GP Clinic	Private practice	106a S Circular Rd, Wood Quay, Dublin, D08 K2V6
14. Thomas Court Medical Centre	Private practice	1 St Catherine's Ln W, The Liberties, Dublin 8
15. Coombe Community Pharmacy	Pharmacy	Unit 2 Earls Court Building, Dolphin's Barn St, Dublin, D08 RDC9
16. Your Local Pharmacy	Pharmacy	McGovern's Corner, 2 Cork St, The Liberties, Dublin 8, D08 NP22
17. Leonards Corner Pharmacy	Pharmacy	106 S Circular Rd, Portobello, Dublin 8, D08 AHR8
18. Foley's Pharmacy	Pharmacy	39 Meath St, The Liberties, Dublin 8, D08 T0X4

**Table 6.2: Overview of Healthcare Facilities within 750m and 1.5 km.**

5.53 It is evident that there is a wide-ranging number and variety of health care facilities in the area. This level of provision within proximity to the subject site constitutes excellent service provision for the community and is considered sufficient to cater for the additional needs arising from the proposed development.



### Religious Facilities

5.54 Religious and community facilities are a very 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.

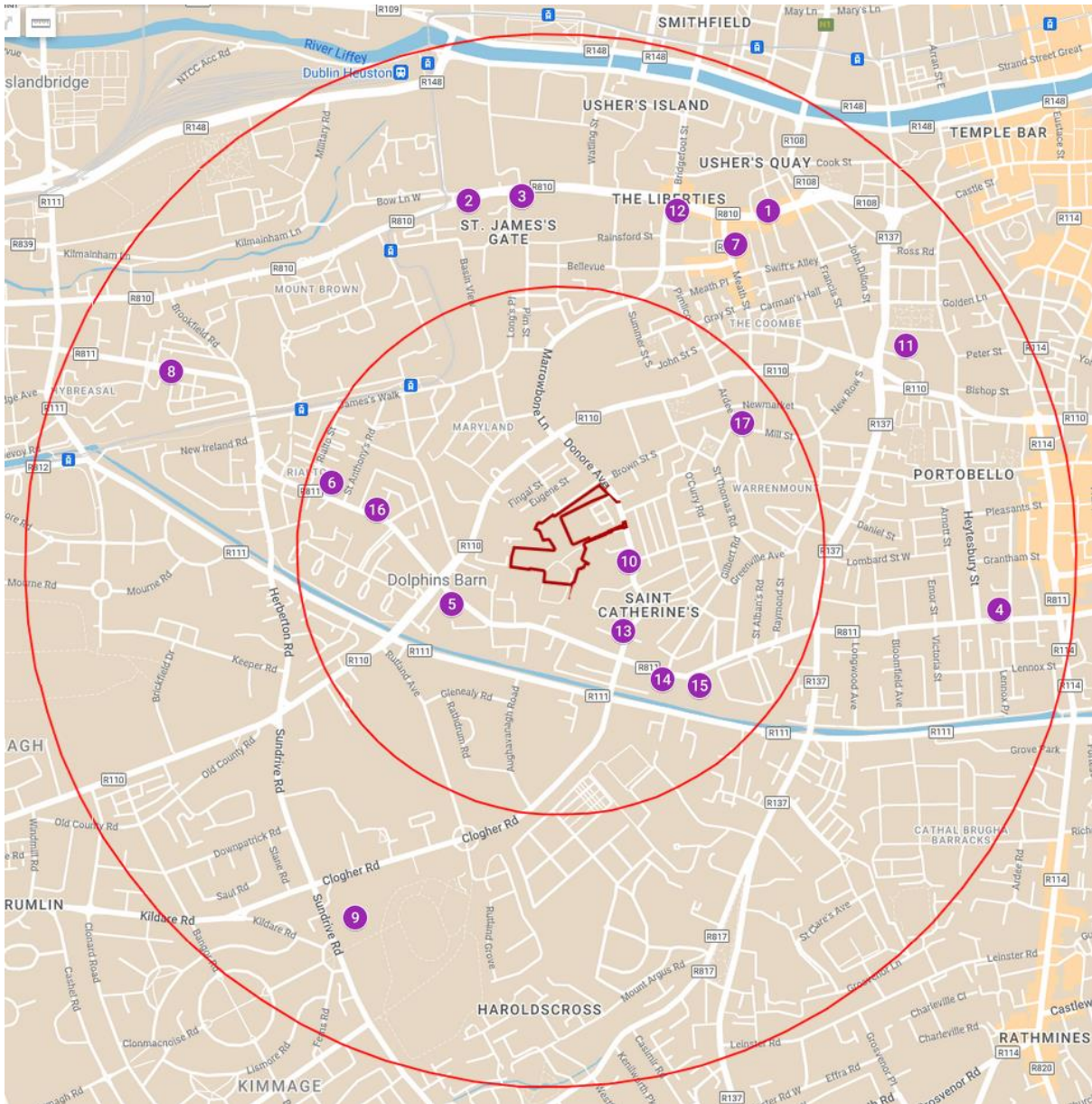


Figure 5.13: Overview of Religious Facilities within 750m and 1.5 km.

Name	Description
1. John's Lane Church	Catholic
2. Parish of St James	Catholic
3. Saint James's Roman Catholic Church	Catholic
4. St. Kevin's Church, Harrington Street, Dublin	Catholic
5. Our Lady of Dolours Church	Catholic

6. Rialto Parish Roman Catholic Church	Catholic
7. St Catherine's Church, Dublin	Catholic
8. St Peter's Church	Catholic
9. St. Bernadette's Church	Catholic
10. St. Teresa's Church	Catholic
11. St Patrick's Cathedral	Church of Ireland
12. Saint Catherine's Church of Ireland	Church of Ireland
13. St. Catherine & St. James' Church of Ireland	Church of Ireland
14. Dublin Mosque	Islam
15. All Nations Church	Not specified
16. House of the Rock	Not specified
17. Liberty Church	Not specified

**Table 6.4: Overview of Religious Facilities within 750m and 1.5 km.**

### **Arts & Cultural Facilities**

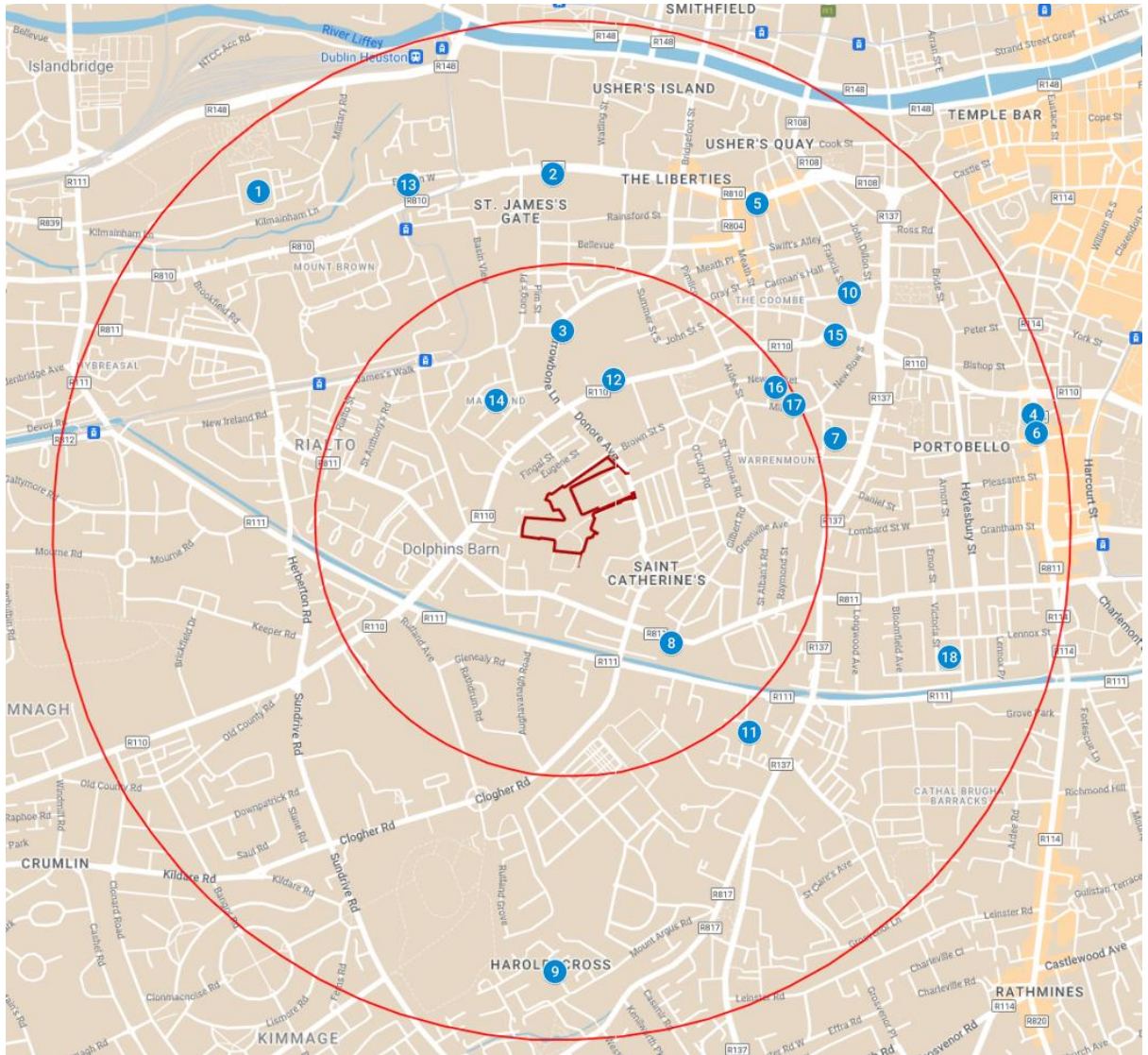
- 5.55 It is widely recognised that arts and culture are key cornerstones in the sustainable development of new communities, helping to define and preserve identity, promote social activity, and offer valuable educational and economic returns. Dublin City has a strong network of artists, performers and 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.
- 5.56 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.
- 5.57 Community, arts, cultural and exhibition space together with artist and photography studios, are proposed to be located within the Player Wills Factory as part of the adjacent Hines's development (ABP-308917-20). Provision for the expansion of St Catherine's National School has been accommodated within the Player Wills site within the application by Hines (ABP Reg. Ref. (ABP-308917-20).

#### Dublin City Cultural Audit and Map

- 5.58 DCC commissioned Turley to prepare a Cultural Audit and Map with recommendations in order to deliver Priority 2(4) and 3(1) of the Dublin City Cultural Strategy (2016-2021). This has in turn informed the preparation of the Dublin City Development Plan 2022 – 2028, The Dublin City Cultural Audit and Map is an audit, map and a dynamic database with cultural information about the city. Information on the map includes arts and heritage, parks and nature, sport and fitness, food, hobbies, community involvement and education, as well as artists and makers who call Dublin home.
- 5.59 We have cross referenced the findings of this audit which references many types of cultural and community facilities in Dublin. Figure 5.
- 5.60 In addition to the above, the following arts and cultural facilities have been identified in the study and provided a variety of uses to the community:

Name	Type	Address
1. The Royal Hospital Kilmainham in Kilmainham	Art Gallery	Military Road, Saint James' (part of Phoenix Park), Dublin 8
2. St. James's Gate Brewery	Museum	53 James's Street St James's Gate, Dublin 8
3. College of Dance	Venue	St. Catherine's Sports Centre, Marrowbone Lane, Dublin, D08 W5WC
4. The Village	Venue	Wexford St, Portobello, Dublin
5. Vicar Street	Venue	58-59 Thomas St, The Liberties, Dublin 8
6. Whelan's	Venue	25 Wexford St, Portobello, Dublin 2, D02 H527
7. Fumbally Exchange	Creative collective	Argus House, Blackpitts, The Liberties, Dublin 8
8. Islamic Foundation of Ireland	Cultural Centre	163 S Circular Rd, Saint Catherine's, Dublin 8, D08 F642
9. Afro-Eire	Music school	Church Park Ave, Harold's Cross, Dublin
10. Gallery Zozimus	Gallery and antiques	57 Francis St, The Liberties, Dublin 8, D08 HY72
11. Sarah Walsh, Artist. (formerly SCWalsh Painter & Printmaker)	Artist	Studio HX2 Mart Harolds Cross Village Studios, 18A Greenmount Ln, Harold's Cross, Dublin 12, D12 C953
12. Peter Young - Stained Glass Artist / Ireland	Artist	107 Cork St, Saint Catherine's, Dublin 8, D08 FX4C
13. Mia McVey Designs	Artist	Bow Ln W, Saint James' (part of Phoenix Park), Dublin, D08 NW89
14. ayelet lalor	Artist	Maryland, Dublin
15. Pallas Projects/Studios	Artist	115–117 The Coombe, Dublin 8 Ireland D08 A970
16. Teeling Whiskey Distillery	Tourist attraction	13-17 Newmarket, The Liberties, Dublin 8, D08 KD91
17. The Dublin Liberties Distillery	Tourist attraction	33 Mill St, The Liberties, Dublin, D08 V221
18. Irish Jewish Museum	Museum	3 Walworth Rd, Portobello, Dublin 8, D08 TD29

**Table 6.5: Key cultural Facilities in South Dublin Inner City within 750m and 1.5 km.**



**Figure 5.14: Overview of cultural resources (Source: Google Maps, 2022).**

5.61 We note the following large-scale museum and locations in close proximity to the site from the map which have multiple functions in the area:

The Irish Museum of Modern Art

5.62 The Royal Hospital Kilmainham in Kilmainham, Dublin, is a former 17th-century hospital at Kilmainham in Ireland. The structure now houses the Irish Museum of Modern Art. The Royal Hospital in Kilmainham was finally restored by the Irish Government in 1984 and opened as the Irish Museum of Modern Art (IMMA). In recent years, Royal Kilmainham Hospital has become a popular location for concerts during the summer months.

St. James's Gate Brewery

5.63 St. James's Gate Brewery was founded in 1759, by Arthur Guinness and has historic significance in the area and internationally, now being a major tourist attraction. Originally leased in 1759 to Arthur Guinness at £45 per year for 9,000 years, the St. James's Gate area has been the home of Guinness ever since. The company has

since bought out the originally leased property, and during the 19th and early 20th centuries, the brewery owned most of the buildings in the surrounding area, including many streets of housing for brewery employees, and offices associated with the brewery. The attached exhibition on the 250-year-old history of Guinness is called the Guinness Storehouse.

### Vicar Street

- 5.64 Vicar Street is a concert, performing arts centre and events venue in Dublin, Ireland. Located on Thomas Street, Dublin 8, Vicar and is known for music and comedy. Vicar St has a seated capacity of 1050 and a standing capacity of 1500. Opened in 1998 and Extended in 2002. Vicar Street is owned by Harry Crosbie and operated by Peter Aiken.

### College of Dance, St. Catherine's Sports Centre

- 5.65 Founded in 1990, The College of Dance is now recognised as Ireland's premier dance college providing full-time, foundation level, professional dance and performing arts training. Its' graduates have gone on to study, and win scholarships to, some of the most prestigious international conservatoires for dance and theatre studies. Graduates can be found working in these fields worldwide.

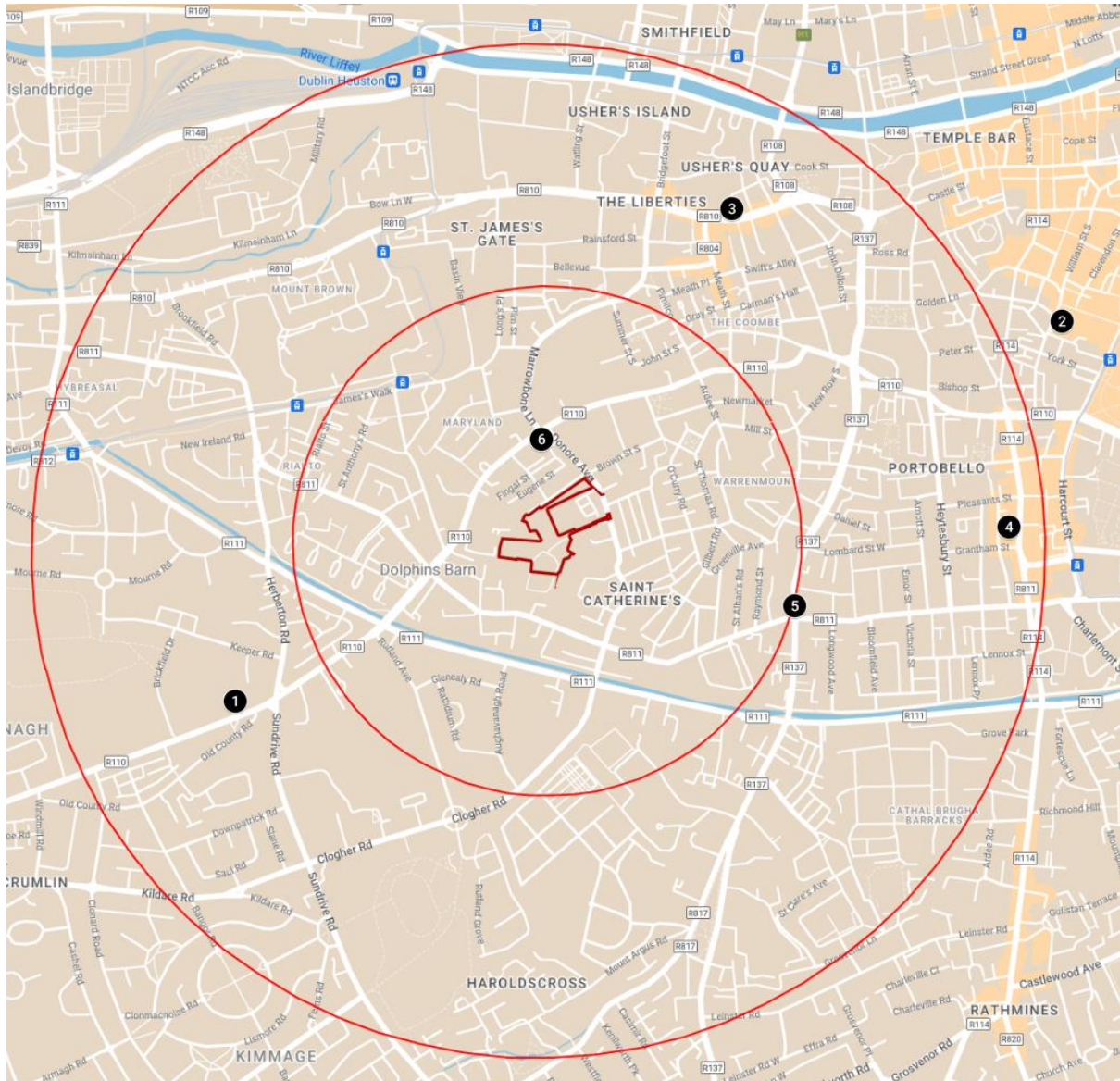
### Assessment

- 5.66 In response to Objective CUO22 which requires 5% of floorspace for developments above 10,000 sq.m, and as set out in the Statement of Consistency and the Architectural Design Statement, the proposal provides for significant planning benefits including the provision public open space, improved permeability in this area of the city, café, mobility hub, arts and cultural space, artist workspace, mobility hub, childcare facility, and a significant quantum of social and affordable housing.
- 5.67 The proposed development consists of a residential scheme containing 543 No. apartments with a Net Internal Area of 36,218m<sup>2</sup>. 5% of this area equates to 1,811m<sup>2</sup>. A minimum of 50% of this area must be provided on site in the form of community/arts/cultural space, which equates to 905.5m<sup>2</sup>.
- 5.68 Within the proposed development the applicant proposes to provide 952m<sup>2</sup> of internal floor space devoted to a mixture of community, arts and cultural space, broken down as follows:
- Community: Creche 664m<sup>2</sup>
  - Arts: Artist Workspaces 160m<sup>2</sup>
  - Culture: Cultural space 128m<sup>2</sup>
- 5.69 For further detail on this space please see MW's Architectural Design Statement and associated drawings.
- 5.70 In order to meet the 5% requirement, this leaves a shortfall of 857m<sup>2</sup> of floorspace to be provided within the vicinity of the site. It is proposed that that this shortfall of 857m<sup>2</sup> would be accommodated within the proposed refurbished and extended nearby Donore Community Centre (which has been closed in recent years), which when complete, will have over 1,400m<sup>2</sup> of community space. We attach a letter from Dublin City Council confirming acceptance of this proposal to satisfy compliance with Objective CU022.

The proposed development is considered to be acceptable in this regard. Accordingly, the needs of the future residents within the proposed development regarding cultural uses are adequately met. The proposed development will also support existing facilities in the area.

### **Retail**

- 5.71 Dublin City has a wide range of choice and type of retail uses in the immediate area. Key retail facilities are concentrated in the St. Stephen's Green (located just outside 1.5km distance of the centre point of the site), George's Street and Grafton Street areas. In addition, there are a number of neighbourhood and local centres catering for more everyday needs, including a range of convenience and local shops along Cork Street.
- 5.72 Crumlin Shopping Centre (currently undergoing redevelopment), Clanbrassil Street is also located nearby which provides for a range of everyday needs and services.
- 5.73 The following mix of retail uses were noted in these neighbourhood and local centres:
- Clothes and retail
  - Book shops
  - Restaurants and cafes
  - Hairdressers and barbers
  - Pharmacies
  - Electronics
  - Discount food stores
  - Post office
  - Banks and credit unions
  - Mechanics and Car repairs
  - Social welfare and other civic services (Intreo Centre Cork Street)
- 5.74 When considering the range of retail and other services available nearby and within in Dublin City Centre, it is considered that the proposed development is well provided for. The proposed development will provide a small scale retail unit for everyday needs.
- 5.75 There are a range of existing shops and services along Cork Street including supermarkets, pharmacies, pubs and cafes much of which are located within a 5 minute walking distance of the site.
- 5.76 The scheme will support existing businesses and help vacant units on Cork Street find occupiers through the influx of additional people in the area.



**Figure 5.15: Key Retail Facilities in Dublin City within 750m and 1.5 km.**

Name	Type	Address
1. Dunnes Stores	Shopping Centre	Crumlin Shopping Centre, Crumlin Rd, Crumlin, Dublin 12, D12 DRP4
2. Stephen's Green Shopping Centre	Shopping Centre	St Stephen's Green, Dublin, D02 HX65
3. Thomas Street	Local Retail	51 - 52 Thomas St, The Liberties, Dublin
4. Camden Street	Local Retail	The Lennox Building, 47-51 Richmond St S, Saint Kevin's, Dublin 2, D02 FK02
5. Clanbrassil Street	Local Retail	106 S Circular Rd, Portobello, Dublin 8, D08 AHR8
6. Cork Street	Local Retail	Cork Street.

**Table 6.6: Key Retail Facilities in Dublin City within 750m and 1.5 km.**

## 6.0 DEVELOPMENT PROPOSAL

- 6.1 It is considered that the proposed development will make a significant contribution to the built environment in Dublin City.
- 6.2 The development proposal has considered all of the requirements of SDRA12 and the Dublin City Development Plan, in particular the provision of the following:
- Public open space
  - Retail / café unit
  - Artist workspace, arts and cultural space including a childcare facility
- 6.3 The development will consist of the construction of a residential scheme of 543 no. apartments on an overall site of 3.26 ha.
- 6.4 The development (GFA of c. 53,227 sqm) contains the following mix of apartments: 225 No. 1 bedroom apartments (36 no. 1-person & 189 no. 2-person), 274 No. 2 bedroom apartments (including 52 No. 2 bed 3 person apartments and 222 No. 2 bed 4 person apartments), 44 No. 3 bedroom 5-person apartments, together with retail/café unit (168 sq.m.), mobility hub (52 sq.m.) and 952 sq.m. of community, artist workspace, arts and cultural space, including a creche, set out in 4 No. blocks.
- 6.5 The breakdown of each block will contain the following apartments:
- Block DCC1 comprises 111 No. apartments in a block of 6-7 storeys;
  - Block DCC 3 comprises 247 No. apartments in a block of 6-15 storeys;
  - Block DCC5 comprises 132 No. apartments in a block of 2-7 storeys;
  - Block DCC6 comprises 53 No. apartments in a block of 7 storeys;
- 6.6 The proposed development will also provide for public open space of 3,408 sqm, communal amenity space of 4,417 sqm and an outdoor play space associated with the creche. Provision of private open space in the form of balconies or terraces is provided to all individual apartments.
- 6.7 The proposed development will provide 906 no. residential bicycle parking spaces which are located within secure bicycle stores. 5% of these are over-sized spaces which are for large bicycles, cargo bicycles and other non-standard bicycles. In addition, 138 spaces for visitors are distributed throughout the site.
- 6.8 A total of 79 no. car parking spaces are provided at undercroft level. Six of these are mobility impaired spaces (2 in each of DCC1, DCC3 & DCC5). 50% of standard spaces will be EV fitted. Up to 30 of the spaces will be reserved for car sharing (resident use only). A further 15 no. on-street spaces are proposed consisting of:
- 1 no. accessible bay (between DCC5 & DCC6)
  - 1 no. short stay bay (between DCC5 & DCC6)
  - 1 no. crèche set-down / loading bay (between DCC5 & DCC6)
  - 1 no. set-down / loading bay (northern side of DCC5)
  - 1 no. set-down/loading bay (northern side of DCC 3)
  - 10 no. short stay spaces (north-east of DCC1)
- 6.9 In addition, 4 no. motorcycle spaces are also to be provided.



- 6.10 Vehicular, pedestrian and cyclist access routes are provided from a new entrance to the north-west from Margaret Kennedy Road. Provision for further vehicular, pedestrian and cyclist access points have been made to facilitate connections to the planned residential schemes on the Bailey Gibson & Player Wills sites for which there are extant permissions (Ref. No.'s ABP-307221-20 & ABP-308917-20).
- 6.11 The development will also provide for all associated ancillary site development infrastructure including site clearance & demolition of boundary wall along Margaret Kennedy Road and playing pitch on eastern side of site and associated fencing/lighting, the construction of foundations, ESB substations, switch room, water tank rooms, storage room, meter room, sprinkler tank room, comms room, bin storage, bicycle stores, green roofs, hard and soft landscaping, play equipment, boundary walls, attenuation area and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.
- 6.12 The proposed development will also support the refurbishment and extended nearby Donore Community Centre (which has been closed in recent years), which when complete, will have over 1,400m<sup>2</sup> of community space.

## **7.0 CONCLUSION**

- 7.1 The purpose of this Assessment is to determine if the South Dublin Inner City area is well served by community related facilities to support the future residents of the proposed development.
- 7.2 In summary, it is considered that South Dublin inner city has a range open space and recreational facilities including a large number of education facilities, higher level college, and a good provision of community and local retail facilities located throughout the area. As such the facilities that South Dublin City currently offers are considered to be of a high standard and capable of meeting the needs of further residents of the Proposed scheme. They will be supplemented by the community and recreational facilities that will be development within the proposed scheme and adjoining sites as part of the regeneration of the St. Teresa's Gardens and adjoining land and will be able to support the future residents of the proposed development.
- 7.3 The site as it currently stands, provides no contribution to the built environment through public realm or retail for public use. The proposed development will include public open space, childcare, community, arts and cultural space, retail and high-quality pedestrian & cycling routes which will benefit the existing and the future residents in the area. Taken together with the additional community and recreational facilities planned by the City Council in the immediate vicinity of the subject site, the area will be well served by community, arts and cultural facilities to serve existing and future residents.

## APPENDIX 1: LIST OF PRIMARY SCHOOLS WITHIN 1.5 km

Roll Number	Official Name	Address (Line 1)	Address (Line 2)	Ethos Description	Female	Male	Enrolment per Return	Admissions Notice
1. 13611D	Presentation Primary School	Warrenmount	Blackpitts	Catholic	130	74	204	50
2. 15625B	St Catherines West N S	Donore Avenue	South Circular Road	Church Of Ireland	101	101	202	27
3. 16786H	St Brigids Primary School	The Coombe	Dublin 8	Catholic	185	64	249	108
4.	SCOIL MHUIRE OGH 1	Crumlin Road	Dublin 12	Catholic	132	84	216	54
5. 17683C	Muire Og 2 Loreto Con	Crumlin Road	Dublin 12	Catholic	105	88	193	60
6. 17893N	<u>Sancta Maria C B S</u>	Synge Street	Dublin 8	Catholic	27	77	104	28
7. 18386B	Marist National School	Clogher Road	Crumlin	Catholic	189	50	239	60
8. 18477E	Scoil Na Mbrathar	John Dillon Street	Dublin 8	Catholic	14	154	168	22
9. 19480V	St Patricks	St Patrick's Close	Dublin 8	Church Of Ireland	15	15	30	48
10. 19933J	Scoil Treasa Naofa	Petrie Road	Donore Avenue	Catholic	70	110	180	26
11. 20012S	Griffith Barracks Multi D School	The Old Guardhouse	South Circular Road	Multi Denominational	167	194	361	56
12. 20104A	St Audoens Ns	Cook Street	Merchant's Quay	Catholic	79	102	181	22
13. 20429F	St. James's Primary School	Basin Lane	James' Street	Catholic	131	129	260	40
14. 20430N	Canal Way Educate Together National School	Basin Street Upper	Dublin 8	Multi Denominational	170	210	380	54
15. 16651H	St Clares Convent N S	Harold's Cross Road	Dublin 6W	Catholic	93	121	214	24
16. 14556D	St Endas	Whitefriar Street	Dublin 8	Catholic	61	62	123	21
17. 17603B	Scoil Iosagain Boys Senior	Aughavannagh Road	Dublin 12	Catholic		85	85	22

18. 00743W	Mater Dei National School	Basin Lane, James Street,	Dublin 8	Catholic	137	51	188	0	
							Total	<b>3,577</b>	<b>722</b>

Source: last updated July 2022 <https://www.gov.ie/en/collection/primary-schools/>

**APPENDIX 2: LIST OF POST-PRIMARY SCHOOLS WITHIN 1.5 km**

Roll Number	Official School Name	Address 1	Address 2	Eircode	School Gender - Post Primary	Ethos/Religion	Female	Male	Total	Admissions Notice
1. 60560E	St Marys College	73-79 Lower Rathmines Road	Dublin 6	D06CH79	Boys	Catholic		467	467	96
2. 60660I	St Patricks Cathedral Grammar School	St Patricks Close	Dublin 8	D08WK19	Mixed	Church of Ireland	122	134	256	48
3. 60470D	Christian Brothers, Synge St.	Synge Street CBS Secondary School	Synge Street	D08R283	Boys	Catholic		279	279	48
4. 60800V	Loreto College	Crumlin Road	Dublin 12	D12E196	Girls	Catholic	381		381	72
5. 60792C	Presentation College	Warrenmount	Clarence Mangan Road	D08W0X7	Mixed	Catholic	131		131	48
6. 60410I	C.B.S. James Street	James's Street	Dublin 8	D08K338	Mixed	Catholic	53	108	161	
7. 70160R	Clogher Road Community College	Clogher Road	Crumlin	D12YP11	Mixed	Multi Denominational	50	134	184	
8. 68365A	Harolds Cross Educate Together Secondary School	151 -153 Harold's Cross Road	Dublin 6W	D6WHP44	Mixed	Multi Denominational	54	55	109	72
<b>Total</b>	<b>1,968</b>									<b>384</b>

Source: Statistics last updated July 2022 <https://www.gov.ie/en/collection/post-primary-schools/#20212022>

## APPENDIX 3: 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)

### Demographic Profile

In order to gather a complete understanding of the immediate area we have prepared the following age profile of the local area focusing on education requirements (i.e., 0-19 years of age). The subject site is located in the Dublin City Council (DCC) local authority area and the South-West Inner City Local Electoral Area. The selected study area comprises the electoral divisions within a 1km radius as illustrated in Figure 1 below. For the purposes of comparison, we have also included figures for the state. Full figures are included as Appendix A.

Electoral divisions (ED's) were excluded were only marginally within the 1km radius. In total the following 13 No. ED's were included.

- Crumlin B
  - Crumlin C
  - Kimmage C
  - Merchant's Quay B
  - Merchant's Quay C
  - Merchant's Quay F
  - Merchant's Quay D
  - Merchant's Quay E
  - Ushers Quay F
  - Ushers Quay C
  - Ushers Quay D
  - Ushers Quay E
  - Wood Quay B
-



Figure 1: electoral divisions within 1km with site located. (Source: CSO 2016; Google Earth).

	State	%	LEA	%	DCC	%	EDs 1km	%
0-4	331,515	7.0%	2421	5.7%	30683	5.5%	2119	4.5%
05-12_	548,693	11.5%	2627	6.2%	42603	7.7%	2432	5.2%
13-19_	429,160	9.0%	1949	4.6%	38708	7.0%	1908	4.0%
<b>Total population</b>	<b>4,761,865</b>		<b>42,344</b>		<b>554,554</b>		<b>37,565</b>	

Table 1: Population for State, Dublin City & Local Electoral Areas broken down by age cohorts (source CSO Census 2016)

As clearly illustrated from the above, the numbers of children ages 0-4 requiring childcare are significantly lower than the state average. The LEA is similar to that of the wider DCC area but the selected ED's have a lower average at 4.5%.

### Household Size

As evident from the below CSO (2016) figures, the household size in both DCC and the LEA are smaller than the state average.

Area	Households	Persons	Average Household Size
LEA 2019 South West Inner City	17,731	39,858	2.3
Dublin City Council	211,747	525,229	2.5
State	1,697,665	4,666,376	2.8

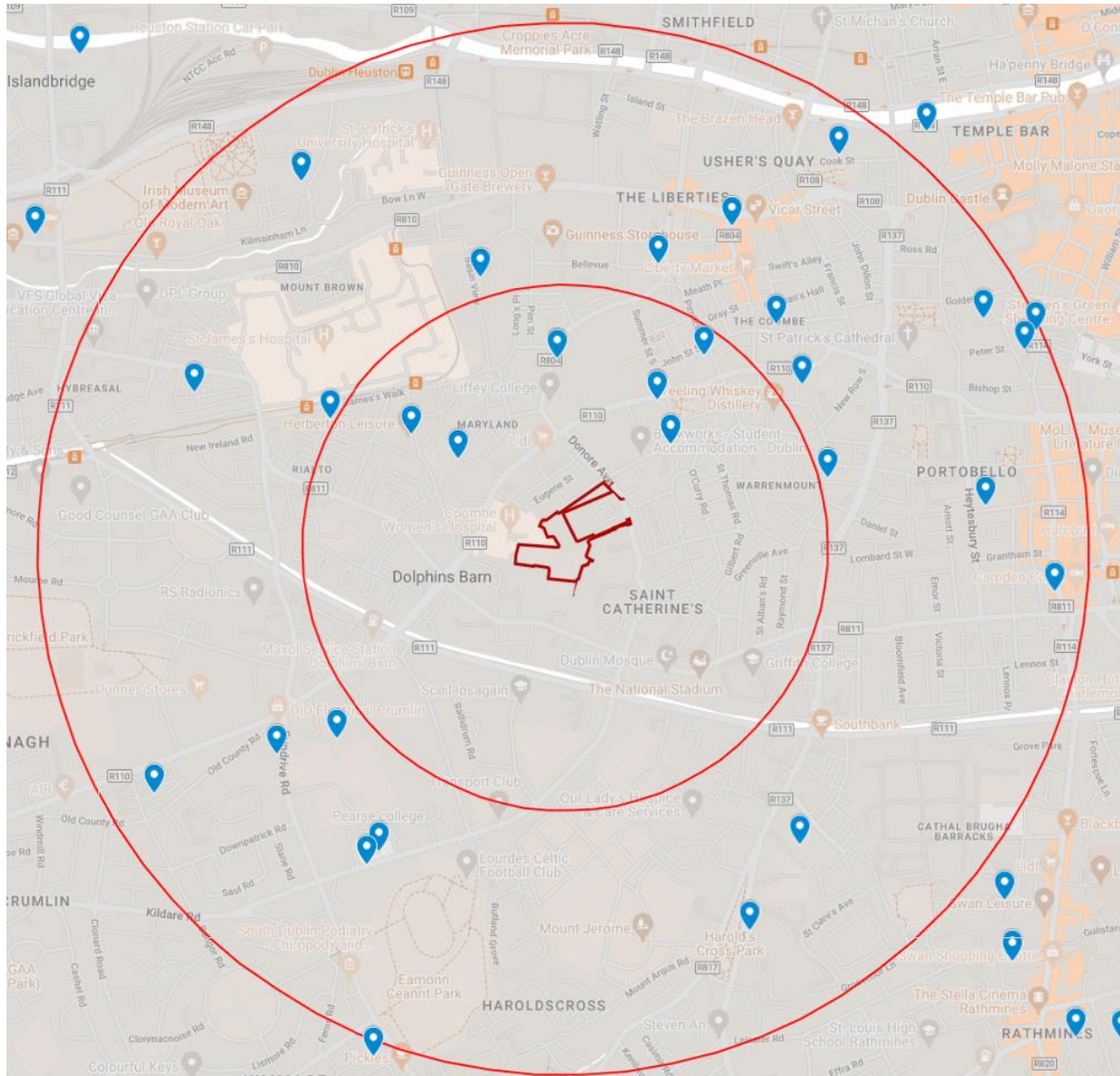
Table 2: Comparison of household size between the state, DCC and the LEA (CSO, 2016).



Applying the average household size to the proposed development resulting in an estimated population of 1,216 no. people.

### Existing Childcare Providers

Within a radius of c.1.5 km from the subject site we noted 28 No. childcare facilities providing a range of services from full day to sessional for a range of age profile with a cumulative capacity for 1,337 No. children. Appendix B sets out full details of these 28 No. childcare facilities. Their geographic distribution is shown on Figure 2 below.



**Figure 2: Overview of Childcare Facilities in within 750m and 1.5km (Source: Google Maps / Tulsa's Register of Early Year Services, August 2022).**

### Permitted Childcare Facilities

We note 2 No. permitted childcare facilities (subject to JR) in the immediate area at the following locations:

- Bailey Gibson (ABP-307221-20): a childcare facility/creche at ground floor level in BG1 with a gross floor area of 233 square metres.

- Player Wills (ABP-308917-20): a childcare facility with GFA of 275 sqm with dedicate play area.

### 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 2,119 no. children aged between 0-4 years within the subject 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. 530 no. pre-school places in this catchment (2,119 / .25).

The analysis of existing facilities provided above demonstrates that there is a good level of facilities in the area catering for the demand for childcare provision. Therefore, it can reasonably be assumed that the existing population are being accommodated in the local area (by the 28 No. providers within 1.5 km with capacity for 1,337 spaces) and do not need to travel out of local area to avail of childcare facilities.

### Assessment of Childcare Need

There are a number of ways to estimate the number of childcare places which would be required the needs of the residentials of the proposed apartment scheme. The first is to estimate the total population which the design of the scheme could accommodate. Based on the unit numbers and unit mix, it is estimated that if each unit was fully occupied to its design capacity, the proposed development could accommodate a population of 1,685 people.

Data extrapolated from Census 2016 identified that 5.7% of the local area population were children 0-4 years of age in the LEA. Applying this percentage to the projected population which could be housed in the proposed development would give an estimate of 96 No. children under 5 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
-------	--------------

Project Donore Childcare Needs Assessment

<b>1 bed</b>	225
<b>2 bed, 3 person</b>	52
<b>2 bed, 4 person</b>	222
<b>3 bed</b>	44
<b>Total</b>	543
<b>Total excluding 1 bed &amp; 2 bed-3 person</b>	318

Considering the above unit mix, the childcare requirement on the basis of 1 facility catering for 20 places per 75 No. units (excluding 1 bed units & 2 bed – 3 persons units) would be 85 No. places. ( $318 / 75 \times 20 = 85$ ).

Given that this figure is higher than the theoretical children projected population, it is proposed that a creche facility capable of accommodating 85 No. children will be provided on site as part of the overall development, in accordance with the Childcare Guidelines.

**Appendix A: Age Profile Data**

<b>Age Group</b>	<b>LEA</b>	<b>DCC</b>	<b>State</b>	<b>ED's</b>
0	598	6,602	62,257	509
1	476	6,123	64,029	405
2	483	6,050	66,318	440
3	419	5,949	68,076	375
4	445	5,959	70,835	390
5	411	5,930	72,404	368
6	394	5,836	72,517	363
7	352	5,713	72,166	320
8	331	5,454	71,524	296
9	300	5,004	66,950	274
10	277	4,901	64,793	262
11	262	4,868	64,014	264
12	300	4,897	64,325	285
13	252	4,861	63,531	227
14	246	5,066	62,813	240
15	221	4,938	61,643	218
16	216	5,090	60,989	222
17	246	5,430	61,318	256
18	371	6,499	61,294	365
19	397	6,824	57,572	380
20-24	4,109	44,484	273,636	3643
25-29	6,443	60,867	297,435	5043
30-34	6,120	58,889	361,975	4728
35-39	4,767	49,561	389,421	3823
40-44	3,084	38,021	357,460	2697
45-49	2,343	34,093	326,110	2192
50-54	1,866	31,743	299,935	1814
55-59	1,664	28,792	270,102	1649
60-64	1,338	23,755	238,856	1400
65-69	1,127	20,984	211,236	1268
70-74	835	17,027	162,272	913
75-79	640	14,161	115,467	757
80-84	517	10,857	81,037	612
85+	494	9,326	67,555	567
<b>Total</b>	<b>42,344</b>	<b>554,554</b>	<b>4,761,865</b>	<b>37565</b>

**(Source: CSO, 2016)**

Age	Merchants Quay C	Usher F	Merchant Quay D	Wood Quay B	Merchants Quay E	Ushers E	Ushers C	Ushers D	Merchants Quay F	Crumlin B	Kimmage C	Crumlin C	Merch Quay B
0	30	32	22	40	25	23	74	37	107	29	38	24	28
1	38	22	28	31	29	20	56	28	24	31	30	27	41
2	42	32	30	27	14	22	87	28	23	34	36	32	33
3	31	29	20	29	21	25	58	27	18	31	20	41	25
4	35	32	30	24	12	26	49	35	36	40	26	19	26
5	36	24	26	16	24	21	54	29	21	37	25	30	25
6	29	27	18	24	13	29	49	25	24	38	28	37	22
7	26	24	23	25	12	27	43	21	20	30	25	22	22
8	18	16	24	28	13	27	39	29	7	22	35	22	16
9	20	15	16	18	21	17	42	12	18	34	22	29	10
10	19	18	15	22	7	24	43	18	12	31	16	20	17
11	19	20	9	21	11	15	37	11	20	34	22	28	17
12	27	20	24	19	7	21	41	19	16	32	20	19	20
13	20	14	11	17	4	18	37	16	10	24	10	27	19
14	19	17	9	14	5	23	34	14	12	28	18	28	19
15	24	25	6	13	8	14	29	11	9	27	15	23	14
16	19	13	9	9	12	12	30	16	8	42	22	16	14
17	21	20	13	19	19	21	28	7	7	43	12	30	16
18	32	19	11	22	50	20	48	35	19	38	11	25	35
19	30	24	12	23	98	18	32	23	13	32	15	24	36
20-24	371	222	180	327	590	139	304	184	214	196	243	168	505
25-29	631	352	246	528	325	184	524	262	302	204	473	188	824
30-34	552	346	276	421	315	179	541	284	302	214	386	216	696
35-39	378	354	207	340	249	163	438	224	262	187	317	199	505
40-44	250	276	171	276	133	119	305	175	187	209	196	175	225
45-49	172	220	156	228	119	100	245	147	115	207	139	147	197
50-54	144	197	104	200	87	93	203	115	87	202	126	132	124

---

55-59	130	176	104	153	72	115	151	109	77	177	133	133	119
60-64	116	167	90	112	62	96	119	83	59	165	123	115	93
65-69	107	160	89	131	40	65	88	64	52	174	123	88	87
70-74	64	137	53	84	35	43	57	47	20	136	92	98	47
75-79	47	147	59	60	25	22	42	21	30	110	83	72	39
80-84	40	137	53	57	15	25	29	16	17	73	74	49	27
85+	29	150	41	56	17	24	27	16	10	57	89	28	23
Total	3,566	3,484	2,185	3,414	2,489	1,790	3,983	2,188	2,158	2,968	3,043	2,331	3,966

(Source: CSO, 2016)

---

**Appendix B**  
**Existing Childcare Facilities in Local Area [August 2022]**

Tusla Number	Service Name	Address	Town	Age Profile	Service Type	No. Of Children Service Can Accommodate
TU2015DY269	Kiddies Korner	292 Sundrive Road, Crumlin	Dublin 12	0 - 6 Years	Full Day Part Time Sessional	40
TU2015DY237	Loreto Preschool	Loreto Primary School, Crumlin Road, Crumlin	Dublin 12	2 - 6 Years	Sessional	33
TU2015DY341	Pearse College Nursery	Pearse College, Clogher Road, Crumlin	Dublin 12	0 - 6 Years	Full Day Part Time Sessional	93
TU2015DY286	Stepping Stones Montessori	23 Ardagh Road, Crumlin	Dublin 12	2 - 6 Years	Sessional	11
TU2015DY241	The Marist Creche	Marist Primary School, Clogher Road, Crumlin	Dublin 12	2 - 6 Years	Sessional	40
TU2015DY381	D2 Montessori	6 Camden Street Upper	Dublin 2	1 - 5 Years	Full Day Part Time Sessional	52
TU2015DY332	YMCA Childcare	YMCA Childcare, 53 Aungier Street	Dublin 2	0 - 6 Years	Full Day Part Time	129
TU2015DY297	Leinster Park Montessori	139 Harolds Cross Road, Harolds Cross	Dublin 6W	2 - 6 Years	Sessional	31
TU2015DY295	St. Clare's Pre-School Limited	St. Clare's Pre School, Harolds Cross Road, Ha	Dublin 6W	2 - 6 Years	Sessional	22
TU2015DY305	Bowers Childcare Ltd	Block C, Brabazon Hall, Ardee Street	Dublin 8	0 - 6 Years	Full Day Part Time Sessional	50
TU2015DY244	Connolly Children's Centre	Ashgrove Community Centre, The Coombe, I	Dublin 8	1 - 6 Years	Full Day Part Time Sessional	40
TU2015DY357	Dolphin Creche	310 - 311 Dolphins House, Rialto	Dublin 8	1 - 6 Years	Part Time	21
TU2015DY246	Fatima Groups United Children's Day	78 Reuben Street, Rialto	Dublin 8	1 - 5 Years	Full Day Part time	58
TU2015DY285	Lighthouse Montessori School	6a Pleasants Street	Dublin 8	2 - 5 Years	Full Day Part Time	21
TU2016DY022	Mayfield Montessori	8 Mayfield Road, Kilmainham	Dublin 8	2 - 6 Years	Sessional	22
TU2015DY312	Mercy Family Centre	South Brown Street, Weaver Square	Dublin 8	0 - 5 Years	Part Time	170
TU2015DY291	Safari Childcare	The Hibernia Building, Heuston Sth Quater,	Dublin 8	1 - 6 Years	Full Day Part Time Sessional	120

Project Donor Childcare Needs Assessment

TU2015DY342	School St & Thomas Court Bawn FRC	School Street, Pimlico	Dublin 8	0 - 5 Years	Full Day Part Time Sessional	52
TU2015DY334	Sophia Nurturing Centre	Sophia Housing, 25 Cork Street	Dublin 8	0 - 6 Years	Full Day Sessional	21
TU2015DY403	St John of God Menni Early Services	25 Cork St.	Dublin 8	0 - 6 Years	Sessional	6
TU2015DY337	St. Audoen's Pre-school	Cook St, Merchants Quay	Dublin 8	3 - 6 Years	Sessional	11
TU2015DY346	Wee Tots Creche and Pre School	Fountain Resource Group, 2A Basin Street	Dublin 8	0 - 6 Years	Full Day Part Time Sessional	44
TU2015DY261	Whitefriars Childcare Ltd	Alexandra Walk, Whitefriar Street	Dublin 8	0 - 5 Years	Full Day Part Time	40
TU2015DY401	Whitefriars Childcare Ltd	Newmarket Hall, St Lukes Avenue, Cork St.	Dublin 8	2 - 6 Years	Sessional	29
TU2019DY008	Footprints Early Years	St Catherines Sport Centre, Merchants Quay.	Dublin 8	2 - 6 Years	Part Time Sessional	22
TU2015DY248	St Joseph's ECDS	St Josephs Early Childhood Care Education Centre, Morningstar Road,	Dublin 8	2 - 6 Years	Full Day, Sessional	32
TU2015DY290	Child's Play	Blackpitts House, 1A St. Kevin's Avenue, Blackpitts	Dublin 8	0 - 6 Years	Full Day, Part Time, Sessional	70
TU2015DY369	Saoirse Waldorf School T/A Dublin Steiner School	92 Meath St	Dublin 8	3 - 5 Years	Full Day	32
TU2015DY358	Scallywags Creche	Carmelite Community Centre, 56 Angier Street	Dublin 2	1 - 6 Years	Part Time	25
					<b>Total</b>	<b>1,337</b>

(Source: Tusla Register of Early Years services Link: [https://www.tusla.ie/uploads/content/Dublin\\_Aug22\\_1.pdf](https://www.tusla.ie/uploads/content/Dublin_Aug22_1.pdf))