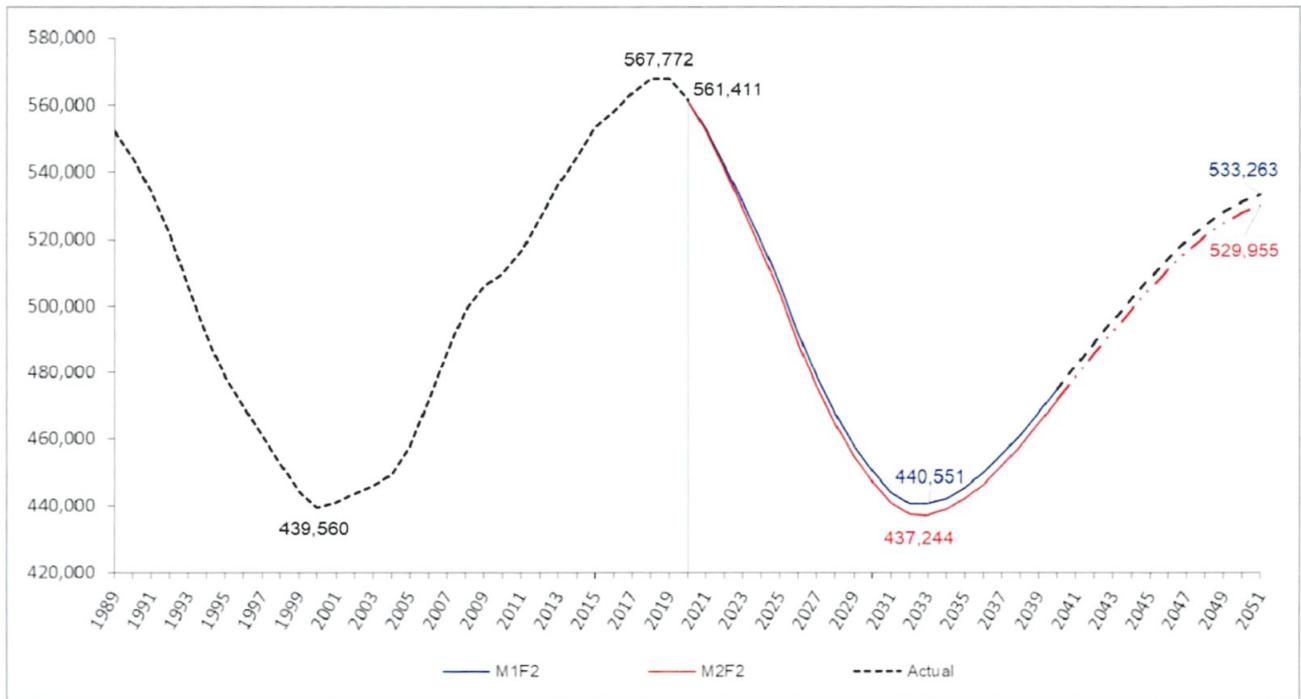


## Schools Demand & Concentration Report



**Figure 4-5: Projected Enrolment Figures in Primary Schools 1989-2051**

Source: education.ie, *Projections of full-time enrolment Primary and Secondary School Level 2021-2040*

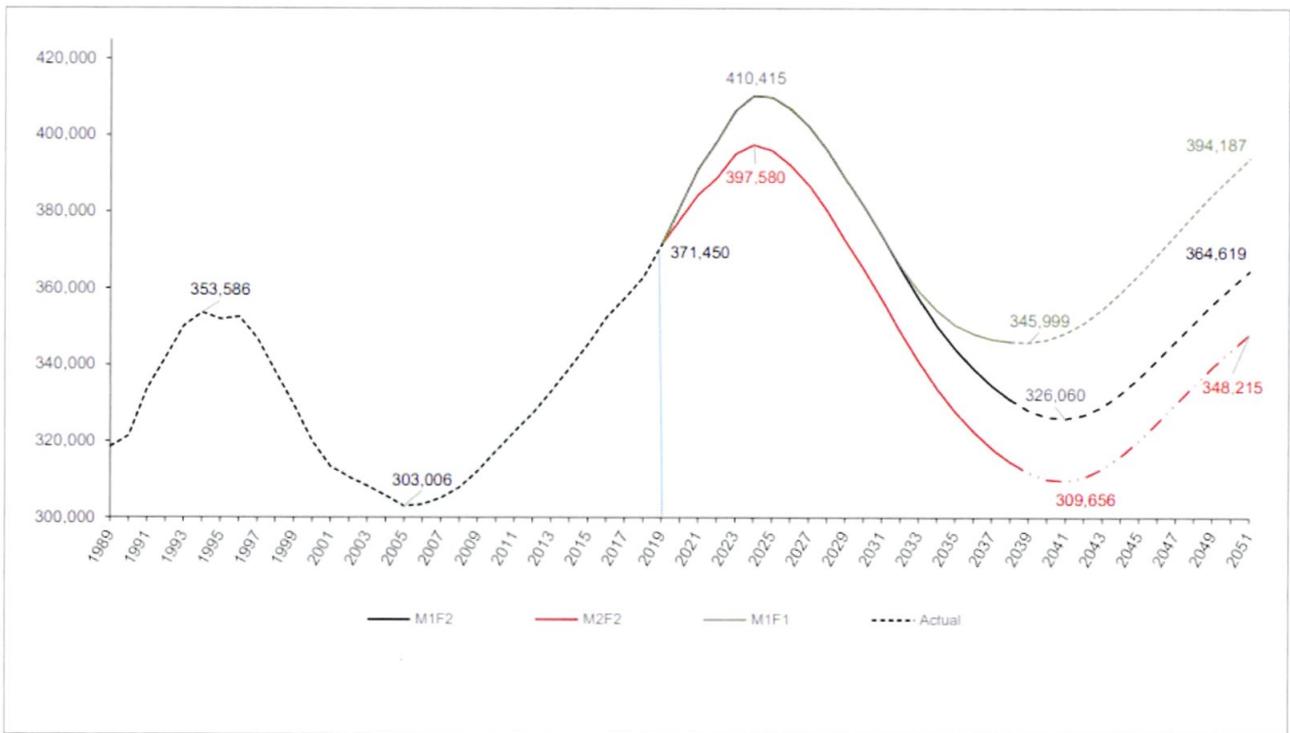
Given the time required in the planning, construction, and occupation of a residential development, such as the subject development, it is anticipated that the future school-going population of the proposed development shall attend primary and secondary school in a time of underlying reduced demand for school places.

### 4.3.2 Secondary School

Secondary School projections, as outlined in the *Projections of full-time enrolment Primary and Second Level 2021-2040*<sup>12</sup>, state enrolments in post-primary schools have risen by 10% over the past five years and are projected to continue rising over the short term and peak in 2024 with an estimated 410,415 no. enrolments across the State. As shown in **Figure 4-6**, the fall in secondary school pupil enrolments will be gradual from 2024 onwards.

<sup>12</sup> [Downloads/202698\\_a1d65c6a-9220-4cdd-9cb8-03b4c6b84ac9%20\(9\).pdf](Downloads/202698_a1d65c6a-9220-4cdd-9cb8-03b4c6b84ac9%20(9).pdf)

Schools Demand & Concentration Report



**Figure 4-6: Projected Enrolment Figures in Secondary Schools 1989-2051**

Source: CSO.ie, Projections of full-time enrolment Primary and Secondary Level 2020-2038

Both Census Population Statistics and Department of Education and Science projections indicate that the secondary school population will be in decline from the mid-2020s when the subject development may become occupied.

# 5 AUDIT OF SCHOOL PROVISION

Within the Study Area there are a total of 13 no. school facilities; 12 no. primary schools and 1 no. secondary schools. The locations of these schools are illustrated in **Figures 5-1 and 5-2**.

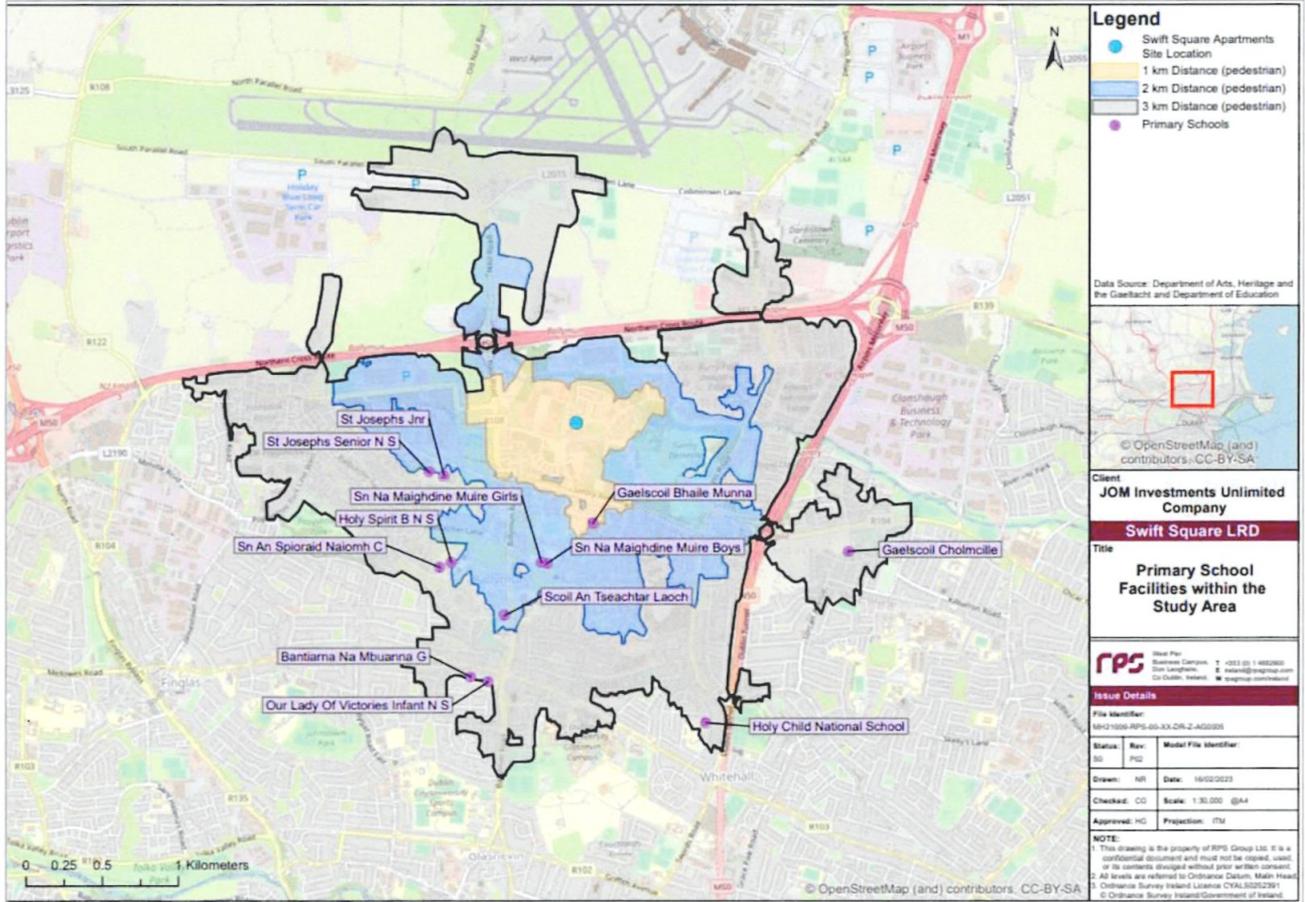


Figure 5-1: Location of Primary Schools within Study Area

Source: RPS Group Ltd



## Schools Demand &amp; Concentration Report

	Primary School	Address	Enrolled Pupils	Av. Class Size 2019/2020	Av. Class Size 2020/2021	Av. Class Size 2021/2022	Distance from the Subject Site
4.	Virgin Mary Girls National School	Shangan Road, Ballymun, Dublin 9	181	20	23	20	c.960m
5.	St. Joseph's Senior National School	Balbutcher Lane, Ballymun	137	17	18	17	c.1020m
6.	Holy Spirit Boys National Catholic School	Sillogue Road, Ballymun, Dublin 11	308	21	19	21	c.1240m
7.	Holy Spirit Girls National Catholic School	Sillogue Road, Ballymun, Dublin 11	274	20	20	20	c.1320m
8.	Scoil an tSeachtar Laoch	Ballymun Road, Ballymun, Dublin 11	181	21	21	23	c.1370m
9.	Our Lady of Victories Infant National School	Ballymun Road, Dublin 9	214	17	18	18	c.1820m
10.	Our Lady of Victories Girls National School (Bantiarna Na mBuanna Girls)	Ballymun Road, Dublin 9	207	20	21	21	c.1830m
11.	Gaelscoil Cholmcille	Gaelscoil Cholmcille, Coolock Lane, Dublin 17	255	30	29	32	c.1990m
12.	Holy Child National School	Larkhill Road, Whitehall, Dublin 9	397	25	25	23	c.2180m
<b>Total primary:</b>			<b>2,635</b>	<b>20 Persons</b>	<b>22 Persons</b>	<b>21 Persons</b>	

Based on an 8-year primary school cycle, the average total for each school year is 329 no. pupils (2,635 / 8). In this regard, c. 329 no. primary school places should therefore become available as one-year group completes the school cycle and another year group commences.

It should be noted that the average primary class size in the Study Area was 21 no. pupils for 2021/2022.

**Table 5.2** below shows the total number of pupils enrolled per academic year over the past 5 years from 2016 to the present.

## Schools Demand &amp; Concentration Report

**Table 5.2: Total Number of Pupils Enrolled in Primary Schools within the Study Area 2016-2022**

Primary School	No. of Pupils 2016-2017	No. of Pupils 2017-2018	No. of Pupils 2018-2019	No. of Pupils 2019-2020	No. of Pupils 2020-2021	No. of Pupils 2021-2022
St. Joseph's Junior National School	148	146	141	154	145	151
St. Joseph's Senior National School	127	141	143	138	142	137
Gaelscoil Bhaile Munna	176	178	185	176	169	165
Virgin Mary Girls National School	145	157	162	166	184	181
Virgin Mary Boys National School	142	138	133	131	141	133
Scoil an tSeachtar Laoch	208	210	203	197	193	181
Holy Spirit Boys National Catholic School	354	341	335	337	316	308
Holy Spirit Girls National Catholic School	324	313	318	308	287	274
Our Lady of Victories Infant School	281	276	265	233	216	214
Our Lady of Victories Girls National School	No data available.	No data available.	203	202	215	207
Our Lady of Victories Boys National School	No data available.	No data available.	200	200	203	192
Holy Child National School	No data available.	No data available.	No data available.	No data available.	429	409
<b>Total:</b>	<b>1,905</b>	<b>1,900</b>	<b>2,288</b>	<b>2,242</b>	<b>2,640</b>	<b>2,472</b>

Source: Department of Education

No data was available for Our Lady of Victories Girls National School and Our Lady of Victories Boys National School between 2016-2018, but the enrolment numbers from 2018 in **Table 5-2** are complete and show a consistent number of primary school pupils. No data was found for Holy Child National School between 2016-2020, but the enrolment numbers from 2021 are complete and show a high demand for enrolment.

Virgin Mary Girls National School has had the largest increase in enrolment with 24% between 2016 and 2022, followed by enrolment numbers at St. Joseph's Senior National School, increasing by 7%.

Enrolment numbers at Our Lady of Victories Infant School decreased by 31%, followed by enrolment numbers at Holy Spirit Girls National Catholic by 12% and Holy Spirit Boys National Catholic School by 14%. Scoil an tSeachtar Laoch, Virgin Mary Boys National School and Gaelscoil Bhaile Munna also experienced a minor decrease in enrolment numbers.

## 5.2 Secondary Schools

There is 1 no. secondary school, Trinity Comprehensive Ballymun, within the Study Area with a total of 504 no. pupils enrolled between the ages of 13-18 years old from the school year 2021/2022. The school's enrolment numbers are presented in **Table 5.3**.

**Table 5.3: Secondary Schools within the Study Area (3km Radius)**

Secondary School	Address	Enrolled Pupils (boys and girls)	Walking Distance
Trinity Comprehensive Ballymun	Trinity Comprehensive, Ballymun Road, Dublin 9	504	c.1260m

Source: Department of Education

## Schools Demand & Concentration Report

Based on a 6-year secondary school cycle, the average total of 84 no. spaces would become available as one-year group leaves and are entered by another (504 / 6).

**Table 5.4** shows the total number of pupils enrolled per academic year over the past 5 years from 2016 to the present.

**Table 5.4: Total Number of Pupils Enrolled in Secondary Schools within the Study Area 2016-2022**

Secondary School	No. of Pupils 2016-2017	No. of Pupils 2017-2018	No. of Pupils 2018-2019	No. of Pupils 2019-2020	No. of Pupils 2020-2021	No. of Pupils 2021-2022
Trinity Comprehensive Ballymun	498	524	516	492	503	504

Source: Department of Education

There has been a slight increase in enrolment numbers at Trinity Comprehensive Ballymun in the period 2016-2021 (1%).

Secondary school students generally travel further to school than primary students, and there are a large number of secondary schools easily accessible and within 3.5 km from the subject site, but outside of the Study Area, including:

- Coláiste Dhúlaigh Post Primary School, Barryscourt Rd, Coolock, Dublin, Co. Fingal- c.2.9km;
- Our Lady of Mercy College (Secondary School), Beaumont Rd, Beaumont, Dublin 9 - c.2.5km;
- St Aidan's CBS, Saint Aidan's School - Brothers' Residence, Whitehall, Dublin – 2.15km;
- Margaret Aylward Community College, The Thatch Rd, Whitehall, Dublin 9 – 2.45km;
- St. Kevin's College, Ballygall Rd E, Ballygall, Dublin - 11 – 2.5km;
- Scoil Chaitríona, St Mobhi Rd, Glasnevin, Dublin 9, D09 TW99 – 3.25km; and
- Beneavin De La Salle College, 11 Beneavin Rd, Finglas East, Dublin, D11 NH7E – 2.5km.

More widely, there are a very large number of schools in the north and centre of the city which are readily accessible for secondary school students.

### 5.3 School Upgrades

Under the *Additional Accommodation Scheme 2023*<sup>13</sup> the following school upgrades are currently progressing;

- The provision of 2 no. 80 sq.m mainstream classrooms & 1 no. 15 sq.m Resource Room at Our Lady of Victories NS, Ballymun Road at construction stage;
- Approval for 3 no. set rooms at Scoil an tSeachtar Laoch.

<sup>13</sup> <https://www.gov.ie/pdf/?file=https://assets.gov.ie/234562/40856718-d060-4e60-aecc-f9411d9ee5ff.pdf#page=null>

## 6 CONSIDERATION OF NEED

### 6.1 School Places Required

The proposed development comprises 192 no. residential units made up of 4 no. 1-bedroom units and 188 no. 2-bedroom units.

#### 6.1.1 Primary School

*The Provision of Schools and the Planning System: A Code of Practice for Planning Authorities*<sup>14</sup> assumes that an average of 12% of the population is expected to progress to primary education, based on the *National Population Projections and Regional Targets 2006-2020* (DEHLG February 2007). This proportion remained unchanged in 2016.

In calculating the demand likely to be generated by the proposed development, the future demand for primary school formula used by DES:

- (12% x no. units x average household size) was applied.
- **$12\% \times 192 \text{ no. units} \times 2.75^2 = 63 \text{ no. primary school places}$**

Notes:

1. 12% Department of Education and Science assumes that an average of 12% of the population were expected to progress to primary education

2. National Average Household Size 2016

Based on the calculation above, the proposed development is based on 192 no. residential units will generate a demand for 63 no. additional primary school places, based on an 8-year cycle, this translates to an average of 8 no. new school places required for each year.

Within the proposed development, there are 4 no. 1-bedroom apartments which do not have the capacity to accommodate families with children. Applying the same logic as the *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2022*<sup>15</sup> with regard to childcare facilities, not including the 4 no. 1-bedroom apartments the formula mentioned above applies as follows:

- **$12\% \times 188^2 \text{ no. units} \times 2.75^3 = 62 \text{ no. primary school places}$**

Notes:

1. 12% Department of Education and Science assumes that an average of 12% of the population were expected to progress to primary education

2. (255 no. residential units less 11 no. 1-bedroom apartments = 244 no. residential units)

3. National Average Household size 2016.

Based on the above calculation the proposed development based on 188 no. residential units (excluding 4 no. 1-bed apartments) will generate the demand for 62 no. additional primary school places, based on an 8-year cycle, this translates to an average of 8 no. new school places required each year. This is considered to be a robust estimation of demand.

#### 6.1.2 Secondary School

Again, based on the *Provision of Schools and the Planning System: A Code of Practice for Planning Authorities*<sup>16</sup>, it assumes that an average of 8% of the population were expected to present to secondary education. This proportion also remained unchanged in 2016.

<sup>14</sup> <https://www.gov.ie/en/publication/338c98-the-provision-of-schools-and-the-planning-system/>

<sup>15</sup> <https://assets.gov.ie/243715/d60aaacd-0b2b-4422-ab91-d511a4720132.pdf>

<sup>16</sup> <https://www.gov.ie/en/publication/338c98-the-provision-of-schools-and-the-planning-system/>

## Schools Demand & Concentration Report

In calculating the demand likely to be generated by the proposed development, the formula used by the Department of Education and Science to calculate projection figures for secondary school education is applied; (8% x no. units x avg household size). The following results show:

- **$8\% \times 192 \text{ no. units} \times 2.75^2 = 42 \text{ no. secondary school spaces}$**

Notes:

1. 8% Department of Education and Science assumes that an average of 8% of the population were expected to present to secondary education

2. National Average Household size 2016

Based on the calculation above, the proposed development of 192 no. units will generate a demand of an additional 42 no. secondary school spaces, which based on a 6-year cycle translates to an additional 7 no. spaces per year.

Excluding 1-bedroom apartment units as done above, the calculation is as follows:

- **$8\% \times 188^2 \text{ no. units} \times 2.75^3 = 41 \text{ no. secondary school places}$**

Notes:

1. 8% Department of Education and Science assumes that an average of 8% of the population were expected to present to secondary education

2. (192 no. residential units less 4 no. 1-bedroom apartments = 188 no. residential units)

3. National Average Household size 2016

Based on the above calculation, it is estimated that the proposed scheme will generate the demand for 41 no. additional secondary school places. This is based on 188 no. residential units (excluding 4 no. 1-bedroom apartments) and a 6-year cycle; this translates to an average of 7 no. new school places are required each year. This is considered to be a robust estimation of demand.

## 7 SUMMARY & CONCLUSIONS

RPS has prepared this Report on behalf of JOM Investments Unlimited Company to accompany an LRD application on lands located to the north of Swift Square Office Park and Northwood Avenue, Santry, Dublin 9.

This Report identifies the current levels of enrolment of existing schools within the Study Area, a 3km walking distance (isochrone distance) from the subject site, and analyses the demand for school spaces likely to be generated by the proposal of 192 no. residential units made up of 4 no. 1-bedroom units and 188 no. 2-bed units.

A review of the local area has identified 12 no. primary schools and 1 no. secondary school within 3km of the site (with an additional 7 no. secondary schools within 3.5km) to facilitate future demand generated by the proposed development. The site's accessibility to nearby public transport allows for additional schools outside of the Study Area to be accessible.

Using the same methodology given in the *Provision of Schools and the Planning System: A Code of Practice for Planning Authorities 2008*, based on national average household size and proportion of school-going children it is estimated that approximately an average of 8 no. primary school places and 7 no. secondary school places will be required per year.

As classes move from one year to the next, existing primary schools in the Study Area will provide, on average, 329 no. primary school spaces per year, and secondary schools will provide approximately 84 no. spaces per year. It is noted that the average class size in the Study Area is currently below the national average. It is also noted that the CSO projects future declining demand for school places.

## APPENDIX 17.2

### Social Infrastructure Audit



# SOCIAL INFRASTRUCTURE AUDIT

Large-scale Residential Development '*Swift Square Apartments*'

MH21009  
F01  
July 2023

## Social Infrastructure Audit

## Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
F01	Planning	SS	CLG	HG	03 July 2023

## Approval for issue

HG

3 July 2023

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# 1 INTRODUCTION

RPS Group Ltd, West Pier Business Campus, Dún Laoghaire, County Dublin, A96 N6T7, in association with a multidisciplinary team, has been instructed by JOM Investments Unlimited Company, 15 Hogan Place, Dublin 2, D02 DK23 (the Applicant) to prepare this **Social Infrastructure Audit** (the Report) to accompany a Large-scale Residential Development (LRD) application on lands located to the north of Swift Square Office Park and Northwood Avenue, Santry, Dublin 9.

This Report has been prepared to consider the sufficiency of existing social infrastructure such as healthcare, sport & recreation, social & community services, places of faith & worship, education and training, childcare facilities and other community facilities in the vicinity of the proposed development. This Report provides an overview of relevant policy context and provides a breakdown of social and community infrastructure in the area including education, health, community, recreation, sports facilities and other services.

This Report is presented in the following sections:

- **Section 1** – Introduction
- **Section 2** – Site Context & Proposed Development
- **Section 3** – Relevant Planning Policy
- **Section 4** – Methodology
- **Section 5** – Demographic Profile
- **Section 6** – Existing Facilities
- **Section 7** – Conclusion

## 2 SITE CONTEXT & PROPOSED DEVELOPMENT

The subject site is located within Northwood, Santry, less than 1km northeast of Ballymun town centre, some 6km to the north of Dublin city centre, c. 2.6km south of Dublin Airport, and c. 700m southeast of the M50 Ballymun interchange. The proposed MetroLink Northwood Station is located c. 450m to the west of the subject site. All distances are expressed as the crow flies.

Swift Square Office Park, an office/commercial development formed by two buildings, is located to the south of the subject site, fronting onto Northwood Avenue. To the west and north the subject site is defined by a local access road providing connections to residential developments Cedarview, Bridgefield, Pappan Grove, Blackwood Square and Gulliver's Retail Park. To the east there is the remainder of a temporary car parking area associated with the construction of the Blackwood Square development.

Figure 2-1 below illustrates the subject site's location and immediate context.

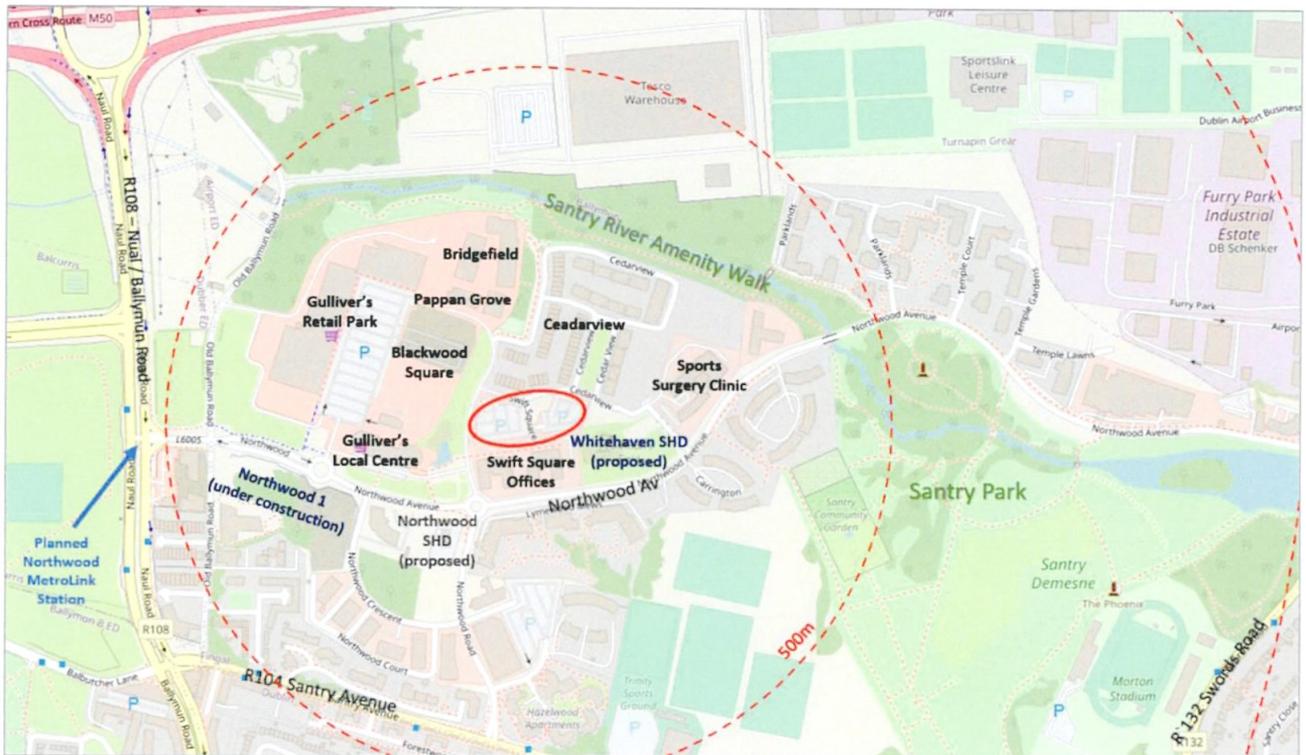


Figure 2-1: Site Location Map (indicative location of the subject site in red)

Source: Google Maps; annotations by RPS

The proposed development comprises a residential development on a site off Northwood Avenue, Santry, Dublin 9, generally incorporating the existing surface car parking area associated with Swift Square Office Park and adjacent lands.

In summary, the proposed development will consist of the following:

- Site clearance, including the removal of all structures on site part of existing surface car parking;
- Relocation of existing surface car parking spaces catering for Swift Square Office Park personnel to the new basement accessible via a new ramp off the local road from Northwood Avenue, and the new undercroft parking area with access at street level off the local road to the north of the site;
- Construction of 3 no. apartment blocks (1, 2 and 3) over a partially shared podium structure, with heights ranging from 4 to 9 storeys, comprising 192 no. apartment units (4 no. 1-bedroom units and 188 no. 2-bedroom units), ancillary residential uses and associated car and bicycle parking; and,
- Provision of public and communal open spaces, public realm, boundary treatments, landscaping and lighting; refuse storage, associated drainage, attenuation and services; temporary car parking area and construction access; and all associated site development works.

## Social Infrastructure Audit

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A detailed description of the site context and proposed development is set out in **Chapter 5** (Development Description) of Volume 2 of this EIAR.

### 3 RELEVANT PLANNING POLICY

A full review of the relevant planning policy is set out in **Chapter 3** (Planning Policy Context) of Volume 2 of this EIAR and the *Planning Report and Statements of Consistency* prepared by RPS and enclosed with this application.

Policy relating to social infrastructure is provided in the sections below.

#### 3.1 Childcare Facilities – Guidelines for Planning Authorities (2001)

*Childcare Facilities – Guidelines for Planning Authorities*<sup>1</sup> (the Childcare Guidelines) seek to ensure high-quality childcare services that are easily accessible, affordable and appropriate for all are provided as part of future development proposals. With regard to childcare facilities within residential developments the Childcare Guidelines state: “a standard of one childcare facility providing for a minimum of 20 childcare places per approximately 75 dwellings may be appropriate”. They continue by clarifying that “these are a guideline standard and will depend on the particular circumstances of each individual site”.

A *Childcare Demand Analysis* has been prepared by RPS and is submitted as part of the application pack. Based on existing and permitted childcare facilities in the Study Area, population demographics, relevant policy and guidelines, this analysis concludes that the existing and permitted childcare services in the area can comfortably meet the demand for childcare spaces by the proposed development.

#### 3.2 Provision of Schools and the Planning System: A Code of Practice for Planning Authorities 2008

The *Provision of Schools and the Planning System: A Code of Practice for Planning Authorities 2008*<sup>2</sup> (Provision of Schools and the Planning System Guidelines) was jointly published by departments within planning and education as part of their remit, it details the procedures adopted by planning authorities in considering school planning issues into the development process. This code sets out how the future demand is identified and mechanisms for site identification and acquisition.

A *School Demand & Concentration Report* has been prepared by RPS and is included in Volume 3 of this EIAR and it concludes that proposed development will generate the need for an additional 8 no. primary school spaces and 7 no. secondary school places on average per school year.

#### 3.3 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009

The *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009*<sup>3</sup> (Sustainable Residential Development Guidelines) acknowledges the need for effective integration in the provision of physical and social infrastructure when higher densities are proposed, stating:

*“Where there is good planning, good management, and the necessary social infrastructure, higher density housing has proven capable of supporting sustainable and inclusive communities.”*

The proposed development consists of 192 no. residential units on a net site of 1.135 ha (2.229<sup>4</sup> ha gross site) which equates to a net density of 169 units per hectare (100 uph gross density) and therefore the appropriate provision of social infrastructure is particularly important.

<sup>1</sup> <https://www.gov.ie/en/publication/c8b38-childcare-facilities-guidelines/>

<sup>2</sup> <https://www.gov.ie/en/publication/b4c21-the-provision-of-schools-and-the-planning-system-code-of-practice-for-planning-authorities/>

<sup>3</sup> <https://www.gov.ie/en/publication/a9965-sustainable-residential-developments-in-urban-areas-guidelines-for-planning-authorities/>

<sup>4</sup> Total subject site consists of 1.919 ha incl. temporary car parking area and construction access from Northwood Avenue to be removed on completion of the proposed works. The net site area is c 1.135 ha.

## 4 METHODOLOGY

This *Social and Community Infrastructure Assessment* aims to evaluate the existing social and community infrastructure in the vicinity of the proposed development. A Study Area of 3km walking distance (3km pedestrian isochrone), from the subject site was considered. To establish an accurate profile of the Study area, Census data from the Central Statistics Office (CSO) has been reviewed.

Following on from this profiling of the existing population, a consideration of the provision of social and community facilities including healthcare, sport and recreation, social and community services, places of faith and worship, education and training, childcare facilities and other community facilities is set out. This is based on CSO data, Google Map, Open Street Map, Department of Education, Pobal.ie, TUSLA and local knowledge.

### 4.1 The Study Area

Population figures from the CSO Census of Population recorded in 2011, 2016 and 2022 (preliminary results) were considered to create a demographic profile of the Study Area. It is to be noted that the most recent census of population was undertaken in April 2022 and only the preliminary results have been published. Therefore, statistics from the second most recent Census of Population (April 2016) are also used in this Report as it is the most recent with all its data published.

Population figures were examined at the Electoral Division level (ED). The subject site falls within the Airport ED (CSO Area Code: 04001). Other EDs (either fully or partially) within the Study Area include:

- Turnapin
- Kilmore A
- Ballymun A
- Ballymun B
- Ballymun C
- Ballymun D
- Ballymun E
- Ballymun F
- Ballygall C
- Whitehall A
- Whitehall B
- Whitehall C
- Whitehall D
- Beaumont A
- Dubber
- Balgriffin

With regard to refining the Study Area, 3km walking distance (pedestrian isochrone) from the subject site was selected as an appropriate limit when considering nearby social and community services. The Study Area, i.e., 1km, 2km and 3km walking distance, is illustrated in **Figure 4-1**.

Social Infrastructure Audit

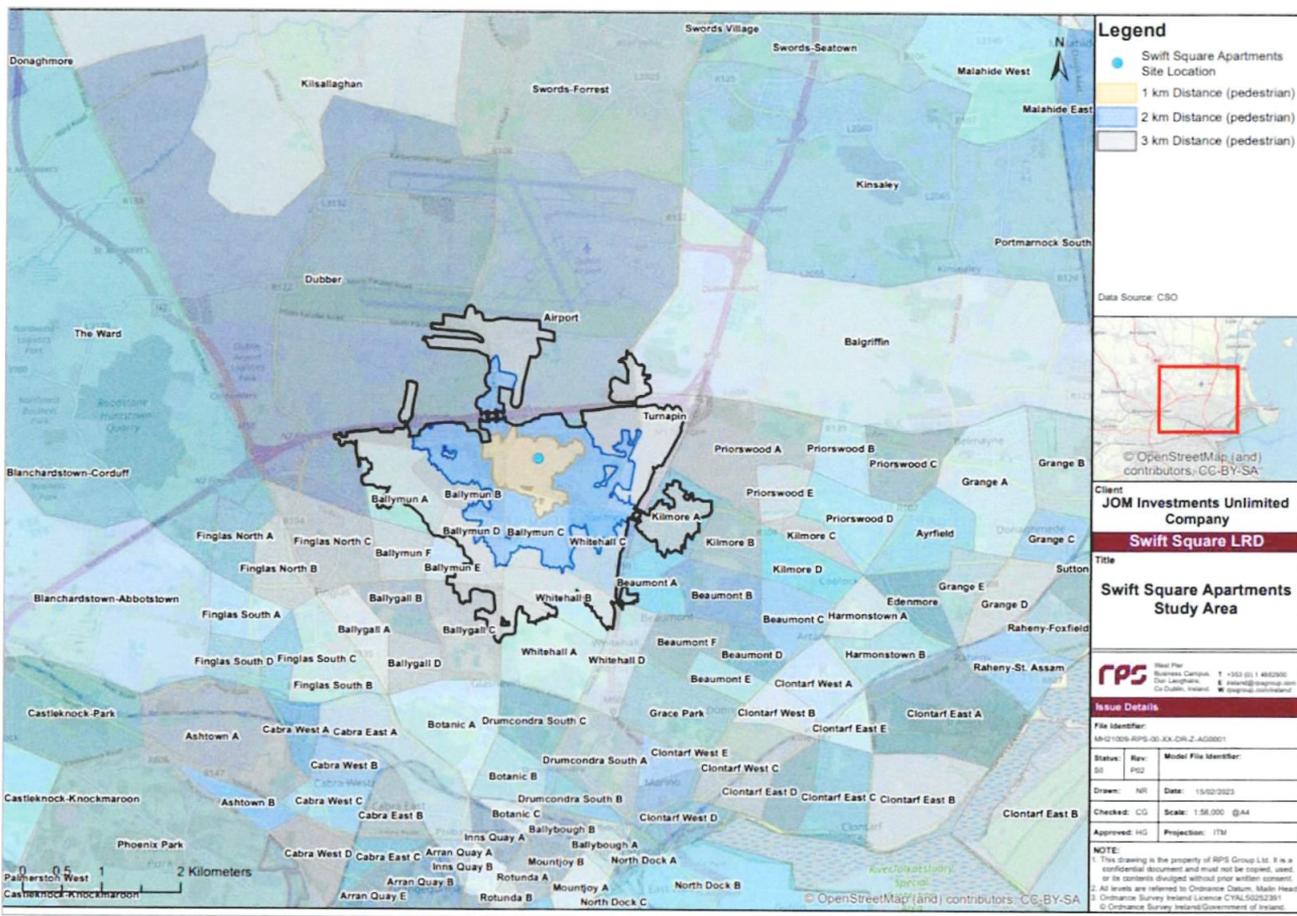


Figure 4-1: The Study Area

Source: Open Street Map, RPS Annotation

Having established the Study Area, demographic data was assessed in order to prepare a profile of the area as outlined in **Section 5**.

In **Section 6** of this Report, existing social and community infrastructure are described.

## 5 DEMOGRAPHIC PROFILE

The Study Area comprises 16 EDs, CSO data provided for each individual ED area provides the basis for the demographic data used throughout this Report.

### 5.1 Population

The total population of the State, Fingal and the Study Area in 2011, 2016 and 2022 is shown below in **Table 5.1**.

**Table 5.1: Population of the State, Fingal and Study Area in 2011, 2016 and 2022**

Area	2011 Population <sup>5</sup>	2016 Population	2022 Population <sup>6</sup>	Change in Population 2016-2022 (%)
State	4,588,252	4,761,865	5,123,536	7.6%
Fingal	273,991	296,020	329,218	11.2%
<b>Study Area</b>	<b>56,089</b>	<b>61,226</b>	<b>67,917</b>	<b>10.6%</b>
Airport	4,032	5,018	6,139	22.3%
Turnapin	1,683	1,700	1,683	-1.0%
Kilmore A	3,505	3,660	3,624	-1.0%
Ballymun A	3,678	4,765	5,649	18.6%
Ballymun B	4,012	4,379	4,112	-6.1%
Ballymun C	5,585	6,112	5,690	-6.9%
Ballymun D	2,961	2,458	2,496	1.5%
Ballymun E	1,582	1,562	1,677	7.4%
Ballymun F	2,323	2,350	2,392	1.8%
Ballygall C	3,419	3,251	3,652	3.7%
Whitehall A	3,545	3,286	3,123	-5.0%
Whitehall B	3,892	4,128	4,319	4.6%
Whitehall C	2,195	2,153	2,899	34.6%
Whitehall D	2,885	3,456	3,450	-0.2%
Balgriffin	1,966	3,113	5,536	77.8%
Dubber	6,359	7,372	8,812	19.5%
Beaumont A	2,467	2,463	2,664	8.2%

Source: CSO.ie

<sup>5</sup> [https://www.cso.ie/en/media/csoie/census/documents/census2011vol1andprofile1/Table\\_6.pdf](https://www.cso.ie/en/media/csoie/census/documents/census2011vol1andprofile1/Table_6.pdf)

<sup>6</sup> FP009 - Population and Actual and Percentage Change 2016 to 2022 (cso.ie)

## Social Infrastructure Audit

In 2022 the State had a total population of 5,123,536 no. people which shows an increase of 7.6% from the 4,761,865 no. people recorded in 2016. Similarly, the population of Fingal increased by 11.2% from 296,020 no. people in 2016 to 329,218 no. people in 2022.

The Balgriffin ED, experienced the highest population increase (77.8%) followed by Whitehall C ED (34.6%). Between 2016-2022 Ballymun C ED witnessed the largest population decrease, from 6,112 to 5,690 people (-6.90%).

## 5.2 Age Profile

**Table 5.2: Age Profile of the State, Fingal and Study Area in 2016**

Area	Total Pop	0-18	19-39	40-59	60-79	80+
State	4,725,321	1,251,796	1,380,039	1,253,607	727,831	112,048
Fingal	294,663	87,140	92,328	77,521	34,062	3,612
<b>Study Area</b>	<b>60,891</b>	<b>14,046</b>	<b>21,962</b>	<b>14,499</b>	<b>7,920</b>	<b>2,737</b>
Airport	4,937	787	2,626	960	407	157
Turnapin	1,651	356	518	512	224	41
Kilmore A	3,534	1,034	1,072	1,086	290	52
Ballymun A	4,688	1,333	1,865	1,080	395	15
Ballymun B	4,334	1,203	1,532	980	558	61
Ballymun C	6,046	1,435	2,212	1,476	758	165
Ballymun D	2,425	698	850	592	246	39
Ballymun E	1,549	280	349	443	290	187
Ballymun F	2,330	406	561	694	494	175
Ballygall C	3,487	635	843	864	838	307
Whitehall A	3,573	587	1,212	646	641	487
Whitehall B	4,073	663	1,585	884	675	266
Whitehall C	2,136	401	674	570	366	125
Whitehall D	3,456	559	1,334	661	613	289
Balgriffin	3,113	997	846	895	341	34
Dubber	7,372	2,252	3,228	1,564	253	75
Beaumont A	2,187	147	655	592	531	262

Source: CSO.ie. Dataset accessible via <https://data.cso.ie/SAP2016T1T1ED>

**Table 5.2** above outline the age profile of the State, Fingal and the Study Area in 2016. Data regarding age profile have not been published in the Census 2022. The total population of the State in 2016 was 4,725,321 no. people, the 19-39 age cohort has the largest population with 1,380,039 no. people which accounts for 29% of the total population. Similarly, in Fingal the 19-39 age cohort accounts for the largest portion of the population with 92,328 no. people (31%)

The Study Area has a total population of 60,891 no. people, with 19–39-year-olds accounting for 36% of the Study Area population followed by 40–59-year-olds (24%), 0-18-year-olds (23%) and 60–79-year-olds (13%). This data reflects a higher percentage of 19–39-year-olds in comparison to the other age cohorts.

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Therefore, there is a need to provide residential areas with appropriate social and community facilities suitable for this younger population, while also meeting the needs of this population as they grow older.

### 5.3 Household Size

A breakdown of average household size in the State, Fingal and Study Area in 2011 and 2016 and the percentage change is provided below in **Table 5.3**. Data regarding households' sizes have not been published in the Census 2022.

**Table 5.3: Household Size in the State, Fingal and Study Area 2011-2016**

Area	2011 Household Size	2016 Household Size	Change in Household Size (%) 2011-2016
State	2.7	2.7	0%
Fingal	2.9	3	3%
<b>Study Area</b>	<b>2.6</b>	<b>2.7</b>	<b>3.9%</b>
Airport	2.1	2.4	14.3%
Turnapin	3.0	3.0	0%
Kilmore A	2.9	3.0	3.4%
Ballymun A	2.7	2.9	7.4%
Ballymun B	2.9	3.0	3.4%
Ballymun C	2.8	2.8	0%
Ballymun D	2.6	2.7	3.8%
Ballymun E	2.6	2.6	0%
Ballymun F	2.5	2.6	4.0%
Ballygall C	2.5	2.5	0%
Whitehall A	2.5	2.5	0%
Whitehall B	2.4	2.5	4.2%
Whitehall C	2.6	2.6	0%
Whitehall D	2.3	2.4	4.3%
Balgriffin	3.2	3.5	9.4%
Beaumont A	2.5	2.5	0%
Dubber	2.6	2.9	11.5%

Source: CSO.ie; Dataset accessible via

<https://cso.maps.arcgis.com/apps/webappviewer/index.html?id=38a23443191841b08347f02ff307dee>

The average household size slightly increased within the State from 2.73 in 2011 to 2.75 in 2016 (1%). The average household size in both Fingal and the Study Area increased between 2011 and 2016, by 3% in Fingal and 3.9% in the Study Area.

Between 2011-2016 household sizes increased by 3.9% with the largest increase in the subject site's ED (Airport) which increased from an average household size of 2.1 to 2.4 (14.3%). The smallest increase in household size occurred in Kilmore A and Ballymun B where the household size increased by 3.4%. In Turnapin, Ballymun C, Ballymun E, Ballygall C, Whitehall A, Whitehall C and Beaumont A all remained at the same size in 2016 as measured in 2011.

It should be noted that the general growth in household size in the period 2011 to 2016 is contrary to long term historical trends and the projected future contraction in household sizes.

## 5.4 Children Per Family

In both 2011 and 2016 the State had an average number of 1.38 children per family. In Fingal in 2011 the average number of children per family was 1.38 and this increased to 1.44 in 2016 as shown below in **Table 5.4**. Data regarding children per family have not been published in the Census 2022.

**Table 5.4: Children Per Family**

Area	Children Per Family 2011	Children Per Family 2016
State	1.38	1.38
Fingal	1.38	1.44

Source: CSO.ie; Dataset accessible via <https://www.cso.ie/en/releasesandpublications/ep/p-cp4hf/cp4hf/fmls/>

## 6 EXISTING FACILITIES

As noted in **Section 4**, a 3 km walking distance Study Area was selected as an appropriate catchment area for easy access to social and community infrastructure.

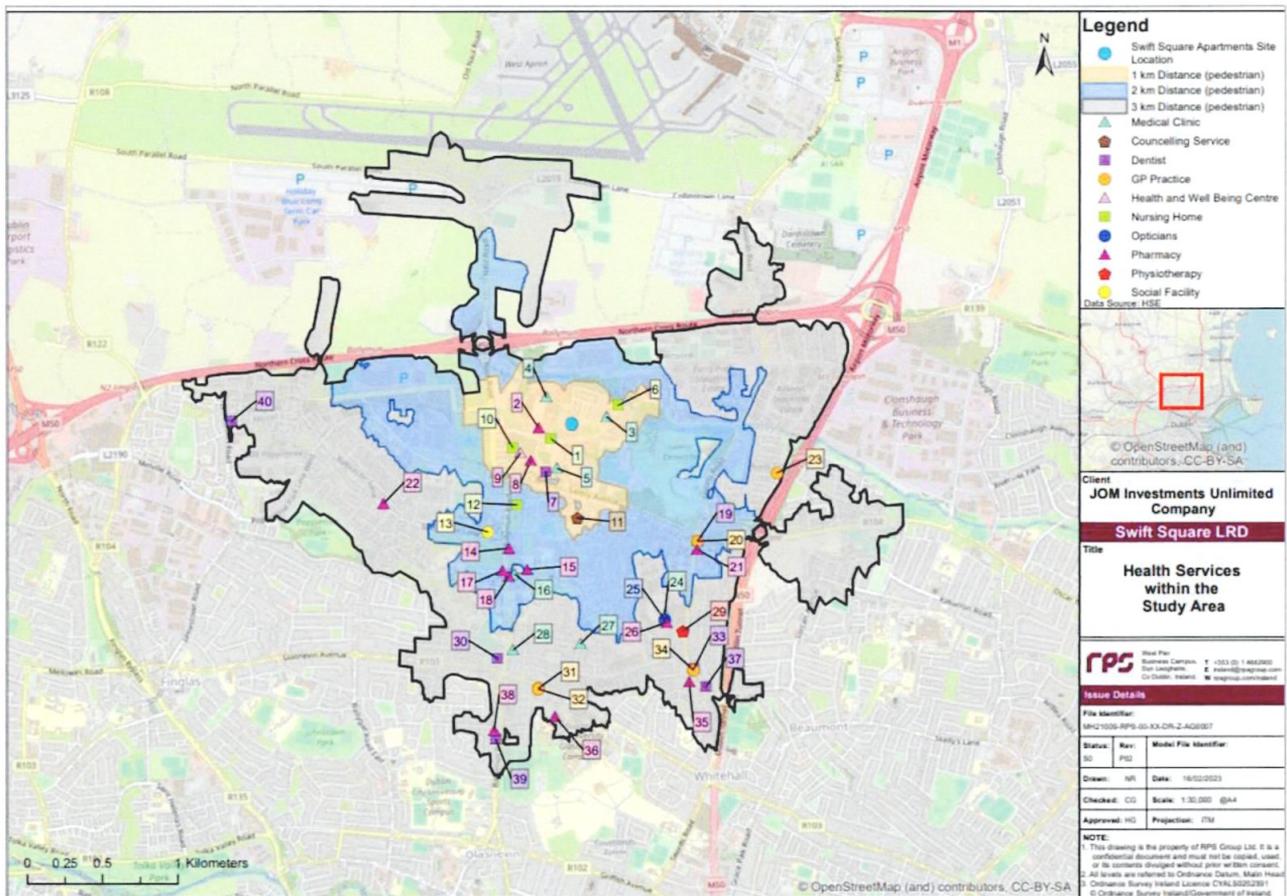
Facilities outside of the 3 km have not been considered in this report, however, such facilities may in many cases be considered very accessible due to the proximity of the subject site to Dublin Bus services, cycle facilities and the local road network. Whilst the MetroLink is not yet constructed it will provide frequent, high-capacity services making social and community infrastructure outside of the 3 km even more easily accessible. It is considered that the social and community facilities in the north of the city and in the centre of the city shall generally be readily accessible to the future population of the subject site.

Existing facilities found within the Study Area can be generally considered to fall within these areas:

- Healthcare
- Education & Training
- Sport & Recreation
- Childcare Facilities
- Social & Community Services
- Retail & Hospitality Services.
- Places of Faith & Worship

### 6.1 Healthcare

Within the Study Area there are a wide variety of healthcare services including GP practices, medical centres, health centres, pharmacies, dentists, opticians, sports surgery and related practices, and counselling services in operation. These services are illustrated in **Figure 6-1** and summarised in **Table 6.1**.



**Figure 6-1: Healthcare Services within the Study Area**

Source: Google Maps, Open Street Map

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Table 6.1: Healthcare Services within the Study Area

Label No.	Name	Healthcare Service	Distance from the Subject Site
1.	Cara Cara Centre	Nursing Home	c.170m
2.	McCabes Pharmacy	Pharmacy	c.220m
3.	Sports Surgery Clinic	Medical Clinic	c.240m
4.	SSC Sports Medicine	Medical Clinic	c.250m
5.	Santry GP Clinic	Medical Clinic	c.310m
6.	TLC Centre	Nursing Home	c.340m
7.	New Life Teeth Dental Implant Clinic	Dentist	c.360m
8.	Total Health Pharmacy	Pharmacy	c.360m
9.	Geraldstown House	Health and Well Being Centre	c.390m
10.	Northwood Nursing Home	Nursing Home	c.420m
11.	Pieta House Dublin North	Counselling Service	c.630m
12.	St. Pappins Nursing Home	Nursing Home	c.650m
13.	The Star Project	Social Facility – Addiction Treatment	c.910m
14.	Edward Mac Manus Pharmacy	Pharmacy	c.930m
15.	Lavery's Pharmacy	Pharmacy	c.1020m
16.	Ballymun Health Care Facility	Medical Centre	c.1080m
17.	McCabes Pharmacy	Pharmacy	c.1090m
18.	Edward Mac Manus Pharmacy	Pharmacy	c.1100m
19.	Santry Dental	Dentist	c.1150m
20.	ObGyn Clinic	GP Practice	c.1150m
21.	Magners Pharmacy	Pharmacy	c.1180m
22.	Poppintree Pharmacy	Pharmacy	c.1360m
23.	Dr. Mohammed	GP Practice	c.1410m
24.	The Medical Centre	Medical Clinic	c.1420m
25.	Donall McNally Pharmacy	Pharmacy	c.1460m
26.	Lloyd's Pharmacy	Pharmacy	c.1560m
27.	Shanard Family Practice	GP Practice	c.1480m
28.	D9 Family Practice	Medical Clinic	c.1570m
29.	DC Therapy Rooms	Physiotherapy	c.1580m
30.	D11 Dental	Dentist	c.1650m
31.	Dr. Mary Moore	GP Practice	c.1780m
32.	Dr. P.N. Fitzgerald	GP Practice	c.1790m

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Label No.	Name	Healthcare Service	Distance from the Subject Site
33.	Keoghan's Dental Laboratory	Dentist	c.1830m
34.	Doctor Halpin	GP Practice	c.1840m
35.	Life Pharmacy	Pharmacy	c.1900m
36.	Pharmhealth Pharmacy	Pharmacy	c.1970m
37.	Molloy Dental	Dentist	c.1980m
38.	Chambers Pharmacy	Pharmacy	c.2120m
39.	College Gate Dental Clinic	Dentist	c.2180m
40.	Med-Dent Dental & Medical Clinic	Medical Centre	c.2260m

Source: Google Maps, Open Street Map

Within the Study Area there are 40 no. healthcare services. With regard to **Table 6.1**, the existing and future residents within the Study Area can avail of a wide range of healthcare services and the proposed development can be considered as well serviced.

There is a pharmacy c. 220m from the subject site within Gulliver's Local Centre and 6 no. GP / medical centres are within 2260m.

Beaumont Hospital is a large academic teaching hospital and while outside the Study Area is only c.2.5km from the subject site. Beaumont Hospital provides emergency and acute care services across 54 medical specialties. The hospital has c. 3,000 staff and 820 beds.

## 6.2 Sport & Recreation

Sport & recreation services within the Study Area includes public park areas, sports facilities and clubs and amenity and public walkways. A breakdown of sport & recreation services is illustrated in **Figure 6-2** and are summarised below in **Table 6.2**.

Social Infrastructure Audit

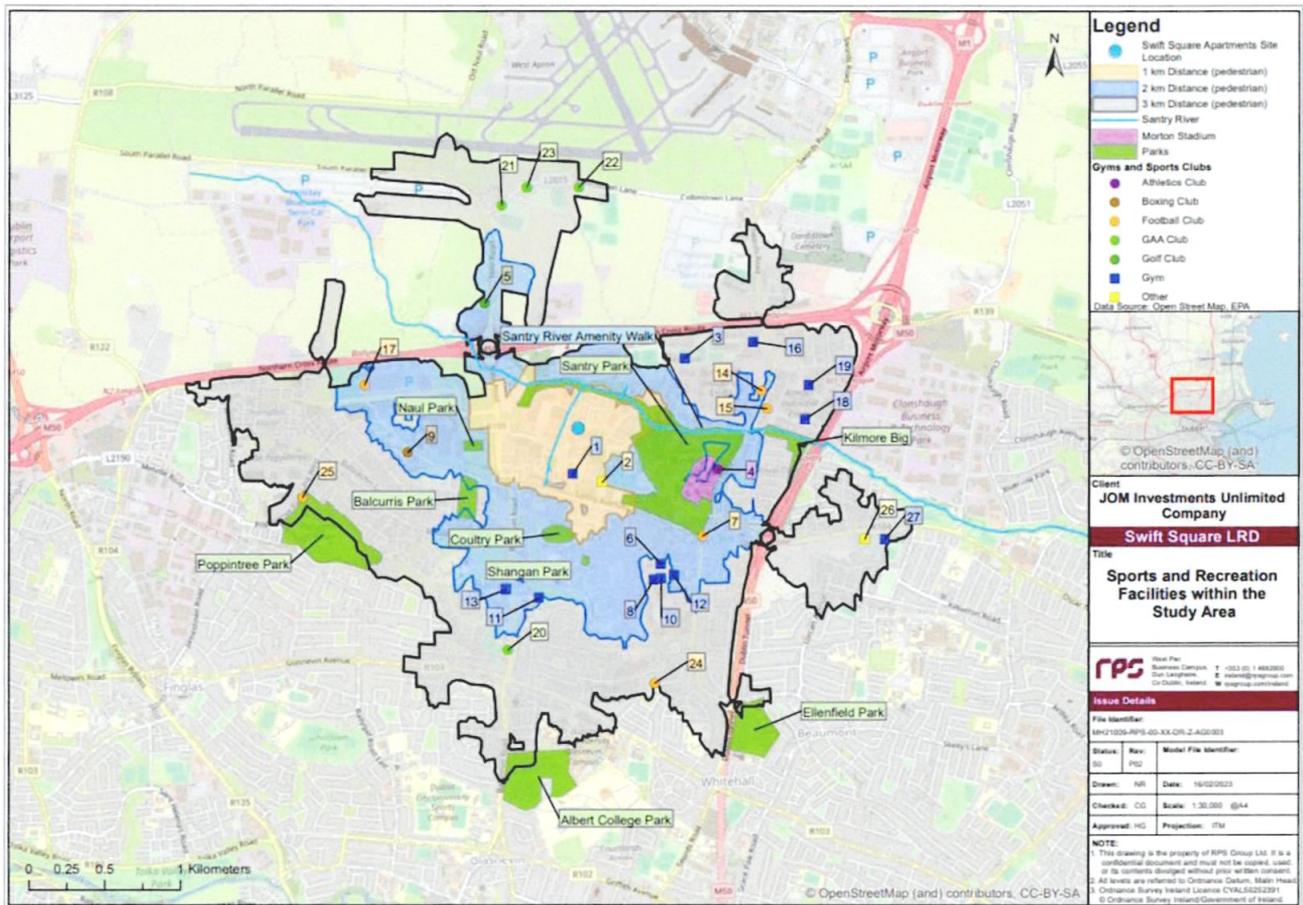


Figure 6-2: Sport & Recreation Facilities within the Study Area

Source: Google Maps, Open Street Map

Table 6.2: Sport & Recreation Facilities within the Study Area

Label No.	Name	Sport & Recreation Facility	Distance from the Subject Site
1.	Ben Dunne Fitness Centre	Gym	c.310m
2.	Trinity College Sports Ground	Other	c.400m
3.	SportsLink	Gym	c.840m
4.	Clonliffe Harris A.C.	Athletics Club	c.960m
5.	Silloge Golf Club	Golf Club	c.1030m
6.	Crossfit Bua Santry	Gym	c.1060m
7.	Latin Dubs Football Club	Football Club	c.1090m
8.	Body Dynamics	Gym	c.1130m
9.	St. Pappins Boxing Club	Boxing Club	c.1140m
10.	CrossFit Santry	Gym	c.1140m
11.	Bodyworks Gym	Gym	c.1160m
12.	FX Fitness	Gym	c.1170m
13.	Sports and Fitness Ballymun	Gym	c.1180m

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Label No.	Name	Sport & Recreation Facility	Distance from the Subject Site
14.	SportsLink Football Club	Football Club	c.1240m
15.	Dublin Indoor Football	Football Club	c.1260m
16.	Fast2Fit	Gym	c.1290m
17.	Ballymun United	Football Club	c.1440m
18.	Boogie Bounce Santry	Gym	c.1500m
19.	Jump Zone	Gym	c.1550m
20.	Setana GAA Club	GAA Club	c.1550m
21.	Ballymun Kickhams	GAA Club	c.1570m
22.	Na Fianna	GAA Club	c.1600m
23.	Starlight GFC	GAA Club	c.1640m
24.	St. Kevin's Boy's Football Club	Football Club	c.1780m
25.	Belclare Celtic Football Club	Football Club	c.1880m
26.	Astro Park Coolock	Other	c.2040m
27.	Muscle Mind and Fitness	Gym	c.2160m

Source: Google Maps, Open Street Map

Within the Study Area there is a total of 27 no. sports and recreational services and facilities, as shown in **Table 6.2**, providing for a wide range of sporting and recreation activities. There are a number of sports and recreational facilities very proximate to the subject site, including Ben Dunne Gym – Santry (310m) and Santry Park. As described in **Section 2**, the subject development also includes a residents' gym, play areas, an informal kickabout area and a multifunction room for residents' use.

### 6.3 Social & Community Services

Social and community services are key in providing a sustainable and attractive neighbourhood which will attract new residents and retain the existing population. The subject site is well serviced by social and community services facilities, as illustrated below in **Figure 6-3** and **Table 6.3**, services and facilities range from community centres and youth services to banks and post offices.

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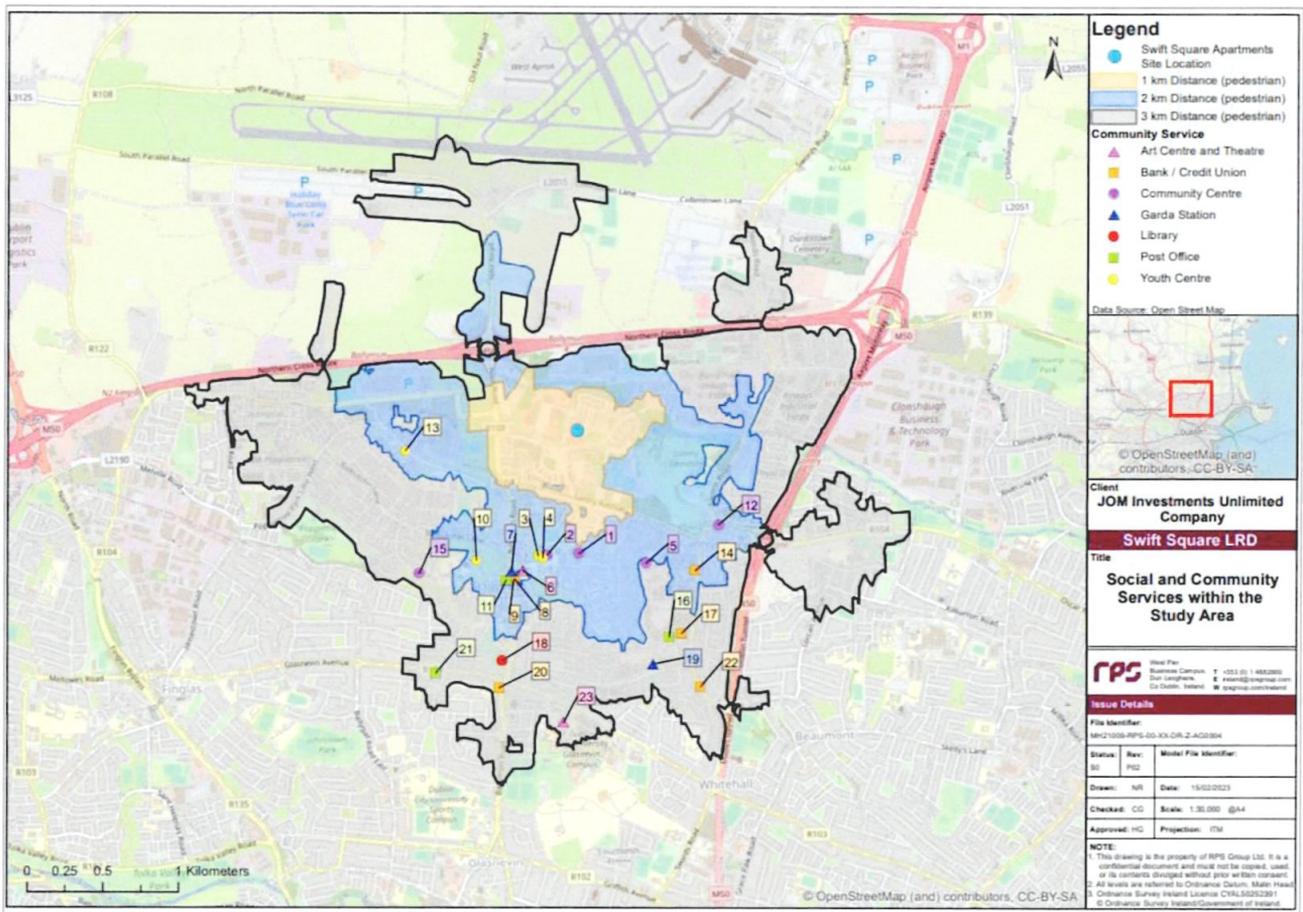


Figure 6-3: Social & Community Services within the Study Area

Source: Google Maps, Open Street Map

Table 6.3: Social & Community Services within the Study Area

Label no.	Name	Social & Community Service	Distance from the Subject Site
1.	Parish Hall	Community Centre	c.820m
2.	Ballymun East Community Centre	Community Centre	c.860m
3.	Aisling Project	Youth Centre	c.870m
4.	Ballymun East and Youth Centre	Youth Centre	c.880m
5.	Greenfield Park Community Centre	Community Centre	c.1000m
6.	Axis Art Centre	Art Centre and Theatre	c.1000m
7.	Ballymun Garda Station	Garda Station	c.1040m
8.	Ballygall Credit Union	Bank	c.1070m
9.	AIB Ballymun	Bank	c.1080m
10.	Ballymun Regional Youth Resource	Youth Centre	c.1090m
11.	Ballymun Post Office	Post Office	c.1100m
12.	Santry Community Resource Centre	Community Centre	c.1130m
13.	Popmintree Youth Project	Youth Centre	c.1140m

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Label no.	Name	Social & Community Service	Distance from the Subject Site
14.	AIB Swords Road	Bank	c.1220m
15.	The Sillogue Neighbourhood Centre	Community Centre	c.1410m
16.	Santry Post Office	Post Office	c.1510m
17.	Permanent TSB Bank, Omni Park	Bank	c.1520m
18.	Ballymun Library	Library	c.1610m
19.	Santry Garda Station	Garda Station	c.1640m
20.	Progressive Credit Union	Bank	c.1790m
21.	Glasnevin Avenue Post Office	Post Office	c.1870m
22.	Larkhill & District Credit Union	Bank	c.1890m
23.	Helix Theatre	Art Centre and Theatre	c.1950m

Source: Google Maps, Open Street Map

Within the Study Area there are 23 no. social and community services, while this list is not exhaustive it can be considered that the subject site is well serviced with regard to social and community services and facilities.

Within 1140m of the subject site there is a range of community and drop-in centres specific to children and young people including Ballymun East Community Centre, Greenfield Park Community Centre, Ballymun East Child and Youth Centre and the Aisling Project.

A wider range of services become available within the full 3km isochrone including bank services, post office, an arts centre and a library. Within the Study Area there are 2 no. emergency services, Ballymun Garda Station and Santry Garda Station. In this regard, future and current residents have a wide range of social and community services to avail of.

The proposed development includes a multifunction room for residents' use, which may be used for community events.

## 6.4 Place of Faith & Worship

As shown in **Figure 6-4** and **Table 6.4**, there are various places of faith and worship within the Study Area ensuring the religious needs of the existing and future population are met.

Social Infrastructure Audit

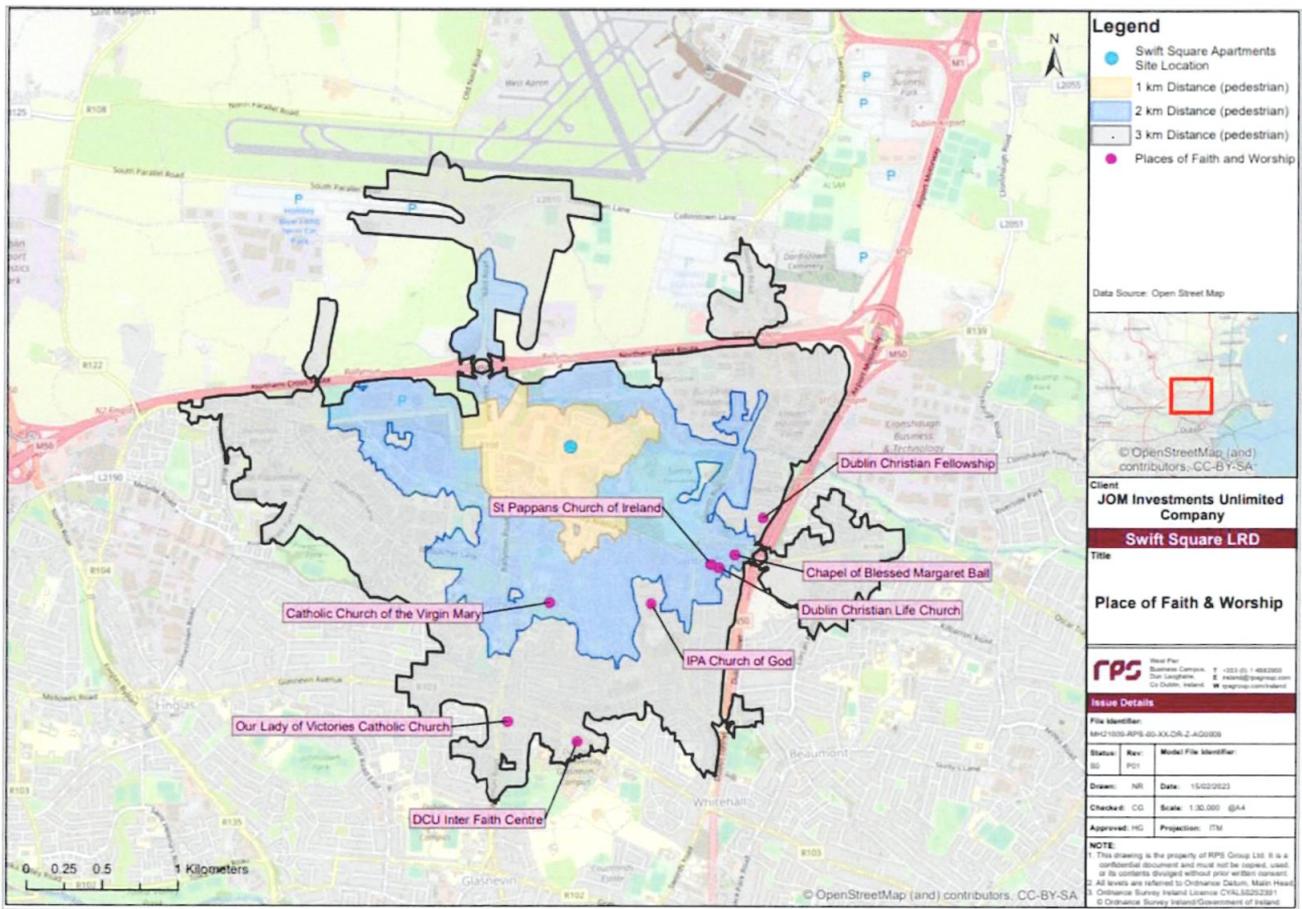


Figure 6-4: Place of Faith & Worship within the Study Area

Source: Google Maps, Open Street Map

Table 6.4: Place of Faith & Worship within the Study Area

No.	Name	Pedestrian Distance from the Subject Site
1.	Catholic Church of the Virgin Mary	c. 1040m
2.	Saint Pappan’s Church of Ireland	c. 1210m
3.	Chapel of Blessed Margaret Ball	c. 1301m
4.	Dublin Christian Life Church	c. 1268m
5.	Dublin Christian Fellowship	c. 1356
6.	Ireland Pentecostal Assembly	c. 1171m
7.	Our Lady of Victories Catholic Church	c. 1868m
8.	DCU Inter Faith Centre	c. 1962m

Source: Google Maps, Open Street Map

Within the Study Area there are 8 no. places of faith & worship for a number of denominations.

### 6.5 Education & Training

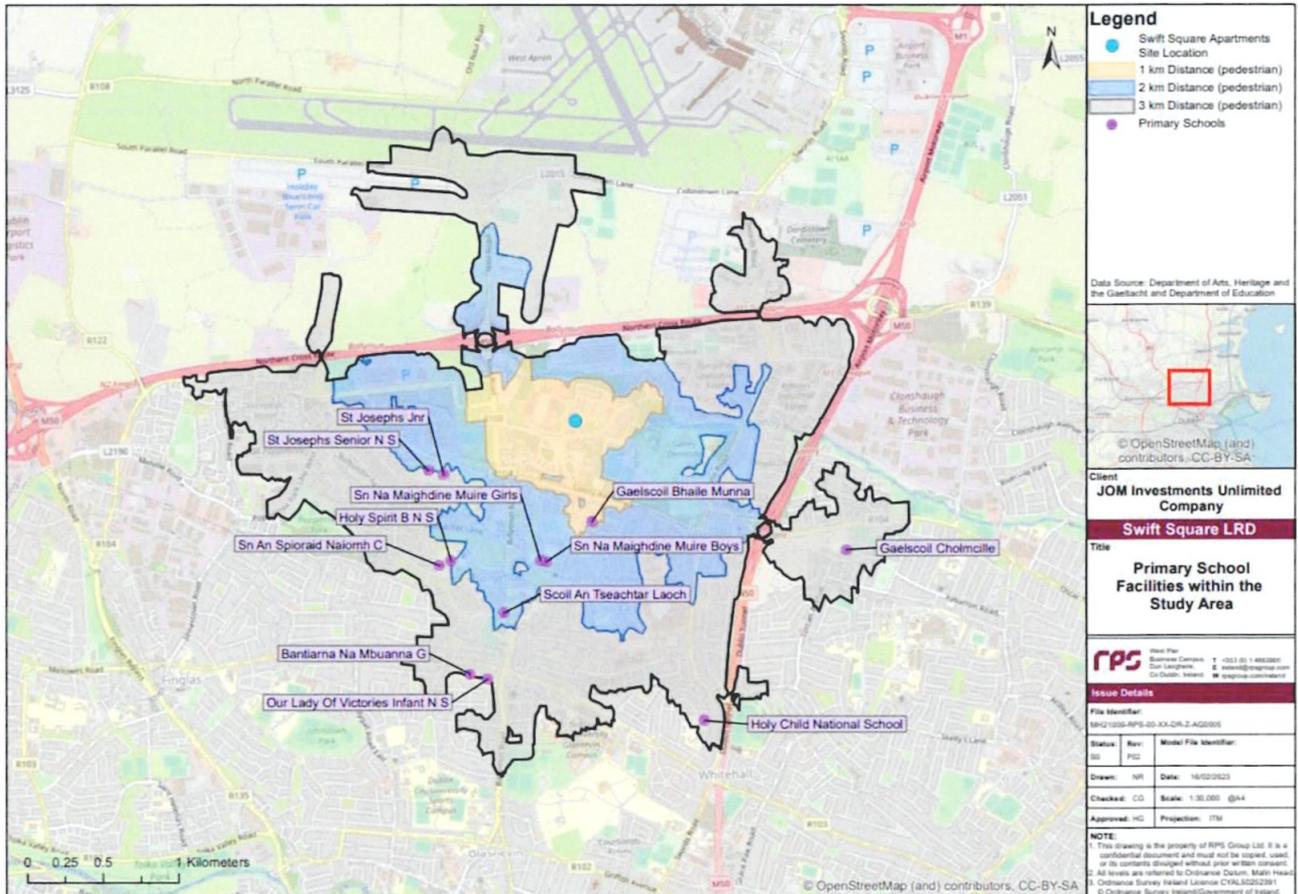
Educational and training facilities have an important role in the development of sustainable and balanced communities and are a key driver in employment growth within Fingal and the State. A breakdown of the

## Social Infrastructure Audit

existing educational and training services is provided in **Table 6.5**, **Table 6.6** and **Table 6.7**, including primary schools, post primary schools, further education and training facilities.

### 6.5.1 Primary Schools

A *School Demand & Concentration Report* prepared by RPS is included in Volume 3 of this EIAR, which discusses the provision of primary and secondary schools within the Study Area and the likely demand generated by the proposed development in greater detail.



**Figure 6-5: Primary Schools within the Study Area**

Source: Department of Education

There are 12 no. primary schools within the Study Area with a combined total of 2,635 pupils between the ages of 5-12 years old. The closest primary school to the subject site is Gaelscoil Bhaile Munna (680m), it is a mixed Irish speaking primary school which caters for 165 no. pupils.

In this regard, primary schools are easily accessible for both the current and future residents.

**Table 6.5: Primary Schools within the Study Area**

Primary School	Address	Enrolled Pupils	Av. Class Size 2019/2020	Av. Class Size 2020/2021	Av. Class Size 2021/2022	Distance from the Subject Site
1. Gaelscoil Bhaile Munna	Coultry Road, Ballymun, Dublin 9	165	19	21	21	c.680m
2. St. Joseph's Junior National School	Balbutcher Lane, Ballymun	151	17	18	19	c.940m

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	Primary School	Address	Enrolled Pupils	Av. Class Size 2019/2020	Av. Class Size 2020/2021	Av. Class Size 2021/2022	Distance from the Subject Site
3.	Virgin Mary Boys National School	Shangan Road, Ballymun, Dublin 9	133	16	20	17	c.960m
4.	Virgin Mary Girls National School	Shangan Road, Ballymun, Dublin 9	181	20	23	20	c.960m
5.	St. Joseph's Senior National School	Balbutcher Lane, Ballymun	137	17	18	17	c.1020m
6.	Holy Spirit Boys National Catholic School	Silloge Road, Ballymun, Dublin 11	308	21	19	21	c.1240m
7.	Holy Spirit Girls National Catholic School	Silloge Road, Ballymun, Dublin 11	274	20	20	20	c.1320m
8.	Scoil an tSeachtar Laoch	Ballymun Road, Ballymun, Dublin 11	181	21	21	23	c.1370m
9.	Our Lady of Victories Infant National School	Ballymun Road, Dublin 9	214	17	18	18	c.1820m
10.	Our Lady of Victories Girls National School (Bantiarna Na mBuanna Girls)	Ballymun Road, Dublin 9	207	20	21	21	c.1830m
11.	Gaelscoil Cholmcille	Gaelscoil Cholmcille, Coolock Lane, Dublin 17	255	30	29	32	c.1990m
12.	Holy Child National School	Larkhill Road, Whitehall, Dublin 9	397	25	25	23	c.2180m
<b>Total primary:</b>			<b>2,635</b>				

Source: Department of Education

## 6.5.2 Secondary School

Secondary schools within the Study Area are illustrated below in **Figure 6-6**.

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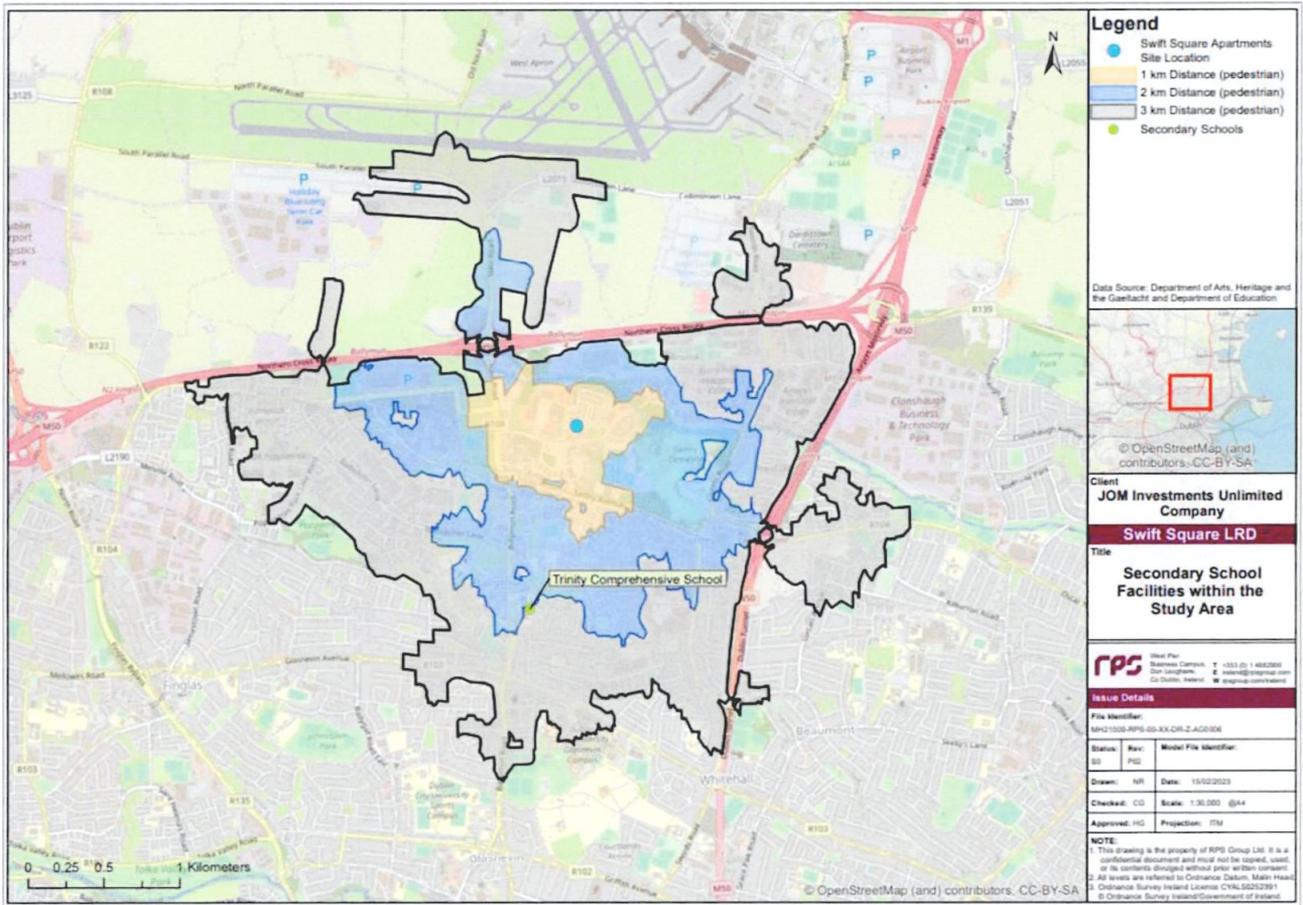


Figure 6-6: Secondary Schools within the Study Area

Source: Department of Education

There is 1 no. secondary school, Trinity Comprehensive Ballymun, within the Study Area with a total of 504 no. pupils enrolled between the ages of 13-18 years old from the school year 2021/2022. The school’s enrolment numbers are presented in **Table 6.6**.

Table 6.6: Secondary Schools within the Study Area

Secondary School	Address	Enrolled Pupils (boys and girls)	Walking Distance
Trinity Comprehensive Ballymun	Trinity Comprehensive, Ballymun Road, Dublin 9	504	c.1260m

6.5.3 Further Education and Training Facilities

It is stated in the Development Plan that “it is vitally important for the development of the local and wider economy, that Fingal has a well-educated workforce, especially with third level attainment.” Training centres and third level institutions are vital for assisting people to return work, providing long-term employment opportunities and the appropriate training for people in long term unemployment.

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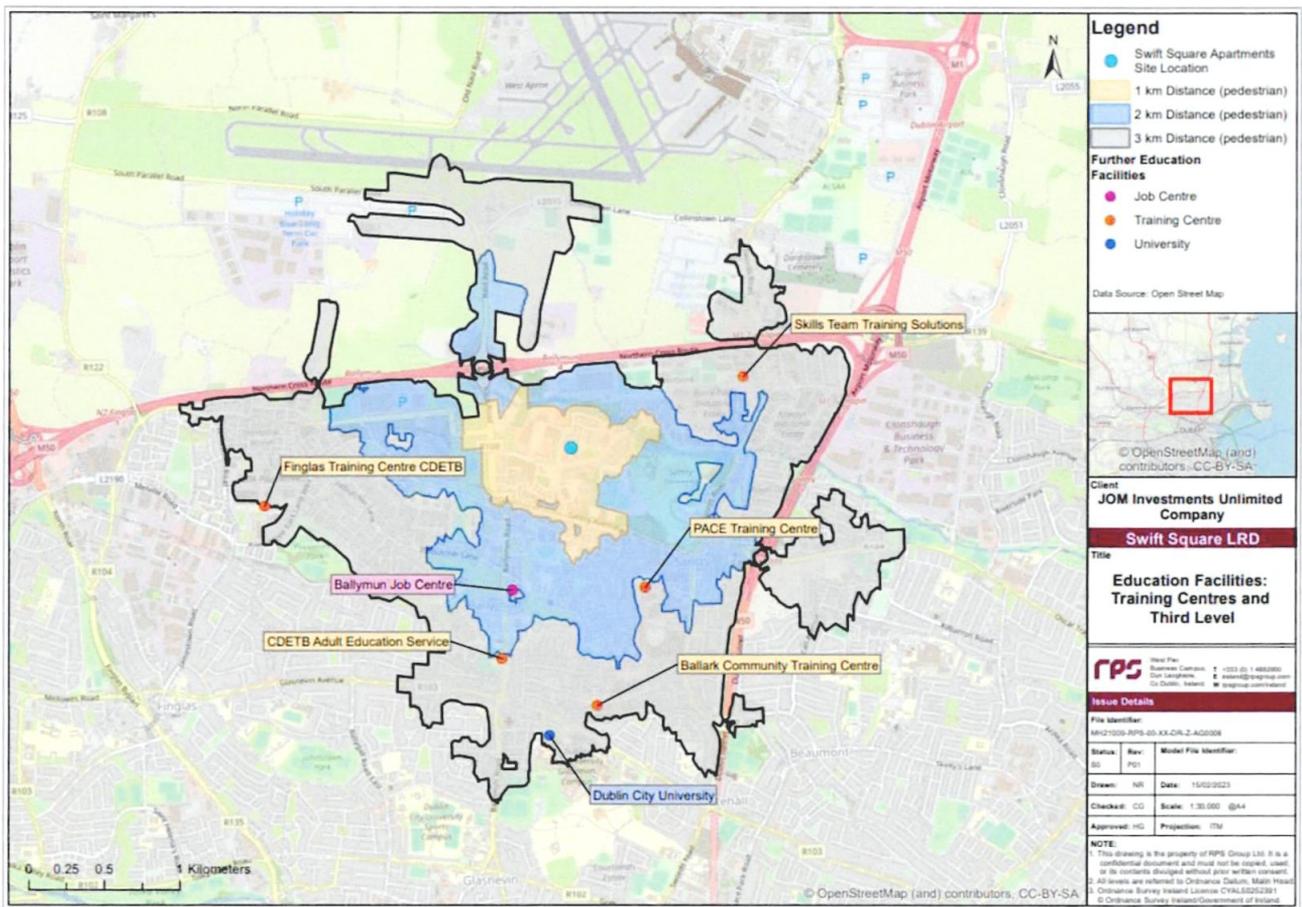


Figure 6-7: Further Education and Training Facilities within the Study Area

Source: Google Maps

Table 6.7: Further Education and Training Facilities within the Study Area

No.	Name	Pedestrian Distance from the Subject Site
1.	Ballymun Job Centre	c. 1km
2.	Skills Team Training Solutions	c. 1.2km
3.	PACE Training for Employment Centre	c. 1km
4.	CDETB Adult Education Service Ballymun	c. 1.5km
5.	Ballark Community Training Centre	c. 1.7km
6.	Dublin City University	c. 1.9km
7.	CDETB Finglas Training Centre	c. 3.0km

Source: Google Maps

Within the Study Area there are 5 no. training centres and 1 no. Job Centre, Dublin City University, which has c.17,500 students. **Table 6.7** shows that there are a good range of education and training facilities for the existing and future population to avail of.

It should be noted that there are a wide variety of other training facilities and a number of third level institutions in close proximity to the subject site, including Technological University Dublin (c. 5.5km) and Trinity College Dublin (c. 6.5km).

## 6.6 Childcare Facilities

A list of childcare facilities is listed in **Table 6.8**. A *Childcare Demand Analysis* prepared by RPS is enclosed with the application documentation as part of this application and provides further details on the provision of childcare facilities and services within the Study Area.

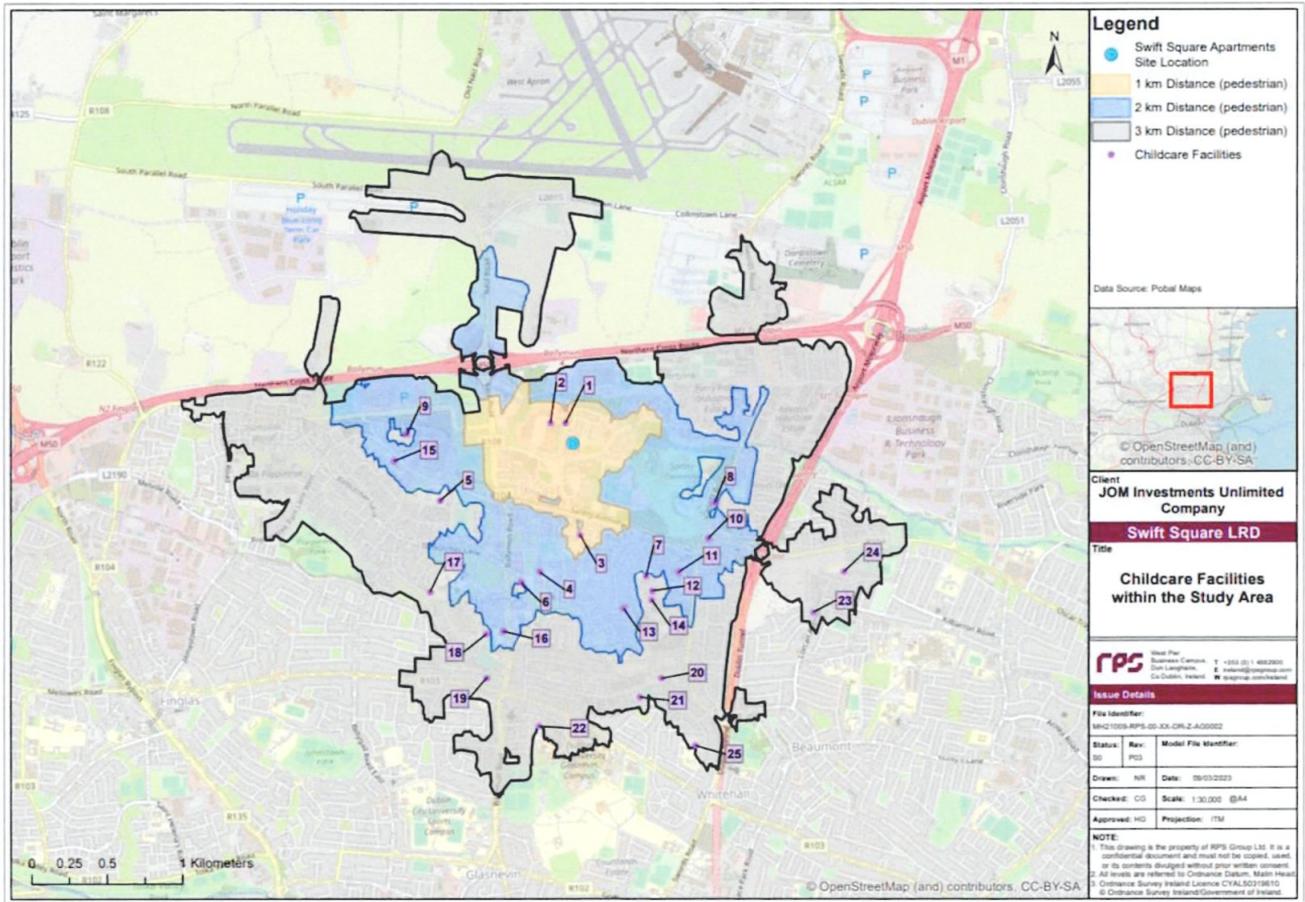


Figure 6-8: Childcare Facilities within the Study Area

Source: RPS

Table 6.8: Childcare Facilities within the Study Area

No.	Name	Address	Service <sup>7</sup>	Age Profile	Capacity
<b>Facilities within 0-1km</b>					
1.	Little Harvard Childcare	Block A4, Bridgefield, Northwood, Santry	FT, PT, Sessional	0-6	111
2.	Little Harvard Childcare Blackwood	Blackwood, Northwood, Santry	FT, PT, Sessional	0-6	72
3.	Naíonra Glór na nGael	Sli Sheantraibh, Baile Munna, D09HF58	FT, PT, Sessional	2-6	32
<b>Facilities within 1-2km</b>					
4.	Ballymun East Community Centre Ltd	Ballymun East Community Centre, Woodhazel Close, Ballymun, Dublin 9.	FT, PT, Sessional	1-5	111
6.	Axis Creche	Main Street, Ballymun, Dublin 9	FT, Sessional	0-6	34

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No.	Name	Address	Service <sup>7</sup>	Age Profile	Capacity
10.	Little Rainbows Santry	The Ashes, Santry Place, Santry, Co. Dublin	FT, PT, Sessional	1-6	84
8.	St Margaret's Pre school	St. Margaret's Road, St. Margaret's Park, Ballymun, Dublin 11.	PT	6 mnths-6	26
10.	The Playhouse Preschool	Santry Community Resource Centre, Domville Court, Santry, Dublin 9	Sessional	2-6	44
12.	Happyway Creche and Pre School	11 Shanliss Walk, Santry, Dublin 9	Sessional	2-6	16
14.	Poppintree Early Education Centre Ltd	Poppintree Early Education Centre, Balbutcher Lane, Ballymun, Dublin 11	FT	0-6	48
15.	Naíonra Scoil an T-Seachtar Laoch	Scoil an t-Seachtar Laoch, Bothar Baile Munna, Baile Ath Cliath 11	Sessional	2-5	40
<b>Facilities within 2-3km</b>					
5.	Pop Up Preschool	St Joseph's Junior School, Balcurris Road, Ballymun, Dublin 11.	Sessional	2-6	22
7.	Happy Ways Preschool	Greenfields Community centre, Shanliss Avenue, Santry	Sessional	2-6	16
11.	The Nest Childare and Montessori	Santry Hall Industrial Estate, Swords Rd, Whitehall, Santry, Co. Dublin	FT, PT, Sessional	0-6	41 FT, 45 Sessional
13.	Sunshine Creche and Montessori	Unit D2, Santry Hall Industrial Estate, Santry, Dublin 9	FT, PT, Sessional	1-5	40
16.	Tír na nÓg Early Childhood Care & Education Centre	Ballymun Day Nursery, Sillogue Road, Ballymun, Dublin 11	FT, PT, Sessional	2-6	60
17.	Our Lady's Nursery	121 Sillogue Gardens, Ballymun, Dublin 11	FT	0-6	88
18.	Mother of Divine Grace Playgroup	Riversdale Sports Club, Glasnevin Avenue, Dublin 11	Sessional	2-5	22
19.	Pinocchios Little Treasures	1 Shanliss Road, Santry, Dublin 9, Co. Dublin	FT	6 months - 6	33
20.	Cocoon Childcare - Santry	Shanowen Road, Collins Avenue, Santry, Dublin 9	FT, PT, Sessional	0-6	94
21.	Magic Days Creche & Montessori School	Magic Days Creche & Montessori School, 8 Albert College Grove, Glasnevin, Dublin 9	FT, PT, Sessional	0-6	55
22.	Lorcan Montessori	121A Lorcan Avenue, Santry, Dublin 9	Sessional	2-5	30
23.	Naíonra Montessori	Gael Scoil Colmcille, Lana na Culoige, BAC 17	Sessional	2-5	44
24.	Larkhill Playgroup	Larkhill G.N.S., Larkhill Rd., Whitehall, Dublin 9	PT	2-6	22
<b>Overall total</b>				<b>1,230 children</b>	

Source: Pobal Childcare Service Map and the TUSLA Register of Early Years Services by County.

With regard to the above, there is a wide variety of childcare services within the Study Area providing full-time, part-time, sessional day and after-school care with 24 no. existing services.

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Recent planning permissions include 3 no. childcare facilities in the vicinity of the proposed development, which will provide an additional c. 162-167 no. childcare places<sup>8</sup>. These facilities are envisaged to be operating before the completion of the proposed development.

With respect to Whitehaven SHD, the permitted development includes the construction of a childcare facility to accommodate c. 70-75 no. children, which surpasses the expected demand of c. 25-40 no. childcare spaces to be generated from residents.

As noted in the ABP Inspectors Report for Whitehaven SHD, *“The analysis estimates that the population of the proposed development will generate a demand for c. 25 no. childcare spaces based on the above demographic information. It is submitted on this basis that the proposed childcare facility could for demand generated by the development and for demand generated for future development within adjoining sites. I am satisfied that the proposed childcare provision exceeds the requirements of the Childcare Guidelines with regard to the quantum of childcare provision.”* Therefore, this facility was sized to accommodate both the demand generated by Whitehaven SHD’s residents and the proposed development.

Therefore, it is considered that the existing and permitted childcare services in the area can comfortably meet the demand for childcare spaces generated by the proposed development.

## 6.7 Retail & Hospitality Services

This section of the report identifies services within the Study Area that are not considered under the above sections and includes retail services, cafes and restaurants and hotels. A breakdown of services is provided below in **Table 6.9**.

Gulliver’s Retail Park is c. 263m from the subject site and are home to various services including *inter alia* a Lidl supermarket, pharmacy, beauticians, hardware shop, homeware shops, a dry cleaner, Euro Spar, coffee shops and a McDonald’s fast-food restaurant.

<sup>8</sup> Whitehaven SHD (ABP Ref. 313317-22); capacity of 70-75 spaces; Northwood SHD (ABP Ref. 313179); capacity of 38 spaces; and, Northwood 1 (Reg. Ref. F18A/0421 & Reg. Ref. F18A/0438) capacity of 54 spaces.

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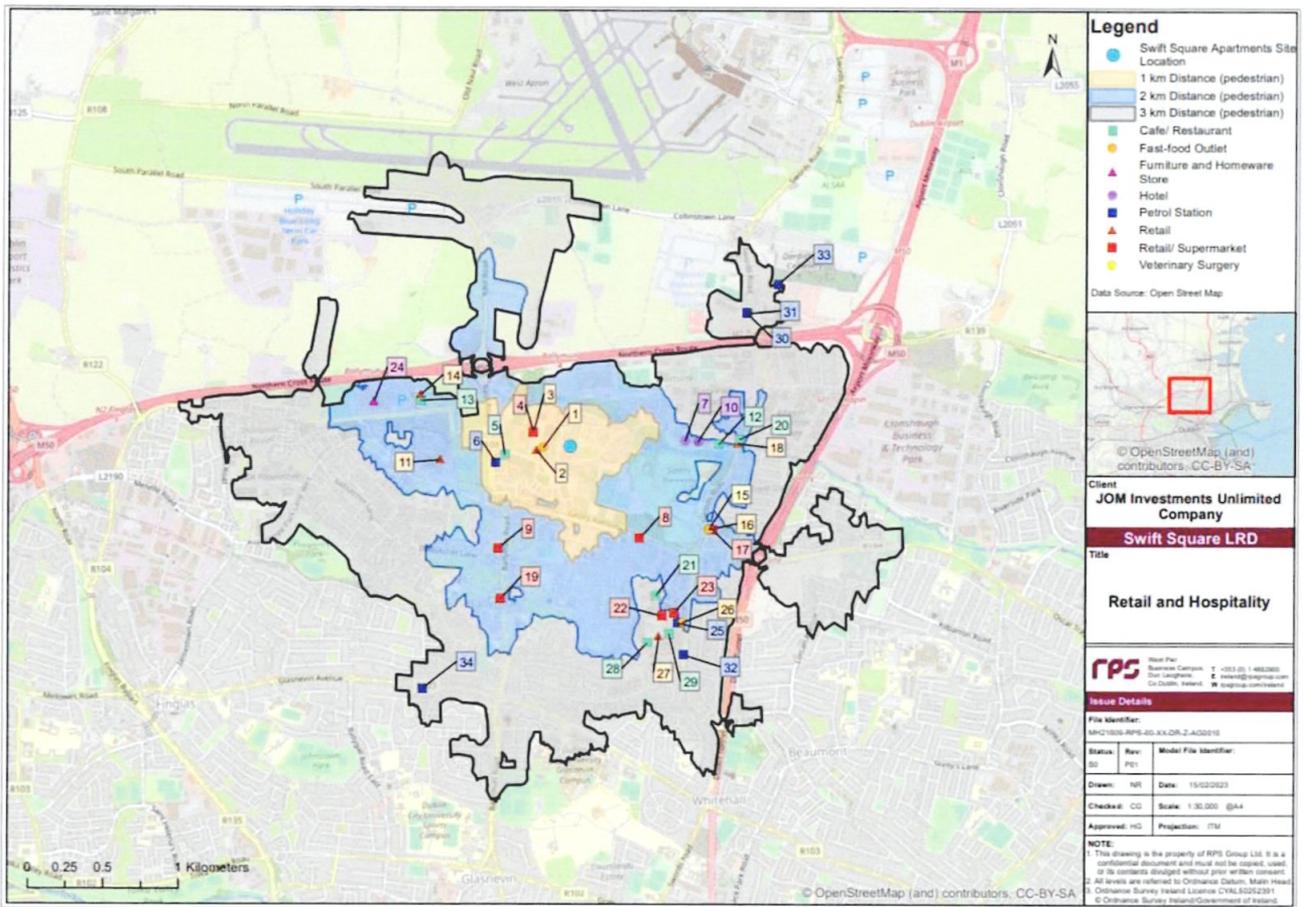


Figure 6-9: Retail & Hospitality within the Study Area

Source: Google Maps, Open Street Map

Table 6.9: Retail & Hospitality within the Study Area

No.	Name	Community Service	Pedestrian Distance from the Subject Site
1.	McDonalds (Gulliver's Local Centre)	Fast-food Outlet	c. 180m
2.	Gulliver's Local Centre	Including Retail/ Grocery Store/café/hairdresser	c. 226m
3.	Gulliver's Retail Park	Including supermarket, discount store, furniture shop, hardware, garden centre etc	c. 263m
4.	Lidl	Retail/ Supermarket	c.263m
5.	Coffee Run	Café	c. 437m
6.	Circle K	Petrol Station	c. 504m
7.	Crowne Plaza Hotel Dublin Airport	Hotel	c. 761m
8.	Aldi	Retail/ Supermarket	c. 765m
9.	Holiday Inn Express	Hotel	c. 846m
10.	Gourmet Food Parlour Santry	Café/ Restaurant	c. 981m
11.	Lidl	Retail/ Supermarket	c. 826m
12.	Santry Veterinary Surgery	Veterinary Surgery	c. 1.07km

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No.	Name	Community Service	Pedestrian Distance from the Subject Site
13.	T. O'Reilly Electrical	Retail	c. 1.2km
14.	Little Venice Restaurant	Restaurant	c. 1.1km
15.	Musgrave Marketplace	Retail/ Grocery Warehouse	c. 1.1km
16.	Boos Kitchen Coffee and Restaurant	Café/ Restaurant	c. 1.1km
17.	SuperValu Ballymun	Retail/ Supermarket	c. 1.1km
18.	Bear Market in Decathlon	Café	c. 1.04km
19.	Decathlon	Retail	c. 1.1km
20.	Circle K Omni	Petrol Station	c. 1.4km
21.	Omni Shopping Centre	Retail	c. 1.6km
22.	Starbucks	Café	c. 1.5km
23.	Nando's	Restaurant	c. 1.4km
24.	Santry Service Station	Petrol Station	c. 1.5km
25.	Applegreen Santry	Petrol Station	c. 1.4km
26.	IKEA	Furniture and Homeware Store	c. 1.4km
27.	Maxol Service Station Swords Road	Petrol Station	c. 1.6km
28.	Certa Fuel Santry	Petrol Station	c. 1.8km
29.	Circle K	Petrol Station	c. 1.9km
30.	McDonald's	Fast-food Outlet	c. 1.4km
31.	Marks and Spencer's	Retail/ Supermarket	c.1.3km
32.	Lidl	Retail/ Supermarket	c.1.3km
33.	Centra	Retail/ Supermarket	c.1.2km
34.	Romayo's	Fast-food Outlet	c.1.7km

Source: Google Maps, Open Street Map

The retail and hospitality services listed in **Table 6.9** is not exhaustive but demonstrate the variety of services within the Study Area. There is an array of retail and hospitality services ranging from supermarkets and retail outlets to restaurants, cafes and fast-food outlets. It should also be noted that 5 no. retail units have been permitted at ground level within Blackwood Square. It is anticipated that these units when occupied will further enhance the retail and hospitality offer in the immediate vicinity of the subject site. These retail and hospitality outlets shall provide for the current and future population in the Study Area.

## 7 CONCLUSION

RPS Group Ltd. have prepared this Report on behalf of JOM Investments Unlimited Company to accompany an application on lands at Northwood Avenue, Santry, Dublin 9.

This Report identifies the existing social and community infrastructure within the Study Area, a 3km pedestrian isochrone from the subject site, and analysis a range of services, including healthcare, sports and recreation, places of faith and worship, education and training, schools, childcare facilities and other community services.

To the west of the subject site (263m) is Gulliver's Retail Park and Gulliver's Local Centre (226m) where a number of retail, dining and other services are consolidated together as discussed in **Section 6.9**. The subject site is strategically located along Northwood Avenue and is 800m from Ballymun centre and c. 1.6km from Omni Shopping Centre where future residents can avail of a range of social and community services and facilities.

A review of the local area has identified a diverse range of social and community facilities for the current and future residents to avail of. Within the Study Area there are 40 no. healthcare services, 27 no. sports and recreational facilities, 8 no. faith and worship facilities, 12 no. primary schools, 1 no. secondary school, 24 no. childcare facilities and 23 no. other community services. There are also 4 no. permitted childcare services envisaged to be operating before the completion of the proposed development. There is a high concentration of social and community services and facilities within the Study Area focused around Gulliver's Retail Park and Gulliver's Local Centre (c. 226m), Ballymun Centre (c.800m) and Omni Shopping Complex (c. 1.6km). In this regard, social and community services and facilities combined with the other community services are easily accessible from the subject and widely available for those within 3km Study Area.

The Study Area is located within the existing city suburbs and all of the facilities within the city centre are relatively easily accessible on existing public transport or by bicycle. The planned enhancements to public transport including Bus Connects and the provision of MetroLink with Northwood Station c. 450m from the subject site shall further enhance the accessibility and connectivity of the proposed development.

With regard to the above, it is considered that the subject site and current and future population of the proposed development, comprising 192 no. apartment units, is well serviced with social and community infrastructure services. The strategically located site has good transport links and within close proximity to the M50, social and community services beyond the 3km radius can be easily availed of.

It is considered the development represents proper planning sustainable development of an underutilised site located in the existing urban environs of Santry. The development complies with the land use zoning objective attached to the site and supports national, regional, and local planning policy.

