

Community, Social and Cultural Infrastructure Audit

In respect of a Part 10 (s.175) Planning Application for a Proposed Residential Development (Phase 2 Scheme) located on lands at Cherry Orchard, Dublin 10.

February 2025



Document review and approval

Revision history

Version	Author	Date	Revision
1	AmC	October 2024	V0.1
2	AmC	November 2024	V0.2 – 5
3	AmC	December 2024	V1.0
4	AmC	February 2025	Final

This document has been reviewed and approved by

	Reviewer	Date reviewed / approved
1	AC	27.11.2024
2	AC	14.02.2025
3		
4		

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Executive Summary

This Community, Social and Cultural Infrastructure Audit provides an assessment of existing community, social and cultural infrastructure facilities within the catchment area of the application lands to identify whether the proposed development is adequately served by such uses. The Report recognises the key role that social infrastructure plays in creating successful functional neighbourhoods and how important it is to promote access to these services in order to encourage and support sustainable development.

Undertaken in accordance with the requirements and Objectives of the Dublin City Development Plan 2022-2028 together with the guidance set out in the Cultural Toolkit, the baseline analysis revealed that the application lands benefit from direct access to a range of services with more than 80 facilities located in close proximity to the subject site. The site's strategic location bordering the Park West Business Park, and strong public transport accessibility with direct connectivity to Dublin City centre will provide future residents with greater access to additional facilities beyond the immediate catchment area.

The Audit illustrates that the availability of arts and cultural facilities in this part of Dublin city is somewhat sparser than the more centrally located areas of the city, where such facilities tend to be located. However, it is noted that the subject site is well connected to central parts of the city through a variety of public transport routes / links providing direct access to such facilities for future residents of the scheme. Future residents of the proposed development will benefit from direct access to the community, cultural and arts uses that will be delivered under the approved Phase 1 scheme (Bord. Ref: ABP-318607-23). Furthermore, and in compliance with the 5% requirement of Policy Objective CUO25 of the Dublin City Development Plan 2022-2028, the proposed development will make a contribution to a planned community running track that will be located within the wider SDRA lands in direct response to the needs of the local community.

This Report has, through evidential analysis demonstrated that the proposed development is sufficiently served by strong and robust social infrastructure, educational and childcare networks capable of accommodating demand generated by the scheme.

1 Introduction

This Community, Social and Cultural Infrastructure Audit has been prepared by KPMG Future Analytics, 1 Stokes Place, St Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), on behalf of the applicant in support of a planning application for a proposed development on a site of c.3.1 hectares, located on lands at Cherry Orchard, Dublin 10 (known as Development Site 4 in the Park West Cherry Orchard Local Area Plan 2019).

This Report provides a detailed review of the statutory, strategic and policy context that relates to the provision of community and social infrastructure with the aim to:

- Outline the existing range of social infrastructure within the vicinity of the subject site.
- Determine if the existing social infrastructure provision supports the needs of the existing population; and
- Offer insights into the likelihood of the capacity of the existing services and facilities to support future residents.

This approach has been set out in line with the requirements of *Sections 15.8.2 of the Dublin City Development Plan 2022-2028* and the guidance set out in the ***Building Culture Toolkit*** published by Dublin City Council in collaboration with Turley and Arrow Architects. This Report, therefore, includes.

- An assessment of the community, social and cultural infrastructure available in the surrounding 750m-1km of the proposed development.
- A school's demand assessment identifying the demand for school places that is likely to be generated and the capacity to cater for such demand.

The Development Plan further requires that, where a community and social infrastructure assessment is carried out, it 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.*

For the purpose of this Community, Social and Cultural Infrastructure Audit, a large number of public and private geospatial datasets were used in the course of the survey, including, but not limited to, the following:

- 2022 and 2016 Census Boundaries and Statistics.
- 2022 OSi and ESRI Ireland Base maps.
- 2023 (Q1) Geodirectory Dataset.
- 2021 OSM Ireland POI Datasets – Ireland and Northern Ireland.
- 2013-2023 Department of Education and Skills - Irish Schools.
- 2024 Tusla Early Years Inspectorate Reports – Registered Childcare Facilities; and
- 2022 HSE Records – 'Find Your Local Health Service'.
- 2022 Culture Near You Data.
- 2021 Dublin City Council Cultural Infrastructure Study – Turley and OBFA Architects.

1.1 Community, Social and Cultural Infrastructure

Community, Social and Cultural infrastructure includes a wide range of services and facilities that contribute to quality of life. It is a key part of the fabric of an area, not just in terms of wellbeing, but also in terms of creating a sense of place for the population of the area and forming a part of the local identity.

For the purposes of this Report, an array of services and facilities defined as social infrastructure have been categorised into the following typologies:

Table 1.1 Community Infrastructure Categories applied to Audit.

Category	Facility Type
Educational Facilities	Primary, Post-Primary, Further Education and Training Centres
Childcare Facilities	Registered Childcare Facilities incl. Full Day, Part-Time and Sessional services
Community Facilities	Community Centres and Meeting Halls, Libraries, Senior and Youth Centres/Cafes and Civic Services
Arts and Cultural Facilities	Theatres, Museums, Galleries, Performance and outdoor events space, other venues including dance studios, art clubs, music schools, etc.
Healthcare Services	Pharmacies, Hospitals, health centres, doctors and specialty clinics, nursing homes, mental health services and other therapy providers
Open Space and Recreation	Parks, Playing Pitches, Playgrounds, sports centres and clubs, leisure centres, gyms, and training facilities
Religious Institutions	Churches, other places of worship

1.2 Report Structure

This Report will comprise a further six sections.

- **Section 2** provides site context, a description of the Study Area and details in relation to the proposed development.
- **Section 3** sets out the demographic profile of the Study Area, the subsequent trends within and how that compares to the wider Dublin region.
- **Section 4** reviews national, regional, and local level planning policy relating to social infrastructure.
- **Section 5** provides a detailed assessment of the existing level of social and community infrastructure within the Study Area, *this section also includes a Schools Audit, to assess the level of existing capacity in schools currently operating within the Study Area and identify if there is adequate capacity to accommodate demand generated by the proposed scheme.*
- **Section 6** provides a cultural audit of the existing level of cultural infrastructure within the Study Area
- **Section 7** provides an overview of the analysis and the subsequent conclusions derived from each section within this community and social infrastructure audit.

2 Subject Development

2.1 Subject Site

The subject site is located at Park West Avenue, Cherry Orchard, Dublin 10 as shown in Figure 2.1 below. The site is bound by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east,

The site benefits from very good accessibility with its close proximity to numerous bus routes and the M50.

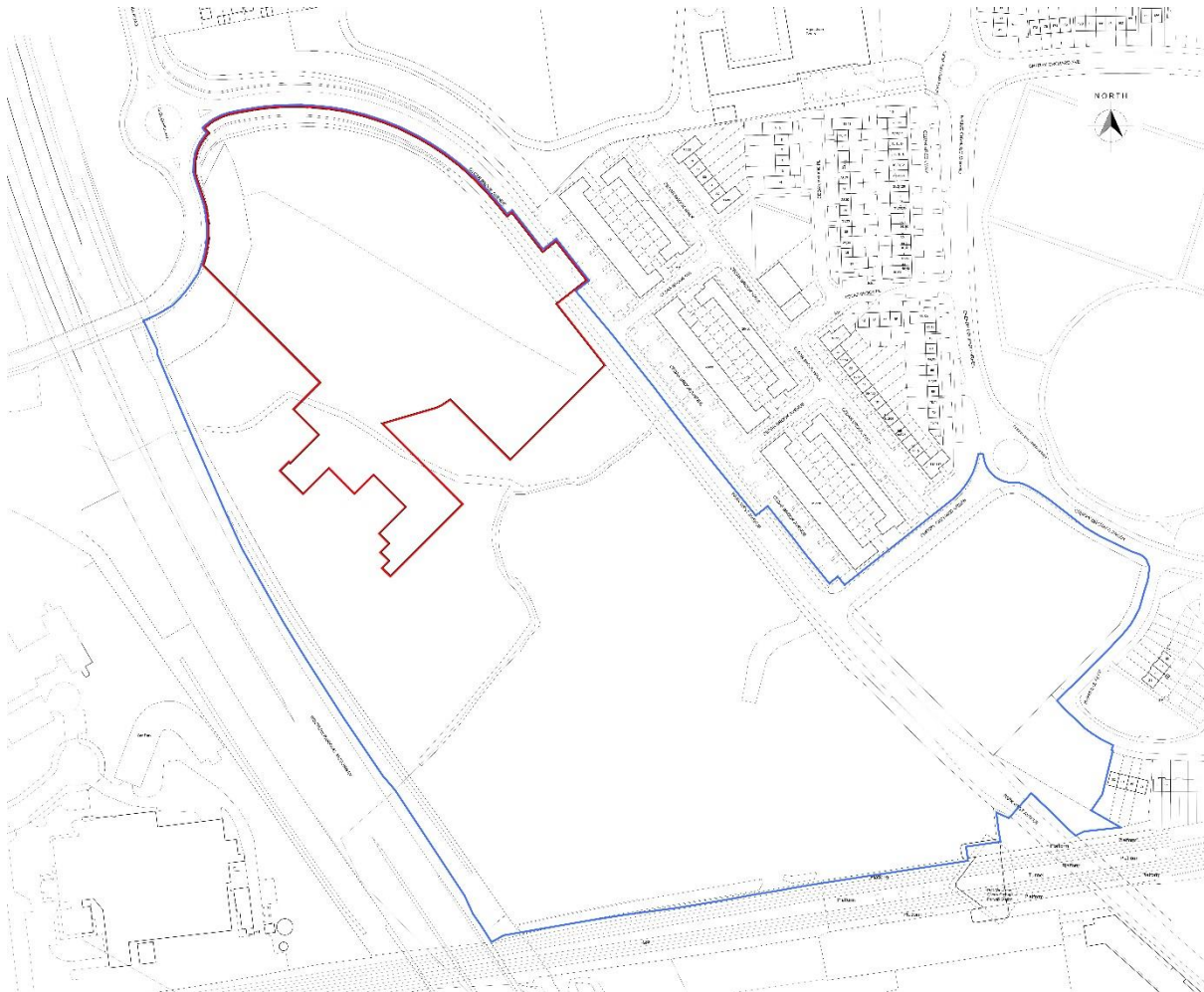


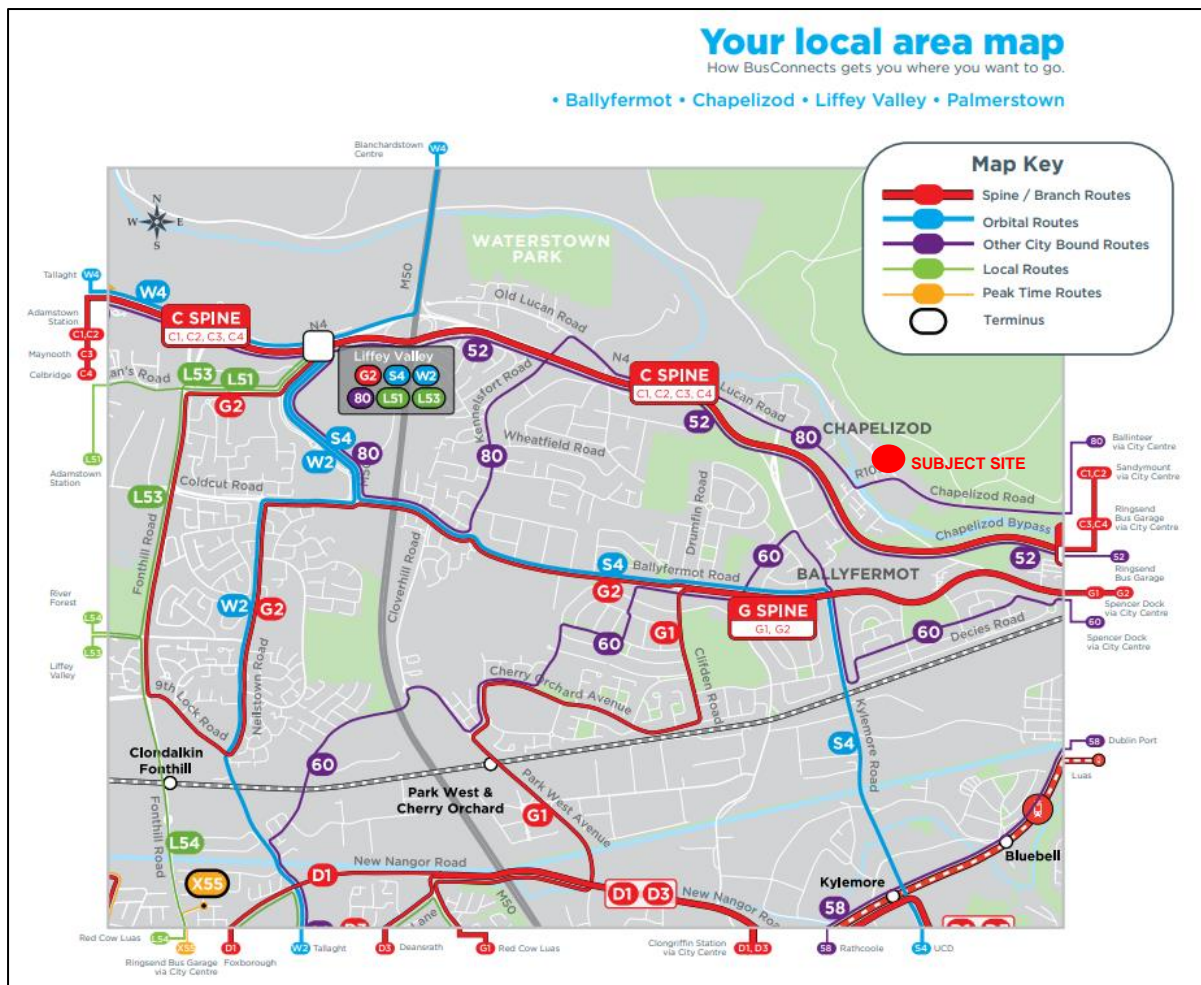
Figure 2.1 Site Location with the extent of the site identified in red and the ownership boundary in blue.

2.2 Transport Access

The proposed scheme is adequately served by public transport with access to a number of bus stops within walking distance from the subject site. The subject site is located to the North of the M50 Red Cow interchange. The M50 motorway connects the site to Blanchardstown to the North and Ballymount to the South. The M50 Red Cow interchange is located approximately 3.8km south of the subject site.

The Cherry Orchard – Park West area is served by a modern rail system in a central location which allows direct services to Drumcondra, Connolly Station and Grand Canal Dock bypassing Heuston Station.

As well as the Park West and Cherry Orchard railway station, the site is also located close to the Bus Connects G-Spine corridor and the route G1 passes from Spencer Dock towards the Red Cow Luas stop, adjacent to the subject site (see Figure 2.2). The subject site is strategically situated within an established urban setting that is accessible to the City Centre, Blanchardstown, Ballyfermot, and Chapelizod. The proposed development will facilitate direct pedestrian linkages to Cherry Orchard Park, the existing community centre, a primary school and other facilities within 15 minutes walking distance from the site. Furthermore, future residents of the development will benefit from direct access to the non-residential elements of the Phase 1 scheme that will be available to general public. This level of accessibility will enable the development to become a socially inclusive neighbourhood based on the principles of the 15-minute city concept. This approach, coupled with the provision of a continuum of affordable housing options will promote social inclusion and integration and contribute to the creation of compact growth and the consolidation of an established urban settlement supported by excellent existing and planned public transport infrastructure.



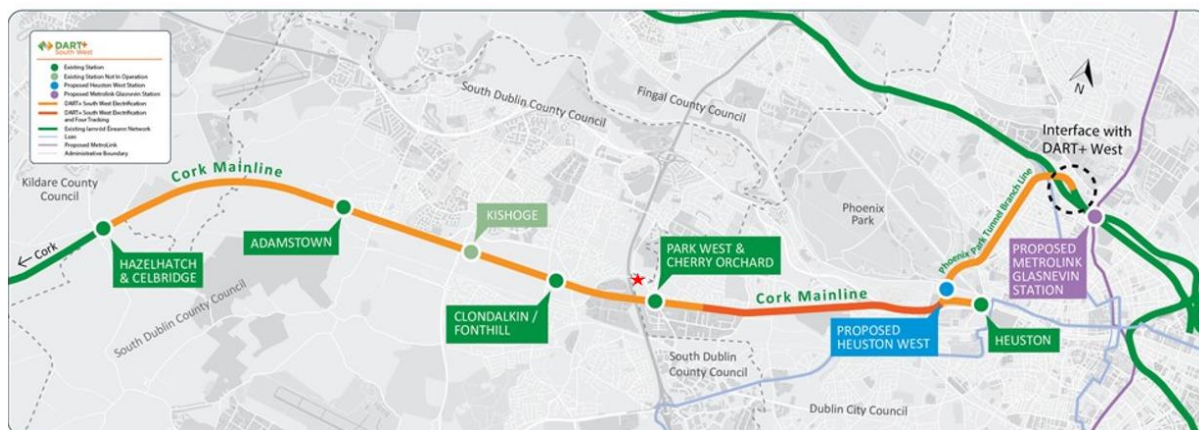


Figure 2.3 Route Map of the Dart + South West and the Subject Site has been marked with a red star. (Source: dartplus.ie)

It is expected that once this project is delivered, it will increase the train capacity to double the current (12) trains per hour per direction and increase passenger capacity from the current peak capacity of approximately 5,000 passengers per hour to around 20,000 passengers per hour per direction. The Figure 2.3 provides the route map for the DART + South West extension which also illustrates the new route passing adjacent to the Subject Site through the Park West and Cherry Orchard train station.

This will increase the accessibility for the future residents of the development to the rest of the city including inter-city connections.

2.3 Proposed Development

The proposed development (13,280sq.m GFA) involves the construction of a residential scheme consisting of 137no. units (31no. two-bed units and 106no. three-bed units) ranging in height from two to three storeys. The proposed development also includes the provision of landscaped public open space of 2,133sq. m. in addition to 2,005sq.m of public open space that was proposed as part of the approved Phase 1 application. Communal open space for the duplex and apartment units is provided across three dedicated communal amenity areas (602sq.m in total area) with private open space to serve the proposed units to be delivered through a mixture of rear gardens and terraces.

The proposed development will also involve the provision of sufficient car parking (including accessible and EV car parking spaces) and bicycle parking spaces at surface level and motorbike spaces throughout the development. The development will also provide for all associated ancillary site development infrastructure including site clearance, boundary treatment, associated public lighting, internal roads and pathways, bin and bike stores, ESB substation, hard and soft landscaping, play equipment, boundary walls, and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.

Table 2.1 below provides a summary break-down of the total proposed units for the scheme.

Table 2.1: Indicative Schedule of Residential Units for Proposed Scheme:

Unit Type	No. of Units Proposed	% Total Development
2-Bedroom (4 persons)	31	22.6%
3-Bedroom (5 persons)	106	77.4%
Total	137	100%

2.4 Statutory Requirement under Dublin City Development Plan 2022-2028

This Community, Social and Cultural Infrastructure Audit has been prepared in line with Section 15.8.2 of the Dublin City Development Plan 2022-2028 together with the guidance set out in the Cultural Toolkit, which require that applications made for large residential developments or mixed-use developments should provide for community type uses. In addition, such applications comprising 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.

In addition to the requirement for a Community and Social Infrastructure Audit, the City Development Plan under Objective CUO30 requires that *‘Large development applications, in the absence of a DCC local area culture audit (under CUO44), will be required to undertake a cultural audit for the local area to identify the shortcomings within the area...’*.

Section 15.8.2 sets out the specific requirements to be addressed by the Community, Social and Cultural Audit:

- Identify the existing community social and cultural provision in the surrounding area covering a 750m-1km radius from the edge of the Development Sites.
- 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 and art / cultural facility as part of the proposed development having regard to the findings of the audit.

Section 15.8.3: *In accordance with the requirements for social and community audit, planning applications for over 50 dwellings shall be accompanied by a report identifying the demand for school places likely to be generated and the capacity of existing schools in the vicinity to cater for such demand.*

The following Community, Social and Cultural Infrastructure Audit has been prepared having regard to the above requirements under Section 15.8.2 Section 15.8.2 and Objectives CUO30 of the Dublin City Development Plan 2022-2028.

3 Demographic Profile

This section sets out the demographic profile of the study area and captures subsequent trends in relation to the various characteristics of the local population and their background.

3.1 Study Area

The study area for the purposes of the demographic analysis comprises 51 no. CSO Small Areas (SAs) which encompasses the entirety of the subject site and wider 1km buffer (

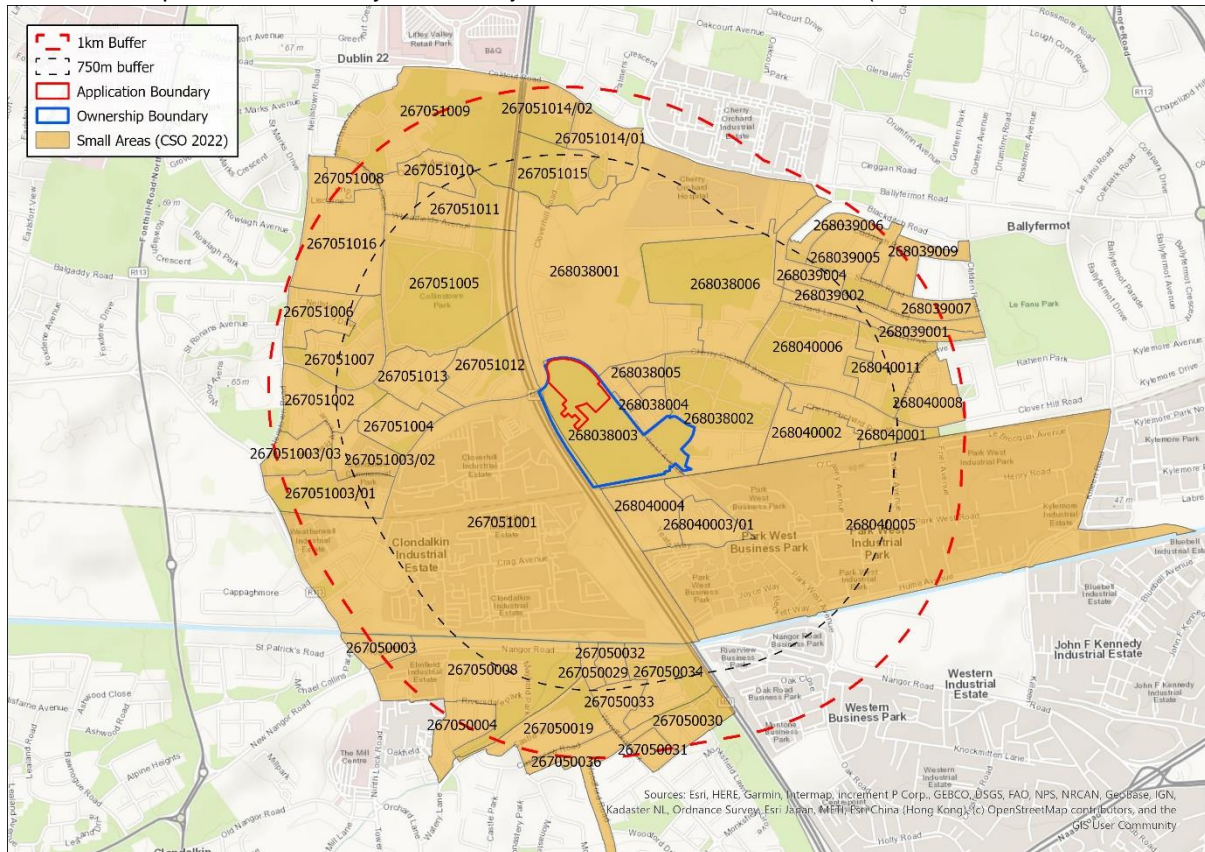


Figure 3.1). The demographic and socio-economic analysis set out in the sections below focuses on the Small Areas data made available for the Census periods, 2016 and 2022. This approach allows for a more granular analysis of the population profile at a localised level and provides a more consistent and accurate picture of the demographic and socio-economic status of the study area. Analysing the profile of all EDs that intersect the wider applicant lands and that cover a comparatively wider extent than the Small Areas would risk distorting and misrepresenting the profile of the Study Area.

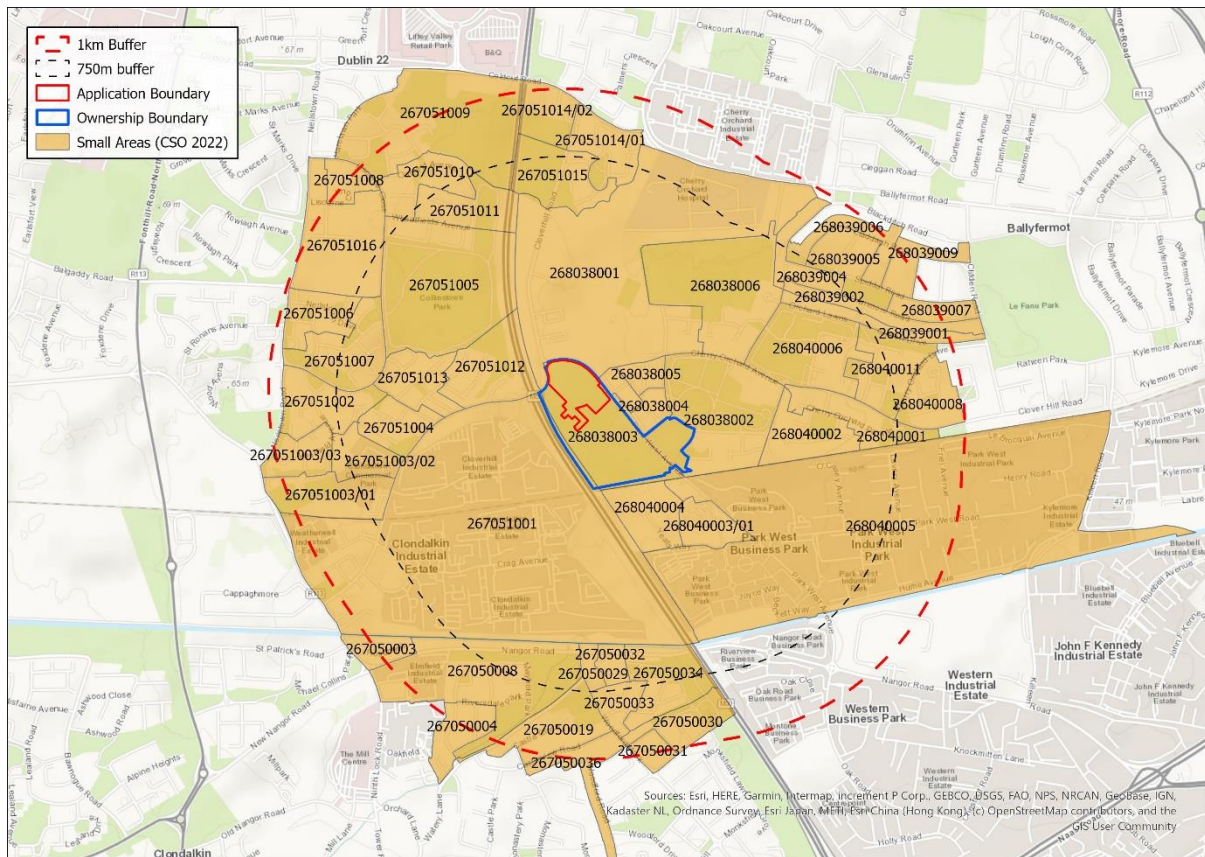


Figure 3.1 Extent of Study Area, which comprises of c. 51 Small Area Boundaries which cover a 750m-1km radius from the application site (shown in red). The Ownership Boundary is shown in blue on the map. (Source: CSO 2022, KPMG FA)

The study area catchment is defined based on the principle of the 15-minute walking city concept introduced within the new Dublin City Development Plan 2022-2028 – which seeks to ensure that people’s daily requirements can be reached within 15-minutes by foot, bike, or public transport. In addition, Section 15.8.2 of the Dublin City Development Plan 2022-2028 (as outlined in Section 4.6) further requires the inclusion of a community and social audit to assess the provision of community facilities and infrastructure in the surrounding area covering a 750m radius.

Therefore, in order to remain consistent with the principle of the 15-minute walking city concept as well as comply with the requirements set out for the assessment of community and social infrastructure in the area – the study area has been defined by a 1km boundary, with a further 750m buffer within this boundary to capture any services that fall within this catchment (Figure 3.2).

The 1km catchment extends from the edge of the Ownership Boundary (blue line indicated in

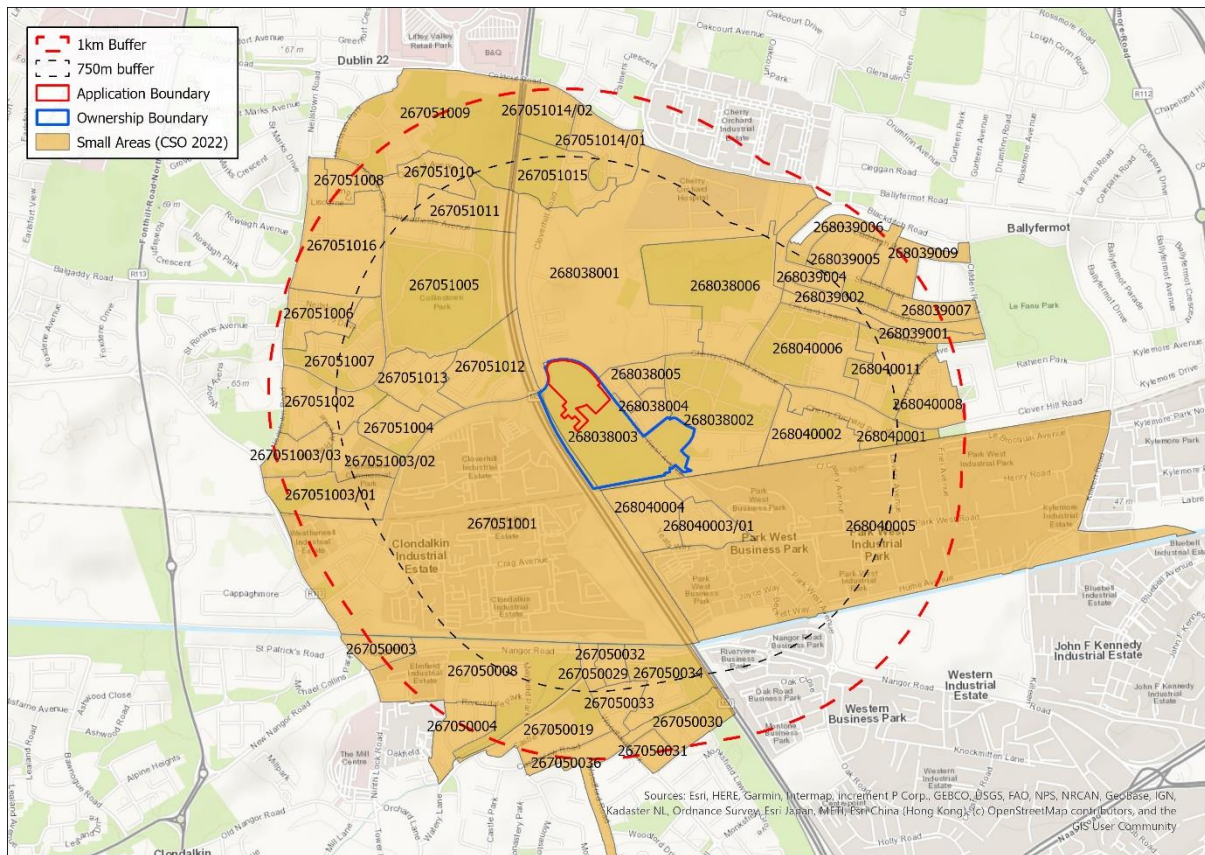


Figure 3.1 and Figure 3.2), to capture the level of Community and Social services accessible within a 15-minute walking distance, from *both* development sites (Site 4 and 5). This approach is considered appropriate to keep the study area boundary consistent across all baseline analysis carried out for the purpose of this Planning Application.

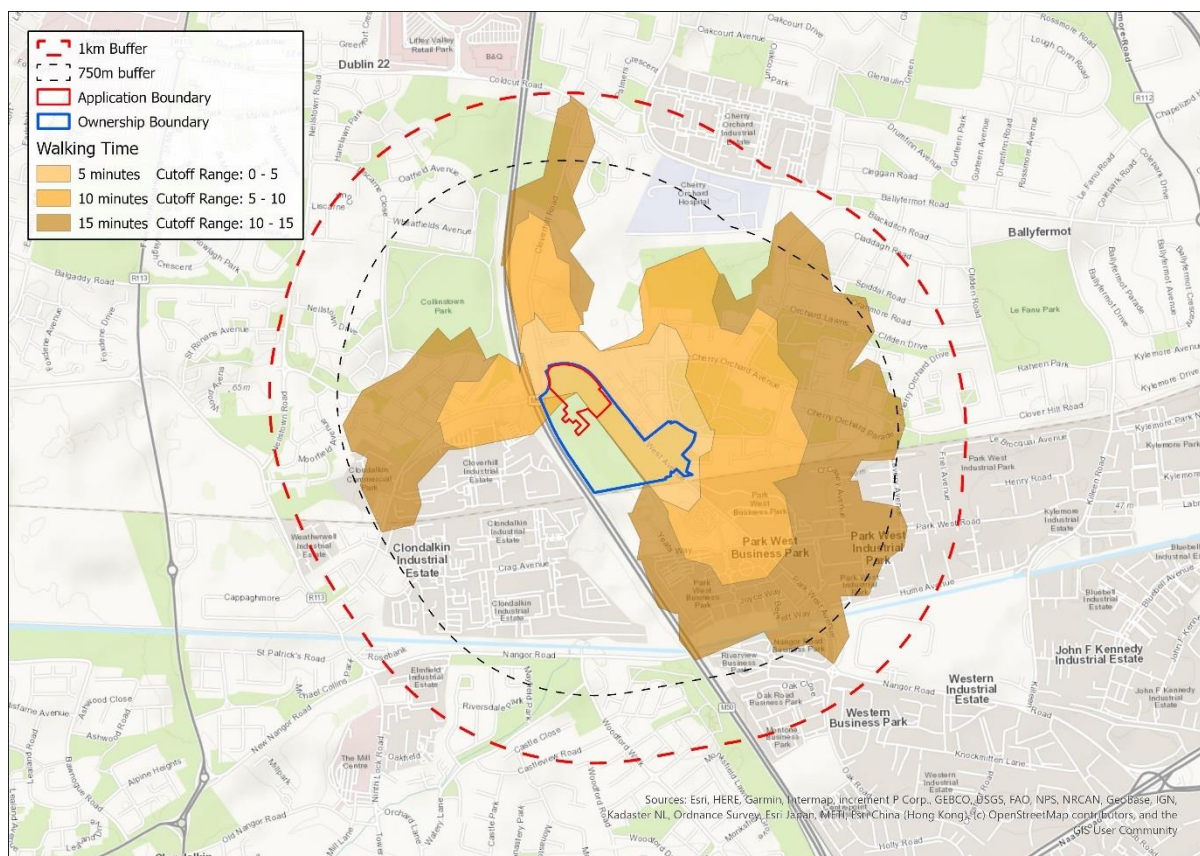


Figure 3.2 Walking Distance shown for 5-10-15-minutes around the ownership boundary.

The socio-economic profile of the study area includes insights into the population's age profile, household compositions, educational qualification, and economic status, to better understand the needs of the population regarding social services and facilities.

3.2 Population Profile

The Table 3.1 below, records the percentage change in population during this period to highlight change in the population composition across the intercensal periods in the Study Area and wider Dublin Region. As illustrated, the small areas defining the study area experienced only a slight increase. Between 2016 and 2022, the Study Area population has experienced an exponential increase from the previous Census period, of c. 7.7%, which is similar to the population increase observed in the Dublin Region (c. 8.2%) during the 6 years following Census 2016.

Table 3.1: Population Change during the Census Period 2016 and 2022

Area	2016	2022	2016-2022 Change #	2016-2022 Change %
Study Area	17,089	18,398	+1,309	7.7%
Dublin Region	1,347,359	1,458,154	+110,795	8.2%

3.2.1 Age Profile

Table 3.2 below provides a breakdown of the recorded population, categorised by age to allow a more detailed overview of the specific cohorts that have experienced the greatest change between 2016 and 2022 Census. Different age cohorts of a population have different requirements, with young families more likely to be in need of childcare and educational facilities, while a strong working age population will require more significant employment opportunities than those of retirement age, who more likely will

require care and health services. Thus, it is necessary to address those age cohorts that are experiencing the most significant change to ensure that there is an adequate provision of services and facilities.

Table 3.2 Population within Study Area by Age as per Census 2022

Age Group	Study Area		Dublin Region		State 2022 %
	2022%	Change	2022%	Change	
0-14	20.3%	3.3%	18.4%	3.5%	19.7%
15-64	69.7%	6.4%	68.1%	7.7%	65.3%
65 years and over	10%	29.9%	13.4%	18.6%	15.1%
Total	100%	7.7%	100%	8.2%	100%

The study area has a predominantly working age cohort with approximately 70% of its population aged between 15-64 years in 2022 and c. 30% of its population considered to be 'dependent' (i.e., aged 0-14 or 65+ years) at the time of the 2022 Census. However, there has been a visible increase in the population age group 65 years and over (by c.29%) during the Census period 2016 to 2022 which corresponds with the general trend of an ageing population both with the wider Dublin region and nationally. The Study Area has experienced an increase in both the 0–14-year profile (3.3%) as well as the 15-64 years age profile (6.4%), with an exponential increase in the 65+ age group. Dublin Region in comparison also experienced a similar proportion of growth – wherein, the 0–14-year age group experienced an increase of c. 3.5% between 2016 and 2022, an increase of c. 8% in those aged 15-64 and a higher c. 19% increase in those aged 65 years and over. Both Dublin and the study area consisted of a higher proportion of elderly population, albeit it was slightly higher in Dublin (c. 13%) as compared to the study area (c.10%). The study area consisted of a comparatively higher portion of 0–14-year-old at 20.3%, to Dublin (18.4%) or the State (19.7%).

The exponential increase in the population aged 65 years and over, during the intercensal periods is likely a reflection of the existing communities aging in place and a lack of substantial new housing development coming on stream. This has likely reduced demand on childcare and educational places as detailed in Section 5 below.

Finally, it is noted that the overall age composition was largely maintained within the study area and in Dublin from 2016-2022, with an overall increase (in absolute terms) of 6.4% in the study area and c. 7.7% increase within the Dublin Region, in the proportion of working age population.

3.3 Household Characteristics

The housing data for the Study Area demonstrates that as of Census 2022, the 'Average Year of Stock' for 'Permanent Private Households by Year of Built' was c. 1987. This implies that the Study Area experienced the highest growth in housing roughly between 1970s and 1990 (c. 42% growth). The Study Area further experienced a significant c. 57% drop in housing stock post 1990, between 1991-2000 from c. 23% new builds to c. 9% respectively. Although there were around 23% houses built between 2000-2010 (+138% since the previous decade), there has only been c. 10% new builds since 2011, in the local area surrounding the subject site. The overall housing stock for the study area has remained unchanged between the intercensal period 2011 and 2022.

Trends in household composition from the intercensal period for the study area are summarised under Table 3.3 below.

As per Census 2022, while 'Married couple and children' has remained consistent and constitute the highest proportion of households within the study area (at c.21%), there has been c. 9% decline in such household type between 2016 and 2022. Dublin Region also has the highest composition of households with 'Married couple and children', however, there was a comparatively smaller decline in the composition (c. 3%) as compared to the study area.

While Dublin Region also consists of a higher proportion of 'One person' household (22%), the study area also has a higher proportion of both 'One person household' as well as households with 'Mother and children' both of which consist around 17% and 18% as of Census 2022. It is also noted that there was c. 6% decrease in the total composition of 'One person' households in the Dublin Region and an increase of c. 8% within the study area between 2016 and 2022.

There is also a noticeably large increase in the households with 'Couple and others' and 'Couple children and others', both of which have seen an increase of 44% between 2016 and 2022, albeit these households consist of around 2.1% and c. 4% of the total composition. There is also a substantial increase in the households with 'Two or more non-related persons' (c. 56%). This could all be indicative of the growing housing crisis, which has resulted in inflated rents and subsequent affordability issues, forcing people into shared accommodation.

Table 3.3 Composition of Private Households by Type (Census 2016, 2022)

Composition of Households	Study Area			Dublin Region		
	2016(%)	2022(%)	(%) Change 2016-2022	2016 (%)	2022 (%)	(%) Change 2016-2022
One person	16.8%	16.8%	8.1%	23%	22.1%	5.9%
Married couple	10.0%	9.8%	5.7%	13%	13.3%	8.1%
Cohabiting couple	3.7%	3.4%	-3.0%	5%	5.3%	9.1%
Married couple and children	24.8%	21.0%	-8.6%	27%	26.1%	2.9%
Cohabiting couple and children	6.4%	7.2%	20.4%	4%	3.8%	12.2%
Father and children	2.1%	2.2%	11.4%	1%	1.2%	4.0%
Mother and children	17.5%	17.7%	9.9%	9%	8.8%	2.4%
Couple and others	1.6%	2.1%	44.2%	2%	2.2%	39.3%
Couple children and others	2.9%	3.8%	44.5%	2%	2.5%	20.6%
Father children and others	0.5%	0.5%	16.0%	0.2%	0.3%	39.0%
Mother children and others	2.7%	3.2%	27.0%	1%	1.6%	25.1%
Two or more family units	3.8%	2.7%	-22.8%	2%	1.4%	-11.8%
Non-family households and relations	2.6%	3.2%	31.2%	3%	2.8%	10.7%
Two or more non-related persons	4.5%	6.4%	55.6%	7%	8.5%	30.0%
Total	100.0%	100.0%	8.2%	100%	100.0%	8.2%

On the other hand, in the Dublin Region experienced the greatest increase in the households with 'Couple children and others' (c. 39%), 'Father children and others' (c. 39%), and 'Two or more non-related persons' (30% - although these households composed of around 2.2%, c. 0.3% and 8.5% as of Census 2022 respectively).

The highest decline within the study area as well as Dublin Region has been observed in households with 'Two or more family units', which have observed c. 23% and c. 12% decline between 2016 and 2022. As of Census 2022, the total number of households with children has declined by c. 11%, from 57% in 2016 to c. 42.5% of the households with children population in the study area. This decline in households with children is comparative quite significant to Dublin Region, which recorded c. 2.3% decline in the households with children from around 44% of the households with children residing in them in 2016 to 41% in 2022. This decline in the number of households with children is also visible in the trends within the Families in the family cycle.

The following Table 3.4 further highlights the trend across the different stages of 'Family Cycle' within the study area.

Table 3.4 Trends in the Family Cycle within the Study Area and wider Dublin Region (Census 2022)

No. of Families	2016	2022	2022%	% Change 2016-2022
Younger Couple	359	316	7.3%	-12.0%
Older Couple	350	339	7.9%	-3.1%

Retired	201	299	6.9%	48.8%
Pre-school	461	319	7.4%	-30.8%
Early school	539	418	9.7%	-22.4%
Pre-adolescent	470	530	12.3%	12.8%
Adolescent	581	568	13.2%	-2.2%
Adult	1364	1,524	35.3%	11.7%
Total	4,325	4,313	100.0%	-0.3%

Table 3.4 suggests that, as of 2022, there has been a visible decline in the total number of 'Pre-School' families (c. -31%) and in the total number of families at the 'Early school' stage (c. -22.4%), in the period between 2016 and 2022. This would suggest that the families within the study area have transitioned into other stages of the 'Family Cycle', which explains the higher portion of households with older children. Subsequently, there was notable increase in the proportion of 'Early School' families (17%). However, it is observed that there was a greater decline (c. 15%) in families at the 'Pre-adolescent' stage within the study area. The study area also experienced 12% increase in the families with 'Adult' children (20 years and over), and a substantial increase of 'Retired' families (c. 49%) – this is reflective of the influx in the elderly population, which is noticeable not only at the local, but also national level.

The highest portion of the families within the study area, however, constitutes of 'Adult' population (i.e., in the age group 35-64 years), with around 35% of the population falling under this category.

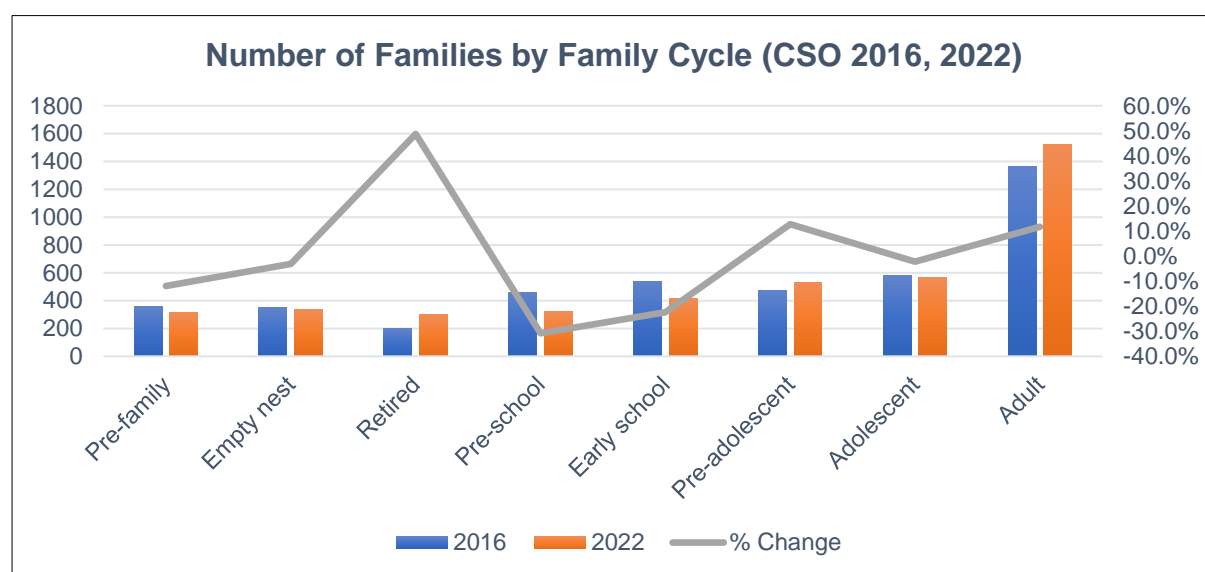


Figure 3.3 Stages of Family Cycle

3.4 Educational Attainment

The largest portion of residents within the study area constituted those that had completed 'Secondary' Education (46.5%) as of 2022, and around 33% within the wider Dublin Region. A total of 20% of the study area population have completed 'Third Level' Education, which is lower compared to the Dublin Region which recorded around 33% of the population to have completed 'Third Level' Education.

There has been a notable increase of c. 64% in the population that were recorded as having 'No Formal Education', from 2.8% in 2016 to 4.3% in 2022 within the study area. There is a visible decline in the population with 'Primary Education' in both the study area and Dublin Region, by around 17% and 24% between 2016 and 2022. On the contrary, both the study area and Dublin Region demonstrated an increase in the number of people with 'Third Level Education' (by c. 23% and 17% respectively) and 'Postgraduate Education or Higher' (by c. 29% and 27% respectively) between 2016 and 2022 (Table 3.5).

Table 3.5 Population aged 15 years and over with highest level of education completed (Census 2016,2022)

Education Level	Study Area 2022	% Total	% Change 2016-2022	Dublin 2022	% Total	% Change 2016-2022
No Formal Education	493	4.3%	63.8%	18,836	2.0%	62.6%
Primary Education	1,387	12.0%	-17.4%	61,625	6.5%	-24.1%
Secondary Education	5,372	46.5%	4.2%	314,612	33.0%	-0.8%
Third Level Education	2,307	20.0%	22.8%	314,993	33.0%	17.2%
Postgraduate Education or Higher	1,048	4.5%	29.1%	164,586	17.2%	27.4%
Not Stated	1,474	12.8%	2.6%	79,921	8.4%	12.8%
Total	11,557	100.0%	6.4%	954,573	100.0%	8.6%

It is further noted that the study area observed an increase in the number of students pursuing an 'Arts' (c. +23%) and / or Humanities (c. +14%) degree as of 2016. This data on population aged 15 years and over by field of study has not been covered in the latest Census 2022. However, it was considered prudent to highlight this data, as it is of specific interest in the context of the Cultural Audit (detailed under Section 6). This data demonstrates that there might be a growing need for workspaces, exhibition halls and the like to cater to the needs of those pursuing their careers in the field. In that regard the Cultural Audit has identified a low provision of facilities serving the study area population, and this includes a range of facilities vis-à-vis, workspaces for artists / creative workers, event / exhibition spaces, artists, studios, etc. This lack of provision in cultural space has been directly addressed in the Phase 1 scheme which provides c.2,400sq.m flexible community, arts and cultural uses that will respond to evolving demand, including demand generated by the subject application and was considered a welcome addition to the area by the Planning Inspector.

3.5 Economic Status

The economic profile of the study area has a similar distribution to the Dublin Region, of people with different economic status. In that, the majority of the population for both the study area and the Dublin Region are 'At Work', with around 54% in the study area and 59% in Dublin Region as of 2022 (see Table 3.6). Albeit the proportion of people at work was comparatively lower within the study area than that in Dublin, there was a comparatively greater increase in the study area population categories as - 'At work' (c. +17%). There was also a c. 22% increase in the proportion of people 'Looking for First Regular Job' within the study area, which was much higher than in the Dublin Region, that recorded around 9% increase in the same population group. However, the composition of those looking for their first regular job in both study area and Dublin Region was only minor, at 1.6% and 0.9% respectively.

The proportion of 'Unemployed' population in the study area was c. 7.6%. Census 2022 now also records the proportion of people that are in 'Short Term Unemployment' and those in 'Long Term Unemployment'. The proportion of the former was comparatively smaller at 2.6%, than the latter at 5%. There has, however, been an overall decline in the total population that are 'Unemployed' by around 32% since Census 2016. Dublin Region on the other hand recorded a total of 4.3% people that were 'Unemployed' as of 2022, with 1.8% in 'Short Term Unemployment' and around 2.5% in 'Long Term Unemployment'.

There was a significant increase proportion of people 'Retired' within the study area (c. +32%), in comparison to Dublin Region, which had around 18% increase in the total number of 'Retired' population. In relation to the proportion of 'Student' population, even though the study area has a comparatively lower portion of students (c. 10%) than in Dublin (11.3%), the increase in the number of student population within the study area was considerably higher (+9.8%) than the Dublin Region (6.4%).

Table 3.6 Principle Economic Status (CSO 2022)

Principal Economic Status	Study Area 2022	% Total	% Change 2016-2022	Dublin 2022	% Total	% Change 2016-2022
At Work	7,865	53.7%	16.8%	698,931	58.8%	13.7%
Looking for First Regular Job	237	1.6%	21.5%	10,330	0.9%	8.8%
Short Term Unemployed	382	2.6%	-31.8% ¹	21,889	1.8%	-26.8% ¹
Long Term Unemployed	734	5.0%		30,176	2.5%	
Student	1,452	9.9%	9.8%	134,910	11.3%	6.4%
Looking After Home/Family	1,044	7.1%	-10.1%	68,227	5.7%	-11.7%
Retired	1,491	10.2%	32.3%	171,712	14.4%	17.9%
Unable to Work	1,069	7.3%	23.0%	45,686	3.8%	19.4%
Other	383	2.6%	-8.8%	7,350	0.6%	83.8%
Total	14,657	100.0%	8.8%	1,189,211	100.0%	9.4%

3.6 Demographic Summary

The population within both the study area and wider Dublin Region have experienced an increase since 2016 Census – with the study area growing by 7.7% and Dublin Region by 8.2%. In terms of age profile, the largest cohort within both the study area and wider Dublin Region are those aged 15-64 years, with the study area representing around 70% and Dublin Region around 68% of the total population respectively.

We note that c. 54% of the study area population aged 15 years or older was largely at work, with around 7.6% in either 'Short Term' (2.6%) or 'Long Term' (5%) Unemployment at the time of the 2022 Census. A significant percentage of this population aged 15 years or older had completed 'Secondary Education' (c. 46%), with around 12% with 'Primary Education' as their highest level of education completed. Around 20% of those aged 15 years and over had completed 'Third Level or Higher Education'. It is further noted that around 4.3% of the total population in the study area had received 'No Formal Education' as of 2022.

Dublin Region on the other hand consisted of c. 59% of the population aged 15 years or older 'At work', with a comparatively lower number that were either in 'Short Term' (1.8%) or 'Long Term' (2.5%) unemployment. The Dublin Region had a similar proportion of people with 'Secondary Education' (33%) and 'Third Level Education' as their highest level of education completed, at c. 33% in each group.

Albeit there was a 3.3% increase in the population aged 0-14 years, there was a substantial decline in the population aged 0-6-years. This was also reflected in the reduction of Families in the 'Pre-school' Stage of around 31% between 2016 and 2022. On the other hand, the study area experienced a significant increase (c. +30%) in the population aged 65 years and over, with a cumulative increase in the level of 'Retired' families (c. +49%).

According to Health in Ireland – Key Trends (2022), the proportion of working aged people to people over 65 will decrease from five to one, to three to one, in the next 20 years. This was further echoed in by the Central Statistics Office² in relation to ageing population, which notes that the number and the

¹ This change has been calculated against the 2016 unemployment figures, by adding short term and long term employment for 2022, as the 2016 data did not categorise short and long term employment.

² [Ageing Population - CSO - Central Statistics Office](#)

proportion of persons aged 65 years and over is increasing and is projected to continue an upward trend over the next three decades.

This demographic shift and increased age dependency profile will inevitably result in more demand for inclusive spaces and social infrastructure.

This Community and Social and Cultural Infrastructure Audit has identified and established a certain level of existing social infrastructure provision within and bordering the c. 750m to 1km study area. The audit seeks to establish whether or not the subject site is well served in terms of existing social infrastructure provision and identify its capacity to support demand generated by population uplift arising from the proposed development. The baseline study undertaken identified a wide range of services which contribute to a high quality of life for residents, with more than 80 no. facilities located in close proximity to the subject site. The level of provision will be greatly enhanced by the delivery of the Phase 1 scheme and the proposed Athletics Track, a capital project that the Local Authority are committed to delivering with direct contribution from the Land Development Agency as discussed in more detail in Section 6 of this Report.

The following sections set out the statutory requirements supporting/encouraging the provision of community and social infrastructure services/facilities. The subsequent sections then provide further details on each existing facility/service identified and outlines their ability to serve the existing and any future demand arising from the proposed scheme within the area.

4 Policy Context

For the purposes of this Social Infrastructure Audit, a range of national, regional, and local planning policies relating to social infrastructure have been reviewed. The key points relating to this study, as derived from each policy document, will be highlighted in this section.

4.1 National Planning Framework: Ireland 2040

The *National Planning Framework* (NPF), under Project Ireland 2040, forms the overarching framework for the spatial development of Ireland to 2040. A key focus of the NPF is on sustainable and compact development within pre-existing urban areas and the provision of accessible services and facilities for all communities.

Given its focus on sustainable development, the NPF includes a number of points related to social infrastructure inclusive of 'National Strategic Outcome 10: Access to Quality Childcare, Education and Health Services' which seeks to provide good accessibility to quality health services, childcare and education facilities, supported by compact growth in urban areas.

Furthermore, Chapter 6 of the NPF states that the *"ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment"* is intrinsic to providing a good quality of life for new and existing communities. Chapter 6 additionally includes a Hierarchy of Settlements and Related Infrastructure that indicates the services and facilities necessary within settlements of different size to serve their populations (Figure 4.1).



Figure 4.1 Hierarchy of Settlements and Related Infrastructure.

The NPF recognises the challenges that Dublin faces regarding housing affordability, transport, and urban liveability. It also states that Dublin needs to accommodate a greater proportion of the growth it generates within its metropolitan boundaries offering improved housing choice, transport mobility and

quality of life. At the metropolitan scale, focus on a number of large regeneration and redevelopment projects is required, particularly with regard to underutilised lands within the canals and the M50 ring and a more compact urban form, facilitated through well designed higher density development.

4.1.1 Draft First Revision of the National Planning Framework, 2024

The National Planning Framework which was originally published in 2018 is being revised and updated to take account of changes that have occurred since 2018 and to build on the existing framework.

Since the publication of the NPF in 2018 there have been a number of significant and critical developments in relation to planning policy, guidance, and legislation, as well as governance and institutional change. Also, within this time, unprecedented, unforeseen events have occurred with ongoing consequences, such as the impacts of Covid-19 particularly in relation to trends in commuting patterns and the emergence of established blended working.

Public consultation on the Draft Revised NPF concluded in September 2024 and the Final Stage was due to be approved, finalised, and published in October 2024. The draft has since been published on the 15th of November 2024 with some of the changes are outlined below.

- *New target of an average 50,500 new homes per year – scaling up to 60,000 homes in 2030 and that level maintained thereafter.*

This milestone decision represents a critical step towards meeting Ireland's growing housing needs, driven by projected population increases, latent and ongoing demand for housing.

These revised housing targets are reflecting the latest research by the Economic and Social Research Institute (ESRI) which forecasts substantial population growth over the next decade. The Government has agreed that to reach the total of 303,000 new homes by 2030, an annual increase in housing delivery starting from 41,000 homes in 2025 and rising incrementally to 60,000 homes by the end of the period.

The final Draft First Revision of the National Planning Framework will be concluded once the environmental assessments; Strategic Environmental Assessment, Natura Impact Statement, Appropriate Assessment Determination, and a Strategic Flood Risk Assessment have been conducted.

4.2 Sustainable and Compact Settlement Guidelines for Planning Authorities, 2024

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 was adopted on the 15th of January 2024 and sets out policy and guidance in relation to the planning and development of urban and rural settlements with a focus on sustainable residential development and the creation of compact settlements.

The Guidelines provide a summary overview of the emerging approach from a planning policy perspective in relation to residential density, housing standards and quality design and how these can be used to prioritise compact growth. The intention is that these Section 28 Guidelines, will provide a national policy framework that supports the delivery of more compact and diverse housing typologies, in light of the overall objective of increasing housing supply.

The Guidelines have replaced the 2009 Sustainable Residential Development in Urban Areas Guidelines and provide a renewed focus on existing settlements and on the interaction between density, housing standards and quality urban design to support sustainable and compact growth.

The Guidelines highlight the key role that Development Plans play in setting the strategy for the creation of sustainable and compact settlements across the plan area, as part of the core strategy. The Guidelines state that the role and function of settlements at all levels in the settlement hierarchy and the interactions, interdependencies and connections between settlements. For larger settlements, the

strategy should support the creation of strong and vibrant centres surrounded by an integrated network of well-designed mixed-use neighbourhoods.

The Guidelines promote a move away from segregated land use areas (residential, commercial and employment) that have reinforced unsustainable travel in favour of mixed-use neighbourhoods. Ensuring that there is a good mix and distribution of activities around a hierarchy of centres has many benefits in terms of reducing the need to travel and creating active and vibrant places. Section (ii) 'Mix and Distribution of Uses' of Chapter 4 of the Guidelines which highlights the key indicators of good urban design states;

c) In areas that are less central, the mix of uses should cater for local services and amenities focused on a hierarchy of local centres that support residential communities and with opportunities for suitable non-residential development throughout.

d) In all urban areas, planning authorities should actively promote and support opportunities for intensification. This could include initiatives that support the more intensive use of existing buildings (including adaption and extension) and under-used lands (including for example the repurposing of car parks at highly accessible urban locations that no longer require a high level of private car access).

e) It will be important to align the integration of land uses and centres with public transport in order to maximise the benefits of public transport.

f) The creation of sustainable communities also requires a diverse mix of housing and variety in residential densities across settlements. This will require a focus on the delivery of innovative housing types that can facilitate compact growth and provide greater housing choice that responds to the needs of single people, families, older people and people with disabilities, informed by a Housing Needs Demand Assessment (HNDA) where possible. Development plans may specify a mix for apartment and other housing developments, but this should be further to an evidence based Housing Needs and Demand Assessment.

Section 4.3 of the Guidelines specifies that *"In the case of a planning application, the site layout and design statement will need to show how the development proposal has evolved in response to the surrounding context and demonstrate how it is consistent with any statutory masterplan that has been prepared for the area. The design and placemaking process for the application should be detailed in the urban design statement submitted in support of a planning application"*.

Policy and Objective 4.1 *"It is a policy and objective of these Guidelines that planning authorities implement the principles, approaches and standards set out in the Design Manual for Urban Roads and Streets, 2013 (including updates) in carrying out their functions under the Planning and Development Act 2000 (as amended) and as part of an integrated approach to quality urban design and placemaking."*

The Guidelines encourage development that promotes an integrated network of well-designed neighbourhoods where access to social infrastructure is important and will therefore reduce the need for travel.

This Community and Social Infrastructure Audit sets out the level of existing facilities within the Study Area, including the extent of Schools, Childcare, Health, and Community Centres within the catchment.

4.3 Childcare Facilities: Guidelines for Planning Authorities (2001)

The *Childcare Facilities: Guidelines for Planning Authorities (2001)* state that 1 no. childcare facility should be provided for new large-scale housing developments unless there are significant reasons to the contrary:

*"Planning authorities should require the provision of at least one childcare facility for new housing areas **unless there are significant reasons to the contrary** for example, development*

consisting of single bed apartments or **where there are adequate childcare facilities in adjoining developments**. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate. **The 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].

The provision of childcare facilities is further elaborated in Section 3.3.1 of the Guidelines which states that “a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate” for new residential developments. However, they continue by clarifying that such Guidelines are exactly that – **guidelines and not a strict prescription or requirement** – and the provision of childcare facilities will depend on the particular circumstances of each individual site and development.

Please refer to Section 5.1 below for further details on the assessment of the demand for schools and childcare services within the area surrounding the proposed development.

4.4 Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031

The *Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031* (RSES) sets out a 12-year strategic development framework for the Eastern and Midland Region (EMRA). 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.

Section 9.6 of the RSES sets out the importance of Social Infrastructure in developing strong and inclusive communities. It states that,

“Successful places also support a wide range of services and facilities that meet local and strategic needs and contribute towards a good quality of life. These include facilities in relation to health, education, libraries, childcare, community centres, play, youth, recreation, sports, cultural facilities, policing, places of worship, burial grounds, and emergency facilities.”

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”.

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”.

It should be noted that extensive engagement with the public and stakeholders has taken place and informed the type of community, arts & cultural uses that will be delivered across Phase 1 and Phase 2 of the overall development.

4.5 Sustainable Urban Housing: Design Standards for New Apartments (2022)

The recently revised *Sustainable Urban Housing: Design Standards for New Apartments* (2022) acknowledges the provision of 1 no. childcare facility (equivalent to a minimum of 20 no. child places)

for every 75-no. proposed residential units – as set out in the Childcare Guidelines (2001). However, the Guidelines also states that the threshold for the 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. This has been reiterated below:

*“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, Section 4.7, pg. 33]

Please refer to Section 5 below which provides a comprehensive analysis of the existing childcare and schools networks within the area having regard to the geographic distribution of such facilities and the demographic profile of the area.

4.6 Dublin City Development Plan 2022-2028

The Dublin City Development Plan 2022-2028 (The Development Plan) came into effect on 14th December 2022 and is the statutory plan applicable to developments within the administrative boundary of Dublin City Council. The Development Plan notes that the Minister for Housing, Local Government and Heritage has issued a range of guidelines which planning authorities are required to have regard to in carrying out their functions. These guidelines cover a wide range of issues that include childcare facilities assessment among various other development standards listed. In line with that, the Development Plan has regard to these guidelines and provides for each of the specific requirements.

The Development Plan recognises the important role that social and community infrastructure facilities play, in functioning as a focal point in neighbourhoods and enabling social activities and events. With regard to childcare facilities, the Development Plan states that,

“The provision of good quality and multi-functional social and community infrastructure in the city’s existing and developing areas is a key element in the development of successful neighbourhoods and sustainable communities. The alignment of new housing development to be phased in line with availability of essential social and community infrastructure, services and amenities will be a key focus of the plan-making process going forward in order to, where feasible, co-ordinate and phase development. Where feasible and practicable, key social and community infrastructure will be delivered in the first phases of development.

In this regard, it is a policy of the Council 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 to identify whether there is a need to provide additional facilities to cater for the proposed development”.

The Council, per the Dublin City Development Plan 2022-2028, also:

“Seek to work with the LCDC to make the most efficient use of existing social and community infrastructure by co-locating and sharing the use of facilities amongst the wider community and by continuing to invest in infrastructure upgrade and regeneration projects to make these facilities more adaptable, inclusive and accessible to all community members.”

[Section 5.5.8, CDP]

One such objective introduced, which reinforces the importance of the above, is the requirement for a local area ‘cultural audit’ (under Objective CUO30), in order to identify the shortcomings within the area, identify and agree (with the Dublin City Council Arts Office) appropriate arts or cultural uses, preferably as part of co-design process in advance of lodging an application, for inclusion in the development. The objectives of the Council, in relation to this are set out below:

CUO25 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 for 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.*

CUO30 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 (CUO44 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.*

Section 6 of this Report has set out the details of the Cultural Audit undertaken for the purpose of this planning Application.

Other key policies with respect to social and community infrastructure provision set out in the CDP include:

QHSN47 High Quality Neighbourhood and Community Facilities: *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.*

QHSN48 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.*

QHSN49 Phasing: *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.*

QHSN50 Inclusive Social and Community Infrastructure: *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.*

QHSN51 Amenities and Retail: *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.

QHSN52 Sláintecare Plan: 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.

QHSN55 Childcare Facilities: 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.

QHSN56 Places of Worship and Multi-faith Facilities: To support and facilitate the development of places of worship and multi-faith facilities at suitable locations within the city and to liaise and work with all stakeholders where buildings are no longer required to find suitable, appropriate new uses and to retain existing community facilities where feasible. To ensure that new regeneration areas respond to the need for the provision of new faith facilities as part of their masterplans/Local Area Plans/ SDZs where such need is identified.

QHSN57 Burial Grounds: To facilitate the development of new or extended burial grounds, including green cemeteries, eco-burial grounds, columbarium walls and crematoria, having consideration for the burial preferences of multi-faith and non-religious communities, at suitable locations in the city, subject to appropriate safeguards with regard to environmental considerations, noise and traffic impacts.

QHSN58 Culture in Regeneration: To recognise culture as an important mechanism in regeneration, with the potential to act as a catalyst for integration, community development and civic engagement.

QHSN59 City's Library Service: To continue to develop and improve the city's library service to meet the needs of local communities by supporting the implementation of the Libraries Unlimited: A Strategic Direction for Dublin City Libraries 2019-2023.

QHSN60 Community Facilities: To support the development, improvement, and provision of a wide range of socially inclusive, multi-functional and diverse community facilities throughout the city where required and to engage with community and corporate stakeholders in the provision of same.

This Community, Social and Cultural Infrastructure Audit has been completed in line with the requirements under the Dublin City Development Plan 2022-2028. The Audit has identified and established the level of existing social infrastructure provision within and bordering the c. 750m-1km study area to support the needs of the existing population and offer insights into the likelihood of the capacity of the existing services and facilities to support future residents generated by the proposed scheme.

Building Culture Toolkit

The **Building Culture Toolkit** was published in May this year by Dublin City Council in collaboration with Turley and Arrow Architects as a complementary resource to Chapter 12: Culture of the Dublin City Development Plan 2022-2028. The Toolkit is intended to help guide the process of delivering cultural infrastructure by helping developers to identify and respond to real need and to design for clearly defined cultural uses. The Toolkit is clear in setting out that it is a guidance document and notes the importance of selecting a delivery model that is **sustainable for both developer and operator** (emphasis added).

The Toolkit sets out a requirement to work collaboratively with and seek advice from the Dublin City Council Arts Office, prior to commencing the detailed design stage of a scheme. The Toolkit also

requires that a **Cultural Infrastructure Audit** be undertaken to ensure that the development of cultural infrastructure meets a genuine need and does not displace existing provision. The Audit should be a component of a broader Cultural Infrastructure Assessment (CIA), used to inform and develop design proposals.

Guidance Note 1 of the Toolkit provides direction on the current planning process and best practice required to successfully deliver cultural infrastructure and sets out a decision tree of the issues **to consider** at various stages in the development of cultural infrastructure and how this relates to the planning process and ensuring compliance with Policy CUO25 of the Development Plan. It should be noted that the Toolkit is a guidance document aimed at providing direction in the delivery of cultural infrastructure. It is not intended to become an inflexible policy requirement to provide cultural infrastructure without having due regard to locational context, existing provision and wider societal need that would otherwise risk leading to a situation where there is a sporadic and disjointed spatial distribution of cultural uses.

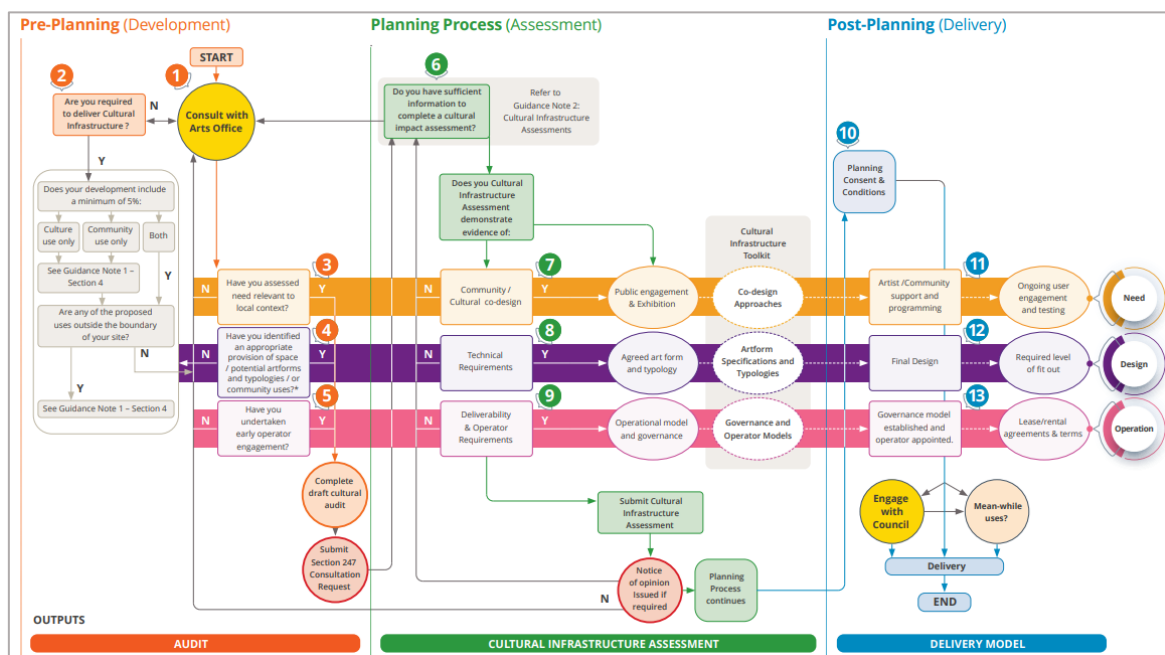


Figure 4.2 Cultural Infrastructure Decision Tree (Source: Cultural Toolkit)

The Toolkit notes that in order for cultural infrastructure to succeed, it must be sustainable, meet a real and genuine need and reflect the preferences of the community which it is intended to serve. While the intent of the Toolkit is to guide the delivery of cultural infrastructure throughout the City, the Development Plan (specifically objective CUO25) and the Toolkit recognise that cultural infrastructure is often best delivered alongside associated community uses, particularly in existing residential areas and development. The Toolkit further states that while the priority of uses would be to provide for cultural uses, in some cases, where the Social Infrastructure Audit demonstrates a requirement for overriding community need, a larger proportion of community uses may be acceptable.

4.7 Dublin City Play Strategy 2022-2027

“Everywhere, Any Day, You Can Play!”

Source: Dublin City Play Strategy (DCPS) (2022 - 2027)

The Dublin City Play Strategy will embrace children and young people within the 0-18 age group and also be guided by the further extended age group identified in Better Outcomes, Brighter Futures: The National Policy Framework for Children and Young People (2014-2020) which identifies children and

young people in the 0-24 age group. This determines an inclusive approach to supporting and facilitating play for older children and young people.

The Play Strategy Action Plan will be the key instrument in fully implementing the Dublin City Play Strategy. The new themed Play Strategy Policy Statements developed within the strategy have influenced the nature and timeline for subsequent actions as follows:

Demonstrate clear alignments with regard to the recommendations by the United Nations Committee on the Rights of the Child general Comment 17 on Article 31; the child's right to play. This includes alignments with city planning, roads and traffic, arts and culture, community and capital projects and relevant policies that place obligations on local authorities to support and provide for play as a right. Moreover, include realistic budgets and practicable timeline for implementation.

Adopt key principles, concepts and theories of play in keeping with the Dublin City Play Plan (2012) and continue to focus on sound and up-to-date knowledge of the study of children's play.

Develop and/or provide appropriate training for staff, organisations and communities regarding children's rights, Play work practice and play led approaches to planning and supporting play for children and young people.

Support ongoing consultation and research with children and young people regarding their opportunities for play, recreation and cultural and artistic life.

Include the development of a practice framework for Dublin City Council as a local authority that will support the ongoing monitoring and evaluation process in securing sufficient play opportunities for the city's young citizens.

Develop and encourage cross-departmental and collaborative working with partner and outside agencies and organisations at local and national level.

Invest in Universal Design to support accessible and inclusive opportunities for play

Include the development of playful school environments that ensure adequate time and opportunities within the school day for rest, artistic and cultural activities and rich play.

Align with the 'Five National Outcomes' adopted by Better Outcomes, Brighter Futures: National Policy Framework for Children and Young People (2015-2020); Active & Healthy, Achieving, Safe, Economic Security and Connected and Respected.

Themed Policy Statement One: *Develop an awareness of play and its value and importance in the everyday lives of children and young people.*

Themed Policy Statement Two: *Create an effective city-wide play infrastructure through collaborative design that enhances and responds to children and young people's existing infrastructure.*

Themed Policy Statement Three: *Place a key focus on accessible and inclusive opportunities for play for all children and young people.*

Themed Policy Statement Four: *Work in partnership to support schools and early childhood care and education settings to improve and increase child-led play experiences.*

Themed Policy Statement Five: *Support children and young people to fully exercise their right to play by providing ease of access to engage in cultural life and the arts.*

The implementation of the Play Strategy Action Plan will reflect the concept of Play Sufficiency. Recognising the concept of Play Sufficiency, Dublin City Council will provide appropriate support such as time, space and permission for play to happen.

Throughout the duration of this strategy Dublin City Council will continue to engage with the city's citizens to ensure overall service performance and more informal opportunities for play in children and young people's everyday lives. This will involve ongoing consultations regarding satisfaction with provision and service, and meaningful involvement in the maintenance and management of the city's play facilities. This will also include the design of new play facilities (Phase 1) and upgrading of existing play facilities.

The approved Phase 1 scheme consists of play space in the form of a large nature inclusive playground for toddlers, and children up to the age of six as well as for older children and teenagers of which 706 sqm is provided in the public park.

The landscape plan for the neighbourhood park proposes a range of different play spaces that will cater for all age groups. The playground is 'nature inclusive', and suitable for all children of all ages. A multi-purpose games area, table tennis and gentle mounds and slopes in the landscape will cater for older children and teenagers.

All play equipment is EN1176 & EN1177 compliant.

4.8 Park West Cherry Orchard Local Area Plan 2019 (2029)

Dublin City Council adopted the Park West - Cherry Orchard Local Area Plan (LAP) in October 2019 in accordance with Section 20 of the Planning and Development Act 2000 (as amended). The LAP has since been extended until November 2029 as the current LAP remains consistent with the Core Strategy of the Dublin City Development Plan 2022-2028, and with development still to take place on several of the key sites, it is clear that there are objectives of the LAP that remain to be secured.

The LAP for Park West Cherry Orchard emphasises on the importance of creating sustainable communities and neighbourhoods and states that such facilities need to be located in places where they can be used in an efficient and cost-effective manner. The LAP, hence, recognises that provision of a proportionate level of community and social infrastructure is central to the delivery of a sustainable community. In regard to Community and Social Infrastructure Audit, the specific objective as set out within the LAP:

CS7: *To require an updated community audit for all developments of over 50 residential units, along with an analysis of need and proposals for community provision.*

This LAP is informed by, and in keeping with, the policy hierarchy of national, regional and city planning policy, the key provisions of which are summarised below.

The purpose of this LAP is to translate national and regional policy to the local level, in accordance with the provisions of national legislation and the Dublin City Development Plan.

This LAP complies with the following policy documents.

National Planning Framework: Ireland 2040 - Our Plan

In particular the NPF indicates that:

"Carefully managing the sustainable growth of compact cities, towns and villages will add value and create more attractive places in which people can live and work. All our urban settlements contain many potential development areas, centrally located and frequently publicly owned that are suitable and capable of re-use to provide housing, jobs, amenities and services, but which need a streamlined and co-ordinated approach to their development, with investment in enabling infrastructure and supporting amenities, to realise their potential. Activating these strategic areas and achieving effective density and consolidation, rather than more sprawl of urban development, is a top priority".

Smarter Travel – A Sustainable Transport Future 2009 – 2020

“The overarching aim of this document is that by 2020 future population and economic growth will occur predominantly in sustainable compact locations.

Five key goals of ‘Smarter Travel – A Sustainable Transport Future’ are to:

1. *Reduce dependency on car travel and long-distance commuting.*
2. *Increase public transport modal share and encourage cycling and walking.*
3. *Improve quality of life and accessibility for all.*
4. *Improve economic competitiveness through increased efficiency on the transport system.*
5. *Reduce greenhouse gas emissions and dependency on fossil fuels.*

The document promotes the use of consolidation as a planning approach to deliver these key goals by making more sustainable modes of travel viable and available.”

Dublin City Local Economic and Community Plan (LECP)

The LECP is a statutory plan prepared under the Local Government Reform Act 2014 and sets out high level goals, objectives and actions needed to promote and support economic development and local and community development over the six-year period of the LECP. The focus is on the social and economic issues that can be addressed by the City Council, local businesses, community organisations and state bodies.

The Dublin LECP 2016-2021 was adopted by the City Council in December 2015 setting out twelve high level goals for the lifetime of the Plan. The 2017 Action Plan prepared under this Plan included a number of actions including an objective to carry out a Cherry Orchard Sustainable Development Plan by Dublin City Council and Ballyfermot Chapelizod Partnership. This was completed in the form of ‘Making Cherry Orchard Better’ area action plan which was approved in 2017.

“Making Cherry Orchard Better” Area Action Plan 2017

In addition to the above, the LAP also refers to the 2017 ‘Making Cherry Orchard Better Plan’, which is a non-statutory Social, Economic and Infrastructure Action Plan was prepared in the South-Central Area Office of Dublin City Council in conjunction with the Ballyfermot Chapelizod Partnership. The plan, which focuses on community, social, policing, education and employment issues, was the subject of a detailed consultation and local engagement process.

The vision statement for this social and economic renewal action plan is:

“To create, at its heart, content, caring and vibrant sustainable community, which caters for the employment, community and environmental needs of existing and future generations.”

The plan sets out a series of key principles and actions and provides a framework for community renewal. The plan sets out six key objectives, notably:

BE2: *Ensure an appropriate balance of affordable, social and market housing in the area and provide smaller units to be managed with the existing local authority housing stock.*

BE3: *Liaise with Dublin Bus and Iarnród Éireann in relation to the enhancement of public transport services to the area.*

BE4: *Seek community involvement in the design of public parks, any community enterprise centre and traffic calming measures.*

BE5: *Implement a tree planting programme (e.g. cherry trees) on streets, roads and public parks.*

BE6: *Seek to develop, at an early stage, a supermarket and local shops at the village retail centre.*

The LAP supports the implementation of this Plan and the specific objective set out is:

CS9 *To continue to seek funding for and to implement the actions set out within the Making Cherry Orchard Better Action Plan*

The approved Phase 1 development has provided for a versatile and multi-use / multi-purpose external play area and recreational spaces which would cater to a wide range of people, of varying cohorts. Additionally, the proposal also provided for an extensive internal and external community and art / cultural spaces, flexibly designed to cater to the varying need of the residents, complement and integrate with existing provision of facilities within the local area and provide future residents with access to a multitude of additional facilities / spaces.

It is noted that the planning application redline for the Phase 1 application includes all of the neighbourhood park, and this is to deliver the park in its entirety rather than piecemeal. Cumulatively the amount of public open space proposed exceeds 10% and it is proposed that the oversupply is attributed to Phase 2, to which this planning application pertains to.

5 Facilities Audit

The Infrastructural Study Area for this assessment is defined by a c.1 km radius surrounding the subject site to remain consistent with that of the Socio-economic Study Area boundary. The Audit has been prepared in line with the requirement under Section 15.8.2 of the Dublin City Development Plan 2022-2028, which requires 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....” (p. 582)

The aforementioned section under the Development Plan also requires that such community and social infrastructure audits will be required to also include an assessment ‘*identifying the existing community and social provision in the surrounding area covering a 750m radius.*’ Therefore, an additional 750m boundary within the Study Area surrounding the subject land has been indicated to capture the extent of existing community and social facilities within that catchment (see Figure 5.1 for extent).

A total of 7 no. categories of facilities that align with the policies set out in the Development Plan, were utilised for this audit. Approximately 82 no. community and social infrastructure facilities/services were identified within and immediately bordering the Study Area.

Table 5.1 Community Infrastructure Categories applied to Audit.

Category	Facility Type
Education Facilities	Primary, Post-Primary, Further Education and other lifelong Training Centres
Childcare Facilities	Registered Childcare Facilities incl. Full Day, Part-Time and Sessional services
Community Facilities (incl. Libraries)	Community Centres and meeting halls, Libraries, Senior and Youth Centres/Cafes and Day Care Facilities, Community Gardens and Allotments
Arts and Cultural Facilities	Theatres, museums, galleries, performance and outdoor events spaces, other venues, incl. dance studios, art clubs, music schools, etc.
Healthcare Services	Hospitals, health centres, doctors and specialty clinics, nursing homes, mental health services and other therapy providers
Open Space and Recreation	Parks, Playing Pitches, Playgrounds, MUGAs, sports centres and clubs, leisure centres, gyms and training facilities, swimming pools
Religious Institutions	Churches, multi-faith centres and other places of worship

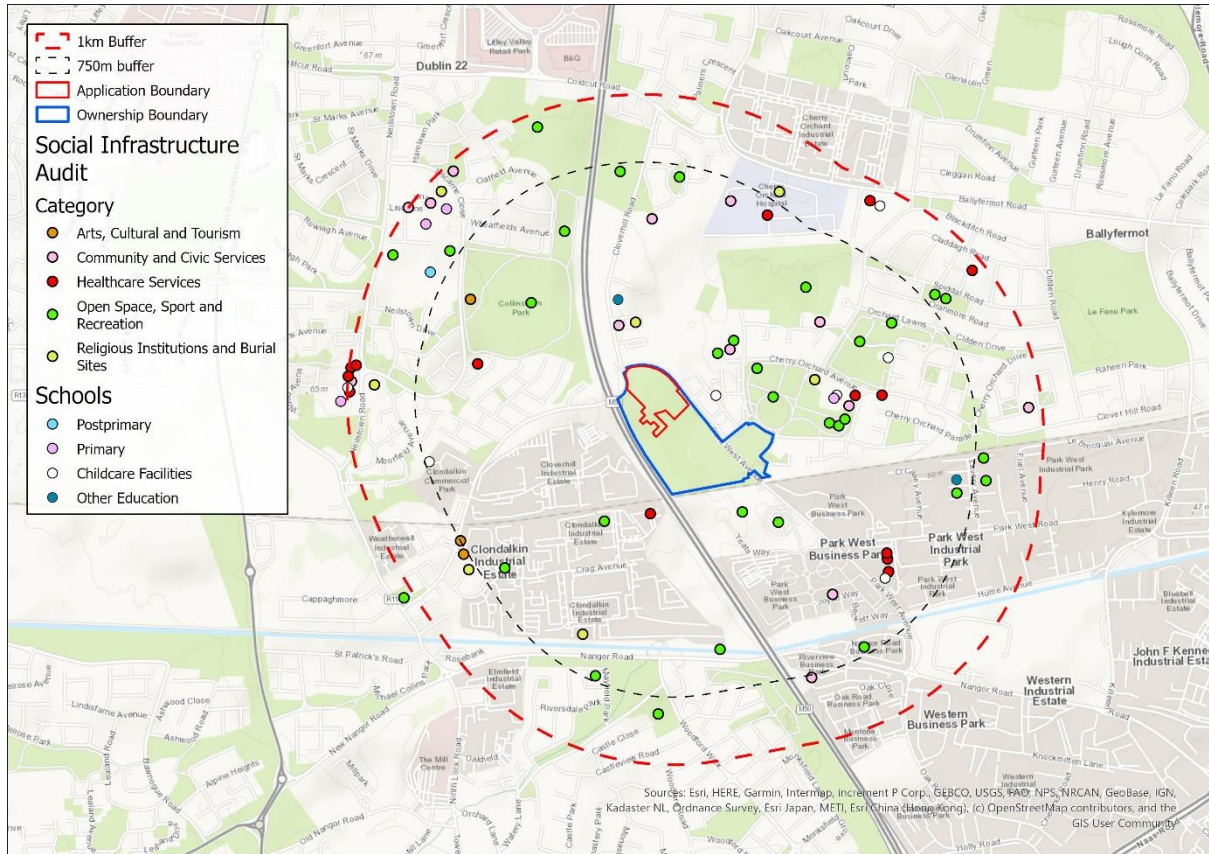


Figure 5.1: Existing social infrastructure facilities identified within and bordering the c. 1km of the Study Area.

5.1 Educational Facilities

A total of 7no. education and training facilities were identified within or bordering the Study Area. This included a total of 4no. primary schools and 1no. post primary schools and 2no. further training facilities. Figure 5.2 illustrates the distance of each facility from the subject site.

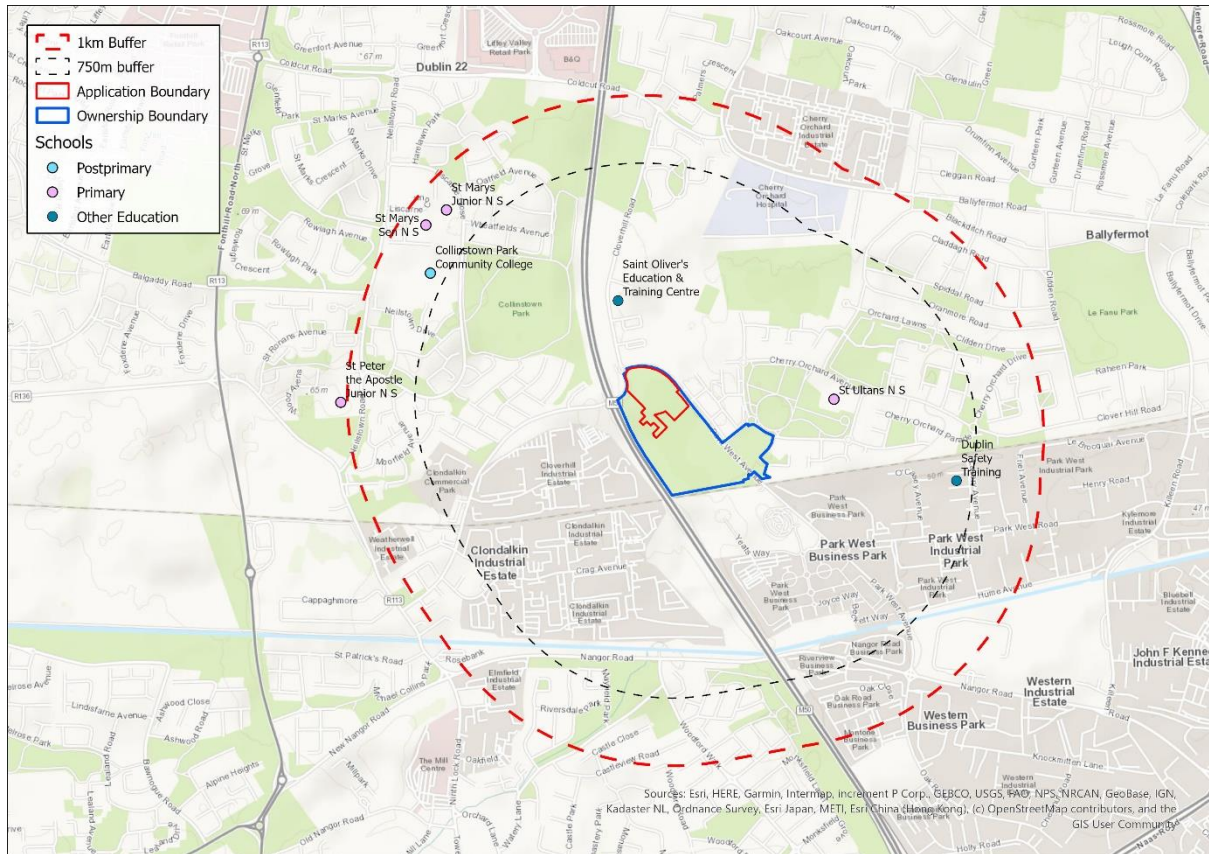


Figure 5.2 Location of existing education facilities within and bordering the Study Area

5.2 Schools Assessment

This section of the Report assesses the capacity of existing schools within the study area and will aim to identify any demand on the school network generated by the population uplift associated with the proposed development. The Report will also analyse how demand projections have been informed by the demographic profile to see the capacity of existing schools in the vicinity of the application lands to accommodate projected demand.

5.2.1 Existing Supply

A total of 5 no. schools (4no. primary and 1no. post primary) were identified within the 750m-1km boundary of the site. These schools held a combined enrolment of 1,637no. students during the 2023/24 school year, as per the Department of Education (DES) records. We note that, of this provision, all 5 of the schools are co-educational (mixed) schools.

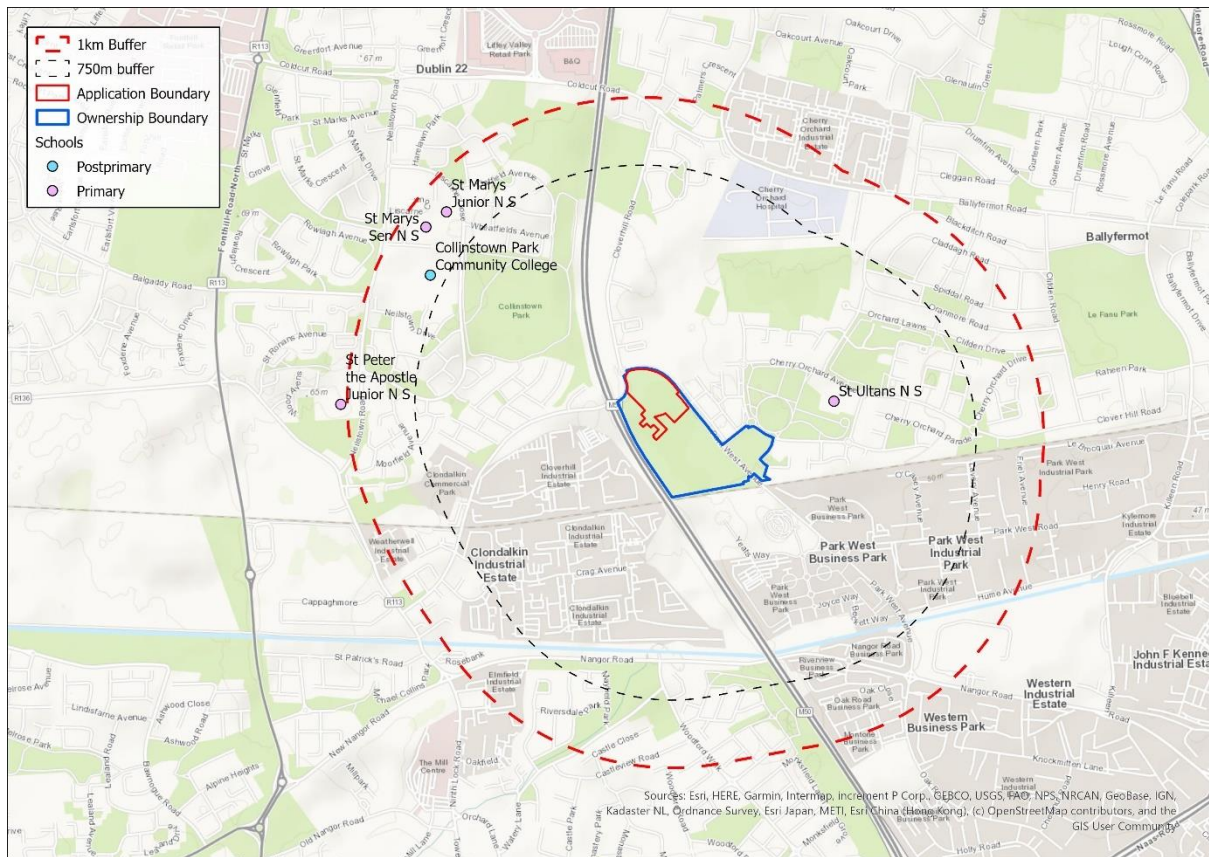


Figure 5.3 Primary and Post Primary Schools within the Study Area surrounding the Subject Site.

Supplementary to the enrolment information acquired from DES, email and phone surveys were carried out in November 2024 by KPMG Future Analytics to determine the available capacity in the schools within the Study Area catchment.

5.2.2 Primary Schools

Table 5.2 and There is 1no. post primary school located within the 1km catchment area which had a total enrolment of 593no. students for the 2023/24 as per the DES enrolment data. As noted above, there was a low response rate which included Collinstown Park Community College, therefore an accurate picture of available capacity couldn't be ascertained.

Table 5.3 below provide a detailed breakdown of DES enrolment figures and confirmed capacity for primary and post primary schools based on online and consultation data. It should be noted that a low response rate to such manual surveys is not atypical and reflects a common trend and an unwillingness of schools to disclose such information. Furthermore, it is unlikely that schools have detailed and longer-term capacity statistics available for a time when the proposed development is likely to be occupied.

Table 5.2 Recorded Enrolments for Primary Schools

Roll No.	School	Female enrolment	Male enrolment	Total enrolment (2023/24)	Available Capacity (phone and email surveys)
20092T	St Ultans N S	193	178	371	4
19575J	St Marys Junior N S	88	90	178	Limited space for Senior Infants, First and Second class students.
19647I	St Marys Sen N S	103	109	212	NA

19642V	St. Peter the Apostle JNS	135	148	283	NA
Total				1,044	4

5.2.3 Post Primary Schools

There is 1no. post primary school located within the 1km catchment area which had a total enrolment of 593no. students for the 2023/24 as per the DES enrolment data. As noted above, there was a low response rate which included Collinstown Park Community College, therefore an accurate picture of available capacity couldn't be ascertained.

Table 5.3 Recorded Enrolments for Post Primary Schools

Roll No.	School	Female enrolment	Male enrolment	Total enrolment (2023/24)	Available Capacity (phone and email surveys)
70041J	Collinstown Park Community College	266	327	593	NA
Total				593	NA

5.2.4 Potential Impact on Schools within the Study Area

The Subject site is located within the wider Development Site 4 as identified in the Park West Cherry Orchard Local Area Plan 2019 (LAP), with the remainder of Site 4 together with the adjacent Site 5 forming part of other development proposals by the applicant for these lands.

Chapter 2 of the Park West Cherry Orchard LAP identifies the important role of community, education, recreation and childcare facilities for the local area and sets out the key requirements in context of same.

The LAP identifies St. Ultan's Primary School as the only primary school located within the Park West Cherry Orchard Local Area. The school is said to form part of an integrated education and care facility offering a pre-school, care unit and afterschool care in addition to the primary school curriculum, and it is widely recognised by the local community as the cornerstone of the community.

In that regard, the LAP acknowledges that:

"The provision of schools is an integral part in the development of a compact and sustainable urban community".

Subsequently, Key Development Site 6 within the LAP has been identified as an ideal location for a school.

"The Department of Education and Skills have identified that there is a need for a new primary school to serve the existing and future development of the Park West Area. A suitable location for the provision of a new primary school has been identified to the southeast corner of Site 6 addressing Park West Road".



Figure 5.4 Proposed School Site within Key Development Site 6 under the Local Area Plan 2019

The recently approved SHD application (Bord Ref: ABP – 312290-21) for the development of Site 6 of the LAP lands noted that the school identified in the LAP to cater for the existing and future development of the Park West area would be delivered under a future phase of development. The application documentation confirmed that discussions had commenced with the Department of Education and Skills, an approach which was deemed acceptable by the Board.

In assessing the Phase 1 application the Inspector concluded that any issue regarding the availability of school places should not inhibit future development given the identification of a school site in relatively close proximity to the subject lands.

5.3 Childcare Assessment

The purpose of this section is to assess the level of existing childcare facilities serving the proposed scheme with a defined catchment of 1km surrounding the subject site. This assessment has been carried out in line with the Government's *Childcare Facilities: Guidelines for Planning Authorities (2001)* which instructs Local Authorities to set out objectives in their respective Development Plans relating to the provision of childcare facilities. The focus on the Guidelines is to promote sustainable communities having regard to the scale and unit mix of the proposed development, the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. The Guidelines acknowledge that particular case specific circumstances based on the aforementioned factors may lead to an increase or decrease in this requirement.

The approved Phase 1 development included a sizeable childcare facility (c. 672s.m) that was deliberately designed to accommodate a total demand of c. 135 child spaces. This is considered to be more than sufficient to cater to a total of 71 no. child spaces generated in Phase 1 of the scheme as well as accommodate c. 56 no. child spaces estimated to be generated in Phase 2 (which is the subject of this planning application), and Phase 3 of the Development, an approach deemed acceptable by the Inspector. In addition, there is also potential for c. 8-10 no. additional child spaces available, which can cater to any untapped demand within the scheme or in the surrounding area.

5.3.1 Supply

This section of the Report provides a profile of the existing supply of childcare facilities in the Study Area in order to gain an understanding of the childcare facilities operating within a 1km boundary of the proposed scheme.

5.3.1.1 Existing Childcare Facilities

As per the Tusla Enrolment Register³, a total of 7no. childcare facilities, which offer a range of services (full day, part time and sessional), were identified within the Study Area. These childcare services on offer reflect a demand for different types of childcare facilities and thus should be recognised as important contributors to achieving a viable childcare service.

The combined maximum intake in the childcare facilities serving the subject site is around 554 child spaces. Table 5.4 below provides the list of childcare facilities within the Study Area and their subsequent maximum intake capacity.

Table 5.4 Current Capacity of Existing Childcare Facilities in and bordering the Study Area.

Childcare Facility	Eircode	Service Type	Tusla Enrolments
Babes in the Wood	D10 W297	Full Day	70
Cherryorchard Community Childcare Service Ltd.	D10 YV32	Full Day, Part Time, Sessional	140
Giraffe Childcare Park West	D12 T680	Full Day, Part Time, Sessional	96
Ronanstown CDP Creche	D22 XY06	Full Day, Part Time, Sessional	48
Saint Ultan's Childcare Centre	D10 NY53	Full Day, Part Time, Sessional	83
Superstars Early Learning and Care	D22 C6R3	Full Day, Part Time, Sessional	52
Saint Vincent's Early Childcare Development Service	D10 A066	Full Day, Part Time, Sessional	65
Total			554

Figure 5.5 below also illustrates the distance of each facility from the subject site.

³ Tusla is the most appropriate source for information on childcare facilities as it is the dedicated State agency charged with undertaking a comprehensive reform of child protection, early intervention and family support services in Ireland.

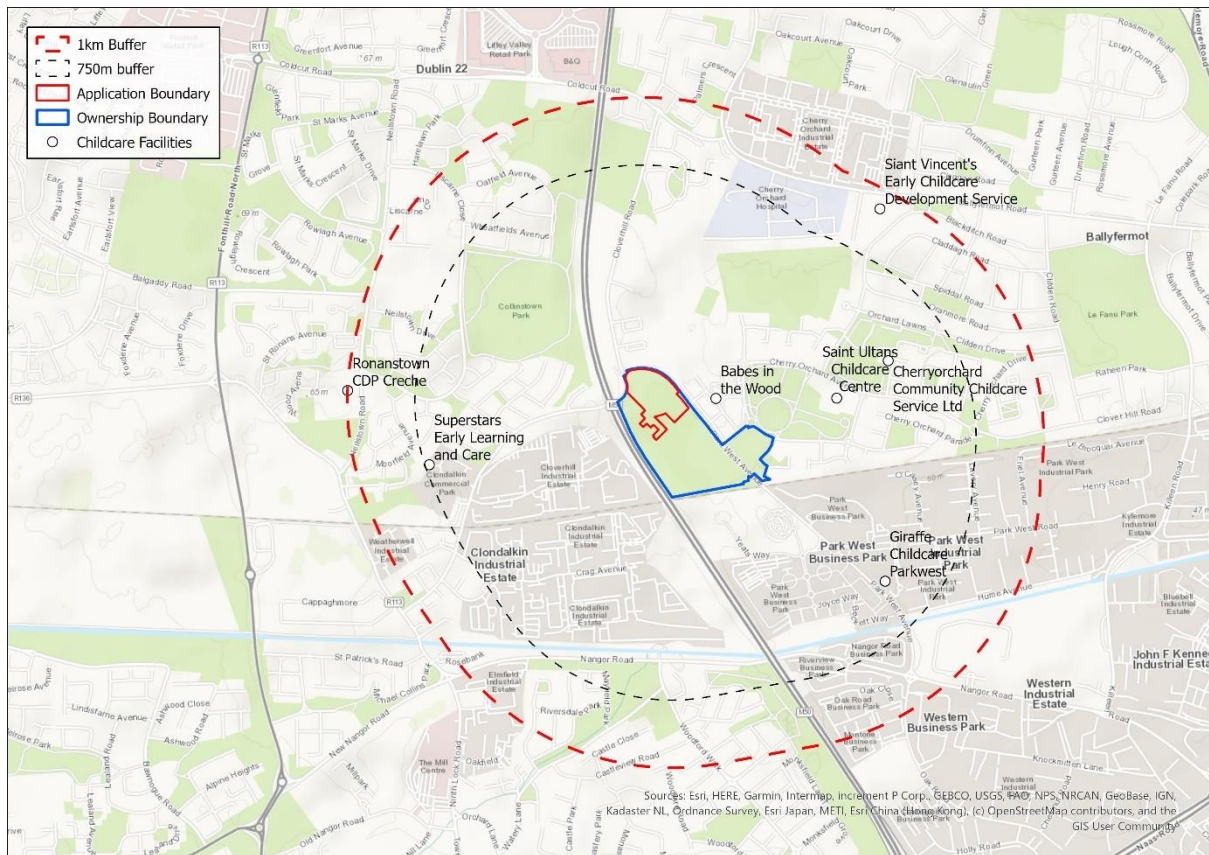


Figure 5.5 Existing Childcare Facilities in and bordering the Study Area

In accordance with the Childcare Guidelines, which requires that a facility with a capacity to accommodate 20 spaces should be considered in schemes in excess of 75 residential units. The applicant and Design Team, with due consideration to the total units proposed under Phases 1, 2 and 3 of the development, have had regard to the requirement for childcare facility, and incorporated a childcare facility designed to accommodate a total demand of c. 135 child spaces.

It is anticipated that this would be more than sufficient to cater to 71 no. child spaces expected to generate under the approved Phase 1 application, as well as c. 56 no. child spaces expected under Phases 2 and 3 of the development. This also leaves c. 8 no. additional spaces available to cater to any additional demand within the development or in the surrounding area.

As such the proposed childcare facility of c.672 sq.m with associated outdoor play areas of c.200sq.m GFA, as part of the Phase 1 application, is considered sufficient to service the current and future phases of the development and also remains consistent with the requirements of the Childcare (2001) and Apartment (2023) Guidelines and the Development Plan.

5.3.2 Resident Children

The following section provides an assessment of the potential number of 0-6-year-olds that are expected to reside within Phase 2 of the proposed development and the expected demand that this would generate for childcare services. The socio-economic profile for the study area has been analysed to reach an informed quantitative conclusion regarding the potential number of children in said age cohort that may reside in the proposed development.

5.3.2.1 Determining Resident 0-6 Year Old Children

The total number of units in the scheme which are included in this estimation amounts to a total of 137no. units with these units likely to have families and children residing in them. Table 5.5 and Table

5.6 illustrates the breakdown of the proposed units and the subsequent mix of units considered in the estimation of children population.

Table 5.5 Proposed Schedule of Residential Units

Unit Type	No. of Units Proposed	% Total Development
Studio	0	0%
1-Bedroom	0	0%
2-Bedroom (3 persons)	9	7%
2-Bedroom (4 persons - Duplex, 10% over)	22	16%
3-Bedroom	106	77%
Total	137	100%

Table 5.6 Total Units expected to generate children population in the Proposed Scheme

Type	Facilities
2- bed	22*
3- bed	106
Total	128

*70% of two-beds and all of the three beds have been included in estimating the total units accommodating families

In order to determine the total number of children aged 0-6 years likely to be generated within the proposed scheme, the average household size recorded by the 2022 Census for 3 of the Local Authorities within the Greater Dublin Area (Fingal, South Dublin County Council and Dublin City Council) has been considered due to the close proximity of the site. The combined average household size for the 3 no. Local Authorities was 2.8 persons per households. This combined average household size for the local authorities have been considered, given:

- the proximity and subsequent access to the Subject Site from these local authorities,
- the likelihood that there will be some movement in the population from neighbouring jurisdictions into the Cherry Orchard area and
- the expected growth in overall population of the area, in the medium to long term.

In arriving at the estimated number of 0–6-year-old residents in the proposed development, the proposed unit mix and form of the development, as well as the following indicators, have been used:

- Persons per unit proposed (determined by the proposed development and the average household size within the Study Area, established as 2.8 persons per unit); and
- Proportion of the Study Area's population within the 0–6 years age cohort (determined as 8.3% as per the Census 2016 data).

Analysis of these factors allows for a determination of the total number of 0–6-year-old residents in the proposed development.

Table 5.7 Methodology for Estimating the Number of Children Aged 0-6 Years in the Proposed Development (Phase 2)

Total Units*	Average Household Size	Residents (Number)	0-6 years (% of Total Population)	0-6 Years (Number)
128	2.8	358	8.3%	30

30 of two-bed units

5.3.2.2 Determining Size of Childcare Facility

The proposed childcare facility within Phase 1 of the Scheme has been designed to accommodate a total demand of c. 135 child spaces. This is considered to be more than sufficient to cater to a total of 71 no. child spaces generated in Phase 1 of the scheme as well as accommodate c. 56 no. child spaces estimated to be generated in Phase 2 (which is the subject of this planning application), and Phase 3 of the Development. In addition, there is also potential for c. 8-10 no. additional child spaces available, which can cater to any untapped demand within the scheme or in the surrounding area.

5.3.3 Proposed Childcare Facility

The floor space for the proposed creche provided under Phase 1 of the development is c.672sq.m and is outlined in Figure 5.6 below. This facility has been designed to a size in excess of the standard requirement, with consideration toward potential demand generated for childcare spaces within Phases 2 and 3 of the development. The approved creche has a total capacity of c.135 no. spaces.

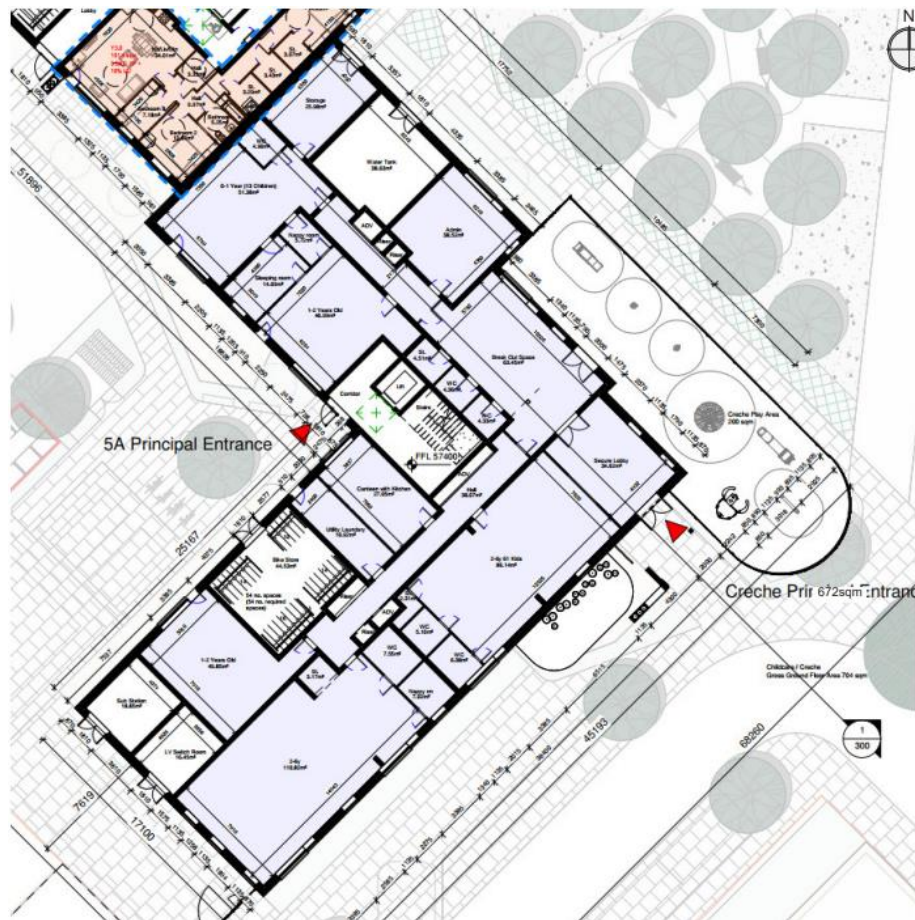


Figure 5.6 Proposed Creche Facility within the scheme with a floor area of 672sqm and associated outdoor play area of 200 sqm (Source: Van Dijk Architect and Conroy Crowe Kelly Architects and Urban Designers)

With regard to provision of outdoor play area as part of the creche facility, there is no quantitative standards set in terms of a minimum or maximum floor space required for outdoor play areas to creche facilities. However, the Childcare Guidelines has a requirement that “*Adequate and suitable facilities for pre-school child to play indoors and outdoors during the day are provided, having regard to the number of pre-school children attending the service, their age and the amount of time they spend in the premises.*” It is noted that the proposed creche facility provides for an outdoor play area of c. 200 sq. m which is deemed sufficient to cater for the proposed creche.

5.4 Community Facilities

The proposed development is supported by many local social and community services. A full list of the facilities can be found in Table 5.8 and Figure 5.7 below. Figure 5.7 illustrates the distance of each facility from the subject site. There are a number of community centres and youth facilities within the study area, of which those proximate to the subject site include, Equine Education and Training Centre, Cherry Orchard Community Centre, Cherry Orchard Family Resource Centre and Saint Oliver's Traveller Centre (to name a few), which are within/less than 750m from the subject site.

Table 5.8: Existing Community Facility types identified within and bordering the Study Area.

Type	Facilities
Community Facilities	Cloverhill Courthouse, Child and Family Agency, An Post, Foroige, The National Youth Development Organisation, Clanmill Ireland Housing Association, North Clondalkin Library, The Community Café, Rowlagh Community Centre, Equine Education and Training Centre, Cherry Orchard Community Centre, Cherry Orchard Family Resource Centre and Saint Oliver's Traveller Centre
Youth Service	Ronanstown Youth Service

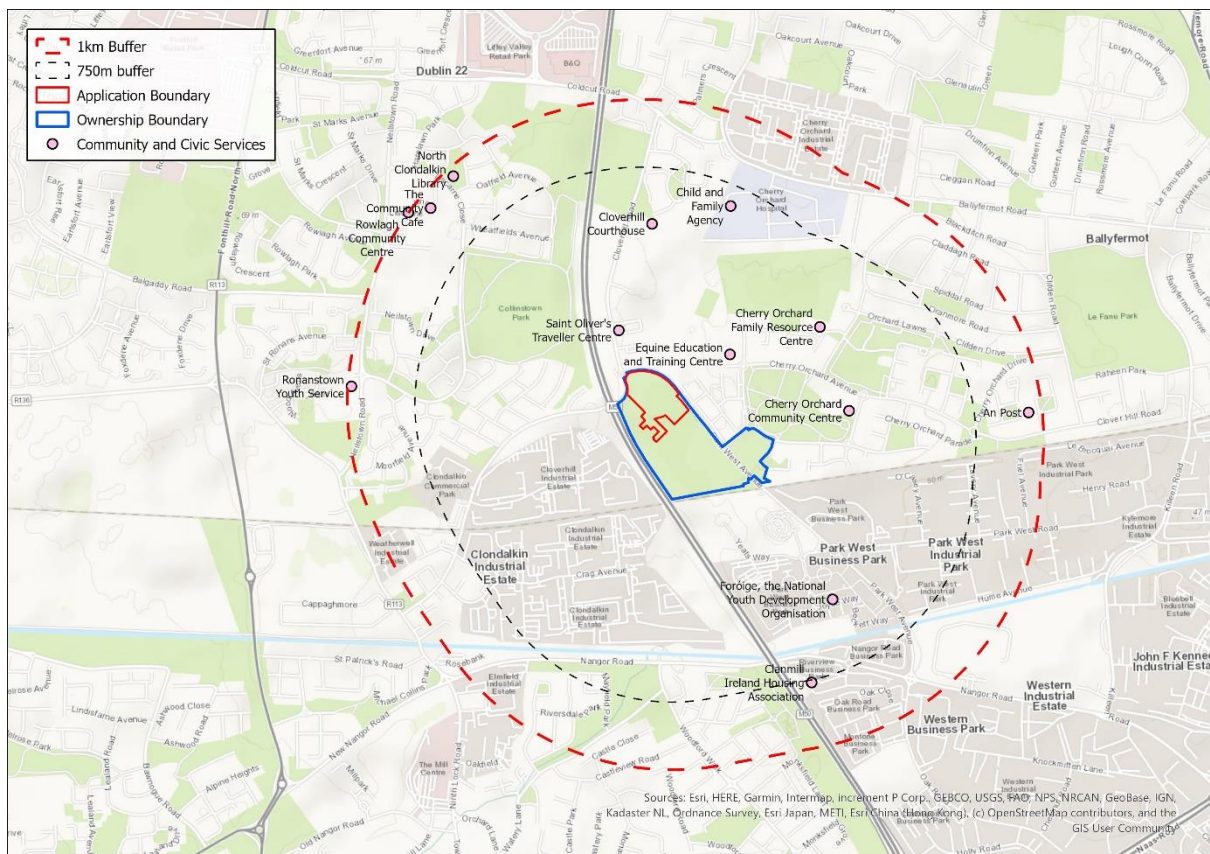


Figure 5.7 Location of existing community facilities within and bordering the Study Area.

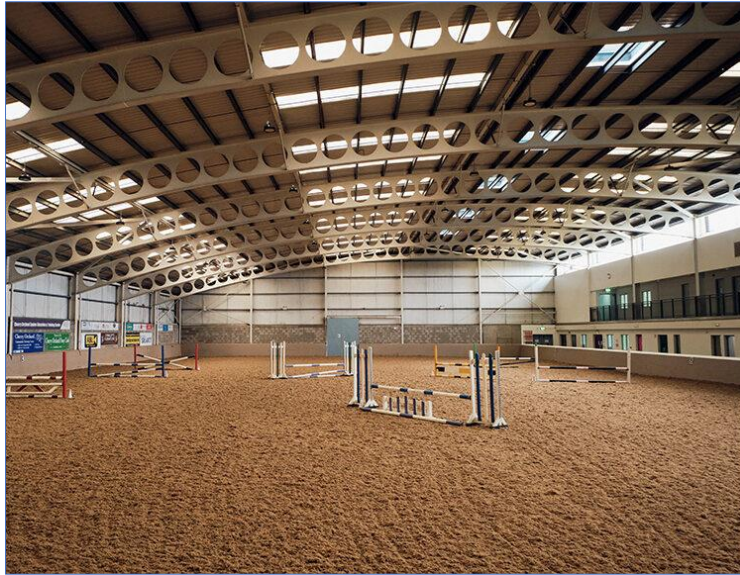


Figure 5.8 Cherry Orchard Equine and Training Centre



Figure 5.9 Cherry Orchard Community Centre



Figure 5.10 Cherry Orchard Family Resource Centre

5.5 Arts and Cultural Facilities

The Study Area is served by Arts & Culture facilities and Table 5.9, provides a list of the types of services/activities available within and bordering the Study Area. Figure 5.11 illustrates the distance of each facility from the subject site.

The closest art/cultural facility to the subject site includes the Collinstown House Ruins.

Table 5.9 Existing Arts and Cultural Facility types identified within and bordering the Study Area.

Type	Facilities
Art and Cultural Facilities	Outline Music Studio, Irish Muslim Cultural Centre, Collinstown House Ruins

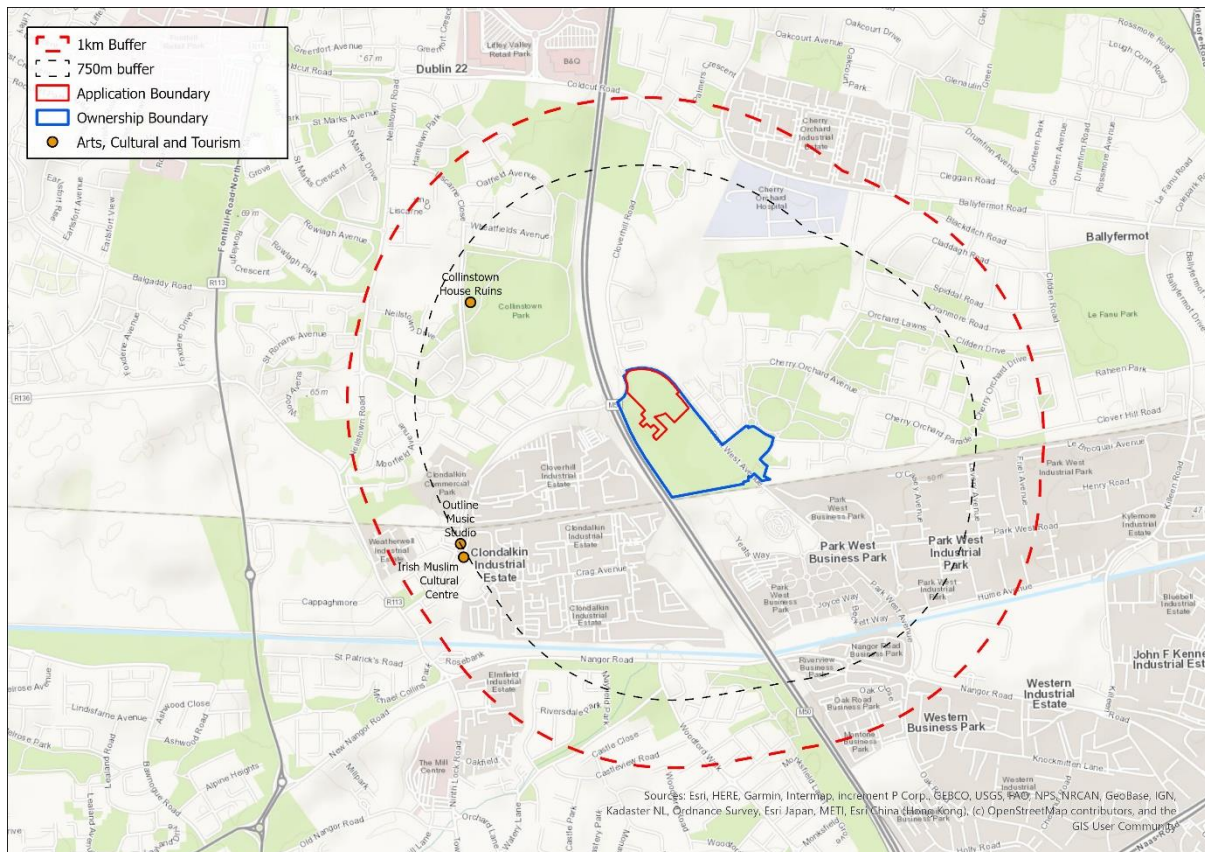


Figure 5.11: Location of existing arts and cultural facilities and bordering the Study Area.

Whilst the Audit identifies that the availability of arts and cultural facilities in this part of Dublin city is sparser than the more centrally located areas of the city, it is noted that the subject site is well connected to central parts of the city through a variety of public transport routes / links which makes access to an array of arts and cultural facilities offered in the city accessible to future residents of the proposed scheme.

Cultural Audit

Section 6, Cultural Audit, provides further detail on the assessment of the existing art and cultural infrastructure within the Study Area and identifies the delivery mechanism proposed under this application to deliver additional facilities to serve the Cherry Orchard community.

5.6 Health Care

The development is well served by an extensive number of healthcare facilities. In total there are 14 no. healthcare facilities serving the subject site with the majority of them located within the 750m catchment of the subject site. The range of healthcare services available within the Study Area includes 1 no. hospitals, 4 no. Pharmacies and a number of other Healthcare Centres, Dentists and Specialist Clinics. A full list of the facilities can be found in Table 5.10 and Figure 5.12 below illustrates the distance of each facility from the subject site.

Table 5.10 Existing Healthcare Facility types identified within and bordering the Study Area.

Type	Facilities
Health Centres, Doctors, and Speciality Clinics	Beeline Healthcare, Beacon of Light, Parkwest Medical Centre, Affidea Mobile Unit, Ballyfermot Primary Care Centre, Neilstown Surgery, Orchard Medical Group, Cherry Orchard Health Centre and Fusion CPL
Pharmacies	Park West Pharmacy, Hickey's Pharmacy, Lloyd's Pharmacy, Boylan's Pharmacy
Hospitals	Cherry Orchard Hospital

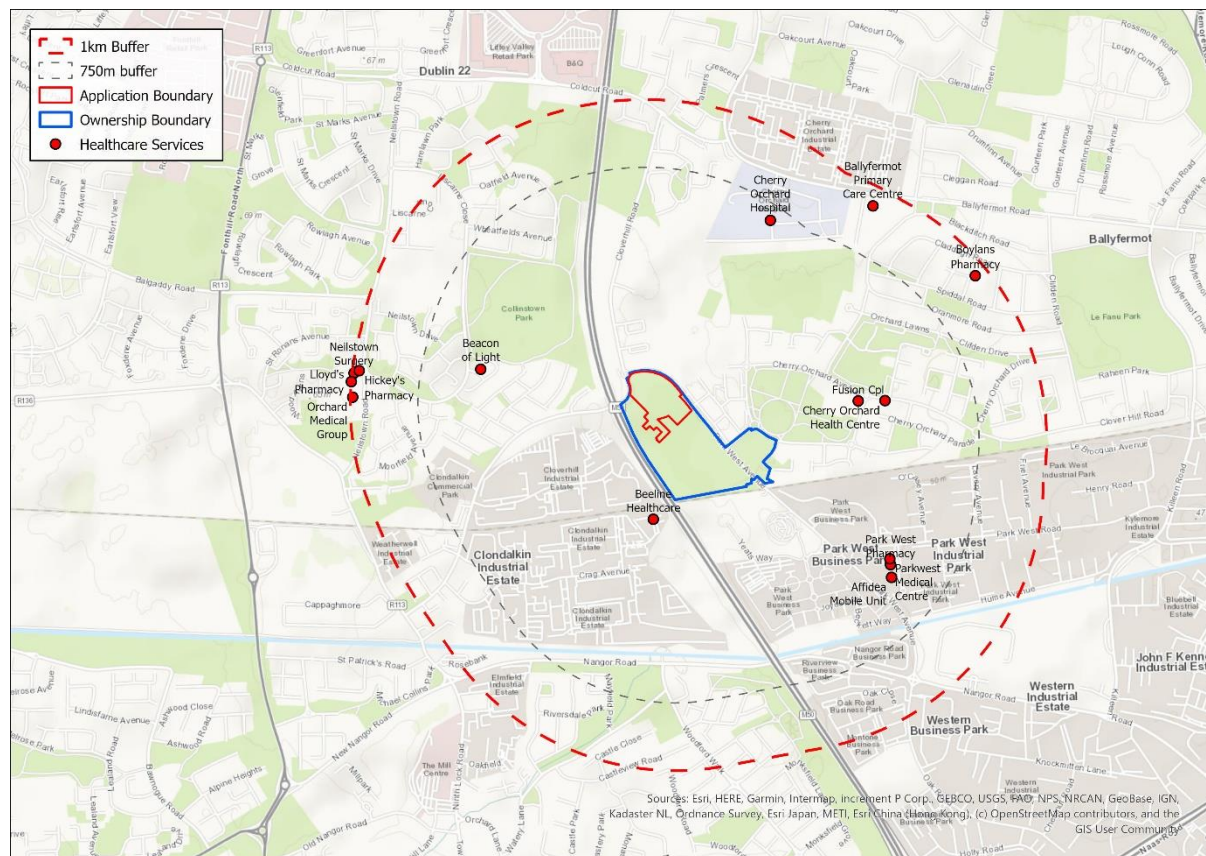


Figure 5.12 Location of existing healthcare facilities within and bordering the Study Area.



Figure 5.13 Ballyfermot Primary Care Centre (Source: Google)



Figure 5.14 Cherry Orchard Hospital (Source: Google)

5.7 Open Space, Sports, and Recreation

The subject site is served by a wide range of open space, parks, sports, and recreation facilities within the 750m to 1km catchment. The open spaces within the Study Area have been categorised into – Sports Centres and Grounds; Parks Playgrounds, Nature Trails, and Gardens; Memorial Gardens; and other related Facilities. A full list of these facilities can be found in Table 5.11 below. Figure 5.15 illustrates the distance of each facility from the subject site.

While most of the facilities fall within the 750m of the subject site, Cherry Orchard Community Gardens is located adjacent to the subject site, while Cherry Orchard Park and a few other pitches are located adjacent to Site 5, with proposed upgrades, including a dedicated cycle path, to Cherry Orchard Green, linking Site 4 directly to these facilities.

Table 5.11 Open Space and Recreation Facility types identified within and bordering the Study Area.

Type	Facilities
Sports Centres and Grounds/Stadiums	The Coldcut Club Pitch and Putt, Collinstown Park Sports Complex, Zaza football field, Ballyfermot United FC, Ci-fit studio, Keith Dixon Fitness, Inflata Zone, The Academy, Park West Pointe Park, Armoured Performance, Phoenix Gymnastics Centre, Phoenix Gymnastic Club, Cherry Orchard Equine Centre, Orchard Celtic Football Club, Cherry Orchard Football Club
Parks, Playgrounds, Nature Trails, Gardens, etc.	Collinstown Park Pitch, Collinstown Park, Whitethorn Park, James Connolly Park, Astro Pitches, New Cherry Orchard Park, Cherry Orchard Park: Playground (2), Cherry Orchard Community Gardens, Oranmore Road: Multiuse Pitch, Oranmore Road Park, Newlands/Castle Park FC Pitch
Memorial Garden	Cherry Orchard Memorial Garden
Other related Facilities	Clondalkin Men's Shed, Grand Canal Way

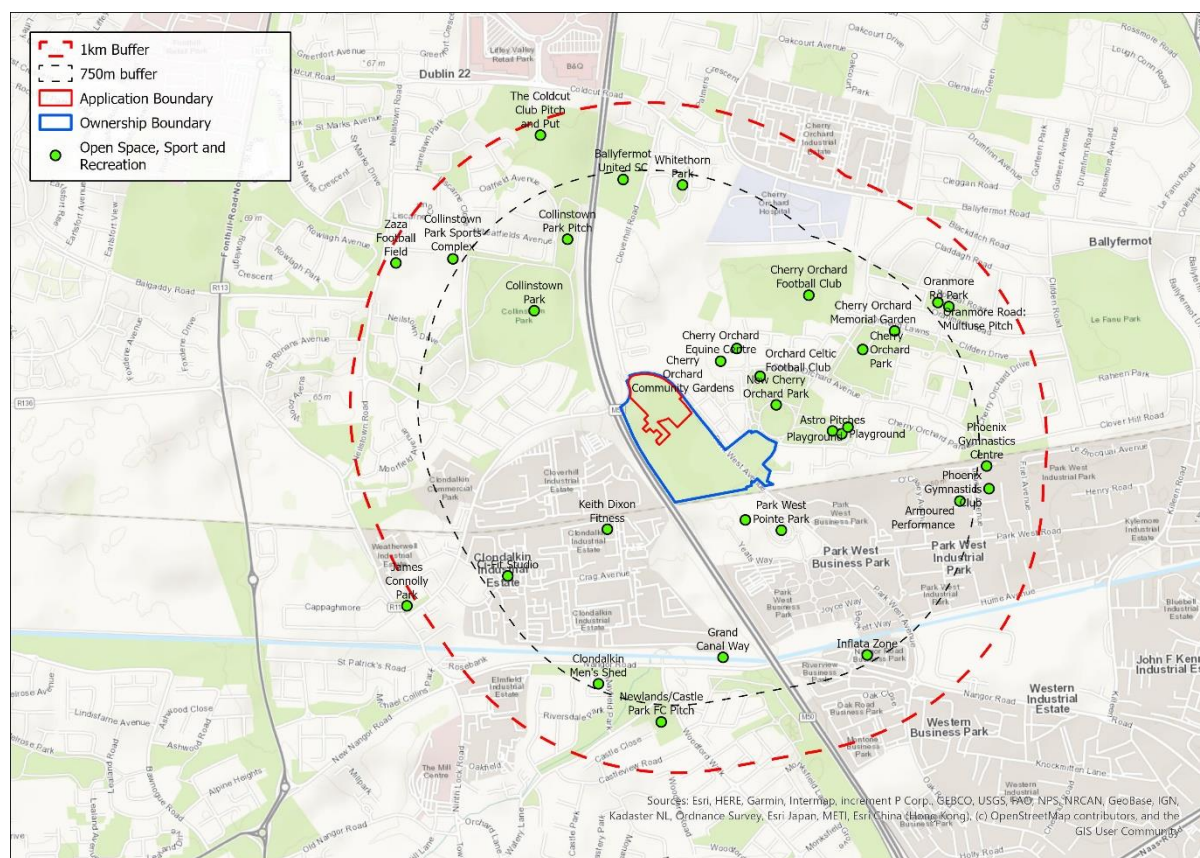


Figure 5.15 Location of existing open space, sport, and recreation facilities within and bordering the Study Area.



Figure 5.16 Cherry Orchard Community Gardens (Source: Google)

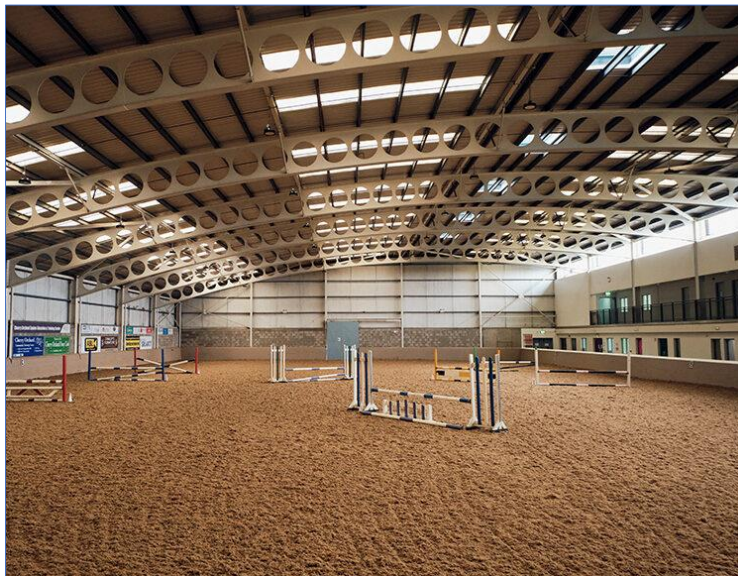


Figure 5.17 Cherry Orchard Equine and Training Centre

5.8 Religious Institutions

There is a total of 7 no. religious facilities in the Study Area, this includes all religious institutions, faith groups and cemeteries. Saint Oliver's Oratory, Church of the Most Holy Sacrament, Zion Holy Ministry are all within the 750m of the subject site. The full facilities are listed in Table 5.12 and Figure 5.18 illustrates the distance of these facilities from the subject site.

Table 5.12: Existing Religious Facility types identified within and bordering the Study Area.

Type	Facilities
Religious Institutions, Faith Groups and Burial Sites	Saint Oliver's Oratory, Church of the Most Holy Sacrament, Zion Holy Ministry, Chapel of Ease, The Muslim Centre, St. Peter the Apostle Neilstown, Church of the immaculate Heart of Mary.

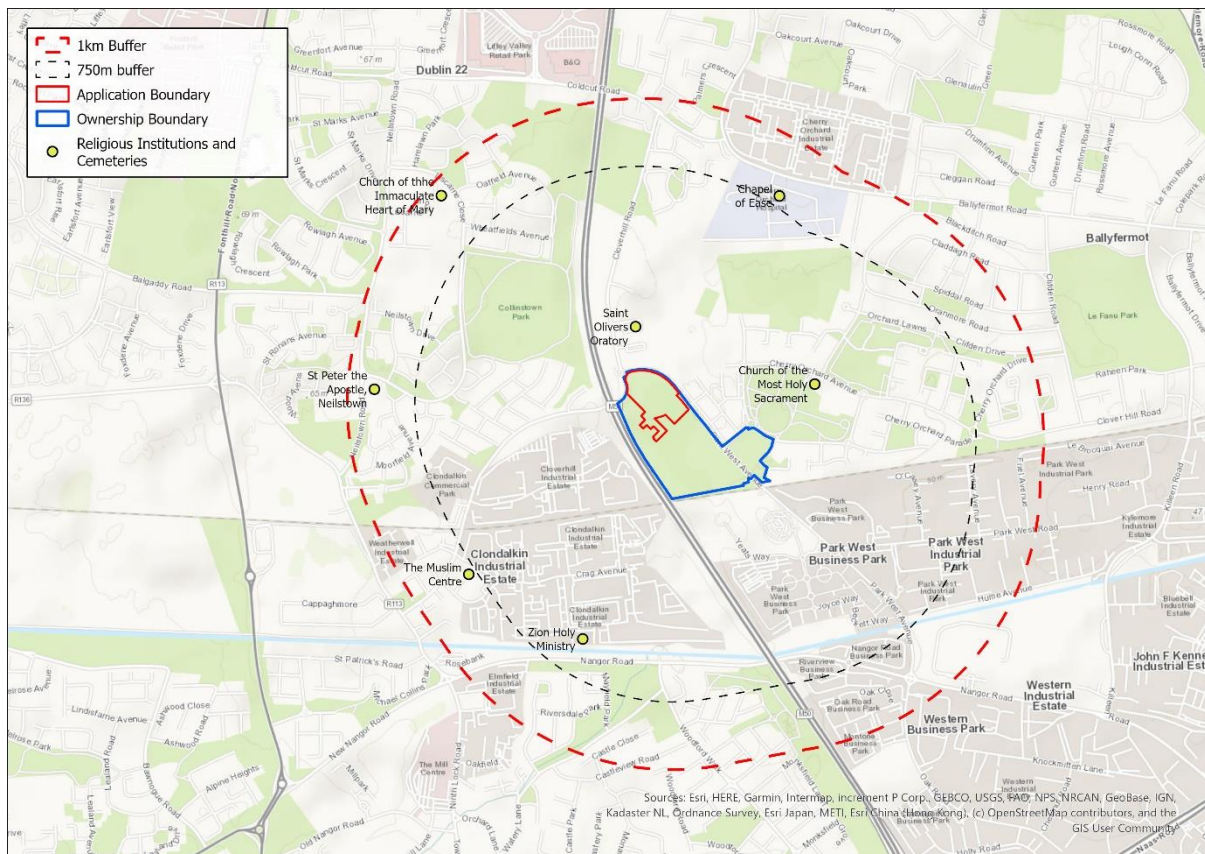


Figure 5.18 Location of existing religious facilities within and bordering the Study Area.



Figure 5.19: Church of the Most Holy Sacrament (Source: Google)



Figure 5.20 St Mary's Chapel of Ease (Source: Google)

6 Cultural Audit

6.1 Introduction

This Section of the Report sets out the planning context and policy backdrop underpinning the provision of community and arts / cultural space as part of the Phase 2 Cherry Orchard Development. This Section of the Report will also provide an assessment of the current provision of such uses within the Cherry Orchard area and provide a comprehensive justification as to why the composition proposed under this application is exclusively of a “community” nature in use. A compelling rationale as to why off-site provision within the wider SDRA lands represents the most appropriate solution having regard to the community’s needs will also be provided which will be in the interest of, and best outcome for, the Cherry Orchard Point project and the wider community.

Planning permission (Bord. Ref: ABP-318607-23) was approved in July 2024 for Phase 1 of the Cherry Orchard development which included over 700 new homes as part of a residential-led mixed use scheme. The development also included the provision of almost 2,400sq.m of community and arts / cultural uses across a mixture of internal and external spaces based on the findings of a comprehensive **Community, Social and Cultural Infrastructure Audit** (KPMG Future Analytics, 2023) submitted this as part of the Phase 1 planning application. The Audit was further updated in Q3 of 2024. The design and layout of the scheme, including the composition of the cultural / arts uses was done so in full cognisance of the phased approach to the wider redevelopment of the Cherry Orchard lands including Phase 2, the subject of this application. The various phases of development are intended to be fully interconnected thus creating a new sustainable community in the Cherry Orchard area. The dispersion of the cultural / arts throughout a number of blocks at ground floor level have deliberately been targeted towards the centre of the Phase 1 lands to facilitate ease of access to residents of future phases of development and to provide the heartbeat to the development.

6.2 Need for Cultural Audit

Dublin City Council, in 2021, appointed Turley in association with OBFA Architects to prepare a Cultural Infrastructure Study for Dublin City. The purpose of the Cultural Infrastructure Study was to advise on the city-wide strategic measures and policy provisions required to ensure that the vitality and viability of Dublin City’s cultural offer is maintained, appropriately enhanced, and developed over the life span of the Dublin City Development Plan period from 2022 – 2028.

While the Cultural Infrastructure Study primarily focused on hard “built” cultural infrastructure, for the purpose of the audit of existing infrastructure, it does consider “spatial” cultural infrastructure more generally and in relation to policy recommendations and benchmarking against best practice. For the purpose of the Cultural Infrastructure Study, the report defined ‘*Cultural Infrastructure*’ as relating to buildings, structures, places, and spaces where culture is either:

Consumed: *Places where culture is experienced, participated in, showcased, exhibited, or sold e.g., museums, galleries, theatres, cinemas, libraries, music venues and historical cultural sites; or*

Produced: *Places of creative production where creative work is made by artists, performers, makers, or manufacturers e.g., creative workspaces, performing arts rehearsal spaces, music recording studios etc.*

The Cultural Infrastructure Study found, through surveys and direct face to face feedback, that Dublin City *needs affordable, accessible spaces on appropriate lease / rental models (the largest need by volume is visual arts studios)*. The city also is said to lack buildings specifically designed for cultural use, and subsequent gaps were identified in the Cultural Infrastructure Study, in the provision for the music and performing arts sector and craft maker space. Finally, a scarcity of affordable, safe, and accessible artist / maker workspaces was also identified.

The Cultural Infrastructure Study cited that as per Census 2016, there were around 2,500 artists in Dublin (representing just under 10% of all creative workers) and around 25,000 creative workers. Although the maximum number of individual artists studio in 2010-2019 was noted as 392; and the city also had around 137 shared rehearsal spaces and 36 public venues serving existing artists, during the same period. Noting that there could be as high as 1,125 artists, across multiple art forms with differing accommodation requirements, the Cultural Infrastructure Study indicated a need for the city to maximise its cultural assets to ensure those involved with creative and cultural work, have the opportunity to live and work in Dublin.

6.3 Purpose

The purpose of this Cultural Audit is to assess the existing community, art and cultural assets within the study area defined by the Community and Social Infrastructure Audit, under *Section 3.1*, surrounding the subject site. This Section also sets out the policy context for the requirement to provide such uses as part of certain development proposals, identifies any existing gaps in the existing assets, and evaluates the community, art and cultural uses provided within the proposed scheme against the requirements of the City Development Plan.

This Section draws on the findings of the Facilities Audit carried out under Section 5 of this Report, providing a refined focus on cultural and arts facilities within the area and finally, rationalises the proposal for such uses within the scheme.

6.4 Art and Cultural Policy Context

The Dublin City Development Plan 2022-2028 acknowledges the growing need of the city as a result of changing land values with emerging pressures on more vulnerable uses such as privately run facilities including venues, theatres, art galleries, nightclubs, and historic public houses. In response to this, the City Development Plan recognises the need to address such pressures and subsequently preserve and advance the cultural diversity in the city.

This section highlights the key policy context promoting art, culture, and community in Ireland, with specific focus on Dublin City.

6.4.1 Dublin City Development Plan 2022-2028

The Dublin City Development Plan 2022-2028 acknowledges Dublin's position as the State's capital, home to many significant assets with majority of the State-owned cultural institutions located within the city. Most of the cultural institutions in the city run outreach events and programmes to increase engagement and participation. In that regard, the Council seeks to support the growth and expansion of the many cultural resources within the city, particularly where proposals increase the opportunity for greater engagement with the communities, the young, the marginalised and people with disabilities.

The Development Plan recognises the important role such cultural institutions play in shaping the future of the arts and culture within the city in extending the opportunity for people, particularly children, to engage and experience arts and culture and in nurturing future interest and involvement.

The Plan further highlights how cultural facilities can play an integral role in the creation of sustainable neighbourhoods, a recognition which has been designed into the Phase 1 development through the provision of flexible community and arts / cultural spaces that can respond to evolving demand for such spaces and which residents of the future phases of development will have access to. This approach to a fully integrated and inclusive development will contribute to enhancing the vibrancy and vitality of the area and help in preservation and growth of community and cultural diversity across Cherry Orchard and the wider City region.

The Development Plan contains a number of objectives that relates to the delivery of cultural / arts uses throughout the City noting that the importance and value of these places in defining and giving character

and meaning to the city will become more relevant as the population grows ensuring Dublin maintains its status as a culturally diverse City. The below objectives are of particular relevance to the subject application:

CUO25: 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 for 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 based to justify the 5% going to one sector.*

CUO30: 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 (CUO44 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 Dublin City Cultural Infrastructure Study and by Culture Near You maps.

The Cultural Infrastructure Study by Dublin City Council notes that SDRAs provide a key opportunity to the Council to ensure adequate cultural infrastructure is developed and enhanced. Stating that the development of community infrastructure and encouraging sustainable development neighbourhoods is an important feature of the majority of the SDRA's, the Cultural Infrastructure Study also confirms that the community uses for each area are not specifically defined and that there is potential that cultural infrastructure could play a central role in delivering community and neighbourhood infrastructure to be delivered within the SDRA's.

6.4.2 Building Culture – Cultural Infrastructure Toolkit 2024

The ***Building Culture Toolkit*** was published in May this year by Dublin City Council in collaboration with Turley and Arrow Architects as a complementary resource to Chapter 12: Culture of the Dublin City Development Plan 2022-2028. The Toolkit is intended to help guide the process of delivering cultural infrastructure by helping developers to identify and respond to real need and to design for clearly defined cultural uses. The Toolkit is clear in setting out that it is a guidance document and notes the importance of selecting a delivery model that is **sustainable for both developer and operator** (emphasis added).

The Toolkit sets out a requirement to work collaboratively with and seek advice from the Dublin City Council Arts Office, prior to commencing the detailed design stage of a scheme. The Toolkit also requires that a ***Cultural Infrastructure Audit*** be undertaken to ensure that the development of cultural infrastructure meets a genuine need and does not displace existing provision. The Audit should be a component of a broader Cultural Infrastructure Assessment (CIA), used to inform and develop design proposals.

Guidance Note 1 of the Toolkit provides direction on the current planning process and best practice required to successfully deliver cultural infrastructure and sets out a decision tree of the issues **to consider** at various stages in the development of cultural infrastructure and how this relates to the planning process and ensuring compliance with Policy CUO25 of the Development Plan. It should

be noted that the Toolkit is a guidance document aimed at providing direction in the delivery of cultural infrastructure. It is not intended to become an inflexible policy requirement to provide cultural infrastructure without having due regard to locational context, existing provision and wider societal need that would otherwise risk leading to a situation where there is a sporadic and disjointed spatial distribution of cultural uses.

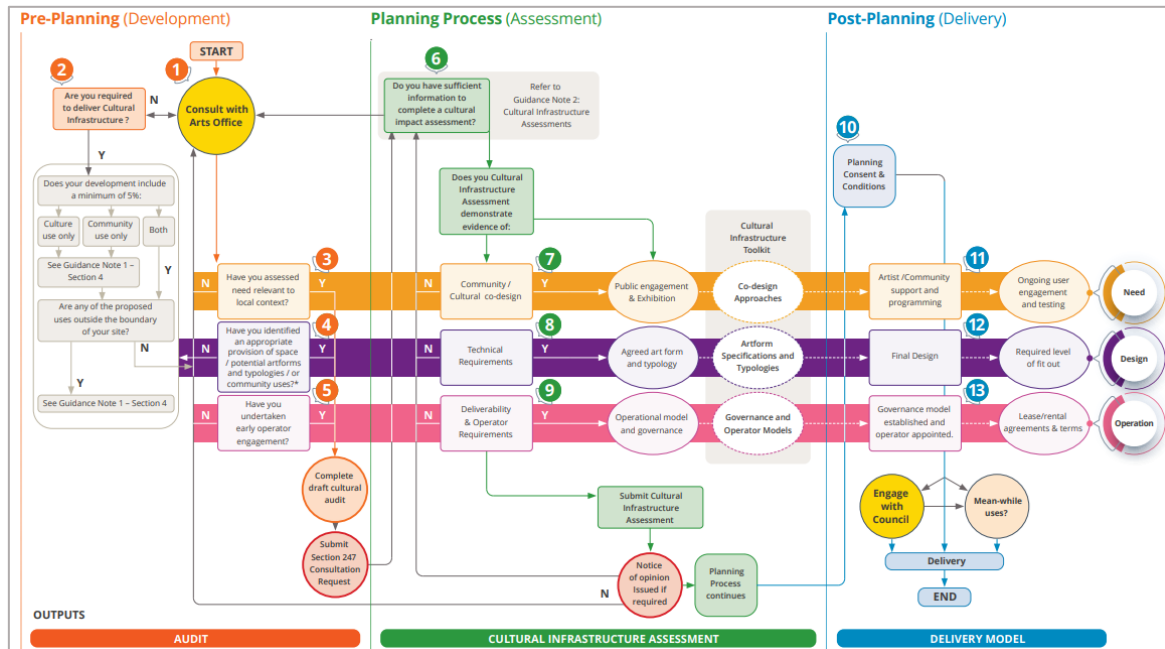


Figure 6.1 Cultural Infrastructure Decision Tree (Source: Cultural Toolkit)

The Toolkit notes that in order for cultural infrastructure to succeed, it must be sustainable, meet a real and genuine need and reflect the preferences of the community which it is intended to serve. While the intent of the Toolkit is to guide the delivery of cultural infrastructure throughout the City, the Development Plan (specifically objective CUO25) and the Toolkit recognise that cultural infrastructure is often best delivered alongside associated community uses, particularly in existing residential areas and development. The Toolkit further states that while the priority of uses would be to provide for cultural uses, in some cases, where the Social Infrastructure Audit demonstrates a requirement for overriding community need, a larger proportion of community uses may be acceptable.

6.4.3 Culture 2025: A National Cultural Policy Framework to 2025

The fundamental purpose of Culture 2025 is to ensure a unified and coherent approach to cultural policy across government and to planning and provision across the cultural sector.

Three fundamental principles govern Culture 2025:

1. Recognising the value of culture and creativity to the individual and society.
2. Supporting creative practice and cultural participation.
3. Cherishing our cultural heritage.

These principles and their potential to influence every aspect of our lives, will shape Government cultural policy throughout the lifespan of Culture 2025.

The Government will:

- Develop a more collaborative approach to culture across Government and ensure that public policy integrates culture and recognises the importance of cultural heritage in achieving wider social and economic goals.

- Encourage greater collaboration and understanding across national and local State bodies and agencies on the social and economic benefits of investing in culture.
- Examine the provision of cultural services at national and local level, building on existing connections between local authorities the Arts and Heritage Councils, Cultural Institutions, Foras na Gaeilge and Údarás na Gaeltachta.
- Examine the roles of voluntary organisations in the cultural sector and develop policies to provide them with increased support.

6.4.4 Dublin City Culture and Creativity Strategy 2023-2027

The Culture and Creativity Strategy 2023-2027 is Dublin City's response to the national Clár Éire Ildánach / Creative Ireland programme 2023-2027. The Creative Ireland Programme is an all-of-government initiative committed to enhancing access to, engagement with, and enjoyment of Ireland's culture and creativity. The main vision of the Creative Ireland Programme is to mainstream creativity in the life of the nation so that individually and collectively, the full creative potential of both people and institutions can be realised thereby promoting individual, community, and national wellbeing.

The strategic priorities for the Culture and Creativity Strategy 2023-2027 include:

1. *Working collaboratively to maximise opportunities for everyone to participate in the city's creative and cultural life.*
2. *Inviting children to explore, enjoy, create, and play in their city.*
3. *Working to enhance local cultural and creative infrastructure to offer active use of public space in Dublin City.*
4. *Honouring the past and focusing on the future.*
5. *Developing internal and external partnerships to increase cultural participation.*
6. *Supporting artists and other creators.*

The strategy ultimately seeks to position culture, creativity, and creative industries central to Dublin's global competitiveness and reputation.

6.4.5 Park West Cherry Orchard Local Area Plan 2019

The Park West Cherry Orchard LAP 2019 (as extended to 4th November 2029) considers the following key facilities / services are essential from the local area perspective:

1. Encourage the provision of additional childcare facilities as an integral part of proposals for new residential developments, particularly the key development sites identified in the plan.
2. With regard to community facilities required for the newly emerging Park West community, the Local Area Plan 2019 states: *consideration should be given to provision of a place of worship, health care provision, community centre and the requirement for a local school.*
3. The provision of Fire Stations and Garda Stations form key community services typically covering a number of local villages/communities. Within the LAP lands, it is considered that provision can be made within Site No. 4 to accommodate such a need if identified, and it is an objective of this Plan to liaise with the emergency services prior to the build out of this site.

The LAP emphasises the importance of creating sustainable communities and neighbourhoods and states that such facilities need to be located in places where they can be used in an efficient and cost-effective manner. The LAP, hence, recognises that provision of a proportionate level of community and social infrastructure is central to the delivery of a sustainable community.

One of the key visions in relation to Open Spaces and Recreational Facilities within the LAP is to

“...consolidate and improve the existing sports and recreation facilities and promote the provision of new recreational facilities”.

In that regard, the LAP has the following objectives:

CS1 To maximise the use of Cherry Orchard Park for the whole community by undertaking a redesign and physical enhancements to the Park in consultation with local clubs and stakeholders.

CS2 To support the provision of an enhanced sporting hub within Cherry Orchard Park.

CS8 To seek the provision of additional community facilities including childcare, healthcare, place of worship and community centre, as an integral part of proposals for new residential development and having regard to existing facilities in the area.

Making Cherry Orchard Better Area Action Plan (2017)

Key issues that were identified from the public consultation phase conducted as part of Area Action Plan were grouped under the following 6 ‘pillars’, one of which was *Community and Citizenship*, where the need for a strong community, communications, support for families, village centre, arts programme, was identified as being essential for the local area.

The Area Action Plan has also sought to provide a framework for the delivery of a retail, community, and social enterprise centre as ‘key’ in the creation of a village centre for Cherry Orchard. This is in line with the Development Plan’s (2016) SDRA 4, which indicates a level 4 neighbourhood centre to the north of the train station. In that regard, Site 5 has been identified as a prospective ‘Village Centre’.

Cherry Orchard Area Planning Workshop (November 2022)

The period for the Making Cherry Orchard Better Area Action Plan concluded during 2022. The Area Action Plan was developed by the Cherry Orchard Development Group (CODG), that hosted a community wide area workshop on 11th November 2022 to review the key achievements and discuss future priorities for the area. The suggestions from the participants of the workshop, in context of the community, arts and culture uses to be achieved over the next 5 years broadly included requirement for:

- Sports / recreational facilities
- A village hub that can act as a positive focal point and has shops, an older people’s centre, community space, etc.
- Prioritise and fund the community infrastructure development.
- Having more cultural events in Cherry Orchard
- Support Equine Centre extension to include a coffee shop, business incubation units, pre-employment support.

6.5 Assessment of Current Provision

The community and social infrastructure audit for the study area determined the existing range of services / facilities serving the study area (750m-1km surrounding the subject site) and has been prepared in accordance with the guidance set out in the Toolkit. More than 80 facilities were identified within and bordering the study area boundary, which have been illustrated in the map under Section 5.

Although there are some community centres / training facilities identified within the study area surrounding the subject site, it is observed that with respect to art / cultural facilities, the subject site has a comparatively sparse provision of services within the study area. The level of existing community and art / cultural infrastructure serving the subject site have been highlighted below.

Community Infrastructure

Some community centres, cafes, and youth facilities were identified within the study area, such as the Cherry Orchard Community Centre, the Equine Education and Training Centre, Ronanstown Youth Services, and the Cherry Orchard Family Resource Centre within the 1km surrounding the subject site. The study area also has a library – ‘North Clondalkin Library’, serving the subject site.

A full list of the community and civic facilities can be found in Table 6.1 below. The Figure 6.2 further illustrates the distance of each facility from the subject site.

Table 6.1: Existing Community Facility types identified within and bordering the Study Area.

Type	Facilities
Community Facilities	Foroige, The Community Café, Rowlagh Community Centre, Equine Education and Training Centre, Cherry Orchard Community Centre, and Saint Oliver’s Traveller Centre
Libraries	North Clondalkin Library
Youth Service / Family Centres / Resident Associations	Ronanstown Youth Service, The National Youth Development Organisation, Clanmill Ireland Housing Association, Cherry Orchard Family Resource Centre, Child and Family Agency
Civic Services	Cloverhill Courthouse, An Post,

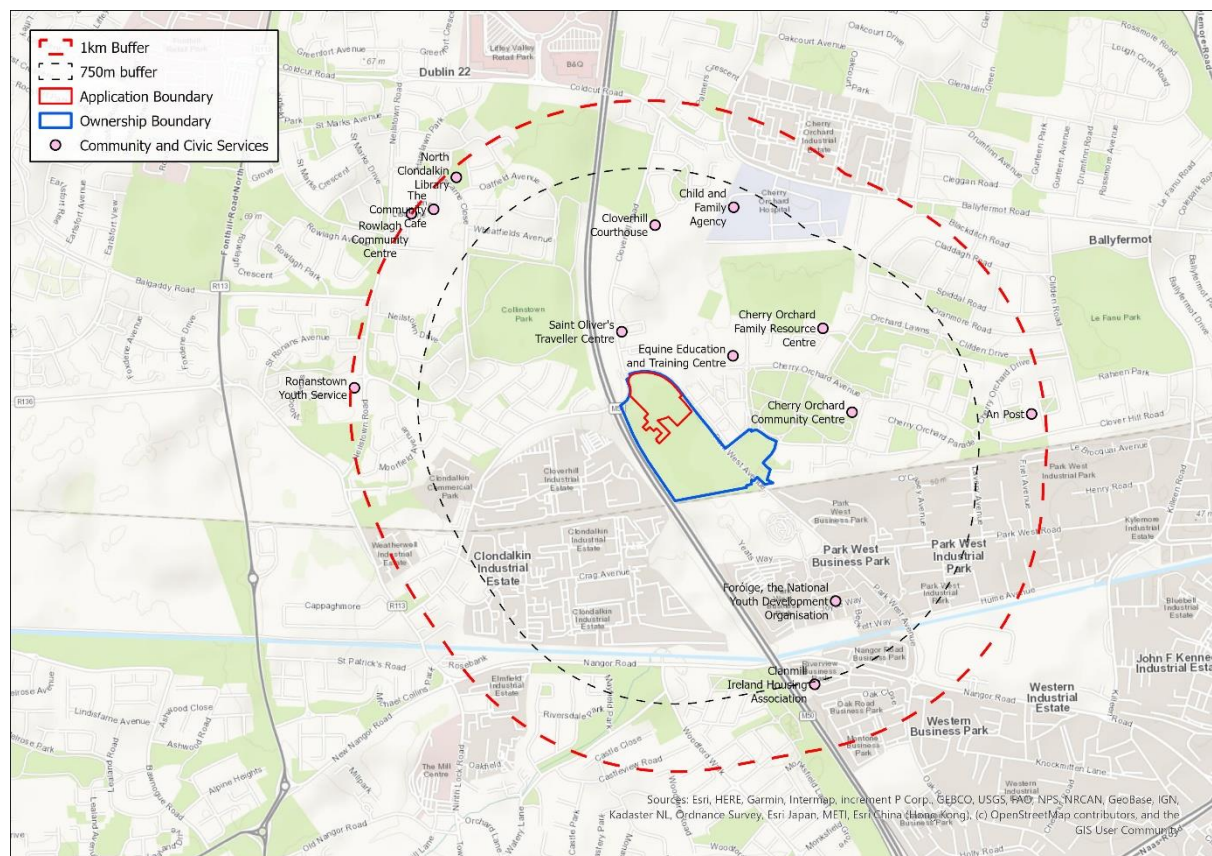


Figure 6.2 Location of existing community facilities within and bordering the Study Area.

Art / Cultural Infrastructure

The Study Area is served by a couple of Arts & Culture facilities as listed under Table 6.2, and the subsequent distance of these few facilities from the subject site has been illustrated in Figure 6.3. Regard was also had to the Culture Near You maps which regrettably only identified community uses and did not capture the uses identified in the KPMG Future Analytics Audit described below.

The closest art/cultural facility to the subject site is the Collinstown House Ruins.

Table 6.2 Existing Arts and Cultural Facility types identified within and bordering the Study Area.

Type	Facilities
Art and Cultural Facilities	Outline Music Studio, Irish Muslim Cultural Centre, Collinstown House Ruins

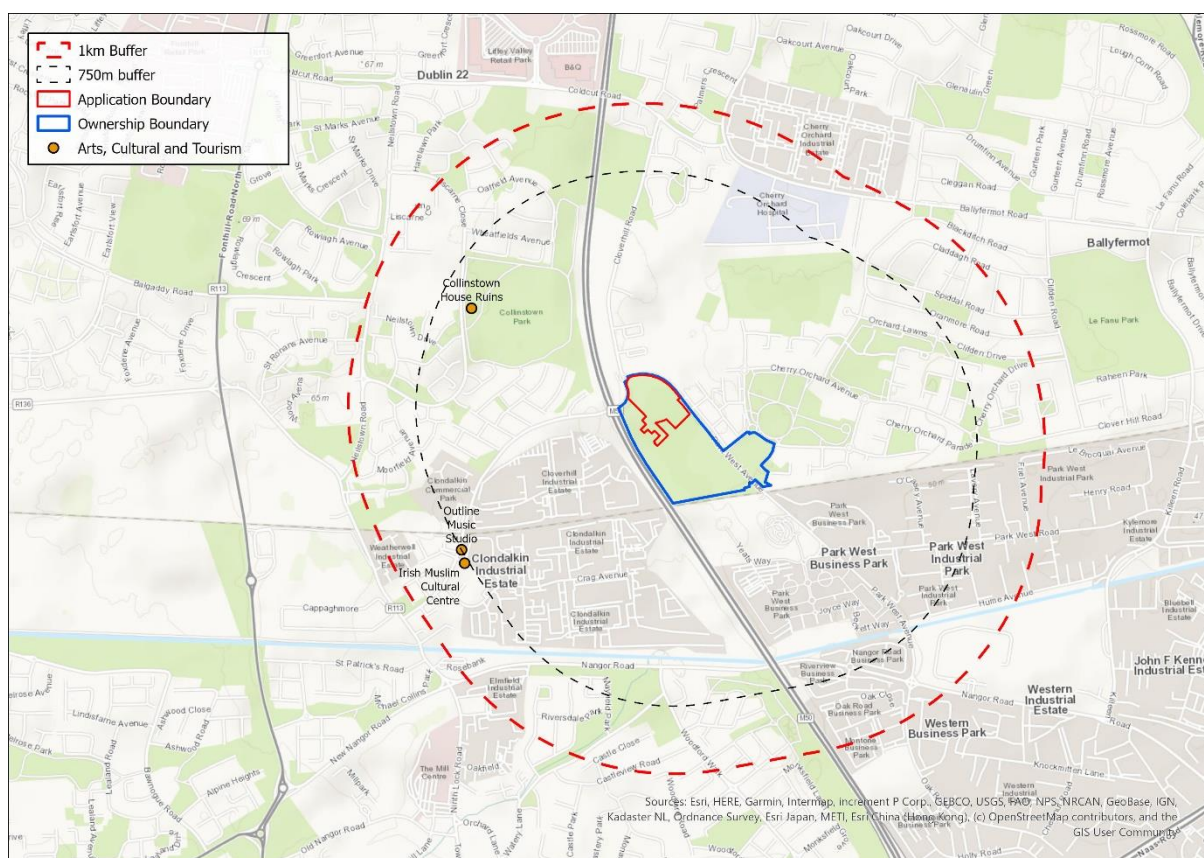


Figure 6.3: Location of existing arts and cultural facilities and bordering the Study Area.

Need for Cultural Infrastructure within the Study Area

It is noted that although the art and cultural facilities identified may have some aesthetical use in that it adds to the character of the area which can benefit from creating an experience for the residents and visitors – there is not much operational benefit offered for mobilising local creative groups, residents, artists / artisans.

Culture 2025 Policy Framework describes culture as “...everything we do as a society and how we behave.” However, for the purpose of the Policy Framework, a more circumscribed, yet wide-ranging definition of culture has been offered:

The arts, as defined in the Arts Act 2003, meaning ‘any creative or interpretive expression (whether traditional or contemporary) in whatever form, and including, in particular, visual arts, theatre, literature, music, dance, opera, film, circus and architecture and including any medium when used for those purposes’.

The creative industries, which can be defined as industries and occupations which focus on creativity as a means to deliver commercial success, export growth and resilient employment for Ireland including:

- Advertising and marketing
- Architecture
- Crafts
- Design*
- Fashion

- Film, TV, video, radio, and photography
- IT, software, and computer services
- Publishing
- Museums, galleries, libraries
- Music, performing and visual arts.

*Areas of design include exhibition / performance / games / graphics / industrial / interior / landscape / product / textiles.

Culture and Creativity in the context of this Policy Framework has hence been considered by nature more 'fluid and evolving'.

The Study Area, on the basis of the above description seems to have limited availability of such appropriate cultural infrastructure, both, one where culture can be 'created' or one where culture can be 'experienced' (as per definition under Section 6.1). The only facilities that could be considered to serve the purpose of culture and creativity include - Cherry Orchard Community Centre, the Equine Education and Training Centre, Cherry Orchard Family Resource Centre, and North Clondalkin Library, the 'Outline Music Studio' and Collinstown House Ruins.

It is also noted that the subject site is served by a variety of open spaces, sports, and recreational facilities (including parks, grounds, sports clubs, nature trails and memorial gardens – as illustrated under Section 5.5 of this Report). This can also help enable and meet the need for multi-purpose public realm areas that support creative activity and public participation and this (as identified in the Cultural Infrastructure Study), is also associated with the need for strategic partnerships that fuse the expertise of producers of cultural and entertainment events with the assets and experience of those who own or manage such sites.

Therefore, any new proposals that would enhance the cultural infrastructure within the area would be a welcome provision, as it would integrate to the existing facilities, bringing vibrancy, promoting regeneration and hence, the sustainable development of the locality and wider community.

Moreover, the subject site is well connected to other more central parts of the city through a variety of public transport routes / links, which makes access to an array of arts and cultural facilities offered in the city highly convenient to future residents of the proposed scheme.

6.6 Proposed Community, Art, and Cultural Facilities

This Section of the Report sets out the proposed strategy for the delivery of Community, and Arts / Cultural Uses intended to serve the proposed development and wider Cherry Orchard Community. As outlined in Section 4 above, Policy Objective CUO25 of the Development Plan requires that:

All new regeneration areas (SDRAs) and large-scale developments above 10,000 sq.m in total area must provide at a minimum for 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 based to justify the 5% going to one sector.*

Section 4 of Guidance Note 1 clarifies that the 5% requirement should be understood as Gross Floor Area excluding non-functional and non-earning spaces. When applied to the proposed development, a requirement to provide 602 sq.m GFA of Community, and Arts / Cultural Space is generated.

Policy Objective CUO25 notes that the balance of space between community and cultural uses can be decided at application stage from an evidenced based audit of the area and should be designed to meet identified need and should be predominantly internal. Developments are permitted to deliver the 5% requirement in one sector where there is a demonstrable need and justification in doing so. The Toolkit encourages early engagement with the Dublin City Council Arts Office to agree the appropriate uses to comply with the Development Plan policy requirements.

The LDA, in partnership with Dublin City Council, as applicant have engaged extensively with the Cherry Orchard community throughout the application process for both Phases 1 and 2 of the development. The level of engagement from the community coupled with the Social, Community and Cultural Infrastructure Audits undertaken by KPMG Future Analytics revealed that there is a dearth of such uses across the board in the Cherry Orchard Area. The community emphatically articulated a need and preference for greater community uses, particularly in the form of recreational / sporting facilities which informed the broader strategy around the delivery of both community and arts / cultural uses as part of the planning application process.

Cherry Orchard Point Phase 1 – July 2024 Part 10 Approved Scheme

The LDA and project Design Team undertook a comprehensive Community, Social and Cultural Infrastructure Audit (KPMG Future Analytics, 2023) of the community and submitted this as part of the Phase 1 planning application, as recently approved by An Bord Pleanála. This Audit has been revisited in July 2024 to re-confirm its currency, with no material changes in local provision identified.

In line with City Plan Objective CUO25, the Phase 1 development provided approximately 2,400sq.m of flexible community, arts and cultural uses across a variety of spaces. These uses are dispersed throughout a number of blocks at ground floor level and have predominantly been targeted towards the centre of the application lands to provide the heartbeat to the development. Their proximity / access to Cherry Orchard Green Spine will create a natural linkage and desire line between the existing community centre and Cherry Orchard Park resulting in a synergy between the uses adding to the vibrancy of the area. The flexibility in terms of the labelling of these units is a deliberate intention to allow them to respond to ever changing demands for such spaces. It is considered that specifically identifying these units as either a community or arts / cultural use in a locational context where there are no discernible gaps in one use would inadvertently risk creating a situation where units could lie vacant if there is a lack of demand for a specific use. Such a situation would be detrimental to the vibrancy of the scheme, an approach that was support by the Board in their assessment of the Phase 1 application. The figure below illustrates the location of these uses throughout the scheme.



Figure 6.4 Layout Plan (as approved) under Phase 1

The Community, Social and Cultural Infrastructure Audit carried out under Phase 1 observed a need for a wide range of services within the area, noting an existing under provision across both community and arts / cultural sectors. As a result, the layout and form of such uses in the approved scheme, was kept relatively flexible to cater to the changing needs and demands of the area. The table below provides a locational breakdown of the uses across the Phase 1 lands.

Table 6.3 Composition of Phase 1 development Community and Art/Cultural Spaces

Use Type	Location	Area (in sq. m.)
Community & Art / Cultural	Block 2B	156
Community & Art / Cultural	Block 3	424
Community & Art / Cultural	Block 6	289
Community & Art / Cultural	Block 7	353
Community Garden and External Events Space	Neighbourhood Park	1157
Total		2,379

The strategy relating to the delivery of community and arts / cultural uses has also had regard to the sequencing of, and phased delivery approach to, the broader redevelopment of the wider lands. This enabled an extensive (almost 2,400sq.m) quantum of community and cultural / arts uses to be frontloaded and delivered in Phase 1 of the development that residents in future Phases would directly

benefit from. The location of these uses were deliberately and strategically positioned centrally within the scheme to encourage uses by the general public and to function as a focal point within this new community to create a sense of place for future and existing residents.

The development proposed in the Phase 1 application was approved planning permission by An Bord Pleanála under Part X, Section 175 of the Planning and Development Act 2000 (as amended) on 09 July 2024, and subject to 24no. conditions.

Of relevance to the present topic, one of the conditions (condition no. 9a & 9b) requires that:

*“(a) Prior to the completion of Phase 1A of the development hereby permitted, the permitted supermarket, retail/commercial units, and **community, arts and cultural spaces shall be fully fitted out and suitable for immediate occupation and operation...***

*“(b) Prior to the completion of Phase 1B of the development hereby permitted, the permitted creche and **community, arts and cultural spaces shall be fully fitted out and suitable for immediate occupation and operation.**”*

[emphasis added]

It is therefore noted that a substantial amount of community, arts and cultural spaces alongside a creche, retail, commercial uses will be delivered on site under Phase 1 of the development which will also contribute to meeting the needs of the residents of the Phase 2 scheme and the wider existing community.

The Proposed Application – Phase 2

Figure 6.5 below provides a visual representation of the proposed scheme, which comprises 137no. residential units, demonstrating the coherent and logical extension of the Phase 1 development.



Figure 6.5 Proposed Site Layout (Source: CCK Architects)

Following extensive engagement with the community it was revealed that there is an overwhelming preference for community uses to be delivered to serve the existing and future residents within the Cherry Orchard community. This is consistent with the pre-draft consultations that took place during the

preparation of the LAP where numerous requests were received seeking enhancements to sporting provisions area reflecting the hierarchy of need for the area.

Section 4 of Guidance Note 1 of the Toolkit provides direction on identifying the appropriate provision of potential uses and notes how the Development Plan recognises that cultural infrastructure is best delivered in tandem with community uses, particularly in established residential areas such as Cherry Orchard. In this regard, it is considered essential that substantial community space be provided to ensure that the approved cultural uses in the Phase 1 scheme can function and operate successfully, and symbiotically with the community spaces.

Policy Objective CUO25 of the Plan permits the option of relocating up to half of the 5% requirement to a site immediately adjacent to the area 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 Toolkit provides further clarity on this provision stating that *“consideration will be given to an opportunity to deliver cultural, or community uses within a 1km radius of the site....and for sites located within the SDRA, the positioning of the facility within the SDRA itself **meets the criteria of being within the site** for the purposes of CUO25 (emphasis added).”* The Toolkit further notes that community uses that benefit the development and the wider population will be considered on their merits subject to clear justification and recognises the potential role that **capital projects** being delivered by DCC in proximity to the application site can play in meeting the 5% requirement. This should be subject to further engagement with the relevant Departments of the Authority.

Given the impractical locational context of the Phase 2 lands when considered in isolation, and similarly, the manner in which community/arts/cultural uses within a viable Phase 2 layout could practically be realised, coupled with the extensive provision of flexible community / cultural space in the Phase 1 scheme, it is considered that offsite provision is the most appropriate option for complying with the requirements of Policy Objective CUO25 of the Development Plan.

Dublin City Council are committed to delivering an athletics running track within the Cherry Orchard Area within the existing Cherry Orchard Park to serve the proposed development and the wider community, an indicative layout of which is provided below.

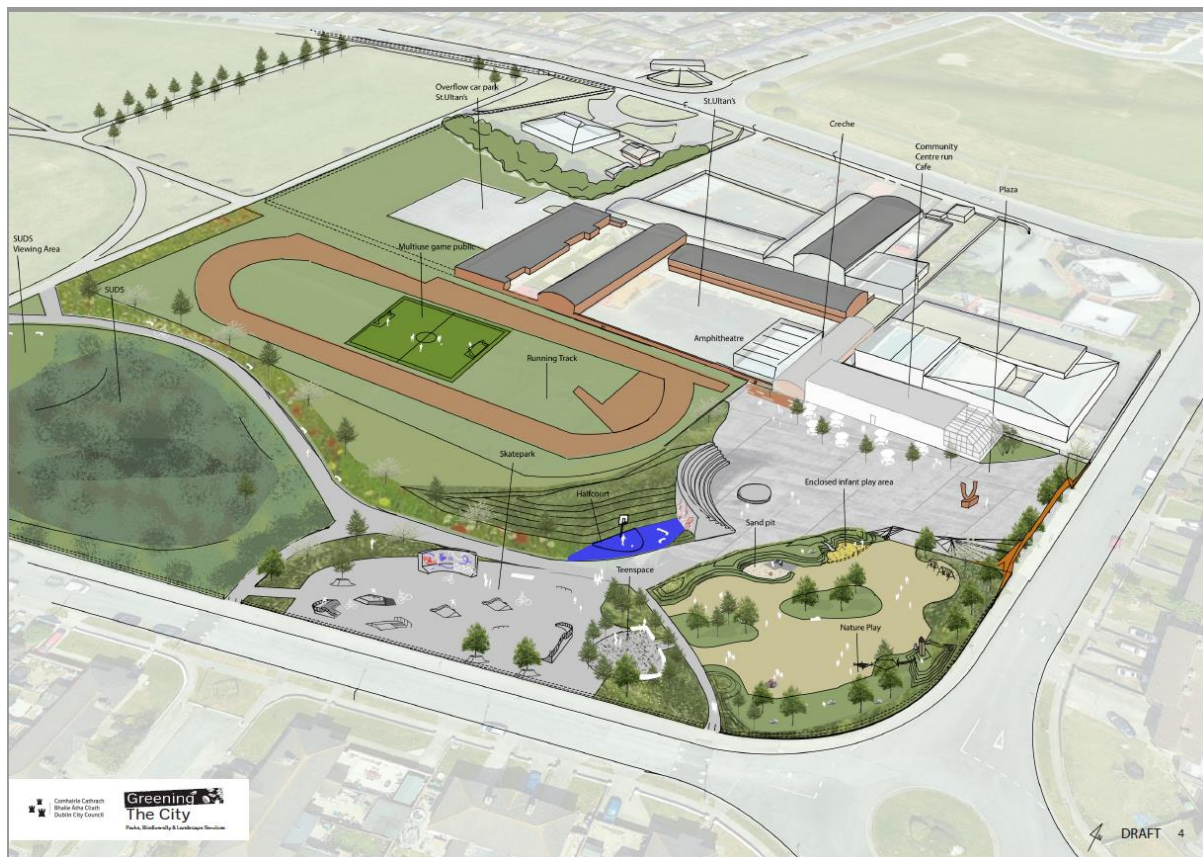


Figure 6.6 Potential location for running track (Source: Page. 4 Cherry Orchard Park Concept Plan Dublin City Council):

It has been agreed that delivery of the running track will be the responsibility of DCC and supported by the LDA under the terms of its partnership with DCC following the conclusion of the planning process. Given that the proposed facility will be located within the boundaries of the SDRA and therefore meets the criteria of being within the site for the purposes of CUO25, the 50% offsite limitation does not apply, and the delivery of a sports facility / running track is compliant with the requirements of CUO25. This capital project is a longer-term commitment and a critical component in creating community and social cohesion within the wider Cherry Orchard Area, that will be made possible by the applicant's contribution to the project. The LDA is committed to supporting DCC in progressing the delivery of the running track. Ultimately, the implementation of the running track will be in the remit of DCC and the applicant would request that occupation of much needed affordable housing is not restricted on this basis. The substantial quantum of community, arts and cultural uses being delivered under Phase 1 will meet the needs of both the Phase 1 and Phase 2 residents which will in turn be further enhanced when the Track is operational.

Refer to enclosed Letter of Consent for 5% provision for confirmation of agreement.

7 Conclusion

The Community, Social and Cultural Infrastructure Audit has provided an assessment of existing community and social infrastructure within the catchment area of the application lands illustrating that the proposed development is adequately served by a diverse range of community and social uses, particularly in the context of the extent of such uses to be delivered under the Phase 1 scheme. Although, the Audit determined that there are some insufficiencies in the provision of such art and cultural assets, it is considered that community uses should be prioritised for delivery based existing hierarchy of need. The subject land are adequately served by the arts and cultural uses being delivered under the Phase 1 scheme and additional provision here would result in the fragmented provision of such uses.

The Report has also highlighted how the proposed flexible community, arts / cultural uses within the scheme have been designed to cater to a wide range of uses, serving residents, community groups, artists, and creative workers within the local area. Both the internal and external community and art / cultural units proposed could be used for a variety of purposes, such as exhibitions, events, workspaces for artists / artisans, creative workers, dance / music studios, weekly markets and likewise for communal uses as well as community gatherings and other cultural events.

The analysis undertaken as part of the Audit revealed that the application lands benefit from direct access to a range of services with more than eighty facilities located in close proximity to the subject site. The site's strategic location bordering the Clondalkin Industrial Site and Park West Business Park, and strong public transport accessibility with direct connectivity to Dublin City centre will provide future residents with greater access to additional facilities beyond the immediate catchment area.