

Social Infrastructure Audit

School St. / Thomas Court Bawn Estate Renewal

Dublin City Council

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1. INTRODUCTION

1.1 Background

The purpose of this report is to provide an audit of the existing community facilities serving the Liberties / South West Inner City and Coombe areas in which fall within the catchment of the proposed development. The 0.653ha site is the subject of a proposed Part 8 for the redevelopment and construction of social housing blocks, located at School Street / Thomas Court Bawn Estate, Dublin 8. This development consists of the demolition of the existing Thomas Court Bawn Block, renovation of the existing School Street Block (C0) and the construction of three five to 10 storey apartment blocks (A1, A2 and B0) to provide 124 units. A multi-use community facility including a multi use community and childcare facility of 151 sq.m. will also be provided. Social Infrastructure Audits are carried out to ensure new developments take account of existing social infrastructure and provide for new community services where required. These are facilities that will form elements of the key fabric of the area in terms of social, physical, and mental well-being of the community.

The site of the development is bounded by School Street and Taylor’s Lane, Marrowbone Lane and Thomas Court Bawn (opposite Anne Devlin Park). Located within The Liberties, in the south-west of Dublin City, the development is proximate to a wide range of amenities and services. The site is situated c. 780m to the south-west of Smithfield, c. 250m to the south of Thomas Street, 300m west of Meath Street and c. 850m to the north-east and east of both the Coombe and St. James’s Hospitals respectively. The development site is zoned Z1 Sustainable Residential Neighbourhoods in the Dublin City Development Plan (DCDP) 2022-2028 and is additionally located within Strategic Development Regeneration Area (SDRA) 15 - Liberties and Newmarket Square.



Figure 1: Extracts from Map E (left) and K (right) of the Dublin City Development Plan 2022-2028 (site marked in red) (source: DCC)

The proposed development cannot be looked at in isolation from the community that adjoins it, including facilities and services within the administrative area of Dublin City Council. It is essential that any new development constructed, integrates successfully into the existing established community.



Figure 2: Subject site outlined in red

1.2 Report Structure

The report is structured as follows:

1. **Introduction** – this section
2. **Area Context** – Considers the site and surroundings in addition to transport accessibility.
3. **Context, Approach and Scope of Report** – Outlines the relevant policies at a National, Regional and Local Level and considers standards against which provision can be assessed.
4. **Demographic Review** - Provides a demographic analysis of the catchment area and assesses the likely future demographic trends as a result of the implementation of the proposed development.
5. **Existing Community Facilities**- Reviews existing local community, recreational and social infrastructure.
6. **Assessment** - Identifies gaps in the existing provision of community infrastructure; and
7. **Conclusions** – Make recommendations to address deficiencies.

2. AREA CONTEXT

2.1 General Area

The subject site encompasses two Flat Blocks at the intersection of School Street, Marrowbone Lane and Taylor's Lane in The Liberties, Dublin 8. The Pimlico Cottages are located directly across to the south. A small vacant / derelict structure is located to the south-west corner at no. 72 Marrowbone Lane. The Guinness Enterprise Centre is located immediately west of the site on Taylor's Lane. It includes a mix of red brick old industrial building and modern elements. Its main pedestrian and vehicular access is located on Taylor's Lane which terminates in a cul-de-sac allowing for pedestrian access to Marrowbone Lane. Pedestrian access to the housing complex which fronts Marrowbone Lane is located on Taylor's Lane. This complex is four-storeys high and does not have any private open space overlooking the proposed development site. The Guinness Storehouse visitor car park is located across the development site to the north-west and it is bound by a concrete fence with railing. The rest of the frontage is occupied by the rear of a three-storey brick cladding commercial-type building. The three-storey School Street and Thomas Court Bawn Family Resource Centre and the flank of the housing units located off Thomas Court completes the north-eastern frontage of School Street. Anne Delvin Park is located immediately east of the site, across Marrowbone Lane. Pedestrian and vehicular access is provided via an entrance at School Street and further pedestrian access to the south via Marrowbone Lane.

It is an infill site within the city centre with a range of amenities and services in its surrounds. It is located to the south of Thomas Street, West of Meath Street and North of Cork Street which provide a range of retail, entertainment and cultural amenities. It is also in close proximity to the south-eastern boundary of the Guinness Storehouse. The closest bus stop is located on Thomas Street, near the junction with Bridgefoot Street, in front of the Lidl Supermarket. The Red Line Luas James' Stop is located around 700 m west of the site. Offices of Dublin City Council are located further west on Marrowbone Lane. It is located around 580m south-east of Heuston Station and just under 2km from Tara Street Station. St James' Hospital is located around 700 m west of the site and the Coombe around 850m south.

2.2 Transportation

The subject site is located in walking distance of a range of public transportation links, providing options for access to the wider Dublin City area. These are primarily situated along Thomas Street and James's Street to the north and along Cork Street to the south, with the 150 bus serving The Coombe Road. The closest Luas stops are at Fatima and James's, both c.720m from School Street. The red line serves these stops at a frequency of 3-5 minutes during peak hours and 12-15 minutes during off peak hours providing a connecting service to The Point and both Saggart and Tallaght. Heuston Station is located within the site's 1km catchment. Over 10 buses and the Luas connect the site to this major station. Walking time to the nearest public transportation stops ranges from a minimum six-minute to ten-minutes.

No bus stops are located on the streets directly adjacent to the subject site. The nearest bus stops are c. 270m to the north-east, stops 1939 and 1998 on Thomas Street (routes S2, G1, G2, 13 and 123). These link Heuston Station to Irishtown, Spencer Dock to Liffey valley SC and the Red Cow Luas, Harristown to Grange Castle and Marino to Kilnamanagh Road. 330m to the south-east on The Coombe Road stops 7412 and 5025 are served by the 150 bus while c. 340m to the south-east on Cork Street stops 2314 and 2380 are served by the 27, 56A, 74, 77A and 151. These serve destinations ranging from Tallaght to Ringsend and Clare Hall, running through the city centre. Further stops are located less than 400m away on Cork and James's Street. Travel time to Trinity College Dublin (TCD) is c. 20 minutes, Croke Park Stadium c. 45 minutes, Heuston Station c. 17 minutes and the 3-Arena c. 30 minutes.

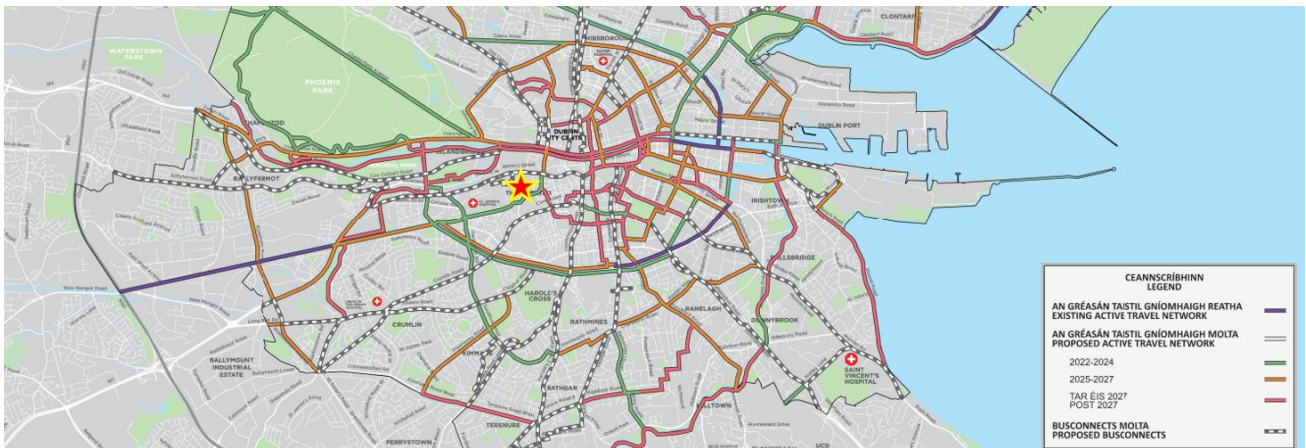


Figure 3: Proposed Active Travel Network Post 2027 (source: DCC)



Figure 4: Journey time to TCD, Croke Park, Heuston Station and the 3-Arena (source: Google Maps)

In addition to the current routes servicing the subject site, a number of improved services are earmarked for delivery that are relevant to consider in the context of the proposed development. The Kilmainham to Thomas Street Active Travel project is due to be completed in two phases between 2024 and 2026. This scheme will provide high quality walking and cycling facilities, linking the Thomas Street junction to the Kilmainham Lane junction via Thomas Court and Marrowbone Lane. Construction of the interim scheme commenced in Q3 2023 and included upgrades to Marrowbone Lane inclusive of the development of segregated cycle tracks, upgrades to pedestrian crossings and changes from two to one-way streets. This interim scheme is expected to be replaced by a permanent scheme and further upgrades along the route in 2025.

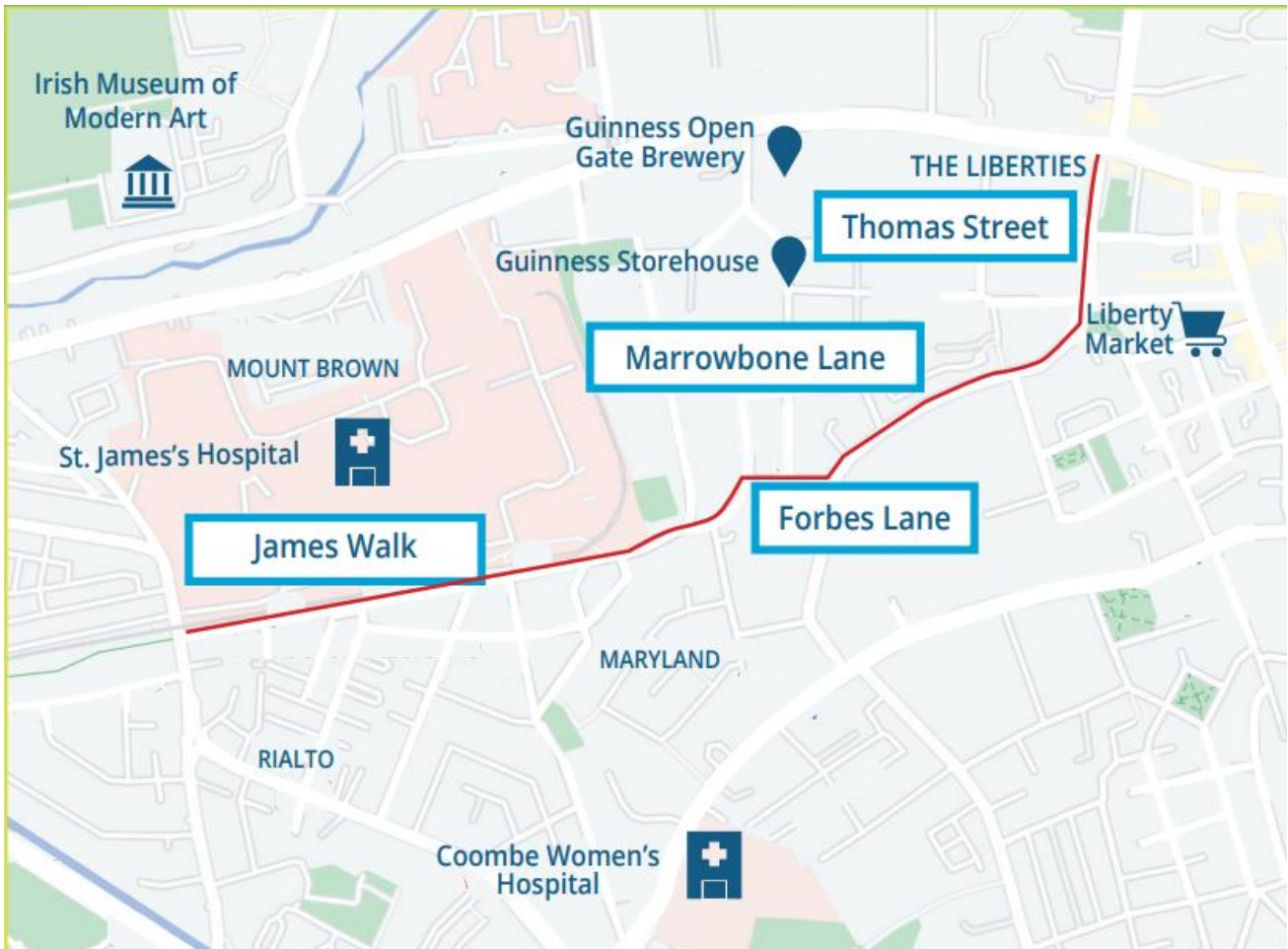


Figure 5: Kilmainham to Thomas Street Active Travel Project (source: DCC)

2.2.1 Accessibility

A key priority of the Development Plan is to create sustainable neighbourhoods, with a range of household types and tenures located in close proximity to community facilities and services in order to deliver sustainable patterns of development in line with the principles of the 15-minute city. The below map illustrates the walkability of the site to surrounding neighbourhood centres, services and amenities, which will be expanded upon in this report.

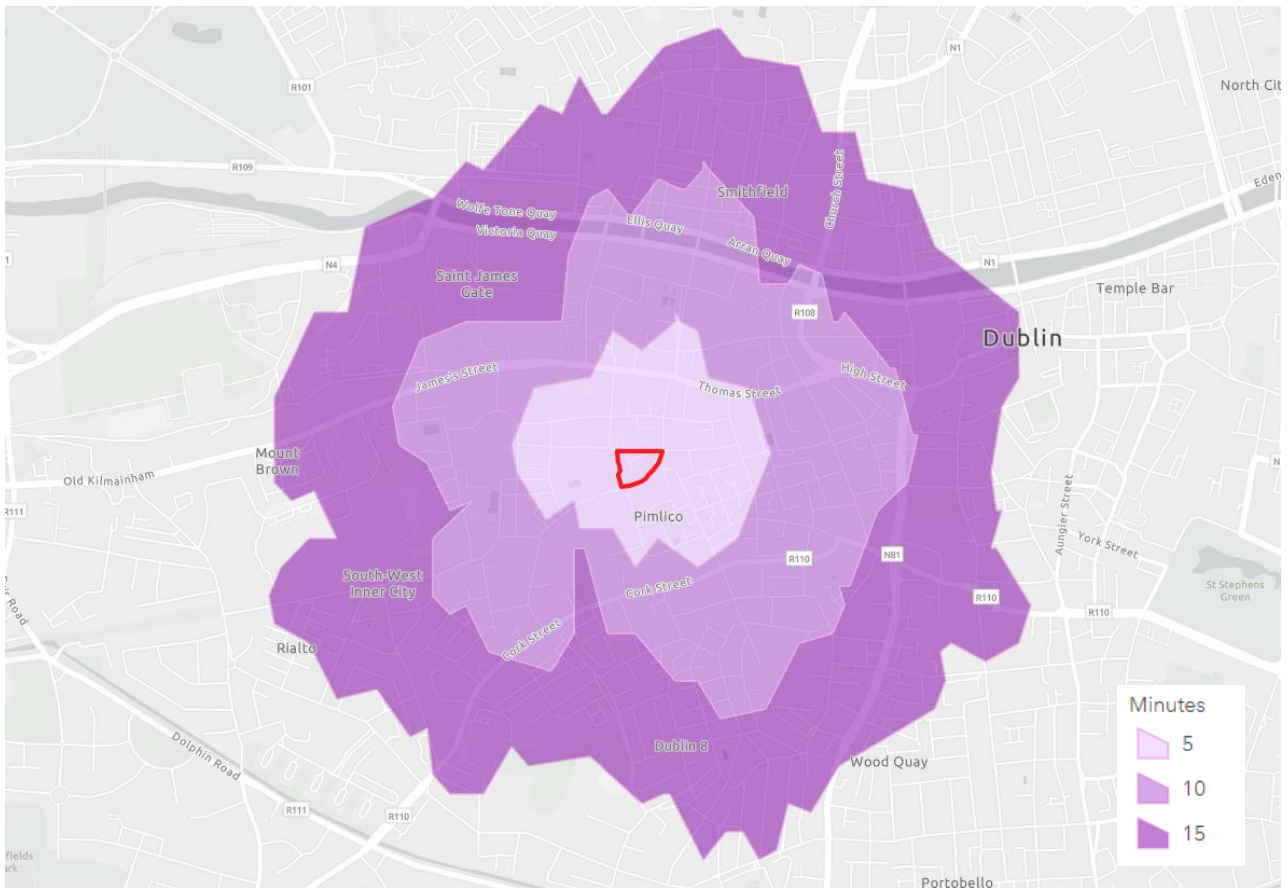


Figure 6: Walkability Patterns in 5,10 and 15 minute intervals (source: ArcGIS)

2.2.2 BusConnects

The aim of Bus Connects is to enhance bus infrastructure by improving speed, efficiency and reliability along the 16 corridors, while providing enhanced walking and cycling facilities through the provision of dedicate cycle lanes that are separated from traffic as much as possible. The overall objective of the Bus Connects project is to support the development of a sustainable and integrated public transport system in the Dublin Region that enables the delivery of compact urban growth that is sustainable and supports a low carbon future. The D and G BusConnects spines run along Thomas and Cork Street.

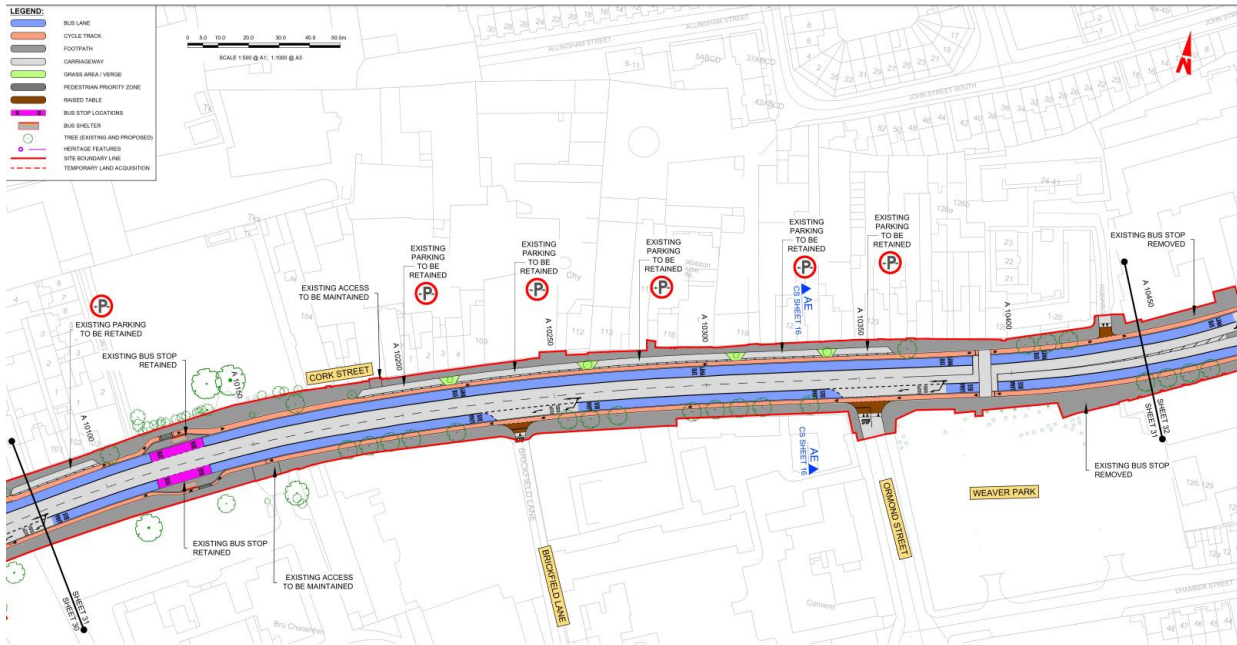


Figure 7: Preferred route drawing of Cork Street section Tallaght/Clondalkin to City Centre Core Bus Corridor Scheme (source: BusConnects)

The Tallaght/Clondalkin to City Centre Core Bus Corridor Scheme was approved by An Bord Pleanála on 21st October 2024. A segment of this route will run along Cork Street, proximate to the subject site. Included within this corridor are bi-directional cycle and bus lanes along Cork Street. Improvements to pedestrian crossings will be included while the location of some bus stops along the route will be altered. It is likely that this scheme will be implemented in the second half of the overall Core Bus Corridor construction programme, with an expected completion date of 2030. The Liffey Valley to City Centre Core Bus Corridor Scheme was also approved by ABP. This route is set to run from Liffey valley Shopping Centre to the City Centre via both James and Thomas Street, serving the proposed development.

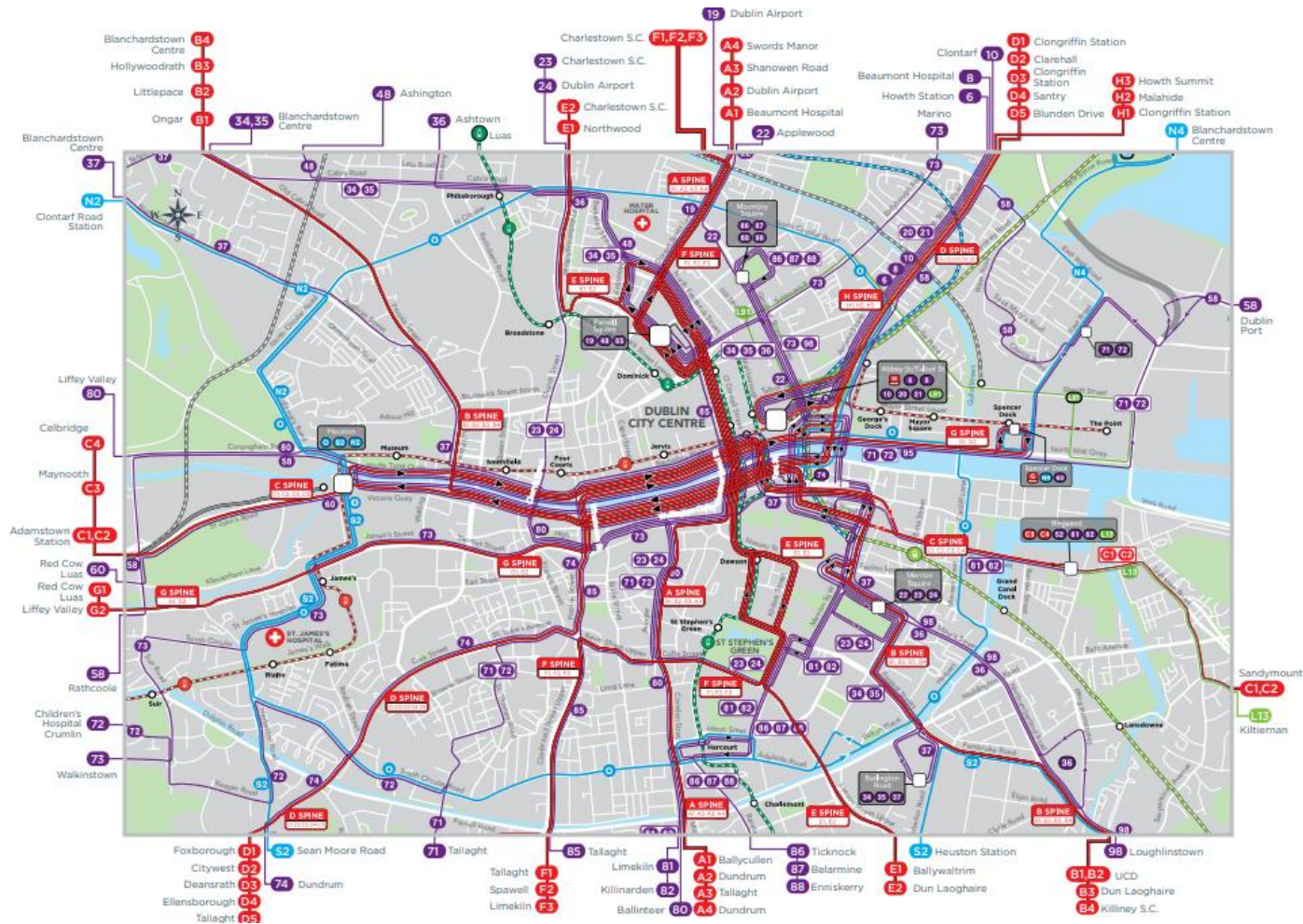


Figure 8: City Centre Area BusConnects Map (source: NTA, 2022)

2.2.3 Pedestrian and Cycle Links

The site is located at the intersection between School Street and Marrowbone Lane, both of which are included along the Primary Pedestrian network as delineated in the Dublin City Centre Transport Plan 2023.

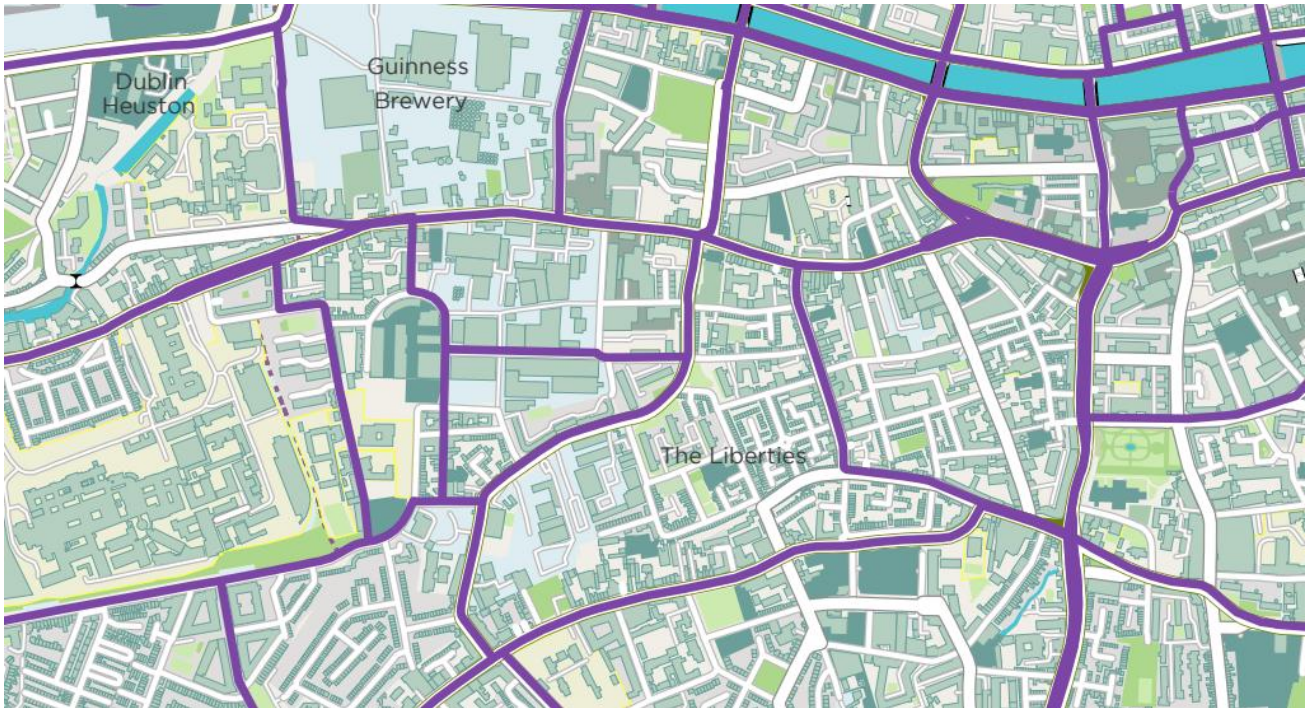


Figure 9: Primary Pedestrian Network (source: Dublin City Centre Transport Plan 2023)

According to the Greater Dublin Area Cycle Network Plan for Dublin City Centre 2022, Thomas Street and James’s Street are primary radial cycle routes while Cork Street to the south of the subject site along with several routes connecting Thomas to Cork Street are identified as secondary routes. The segment of School Street to the north of the site and Taylor’s Lane running along its western boundary are identified as feeders into the secondary and primary network. The Dublin City Centre Transport Plan 2023 also identified both Thomas and Cork Street as part of the primary cycling network.

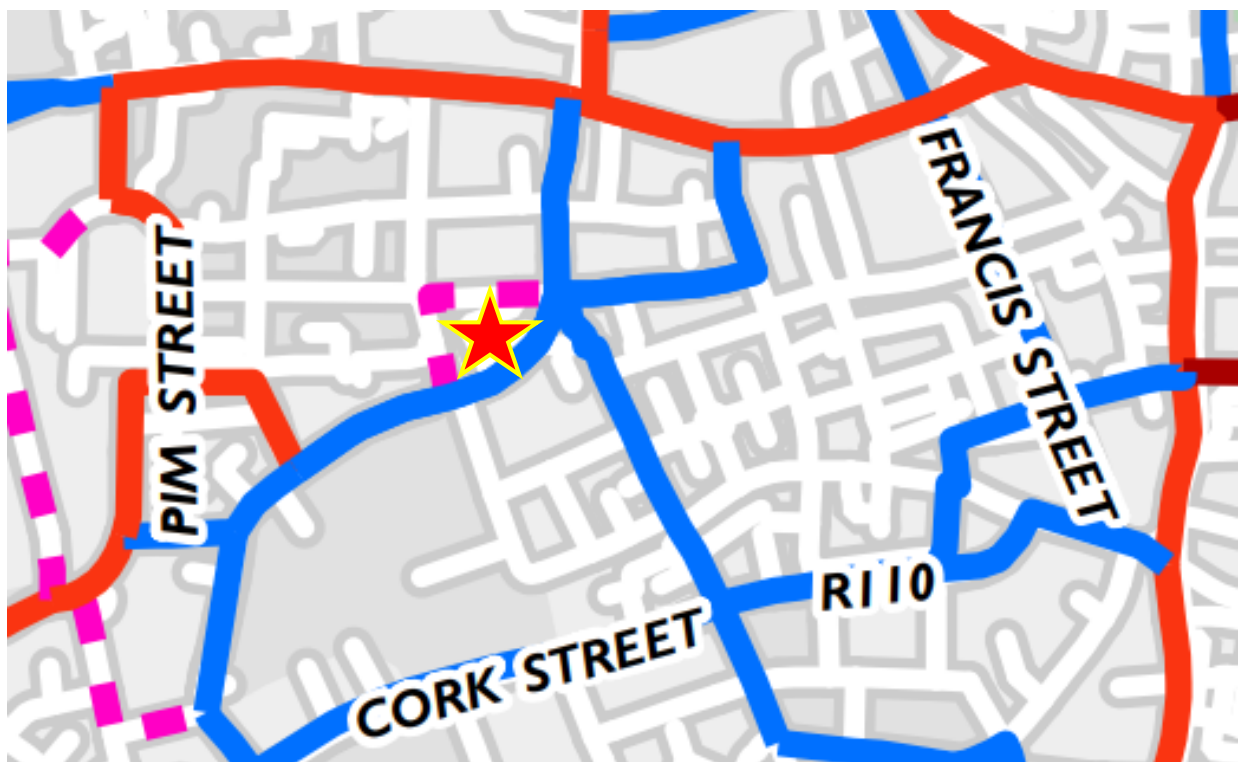


Figure 10: Greater Dublin Area Cycle Network Plan 2022 (source: NTA)

3. CONTEXT, APPROACH AND SCOPE OF THE REPORT

3.1 Policy Context

3.1.1 Project Ireland 2040 – National Planning Framework (NPF) First Revision April 2025

The Project Ireland 2040 National Planning Framework (NPF) seeks to direct development and investment at a national level. The NPF aims to establish a common vision and a set of goals for every community to guide the growth and development of Ireland until 2040. These goals are called National Strategic Outcomes (NSOs) which are further articulated through National Policy Objectives (NPOs).

The NPF includes National Strategic Outcome 10 which seeks to provide access to quality Childcare, Education and Health services. This requires an evidence-led planning approach. While there is no guidance on what infrastructure is required to service developments of different sizes, the NPF does provide a hierarchy of settlements and related infrastructure. Several National Policy Objectives (NPO) are relevant to the preparation of an SIA:

- NPO 12 seeks to *'Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.'*
- NPO 37 seeks to *'Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages.'*
- NPO 41 aims to *'Prioritise the alignment of targeted and planned population and employment growth with investment in: [...] The provision and timely delivery of childcare facilities and new and refurbished schools on well-located sites within or close to existing built-up areas, including in support of infill and brownfield development, that meet the diverse needs of local populations and act as a key enabler for housing development, thereby contributing to the development of sustainable communities'*
- NPO 43 seeks to *'prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location'*.

The National Planning Framework outlines the broad national objectives for residential development in the State. This high-level objective is filtered downwards to be integrated into the Regional Spatial and Economic Strategy for the Eastern and Midland Region.

3.1.2 The Provision of Schools and the Planning System: A Code of Practice 2008

The Provision of Schools and the Planning System A Code of Practice for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government 2008 was part of a wider package of initiatives designed to facilitate the provision of schools, particularly primary schools, and schools related infrastructure within the planning system coupled to new mechanisms for site identification and acquisition. The Code indicates that the role of the Department of Education is to ensure effective forecasting and planning mechanisms for the provision of new schools. It assumes that an average of 12% of the population are expected to present for primary education. The role of planning for new schools by Local Authorities is through Development Plans. The Code of Practice states that the effective integration of the schools programme and planning system has three core objectives:

- 1) *“Schools provision should be an integral part of the evolution of compact sustainable urban development and the development of sustainable communities;*
- 2) *The provision of any new schools (both primary and post-primary) should be driven by and emerge from an integrated approach between the planning functions of planning authorities and the Department of Education and Science; and*
- 3) *Local authorities, as planning authorities, will support and assist the Department in ensuring the timely provision of school sites.” This document states that in some cases it “may be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated ‘feeder’ national schools.”*

The document provides guidance when assessing future development potential of certain areas and establishing demand for schools. This document states that in some cases it “may be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated ‘feeder’ national schools.”

The Code of Practice stipulates the methodology for forecasting future education demand. Identification of future primary school demands should be based upon:

- “The anticipated increase in overall population for the city/county plan area over the next nine years (as set out in relevant development or local area plans);
- The current school-going population based on school returns;
- The increase in school going population, assuming that an average of 12% of the population are expected to present for primary education; and,
- The number of classrooms required in total derived from the above.”

The report addresses reasonable estimates of future demand based on the influx of population arising from the proposed development in a manner that is consistent with national and regional estimates sourced by CSO results.

3.1.3 Action Plan for Education (Statement of Strategy 2023-2025)

The Department of Education (DES) has operated an Action Planning Framework to provide an overview of the activity associated with the achievement of its strategic priorities since 2016. The plan sets out key priorities, on an annual basis, with the most recent Plan published in December 2023. This Plan translates the strategic priorities to action and makes progress towards achieving the high-level goals for the department and the sector. The high-level roadmap of how to achieve the Department’s priorities over 2023-2025 is:

1. Enable the provision of high-quality education and improve the learning experience to meet the needs of all children and young people, in schools and early learning and care settings.
2. Ensure equity of opportunity in education and that all children and young people are supported to fulfil their potential.
3. Together with our partners, provide strategic leadership and support for the delivery of the right systems and infrastructure for the sector.
4. Organisational Excellence and Innovation.

The Action Plan for Education (Statement of Strategy 2023 – 2025) provides useful insights into the requirements for new schooling infrastructure and the standards to ensure high-quality learning for all students.

3.1.4 Childcare Facilities: Guidelines for Planning Authorities (2001)

These Guidelines set out general standards and guidance for the land use planning of childcare facilities in Ireland. It advocates a more proactive role by the planning authority in the promotion and management of childcare provision in their area. Section 2.4 of the Guidelines sets out the appropriate locations for childcare facilities, stating that:

“Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary or where there are adequate childcare facilities in adjoining developments.”

The Childcare Guidelines recommend the provision of 1 no. childcare facility, or 20 no. childcare spaces, for every 75 no. dwellings in a permitted residential scheme.

The Childcare Guidelines acknowledge the factors associated with determining the appropriate level of childcare facilities required in an area, including:

- The current provision of childcare in the area;
- The nature of emerging new communities; and
- Current demographic trends.

The Guidelines specifically state that:

“The threshold for provision should be established having had regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas”.

3.1.5 Planning Design Standards for Apartments – Guidelines for Planning Authorities 2025

The Planning Design Standards for Apartments – Guidelines for Planning Authorities 2025 was published in the summer of 2025. It includes specific guidance with respect to childcare provision in the design and development of apartment schemes, as follows:

‘Notwithstanding the Planning Guidelines for Childcare Facilities (2001), which are subject to review, and which recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development, 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 on-site childcare provision and subject to the factors above, this may also apply in part or whole, to units with two or more bedrooms.

The application of this standard is however informed by the demographic profile of the area and the existing capacity of childcare facilities.

Under Specific Planning Policy Requirement (SPPR) 6 the Guidelines states that the *‘provision of new Communal, Community and Cultural facilities within apartment schemes shall only be required in specific locations identified within the development plan and shall not be required on a blanket threshold-based approach in individual apartment schemes’.*

3.1.6 Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031

The Regional and Economic Spatial Strategy 2019-2031 (RSES) prepared for the Eastern & Midland Regional Assembly (EMRA) seeks to support the implementation of Project Ireland 2040 and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the region.

RPO 9.13, states *“to ensure that new social infrastructure facilities are accessible and inclusive for a range of users”* is a regional policy objective (RPO) within the RSES which supports the provision of, and access to social infrastructure in a town setting. The RSES also states that *“Local authorities and relevant agencies shall ensure that new social infrastructure developments are accessible and inclusive for a range of users by adopting a universal design approach and provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives”*.

Section 9.1 of the RSES details that the availability of, and access to, services and facilities, inclusive of healthcare services, education facilities and community/recreational facilities is key to creating healthier places. This is supported by Regional Policy Objective 9.14 which calls for Local Authorities to *“support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve.”*

Section 9.7 highlights that social infrastructure should be easily accessible by walking, cycling and public transport. Shared use and co-location of facilities should be encouraged, in order to align service provision, use land more efficiently and facilitate opportunities for further inclusion and community participation. The RSES has been consulted in this Social Infrastructure Audit to ensure the range of services, community facilities, and standards deemed to improve quality of life are considered.

3.1.7 Dublin City Development Plan 2022-2028

The DCDP 2022-2028 provides that overarching planning policy that applies to the subject site and its immediate environs. The development site is zoned Z1 Sustainable Residential Neighbourhoods in the DCDP 2022-2028. It is also within Strategic Development and Regeneration Area (SDRA) 15. A key priority of the Development Plan is to create sustainable neighbourhoods, with a range of household types and tenures located in close proximity to community facilities and services in order to deliver sustainable patterns of development in line with the principles of the 15-minute city:

“QHSN11: To promote the realisation of the 15-minute city which provides for liveable, sustainable urban neighbourhoods and villages throughout the city that deliver healthy placemaking, high quality housing and well designed, intergenerational and accessible, safe and inclusive public spaces served by local services, amenities, sports facilities and sustainable modes of public and accessible transport where feasible.”

“QHSN47: 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."

"QHSN50: 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: 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."

"QHSN54: (i) To encourage the co-location of schools/education facilities as part of education campuses and with other community uses to create community hubs. (ii) To support the shared use of school or college grounds and facilities with the local community, outside of core hours, anchoring such uses within the wider community."

"QHSN55: 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."

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

"QHSN60: 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."

Development Standards for Community and Social Audits - Section 15.8.2 of the Development Plan outlines the criteria for the provision of a Community and Social Audit, as per below:

- *"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."*

In the interest of robustness, this report has assessed the existing surrounding infrastructure within a 1km radius. It is respectfully submitted that this provides greater detail as to the level of facilities which are available that residents may avail of.

Development Standards for Schools - Section 15.8.3 of the Development Plan outlines the criteria for the provision of adequate schooling infrastructure. 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.

Development Standards for Childcare - Section 15.8.4 of the Development Plan outlines the criteria for the provision of adequate childcare infrastructure for a local area. As part of the community and social audit, an assessment of the childcare facilities in the surrounding 1km radius of the proposed should be included. The analysis should have regard to:

- *“The make-up of the proposed residential area, i.e. an estimate of the mix of community that the housing area seeks to accommodate (if an assumption is made that 50 % approximately of the housing area will require childcare, how does the proposal contribute to the existing demand in the area).”*
- *“The number of childcare facilities within walking distance (i.e. 1km) of the proposal.”*
- *“The capacity of each childcare facility and the available capacity by completion of the project.”*
- *“The results of any childcare needs analysis carried out as part of the city childcare strategy or carried out as part of a local or area action plan or as part of the development plan in consultation with the city childcare committees, which will have identified areas already well served or alternatively, gap areas where there is under provision, will also contribute to refining the base figure.”*

The report has assessed the existing surrounding childcare infrastructure within a 1km radius.

Development Standards for Public Open Space - Section 15.8.6 of the Development Plan outlines the criteria for the provision of adequate public open space. Public open space requirement for residential developments relates to the overall site area and is defined as follows for the subject site.

All residential developments are required to provide for public open space. Regard should be had to the guidance set out in Section 15.6.12 above regarding landscaping requirements, and also Section 15.6 on Green Infrastructure. Each of the Guidelines and Policy documents outlined above in Section 4.0 have been consulted in the development of this Social Infrastructure Audit to review the existing capacity of community facilities within the Study Area.

Chapter 13 of the Development Plan is concerned with SDRAs. It sets out a series of guiding principles for these, setting out an overall strategy for each site in terms of developments within. SDRA 15 – Liberties and Newmarket Square corresponds to the area defined by the Liberties Local Area Plan 2009. Guiding Principles under SDRA 15 which are applicable to the proposed development relate to:

- Urban Structure –
 - To support the regeneration of large blocks in order to provide the opportunity to improve the human scale of the existing urban structure.
- Land Use & Activity –
 - To recognise the strong community that exists in the Liberties area and the contribution it makes to the fabric of the area.
 - To support the delivery of the Liberties Creative Cluster and other initiatives to strengthen the arts within the Liberties.
 - To recognise the need for community uses and public spaces to complement the emerging development in recent decades.

- To deliver a civic hub as part of the regeneration of the Pimlico flat complex.
- To support the provision of community/ cultural uses and undertake an audit of community infrastructure in the Liberties area in order to identify additional community needs
- Height –
 - To support 6-8 storeys as a benchmark height for new developments in the SDRA area where conservation and design considerations permit. Opportunities for locally higher buildings above the benchmark height, that will be slender in nature, are identified in the accompanying Guiding Principles Map.
- Design –
 - To ensure that new buildings respond to the scale and grain of the prevailing character of the particular street.
 - All new apartment buildings are encouraged to have own-door access for all dwellings at ground floor level to contribute to increased vitality and activation of the area.
 - Improve the quality of the Liberties' main thoroughfares - Cork St., Thomas/James's St., Francis St., Meath St. and Marrowbone Lane, through improvements to the public realm and greening strategies and by establishing frontage of appropriate character and scale in relation to the street width.
- Green Infrastructure-
 - To support the creation of a public park as part of the regeneration of the Pimlico flat complex.
- Movement and Transport –
 - To maximise the potential benefit of the BusConnects project to the Liberties area in terms of public realm improvements, green infrastructure and pedestrian and cycling infrastructure.

The north-eastern portion of the site is indicatively noted as the location for the proposed public park. Principles for Pimlico specifically state that the:

'Redevelopment of the lands should accommodate a civic/community hub and an enlarged area of public open space. A locally higher building of 10-12 storeys at this location would provide urban design and placemaking benefits to the emerging character of a revitalised Marrowbone Lane. Base heights should be 6-8 storeys, where heritage, built form character and residential amenity considerations allow. The opportunity for a new north-south pedestrian connection to run through the lands, connecting up to Thomas St. to the north should be realised as part of any redevelopment.'

The site is located within the Liberties area, where a specific Housing Need Demand Assessment (HNDA) was undertaken. The CDP requires planning applications in the Liberties areas to include the following unit mix:

- A minimum of 15% three or more bedroom units
- A maximum of 25%-30% one bedroom/ studio units

3.1.8 The Liberties Greening Strategy

This strategy addresses the lack of green space in The Liberties area of Dublin City. It offers proposals for new green spaces, landscape spaces, heritage green spaces and enhanced local green spaces. The enhancement of existing green spaces is noted as a core element of the strategy, and Pimlico hosts one such space. The current urban structure is described as one in which urban legibility breaks down. The openness of the council flats,

which are set back from the street edge contrasts with the well-defined residential streets in the area's surrounds. Existing green space is of low visual quality and little recreational benefit.

The space is identified as a *'high profile space in the urban structure and a key linking space between Marrowbone Lane, Ardee St. /Cork St., Meath St. and Thomas St.'* Some measures forwarded for Pimlico and which specifically relate to the subject site and direct surrounds are:

- Threading a number of pedestrian desire routes through the space to bring surveillance and vitality
- The design of the space will be a hybrid of green and hard landscape. It is proposed to make the space open and visible from Marrowbone Lane, School St. and Earl St.
- Existing play area upgraded
- Rationalisation of parking bays along Marrowbone Lane and tree planting
- Kerb buildout

3.1.9 Building Culture - Culture Infrastructure Toolkit

The toolkit is a complementary resource to chapter 12 of the DCDP 2022-2028, drafted with the intention of guiding the process of the delivery of cultural infrastructure. This is aimed largely at developers undertaking the construction of residential developments which trigger the delivery of 5% cultural and/or community uses within the development. Within the toolkit are building blocks aimed to help developers:

- Identify and respond to a real need;
- Design for a clearly defined cultural use; and
- Select a delivery model that is sustainable for both developer and operator.

It is noted that while the overall floorspace is c.13,710 sq.m. this policy does not apply to the proposed Part 8 development as the floor space (excluding the retrofit block) is less than the 10,000s sq.m. threshold.

3.2 General Benchmarking

There is no national set of guidelines that specifically outlines how to provide and manage the implementation of community infrastructure in existence. However, there are a number of statutory and non-statutory documents and guidelines setting out standards of provision of community and social infrastructure provision. Of particular relevance are the following sources of information and policies which guide the spatial development of the catchment:

- 1) The DCDP 2022 – 2028 has wide strategic objectives for the development of towns within the county and which are intended to guide development in the forthcoming years.
- 2) The National Planning Framework (NPF) 2040 – First Revision recognises that it is important that the community infrastructure should be considered in tandem to the population to ensure that there is a sustainable level of provision. It proposes a hierarchy of social infrastructure, whereby specialist and high-quality functions such as hospitals are expected in larger settlements whereas small communities need to sustain strong community infrastructure such as a multi-purpose hall, primary school, post office, local shop or pub.
- 3) The Retail Planning Guidelines (2012) support the provision of local retail units as they provide access to local facilities especially the elderly, persons with mobility impairments, families and those without access to private transport.

- 4) For new housing developments, Childcare Facilities Guidelines for Planning Authorities (2001) recommends an average of one childcare facility for each 75 dwellings.
- 5) The Provision of Schools and the Planning System: A Code of Practice for Planning Authorities; the Department of Education and Science (renamed Department of Education) and the Department of Environment Heritage and Local Government (renamed Department of Housing, Planning & Local Government) (2008) advised that 12 per cent of the population are expected to present for primary education. Based on this, plus an estimate of future growth, plus an assessment of the capacity of the existing primary and post primary schools in the area, the Department of Education will supply estimates to the local authority for the need for new schools or the extension of existing schools based on the requirements arising from new developments
- 6) Specific Planning Policy Requirement (SPPR) 6 of the 2025 Apartment Guidelines states that the 'provision of new Communal, Community and Cultural facilities within apartment schemes shall only be required in specific locations identified within the development plan'.

3.3 Approach

As part of this development proposal, we have carried out an assessment of the existing facilities in the area in order to assess the need for social and community infrastructure. A desktop study was used to collect the baseline information. The facilities in each category were recorded in an Excel table then mapped using ArcGIS.

Numerous public and private geospatial datasets were used to gather the baseline information, including but not limited to:

- 2016 and 2022 Census Boundaries and Statistics;
- Google Places Datasets;
- Department of Education – Irish Schools
- 2023 Tusla Early Years Inspectorate Report – Registered Childcare Facilities;
- 2022 HSE Records – Find Your Local Health Service
- 2022 Culture Near You Data;
- 2021 Dublin City Council Cultural Infrastructure Study;
- Dublin City Council Community and Recreation Centre List;
- Dublin City Council Planning Application Database; and
- National Planning Application Database.

3.3.1 Classifications

This Social Infrastructure Audit assesses a range of services and facilities that would be expected in a community, conducive to enabling a high-quality standard of living for the existing and future residents. For the purpose of this report, the array of services and facilities defined as social infrastructure have been categorised into a defined number of typologies that correspond to those set out in the DCDP 2022-2028.

Table 1: Categories of Social and Community Facilities

Category	Description
Arts and Culture	Art Galleries provide exhibition spaces and may offer educational programs as well as meeting and workshop spaces for artists. Galleries are often co-located with libraries, Civic facilities, and museums. A space for art, rehearsal and performance ranging from small playhouse to a large multi-purpose performance centre supporting a wide variety of performing arts. Includes arts workshop and music schools.
Community Centre / Halls	General community use facility providing meeting spaces, social, educational, and recreational activities and/or health, support and information. Includes community centres, parish centres, local halls, and meeting rooms.
Childcare Facilities	Registered Childcare Facilities including full day, part time and sessional services.
Healthcare and Social Services	Hospitals, Health Centres, Family Resource Centre, Primary Care Centres, GPs and Speciality Clinics and Pharmacy.
Education	Primary, Post-Primary, Third Level, Further Education and Other Lifelong Training Centres
Religious & Worship Facilities	Churches, Cemeteries and Places of Worship
Open Space, Sports and Leisure	Parks, Playing Pitches, Playgrounds, Sports Centres and Clubs, Leisure Centres, Gyms and Training Facilities, Swimming Pools, Public indoor facility which caters for indoor sports (e.g. Swimming pool, gym, sports) and other multi-purpose rooms for Pilates, yoga, meetings/classes.
Retail & Entertainment	District, Neighbourhood and local centres

3.4 Study Area

The study area for this assessment is defined by a c. 750m radius of the subject site, equivalent to a c. 10-12 minute walking distance considered accessible to future residents of the proposed development as defined by the Development Standards for Community and Social Audits - Section 15.8.2 of the DCDP 2022-2028. A distance of c.1km has also been defined by Dublin City Council within the DCDP (Section 15.8.4) as being within walking distance and therefore within the scope of the community and social audit. Given that the subject site is located within an urban inner-city context, an indicative catchment of c. 1km has been adopted in this report to capture, survey and include relevant infrastructure that lie tangent to, or immediately outside of the 750m radius prescribed under the DCDP. This was adopted for the assessment of existing community facilities as this radius is considered a reasonable distance to travel for access. However, demographic analysis was conducted with regards to the 750m radius as specified

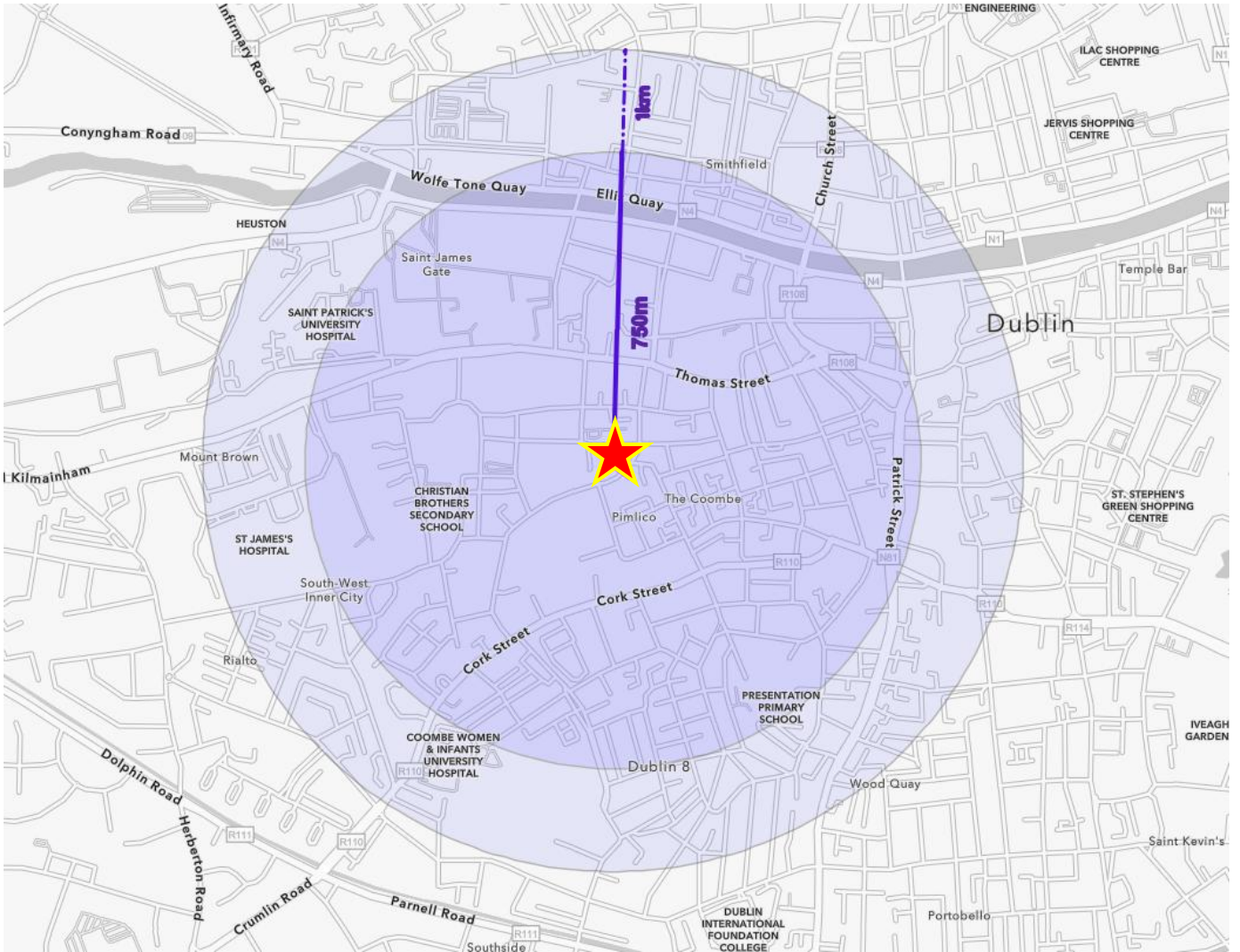


Figure 11: Study Area (source: MDB & ArcGIS)

4. DEMOGRAPHIC TRENDS

4.1 Study Area Demographics

Population modelling and demographics have been provided by the Central Statistics Office (CSO). The scope of the assessment is determined by overlaying the 1km radius buffer zone over the centre of the application lands and assessing the relevant Electoral Divisions (EDs) Statutory Boundaries. The Phoenix Park ED has been discounted for the purpose of this analysis based on a lack of residents in the segment of the district included within the catchment, in which the Criminal Courts of Justice is located.

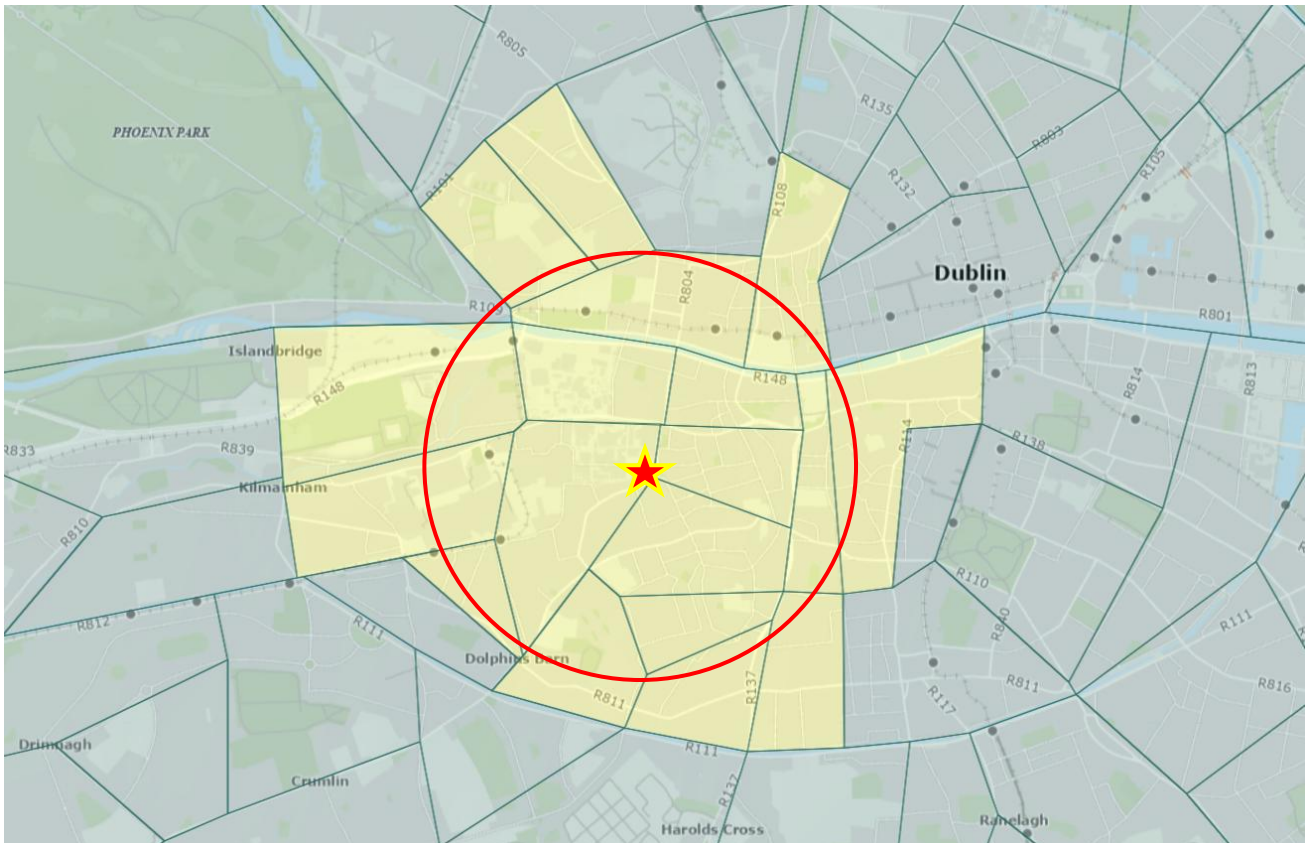


Figure 12: Extent of Demographic Study Area

4.2 Population Trends

Conducting analysis of the 1km settlement area confirmed a total population of the study area to be 61,659 persons during the 2022 Census. The list of Electoral Divisions used, and their respective populations, can be seen in the table below.

Table 2: Population Trends in Study Area and Dublin City (Source: CSO)

Electoral Division	CSO 2016 Population	CSO 2022 Population	Change 2016-2022	% Change 2016-2022
Ushers A	3930	5117	1187	30%
Ushers B	1312	1903	591	45%
Ushers C	3983	4069	86	2%
Ushers D	2188	2390	202	9%
Ushers F	3484	3461	-23	-1%
Arran Quay C	4471	4646	175	4%
Arran Quay D	3109	3308	199	6%
Arran Quay E	3293	3377	84	3%
Inns Quay C	2757	3087	330	12%
Merchant's Quay A	2513	2749	236	9%
Merchant's Quay B	3966	4343	377	10%
Merchant's Quay C	3566	3814	248	7%
Merchant's Quay D	2185	2575	390	18%
Merchant's Quay E	2489	2651	162	7%
Merchant's Quay F	2158	2328	170	8%
Royal Exchange A	4329	5063	734	17%
Wood Quay A	2606	2871	265	10%
Wood Quay B	3414	3907	493	14%
Total	55753	61659	5906	12%
Dublin City Council	554554	592713	38159	7%

As illustrated in the table above, the Study Area experienced a population increase between 2016 and 2022. Over the 6-year period, the population of the Study Area rose from 55,753 to 61,659, equivalent to a 12% increase. Over the same period, Dublin City Centre also experienced a population growth from 554,554 to 592,713, equivalent to a 7% increase between 2016 and 2022. In the course of the intercensal period, the population of the study area increased at almost double the rate of Dublin City Centre.

4.3 Age Profile

The 2022 census shows that 2,562 persons of the study area population were aged between 0 and 4, or 4.2% of the total population. A further 2,252 persons were aged between 5 to 9 year old or 3.7% of the total population. The 10 to 14 years old cohort comprises 2,093 persons or 3.4% of the total population. In the 15-19 age cohort there were 2,792 individuals. This group comprises 4.4% of the total population. Thus, 15.7% of the population in the study area is of pre-school and school-going age, in comparison to 15.2% in Dublin City Council at large. Those within the 20-64 years age cohort are a total of 46,478 persons or 75.4% of the population while 5,363 are aged 65 years old or more, representing c. 8.7% of the total population.

4.4 Household Composition

The average no. of persons per private household in the study area was 2.4 persons. Across Ireland, the Census 2022 revealed that the proportion of people living alone increased consistently with age. It is noted that over one-quarter of people aged 65 or over lived alone and this rose to 44% for people aged over 85 years. The Census 2022 also found that the population of individuals living alone in Dublin was the highest in the country, at 61,525 persons.. In the intercensal period of 2016 and 2022, the number of one person households in the

State grew from 399,815 to 425,974, equivalent to a 7% increase. The average number of children per family recorded in the State during the Census 2022 was 1.34 children.

Table 3: 2022 Age Profile in the Study Area

Electoral Division	0-4 years	5-9 years	10-14 Years	15-19 Years	20-64 Years	65+ Years	Total
Ushers A	181	113	92	94	4398	239	5117
Ushers B	41	31	59	223	1453	96	1903
Ushers C	208	204	207	191	2938	321	4069
Ushers D	113	117	93	93	1759	215	2390
Ushers F	116	114	99	110	2271	751	3461
Arran Quay C	161	126	121	139	3921	178	4646
Arran Quay D	150	140	111	125	2433	349	3308
Arran Quay E	153	115	85	113	2530	381	3377
Inns Quay C	100	101	111	274	2222	279	3087
Merchant's Quay A	138	150	127	100	2077	157	2749
Merchant's Quay B	214	178	109	215	3362	265	4343
Merchant's Quay C	124	125	134	195	2951	285	3814
Merchant's Quay D	105	85	104	146	1832	303	2575
Merchant's Quay E	73	76	73	150	2060	219	2651
Merchant's Quay F	157	103	110	96	1701	161	2328
Royal Exchange A	211	198	195	247	3749	294	5063
Wood Quay A	179	162	153	96	1876	405	2871
Wood Quay B	138	114	110	135	2945	465	3907
Total	2562	2252	2093	2742	46478	5363	61659
Dublin	28946	29356	30301	30269	394473	79368	592713

Table 4: 2022 Average no. Persons Per Private Household

Electoral Division	No. of Private Households	Total Population ¹	Average no. Persons Per Household
Ushers A	2207	5117	2.3
Ushers B	704	1903	2.7
Ushers C	1771	4069	2.3
Ushers F	1722	3461	2.0
Arran Quay C	1900	4646	2.5
Inns Quay C	1160	2631	2.3
Merchant's Quay A	1086	2749	2.5
Merchant's Quay B	1713	4343	2.5
Merchant's Quay C	1470	3814	2.6
Merchant's Quay D	920	2575	2.8
Merchant's Quay F	956	2328	2.4
Wood Quay A	1584	2871	1.8
Total	17193	40507	2.4
Dublin	225,685	592713	2.6

¹ Total population derived from figure as stated under CSO theme Private Households and Persons in Private Households SAP2022T5T1ED. Discrepancy between population noted here and in 4.2 above as recorded in CSO data, with note taken of the term 'private household' being non-inclusive of those residing in 'in a boarding house, hotel, guest house, hostel, barrack, hospital, nursing home, boarding school, religious institution, welfare institution, prison or ship, etc.'.

5. EXISTING COMMUNITY FACILITIES

This section presents the findings of an audit of community infrastructure situated within 1km of the subject site. Community infrastructure includes a wide range of services and facilities that contribute to quality of life. The purpose of reviewing current provision of community infrastructure is to ascertain the likely future need for facilities and services in the area. An audit was conducted for the existing social and community infrastructure in the vicinity of the site. For the purposes of this report, it is necessary to view distances from the site in differing contexts, dependent on the service itself. This gives a genuine and reasonable expectation regarding the review of existing community facilities.

5.1 Education

5.1.1 Primary Schools

Based on the analysis undertaken there are nine no. primary schools within a 1km radius of the subject site. There is a wide choice of school types available, including secular, non-secular and Educate Together. All schools are mixed gender, though Francis Street School and St. Paul's Primary School began enrolling girls in junior infants in 2021 and 2022 respectively. Dublin Steiner School is expecting to increase its capacity from 60 to 80 children by 2027. St. Catherine's National School is in negotiations with the department of Education, with plans to extend the size of the building. This will not effect capacity. The enrolment figures were obtained through liaison with the schools and from the Department of Education database for the academic year 2023-2024. The schools are listed and tabulated with their current enrolment figures below.

Table 5: List of Primary Schools within 1km of the site, distance and enrolment data

School Name	Address	2022 enrolment	2023 enrolment	2022-2023 % Change	2024 Enrolment	Vacancies	Distance (in km)
Canal Way Educate Together National School	Basin Lane, The Liberties, Dublin 8, D08 R125	368	392	6.5%	380	110	0.47
Dublin Steiner School	92 Meath St, The Liberties, Dublin 8, D08 YN15	-	-	-	47	13	0.29
Francis Street School	John Dillon St, The Liberties, Dublin 8, D08 FE83	170	179	-3.5%	-	-	0.62
Presentation Primary School Warrenmount	25-26, Warrenmount Pl, Blackpitts, Warrenmount, Dublin 8, D08 XR62	180	204	13.3%	-	-	0.73
Scoil Treasa Naofa	Petrie Rd, Donore Avenue, Dublin 8	181	153	-15.5%	179	c. 21-26	0.77
St. Audeon's National School	Cook St, Merchants Quay, Dublin 8, D08 XP83	190	183	-3.7%	-	-	0.67
St. Brigid's Catholic	The Coombe, D08E377	236	237	0.4%	-	-	0.58

School Name	Address	2022 enrolment	2023 enrolment	2022-2023 % Change	2024 Enrolment	Vacancies	Distance (in km)
Primary School							
St. Catherine's National School	8 Donore Ave, S Circular Rd, Dublin	210	190	-9.5%	187	13	0.89
St. James's Primary School	Basin Lane, The Liberties, Dublin 8	300	304	1.3%	-	-	0.50

Enrolment data was collected from previous years to gain an understanding of capacity within the identified primary schools in the area. The total number of enrolments in 2023/2024 at these schools was 1,837 pupils, though data from Dublin Steiner School was not available. This school currently has capacity for 60 pupils which brings expected 2023 enrolment figures for the catchment to 1,897. Overall, the number of children enrolled in primary school education decreased c. 1.3% between the 2022/2023 and 2023/2024 academic years. Final data for 2024 enrolment was not available to calculate the most recent figure. However, of the four schools from which a response was received, it has been found that there is available capacity for 159 primary school places in the catchment. Where no response was received, a worst-case scenario of no capacity is assumed for the purpose of this audit. It should be noted that specialised schools, such as the Bulgarian Alphabet School located in proximity to Presentation Primary School Warrenmount have not been included in our analysis.

5.1.2 Secondary Schools

In terms of secondary school students, a total of three post-primary schools were identified within a 1km radius of the subject site. Each was contacted in order to glean enrolment and capacity data for the 2024/2025 academic year. Boys and girls are catered for in all facilities. As comprehensive data for the most recent academic year is not yet available, the enrolment numbers provided by the Department of Education for the 2022/2023 and 2023/2024 academic years were compared to calculate the change in student enrolment and available capacity.

Table 6: List of Secondary Schools within 1km of the site, distance and enrolment data.

School Name	Address	2022 enrolment	2023 enrolment	Change %	2024-2025 Enrolment	Available Capacity	Distance (in km)
C.B.S. James Street	8 Basin View, The Liberties, Dublin 8, D08 H2H9	161	207	28.6%	-	-	0.45
Presentation Secondary School, Warrenmount	Clarence Mangan Rd, Warrenmount, Dublin 8, D08 W0X7	131	182	39%	-	-	0.66
St. Patrick's Cathedral Grammar School	D08 WK19	277	301	8.7%	300	0	0.78

The total number of enrolments in 2023/2024 at these schools was 690 pupils. Overall, the average increase in enrolment from 2022 to 2023 was c. 25.5%. Enrolment in St. Patrick's Cathedral Grammar School remained stable from 2023 to 2024 and no further capacity is available. C.B.S. James Street is accepting 60 new first year students for the 2025-2026 academic year. This is in excess of 25% of the school's last noted capacity and shows the school's further growth. Not included in Table 6 above is the Peter McVerry Trust CMS which operates a specialist learning centre for students aged between 12 and 17 whose educational placement is at risk elsewhere. This is located on Usher's Quay.

5.1.3 Adult Education

Within the vicinity of the site, there are four major adult education centres. Saint Patrick's University Hospital operates a teaching hospital on James's Street, Kilmainham. The National College of Art and Design (NCAD) is located on Thomas Street. Liberties College is an educational institution offering further education courses. These are inclusive of Post Leaving-Certificate, evening and part-time courses. The Warrenmount Adult Education Centre is targeted at adults seeking to return to education and is aimed largely at catering to career focused up-skilling.

5.1.4 Permitted Educational Facilities

There are no new permitted mainstream educational facilities within the catchment of the subject site. Slightly beyond the catchment, a primary Gaelscoil at Dominick Street Lower (PA Reg, Ref. 4646/19) is currently under construction and permission has been granted for a three-storey extension to St. Paul's C.B.S. Secondary School (PA Reg. Ref 3237/23) on Brunswick Street. Within Saint Patrick's Cathedral Grammar School further information has been requested and an extension of time granted with regards to the refurbishment of a protected structure to cater for a two classroom special needs educational facility (PA Reg. Ref. 5063/23).

5.2 Childcare Facilities

Data was collected by MacCabe Durney Barnes in November 2024 to support the preparation of a detailed childcare capacity assessment report. All identified childcare facilities within 1km of the site were contacted via email to ascertain the capacity of the facility and whether any vacancies exist. Where responses were not received, the most recent data from TUSLA Early Years Services inspection reports was used. Consideration is given during the planning process to ensure there is an adequate supply of high quality, safe childcare alongside the provision of housing itself. It is seen as a prudent measure to ensure that there are local and easily accessible options for families in the vicinity of their homes. TUSLA is the State agency that oversees the provision of childcare and other family support services. A list of childcare facilities was obtained from the TUSLA early years services registration list to understand the enrolment figures and capacity available in childcare facilities located within a 1km radius of the subject site. These along with information on their enrolment, availability and waiting list figures can be seen in the following table.

There are 19 childcare facilities located within a 1km radius of the subject site. These provide a mixture of full-time part-time and sessional services. The Christchurch Creche, previously located at the ground floor of the Civic Offices in Wood Quay has been temporarily relocated to Dominick Street Lower. This is catering for the enrolled members of Christchurch Crèche & Montessori, a facility providing services for Dublin City Council employees and a small number of places for the public, to be constructed on the ground floor of Dublin City Council Civic Offices (Ref. LAW:3037/20). While enrolment numbers for this crèche were unavailable at the time

of study, the capacity of this crèche prior to its relocation and redevelopment was noted as 35 in a 2015 tender for its operation.² It is expected that this creche will return to its Wood Quay location in early 2025.³

The audit has shown that as of November 2024, the existing childcare facilities who responded by email or phone have capacity available. The School Street & Thomas Court Bawn Family Resource Centre operates a pre-school facility to the north of the flats across School Street. This facility has noted occasional capacity for children over the age of 2. A waiting list is in operation for children under the age of 2. An additional afterschool facility is operated by the FRC within the School Street Flats. Le Cheile Sophia Nurturing Centre has capacity for five children and the two Daughters of Charity Facilities have total availability for five children. Total availability within the catchment is therefore likely in excess of 10 spaces. Available capacity figures for the remaining 14 facilities have not yet been received.

² https://irl.eu-supply.com/ctm/Supplier/PublicPurchase/82354/0/0?returnUrl=&b=ETENDERS_SIMPLE

³ Pupils of Gaelscoil Choláiste Mhuire are expected to be taught in creche's current location prior to the completion construction works on the new school. This will require Christchurch Creche's relocation to within the catchment.

Table 7: List of Childcare Facilities Identified within 1km of the Site

Childcare Facility Name	Address	2024 Enrolment Capacity (TUSLA INSP)	2024 Enrolment Capacity (service)	Vacancies	Waiting List	Distance (in km)
School St & Thomas Court Bawn FRC L	School Street, Pimlico, Dublin 8, Co. Dublin	52	n/a	0 (occasional for over 2)	n/a	0.02
The Nest Ardee Street	Block C, Brabazon Hall, Ardee Street, Dublin 8, Co. Dublin	65	-	-	-	0.27
Saoirse Waldorf School T/A Dublin Steiner School	92 Meath St, Dublin 8, Co. Dublin	32	-	-	-	0.29
Footprints Early Years	St. Catherine's Sports Centre, S Circular Rd, Merchants Quay, Dublin, D08 W5WC	22	-	-	-	0.34
Le Cheile Sophia Nurturing Centre	Sophia Housing, 25 Cork Street, Dublin 8, Co. Dublin	21	11	5	4 (for 2025/2026)	0.35
Whitefriars Pre-School & Afterschool	St Lukes Avenue, Cork Street, D08WFP1	40	-	-	-	0.39
Connolly Children's Centre	Ashgrove Community Centre, The Coombe, Inchicore, Dublin 8, Co. Dublin	40	-	-	-	0.40
Creative Kids	The haven St. James's primary school, basin lane 8 Basin lane, Dublin	38	-	-	-	0.49
Mercy Family Centre	South Brown Street, Weaver Square, Dublin 8, Co. Dublin	170	-	-	-	0.50
Wee tots Creche and Preschool	Fountain Resource Group, 2A Basin Street, Dublin 8, Co. Dublin	46	-	-	-	0.61
Daughters of Charity, Tír na nÓg Early Childhood Development Service	Cameron Hall, Cameron Street, Cork Street, D08NVX0	43	-	2	2	0.62
St. Audoen's Pre-school	Cook Street, D08XP83	11	-	-	-	0.67
St Joseph's ECDS	St Josephs Early Childhood Care Education Centre,	32	35	3	c. 10-20	0.73

	Morningstar Road, Maryland, Dublin 8, Co. Dublin					
Child's Play	Blackpitts House, 1A St. Kevin's Avenue, Blackpitts, Dublin 8, Co. Dublin	70	-	-	-	0.77
Fatima Children's Daycare Centre	78 Reuben Street,Rialto, Dublin 8, County Dublin, D08X267	65	-	-	-	0.81
Christchurch Creche & Montessori	Dominic Street Lower, Dublin 1, Co. Dublin	44	-	-	-	0.87
Juliets Kids Club	Donore Avenue, South Circular Road, D08YR66		-	-	-	0.88
Whitefriars Creche & Montessori	Alexandra Walk, Whitefriar Street, D08W9WF	40	-	-	-	0.95

The Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings.

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities nuances the childcare requirement by stating that: *‘Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development’*. One-bedroom units are excluded for the purposes of calculating requirements.

This assessment assumes an indicative number of units in this development is c. 124 inclusive of 41 one-bed units. This entails the scheme (with 83 two and three-bed units) is above the threshold requiring the provision of a crèche facility as per the guidelines noted above. An early stage area analysis for creche provision has been undertaken and a total area of the order 150 sq.m. has been calculated. See section 6.2 of this report.

5.2.1 Permitted Childcare Facilities

In addition to the existing childcare facilities operating in the study area, two permitted childcare facilities in addition to two further residential development applications including childcare facilities have been identified. Total floor area of identified and permitted facilities is 572m². The below table identifies their location, nature and status.

Table 8: Applications submitted for and Permitted Childcare Facilities

Reg. Ref.	Location	Units	Size of Proposed Childcare Facility	Status
2774/14	Heuston South Quarter, St John’s Road, Kilmainham, Dublin 8	126	348 m ²	Granted
3209/19	Grand Canal Harbour, Grand Canal Place, Dublin 8	550	224 m ²	Granted
SHD0009/20	Former Bailey Gibson Site, 326-328 South Circular Road, Dublin 8.	416	233 + 50 m ² play area (60 children)	Granted
4342/24 (Part 8)	171 apartments at a site of c.1.64ha at Basin Street Flats, Basin View, Dublin 8.	171	294 m ²	Approved

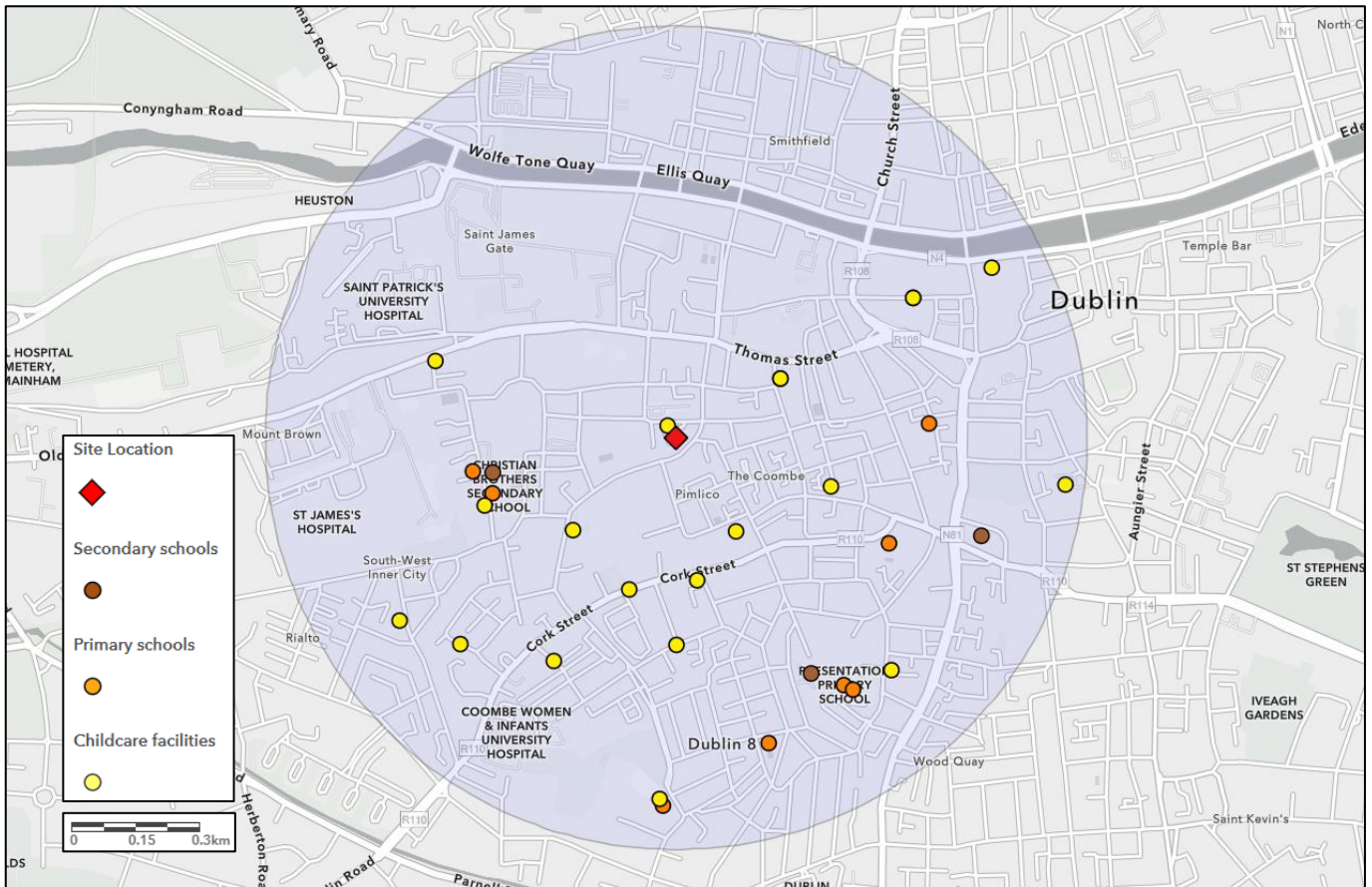


Figure 13: Education and Childcare Facilities Identified within 1km of the Site

5.3 Open Space, Sports and Leisure

It is noted in the Liberties Greening Strategy that the area in which the site is located is “severely under-provided with high quality urban green space”. Currently located within 200m of the site are four areas of open space. Namely Anne Devlin Park, St. Catherine’s Park, the Braithwaite Street Allotments and Pimlico Pitch. These provide for a variety of uses inclusive of outdoor sporting activities, recreation and community use. Additional public realm features are present in the form of public seating and planting across Marrowbone Lane from the School Street Flats (see Figure 14). Small parks and squares such as Oscar Square, St. Theresa’s Park, St. Audoen’s Park and Bridgefoot Street Park are within the catchment. These parks offer a variety of opening hours, ranging from 24-hour to between 9am and 5.30pm. A linear park is under development along St. James’s Walk, to the south of the hospital. This includes play areas, a public plaza and exercise facilities. The park will eventually run from the Grand Canal at Dolphin Road, Inchicore to the southside of the new Children’s Hospital at Rialto and the St James’s Hospital Campus. St. Patrick’s Park is the nearest large park, c. 775m to the south-east of the site.

With regard to sports, there are several clubs and organisations operating in the vicinity of the site, providing a range of clubs catering to differing and specific interests. Larger facilities are inclusive of Liberty Saints Rugby Club, St. Catherine’s Community Sports Centre and Kevin’s GAA club. Smaller facilities include gyms, dance studios, training and fitness centres and leisure centres. A swimming pool is located at Saint James’s Gate Health and Fitness Club.



Figure 14: Public seating across from site (facing south-east)

As a part of permitted and planned developments, further public open space is foreseen in the immediate vicinity of the site. As an element of the Pear Tree Crossing Masterplan, a Land Development Agency (LDA) development of 3.72ha to the north of the School Street Flats, a small pocket park at the junction of School Street and Sugar House Lane has been indicated c.50m to the north-west of the site. Additional public open space will be provided as a part of the redevelopment of lands at the Guinness Factory including extensive new public realm and squares with a total above ground gross floor area of c.12.7ha (Reg. Ref. 4588/22). Under the Donore Project Masterplan, permission has been granted for c.0.64ha of public open and park space as a part of the development of the Player Wills site c.850m to the south-west of the development (ABP Reg. Ref. 308917). This masterplan additionally proposes the development of an all-weather sports pitch, for which permission has not yet been granted (ABP Reg. Ref. 314171).

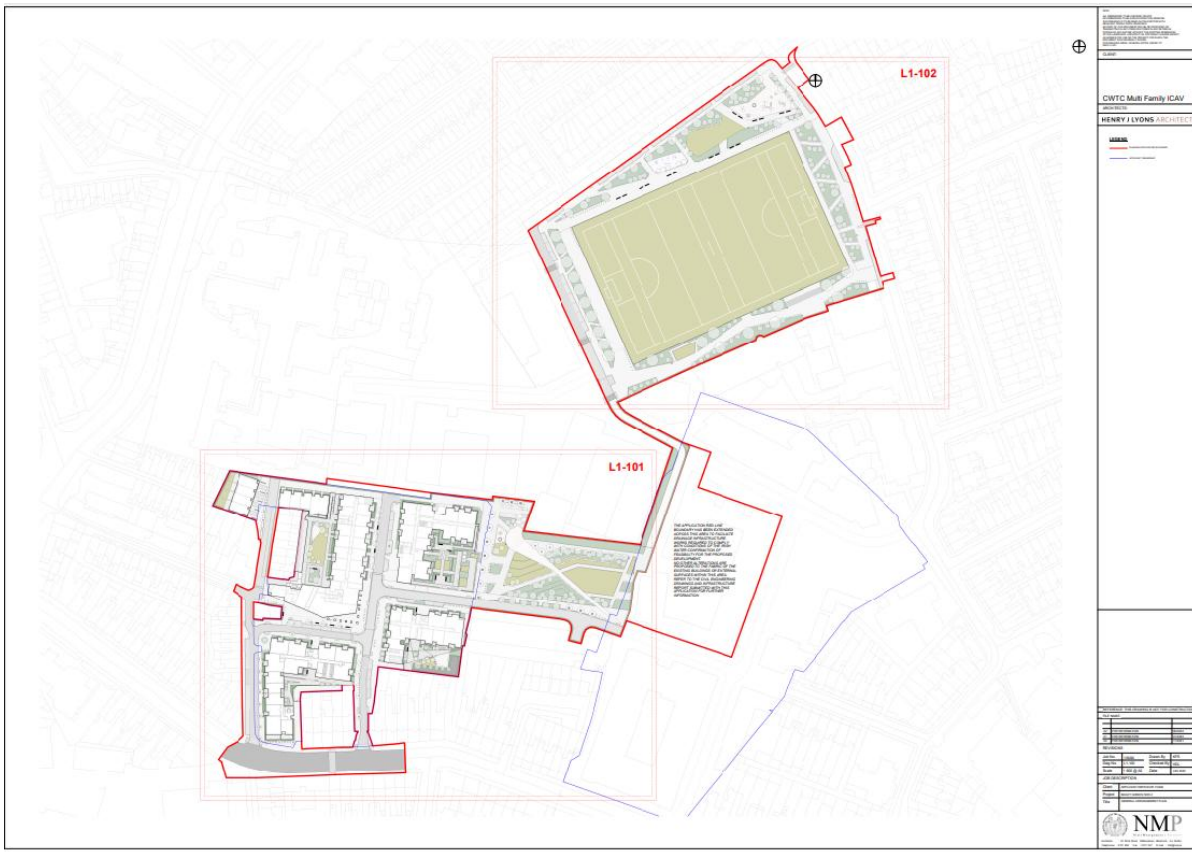


Figure 15: All-weather GAA pitch under ABP Reg. Ref. 314171 (source: NMP)

The below table identifies a range of open space, sports and leisure facilities available within 1km of the site and outlines the distance from the subject site. In terms of sports and leisure facilities, there are various established clubs and facilities within the locality.

Table 9: List of Open Spaces, Sports and Leisure Facilities Identified within 1km of the Site

Name of Facility	Address	Distance (in km)
1escape Health Club	Smithfield Market, Block G, Smithfield, Dublin 7	0.99
Ann Devlin Park	311 Marrowbone Ln, Saint Catherine's, Dublin, D08 K063	0.08
Braithwaite Street Allotments	5A Poole St, Saint Catherine's, Dublin, D08 V1H5	0.16
Bridgefoot Street Park	Robert Emmet Walk, 11 Bridgefoot St, Saint Catherine's, Dublin 8	0.29
Cabbage Garden	Cathedral Ln, Portobello, Dublin, D08 A4C6	0.91
ChangeWorks Training Centre	131, 133 Francis St, The Liberties, Dublin, D08 EW44	0.49
Christchurch Fitness	8, 12 Lower Bridge St, Merchants Quay, Dublin	0.64
College of Dance	St. Catherine's Sports Centre, Marrowbone Ln, Dublin 8, D08 W5WC	0.33
Croppies Acre	7 Benburb St, Dublin, 7	0.78

Croppies Memorial park	13-8 Benburb St, Arran Quay, Dublin	0.82
D8 Fitness	3&4 Ardee St, St Luke's Ave, The Liberties, Dublin, D08 AD90	0.30
Donore Boxing Club	68 Donore Avenue D08 K3H3	0.63
Donore Boxing Club	Flat 10, Saint Teresa's Gardens, 62 Donore Ave, Saint Catherine's, Dublin 8	0.94
Fatima Boxing club	41 St Anthony's Rd, Rialto, Dublin 8	0.83
Fit Elite Bootcamp	Newmarket, The Liberties, Dublin	0.50
Fitmusic	Marrowbone Ln, Maryland, Dublin	0.48
Free Basketball Court	The Liberties, Dublin	0.35
Herberton Leisure	James's Walk, Saint James', Dublin	0.81
Herberton Training Academy	3 Reuben Plaza, Rialto, Dublin 8, D08 PV0H	0.81
Kevin's GAA Club	Donore Ave, Saint Catherine's, Dublin	0.62
Latin Dubs FC	8 James St, The Liberties, Dublin 8	0.61
Liberty Plaza	Cunningham House, Francis St, The Liberties, Dublin, 8	0.49
Liberty Saints Rugby Club	James's Walk, The Liberties, Dublin 8, D08 V9FA	0.54
Lift Training Studios	5 Ellis Quay, Smithfield, Dublin 7, D07 C2YP	0.64
Michael Mallin Park	75 Molyneux Yard, Saint Catherine's, Dublin 8, D08 KP52	0.33
Moove gym	Oliver Bond St, Usher's Quay, Dublin	0.40
Oisin Kelly Park	Basin Street Lower, Dublin 8	0.61
Oscar Square	Saint Catherine's, Dublin	0.50
ParkHIIT Stoneybatter and Tennis Courts	Blackhall Pl, Stoneybatter, D07VY24	0.85
Pimlico Pitch	5A Poole St, Saint Catherine's, Dublin, D08 V1H5	0.20
Playground	17 James's Walk, The Liberties, D08XHE0	0.66
Smithfield Market	Unit 6A, Smithfield, Dublin 7, D07 ND82	0.75
Smithfield Playground	57, Smithfield, Dublin 7, D07 F6HV	0.90
St Catherines Community Sports Centre	Marrowbone Ln, The Liberties, Dublin 8	0.36
St Catherines Park	Thomas St, The Liberties, Dublin 8, D08 DNA7	0.21
St James Gate Health and Fitness Club	Watling St, The Liberties, Dublin 8	0.40
St Teresa's Park	Donore Ave, Saint Catherine's, Dublin	0.75

St. Audoens Park	32 Cook St, Merchants Quay, Dublin	0.63
St. Patricks Park	Bull Alley St, Dublin	0.78
The Gardens at the Royal Hospital Kilmainham	Unnamed Rd, South-West Inner City,, Dublin	0.75
The Volleyball Association of Ireland	141 Thomas St, West, Dublin 8, D08 ETC0	0.27
Weaver Park	128 Cork St, Merchants Quay, Dublin, D08 K5RH	0.37

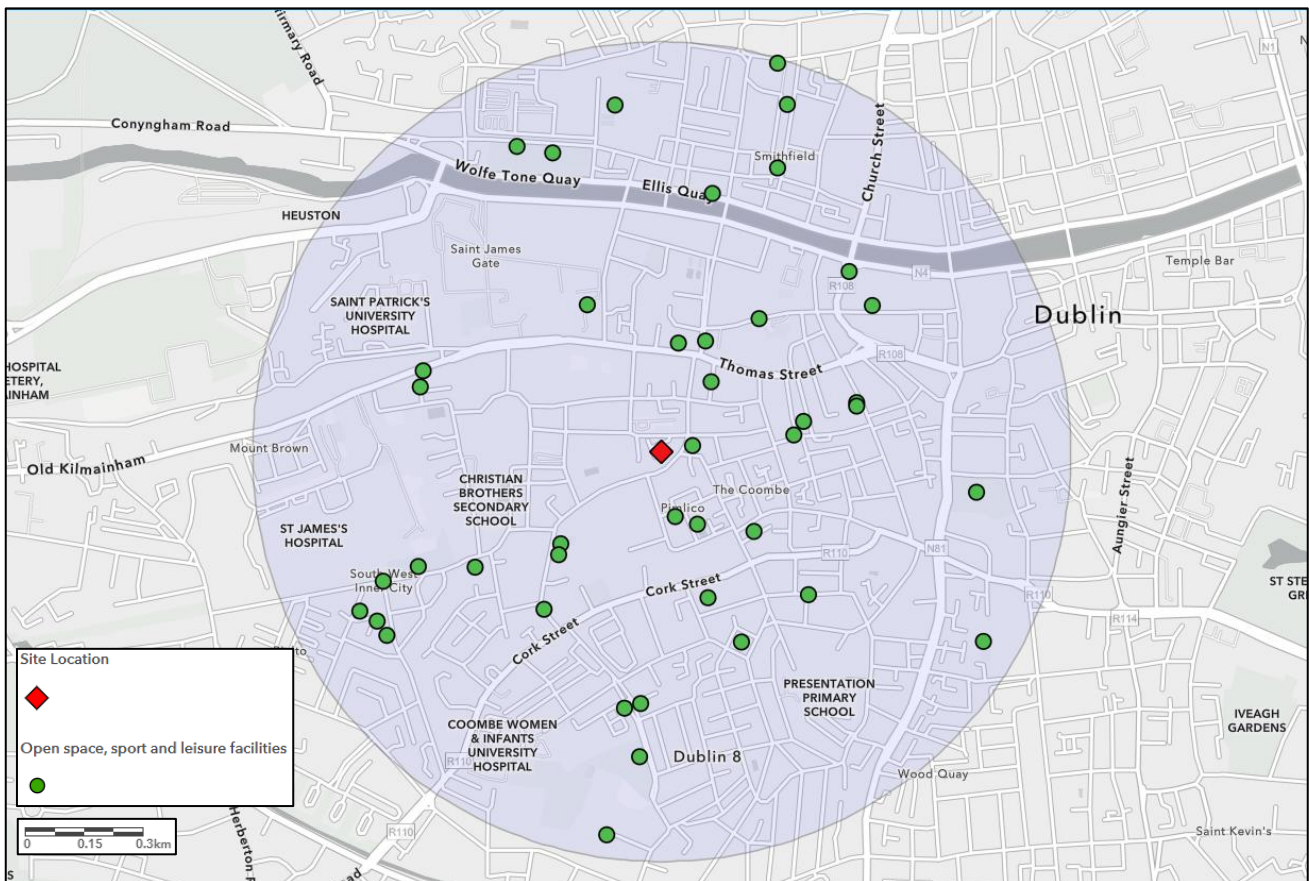


Figure 16: Open Space, Sport and Leisure Facilities Identified within 1km of the Site

5.4 Health Facilities and Social Services

Primary Care services are broadly defined as the health or social care services that a person can use and find in a community, outside of a hospital setting. Primary Care includes GPs, Public Health Nurses and a range of other services provided through a Local Health Office, by the HSE (Health Service Executive). There are a range of established services available in the catchment area, as identified in Table 10 below. These services include General Practitioners (GPs) who work in and around the study area, mental health clinics, dental clinics, nursing homes and hospitals. Primary Care Centres within the catchment are located on Heytesbury Street (Meath Primary Care Centre) and St. Catherine’s Lane West (Thomas Court Primary Care Centre). Each of these includes several primary care teams and centres often include dental care within their facilities. The GPs were identified using the Health Service Executive’s (HSE) website and the internet. In addition, it should be noted that the site is surrounded by a wide range of existing pharmacies given its city centre location.

Family Resource Centres provide a range of universal and targeted services and development opportunities that address the needs of families and residents in communities. Family resource centres are operated by the TUSLA,

the State's, Child and Family Agency. School Street and Thomas Court Bawn Family Resource Centre is located 0.02 km to the north-east of the subject site and provides services in play therapy and counselling, childcare, educational programmes for parents and group activities aimed at parents and children. The F2 Centre at Reuben Plaza also offers counselling and therapy services alongside its family and community support functions.

Three healthcare facilities have been proposed/permitted within 1km of the site. Groundspace under permitted Reg. Ref. SHD0009/20 for which an extension of duration of planning permission has been applied has been allocated for health services. 1.025km from the site, the Rialto Primary Care Centre has been granted permission for an alteration of its ground floor pharmacy unit to HSE health centre (Reg. Ref. WEB1838/23). A potential further facility at 58/59 Meath Street has been granted permission for financial, office OR healthcare use (Reg. Ref. 3120/22).

Table 10: List of Health Facilities and Social Services within 1km of the Site

Name of Facility	Address	Distance (in km)	Facility Type
ArtMedica Dental Clinic	6 John St N, Smithfield, Dublin 7	0.68	Dental Care
Brú Chaoimhín	Cork Street, Dublin 8	0.71	Nursing Home
Capuchin Day centre	20-28 BOW STREET	0.99	Homeless Shelter
Centric Health St James Gate Medical Centre	114-116 James's Street, The Liberties, Dublin	0.48	General Practitioner
Charter Medical Group	The Forge, Smithfield Market, Smithfield	0.99	General Practitioner
Clear Dental Care	Unit 7, Cathedral Court, New St S, The Liberties, Dublin	0.77	Dental Care
Clinic4U	4 Castle Street, Dublin	0.90	Dental Care
Coombe Family Practice	383 South Circular Road, Rialto	1.03	General Practitioner
Cork Street Personal Public Service (PPS) Number and Public Service Card (PSC) Centre	The Guild Building, Cork Street, Dublin 8	0.33	Intreo Centre
D7 Dental Clinic	84 Benburb St, Smithfield, Dublin	0.68	Dental Care
Dental & Medical Clinic Benburb Street	77 Benburb Street	0.68	General Practitioner
Dental Clinic Dublin Luxdent	Unit A, Block A, Malthouse House, Smithfield, Dublin 7	0.91	Dental Care
Dr Robert Dybkowski and Dr Ilona Izdebska Medical Centre	Orby Chambers, 7 Coke Lane, Smithfield, Dublin	0.67	General Practitioner and dental
Dublin City GP	Heytesbury Street, Dublin City, Dublin	1.02	General Practitioner
Family Health Care (Polska Przychodnia Rodzina)	Unit 3 Block E, Thundercut Alley, Smithfield, Dublin	0.14	General Practitioner
Family Health Care Thundercut Alley	Unit 3 Block E, Smithfield Market, Smithfield	0.72	General Practitioner
Fatima Group United	3 Rueben Plaza, Rialto, Dublin 8	0.94	Family Resource Centre
Harrington Medical - Camden Clinic	The Meath Primary Care Centre, Heytesbury Street, Portobello	0.81	General Practitioner

Irish Advbocacy Network	First Floor, The Tannery Bulking, 53-56 Cork Street	1.03	Mental Health Services
Liberties Citizen's Information Centre	Unit 1, Mellowes Quay,	0.58	Social Services
Meath Primary Care Centre; Liberties Primary Care Team; Cathedrals Primary Care Team	1-9 Heytesbury Street, Dublin 8	0.51	General Practitioner
Merchant's Quay Ireland	Merchant's Court, 24 Merchant's Quay	1.02	Mental health Services
MyMind	Unit 2a, Christchurch Hall, Main Street	0.68	Mental Health Services
Plaza Health	Unit 16 Smithfield Markets, Smithfield, Dublin	0.63	General Practitioner
Rialto Medical Centre	383 South Circular Road, Rialto	0.82	General Practitioner
Saint Patrick's University Hospital	St Patrick's University Hospital, James' Street, Dublin 8	1.03	Mental Health Services
St. James's Hospital	James St, Saint James, Dublin 8	0.76	Hospital
The Coombe Hospital	Cork Street, Saint James	0.95	Hospital
Thomas Court Bawn Family Resource Centre	School Street, Pimlico, Dublin 8	0.80	Family Resource Centre
Thomas Court Hub	26 Hanbury Lane	0.18	Mental Health Services
Thomas Court Primary Care Centre; James's Street Primary Care Team; Rialto Primary Care Centre; Coombe Primary Care Team	1 St. Catherine's Lane West, Dublin 8	0.18	General Practitioner
Unique Dental Dublin	The Barley House, 90-97 Cork St, The Liberties, Dublin, D08 R6KX	0.71	Dental Care

5.5 Community Facilities

The study area has an existing network of community facilities. The majority of these community facilities are established on a neighbourhood basis. Social and Community facilities are varied in nature and can include general civic services and services targeted to specific sections of the community. There is a large variety of high-quality community spaces available to the local residents of the study area. The following community facilities are to be found within 200m of the proposed development site. The School Street & Thomas Court Bawn FRC is located directly adjacent to the School Street Flats. The Liberties Men's Shed is on Earl Street South provided by the Irish Men's Shed Association these community organised spaces offer opportunities for activities ranging from carpentry to music and gardening work. The South West Inner City Network (SWICN) has its primary location at Thomas Court. This is where its clubhouse providing after school learning services and a variety projects is situated. A growing group additionally takes place in their community garden at the Weaver's Square Allotments site while the Braithwaite Street Allotments at Poole Street provides similar outdoor community facilities 180m to the south-east. The overall distribution of facilities in the catchment is visible in Figure 17 below.

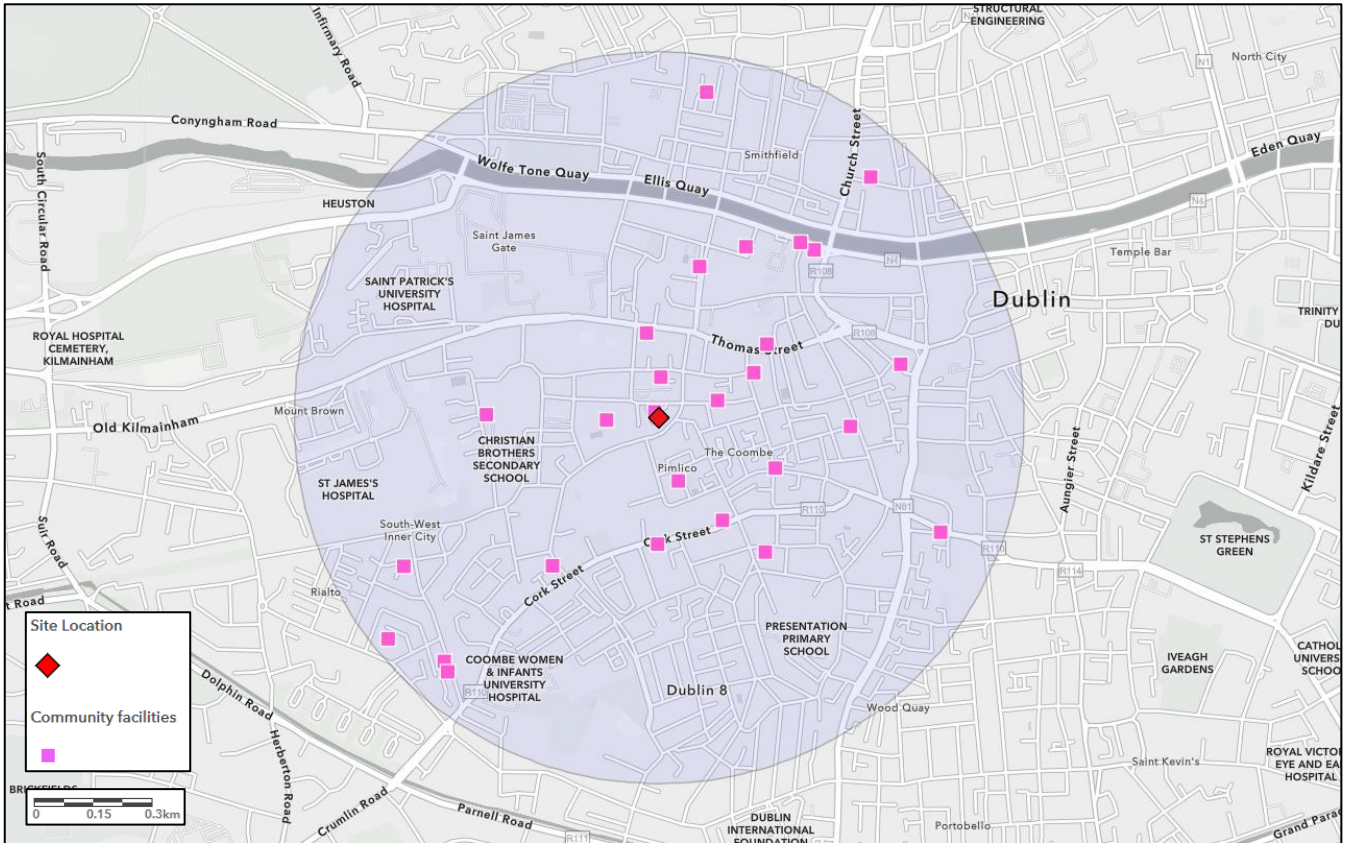


Figure 17: Community Facilities Identified within 1km of the Site

In November 2024, SICCCA and Robert Emmett Community Development Project merged to become the Liberties Community Project. This project runs from the original locations at Meath and Usher’s streets while also managing the men’s shed noted above. Change Clothes on Thomas Street acts as a community hub, running workshops aimed at teenagers in collaboration with the local YouthReach. St. Andrew’s Community Centre is the only dedicated community centre in the catchment. It organises a variety of activities throughout the week and is also available for room hire. It is noted that the Carman’s Hall, Donore Avenue and St. James Parochial Hall community centres have ceased function over the past decade for various reasons. Carman’s Hall is being utilised as a temporary homeless shelter, Donore Avenue Community Centre closed due to fire damage and Plans to reopen the Donore Avenue centre have seen delays.

Table 11: List of Community Facilities within 1km of the site

Name of Facility	Address	Distance (in km)
An Post Dolphin's Barn	2 Reuben St, Saint James, Dublin 8, D08 FR80	0.90
An Post McGoverns Corner	McGoverns Corner, 11 Cork St, The Liberties, Dublin, D08 PW82	0.50
Barnardos Library & Information Service	Christchurch Square, 3 Christ Church Square, Back Ln, Wood Quay, Dublin 8, D08 V0VE	0.68
Blackhall/St. Paul's Recreation Centre	Blackhall Parade, D07 E068	0.90
Braithwaite Street Allotments	5A Poole St, Saint Catherine's, Dublin, D08 V1H5	0.18
Bridewell Garda Station	28/30 Chancery St, Smithfield, Dublin 7, D07 E424	0.88
Carman's Hall Homeless Accommodation	Carman's Hall, The Liberties, Dublin 8	0.53
Dublin Community Television	Suite 24, Guinness Enterprise Centre, Taylor's Ln, The Liberties, Dublin	0.23

F2 Centre	3 Reuben Plaza, Rialto, Dublin	0.14
Flanagans Fields Community Garden	8 Reuben St, Ushers, Dublin 8, D08 W6F3	0.81
Fountain Youth Project	The Basin Centre, Mater Dei, Basin Street Upper, Dublin 8.	0.89
Guild Building	Cork Street D09XH90	0.47
Kevin Street Garda Station	41 Kevin Street Upper, Dublin D08 V6V4	0.33
Mendomedia	8, 9 Usher's Quay, Island St, Usher's Island, Dublin	0.83
National Irish Visual Arts Library NIVAL	National College of Art and Design, 100 Thomas St, Usher's Quay, Dublin 8, D08 K521	0.17
Noor Community Centre for Kids	Newmarket Industrial Estate, First Floor Offices, City House, Newmarket, Dublin 8	0.62
Post Office	5 Usher's Quay, Dublin 8, D08 W449	0.36
Rialto Community Network	48 Meath St, Kilmainham, Dublin, D08 C9T7	0.47
Robert Emmett Community Development Project	Usher Street D08 T202	0.63
School Street Family Resource Centre	School St, The Liberties, Dublin 8	0.35
South West Inner City Network (SWICN)	Digital Court, Rainsford St, The Liberties, Dublin 8	0.52
St Andrews Community Centre	468 S Circular Rd, Rialto, Dublin 8, D08 H51F	0.02
St. James Parochial Hall	51, 52 St James St, The Liberties, Dublin 8	0.29
Taplin's Fields Community Garden	Bridgefoot St, Usher's Island, Dublin	0.11
The Liberties Community Project	90 Meath St, The Liberties, Dublin 8, D08 TPH9	0.96
The Liberties Men's Shed	10-11 Earl Street South, Dublin 8, Ireland	0.43
Wisdom Centre Sophia Housing	25 Cork Street, Dublin	0.35

Five community facilities have been identified as having been granted or applied for planning permission. These are generally being provided as elements of residential or mixed use developments. Proposed to be provided within permitted developments are a cinema, gym, library and work spaces at Cork Street, potential ground floor community space on the South Circular Road and a mixed-use space measuring 1,090m² within the Guinness Brewery lands. Undecided are 1,304m² of community, cultural and arts space as an element of developments at Basin Street and Marrowbone Lane.

Table 12: Permitted community, arts and cultural developments within 1km of the site

Reference	Address	Description	Status
SHD0020/20	The Old Glass Factory at rear 113-115 Cork Street; No. 118 Cork Street and lands at rear; No. 119, 120, 121, 122 Cork Street, all with adjoining lands to the rear; No. 56 John Street South and adjacent laneway, D. 8	Residential development including a cinema and yoga space, a gymnasium and a library and workspaces.	Permission
4342/24	Basin Street Flats, Basin View, Dublin 8	Residential development including Provision of 1114 sq.m community, cultural and arts space comprising 516 sq.m internal space at ground floor of Block B and 598 sq.m external space, which includes a 468 sq.m amphitheatre	Approved

		and 130 sq.m space located externally at Block B	
3581/24	Site at the corner of South Circular Road, 33-37 Dolphin's Barn Street, Dublin 8	Residential development including demolition of the existing derelict buildings and structures on the site; 2) The construction of a part two storey to part eight storey mixed-use building comprising: community/social enterprise use (Class 10) or retail use (Class 1) at ground and mezzanine floor levels (subject to future tenant requirements)	Permission
4343/24	Road Maintenance Depot, Marrowbone Lane and Forbes Lane, Dublin 8	Residential development with 190 sq.m of community, cultural and arts space.	Approved
4588/22	The existing Guinness Brewery lands to the South of James Street, Dublin 8	Mixed use development including The multipurpose space, with a total area of c. 1,090 sq.m, provides for theatrical and music events, trade shows and exhibitions in a flexible format, with provision for an audience of up to 280 people in a seated format. It is provided with ancillary support spaces at ground level and space at levels 01 and 02 and entrances from the surrounding streets.	Permission

5.6 Arts & Cultural Facilities

Arts and cultural facilities offer all the community, young, old and minority groups, a creative outlet, and an alternative to sport and active recreation. Figure 18 shows the distribution of existing arts and cultural facilities surrounding the subject site.

The proposed development is located within the area identified by the DCDP 2022-2028 as the Kilmainham/Inchicore Cultural Hub and Quarter. This south-central area of the city has been earmarked for public realm interventions to support regeneration and key features of the area are seen to be its range of brewing/distilling attractions and range of craft and heritage opportunities. Just beyond the 1km radius to the east is the Temple Bar Quarter in which a high density of cultural offerings are found. Further investment for this area is planned, inclusive of 20 temporary artists units to be offered at a vacant site on Bridge Street under the Space to Create initiative funded by the €9 million Capital Works programme.

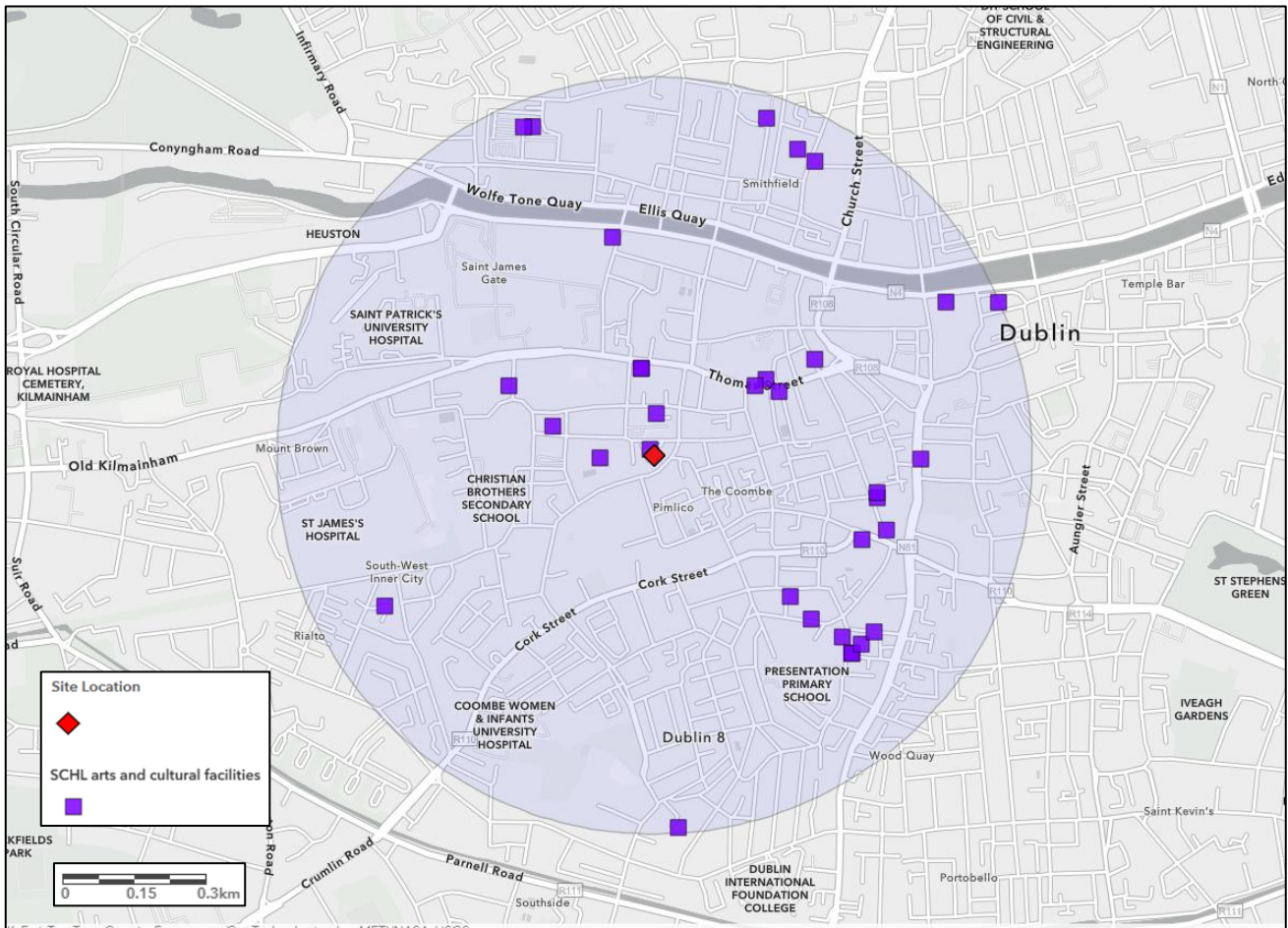


Figure 18: Arts and Cultural Facilities and Cultural Quarters Identified within 1km of the Site

Table 13: List of Arts and Cultural Facilities within 1km of the site

Name of Facility	Address	Distance (in km)
Artify	17C Block C, Echlin Buildings, Echlin St, The Liberties, Dublin, 8	0.43
Block T	The Digital Hub, The Liberties, Dublin 8, D08 TCV4	0.23
Bow Street Drama School	12/13 Bow St, Smithfield, Dublin 7	0.89
Bright Sparks Art	Reuben Plaza, Rialto, Dublin	0.82
Collin's Barracks	Benburb St, Stoneybatter, Dublin, D07 XKV4	0.93
Dublinia	St Michaels Hill Christ Church, Dublin 8	0.75
Eileen O'Sullivan Artist	Pallas projects studios, The Digital Hub, 157 Thomas St, Usher's Island, Dublin 8, D08 T91Y	0.23
Gallery Zozimus	57 Francis St, The Liberties, Dublin 8, D08 RX8V	0.60
Guinness Storehouse	St. James's Gate, Dublin 8, D08 VF8H	0.28
GUM Collective	Argus House, Malpas St, Blackpitts, The Liberties, Dublin 8, D08 Y273	0.74
Hen's Teeth	Hen's Teeth, Blackpitts, Dublin 8, D08 A9FD	0.69
Inspirational Arts	9 White Swan Business Centre, Greenville Avenue D08 W2H5	0.98
Irish Arts Review	Tower 3, Fumbally Court, Fumbally Ln, The Liberties, Dublin 8, D08 TXY8	0.74
Jam Art Factory	64 Patrick St, Dublin 8	0.71
Jameson Distillery	Bow St, Smithfield, Dublin 7, D07 N9VH	0.50
La Catedral Studios	7-11 St Augustine St, Usher's Quay, Dublin 8	0.94

Lighthouse Cinema	Market St S, Smithfield, Dublin 7, D07 R6YE	0.74
MART Malpas St Studios	Argus House, 2nd, Malpas St, Dublin	0.65
Monster Truck Gallery & Studios Ltd	73 Francis St, The Liberties, Dublin 8, D08 T993	0.59
mother's tankstation	41-43 Watling St, Usher's Island, Dublin 8, D08 NP48	0.60
Nag Gallery	59 Francis St, The Liberties, Dublin 8, D08 FY04	0.93
National Museum of Ireland	Collins Barracks, Benburb St, Stoneybatter, Dublin, D07 XKV4	0.32
NCAD ANNEX	Thomas St, The Liberties, Dublin	0.36
NCAD Gallery	100 Thomas St, Usher's Quay, Dublin, D08 K521	0.89
Pallas Projects/Studios	115-117, The Coombe, The Liberties, Dublin, D08 A970	0.59
Skillssets	Digital Court, Rainsford St, The Liberties, Dublin, D08 R2YP	0.11
Smock Alley Theatre	6 Exchange Street Lower, D08 EH67	1.00
SoFFt Productions LTD	Guinness Enterprise Centre, Taylor's Ln, The Liberties, Dublin, D08 AX74	0.14
Steam Box	School St, The Liberties, Dublin 8	0.02
Teeling Whiskey Distillery	13-17 Newmarket, The Liberties, Dublin 8, D08 KD91	0.52
The Dublin Liberties Distillery	33 Mill St, The Liberties, Dublin, D08 V221	0.60
The Fumbally	Fumbally Ln, The Liberties, Dublin 8, D08 HFF2	0.75
The Woodquay Amphitheatre	Civic Offices, Wood Quay, D08 RF3F	0.87
Vicar Street	58-59, Thomas St, The Liberties, Dublin 8	0.37

Permitted facilities (Reg. Ref. 2343/24 and 2588/22) listed in Table 12 are also allocated for the provision of arts and cultural space.

5.7 Religious & Workshop Facilities

There are several churches and religious buildings serving a variety of different faiths within walking distance of the site. The below table lists the various religious services and places of worship available.

Table 14: List of religious and worship facilities within 1km of the site

Name of Facility	Address	Distance (in km)
Arbour Hill Cemetery	Arbour Hill, Stoneybatter, Dublin, D07 YRRZ	0.97
Christchurch Cathedral	Christchurch Pl, Wood Quay, Dublin, D08 TF98	0.81
Church of Saint Augustine	Thomas St, Merchants Quay, Dublin	0.31
Church of Saint Augustine	94-96 Thomas St, Usher's Quay, Dublin	0.68
Church of the Immaculate Conception - Adam and Eve's	4 Merchant's Quay, The Liberties, Dublin 8, D08 XY19	0.81
Church of the Sacred Heart	Arbour Hill, Stoneybatter, Dublin 7	0.97
Convent Chapel	25 Cork St, The Liberties, Dublin 8, D08 YD91	0.35
Maryland Grotto	23 Loreto Rd, Maryland, Dublin 8, D08 Y7X6	0.54
Saint James' Church	Saint James, Dublin 8, D08 X799	0.41

Saint Michan's Church	Church St, Arran Quay, Dublin 7, D07 F3P6	0.86
St Audoen's Church (Church of Ireland)	High St, The Liberties, Dublin	0.31
St Catherine's Church of Ireland	Thomas St, The Liberties, Dublin 8, D08 DNA7	0.21
St Luke's Church	The Coombe, The Liberties, Dublin 8, D08 Y8CP	0.42
St. Andrew's Community Centre	468 S Circular Rd, Rialto, Dublin 8, D08 H51F	0.96
St. Catherine's Church, Dublin	Saint Catherine's Presbytery, Meath St, The Liberties, Dublin 8, D08 P042	0.30
St. Nicholas of Myra	Francis St, The Liberties, Dublin 8, D08 C7W7	0.54
St. Teresa's Church	Donore Ave, Saint Catherine's, Dublin 8	0.89
UCKG HELPCENTRE - The Universal Church	The Watkins Building, 8 Ardee St, The Liberties, Dublin 8, D08 X660	0.29
Widows House Of The Parish Of St Nicholas Without & St Luke	Rawson Court, Saint Luke's Gate, The Coombe, The Liberties, Dublin 8	0.54
Yahweh Missions Centre	Saint Andrews Community Centre, 468 S Circular Rd, Saint James' (part of Phoenix Park), Dublin 8, D08 H51F	0.96

5.8 Retail and Entertainment

Having regard to the context of the site's location in the city centre of Dublin, it is considered that there are ample options for retail and entertainment services. These are predominantly located to the east of the catchment area. In addition, the site's easily accessible transport connectivity also offers a wider catchment of services for prospective residents to access.

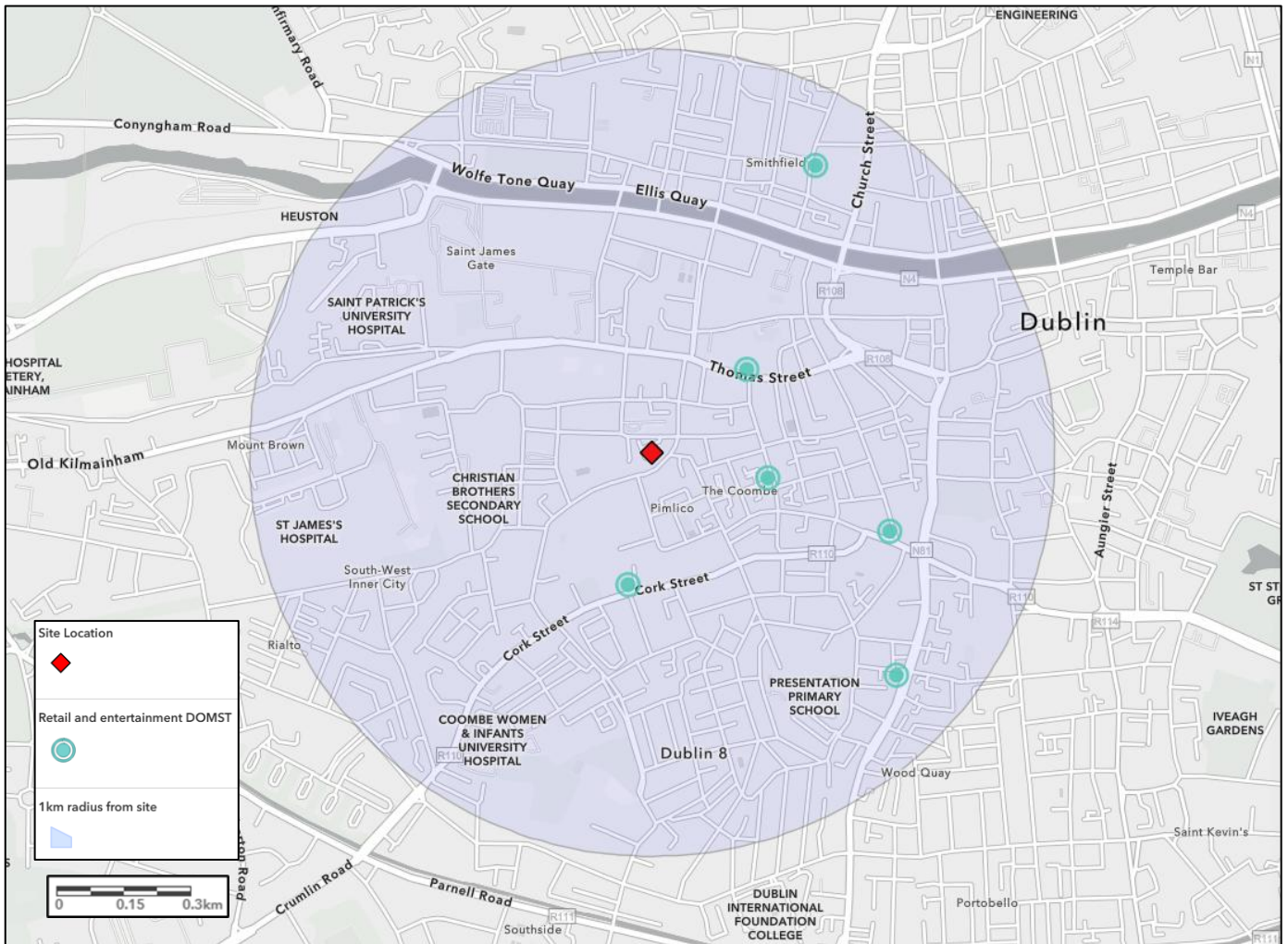


Figure 19: Retail and Entertainment Centres Identified within 1km of the Site

Table 15: List of Retail and Entertainment Centres and Existing Services

Retail Centre	Existing Services	Distance (in km)
Meath Street	Cafes, convenience stores, clothing, restaurants, bars	0.3
Francis Street and Dean Street	Antique Shops, galleries, charity stores and cafés, music shops, bars, Spar, discount stores, restaurants and hotel	0.6
Thomas Street	Dealz, Spar, Lidl, cafes, Tesco, Homestore, clothing stores, Guinness Brewery, Roe and Co Distillery, bars, restaurants, pharmacy, Vicar Street music venue	0.3
Smithfield	Restaurants, Tesco, Jewellery store, Café's	0.82
Cork Street	Dentist, Credit Union, Centra, Lidl, pharmacy, café, jeweller	0.32
Clanbrassil Street	Pubs, takeaways, garage	0.82

6. ASSESSMENT

This Social Infrastructure Audit demonstrates the existing in provision of community infrastructure facilities for the study area for the following categories:

- Education;
- Childcare;
- Open Space, Sports and Leisure;
- Health Facilities and Social Services;
- Community;
- Religious and Worship;
- Arts and Cultural; and
- Retail and Entertainment.

The proposed development is expected to increase the population; however, due to the phased construction and refurbishment at the School Street Flats the housing provision of the area will increase by net c.46 units. Childcare facilities are proposed in accordance with the increase in required capacity necessitated by the development and will be developed within a multi-use community facility. This modestly sized and adequately provided for development is not deemed to have a detrimental impact on service provision and facilities. The subject site of this development is in a location that has reasonable access to the neighbourhood's extensive array of services and facilities. The site is also located proximate to current and proposed public and active transport upgrades. While no bus or Luas stops are located directly adjacent to the proposed development, the site is within walking distance of a range of public transport links. Travel to key destinations in a range of locations across the city achievable in a time not exceeding 45-minutes and with the use of a single transport connection (see Figure 4).

6.1 Education

6.1.1 Future Growth Provision - Primary Schools

In 2022, the percentage of the population of primary school-going age totalled at 10.8%. These shares are higher than those observed in the population data analysis with c.5.4% of the catchment's population calculated as being between the age of five and 12 years. The higher figure is nevertheless used to show the most extreme scenario. The Department of Education reported in November 2021 that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2018 and will fall gradually to a low point in 2033, in line with revised migration and fertility assumptions for the country as a whole.

With respect to the primary school enrolments trend, the Department of Education report states:

Enrolments in primary schools in Ireland in 2022 stood at 558,143, up by over 3,500 on 2021 (554,788). ... In general, as a reflection of the school age population demographic trends, the enrolments are projected to fall over the coming years under all scenarios, and under the M1F2 scenario to reach a low point of 478,152 by 2036 (Table 4). This is almost 80,000 lower than 2022's figure. Enrolments will rise again thereafter and are projected to reach 502,166 pupils by 2042, a rise of some 24,000 over the seven years 2036 to 2042.

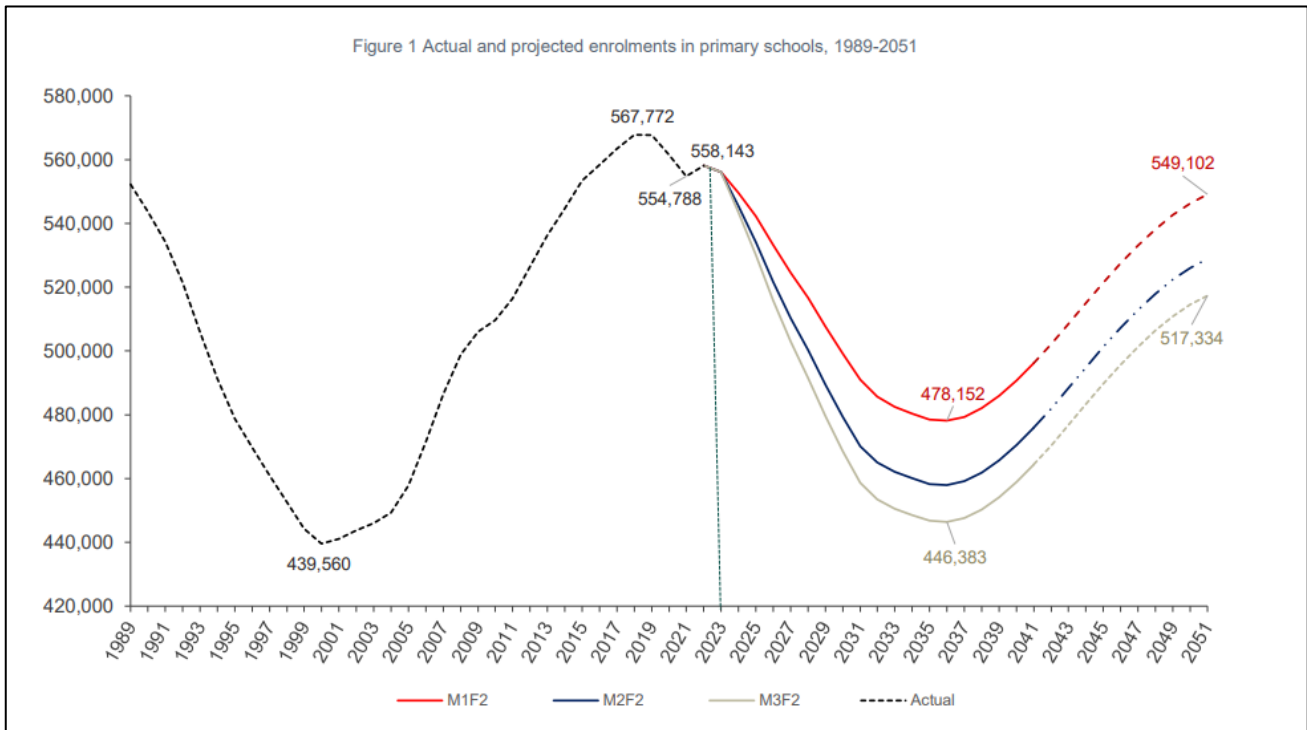


Figure 20: Enrolment projections for primary schools (Department of Education, 2021)

The above report calculates primary school enrolment inclusive of enrolment in Special Schools while total enrolment in mainstream schools for 2022 was 553,003. Total mainstream primary school enrolment in the country for the academic year of 2023/2024 was 546,758 based on the Department of Education Primary School Enrolment Figures. This is a 1.1% reduction in primary school enrolment since 2020. The intervening two years saw a sizeable decrease in enrolment from 2020 to 2021, an increase in enrolment from 2021 to 2022 before stabilising in 2023 to enrolment figures similar to that of 2021 (546,105 versus 546,758). The increase in intervening years has been attributed to inward migration as a result of the crisis in the Ukraine.

6.1.2 Future Growth Provision - Secondary Schools

There is no specific population benchmark for the provision of secondary school facilities in Ireland. The Department of Education’s approach includes a general standard that for every 1,000 dwellings in an area, circa 8.5 % of the population will require post-primary school places. Within the study area, 8% of the population falls within the 10-19 age cohort, lending to an approximate assumption of 5.7% being of secondary school attending age (c.12-18). The Department of Education reported in November 2021 that post-primary school enrolments are anticipated to continue to rise in the short-term and will likely reach record levels in 2024 as shown in the figure below. The Department of Education’s 2021 report states:

“Enrolments in post-primary schools have risen by 26,923 (8%) over the past five years and are projected to continue rising over the short term. Under M1F2 they are projected to peak in 2024 with 408,794 pupils, some 29,610 higher than in 2020.”

Actual enrolment figures for the 2023/2024 academic year are 416,575. This is 1.9% higher than the Department’s 2021 projections. The 2024 update to the report revises its calculations:

Enrolments in post-primary schools have risen by 43,493 (12%) from 2018 to 2022 and are projected to continue rising over the short term. Under M1F2 they are projected to peak in 2025 with 433,268 pupils, 26,876 higher than in 2022

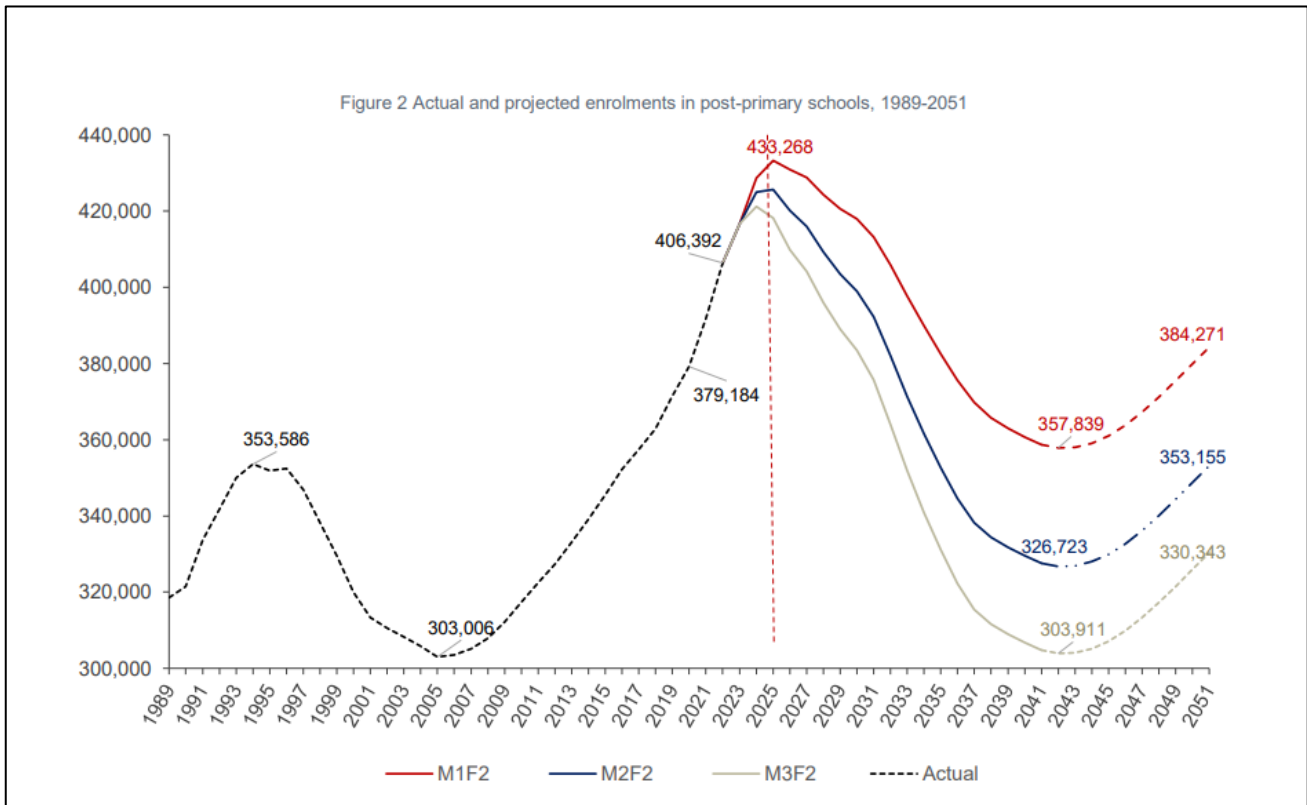


Figure 21: Enrolment projections in Post-Primary School (Source: Department of Education, 2021)

6.1.3 Potential Demand Generated by Proposed Development

The proposed consists of 124 units; 80 new build and 44 retrofit. The proposed unit mix is as below:

- 41 one-bedroom units (33%)
- 65 two-bedroom units (52%)
- 18 three-bedroom units (15%)

The Planning Guidelines for Childcare Facilities (2001) recommends the provision of one childcare facility for each 75 dwelling units. The facility is recommended to provide at a minimum 20 places for this scale of a development. Guidelines on Design Standards for New Apartments (2022) nuance this recommendation. Section 4.7 states that:

“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 apply in part or whole, to units with two or more bedrooms.”

Therefore, the proposed development is in excess of the minimum requirement for childcare provision as laid out by the guidelines above. After the deduction of all the one-bedroom units within the scheme, the 83 remaining are two and three-bedroom units. This is the assumed figure for estimation of units which can reasonably accommodate families with children within the development. We have calculated based on the maximum number of proposed two and three-bedroom units. Taking the average household size of 2.4 within the study area, a total indicative population of 298 for these units has been calculated.

Within the study area, 15.9% of the population are between the ages of 0-19 years, totalling an indicative population of 47 within the development. An examination of the total number of children of primary and post-

primary age groups that are expected to reside within the development has been undertaken. This is determined on the basis of the total proportion of children under this age cohort residing within the study area as per the Census 2022.

Table 16: Estimated Pre-, Primary and Secondary School Children Generated within the Proposed Scheme

Age Group	Total no. Study Area 2022	% of Total Study Area Child Population	Indicative Population of Children within scheme
Pre-School Children (0-4)	1724	26%	12
Primary School Children (5-12)	5-9 year olds = 1492 10-14 year olds = 1426/2 = 713 Total = 2205	34%	16
Secondary School Children (13-19)	10-14 year olds = 1426/2 = 713 15-19 year olds = 1879 Total = 2592	40%	19
Total	6521	100%	47

Therefore, an estimated 35 no. of the indicative children population would then constitute school age children, 16 of which would be primary school age and 19 of which would be post-primary school age. The proportion of primary school aged children in the area is half of the 2022 nationwide average of 10.8%, at 5.4%. It is 2.1% lower than the DCC total and in line with the Department of Education's predicted decrease. The indicative proportion of secondary school aged children is 2.1% below the Department's estimate of 8.5% of the population being of post-primary school age. The calculations have been estimated on the basis of the age cohorts and their subsequent composition within the 1km study area. As previously highlighted in section 5 of this report, it is not possible to retrieve the population breakdown at a smaller scale to estimate the exact number of children of primary school (5-12 years) and post-primary school age (13-18 years) residing in the study area. In this regard, the population cohorts derived from the Census 2022 have been used as an estimate to calculate an indicative demand for the proposed scheme from which the 10-14 age group was split in half to gain an estimated figure for the 10-12 and 12-14 age groups.

6.1.4 Summary of Schools Assessment

Based on an assumed population of 298 no. persons within the development's two and three-bed units, we have calculated an estimated 47 no. children between the age of 0-19. Of these, c.16 are expected to be of primary school age and c.19 are expected to fall within the post-primary school age group. Between 2022 and 2023 the average percentage change in enrolment amongst the 8 primary schools in the catchment for which data was available was a decrease of 1.3%. Figures were not sourced for the Dublin Steiner School. Correspondence with this school showed 13 vacancies in the 2024-2025 academic year, a total of c.22% of their total capacity. 50% of these schools saw a decrease in enrolment figures while 50% saw an increase. This shows that space for new enrolments is variable and adaptation to increased enrolment numbers according to yearly trends is possible in the area. This is further supported by the Dublin Steiner School's planned expansion to an overall capacity of 80 (from 60) by 2027.

The audit has identified vacancies for c.157 students for the 2024-2025 academic year. Based on the estimated need of 16 additional primary school places resulting from the development, it is considered that adequate

capacity will be available within the catchment's primary schools based on the available data. It is important to note here that the projected demand for primary school space generated by the development is modest and would not be sufficient to justify the provision of a new primary school.

In terms of secondary schools, the audit has identified 3 no. secondary schools located within 1km of the site. To date, the response of St. Patrick's Cathedral Grammar School in combination with the 25.4% average increase in secondary school enrolment between 2022 and 2023 indicates that little capacity is available in the 1km catchment. Mount Carmel, located c.1.5km from the site is known to have available capacity for 11 students. This accounts for the female secondary school age population generated by the development. Capacity for the remaining schools is unknown, however, there is a high volume of reasonably proximate options and additional availability of access to transportation links.

A core objective of the DCDP 2022-2028 *"envisages that within 15 minutes on foot or bike from where they live, that people should have the ability to access most of their daily needs."* It is assumed that 3.75km is cyclable in this time. The site is thus located within cyclable distance of 24 further secondary schools. The subject site is located along both secondary and feeder cycle routes as per the Greater Dublin Area Cycle Network Plan for Dublin City Centre 2022 while Cork and Thomas Streets are identified as part of the primary cycling network under the Dublin City Centre Transport Plan 2023. Construction of further high-quality walking and cycling infrastructure Kilmainham to Thomas Street Active Travel commenced in 2023, with further upgrades in 2025.

The site area is zoned Z1 Sustainable Residential Neighbourhoods under which the Land-Use Zoning Objective Z1 states that residents should be within easy reach of educational services, aligning with the principles of the 15-minute city. Schools are included within the permissible uses category of areas zoned Z1. However, guiding principles for Land Use & Activity within SDRA 15 do not allude to the provision of educational facilities. Furthermore, the Key Opportunity Site of Pimlico within which the development is located has a provision to accommodate for a civic/community hub and enlarged area of public open space. It is important to note here that while available capacity has not been ascertained within the 1km radius, access to secondary school facilities within an appropriate travel time as per the DCDP 2022-2028 Policy QHSN11 is assumed. Provision of a school is not expected as per the Z1 zoning or SDRA 15 provisions for the subject site and as projected demand for secondary school space generated by the development is modest, it would not be sufficient to justify the provision of a new secondary school.

The Department of Education are responsible for the ongoing monitoring of admissions to primary and secondary schools. As cited in the Department of Education's submission to the draft Development Plan 2022-2028 consultation that the school accommodation requirements across the City will continue to be kept under review and that the department will work closely with DCC to meet the provisions of new schools and the redevelopment/ extension of existing schools. The central location of the site and its proximity to high quality public transport also widens the scope of potential educational facilities students may attend if residing at the scheme. Having regard to the population demographics, number of primary and secondary schools, enrolment trends and the number of potential students generated from the proposed development, it is considered that the existing schools can reasonably accommodate the demand generated from the proposed development.

6.2 Childcare Facilities

The audit has found 18 no. childcare facilities operating within the study area. A childcare review and capacity assessment was undertaken by MacCabe Durney Barnes in November 2024. Based on responses from five of the facilities, available capacity for 10 children was found in the area. Further occasional capacity for the over two age group was identified at the School Street & Thomas Court Bawn FRC. Based on the 20 space per 75 unit parameter, a demand for c.23 childcare spaces will be generated by the development. Taking the below mix of age ranges (as specified in the Stage 1 presentation document) and recommended floor area per child, we have

calculated that the required total floor area for a childcare facility under the development is c.67m² of clear floor space, not inclusive of kitchen, bathroom and hall, furniture or permanent fixtures.

- 0-1 (30%) - 3.7m²
- 1-2 (40%) – 2.8m²
- 2-6 (30%) – 2.32m²

The development of 83 two and three bed units as proposed under the scheme necessitates the provision of a crèche under the Guidelines on Design Standards for New Apartments (2022). Proposed within the scheme is the construction of a childcare facility, within the bounds of a 151sq.m. multi-use community facility, with an outdoor play area of 111sq.m.. This accommodates for the childcare requirements as generated by the development in addition to the recommended small play space of c.85-100m² recommended for the specific needs of toddlers and children up to the age of six.

6.3 Open Space, Sports and Leisure

There is a lack of significant public open space and outdoor sporting facilities in the area surrounding the subject site. Pimlico soccer and basketball pitches provide opportunity for recreational sporting activities, but are not adequate for club usage. The nearest large tract of public open space is St. Patrick's Park, c.775m to the south-east. Under SDRA 15 the north-eastern section of the site was designated for public open space. Both public and private open space have been included in the final design, though not within the area designated by the CDP 2022-2028. A high volume of communal open space (1044m²) within the central courtyard will compensate for the lack of public open space, providing for residents' needs. The public realm and street frontage on School Street and Thomas Court Bawn/Marrowbone Lane will also be upgraded as part of the works and compensatory public open space will be provided on adjacent owner DCC lands.

Though public open space and sporting amenities in the area are lacking, the development site is not appropriate for the provision of such. Its Z1 zoning forwards the objective of protecting, providing and improving residential amenities. While *open space* and *sports facility and recreation uses* are considered permissible within this zoning category, the site has not been categorised *Z9 Amenity/Open Space Lands/Green Network* and thus the provision of such on the site should not be prioritised over its residential function. Furthermore, areas within The Liberties proximate to the School Street Flats have been allocated Z9 zoning and the development of public open space is being undertaken. One such area is located c.200m to the south-west of the site at the Marrowbone Lane Depot where objective GIO56 provides for its development and a *green infrastructure and recreation area*. Another lies c. 600m away at St. James's Walk.

Furthermore, several planned and permitted projects are set to provide public open space and sporting facilities within the catchment. These will be located proximate to the subject site as elements of the Pear Street Crossing and Guinness Storehouse developments. The Donore Project Masterplan has been granted permission of 0.64ha of public open space and permission for an all-weather sports pitch, as included in SDRA 11, has been applied for.

In terms of Public Open Space, following consultation with and support from the Housing Department, Parks, Biodiversity and Landscape Services Division and Planning Department, it was considered more appropriate to provide for a larger, consolidated area of public open space within the Pimlico character area and to maximise the redevelopment and regeneration potential of the subject site. The proposed development will provide for improved public realm immediately surrounding the site and it is not considered that the relocation of the indicative open space would fundamentally undermine the guiding principles of the SDRA. Dublin City Council

recognises the demand and need for public open spaces within this area and is fully committed to deliver a more appropriately located open space that will benefit the residents and wider community and enhance the ongoing regeneration and redevelopment of this area.

6.4 Health Care and Social Services

There are no published standards to facilitate assessment or adequacy of need for health facilities and social services. However, the Primary Care Strategy, issued by the Department of Health and Children in 2001, provides some form of guidance regarding the implementation of Primary Care Centres and their staffing. The starting point for service delivery in the sector is the Primary Care Team consisting of general practice, public health nursing, occupational therapy, physiotherapy and speech and language therapy. These teams support populations of around 7,000 to 10,000 people and operate alongside wider community networks services that include oral health services, audiology, dietetics, ophthalmology, podiatry, and psychology services.

In 2020, the HSE adopted a Capital & Estates Strategy to enable the delivery of high-quality healthcare infrastructure that can support current and future service needs, setting out a clear strategic direction for the future management and development of the estate towards 2050. The Strategy aims to address including but not limited to: the growing population, changing demographics and increasing demand for access to healthcare and the requirement for better links to wider Government policies such as Transport and Housing for All. A Capital Expenditure Plan is prepared annually, which provides significant public investment in health infrastructure to meet current needs, to cater for an estimated population growth of one million people and to respond to the changing demographic profile in Ireland.

In this regard, there is ongoing monitoring of increased population growth and the implications of this on health facilities and social services. There is an established network of health care and social services in operation within 1km of the subject site. There is an extensive list of GP clinics, pharmacies and medical centres already in operation less than 1km from the subject site. Additionally located within the catchment are three hospitals, mental health services and two family resource centres. Three additional facilities have been proposed/granted permission within the catchment. It is considered that there is adequate provision of health and social services in the area, with a wide range of services provided. These facilities would have the capacity to absorb the relatively small increase in population that would accrue due to the development.

6.5 Community Facilities

The audit has identified 26 no. community facilities within 1km of the subject site. Within these community facilities an array of services are provided for the locality to access. It is considered that there is adequate provision of essential services such as post offices and garda stations. Additionally, several community development projects and allotments are located in the area surrounding the site.

Several community centres have closed in recent years and a lack of facilities for community activities has been identified. This gap in service provision is combatted by five new community, arts and cultural developments in the catchment (see Table 12). The proposed development will additionally provide a multi-use community facility of 151m² at the ground floor of Block A2.

6.6 Religious and Worship Facilities

There are several places of worship in the study area. There is no standard measure in place in Ireland regarding the provision of religious places of worship. As places of worship are a matter for various religious organisations, it is not considered that this would be required to form part of the development.

6.7 Arts and Cultural Facilities

The audit has demonstrated that given the site's location in the city centre, there is a wide range of arts and cultural facilities in close proximity to the site, all of which are accessible by foot or bicycle. The site is located within the Kilmainham/Inchicore Cultural Hub and Quarter with the Temple Bar cultural quarter located just beyond the catchment. 34 facilities have been identified in Table 13 and are comprised of facilities ranging from art studios, galleries, theatres and museums to distilleries. The Skillsets art school, Steam Box studios, SoFFT Productions arts organisation, FLUX Studios and the Guinness Storehouse are located within 300m of the proposed development. The list provided is not comprehensive however, the most notable facilities have been included and it can be considered that this aspect of social infrastructure is accounted for by the areas' provisions.

The development plan has marked the Guinness Lands for a "*community/cultural facility of significance*" which has been permitted in the form of a multipurpose space to provide for "*theatrical and music events, trade shows and exhibitions in a flexible format*". This new venue space will enhance provision in the north-west of the catchment. Further spaces are permitted in residential developments within the area.

The Gross Internal Area of the development is 13,710sq.m.. It is noted that the eligibility criteria does not include the area of the refurbished block. Therefore, the development falls below the 10,000sq.m. limit at which a minimum 5% of dedicated arts, cultural and community space under policy objective CU025 of the DCDP must be provided. Nevertheless, a 151m² multi-use community facility at ground floor level is planned as part of the development.

6.8 Retail and Entertainment

The immediate area is well supplied in terms of retail services and facilities. Having regard to the context of the site's location in the city centre of Dublin, it is considered that there are ample options for retail and entertainment services at Meath, Francis, Dean and Thomas Street in addition to Cork Street, Clanbrassil Street and Smithfield. These are predominantly located to the south and east of the catchment area. In addition, the site's easily accessible transport connectivity also offers a wider catchment of services for prospective residents to access.

7. CONCLUSION

The Social Infrastructure Audit has demonstrated that the subject site is located in proximity to a range of facilities that will benefit the future residents of the proposed scheme, regardless of their age group or abilities. It will thereby fulfil the DCDP 2022-2028's core objective QSHN11 of promoting the 15-minute city. The site is surrounded by a dense urban fabric including other residential units, retail and cultural offerings and varied amenities as a result of its south inner-city location.

The proposed development will generate added demand for the existing services and facilities, such as open space and leisure, although this will be in part offset thanks to high quality communal amenity space proposals which form a part of the development, improved public realm surrounding the site and the proposed provision of open space on adjacent owner DCC lands. While the immediate area does not offer large tracts of amenity open space, permitted and proposed developments in the area will significantly increase the provision of both public open space and outdoor sporting facilities in the area. This in conjunction with the proposed open space on the site will satisfy the needs of the population generated from the proposed development.

The audit has identified numerous primary schools within the study area within which available capacity for the 11 supplementary primary school children has been identified. For secondary school age students, there is available capacity in Mount Carmel girls Secondary School. Capacity within the catchment for those attending boys' or mixed-schools is unknown. However, the wide range of transport links and other schools within the city centre is assumed to provide adequate capacity. Having regard to the population demographics, number of schools, enrolment trends and the number of potential students generated from the proposed development, it is considered that accessible schools can accommodate the demand generated from the proposed development.

Based upon Tusla Early Years Services Data and responses received from childcare facilities there is adequate capacity for the eight additional children generated by the development. A childcare facility will also be provided within the development.

With regard to community facilities, the audit has identified an existing network that offers a range of supports and services in the study area, though community needs are not at present adequately provided for within the catchment. Proposed and permitted developments in the area in addition to a multipurpose community facility within the development itself will supplement the current stock of community facilities in the near future. The subject site is also well served by a wide range of arts and cultural facilities. The site is located within the Kilmainham/Inchicore Cultural Hub and Quarter and the Templebar Cultural Quarter is accessible by foot from the subject site. Public realm upgrades are planned for these areas which will further improve their offerings. The proposed development (by reason of including a refurbished block) falls below the 10,000m² limit at which a minimum 5% of dedicated arts, cultural and community space under policy objective CU025 of the DCDP must be provided. Nevertheless a 151m² multi-use community facility at ground floor level is planned as part of the development.

The subject site is also well served by healthcare facilities. An extensive range of primary care centres, GP's, medical centres, mental health, specialist clinics and pharmacies are located within the catchment. A variety of services are also available within the Mater and Temple Street Hospitals. St. James's, Patricks and Coombe hospitals.

There are also a wide range of retail and local services throughout the study area, given the site location comparative to the Dublin City Retail Core. The moderate increase in population at the subject site will continue to support the economic viability of the cities existent and permitted retail facilities. Local needs are addressed with a wide range of local convenience shops, supermarkets, cafes and restaurants in the immediate vicinity of

the site. The sites proximity to the nearby high-quality transport options also offers residents with more extensive access to retail and entertainment options.

There are several places of worship in the study area covering a range of different denominations. There is no standard measure in place regarding the provision of religious places of worship and their capacity restraints. Thus, it is considered that the existing network of places of worship can meet the demand generated from the proposed development.



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