



Social Infrastructure Audit

Social Housing Development at
Cromcastle Court and Old Coal Yard, Kilmore, Dublin 5
Dublin City Council

July 2025



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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 Kilmore/ Beaumont/ Coolock/ Artane/ Priorswood areas in which fall within the catchment of the proposed development. 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 the social, physical, and mental well-being of the community.

The site is the subject of a proposed Part 8 for the redevelopment of social housing blocks, located at the intersection of the Kilmore and Kilbarron Roads, Dublin 5. The proposed development consists of two adjacent sites and will involve the demolition of three existing four-storey apartment blocks and one-storey welfare depot, currently unoccupied. Subsequent construction of 152 no. units across seven apartment blocks, a community area of 132m², an integrated replacement substation, single storey storage buildings will follow. Communal open space will be provided in the form of courtyards, and a large tract of public open space is designated for the north of the site. Units within this development consist of 118 social housing units at the Cromcastle Court site and 34 units at the Old Coal Yard specifically designated for older individuals’ 1-bed independent living units.

The subject site is c. 1.68 ha and its location is illustrated in the figure below. The development site is zoned Z1 Sustainable Residential Neighbourhoods in the Dublin City Development Plan (DCDP) 2022-2028.

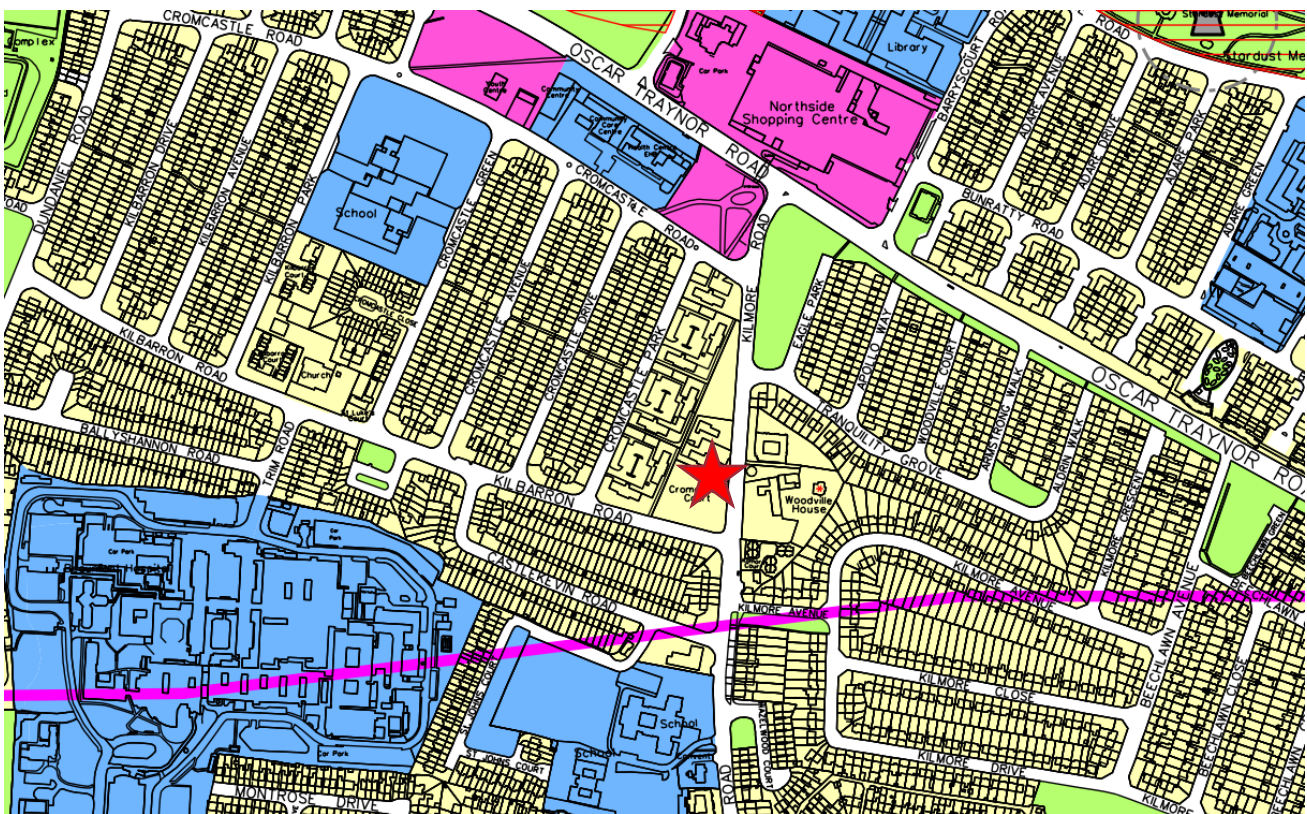


Figure 1: Extract from Map B of the Dublin City Development Plan 2022-2028 (source: DCC CDP)

The proposed development cannot be looked at in isolation from the communities 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 community established.



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 site of the development is located in a predominantly residential and commercial neighbourhood, with semi-detached and terraced housing units extending along the south and western borders of the site. There are a number of large-scale employment areas in close proximity including the Northside Shopping Centre, Cadbury Ireland, Mondelez Europe, International Clonshaugh Industrial Estate and Beaumont Hospital. Across the Cromcastle Road to the north a Section 179A development of 146 no. apartments and two community facilities is under construction (PA Reg. Ref. 7003/23). The Part 8 site forms part of the Cromcastle Court Estate which comprises of 8 no. 4 storey apartment blocks with a total of 128 apartments and a welfare depot building on a site with a total area of 1.68 ha. These buildings have surface car parks, amenity grassland and scattered trees and there are three small playgrounds located adjacent to the car parks. The portion of the site to which the proposal relates include 3 no. apartment blocks and the welfare depot to the southern end of the estate. This area measures 1.28 ha. It is proposed to demolish these blocks and the depot as part of the application. The second portion of land for the development site lies to the east of Kilmore Road and is bounded by Aoibhneas Women's Refuge to the north and 2 storey terraced houses to the south. Just beyond the Aoibhneas buildings c. 100m of the site is Eagle Park, situated at the junction between the Kilmore and Oscar Traynor Road. Woodville House, a protected structure, lies to the rear of the site on lands owned by the HSE. It is located c. 25m to the east of the Old Coal Yard site and utilises the same access road. The site is currently overgrown with extensive areas of hardstanding and contains no built structures apart from remnants of walls from its previous use as a coal depot. Some of the existing walls contain material from outbuildings associated with Woodville House. This parcel totals 0.37ha in area.

The subject site is located in an area with a wide range of amenities. It is situated c. 370m to the south of the Northside Shopping Centre, which is a designated neighbourhood centre, and south-east of the Coolock Primary HSE Care Centre and Kilmore West Community Centre. The Intreo Centre Coolock is 500m to the north-east. The Northside Retail Park offers further retail opportunities c. 700m to the north-east. The Coolock Pitches and Chanel College are c. 700m to the east while the Beaumont Lodge Transitional Care Unit and St. John of Gods school are c. 250m to the south. Further south, Artane Castle Shopping Centre lies at the periphery of the catchment c. 950m away. 400m to the south-west of the development is Beaumont Hospital, the Astro[ark Coolock is c. 1km to the west while Scoil Ide and Scoil Fhursa are c. 400m to the north-west. Several large parks inclusive of the Beauvale Park, Ardvale Green, Beaumont Woods and Stardust Park are also within a 1km radius of the proposed development.

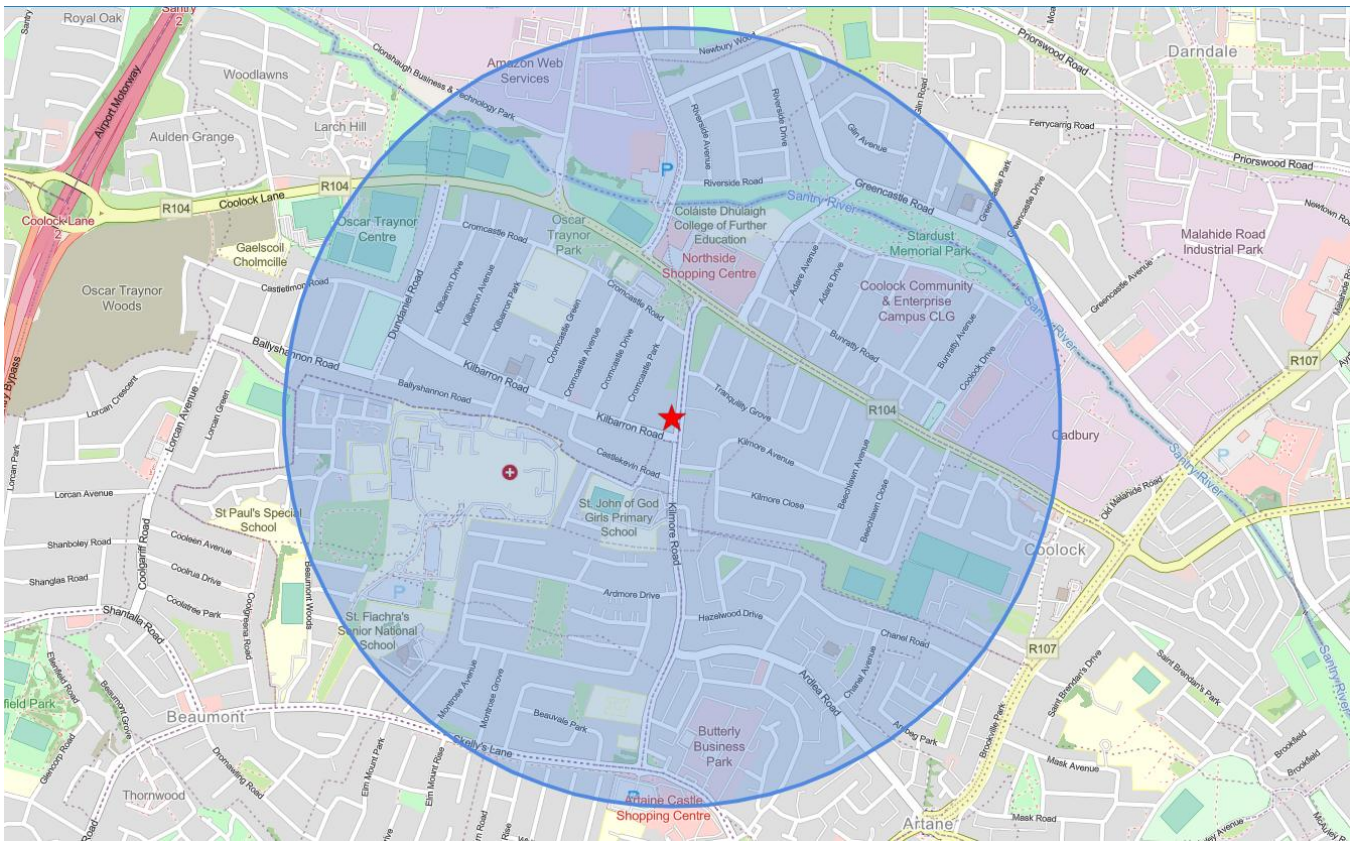


Figure 3: Existing Context of Site and 1km Catchment (source: ArcGIS & MDB)

2.2 Transportation

Cromcastle Court is served primarily by bus services operated by Dublin Bus and Bus Connects. The nearest rail station is at Harmonstown which is served by the Dart. This station is located c. 2.2km to the south-east of the subject site. Dublin Airport is located c. 4km to the north-west. Travel time to Dublin City Centre (Eden Quay) is c. 30 minutes at off peak hours and c.40 minutes at peak hours.

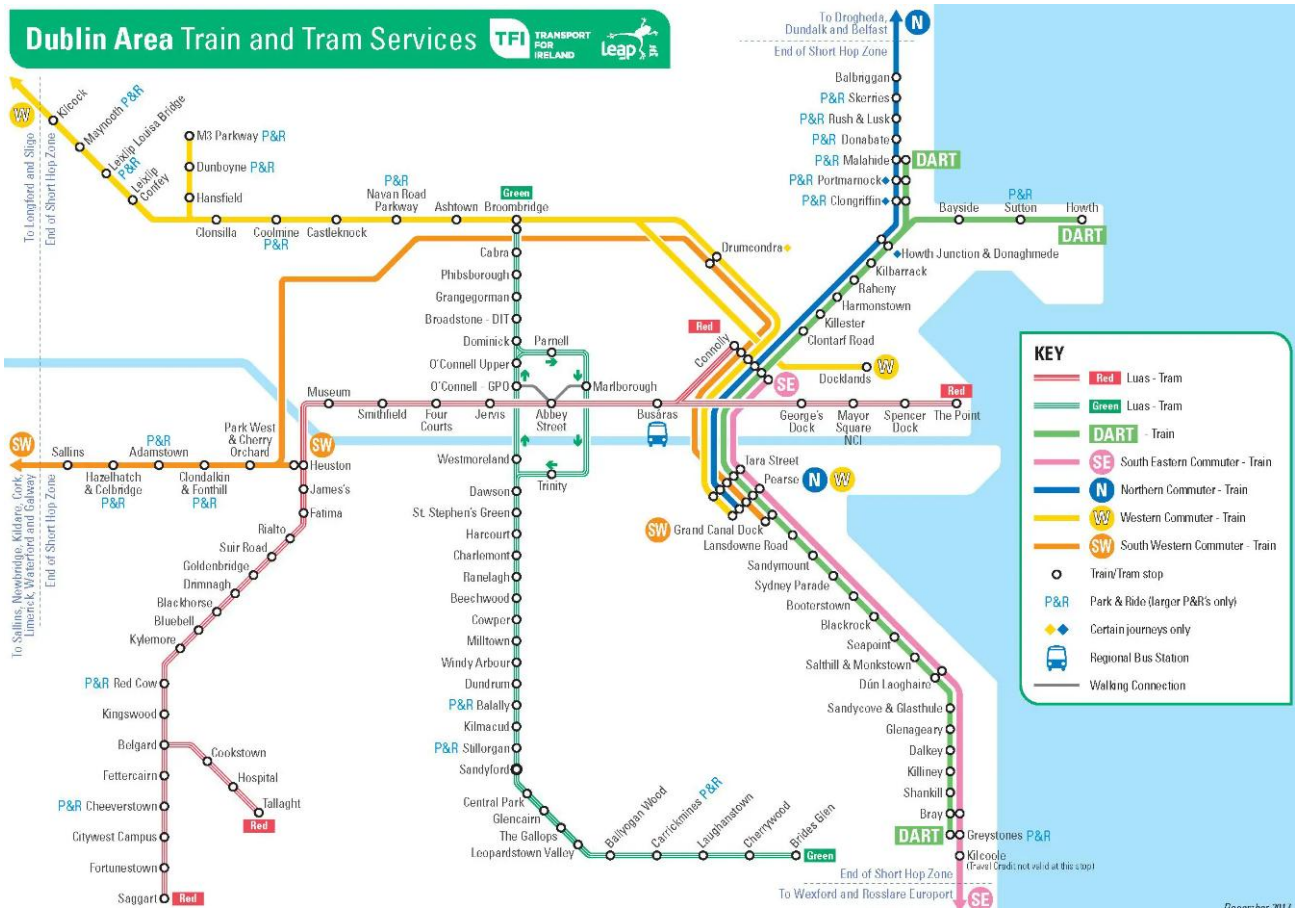


Figure 4: Dublin Area Rail and Tram Services Map (source: TFI, 2017)

The most proximate bus stops to the subject site, a c. 3-minute walk away, are located along the Kilmore Road. The 27B and N6 buses serve the Kilmore, Kilbarron and Oscar Traynor Roads running respectively from Eden Quay to Harristown and Finglas to Kilbarrack. The 27 and 27X routes are accessible via the Bunnratty Road serving the route from Clare Hall to Johnstown and UCD Belfield while the 14 serves Dundrum, originating from Beaumont and is a c. 10-minute walk from the proposed development. Bus Connects additionally notes route 8 along the Kilmore Road which serves Abbey Street, the A1 route along Kilbarron lane leading from Firhouse and the L82 from Swords. These three routes end at Beaumont Hospital. Routes along the D spine are also accessible.



Figure 5: Extract from Revised Network 2024: Big Picture Map (source: Bus Connects)

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.

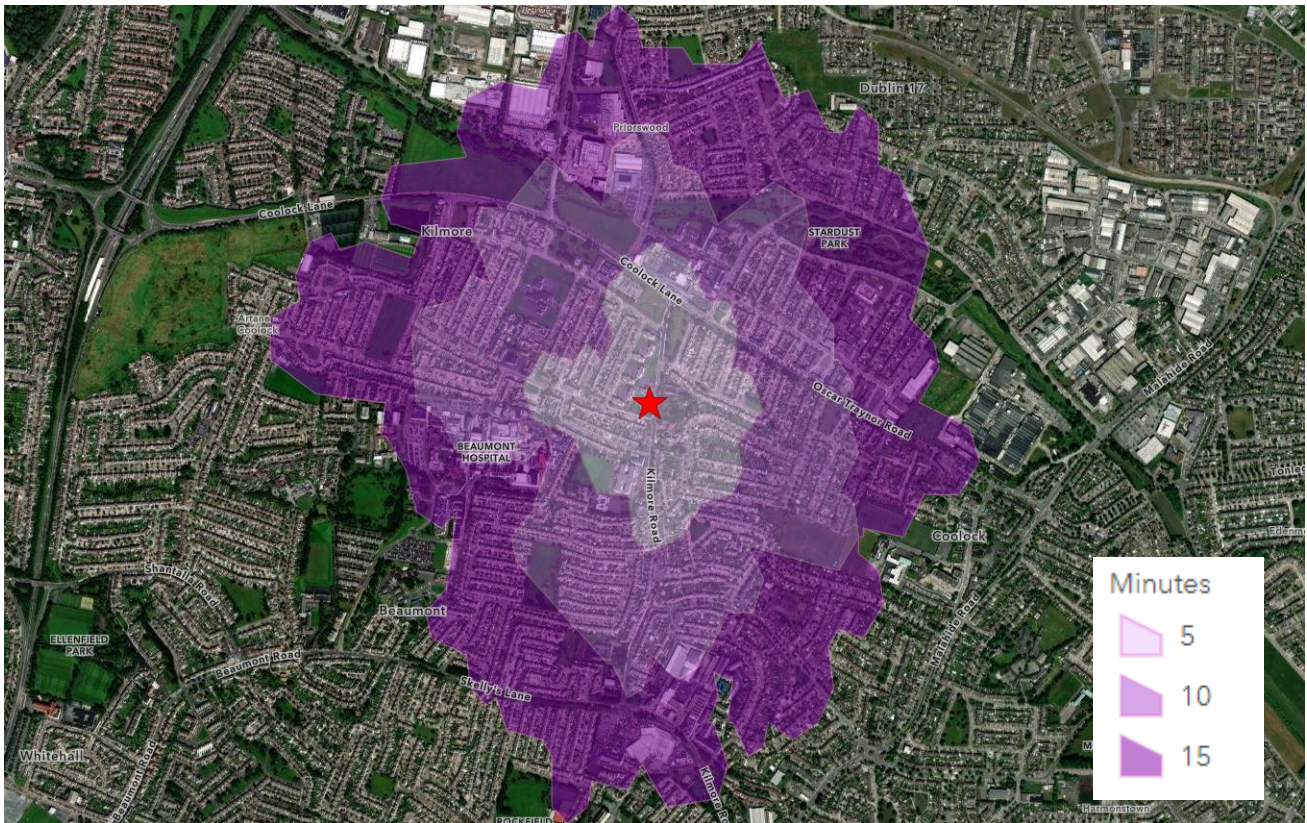


Figure 6: Walkability Patterns in 5,10 and 15-Minute Intervals (source: ArcGIS)

2.2.2 Pedestrian and Cycle Links

Wide footpaths extend around the entire boundary of the site with speed ramps present along both its south and western extent. Two pedestrian crosswalks are located at the junction between the Kilmore and Kilbarron Roads allowing for safe movement between the site at Cromcastle Court and the Old Coal Yard. No other pedestrian crosswalks are located proximate to the subject site. A wide variety of facilities are located within walking distance of the proposed development inclusive of the Northside Shopping Centre, Kilmore West Community Centre, Coolock Primary Care Centre and Intreo.

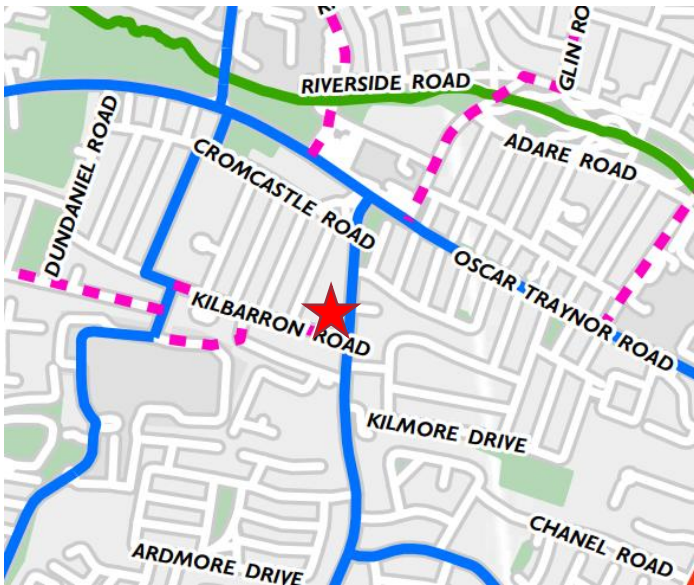


Figure 7: Greater Dublin Area Cycle Network Plan 2022
(source: NTA)

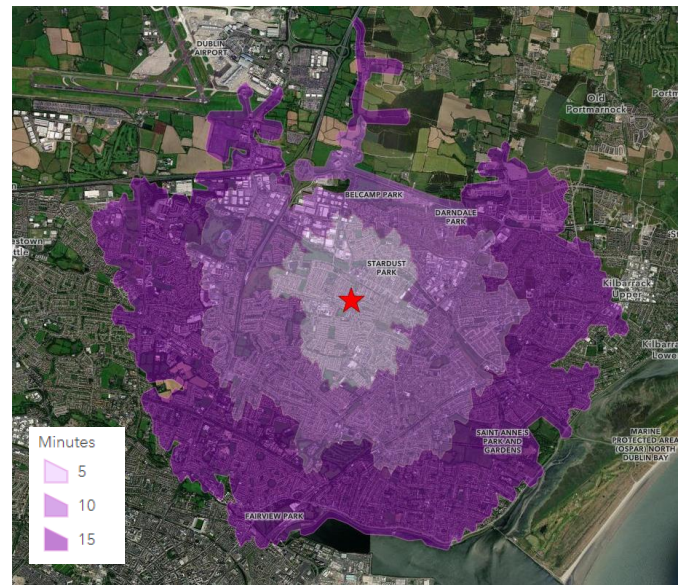


Figure 8: 5, 10 and 15-Minute Cycle Catchments
(source: MDB & ArcGIS)

Phase 3 of the Coolock to Clontarf Active Travel Project extending from Clonshaugh Road to the Artane Roundabout is expected to begin construction in late 2025. This is proposed to run along the Kilmore Road adjacent to the site. Public Consultation for Phase 1 was completed in 2023. Proposed improvements under the scheme are inclusive of improved walking and new cycling facilities, school zones and junction improvements.

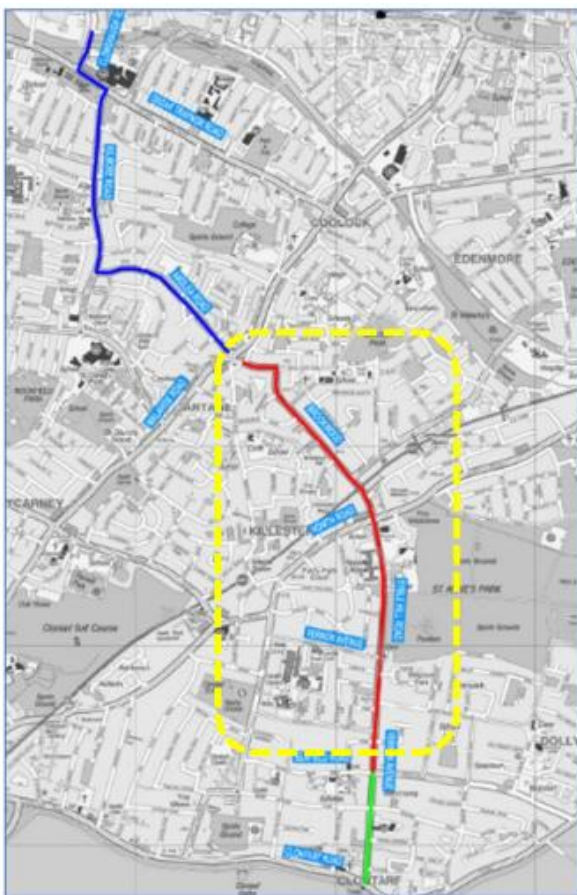


Figure 9: Coolock to Clontarf Route (phase 3 in blue) (Source: DCC)

Under the Active Travel Programme, Dublin City Council will deliver the Kilbarrack Road to Oscar Traynor Road Scheme. The route will be 5 km long and will go along Kilbarrack Road, Tonglegee Road and Oscar Traynor Road between the Howth Road/Dublin Road junction and Oscar Traynor Road / Barryscourt Road junction. The infrastructure planned along Oscar Traynor Road comprises of a new segregated cycle track on both sides of the road, separating cyclists from traffic by way of flexible kerbs and bollards. The new protected cycle tracks will be 1.5m wide. The scheme will finish at the Northside Shopping Centre.



Figure 10: Planned alignment of the Kilbarrack Road to Oscar Traynor Road Active Travel Route

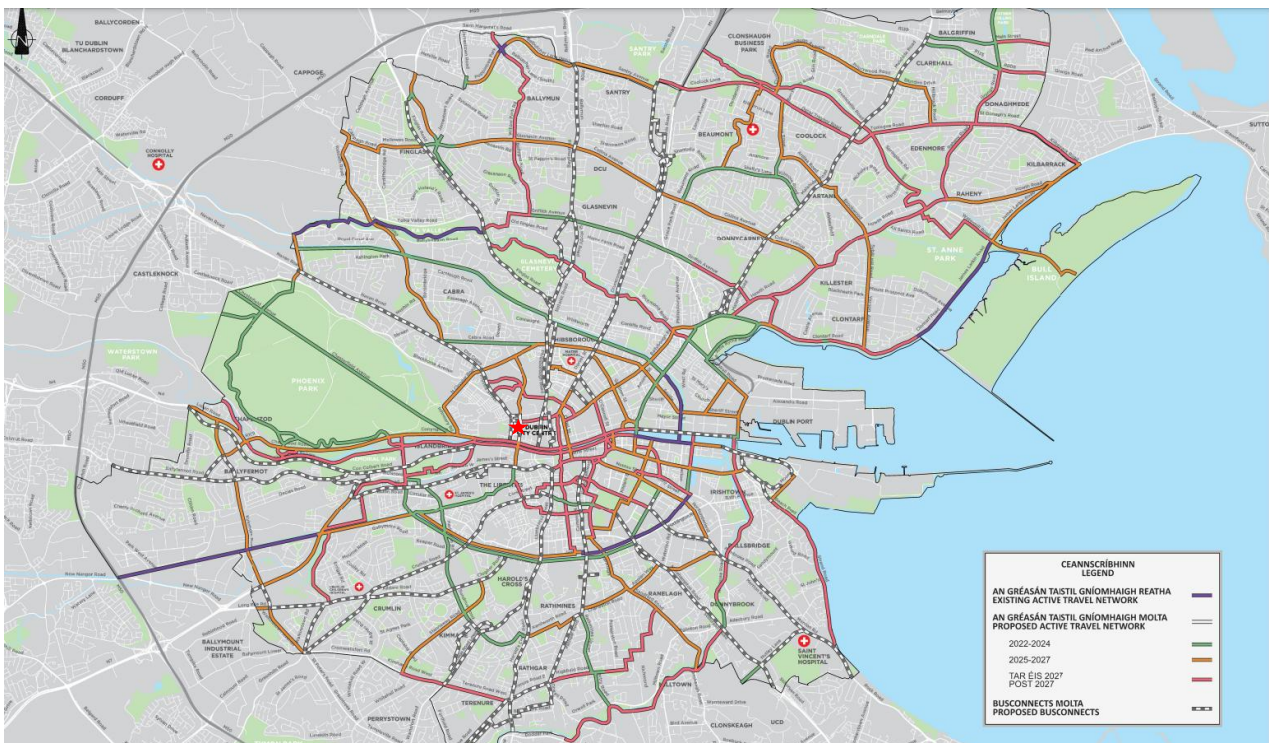


Figure 11: Proposed Active Travel Network Post 2027 (source: DCC)

3. CONTEXT, APPROACH AND SCOPE OF THE REPORT

3.1 Policy Context

3.1.1 National Planning Framework

The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040. It recognises the importance of quality of life and notes that how future development in Ireland is planned will continue to be a significant determinant of people's quality of life. A key focus of the *NPF* is on sustainable and compact development within pre-existing urban areas and the provision of accessible services and facilities for all communities. Chapter 6 of the *NPF* states that the *"ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment"* is intrinsic to providing a good quality of life for new and existing communities.

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.

National Policy Objective 33 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 Sustainable Urban Housing: Design Standards for New Apartments (December 2022)

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022 also 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), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.

One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.”

The document specifies the provision of 1 No. childcare facility (equivalent to a minimum of 20 no. child places) for every 75 No. proposed residential units. The application of this standard is however informed by the demographic profile of the area and the existing capacity of childcare facilities.

Guidelines for the provision of communal amenity space are also included within this document. Specifications for the required areas as set out in Appendix 1 of the document are illustrated in Table 1 below.

Table 1: Minimum Floor Areas for Communal Amenity Space (source: DHLGH)

Apartment Type	Minimum Floor Area
Studio	2 sq m
One bedrooms	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

This communal amenity space prioritises accessible and secure outdoor space with adequate levels of sunlight throughout the year. It is noted that the recreational needs of children should be considered within this space with *'small play spaces (about 85 – 100 sq. metres) for the specific needs of toddlers and children up to the age of six, with suitable play equipment, seating for parents/guardians, and within sight of the apartment building, in a scheme that includes 25 or more units with two or more bedrooms'*.

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 Z5 City Centre in the DCDP 2022-2028. 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.”

“QHSN53: (i) To support the provision of new schools and the expansion of existing school facilities having regard to the requirements of the DES. (ii) To protect and retain the entire curtilage of school sites, including buildings, play areas, pitches and green areas, that may be required for the expansion of school facilities in the future, unless the Council has determined in agreement with the Department of Education that the use of the site for school provision is no longer required. (iii) To support the ongoing development and provision of third level education, further education and lifelong learning in the city.

“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.”

CUO25 SDRAs and large Scale Developments: All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at*

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

“CUO30 Co-Design and Audits: Large development applications (over 10,000 sq. m., either in phases or as one application) will, in the absence of a DCC local area culture audit (COU44 refers), be required to undertake a cultural audit for the local area to identify shortcomings within the area; and to work with DCC Arts Office to identify and agree appropriate arts or cultural uses, preferably as part of a co design process in advance of lodging an application, for inclusion in the development. Such audits shall be informed by the existing cultural mapping resources in the Dublin City Cultural Infrastructure Study and by Culture Near You maps.”

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.

3.1.8 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.

Within Guidance Note 1, the toolkit specifies that the 5% provision for community, arts and cultural use within developments exceeding “10,000 sq.m. in total area” applies to **floorspace**.

The floorspace for the 5% provision should be understood as: “*Gross Floor Area but excluding non-functional spaces such as carparking, corridors and non-earning spaces such as shared lobbies and lifts*”. This definition is further applied to the requirement for 10,000 m² of total area as outlined in CUO25 within this assessment.

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 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 Guidelines on Sustainable Residential Development in Urban Areas (2009) state that no substantial residential development should take place without an assessment of existing school capacity. This view is echoed by the Department of Education who provide a code of practice on ‘The Provision of Schools in the Planning System’.

- 4) The Urban Design Manual states that there should be an emphasis on the provision of good urban design, open space and public plaza's which can facilitate social interaction and provide opportunities that the provision of facilities alone may not.
- 5) 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.
- 6) For new housing developments, Childcare Facilities Guidelines for Planning Authorities (2001) recommends an average of one childcare facility for each 75 dwellings.
- 7) 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
- 8) Under the Sustainable Urban Housing: Design Standards for New Apartments (2023), communal rooms may be provided in apartment schemes for the use of residents as meeting rooms or community rooms.

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 the 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;
- Dublin North Central Arts Research - Summary of Findings; and
- 2021 Dublin City Council Cultural Infrastructure Study.

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 2: 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 plan (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 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. Facilities located within c.1.5km of the development site have been assessed where applicable as this is considered a reasonable distance to travel by foot, bicycle or public transport.

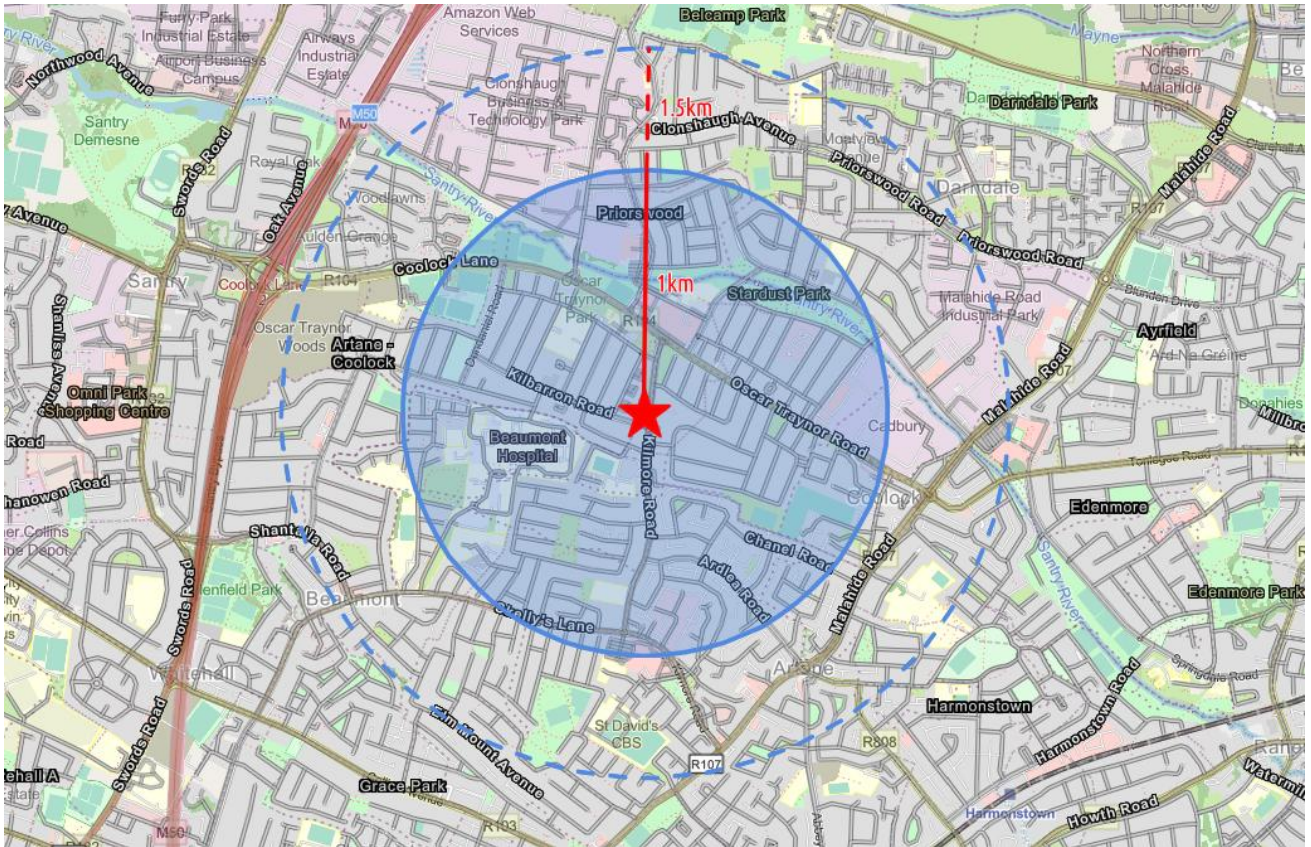


Figure 12: Study Area (source: MDB & ArcGIS)

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.

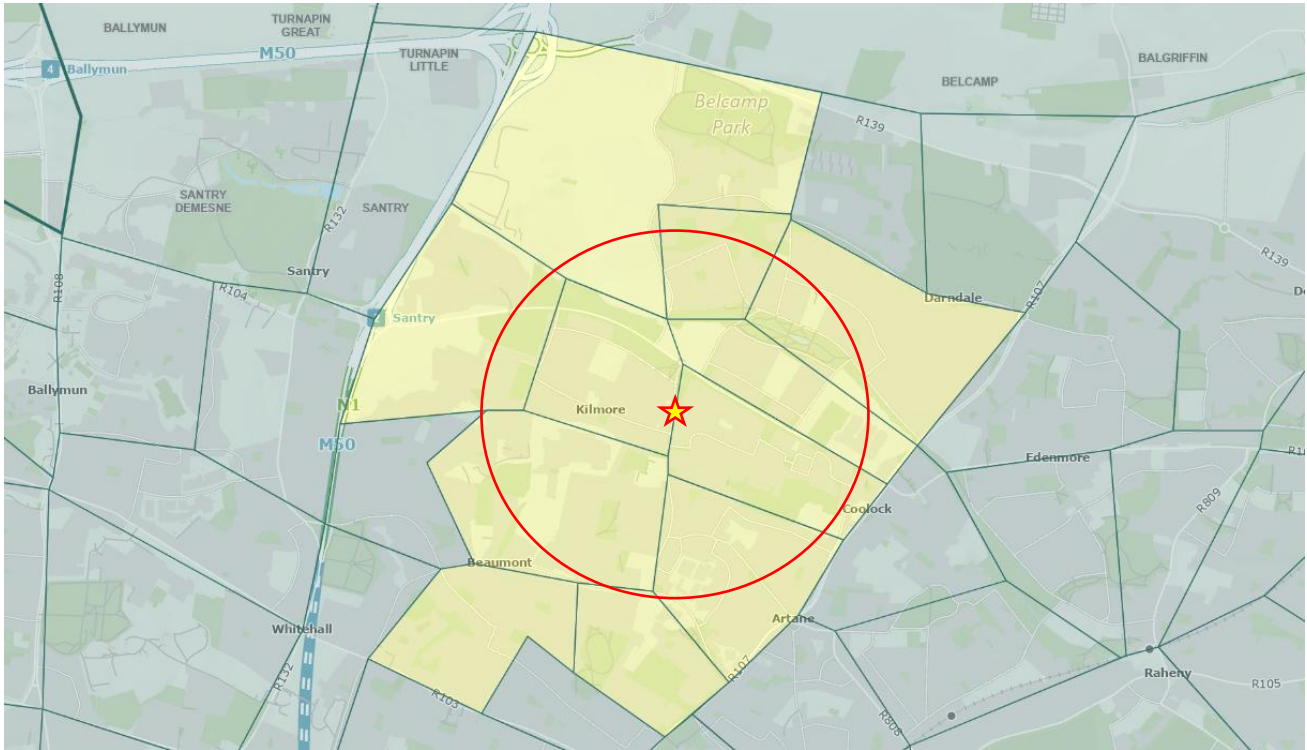


Figure 13: Extent of Demographic Study Area (source: CSO)

4.2 Population Trends

Conducting analysis of the 1km settlements area confirmed a total population of the study area to be 31,247 persons during the 2022 Census. The list of Electoral Divisions used, and their respective populations, can be seen in the table below.

Table 3: Population Trends in Study Area and Dublin City (source: CSO)

Electoral Division	CSO 2016 Population	CSO 2022 Population	Change 26-22	% Change 16-22
Beaumont B	4962	5103	141	3%
Beaumont C	3242	3382	140	4%
Beaumont D	2135	2085	-50	-2%
Beaumont F	3590	3893	303	8%
Kilmore A	3660	3678	18	0%
Kilmore B	2681	2546	-135	-5%
Kilmore C	1490	1413	-77	-5%
Kilmore D	2032	2149	117	6%
Priorswood A	1618	1574	-44	-3%
Priorswood D	2756	2653	-103	-4%
Priorswood E	2839	2771	-68	-2%

Electoral Division	CSO 2016 Population	CSO 2022 Population	Change 26-22	% Change 16-22
Total	31005	31247	242	1%
Dublin City Council	554,554	592,713	38,159	7%

As illustrated in the table above, the Study Area experienced a minor population increase between 2016 and 2022. Over the 6-year period, the population of the Study Area rose from 31,005 to 31,247, equivalent to a 1% increase. This increase was distributed unevenly across electoral divisions, with those in Kilmore and Beaumont experiencing more of an increase than those farther north in Priorswood. Over the same period, Dublin City Council also experienced a population growth from 554,554 to 592,713, equivalent to a 7% increase between 2016 and 2022.

4.3 Age Profile

The 2022 census shows that 1,466 persons of the study area population were aged between 0 and 4, or c. 4.7% of the total population. A further 1,710 persons were aged between 5 to 9 years old or c. 5.5% of the total population. The 10 to 14 years old cohort comprises 1,888 persons or c. 6% of the total population. In the 15-19 age cohort, this group comprises 1,875 persons or c. 6% of the total population. Those within the 20-64 years age cohort are a total of 18,498 persons or c. 59% of the population while 5,810 are aged 65 years old or more, representing c. 18.6% of the total population. The percentage of the population considered to be of crèche-going age in the area surrounding the subject site is roughly equivalent to that of Dublin City. 17.5% of the population in the study area is of school-going age, in comparison to 15.2% in Dublin City Council at large. The proportion of elderly individuals living within the catchment is approximately 5% higher than the average across DCC while the working age population is approximately 7% lower.

Table 4: 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
Beaumont B	201	228	238	241	2707	1488	5103
Beaumont C	166	196	183	170	2027	640	3382
Beaumont D	87	103	89	100	1186	520	2085
Beaumont F	213	225	258	218	2295	684	3893
Kilmore A	220	244	268	224	2447	275	3678
Kilmore B	107	137	169	176	1543	414	2546
Kilmore C	61	76	88	115	900	173	1413
Kilmore D	89	105	108	133	1192	522	2149
Priorswood A	74	93	100	108	942	257	1574
Priorswood D	127	176	189	190	1616	355	2653
Priorswood E	121	127	198	200	1643	482	2771
Total	1466	1710	1888	1875	18498	5810	31247
Dublin City Council	28946	29356	30301	30269	394473	79368	592713

4.4 Household Composition

The average no. of persons per private household in the study area was 2.8 persons. Across Ireland, the Census 2022 found 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 5: 2022 Average no. Persons Per Private Household in Study Area

Electoral Division	No. of Private Households	Total Population	Average no. Persons Per Household
Beaumont B	1532	4175	2.73
Beaumont C	1327	3394	2.56
Beaumont D	754	2099	2.78
Beaumont F	1377	3925	2.85
Kilmore A	1201	3712	3.09
Kilmore B	931	2580	2.77
Kilmore C	500	1426	2.85
Kilmore D	799	2129	2.66
Priorswood A	524	1522	2.90
Priorswood D	919	2675	2.91
Priorswood E	944	2786	2.95
Total	10808	30423	2.81

5. EXISTING COMMUNITY FACILITIES

This section presents the findings of an audit of community infrastructure situated within 1km and 1.5km of the subject site. Community infrastructure includes a wide range of services and facilities that contribute to quality of life. The purpose of reviewing the 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 seven no. primary schools within a 1km radius of the subject site. A further four schools are located within 1.5km. There is a wide choice of school types available, including secular, non-secular, mixed and single gender schools. The enrolment figures were obtained through liaison with the schools and from the Department of Education database for the academic years 2023-2024 and 2024-2025. The schools are listed and tabulated with their current enrolment figures below.

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

School Name	Address	2023 DOE enrolment	2024 DOE enrolment	2024 confirmed Enrolment	2023-2024 Change %	Available Capacity	Distance (in km)
Scoil Íde G.N.S.	Kilbarron Park, Kilmore West	161	165	164	2%	4	0.24
Scoil Fhursa	Cromcastle Green, Kilmore	197	185	195	-1%	25	0.38
St Davids N S	Kilmore Road, Artane	268	278	280	4%	-	0.82
St John Of God N S	Kilmore Road, Artane	189	189	190	0.5%	19	0.82
St. Fiachra's Junior National School	Montrose Park, Artane	577	582	-	1%	-	0.9
St Fiachras Sen N S	St. Fiachras SNS, Montrose Park	642	633	-	-1%	-	0.90
St Josephs NS	Macroon Road, Bonnybrook	317	295	-	-7%	-	1
S N Caitriona Cailini	Measc Avenue, Coolock	195	197	-	1%	-	1.35
S N Caitriona Naionain	Measc Avenue, Coolock	188	194	194	3%	-	1.35
St. Francis Junior School Priorswood	Clonshaugh Drive, Priorswood	185	171	-	-8%	-	1.5
St Francis Senior N S	Clonshaugh Drive, Priorswood	198	195	198	0%	32	1.5
Total	-	3477	3427	3444	-1%	80	-

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 shown by the Department of Education (DOE) in 2024/2025 at these schools is 3,444 pupils. Overall, the number of children enrolled in primary school education in the catchment decreased c. 1% between the 2023/2024 and 2024/2025 academic years. Of the six schools from which a response was received, it was found that there is available capacity for 80 primary school places. Where no response was received, a worst-case scenario of no capacity is assumed for the purpose of this audit.

Several expansions and alterations to existing schools are planned within the catchment. St. David’s NS will expand from 11-16 classes and will enrol girls in 2025, an ongoing build on-site will free up three classrooms. St. John of God NS will enrol boys in 2025, increasing its capacity by 114. Scoil Íde G.N.S. also has a classroom within the existing school with potential to host an additional class. St. Francis’ SNS will introduce two new special classes in the upcoming years. Other special schools in the area include St. Paul’s Hospital Special School and Beaumont Hospital School.

5.1.2 Secondary Schools

In terms of secondary school students, one post-primary school was identified in the 1km radius of the subject site. However, a further three schools are located within 1.5km of the development (see Table 7). Collectively, these schools provide both single sex and mixed sex options. The enrolment numbers provided by the Department of Education for the 2023/2024 academic year were compared to enrolment data provided by the DOE and schools for 2024/2025 to calculate the change in student enrolment and available capacity.

Table 7: List of Secondary Schools within 1.5km of the site, distance and enrolment data.

School Name	Address	2023 DOE Enrolment	2024 DOE Enrolment	Change %	Available Capacity	Distance (in km)
Choláiste Dhúlaigh	Clonshaugh Road Coolock	174	192	10%	-	0.76
Chanel College	Coolock Village, Malahide Road	489	466	-5%	-	1.07
Mercy College Coolock	St Brendan's Drive, Malahide Road	351	420	20%	-	1.10
Our Lady of Mercy College	Beaumont, Dublin 9	438	379	-13%	40	1.14
Total	-	1452	1457	0.3%	-	-

The total number of enrolments in 2024/2025 at these schools is 1,457 pupils. This is roughly equivalent to enrolment in the previous year. Our Lady of Mercy College noted planned enrolment of 60 students in the upcoming academic year, with capacity for 40 students remaining at the time of this report.

5.1.3 Adult Education

Third level and further education in Ireland is inclusive of all education following on from second level education courses. This includes University courses, Technological Institute courses, Post Leaving Certificate (PLC) and other courses. Third level institutes in the area include Coláiste Dhúlaigh College of Further Education (CDCFE) which offers Post Leaving Certificate (PLC) Courses and Dublin City University (DCU) which is a large university based on the Northside of Dublin offering undergraduate and postgraduate education. Saint Michael’s House offers a short-term training centre at Adare green, Coolock. This provides short-term courses for young adults with disabilities to aid with the transition between school and work. A variety of other educational options are

available given the accessible nature of the site by public transport and by means of active travel. These encompass Technological University Dublin and Trinity College Dublin.

5.1.4 Permitted Educational Facilities

The Department of Education's database for major projects was assessed in combination with planning records to ascertain if any additional educational facilities are in the pipeline. No large-scale projects were found to be in development under the School Building Programme as updated on 30th November 2024.

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 1.5km 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 14 childcare facilities located within a 1km radius of the subject site. And a further 10 located within the 1.5km radius boundary. This is considered a reasonable distance to travel from the subject site. These provide a mixture of full-time part-time and sessional services. The nearest permanent childcare provider is located 0.33km away. This is Happy Ways Artane, located within St. John of Gods Primary School on the Kilmore Road.

The audit has shown that as of November 2024, one of the existing childcare facilities who responded by email or phone has available capacity within the 1km catchment. Little Steps in Artane currently has 28 vacancies with 20 children underage requirements on their waiting list. Little Footprints Montessori has 6 vacancies. Darndale/Belcamp Integrated Childcare Service Ltd. has 3 spaces for two-year olds.

Table 8: List of Childcare Facilities Identified within 1.5km of the Site

Childcare Facility Name	Address	No. of children service can accommodate (TUSLA)	Confirmed Capacity (survey)	Vacancies	Distance (in km)
Happy Ways Artane	St John of Gods Primary School, Kilmore Road, Artane	22	-	-	0.33
Tots & Co.Childcare	Beaumont Hospital, Beaumont	65	-	-	0.49
E.I.S.S (Early Intervention Support Services)	EISS, c/o Scoil Ide Nais Cailini, Kilbarron Park,Kilmore,, Coolock	12	-	-	0.52
Kilmore West Community Playgroup	Rear St. Luke's Parish Centre, Kilbarron Park, Kilmore West	22	40	0	0.52
Bunratty Community Childcare Centre	Northside Civic Centre, Bunratty Road, Bonnybrook	38	-	-	0.57
Cocoon Childcare- Artane	Timber Mills, Kilmore Road, Artane	62	-	-	0.58
Doras Buí	Doras Buí, Bunratty Drive, Coolock	65	56	0	0.70
T/A Bonnybrook Early Education Centre	Bunratty Drive, Coolock	120	-	-	0.70
Carousel Day Nursery	Kilmore Road, Artane	55	-	-	0.82
Artane Montessori Circle	Artane/Beaumont Recreation Centre, Kilmore Road	64	-	-	0.83
Beaumont Pre- School Community Playgroup	St. Fiachra's School, Montrose Park, Beaumont	44	58	0	0.90
Little Steps	Artane Castle Shopping Centre, Artane	66	88	28	0.94
Little Rainbows Limited	39 Ardlea Road, Artane	55	-	-	0.98
Early Journeys	78 The Park, Beaumont Woods	52	-	-	1.00
Elm Mount Montessori School	43 Elm Mount Rise Beaumont		-	-	1.10
Naíonra Montessori	Gaelscoil Cholmcille, Lána na Cúlóige	44	-	-	1.10

Childcare Facility Name	Address	No. of children service can accommodate (TUSLA)	Confirmed Capacity (survey)	Vacancies	Distance (in km)
Bunny Hops Crèche and Montessori LTD	13 St. Brendan's Ave, Artane	31	-	-	1.22
Lorcan Montessori	121a Lorcan Avenue, Lorcan Avenue, Santry	30	-	-	1.24
Little Footprints Montessori	130th Priorswood Scout Den, Clonshaugh Shopping Centre, Clonshaugh	22	22	6	1.34
Learn and Play Preschool and Afterschool CLG	St. Francis' National School, Clonshaugh Drive, Priorswood	32	30	0	1.42
Moatview Nursery & Early Education Centre Ltd by guarantee	35A Moatview Avenue Priorswood, Priorswood, Coolock	25	50	0	1.43
Theresa's Playgroup	1 Thorndale Crescent, Artane, Dublin 5	20	11	0	1.45
Darndale/Belcamp Integrated Childcare Service Ltd.	Darndale/Belcamp Village Centre	157	150	3	1.47
The Kids Den Pre- School	Unit 6a Newtown Park, Malahide Road, Coolock	44	-	-	1.53

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.

The proposed development is for 152 units of which 90 are one-bed units. 62 no. units are two-bed or more. This assessment assumes an indicative number of units excluding one-bed units in this development is **up to 75**. This falls below the threshold for the provision of a childcare facility.

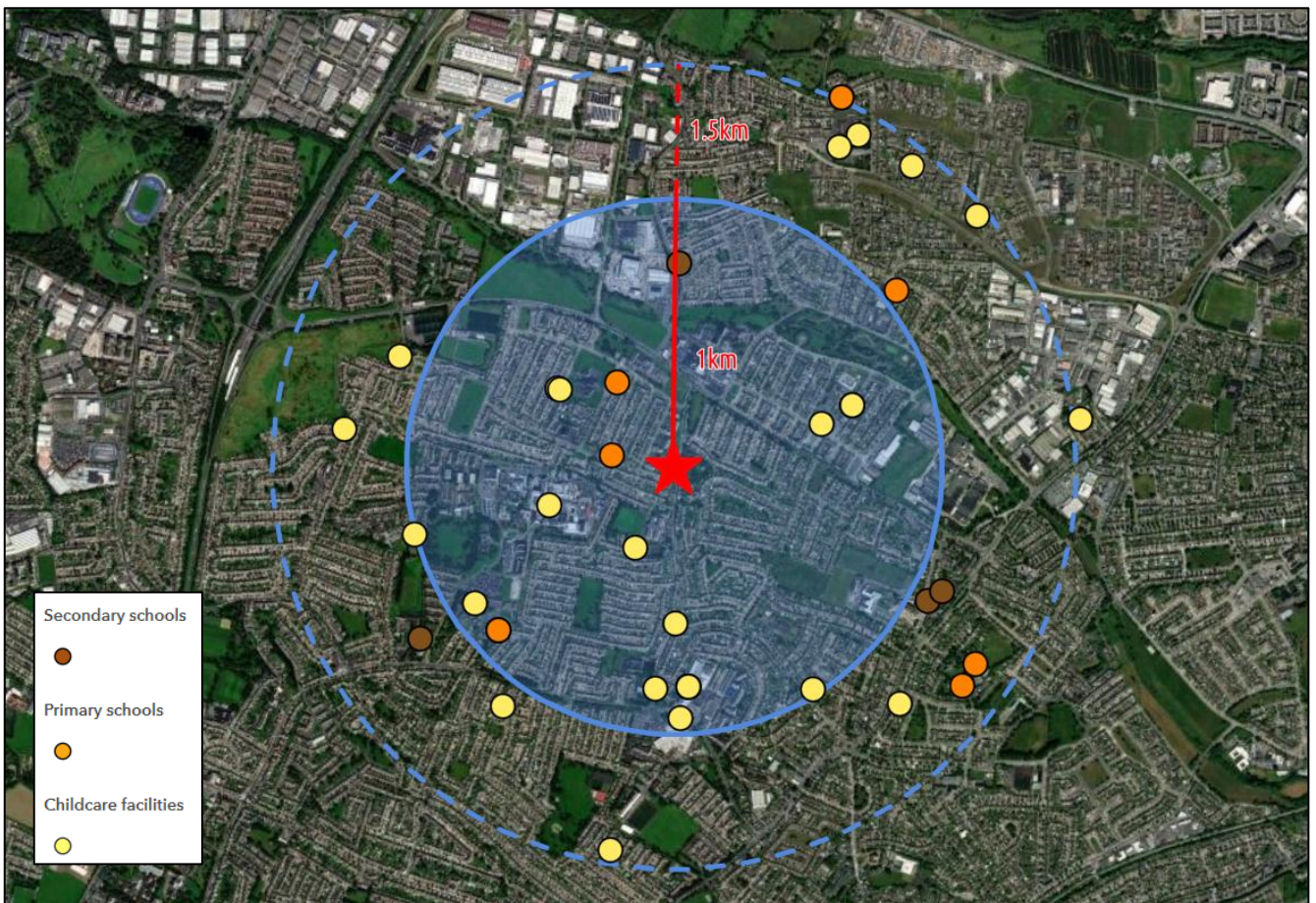


Figure 14: Education and Childcare Facilities Identified Within 1km and 1.5km of the Site

5.2.1 Permitted Childcare Facilities

In addition to the existing childcare facilities operating in the study area, two permitted childcare facilities have been identified. The below table identifies their location, nature and status. The childcare assessment for residential development Reg. Ref. 7003/23 of 146 no. apartment units, 79 of which are two bed or more, determined that *“the studio / 1 bed units and 2 bed 3 person units proposed are unlikely to accommodate families and are not considered in the context of generating requirements for additional childcare spaces”*. However, for

completeness the development was assessed including the 2 bed units and determined that the need for five no. childcare spaces would be generated by the development and would be facilitated by capacity in the area. This development is located c. 300 m from the subject site and is currently under construction. PA Reg. ref. 4428/24 is just beyond the 1.5km catchment.

Table 9: Applications submitted for and Permitted Childcare Facilities

PA Reg. Ref	Location	Description	Status
LRD6019/22-S3	Oscar Traynor Road Development at Coolock Lane, Dublin 5	A childcare facility with gfa of 763m ² and capacity for 154 children. With the needs of the scheme met there are an additional 82 places available to supplement childcare needs in the local area.	Permitted
ABP Reg. Ref. 304346-19	Former Chivers Factory Site, Coolock Drive, Dublin 5	Demolition of existing buildings, construction of 495 no. Build to Rent apartments, crèche, cafe, gym and associated site works. The proposed childcare facility is 357 sqm in size catering for 80 no. children. This is in excess of the identified need for this development.	Permitted
4428/24	149 Celtic Park Avenue, Dublin 9	Change of use of an existing retail beauty salon to a Creche / Childcare Facility/ demolition of an existing single storey treatment room to provide a rear garden / play area/ the construction of a single storey extension to the rear including the conversion of an existing store to an escape route hallway. The proposed facility will cater for a maximum of 24 children and operate between the hours of 8am and 6pm, with all associated site works	Observations due 15/01/2025

5.3 Open Space, Sports and Leisure

The main areas of open spaces located within the 1km site catchment are Oscar Traynor Park, Ardmore Park, Coolock Lane Park, Stardust memorial Park, Castletimon green and Beauvale Park. These offer high quality areas suitable for running, walking and cycling. Within 1.5km of the site there are further open spaces which are noted in Table 10 below. Further amenities within the parks are inclusive of but not exclusive to all-weather and other sports pitches, sports clubs and training classes. DCC notes playgrounds available in Belcamp and Stardust Parks. Small residential playgrounds are also present outside the apartment complexes to the north of the subject site.

These public parks and playgrounds are generally open to the public between the hours of 8.30 am and between 5.30 and 7.30 pm.

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. The Glin Sports Centre, Oscar Traynor Coaching & Development Centre and Kilmore West Recreation Centre offer a variety of activities ranging from martial arts classes to gym facilities. Several GAA clubs are operating in the area in addition to basketball and football clubs. Scout groups based in proximity to the site offer access to outdoor activities farther afield while the Coolock Golf course is located outside of the catchment 2.2km to the south of the proposed development.

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

Name of Facility	Address	Distance (in km)
Eagle Park	Oscar Traynor Road, D05V043	0.10
Football/soccer field	369 Bunratty Road, D17 P036	0.36
Flyefit	Northside Shopping Centre, Dublin	0.40
Kilmore West Recreation Centre	Cromcastle Rd, Kilmore, Coolock, Co. Dublin, D05 AK88	0.41
St. John Vianney Football Club	Kilmore Dr, Beaumont, Dublin, D05 Y765	0.42
Oscar Traynor Park	Kilmore, Dublin	0.50
Coolock Swimming Pool	Oscar Traynor Rd, Kilmore, Dublin	0.51
Ardmore Park	Ardmore Dr, Beaumont, Dublin	0.59
Coolock Youth Activity Grounds	65-67 Bunratty Rd, Bonnybrook, Dublin 17, D17 X003	0.65
Kilmore Celtic Football Club	Coolock Lane Park	0.69
Stardust Memorial Park	Bonnybrook, Dublin	0.73
Beauvale Park	Beaumont, Dublin	0.77
Castletimon Green	Kilmore, Dublin 5	0.81
Coolock Lane Park	Priorswood, Dublin	0.82
Beaumont Woods	Beaumont Woods, Beaumont, Dublin	0.83
Oscar Traynor Coaching & Development Centre	Kilmore, Dublin	0.89
Parnell's GAA Club	30 Main Street, Coolock, Dublin 5, D05 H2W0	0.89
140th Beaumont Scout Group	Montrose Park, Beaumont, Dublin 5	0.90
80th Coolock Artane Scout Group	80 Main St, Kilmore, Coolock, Co. Dublin, 5	1.01
Glin Sports Centre	Glin Rd, Priorswood, Dublin	1.04

Name of Facility	Address	Distance (in km)
Lorcan Green Open Space	Lorcan Green, Beaumont, Dublin 9	1.07
Astro Park Coolock	Oscar Traynor Rd, Kilmore, Dublin 17, D17 Y998	1.16
Rockfield Park	Whitethorn Avenue	1.28
Killester Basketball Club	St. David's CBS, Artane	1.30
Belcamp Park	Priorswood, Dublin	1.49

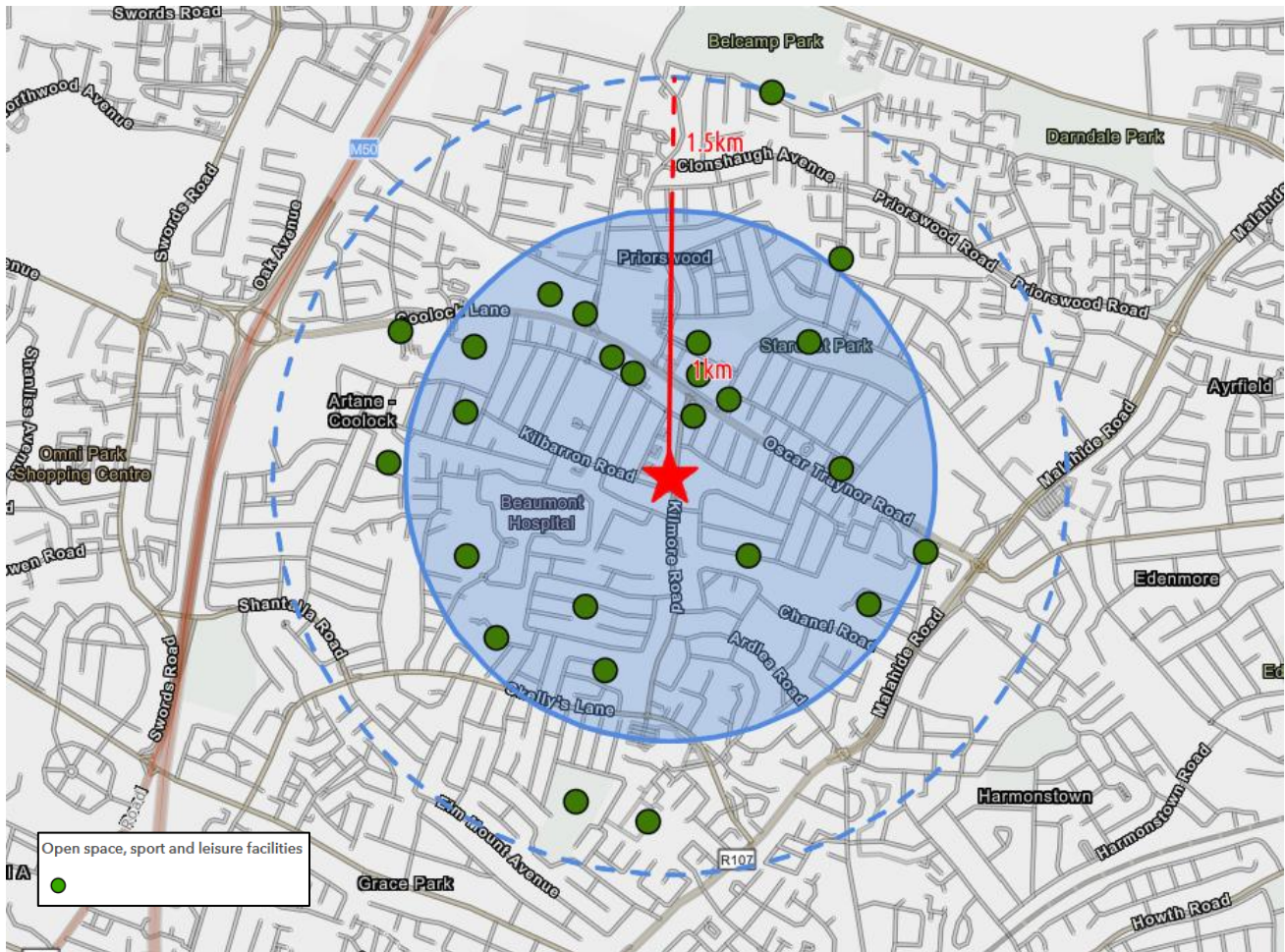


Figure 15: Open Space, Sport and Leisure Facilities Identified Within 1km and 1.5km of the Site

5.3.1 Permitted Open Space, Sports and Leisure Facilities

Table 11: Permitted Open Space and Sports Facilities

PA Reg. Ref	Location	Description	Status
LRD6019/22-S3	Oscar Traynor Road Development at Coolock Lane, Dublin 5	A total of 3.64ha public open spaces comprising; Lawrence Lands Park' (3.12ha), featuring the re-opened River Naniken and incorporating allotments, orchards, nature trails, skate and scooter park, wetlands with boardwalks and weir/pedestrian bridge over, cycle trails and woodlands; b) 5 pocket parks, including Kilmore Gardens (580 sq.m), Lawrence Gardens (2,548 sq.m), Castle Gardens (1,522 sq.m) Pocket Park West 1 (260 sq.m) and Pocket Park West 2 (260 sq.m)	Permitted

PA Reg. Ref	Location	Description	Status
ABP Reg. Ref. 304346-19	Former Chivers Factory Site, Coolock Drive, Dublin 5	Has proposed public open space and parkland to the north of the site. This development is currently undergoing an EIA procedure. See Figure 16.	Permitted



Figure 16: Public Open Space Proposed Under ABP Reg. Ref. 304346-19 (source: Mitchell + Associates)

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 12 below, with further services available via public transport due to the site’s location in Dublin City. These services include General Practitioners (GP) who work in and around the study area, dentists, pharmacies and hospitals. The GPs were identified using the Health Service Executive’s (HSE) website and the internet.

Beaumont Hospital is located c. 0.49 km from the site and a range of healthcare services are provided by the facility. These are inclusive of accident and emergency and specialist care. The Ashlin Centre in Beaumont Hospital is the Acute Admissions Unit for North Dublin Mental Health Service. It has two units and offers a 24-hour service 365 days a year. General in-patient and old age psychiatry units are additionally available within the Ashlin Centre. A group homes service is provided at Maryfield Artane and further mental health outpatient services are available at the Coolock Primary Care Centre while mental health day services are provided at the Artane Building on the Kilmore Road. Mental health services were identified using the Health Service Executive’s (HSE) website and the internet.

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. The Artane Coolock Family Resource Centre is located just beyond the 1.5km catchment boundary of the subject site, at 55 Gracefield Road. It provides services in bereavement counselling for children, exercise programmes, play therapy services, parent and toddler groups and baby massage courses. The Aoibhneas Centre, located to the north of the Old Coal Yard site offers 24-hour support,

information and referral services, access to safe accommodation – for women and children forced to leave their homes due to domestic abuse.

Table 12: List of Healthcare Facilities within 1.5km of the Site

Name of Facility	Address	Facility Type	Distance (in km)
Alfa Medics Northside	Northside Shopping Centre, Oscar Traynor Rd, Dublin 17	GP	0.40
Artane Medical Centre	Mornington Park, 2, Artane, Co. Dublin	GP	1.22
Beaumont Hospital	Beaumont Rd, Beaumont, Dublin	Hospital	0.49
Beaumont Lodge Transitional Care Unit	Kilmore Rd, Kilmore, Dublin, D05 X038	General	0.25
Beaumont Park Clinic	77 The Park, Beaumont Woods, Beaumont, Dublin 9, D09 T974	GP	1.01
Beaumont Private Clinic	Hospital Rd, Beaumont, Dublin	General	0.63
Bonnybrook Pharmacy	Unit 1B, Northside Retail Park, Coolock Dr, Kilmore, Dublin 17, D17 TD35	Pharmacy	0.77
Bryan Costello, Beaumont Dental	158 Beaumont Rd, Beaumont, Dublin 9, D09 E138	Dentist	1.11
Coolock Primary Care Centre (Dublin North East Health Centre)	Coolock Health Centre, Cromcastle Rd, Kilmore, Dublin, D05 FH98	General	0.36
Corr's Pharmacy	Unit 6, Clonshaugh Shopping Centre, Coolock, Co. Dublin	Pharmacy	1.30
Cromcastle Pharmacy	69A Cromcastle Rd, Kilmore, Dublin	Pharmacy	0.65
Hampson Surgery	40 Whitethorn Rise, Beaumont, Artane, Co. Dublin, D05 AK31	GP	0.98
Hickey's Pharmacy	17 Oscar Traynor Rd, Kilmore, Dublin, D17 P763	Pharmacy	0.51
Lloyds Pharmacy	Northside Shopping Centre, Coolock, Dublin 17, D17 R997	Pharmacy	0.40
Lloyds Pharmacy	Unit 4, Coolock Village Centre, Main St, Kilmore, Coolock, Co. Dublin, D05 X2V9	Pharmacy	1.00
Lloyds Pharmacy	Artane Castle S.C, Kilmore Rd, Dublin 5, D05 E447	Pharmacy	1.01
North City Dental	Tonlegee Rd, Donaghmede, Dublin, D05 Y298	Dentist	1.25
Northside Dental	Unit S, Northside Shopping Centre, Oscar Traynor Rd, Dublin, D17 RX29	Dentist	0.40
Pharmacy O'Reilly	Malahide Rd, Dublin Northside, Dublin	Pharmacy	1.39
Smiles Dental Clonshaugh	Priorswood Shopping Centre, Clonshaugh Ave, Priorswood, Dublin, D17 FY67	Dentist	1.33
The Village Pharmacy	19 Main Street, Kilmore, Dublin 5, D05 NC80	Pharmacy	1.01
The Well Woman Centre	Unit F/G, Northside Shopping Centre, Oscar Traynor Rd, Dublin, D17 AX23	Specialist	0.40

Tonlegee Medical Practice	38 Tonlegee Rd, Donaghmede, Dublin, D05 K3V7	GP	1.39
Trinity Clinic Northside	Coolock Primary Care Centre, Cromcastle Rd, Coolock, Dublin 5, D05 V026	GP	0.36

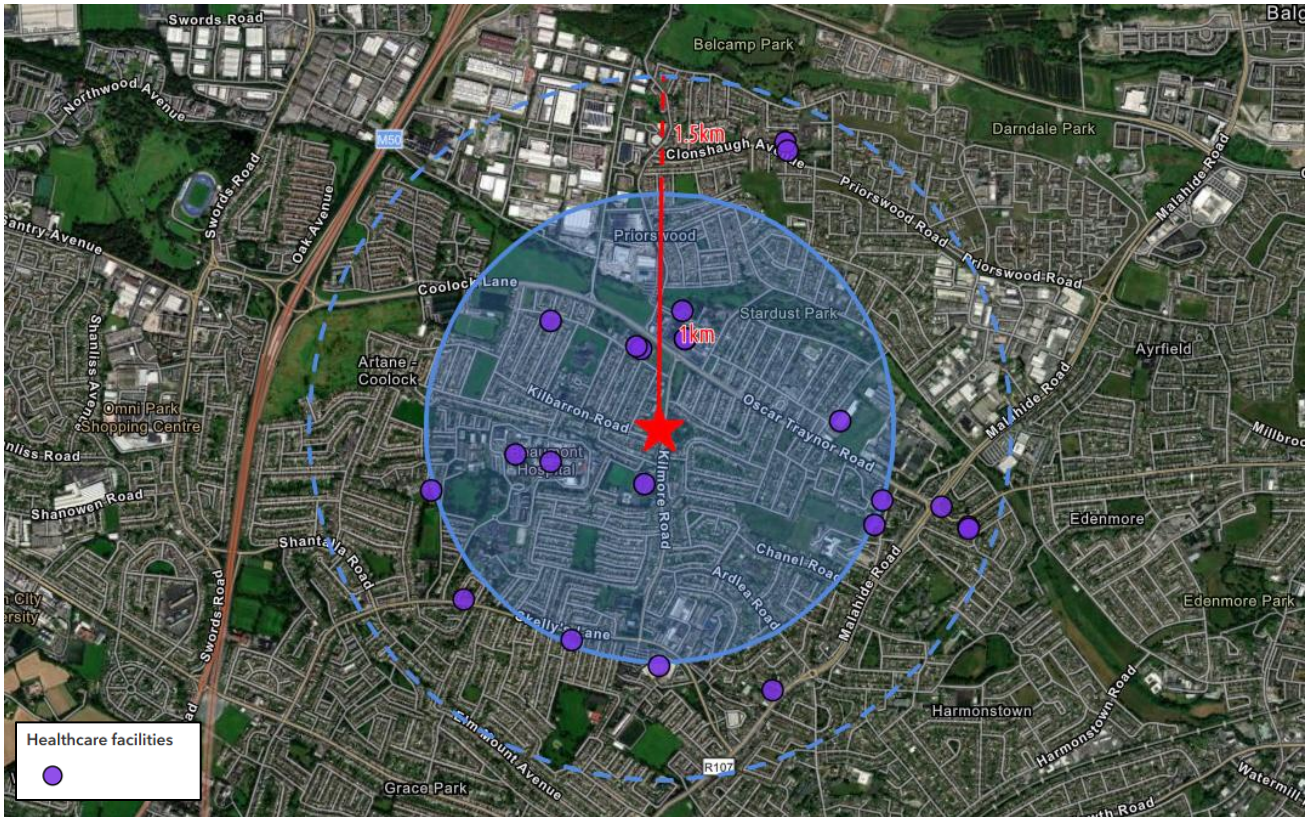


Figure 17: Healthcare Facilities Identified Within 1km and 1.5km of the Site

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. These resources are inclusive of welfare services, libraries, local authority offices, youth services, community centres along with amenities such as post offices, Garda and fire stations.

Community needs are addressed by providers in the area surrounding the subject site and those noted to be of particular importance are the Kilmore West Youth project, the Northside Partnership and the Northside Citizens Information Centre. The Doras Búí Community Development Resource Centre provides services, courses and facilities for lone parents and their children. The Coolock Library also plays an important role in the provision of facilities such as WiFi, printing and scanning services and study areas for students and is located adjacent to the Northside Shopping Centre. This service is open until 8 pm between Monday and Thursday and until 5 pm Friday and Saturday. Two further facilities are located just beyond the 1.5km catchment, namely Artane Men’s Shed and the Turas Family Centre which offers a range of therapeutic supportive interventions for children and their parents. Further community facilities are proposed under PA Reg. Ref. 7003/23 and have been permitted under Reg. Ref LRD6019/22-S3 and PA Reg. Ref. 7003/23 (see Table 14 below).

Table 13: List of Community Facilities within 1.5km of the site

Name of Facility	Address	Distance (in km)
Doras Buí - Parents Alone Resource Centre	17 Bunratty Dr, Kilmore, Coolock, Co. Dublin, D17 TF63	0.31
Kilmore West Recreation Centre	Kilmore West Recreation Centre, Cromcastle Rd, Kilmore, Dublin, D05 AK89	0.38
Kilmore West Youth Project	Kilmore West Recreation Centre, Cromcastle Rd, Kilmore, Dublin, D05 AK88	0.38
Member First Credit Union Northside	Northside Shopping Centre, Coolock, Co. Dublin	0.40
Citizens Information Centre (Northside)	Northside Civic Centre, Bunratty Rd, Kilmore, Dublin 17, D17 K463	0.57
Intreo Centre Coolock	Northside Civic Centre, Bunratty Rd, Kilmore, Dublin 17, D17 K462	0.57
Northside Partnership	17 Bunratty Dr, Kilmore, Coolock, Co. Dublin, D17 WP30	0.64
Coolock Library	Northside Enterprise Centre, 17 Bunratty Dr, Kilmore, Coolock, Co. Dublin	0.67
Artane Beaumont Family Recreation Centre	Artane, Dublin, D05 W603	0.84
Bring Centre - Oscar Traynor Road	Oscar Traynor Rd, Kilmore, Dublin	0.91
Coolock Garda Station	5 Oscar Traynor Rd, Kilmore, Coolock, Co. Dublin	0.96
Coolock Post Office	19 Main St, Kilmore, Dublin 5, D05 NC80	1.01
Lorcan Estate Community Centre	66 Lorcan Green, Beaumont, D09EP46	1.14
Lorcan Avenue Post Office	9 Lorcan Ave, Beaumont, Dublin 9	1.37

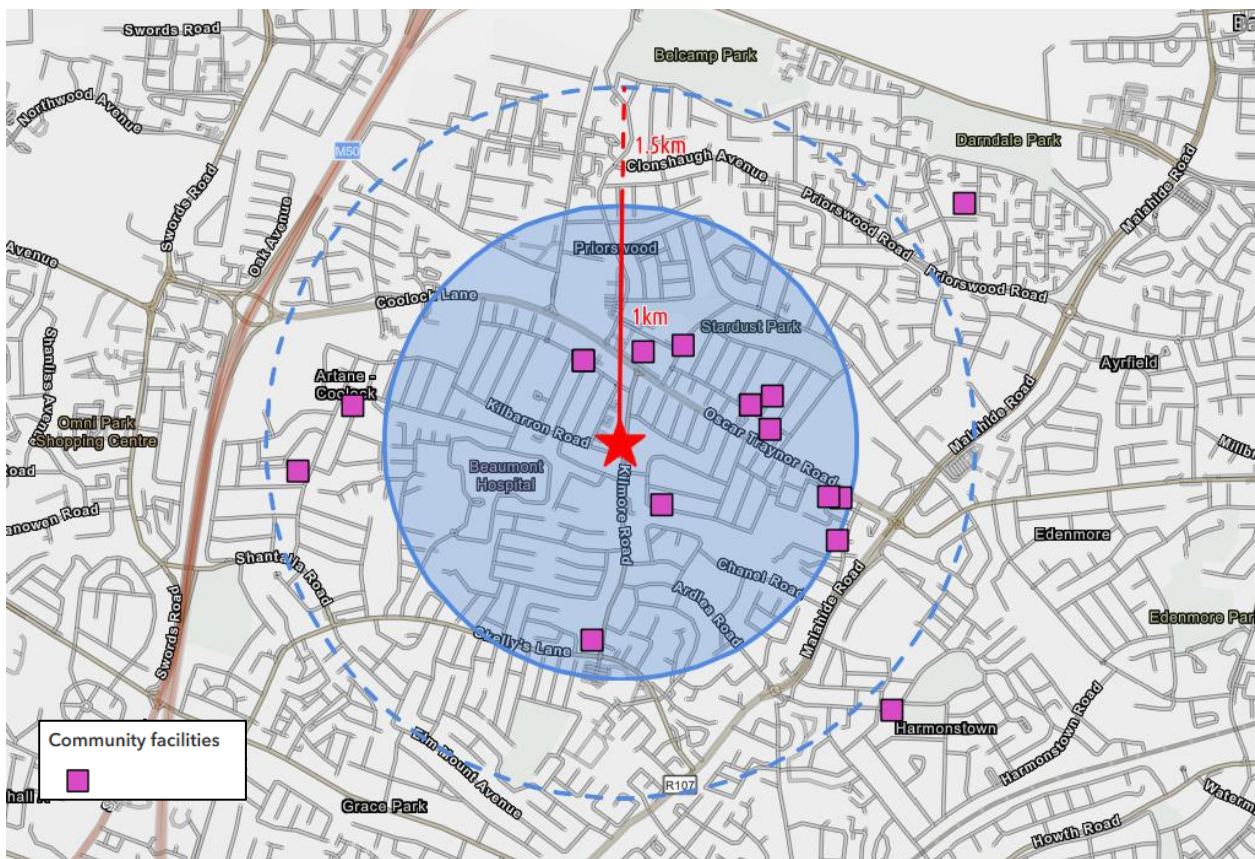


Figure 18: Community Facilities Identified Within the Context of the Site

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. As defined by the Arts Act 2003 such facilities are expressed in formats which include “visual arts, theatre, literature, music, dance, opera, film, circus and architecture and including any medium when used for these purposes” along with the industries supporting these endeavours. Limited cultural infrastructure in the North Central Area of Dublin City, which is inclusive of Coolock, was identified in the Dublin North Central Arts Research study, commissioned by DCC in 2022. The ‘lack of offer’ was identified as a barrier to engagement for participants while artists also identified a ‘lack of studio space’.

The Culture Near You map identified predominantly sporting facilities within the subject site’s catchment along with several public art installations which are present in the Coolock area. These are Dublin Canvas works by various artists and sculpture within the Stardust Memorial Park. Odeon Cinema Coolock, a 10-screen cinema located c. 1.5km to the south-east of the subject site. The Darndale-Belcamp Village Centre, which offers an art gallery noted on its website as displaying over 300 contributions from local artists. However, this space is not a dedicated cultural facility and offers this function in combination with a range of other services. It is situated c. 1.72 km to the north-east of the site. The Helix is located c. 3.1 km away on the campus of DCU and Axis in Ballymun offers a range of galleries, studios and exhibition spaces.

The closest cultural facility not listed on Culture Near You is Coolock Library, c. 0.67km from the site. Coolock Library offers a Makerspace which provides resources and tools. Another is the Dinos Alive Immersive Experience is at Artane Place, c.850m to the south of the site. Tourist attractions within the 1.5km catchment such as the Butlers Chocolate Factory Tour are not considered relevant for the community and residents.

In response to this dearth of facilities, the Artane Artist Studios were opened under the Space to Create programme on the 8th of December 2024. Many participating artists are residents of the area.

5.6.1 Permitted and Undecided Arts and Cultural Facilities

Table 14: Permitted and undecided Arts and Cultural Facilities in the context of the site

PA Reg. Ref	Location	Description	Status
LRD6019/22-S3	Oscar Traynor Road Development at Coolock Lane, Dublin 5	A 2-storey neighbourhood hub building with a cumulative GFA of 1,680 sq.m including a ground floor unit of 269.3 sq.m to facilitate a Class 1 (shop) and café (food and beverage).	Permitted
7003/23	Oscar Traynor Road to the north-east, Kilmore Road to the south-east, Cromcastle Road to the south-west and the grounds of the HSE Primary Care Centre to the north-west, Dublin 5	2 No. community/culture units (totalling 479.3 sq.m.)	Under construction (Section 179A)

5.7 Religious & Workshop Facilities

There are several churches and religious buildings serving a variety of different faiths within walking distance of the site, catering predominately to the various Christian religious denominations in the community. The below table lists the various religious services available in different places of worship.

Table 15: List of religious and worship facilities within 1.5km of the site

Name of Facility	Address	Distance (in km)
St. Luke the Evangelist Catholic Church	Kilbarron Rd, Kilmore, Dublin, 5	0.40
St. John Vianney Catholic Church	95 Ardlea Rd, Beaumont, Artane, Co. Dublin, 5	0.73
Church of the Nativity of Our Lord	Montrose Park, Beaumont, Dublin 5	0.88
St. Joseph the Artisan Catholic Church	Presbytery 1, Greencastle Park, Bonnybrook, Dublin 17	0.95
St. Brendan's Catholic Church Coolock Dublin	5 Coolock Village, Kilmore, Dublin 5, D05 Y316	1.14
Beaumont Hospital Church	Beaumont hospital, Dublin	1.40

5.8 Retail

There is ample provision of retail uses within 1.5km of the subject site. The primary retail hubs noted are the Northside Shopping Centre, Northside Retail Park and Kilmore West local services to the north of the site. The Northside Shopping Centre is a neighbourhood centre, under the Dublin CDP 2022-2028. The Northside DIY serving the Kilbarron Road is situated c 0.26 km to the west while to the south the Artane Castle Shopping Centre and Artane Place hub are key retail centres for the surrounding area. The Lorcan Avenue Neighbourhood Centre is located to the west. Services provided in these locations are indicated in Table 16 below. A Lidl supermarket is also located on the Clonshaugh Road, close to the Northside Shopping Centre's western access.

Table 16: Retail Centres within 1.5km of the subject site

Retail Centre	Services	Address	Distance
Northside Shopping Centre	Grocery Stores, Restaurants, Gift Stores, Clothing Stores, Electronics Stores, Cafes	Northside Shopping Centre, Oscar Traynor Rd, Dublin 17	0.4
Kilmore West Local Services	Centra, Pharmacy	69 Cromcastle Rd, Kilmore West, Dublin 5, D05 Y7R6	0.65
Artane Castle Shopping Centre	Tesco, Bakeries, Cafes, Penneys, Phone Shops, Book Store	5 Kilmore Rd, Beaumont, Dublin 5, D05 K8X9	0.71
Northside Retail Park	Aldi, Home Focus, Mr. Price, Tony Kealy's Children's Store	Northside Retail Park, Coolock Dr, Co. Dublin, D17 TD35	0.77
Artane Place Shops and Services	Hair Salon, Grocery Stores, Discount Stores, Lidl, Garage, Charity Shop, Cafes, Insurance Providers, Restaurants	Butterly Business Park, Kilmore Rd, Beaumont, Dublin	0.88
Lorcan Avenue Neighbourhood Centre	Post Office, Hair Salon, Pub, Restaurant, Supervalu, Jewellers	9 Lorcan Ave, Beaumont, Dublin 9, D09 A8F7	1.36

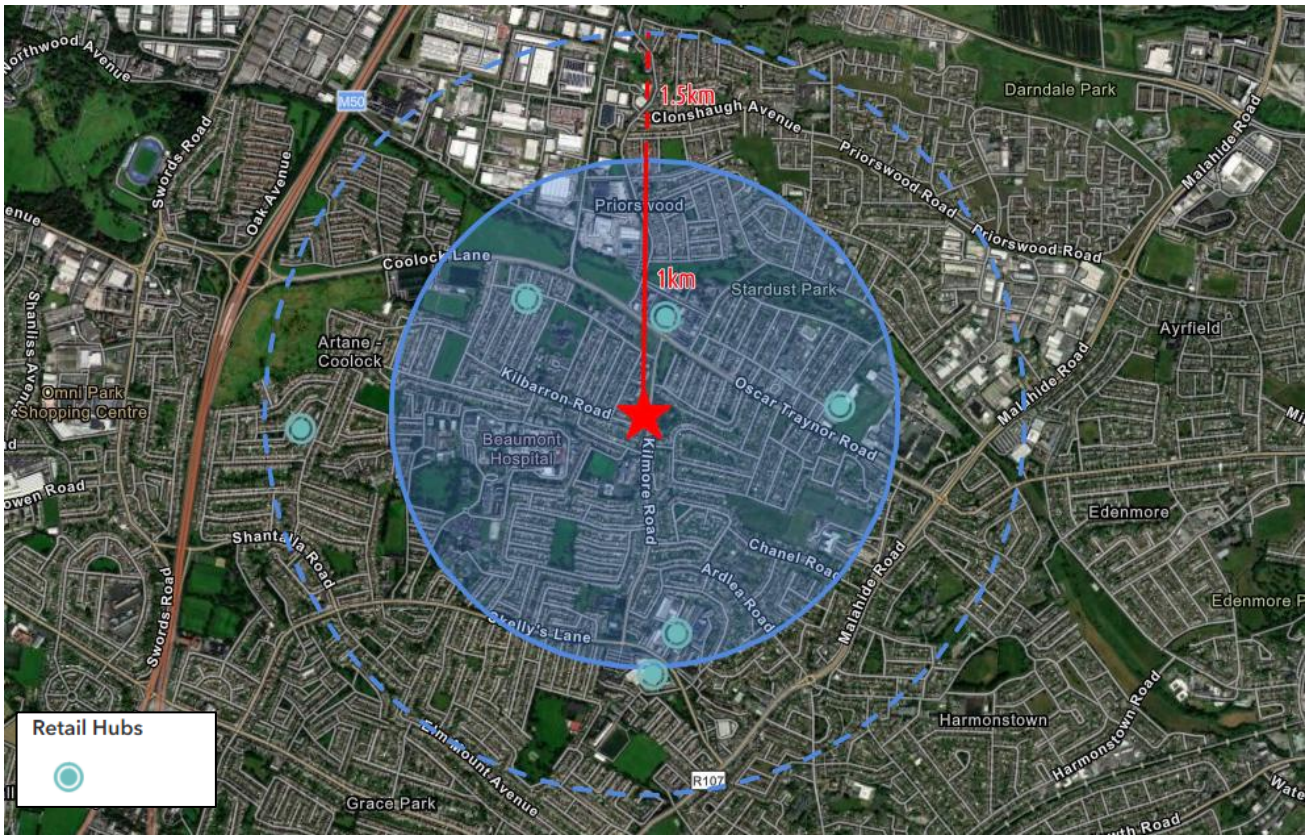


Figure 19: Retail and Entertainment Centres Identified Within 1.5km of the Site

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 result in a small increase in population. It is not deemed to have a detrimental impact on service provision and facilities, as it is modest in size. 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 active transport upgrades with travel to a range of locations across the city (see Figure 5).

6.1 Education

6.1.1 Future Growth Provision - Primary Schools

In 2022, the percentage of the of the population of primary school-going age totalled at 10.8%. These shares are higher than those observed in the population data analysis but are used to show the most extreme scenario. The Department of Education reported in March 2024 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 2036.

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.

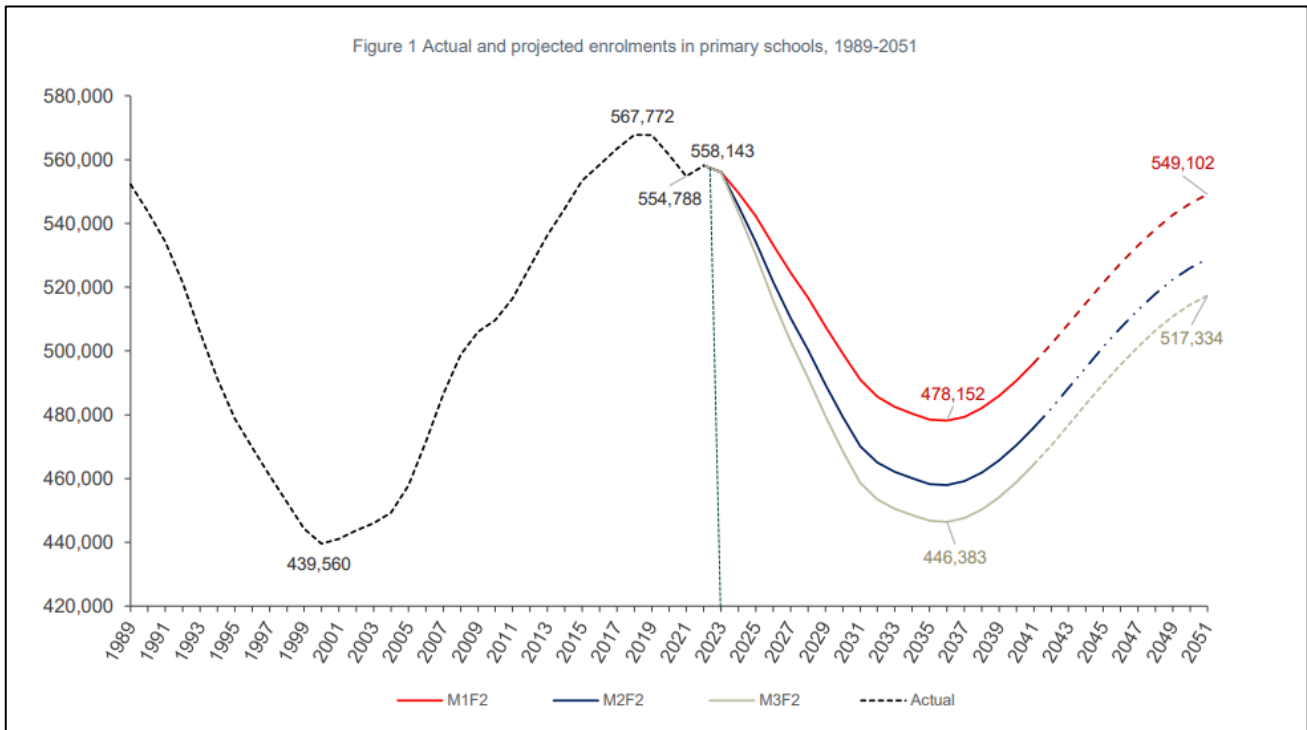


Figure 20: Enrolment Projections for Primary Schools (source: Department of Education, 2024)

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 and 542,417 for the 2024/2025 academic year based on the Department of Education Primary School Enrolment Figures. This is a 0.8% reduction in primary school in one academic year and overall 1.9% decrease in enrolment since 2022. The DoE’s projections state that the low point in primary school enrolments will be in 2036, with an expectation of rising numbers after this point.

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, 9% of the population falls within the 10-19 age cohort, lending to an approximate assumption of 7% being of secondary school attending age. 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.”

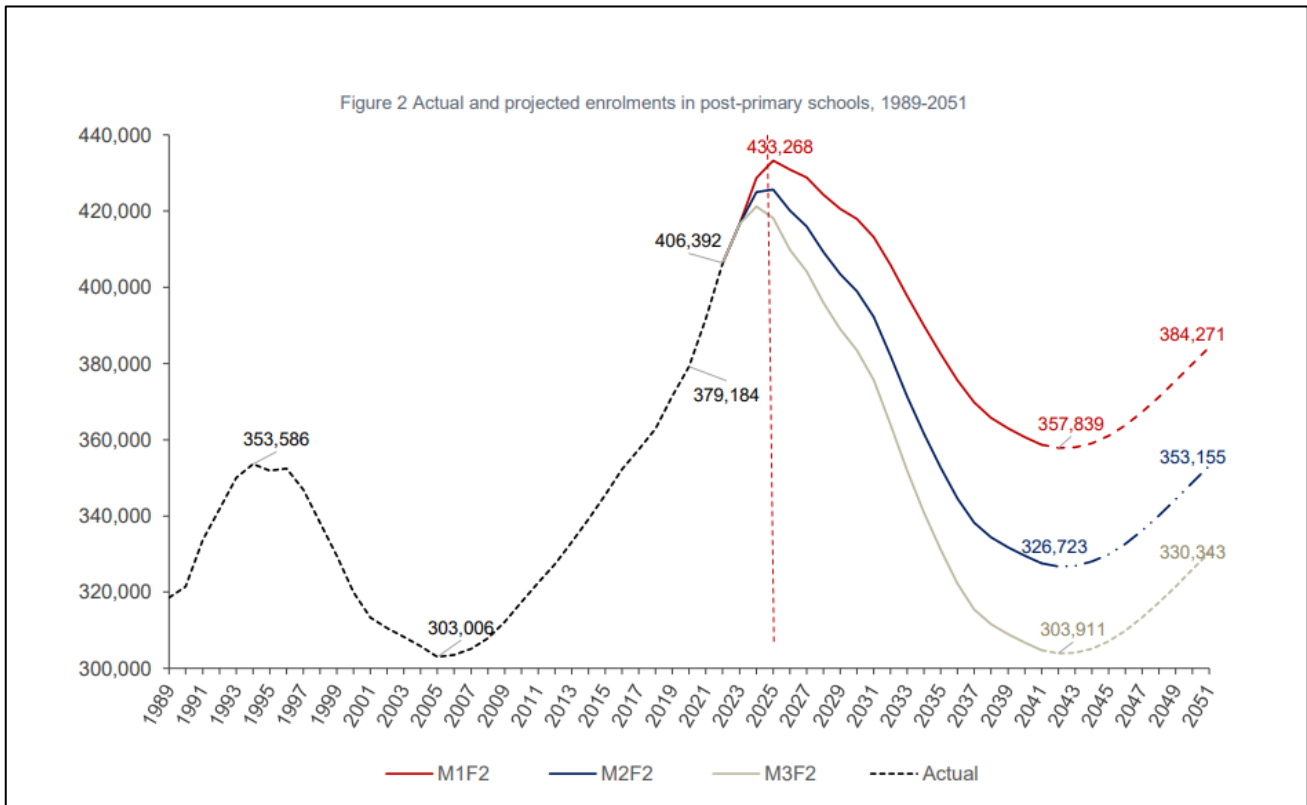


Figure 21: Enrolment projections in Post-Primary School (source: Department of Education, 2024)

6.1.3 Potential Demand Generated by Proposed Development

The Stage 2 Schedule for the proposed development has indicated a total of 152 no. units across both Cromcastle Court and the Old Coal yard. A portion of the units will be constructed to Universal Design (UD) standards, though only two will be provided in units larger than one bed. The proposed unit mix is as below:

- 90 no. one-bedroom units, of which 34 would be for older persons.
- 47 no. two-bedroom units
- 15 no. three-bedroom units

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, all the one-bedroom units within the proposed scheme (90 no. one bed units) have been deducted in the estimation of families with children expected to be residing within the development. Hence, it is assumed that 62 no. two and three-bedroom units are proposed, could reasonably accommodate families. Taking the average household size of 2.81 within the study area, the 2+ bed units proposed as part of the development could generate an indicative population of c. 174 persons.

Within the study area, 22.2% of the population are between the ages of 0-19 years, which would translate to 39 persons within the development. This is slightly higher than the DCC population of 20%. 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 17: Estimated Pre-School and School Age Children Generated within the Proposed Scheme

Age Group	Total no. Study Area 2022	% of Total Study Area Population	% of Total Study Area Child Population	Indicative Population of Children within scheme
Pre-School Children (0-4)	1466	4.5%	21%	8
Primary School Children (5-12)	5-9 year olds = 1710 10-14 year olds = 1888/2 = 944 Total = 2654	8.5%	38%	15
Secondary School Children (13-19)	10-14 year olds = 1888/2 = 944 15-19 year olds = 1875 Total = 2819	9%	41%	16
Total	6,939	22%	100%	39

Therefore, an estimated 31 no. of the indicative children population would then constitute school age children, 15 of which would be primary school age and 16 of which would be post-primary school age. The proportion of primary school aged children in the catchment (8.5%) is considerably lower than the 2022 national figure of 10.8%. It is however in line with the Department of Education's predicted decrease. The indicative proportion of secondary school aged children is 0.5% higher than the Department's estimate of 8.5% of the population being of post-primary school age. This is in line with DoE projections. The calculations have been estimated on the basis of the age cohorts and their subsequent composition within the 1km study area. As 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 174 no. persons within the two+ bed units, an estimated 39 no. children between the age of 0-19. Of these, c. 15 are expected to be of primary school age and c. 16 are expected to fall within the post-primary school age group. Between 2023 and 2024 the average percentage change in enrolment amongst the 7 primary schools in the 1km catchment saw little change (-0.5%). Based on an available capacity for 48 no. students in the primary schools located within the 1km catchment and a further availability for 32 students within the 1.5km catchment it is considered that adequate capacity for the 15 no. primary school age students generated by the development will be accommodated for based on the available data. It is important to note here that the projected demand for primary school space generated by the development is relatively modest and would not be sufficient to justify the provision of a new primary school.

In terms of secondary schools, the audit has identified 1 no. secondary school located within 1km of the site and a further 3 no. secondary schools within 1.15km of the site. The response from Our Lady of Mercy College indicates an available capacity of 40 spaces with enrolment decreasing by 13% between 2023 and 2024. This is an all-girls establishment and thus would not cater to the male secondary school age population within the development. Responses to the question of available capacity have not yet been received from the three other schools in the catchment, however, Chanel College, an all-boys secondary school located c. 1.07km from the subject site saw a 5% decrease in enrolment between 2023 and 2024. Thus, an indicative capacity for 23 no. pupils is assumed. Capacity within these two schools is fit to accommodate for the 16 no. secondary school age residents generated by the development. The report will be updated with further conclusive information as it is received. It is important to note here that the projected demand for secondary school space generated by the development is modest and would not be sufficient to justify the provision of a new secondary school.

Having regard to the proposed development generating an indicative demand of 15 primary and 16 secondary school spaces, it is considered that there is sufficient capacity in existing schools to absorb the demand generated from the proposed development.

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 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 schools, enrolment trends and the number of potential students generated from the proposed development, it is considered that the existing and potential future expansions of these schools can reasonably accommodate the demand generated from the proposed development.

6.2 Childcare Facilities

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. It is understood that a review of said guidelines is scheduled by the Department based on an awareness that the current guidelines are overly prescriptive. It is stated within the guidelines 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'*.

The audit has found 14 no. childcare facilities operating within a 1km radius of the subject site. A childcare review and capacity assessment was undertaken by MacCabe Durney Barnes in November 2024. Based on responses from four of the facilities, capacity for 28 no. children at Little Steps crèche was noted in the area. Waiting lists are predominantly made up of children who do not yet meet age requirements. In the 1.5km catchment a further 6 no. vacancies are available in Little Footprints Montessori and 3 no. spaces are available for children of two years of age at Darndale/Belcamp integrated Childcare Service Ltd.

The proposed development is below the minimum requirement for childcare provision as laid out in section 6.1.3. above. It is expected to generate an indicative pre-school age population of 8 no. children which can be accommodated for by the existing childcare capacity in the area. Furthermore, permitted facilities at Oscar Traynor Road and Coolock Drive are expected to generate in excess of 82 further childcare spaces not required by the population of the developments themselves.

6.3 Open Space, Sports and Leisure

The subject site at Cromcastle Court and the Old Coal yard is near to many high-quality open spaces which would satisfy the open space / green space needs required by any future residents. In particular, Oscar Traynor Park, Ardmore Park, Coolock Lane Park, Stardust memorial Park, Castletimon Green and Beauvale Park offer areas suitable for a range of outdoor activities. Further amenities offered within the parks are inclusive of but not exclusive to all-weather and other sports pitches, sports clubs and training classes while playgrounds are available within the Belcamp and Stardust Parks. Both a public swimming pool and a range of sporting activities are available within the catchment and are considered adequate to provide for the needs of the population generated by the development. In addition to this in excess of 3.64 ha of public open space has been permitted under developments PA Reg. Ref. LRD6019/22 and ABP Reg. Ref. 304346-19. Construction works on LRD6019/22 are at an early stage.

Furthermore, communal amenity space exceeding the requirement of 899m² for a development with the proposed distribution of units will be provided within the development site in the form of courtyards. A large tract of public open space is also designated for the north-east of the site.

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. The Coolock Primary Care Centre is located c. 330 m from the subject site. Additionally located within the catchment is the Beaumont Hospital and associated services and the Beaumont Lodge Transitional Care Unit.

6.5 Community Facilities

The audit has identified 14 no. community facilities within 1.5km of the subject site. Within these community facilities an array of services is provided for the locality to access. These are inclusive of postal services, the Coolock Library, a recreation centre and youth projects, Garda station, community centre and welfare services. Further facilities designated as arts and cultural/community are proposed under developments Reg. Ref. LRD6019/22-S3 at Coolock Lane and PA Reg. Ref 7003/23. These are a permitted 2-storey neighbourhood hub

with cumulative GFA of 1,680m² and undecided 2 community/culture units totalling 479.3m² on the Cromcastle Road.

Under chapter 12 – Culture, the CDP requires that large-scale development above 10,000 sqm in total area should provide for a minimum of 5% community, arts and culture space (CU025). Under the objective, the CDP notes that *'the option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome'*.

The proposed development exceeds the 10,000m² GIA and therefore the requirements for community and cultural space under CU025 applies.

The NIA for residential area is 9,416 m² the required community space for this development is 5% is 470.80sqm.

The CDP provides the option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. This results in a minimum requirement of 235.5sqm community space.

The proposal includes a total of 256 sqm of community space which exceeds the minimum by 20.5sqm, 132 sqm of which will be internal, with 124 sqm located immediately adjacent outdoors. The provision of indoor / outdoor space will allow for a greater variety of events or activities to take place, such as community theatre and fairs as well as more traditional community use. The space has been designed as a flexible space and will be universally accessible. Its provision at the centre of the scheme, will make positive contributions to community building. At present, the community space would represent, 2.8 % of the overall NIA, of which 1.4% would be internal.

Future phases of development will further contribute to the requirement.

6.6 Religious and Worship Facilities

There are several places of worship in the study area, particularly Christian denomination churches. 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 the Kilmore area is currently experiencing a lack of arts and cultural facilities. The Artane-Whitehall electoral area in which it is located is amongst the least provided for Local Electoral Areas (LEAs) in Dublin City. The nearest facility, excepting those of a sporting nature, was opened in December 2024 and takes the form of the 12 Artane Artists Studios at Artane Place, c. 850m to the south-east of the development. While this shows development of art facilities within the catchment, these studios are private workspaces rather than publicly accessible amenities. Excepting the studios, the Odeon Cinema Coolock is located c. 1.5 km from the site while the Helix is located outside of the catchment and considered too far for comfortable accessibility by residents of the development. There are more proximate facilities, such as the Coolock Library which are co-used as art facilities for the community, however, these are not specifically designated for this purpose.

Other developments in the catchment are responding to the lack of arts and cultural facilities in the Artane-Whitehall LEA. The permitted Oscar Traynor Road Development at Coolock Lane (Reg. Ref. LRD6019/22-S3)

located c. 1.2 km to the north-west of the site has proposed a 2-storey neighbourhood hub building with a cumulative GFA of 1,680 m². A development c. 250 m north of the site on the Cromcastle Road includes two no. community/cultural units totalling 479.3 m². The Cultural Infrastructure Assessment, prepared by Turley, for this development further specifies the benefit of these units taking the form of *'a shared community / traditional music or makerspace, alongside provision for artist workspace studios'*. Construction of this development has commenced.

The proposed net internal area is 9,424 sqm, which is below the threshold for CUO25. The development will include 256sqm of community space of which 132sqm is to be provided internally and 124sqm in the external space adjacent is proposed. In conjunction with existing, proposed and facilities currently under construction in the area along with those to be constructed at Cromcastle Court and in future phases of development it is concluded that the arts and cultural facilities operating within the study area and the wider context will be capable of catering for the potential demand generated from the proposed development.

6.8 Retail and Entertainment

The immediate area is well supplied in terms of retail services and facilities. The site is within walking and cycling distance to core retail services in the area. Two large shopping centres, namely the Northside Shopping Centre and Artane Castle Shopping Centre are located in the catchment. The inclusion of any further retail on this site would be inappropriate given the zoning is aimed at predominately maintaining the residential amenity of the site.

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 located in an area which is predominantly suburban in nature, with a mixture of both residential and commercial uses.

The audit has identified numerous primary schools within the study area within which available capacity for the 15 supplementary primary school children has been identified. In line with DoE projections, enrolment in primary schools in the catchment generally saw a decrease between 2023 and 2024. This trend is likely to continue, increasing the available capacity. Several expansions and alterations to schools in the area are also planned. In addition to mainstream schools, there is also capacity for students attending special classes in the area. In terms of secondary schools, enrolments remained relatively stable between 2023 and 2024 academic years. Confirmed capacity and capacity calculated based on decreased enrolment figures in the 1.5km catchment's secondary schools has indicated capacity to cater for the indicative 16 no. secondary school age students generated by the development.

Based upon Tusla Early Years Services Data and responses received from the childcare providers contacted, adequate capacity for the indicative 8 no. pre-school age population generated by the development was found. After accommodating for these children, 20 no. available spaces will remain. Further spaces are available within the 1km catchment area. As the proposed development falls below the threshold of 75 2+ bed units specified by the Guidelines for Planning Authorities on Childcare Facilities (2001), the provision of a childcare facility is not required.

The proposed development will generate added demand for the existing services and facilities, such as community and cultural facilities, although this will be in part offset thanks to the development of additional facilities at current and upcoming developments proximate to the subject site. A total provision of 256sqm of community space of which 132sqm is to be provided internally and 124sqm in the external space adjacent is proposed. The remaining 2.5% will be provided in a future phase of development at the site associated with Kilmore Recreation Centre on Cromcastle Road. This satisfies requirements under CUO25 of the CDP. In conjunction with existing, proposed and facilities currently under construction in the area along with those to be constructed at Cromcastle Court and in future phases of development it is concluded that the arts and cultural facilities operating within the study area and the wider context will be adequate to satisfy the needs of the population generated from the proposed development.

The subject site is also well served by healthcare facilities. There is an established network of healthcare and social services in operation within 1km of the subject site. The Coolock Primary Care Centre is located c. 330 m from the subject site. Additionally located within the catchment is the Beaumont Hospital and associated services and the Beaumont Lodge Transitional Care Unit.

Retail services are adequately provided for within the catchment. Two large shopping centres are located within a 1km radius and four further retail hubs are located within the 1.5km catchment. While no neighbourhood retail centre is located along the Kilbarron or Kilmore Road, the Northside Shopping Centre is located at the junction between the Oscar Traynor and Kilmore Roads, offering a wide range of retail options within 400m of the subject site. Bus links to the city centre and its associated retail core are available from the Kilmore Road.

There are several places of worship in the study area. 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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