

Social Infrastructure Audit

Residential Development

On lands known as the ‘Spine Site’ at Darndale, Dublin 17. The site is generally bound by Primrose Grove & Snowdrop Walk to the North, Buttercup Avenue to the East, Buttercup Avenue, Marigold Avenue & Marigold Park to the South and Our Lady Immaculate Church to the West.

On behalf of

Dublin City Council

In Partnership with Respond Housing Association

July 2026



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Table of Contents

1	Introduction.....	3
2	Subject Site.....	4
2.1	Surrounding Context	5
3	The Development Proposal	10
4	Planning Policy Context.....	12
4.1	National Planning Framework (Project Ireland 2040).....	12
4.2	Delivering Homes Building Communities 2025-2030	13
4.3	Regional Spatial & Economic Strategy for the Eastern & Midland Region 2019-2031	13
4.4	The Provision of Schools and the Planning System July (2008)	14
4.5	Childcare Facilities - Guidelines for Planning Authorities (2001)	14
4.6	Circular Letter PL3/2016	15
4.7	Planning Design Standards for Apartments: Guidelines for Planning Authorities, 2025	16
4.8	Dublin City Development Plan 2022-2028.....	17
5	Demographic Trends.....	21
5.1	Population Figures	21
5.2	Age Profile	22
5.3	Household Size	23
5.4	School Going Age	24
5.5	Summary of Findings	25
6	Childcare Facilities Audit	26
6.1	Methodology	26
6.2	Assessment	26
6.3	Capacity of Local Childcare Facilities	28
7	Education	33
7.1	Methodology	33
7.2	Demand Generated by Proposed Development for Educational Facilities.....	33
7.3	Assessment of the Existing Schools Network.....	34
7.4	Future School Enrolment Projections.....	39
7.5	Educational Facilities Summary	41
8	Open Space	42
8.1	Methodology	42
8.2	Assessment of Open Spaces.....	42
9	Retail	44
9.1	Methodology	44
9.2	Assessment of Retail Facilities	44
10	Other Community Facilities.....	46
10.1	Methodology	46





10.2 **Assessment & Findings** 47

11 **Conclusion** 56





1 Introduction

We, Brock McClure Planning and Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, have prepared this Planning Report on behalf of Dublin City Council in partnership with Respond Housing Association, to accompany a Part 8 Proposal for the provision of 84 no. residential units (34 no. houses and 50 no. apartments) on lands known as the ‘spine site’ at Darndale, Dublin 17. The site is generally bound by Primrose Grove & Snowdrop Walk to the North, Buttercup Avenue to the East, Buttercup Avenue, Marigold Avenue & Marigold Park to the South and Our Lady Immaculate Church to the West.

As stated above, this Social Infrastructure Audit is lodged as an accompanying report for the subject proposal and should be read in conjunction with all plans and particulars submitted as part of the overall proposal.

This report has been prepared in compliance with the following policies of the Dublin City Development Plan 2022-2028:

Policy QHSN48 - *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.*

In response to the above, this Social Infrastructure Audit looks at the following elements of local social infrastructure for the area surrounding the site:

Education
Childcare
Community Facilities
Sports Clubs
Open Spaces
Health Care
Religion
Elderly Care

In preparing this report, it was considered appropriate to review social infrastructure facilities in the immediate vicinity of the subject site and underlying demographic trends to determine existing capacity and future demand. A number of steps were taken for the review of the various elements of Community Social Infrastructure. The Methodology approach taken for each of the elements is detailed in each of the relevant sections of this report. We wish to highlight at this point that this report is compiled as a largely desktop - based study.



2 Subject Site

The development area consists of a Spine Site of c. 1.4875ha at Darndale, Dublin 17. The site is generally bound by Primrose Grove & Snowdrop Walk to the North, Buttercup Avenue to the East, Buttercup Avenue, Marigold Avenue & Marigold Park to the South and Our Lady Immaculate Church to the West. The site is currently greenfield and features no existing development. The extent of the subject site is shown on Figure 1, which depicts an aerial image of the site, outlined in red:

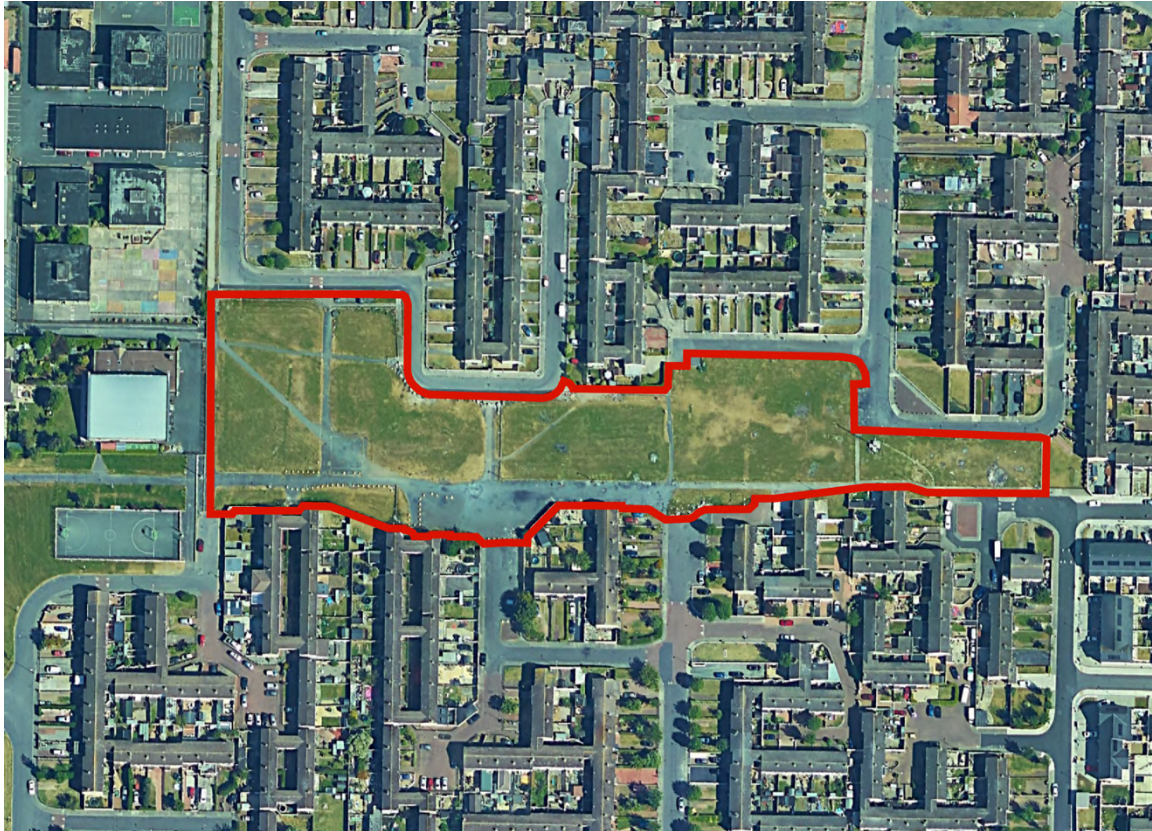


Figure 1 – Site Aerial (Subject Site Outlined in Red)

The site is bound by 2 storey residential development to the north, east and south. To the west the site is bound by Darndale Junior School and the Our Lady Immaculate Church. Access to the development site for vehicles is from Primrose Grove and Snowdrop Walk to the north, and Buttercup Avenue to the south.

The site northern boundary runs for approximately 350 metres and is bound by an existing two way vehicular carriageway which extends the majority of this site boundary. The road way is broken along the northern site boundary by existing 2 storey dwellings at Primrose Grove, which creates 2 no. cul de sacs along the northern boundary, allowing pedestrian access only along the extent of the boundary. 2 storey residential dwellings front onto the site across the vehicular carriageway along Primrose Grove and Snowdrop walk for the extent of the boundary.

The site southern boundary extends approximately 310 metres and is bound by an existing pedestrian pathway, areas of hardstanding and boundary walls and gables associated with 2 storey residential dwellings at Buttercup Avenue, Buttercup Terrace, Marigold Park and Marigold Crescent along the extent of this boundary.



The site western boundary extends approximately 80 metres and is bound by an existing pedestrian pathway and the boundary wall and fencing associated with the Our Lady Immaculate Church, which bounds the site to the west.

The site eastern boundary extends for approximately 15 metres and is bound by an existing pedestrian pathway and a grass verge to the front of the gardens of 2 storey dwellings at Snowdrop Walk, which front the development along the eastern boundary.

2.1 Surrounding Context

2.1.1 Transport Links

The site benefits from its well-connected location, close to public transport links. The closest bus stops to the subject site are Belcamp Lane (stop ID 6115) located 250 metres to the east of the site along Malahide Road and Priorswood Road (Stop ID 1258) located 250 metres to the south of the site along Priorswood Road. These stops are served by a number of high frequency bus routes providing connections from the subject site as follows:

Bus Number	Terminus	Destination	Frequency	Frequency During Peak Hours
15	Ballycullen Road	Clongriffin	Once every 30 minutes	Once every 10 minutes
27	Jobstown	Clare Hall	Once every 20 minutes	Once every 10 minutes
27 x	Belfied UCD Glenomena	Clare Hal	Bus leaves once daily from Belfied UCD Glenomena. Bus leaves twice daily from Clare Hall	n/a
42	Talbot Street	Sand's Hotel in Portmarnock	Once every 10 to 25 minutes	Once every 10 to 25 minutes
43	Tabot Street	Swords Business Park	Once every hour after 7pm.	Once every 20 minutes

Table 1 Bus Route adjacent to Property

The 15 bus route offers connectivity from Clongriffin Train Station to Knocklyon Dalriada Park in both a north and south direction and stops at both Dublin Connolly Station and Rathmines. Buses depart from Clongriffin Station and Knocklyon Dalriada park at 5am and continues until 11.35pm at a frequency of 10 minutes during peak hours and a frequency of 15 minutes after 8pm. This bus service is a 24 hour bus service.

The 27 bus route offers connectivity from Clare Hall in Co. Dublin to Citywest in Co. Dublin in both a north and south direction. Buses departs from Clare Hall and Citywest at 5:15am and continue until 23:30pm at a frequency of every 10 minutes until 19:30pm and a frequency of 20 minutes thereafter.



The 42 Bus Service travels from Dublin Talbot Street to Portmarnock. The 42 bus has a frequency every 20 minutes. The bus passes through Darndale, Malahide and Portmarnock. The service starts at 06:25am and ends at 23:45. The 43 bus service travels the same route except it avoids Malahide and destines in Swords rather than Portmarnock. The 43 bus service has a frequency of 20 minutes to an hour.

The Malahide Road to the east of the site forms part of the Clongriffin – City Centre Core Bus Corridor Route. The below Figure 2 provides an overview of the site location in the context of this permitted Bus Connects route, which will further increase the frequency of buses, and decrease travel times, from the subject site towards Dublin City Centre:

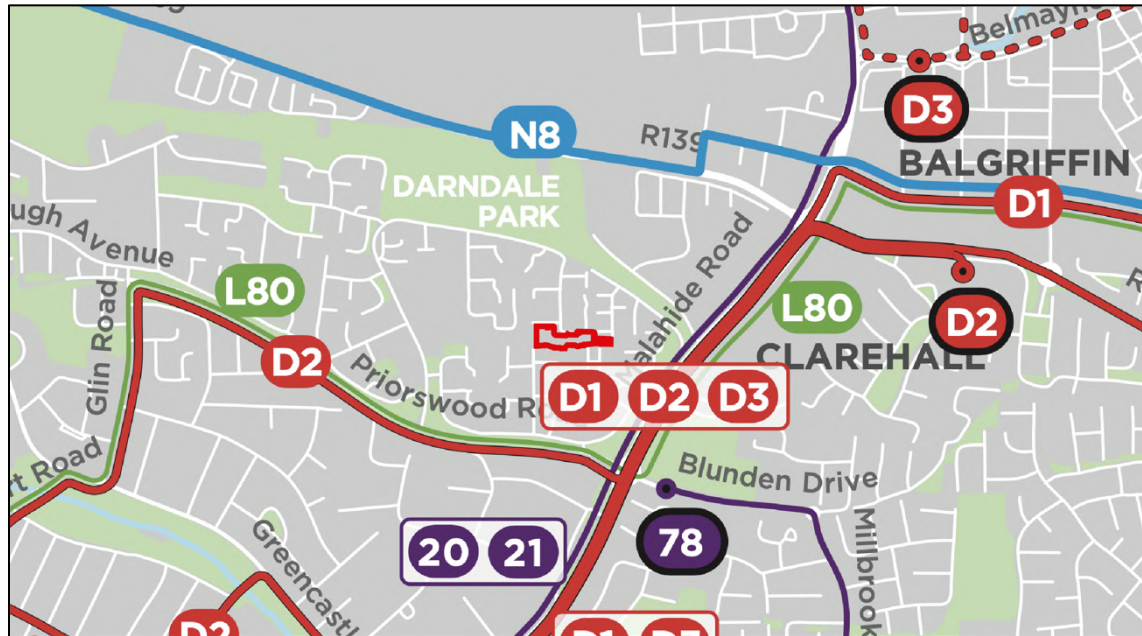


Figure 2 – Bus Connects Routes

It is evident from the above map that a number of new routes will be implemented surrounding the subject site, most significantly, the D-Spine routes 1, 2 and 3, which are envisaged to provide frequent bus connections from the Darndale, Balgriffin and Clarehall areas towards Dublin City Centre.

Clongriffin Train Station is located approximately 2.5 km to the east of the subject site and offers Dart connection towards Greystones and Malahide and InterCity Train Connections to Drogheda and Dundalk.

The R139 road is located c. 500 metres to the north of the site, which provides a direct connection for vehicles to the M50 and M1, 2.5 km to the west of the site providing direct connections towards Dublin Port, Shankill, and Dundalk, as well as connections to other significant National Roads.

The below figure 3 provides an overview of public transport links including bus and rail routes, and major roadways within 2.5km of the subject site:



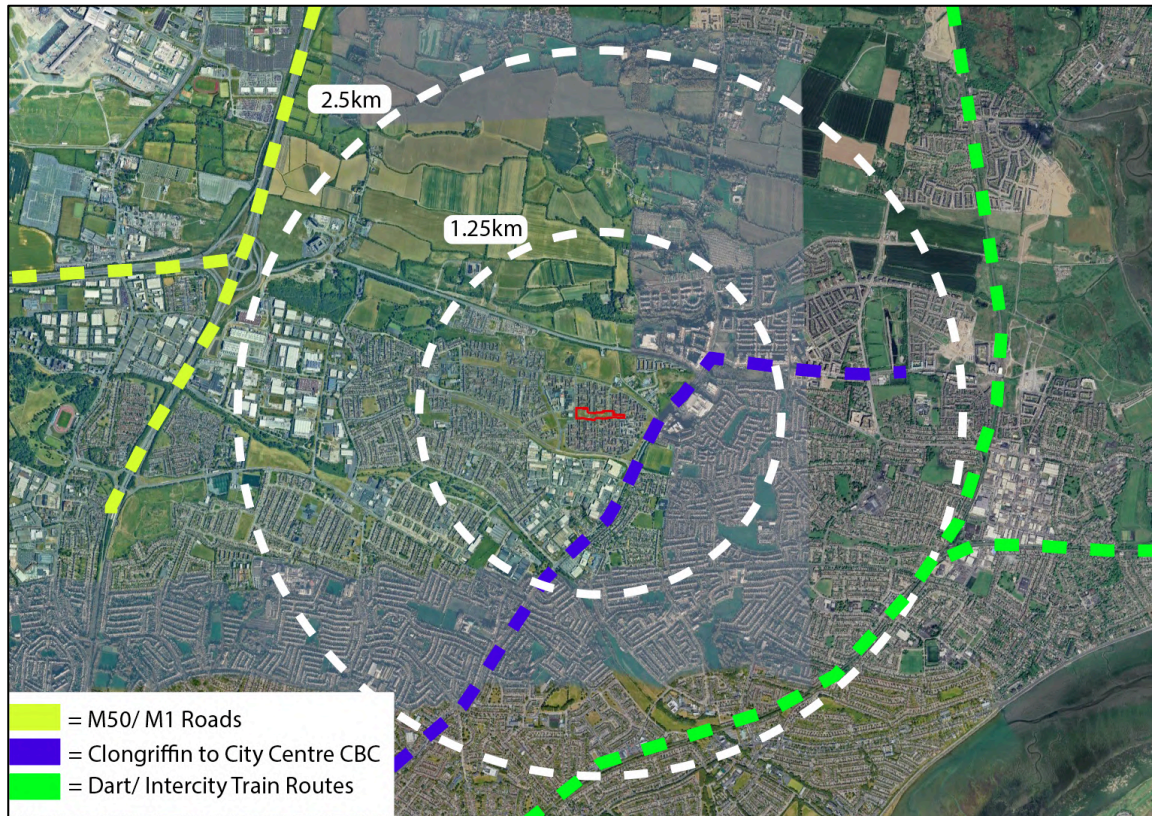


Figure 3 – Surrounding Transport Links

The site is highly accessible to the wider town centre offering a significant range of social infrastructure, including civic, cultural, community, healthcare, and recreational facilities. There are also a number of schools, childcare facilities, and other educational services in the surrounding area. Considering this, the proposed development will support these existing facilities and will not put undue pressure on existing infrastructure.

2.1.2 Pedestrian/ Cyclist Infrastructure

The Greater Dublin Area Cycle Network Plan was adopted in January 2023 as part of the Greater Dublin Area Transport Strategy 2022 – 2042 and identifies and determines in a consistent, clear and logical manner, the following cycle networks within the GDA:

- The Urban Cycle Network at the Primary, Secondary and Feeder level;
- The Inter-Urban Cycle Network, linking the relevant sections of the Urban Network and including the elements of the National Cycle Network within the GDA. The Inter-Urban Network also includes linkages to key transport locations outside of urban areas such as airports and ports; and
- The Green Route Network that are cycle routes developed predominately for tourist, recreational and leisure purposes.

The Cycle Network Plan is consistent across county boundaries in the GDA, such that there is continuity of route networks across these administrative boundaries. The subject site is included on the GDA Cycle Network Plan for the Dublin North Central Area as follow:

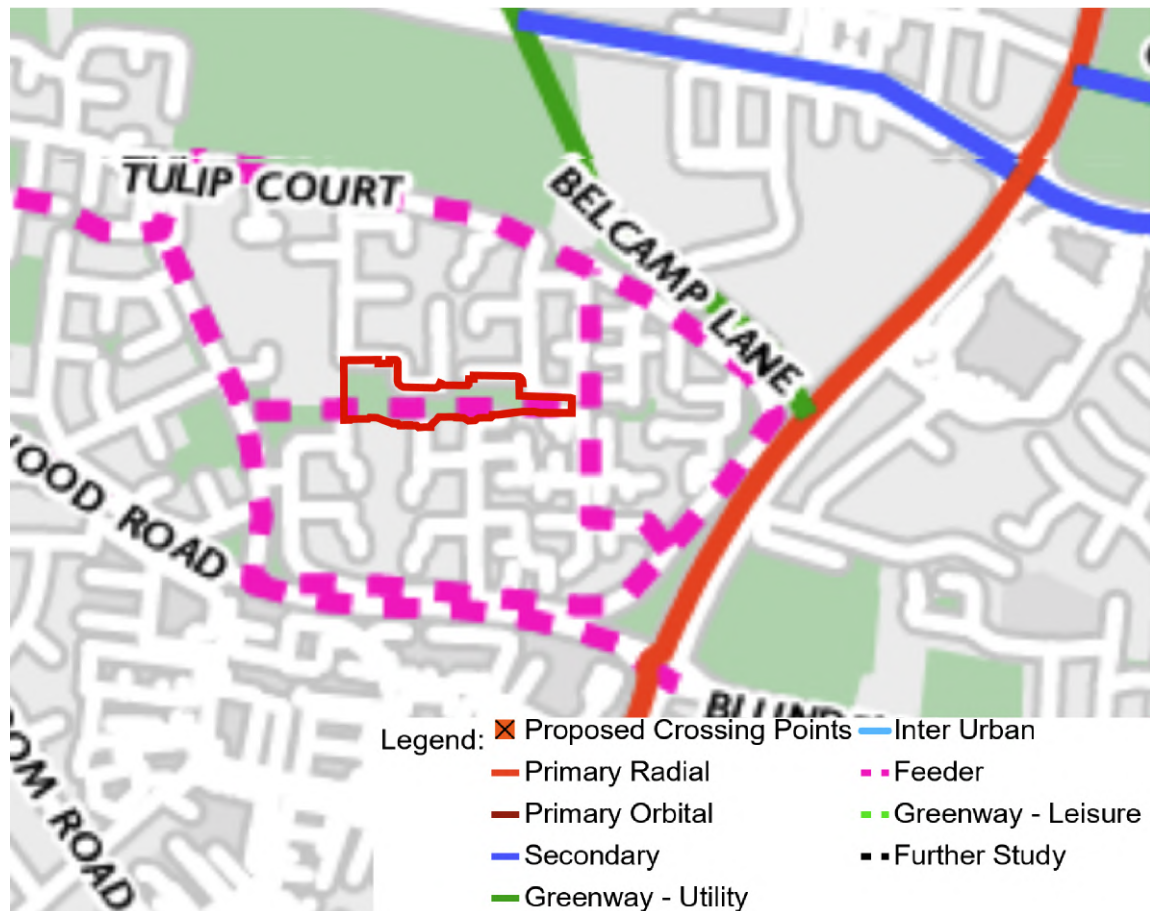


Figure 4: GDA Cycle Network Plan for the Dublin North Central Area

The Cycle Network Plan provides for feeder routes through Darndale, including along the southern boundary of the development site, providing a connection to an envisaged Greenway along Belcamp Lane, which further connects to a Secondary Cycle Route along the R139 to the north.

It is considered that these envisaged upgrades to the cycle network will further increase the connectivity of the site once implemented.

2.1.3 Green Infrastructure

An abundance of high quality landscaped public open spaces featuring playing fields, seating areas and defined walking routes are located within 2.5km of the subject site. The below figure 5 outlines the site location in relation to nearby areas of significant publicly accessible open space areas:



Figure 5 – Publicly Accessible Areas of Open Space within 1500m of the subject site

These include but are not limited to Darndale Park, Belcamp Park, Fr. Collins Park, Stardust Memorial Park, Glin Park, Coolock Lane Park and Donahies Field. Additionally, there are multiple smaller areas of publicly accessible open space areas associated with existing residential developments located within approximately 2.5km of the subject lands



3 The Development Proposal

The proposed development will provide 84 no. new residential units (50 no. apartment units and 34 no. residential houses) across 5 no. development blocks on the subject site. The breakdown of units to be provided is detailed below for the benefit of Dublin City Council:

- 45 no. 1 bed apartment units
- 5 no. 2 bed apartment units
- 12 no. 2 bed houses
- 21 no. 3 bed houses
- 1 no. 4 bed house

The proposed site layout is shown on figure 6 below for the benefit of the Planning Authority:



Figure 6 – Site Layout Plan

The scheme has been specifically designed to respond to the surrounding existing urban context, providing a residential development mix that is appropriate for the area, and building designs ranging in height from 2 – 3 storeys that respect the existing surrounding primarily 2 storey residential context.

The proposal provides numerous sizes and layouts of units to be provided, as detailed on the Housing Quality Assessment and Schedule of Accommodation documents prepared by PKA Architects. All units provided comply with the standards for design as included within the Design Standards for Apartments, Guidelines for Planning Authorities (July 2025), the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) and the specific guidelines for ‘standard internal layouts’ for houses within the Department of Housing, Local Government and Heritage Design Manual for Quality Housing (Section 5.9).

The proposal is described as follows within the statutory notices:

- Construction of a 2-3 storey residential development comprising 84 no. new units arranged across 4 no. blocks on the site (1 apartment block and 3 no. terraced housing blocks). The proposed units include 45 no. 1 bed apartment units and 5 no. 2 bed apartment units in a 3 storey block and 34no. 2 storey houses (14no. 2 bed, 19, no. 3 bed, 1no. 4 bed). A community facility (c. 86 sq.m) is provided at ground floor level of apartment Block A.
- All apartment units and houses are provided with private open space in the form of balconies/terraces and gardens.
- The development includes the provision of public realm upgrade works to footpaths and roads, including the provision of new through roads connecting Marigold Crescent, Marigold Park and



Buttercup terrace to the south of the site to Primrose Grove, and Snowdrop Walk to the north of the site.

- The proposal includes the provision of 79 no. onstreet car parking spaces and 102 no. cycle parking spaces throughout.
- c.337 sq.m of communal amenity open space is provided in the form of a landscaped courtyard area within the proposed apartment block.
- The proposed development will include the provision of all associated public lighting, provision of plant and PV panels and blue/ green roofs for the apartment blocks, hard and soft landscaping and boundary treatments, attenuation proposals, all associated infrastructural and site development works above and below ground and associated connections to services (foul and surface water drainage and water supply) on a site of c. 1.49ha.



4 Planning Policy Context

This section details the relevant strategic and statutory planning policy context associated with education, childcare, social facilities, open space, and retail provision.

4.1 National Planning Framework (Project Ireland 2040)

This document forms the overarching framework for the spatial development of Ireland to 2040. One of the key focus points of the NPF is sustainable and compact development within pre-existing urban areas as well as the provision of accessible service and facilities for communities, with a particular emphasis on childcare, health services and educational facilities supported by compact growth in urban areas.

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

Furthermore, Chapter 6 of the NPF states that the “ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment” is intrinsic to providing a good quality of life for new and existing communities. A Hierarchy of Settlements and Related Infrastructure indicates the services and facilities necessary within settlements of different size to serve their populations shown in the figure below.



Figure 7 – NPF Hierarchy of Settlements and Related Infrastructure Facilities



4.2 Delivering Homes Building Communities 2025-2030

The action plan for housing and homelessness recognises that a significant increase in new homes is required. The action plan outlines a 2 pillar approach as follows:

- Pillar 1 – Activating Supply
 - Activating Land, Delivery Infrastructure
 - Facilitating Investment, Addressing Viability
 - Increasing Skills, Adopting Modern Methods of Construction.
 - Securing Additional Supply
- Pillar 2 – Supporting People
 - Focusing on Ending Homelessness, Delivering Homes for Older People, Supporting Social Inclusion

The plan focuses on activating the supply of “300,000 homes. This will be achieved through activating more land, providing more housing-related infrastructure, securing more development finance for home building, addressing viability challenges particularly those seen in apartment delivery, increasing the adoption of Modern Methods of Construction, increasing the skills in the residential construction sector and working toward ending dereliction and vacancy”

The plan repeatedly states the need for housing to improve the well-being of the population, stating that “Delivering Homes, Building Communities emphasises the importance of green spaces, walkable communities, and mixed tenure developments that will cater for everybody at every stage of their lives. The approach focuses on creating resilient homes and infrastructure minimising the carbon footprint and promoting efficient resource use. This enables communities to flourish and maintain their identity while adapting to the needs of a changing world.”

The proposed development supports Pillar 1 and 2 of the plan specifically by way of the delivery of 84 no. new residential units at a key location adjacent to services and amenities. The site has the benefit of accessibility to public transport services and is considered a significant opportunity site for the delivery of residential units

4.3 Regional Spatial & Economic Strategy for the Eastern & Midland Region 2019-2031

This Strategy provides the policy framework to manage spatial planning and economic development in the Region. is identified as falling within Dublin City & Suburbs , with a Growth Enabler to realise ambitious compact growth targets of at least 50% of all new homes to be built, to be within or contiguous to the existing built up area of Dublin city and suburbs and a target of at least 30% for urban areas.

The current proposal delivers a consolidated approach to development appropriate for the subject site, delivering an appropriate site coverage and residential density at this site in north Dublin city, a rapidly developing area, with ongoing infrastructure improvements. The proposal utilises a prime suburban site within the Dublin City & Suburbs.



4.4 The Provision of Schools and the Planning System July (2008)

In July 2008, the Department of the Environment, Heritage, and Local Government together with the Department of Education and Science published a code of practice document entitled '*The provision of Schools and the Planning System*'.

The code of practice document sets out the best practice approaches that should be followed by Planning Authorities in ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities by the Department of Education and Science and in line with the principles of proper planning and sustainable development.

The main focus of the document details the procedures to be adopted by Planning Authorities in integrating schools planning issues into their development planning processes. A number of actions were envisaged which were agreed by the Department of Education and Science and the Department of the Environment Heritage and Local Government as follows:

- *Forecasting Future Demand*
- *Planning for New Schools through Local Authority Development Plans*
- *Location of Schools - Planning Considerations*
- *Site Development Standards*
- *School Development Proposals and the Development Management Process*
- *School Site Identification and Acquisition*

With regards Forecasting Future Demand specifically we note that there are a number of measures identified on which future primary school demand will be based on the following:

- *The anticipated increase in overall population for the city/county plan area over the next nine years;*
- *The current school going age population based on school return;*
- *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.*

With reference to post primary schools, the guidelines note that the procedure for establishing demand is 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.

In support of the above aims, the Guidelines state that Planning Authorities will make available and in a timely fashion and insofar as possible reasonable estimates of future development potential within their areas through the Development Plan and local area plan processes and in a manner consistent with broader national and regional estimates of growth contained National and Regional Planning Guidelines.

4.5 Childcare Facilities - Guidelines for Planning Authorities (2001)

The Childcare Guidelines provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in

formulating development proposals. The Guidelines are intended to ensure a consistent approach throughout the country to the treatment of applications for planning permission for childcare facilities.

Section 2.4 of the guidelines set 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 guidelines acknowledge the factors associated with determining the appropriate level of childcare facilities required in an area, namely:

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

It specifically states 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 the area.”

The Guidelines identify a number of appropriate locations for childcare facilities, which include the following:

- New Communities/Large Housing Developments
- The vicinity and concentrations of workplaces, such as industrial estates, business parks and any other locations where there are significant numbers working
- In the vicinity of schools
- Neighbourhood, District and Town Centres
- Adjacent to public transport corridors, park and ride facilities, pedestrian routes, and dedicated cycle ways

The provision of childcare facilities is further elaborated in Section 3.3.1 of the Guidelines which states that *“a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate”* for new residential developments.

The recommendation for new housing developments is the provision of 1 facility for each 75 dwellings. This will generally provide for 20 childcare spaces based on a requirement of 37.5 of such dwellings requiring childcare spaces. The guidelines state that 50% of units can be assumed to require childcare.

However, they continue by clarifying that such Guidelines are exactly that – guidelines are not a strict prescription or requirement – and the provision of childcare facilities will depend on the particular circumstances of each individual site and development.

Please see the childcare facilities audit in Section 6 of this report for detail in relation to compliance with the above guidelines.

4.6 Circular Letter PL3/2016

The Department of Environment, Community and Local Government issued a Circular Letter (PL03/2016 – childcare facilities operating under the Early Childhood Care Education (ECCE) Scheme (Planning



system support for childcare post September 2016 – Implementation of the Early Childhood Facility Guidelines for Planning Authorities 2001) in which it noted that the Early Childhood Care Education (ECCE) has been expanded to make it available to all children from the age of 3 years until they transfer to primary school.

The Department requests that Planning Authorities have:

“Insofar as possible, consideration of all planning applications or Section 5 declaration submissions in respect of childcare facilities in order to facilitate the expansion of required capacity as appropriate”

The recommendations under this circular make appropriate rather than blanket provision for childcare through the development management process, having regard to childcare policy, local demographics, and existing or required (additional) provision within a given catchment.

4.7 Planning Design Standards for Apartments: Guidelines for Planning Authorities, 2025

The 2025 version of these Apartment Guidelines states the following in relation to apartment developments:

‘As set out in the Development Plans Guidelines for Planning Authorities (2022), the need for community facilities (such as community centres, local hubs and cultural spaces) should be determined by an audit process, including a ‘gap analysis’ of existing local amenities and facilities relative to the existing demand and the anticipated demand generated by programmed new development’

This Social Infrastructure Audit assesses the existing local facilities and amenities which would be available for future residents.

The Guidelines reiterate the provision of one child-care facility for every 75 dwelling units, subject to the proposed development mix and existing local childcare facilities:

‘4.7: Notwithstanding the Planning Guidelines for Childcare Facilities (2001), which are subject to review, 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, the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any on-site childcare provision and subject to the factors above, this may also apply in part or whole, to units with two or more bedrooms’

In addition to this it clarifies that ‘unit mix of the proposed development’ relates to one bed and studio apartments, along with the possibility of some or all two or more bedrooms units, not contributing to the childcare provision:

*‘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.’*

With this in mind, we note that the current proposal delivers on the following mix:





- 45 no. 1 bed apartment units
- 5 no. 2 bed apartment units
- 12 no. 2 bed houses
- 21 no. 3 bed houses
- 1 no. 4 bed house

Of the proposed units, there are 45 (51.1%) one-bedroom units. These units, in accordance with the recommendation of the guidelines, are unlikely to generate childcare demand. In addition, it is considered that not all 2-bedroom units are likely to result in a need for childcare facilities considering that these apartments are likely to be allocated to young couples and young professionals and not necessarily families. However, for the purpose of this assessment all 2 and 3 bed units have been considered as potentially having a demand for childcare to some degree. Therefore, a maximum number of 39 units in the scheme are considered to have some potential for childcare requirements, but in reality, it is expected to be significantly lower than this.

A further and full assessment of the scheme in respect of childcare is outlined in Section 6 of this report, and we refer the Planning Authority to this section for a more comprehensive evaluation of the proposal in this regard.

4.8 Dublin City Development Plan 2022-2028

The Dublin City Development Plan 2022-2028 provides the overarching specific policies that apply to the area. The Development contains the following policies and objectives relating to social infrastructure in the area:

Darndale:

QHSN03: *Darndale to undertake a study of peripheral open spaces to examine their potential for intensification for infill housing and positive social community facilities or spaces and to create opportunities for enhanced streetscapes.*

Community Facilities:

QHSN20: *“Community Facilities for People with Specific Planning and Design Needs To facilitate the provision of community facilities for people with specific planning and design needs, such as family resource centres, Traveller resource centres, youth centres and youth cafes, skateboarding areas and kids clubs subject to compliance with normal planning criteria.”.*

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 *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.

Community Infrastructure Audit SDRAs

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

QHSNO14 To carry out and maintain an audit of community infrastructure for Strategic Development and Regeneration Areas, where appropriate.

QHSNO15 That all housing developments over 100 units shall include a community safety strategy for implementation.

QHSNO16 To utilise the potential of the Council's Culture Near You tool over the lifetime of the Plan in the preparation of social and community audits.

Childcare Facilities:

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."

Education:

QHSN53 Education Provision

- (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.

QHSN54 Shared Use of Educational Facilities

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





Healthcare Facilities:

QHSN14 High Quality Living Environment - To support the entitlement of all members of the community to enjoy a high quality living environment and to support local communities, healthcare authorities and other bodies involved in the provision of facilities for groups with specific design/ planning needs.

QHSN52 Sláintecare Plan - To support the Health Service Executive and other statutory, voluntary, private agencies and community based services in the provision of appropriate healthcare facilities - including the system of hospital care and the provision of community-based primary care facilities, mental health, drug and alcohol services 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.

CEE30 Hospitals and Healthcare- To recognise that hospitals and the wider healthcare sector are crucial to the wellbeing of the city, including as major sources of employment, economic development and innovation; and to promote and facilitate their development and expansion.

Sports and Recreation:

QHSN51 Amenities and Retail - To ensure all areas of the city, including those that have local Area Plans, deliver social infrastructure, sports and recreational facilities , retail outlets, schools and infrastructure in accordance to an agreed phasing programme to ensure large neighbourhoods are not left isolated without essential services.

GI45 National Physical Activity Plan 2016 - To improve the health and well-being of communities by increasing access to participation in sports, recreation and healthy activity in line with the National Physical Activity Plan 2016, the Healthy Ireland Framework 2019-2025 and the Sport Ireland Participation Plan 2021-2024.

GI 46 To Improve and Upgrade/ Provide Access to Sports / Recreational Facilities - To improve and upgrade existing sports/recreational facilities in the city and to ensure the availability of and equal access to a range of recreational facilities to the general population of all ages and groups (including women/girls and minority sports) at locations throughout the city, including housing complexes. In areas where a deficiency exists, Dublin City Council will work with the providers of such facilities, including schools, institutions and private operators, to ensure access to the local population.

GI 48 Multiple Use of Sports Facilities - To maximise the multiple use of sports and recreation facilities by encouraging the co-location of services between sports providers, schools, colleges and other community facilities.

GI 49 Protection of Existing and Established Sport and Recreational Facilities - To protect existing and established sport and recreation facilities, including pitches, unless there is clear evidence that there is no long term need for the facility; unless the loss would be replaced by equivalent or better provision in terms of quantity or quality in an accessible and suitable location; or the development is for alternative sports and recreational provision, or required to meet other open space deficiencies, the benefits of which would clearly outweigh the loss of the former or current use.

GI50. Fenced Playing Pitches on Existing Open Space - To protect public open space and to generally restrict the development of fenced playing pitches on existing open space areas where it would exclude the use of the open space for other amenity related purposes when matches are not in progress.





Open Space:

GI25 Open Space Provision (sq. m.) per 1,000 Persons Benchmark - To ensure equality of access for all citizens to the public parks and open spaces in Dublin City and to promote more open space with increased accessibility and passive surveillance where feasible. In this regard, a city wide range of 2.5ha to 3.6ha of parks per 1,000 population benchmark for green/recreational space as set out in the 2019 Parks Strategy (or as updated) shall be a policy goal and quality standard.

GI26 Securing Acquisition of Additions Public Open Space - To give priority to acquiring new public open space on-site, particularly in areas identified in the Council's Parks Strategy 2019 as deficient in public open space. Where it is not feasible or realistic on site, the Council will require a financial contribution in lieu of provision to provide appropriate open space in the vicinity. The methodology for calculating this contribution shall be included in the City's Development Contribution Scheme.





5 Demographic Trends

Demographic Trends for the defined catchment areas were reviewed based on the Census 2022 data for the Dublin County area and Small Area Population Statistics (SAPs) for the District Electoral Divisions (DEDs).

From this section forward, the assessment considers the statistical data of the electoral divisions in closest proximity to the subject site; Ayrfield, Balgriffin, Grange A, Priorswood B, Priorswood C, Priorswood D This ensures an accurate representation of findings.

5.1 Population Figures

For the purpose of demographic analysis, the Study Area comprises the 6 no. surrounding Electoral Divisions, which intersect a 1km radius from the subject site and provide insight into the character of the local population with respect to demographic trends.

DED	2016	2022	Actual Change	% Change
Ayrfield	5,639	5,863	224	4%
Balgriffin	3,113	5,544	2,431	78%
Grange A	9,696	12,598	2,902	30%
Priorswood B	2,728	2,794	66	2%
Priorswood C	4,854	4,883	29	1%
Priorswood D	2,756	2,653	-103	-3.7%
Total	28,786	34,335	5,549	19.2%

DED with the Subject Site

Table 2 – Population Evolution in Electoral District Areas (Source: CSO 2022)





Figure 8 - Map Identifying Subject Site and Applicable Electoral Districts

The table above indicates that between 2016 and 2022 there was an overall increase in population of 19.2 % across all electoral divisions. Priorswood C electoral division where the subject site is located saw a 1% (29 persons) increase in population.

Overall, the proposed development offers housing that caters for an increasing population within the jurisdiction of Dublin City Council. It is worth noting that with a consistently rising demand for housing, population figures are envisaged to increase across most DEDs within the county in the next decade. It is also worth noting that, Ireland's population continues to expand robustly. Between 2016 and 2022, Ireland's population grew by 8.1% over the six years since Census 2016, or an annual average increase of 1.3%. In the previous intercensal period, 2011-2016, the total growth was 3.7%, or an annual average increase of 0.7%.

Census 2022 also marked the first time in 171 years, since 1851 that the population surpassed 5 million people. Looking forward, year-on-year rates of growth are expected to pick up and the population is projected to grow by 1.95 million by 2035. This will equate to an average annual rate of population increase of almost 0.8%.

5.2 Age Profile

A review of the age profiles of Darndale confirmed that communities in the area surrounding the site have age profiles that are generally weighted differently. However, it is the case with all electoral divisions that the age cohorts have the greatest numbers in the working age group (24-64). This can be

reviewed in the figure below. The largest age cohort is 40-44. Additionally, Darndale has a high cohort number in the 30-34 and the 10-14 cohorts it suggests that Darndale has a lot of young families. . The proposed development offers a wide mix of units from 1-bed, 2-bed and 3-bed units and will provide appropriate housing stock for the demographics of the area.



Graph 1 – Age profile of Priorswood C the Electoral Division which the subject site is located within.

5.3 Household Size

In accordance with official CSO 2022 figures, the average household size in Dublin City is 2.48, which is the same figure from Census 2016.

The predominant household size of Ayrfield Balgriffin Grange A, Priorswood B, Priorswood C, Priorswood D EDs is 3 people which equates to 15.6% or 1,461 out of 9,338 households.

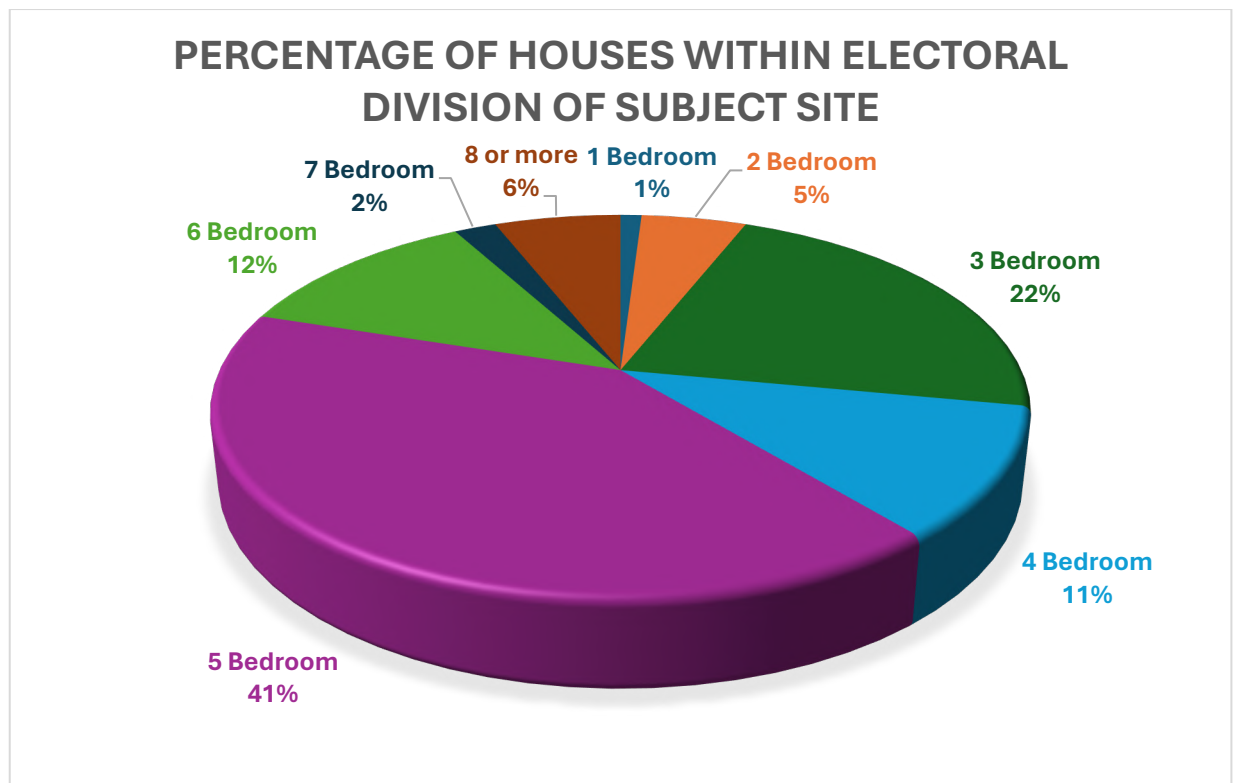
The predominant household size of Priorswood C is 2.8 person which equates to 25% or 404 out of 1,610 households.

The proposed development offers mixed typology of units including 45 x 1-bed, 5 x 2-bed, 12 no. -bed apartments units, 12 no. 2 bed houses, 21 no. 3-bed houses and 1 no. 4-bed house and is in line with the demand arising from the surrounding areas.

We note that the average number of people per household in the EDs are:

- o Ayrfield- 2.71
- o Balgriffin- 3.2
- o Grange A - 3.0
- o Priorswood B- 3.3
- o Priorswood C- 2.86
- o Priorswood D- 2.9

This is an average of 3 persons per household in the area. The overall proposal (84 no. residential units) is therefore estimated to generate a population of **c. 252 no. persons** (84x 3) based on this household average.



Graph 2 – Household size of within Electoral Division of the Subject Site

5.4 School Going Age

In order to assess the percentage of this population that will require school places, the current age profile (5-19 years of age) of the aforementioned electoral divisions was examined as a typical percentage of the population that will require schooling.

As such, the 5-19 age group of Census 2022 is examined in Table 3 below.

Age	Ayrfield	Balgriffin	Grange A	Priorswood B	Priorswood C	Priorswood D	Total
Total No. of Persons Aged 5-19	1,031	1552	3,571	656	1148	555	8,513
Total No. of Persons in the ED	5863	5,544	12,598	2794	4883	2653	34,335
Percentage of Total Population aged between 5-19	17.5%	27.9%	28.3%	23.47%	23.5%	20.9%	23.6%

Table 3 – No of Persons - Subject Area Census 2022

Table 3 confirms that the relevant percentage of the total population aged between 5-19 years of age is between 17.5% and 28.3% for the electoral divisions.

An average of 23.6% can therefore be assumed to be of school going age within the surrounding area at present.





5.5 Summary of Findings

The key points to note are as follows:

1. The total number of persons in the electoral divisions is 34,335.
2. The average household size in the area is 3 people.
3. The proposal (84 no. residential units) is expected to generate a total population of 252 c. persons based on the average no. persons per household in the surrounding area.
4. 23.6 % of the population of the electoral divisions within 1km of subject site is of school going age.
5. Of the 252 persons or population arising from the proposal, 23.6% (a total of 59 new residents) have the potential to be school going age, as that this is the percentage of persons aged between 5-19 in the examined electoral divisions. Given the type of residential development proposed (providing 45 no. 1 bed apartment units, 5 no. 2 bed apartment units, 12 no. 2 bed houses, 21 no. 3 bed houses, 1 no. 4 bed house). We would expect that this would in fact be a lower figure. We have for the purpose of this assessment applied the 252 person figure to calculations within the remainder of this report.

We note that the above statistics are applied throughout this report to allow for conclusions to be drawn.





6 Childcare Facilities Audit

6.1 Methodology

In preparing the review of childcare facilities in the surrounding area, an appropriate starting point was a review of the Childcare Guideline's for Planning Authorities entitled 'Childcare Facilities – Guidelines for Planning Authorities (2001)', with regard to the requirement for childcare facilities for the current proposal of 84 no. units.

In addition, we note that the 'Planning Design Standards for Apartments: Guidelines for Planning Authorities, 2025' (2025) were also consulted. The review of childcare facilities in the area generally comprised of the following:

- Establishing Demand for Childcare Places
- Established the Capacity of Local Childcare Facilities

We note at this point that this initial childcare assessment has been limited to a 2km radius of the subject site. It is recognised that there is also the option for families to avail of childcare facilities outside of this 2km radius due to a preferred location near workplaces, or schools that older children in the family may be attending.

Following the compilation of an appropriate list of childcare facilities, capacity figures were taken from a telephone survey was carried out in April 2026 to assess available capacity. The childcare facility was contacted directly in all cases. It is worth noting at this point however that a number of these facilities were not forthcoming with the release of capacity figures given the private run nature of these businesses. We note that the conclusions drawn in this case based on the limited information available to this office, and are focused on the maximum capacity figures for the creches.

6.2 Assessment

Estimated Population Generated

As previously outlined above, the Apartment Guidelines (2025) advise that studio and one-bedroom units should be discounted when calculating demand for childcare that would be generated by the proposed residential development. The guidelines note that this approach may also apply to units with two or more bedrooms. The proposed development does not include any studio units. This assessment has adopted a conservative approach and as such has only discounted one-bedroom units in the estimation of 0–4-year-old residents that may reside in the development. Thus, the total number of units in the scheme which are included in this estimation amounts to 39 units.

In arriving at the estimated number of 0–4-year-old residents in the proposed developments, the proposed unit mix and form of the development, as well as the following indicators, have been used:

- Persons per unit proposed (determined by the proposed development and the average household size within the Study Area, established as 3 persons per unit using the Census 2022 data) and:
- Proportion of the Study Area's population within 0-4 years age cohort (determined as 5% using the 2022 census data).





Analysis of these factors allow for a determination of the total number of 0–4-year-old residents in the proposed development. As highlighted in table 4 below, it is estimated that c. 8.3 no. children aged 0-4 years may reside in the area of the proposed development.

Total Units	Average Household Size	Residents (Number)	0-4 years (% of Total population)	0-4 years (Number)
39*	3	117	7.09%	8.3 (8)

*Excluding one-bed units

Table 4 – Estimated population generated for 0-4 year olds from the development.

Estimated Childcare Demand Generated (QNHS)

The CSO's Quarterly National Household Survey (QNHS) provides a study specifically on childcare uptake up to Q3 of 2016¹. This release is important for the purpose of this assessment as it details the extent to which childcare facilities are utilised by the general population. As adaption of a table found in the QNHS, table 5, indicates the range of methods parents use for the purpose of childcare for their pre-school children in Dublin, compared with figures of the same.

Type of childcare	Dublin	State
Parent / Partner	62%	62%
Unpaid relative / friend	16%	17%
Paid relative / friend	3%	3%
Childminder/ Nanny	8%	13%
Childcare Facility	25%	19%
Other	1%	1%

Table 5 – Type of Childcare used by pre-school children by Region & State (Source: QNHS 2016)

The vast majority of pre-school children are cared for by their parents or partners of their parents, while 25% of pre-school children attend a childcare facility compared to 19% nationally.

6.2.1 Demand for Childcare Spaces Arising from Proposed Development

In summary, the population for the Study Area increased by 19.2% from 2016-2022. In 2022, 7% of the population was between 0-4 year olds.

¹ The QNHS is released by the CSO each quarter and surveys a random sample of the population. Percentage totals may amount to over 100% due to some respondents providing multiple answers. This is the most recent QNHS study on childcare take-up:
https://pdf.cso.ie/www/pdf/20170706100048_QNHS_Childcare_Quarter_3_2016_full.pdf





Overall Proposal

All one-bed units were subtracted from the total of 84 no. units, this equates to 39 no. units with the potential to require childcare. Using the average household size (3) and the percentage of 0-4 year olds (7%) in the study Area, a calculation was made to estimate that the proposed development would **generate 8 no 0-4 year old children.**

The recommendation for new housing developments is the provision of 1 facility providing for a minimum 20 childcare places per approximately 75 dwellings. The relevant guidelines state that if it is assumed 50% of units can be assumed to require childcare in a new housing area of 75 dwellings, approximately 37.5 will need childcare. However, one-bedroom units are not considered to contribute to the childcare provision under the new apartment's guidelines. This may also apply in part to the provision of 2-bedroom units.

The overall proposed development is comprised of 84 no. new residential units. The following summary mix is identified for the total of 84 units:

- 45 no. 1 bed apartment units
- 5 no. 2 bed apartment units
- 12 no. 2 bed houses
- 21 no. 3 bed houses
- 1 no. 4 bed house

It is noted that the 2, 3 and 4 bed units should only be considered as contributing to a requirement for childcare in accordance with the provisions of the Apartment Guidelines of 2025. **A total of 45 units therefore do not have the potential to require childcare facilities.** This is the upper most demand in terms of requirements for childcare and it could be argued that this will be significantly less at operational stage given that not all 2 bed units will require childcare. Notwithstanding this, we note the following calculations based on these uppermost requirements.

- 39 units & 1 facility required for every 75 units = $45/75 = 0.52$
- 20 childcare spaces required for every 75 units = $20 \times 0.6 = 10.4$

Based on the above calculations, **10 no. spaces** are required to address the requirements of this current proposal which could be address by the surrounding local childcare facilities.

6.3 Capacity of Local Childcare Facilities

To determine the available number of childcare facility places in the area, a desktop-based assessment was carried out to determine the location of services within c. 2 km of the site. We endeavoured to get an indication for the capacity and current enrolment figures for the following facilities, which are located within a c. 2 km radius:





Figure 9 – Map Showing Location of Childcare Facilities within 2 km radius from subject site

	Childcare Facility	Service Type	Maximum Capacity
1.	Darndale Belcamp Integrated Service Ltd.	Full Day, Part-Time, Sessional	157
2.	Dolphin's Early Education and Childcare Centre Clarevillage	Full Day	103
3.	Moatview Nursery & Early Education Centre	Part Time, Sessional	32 (Max 29pt)
4.	Hazelbrook Daycare Ltd. T/A Children's Choice	Full Day	22
5.	Little Blossoms Creche	Full Day	43
6.	Edenmore Early Education Centre	Full Day	55
7.	Giraffe Childcare Northern Cross	Full Day, Part-Time, Sessional	98
8.	First Steps Academy	Full Day/Part Time/ Sessional	132
9.	Bumblebee Montessori and Childcare	Sessional	52
10.	First Steps Academy Crèche & Montessori Ltd.	Sessional	40
11.	Tigers Childcare Balgriffin	Full Day, Part-Time, Sessional	107
12.	Bunratty Community Childcare Centre	Full Day, Part-Time	42
13.	T/A Bonnybrook Early Education Centre	Full Day	58 Full day care/ 62 Sessional
14.	Little Rainbows (Parkside Belmayne)	Full Day, Part-Time, Sessional	132 (120 Full Day Care)
15.	Little Rainbows (Main Street)	Full Day	85 Sessional, 75 Full Day Care
16.	Bunny Hops, Creche and Montessori LTD.	Full Day, Part-Time, Sessional	31
	Total	-	1,179

Table 6 – Capacity and Current Availability for Existing Child Care Facilities (April 2026)

The table above illustrates that there is a total of 16 no. childcare facilities within 2km of the site. The max capacity for the creches is 1,179 no. spaces. Capacity levels for each creche changes yearly due as childcare facilities cater for children from 0-4 years approximately, and due to their natural progression into primary school, spaces become available and are then refilled on an ongoing basis, so there is constant movement in capacity levels within the facilities.

Surrounding Area

Within the surrounding area there are an additional 9 no. of childcare facilities within a 3 km radius (c. 30 minute walk) as follows:

	Childcare Facility	Service Type	Maximum Capacity
17.	Cocoon Childcare	Sessional	11
18.	Kid's World Creche and Montessori	Sessional	20
19.	It's a Small World Montessori	Part Time/ Sessional	20
20.	Rainbows End Preschool Afterschool Centre	Full Day/ Part Time/ Sessional	95
21.	Carousel Day Nursery	Full Day/ Part Time/ Sessional	55
22.	Tír Na nÓg Creche & Preschool	Full Day/ Part Time/ Sessional	88
23.	Little Rainbow (Donaghmede)	Full Day	85 Sessional 75 Full Day Care
24.	St. Benedict's Creche	Part Time	39
25.	Kidz First Creche & Montessori	Full Day	38
26.	Mead Day Care Ltd.	Full Day/ Sessional	55
	Total	-	536

Table 7 – Capacity and Current Availability for Existing Child Care Facilities in the Wider Area (April 2026)

The tables above illustrate the total estimated max capacity in facilities within a 3km is 536 no. pupil spaces. In total there are 26 no. childcare facilities within the area.

Creche Facilities To Be Built:

A desktop review was conducted on My Plan.ie and the following planning applications are expected to be carried out:

Planning Reference Number	An Comisiún Pleanála	Development Description	Distance from the site	Capacity of Children
LRD6019/22-S3		Development of a Large-scale Residential Development (LRD) encompassing 853 new homes comprising 343 social housing units (40%), 340 cost rental units (40%) and 170 affordable purchase units (20%) on a site of approx. 17.1 ha known as the 'Oscar Traynor Road Site	3km	154 no. spaces
2854/17	PL29N.249368	Mixed use development of 209 apartments, gym, childcare facility, community room.	2.1km	62 no. spaces
	TA29N.310944	The proposal comprises of the construction of 413 apartments.	2.1km	110 no. spaces

	TA29N.305319	500 no. apartments (235 no. residential, 265 no. build to rent), creche and all associated site works.	3km	133 no. spaces
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Figure 10 Nearby Strategic Housing Development with Creches

Findings

Whilst it is acknowledged that these spaces will be occupied by residents of the planned and permitted developments, it is not unreasonable to assume that there will be sufficient capacity in both the existing and planned network to accommodate the uplift in demand generated by the proposed development.

It is also noted that on an ongoing basis there are planning applications permitted for minor extensions to existing childcare facilities in the area, all which serve to incrementally increase the number of childcare spaces in the vicinity. Furthermore locally permitted housing developments will aim to add 459 no. creche spaces.

The potential childcare uptake of the development proposal is likely to be 10 no. places and it is submitted that the total number of childcare places can be accommodated by nearby childcare facilities.

The wider area has been, and continues to be, undergoing significant change with residential and commercial developments being rolled out on a near continuous basis. In appropriately sized developments, childcare facilities form part of these schemes, which serve the current and prospective resident and working community in the wider area.



Although the development proposed is without a childcare facility, 10 no. of children intake is likely to be met by the surrounding childcare facilities.

We trust that this will be satisfactory to the Planning Authority of Dublin City Council.



7 Education

7.1 Methodology

This Section of the report provides details on the current and future capacity of existing and planned schools in the area. The aim of this assessment is to establish projected demand for school places within the existing schools network generated by the proposed development.

As a starting point this audit reviewed the relevant policy context for the provision of schools. We note that the Department of the Environment Heritage and Local Government and the Department of Education and Science have both published guidance on the provision of schools and community facilities. We confirm that the following documents were considered as part of this assessment:

- ‘Sustainable Residential Development in Urban Areas December 2008’ and
- ‘The Provision of Schools and the Planning System July 2008’

This assessment also considered demographic trends within the area, which are available from the CSO website. The data considered includes the following:

Census 2022 figures - Populations Statistics were reviewed to determine what the household composition and school going age was for the electoral divisions: Ayrfield, Balgriffin, Grange A, Priorswood B, Priorswood C, and Priorswood D.

Also, an assessment of the demand arising from the proposed development was determined by multiplying the proposed number of units by the average number of persons per private household.

2020/2021 and 2024/2025 Enrolment Figures - Enrolment figures for the school years of 2020 and 2024 were reviewed to partly establish the available capacity in the schools examined in the assessment.

Following on from the above, a 5 km radius defined the catchment area for assessment of educational facilities. It is considered that a 5 km radius is more appropriate for the assessment of primary and secondary schools as there is more flexibility when getting older children to school in terms of transport options. It is also considered that parents may chose schools based on personal preference as opposed to location or convenience.

7.2 Demand Generated by Proposed Development for Educational Facilities

The proposed development will comprise of 84 no. units of various typologies. The average household size of the Study Area was recorded as 3 persons per household which generates a total indicative population of 252 no. persons when applied to the proposed development. However, it is likely that the proposed development will generate a lesser population than the estimate as there are only 39 no. units proposed of 2-bedrooms or more that can reasonably accommodate families. For the purposes of this assessment, the uppermost requirements shall be applied.

It has been previously established that 23.6% of the overall population are of the average school going age. We can assume that 12% of the total population created by this development will attend primary school and the remaining number of school going children aged 5-19 (11.6%) will attend secondary schools.

This assumption is made based on guidance detailed in “*The Provision of Schools and the Planning System*”, which details that primary school demand can be assessed based on a rate of 12% of the school going age and that the remainder would attend post primary facilities.



Having considered the above, we note that the overall population of school going age envisaged for the proposed development (c. 252 population) is c. 117 no. persons.

Total No. of units proposed (excluding 1 bedroom units)	c. 39 (45 1 bedroom units excluded from 84 no. units)
Average Household Size for Study Area	3
Estimated Population	c. 117
12% of total population Primary School	c. 14
Remainder of Children aged 5-19 Secondary School (11.6%)	c. 14

Table 8 – Estimated population of the proposed development

The proposed development will provide 84 no. residential units. Based on the average household occupancy rate of 3, the additional population added to the area could stand at approximately 252 no. people. However, this is considered a conservative estimate.

Approximately 53.5% of the residential units proposed as part of this development will be one-bed units. These types of units generally do not attract families, so excluding 1 bed units leaves 39, with an estimated population of c. 117 no. people (39 x 3). Based on this assumption, the following breakdown of the school-going age population for the proposed development is estimated at:

- **Primary** – 117 no. persons @12% = c. 14 no children.
- **Post-Primary.** – 117 no. persons @ 11.6% = c 14 no children.

The demand for school places in the catchment area, arising from proposed development and estimated school going population is therefore approximately **14 no. primary school places and 14 no. post-primary school places.**

7.3 Assessment of the Existing Schools Network

The review of educational facilities in the area generally comprised the following:

- Establishing Demand for School Places (as per Section 7.2 above);
- Establishing the Capacity of Primary School Facilities; and
- Establishing the Capacity of Post Primary School Facilities.

For the purposes of this audit, a 5km radius has been selected as the defining catchment area from the subject site for educational facilities. It is considered that a 5km radius is more appropriate for the assessment of primary and secondary schools as there is more flexibility when getting older children to school in terms of transport options. It is also considered that parents may chose schools based on personal preference as opposed to location or convenience.





Primary School Facilities

The study area is well provisioned with primary schools. There are currently 13 no. primary schools within a 2km radius from the subject site.

<u>Primary Schools</u>	
1	Darndale Junior School
2	Our Lady Immaculate Junior National School
3	St. Paul's Junior National School Ayrfield
4	St. Joseph's National School
5	St. Francis Senior National Catholic School
6	Belmayne Educate Together National School
7	Mercy College
8	St. Francis of Assisi Primary School Belmayne
9	St. Paul's National School
10	Scoil Íde Girls National School
11	St. Eithne's Girl's National School
12	St. Malachy's Boys National School
13	Scoil Neasáin

Table 9 – Primary Schools Identified





Figure 11 – Map of Primary School Facilities within 2km radius of the subject site

Secondary School Facilities

A total of 4 no. post-primary schools have been identified within the Study Area listed as follows:-

Post Primary Schools	
1	Belmayne ETSS
2	Chanel Catholic College
3	Donahies Community School
4	Coolock Community College

Table 10 – Post Primary Schools identified within a 2km radius of the subject site





Figure 12 – Map of Secondary School Facilities within 5km radius of the subject site

School Enrolment and Trends

Enrolment trends for the above identified schools within the 5km radius of the subject site were analysed to assess growth and decline in school numbers, thereby determining local school capacity. Figures from the academic year 2020/2021 (chosen sample year) were compared against the most recent enrolment figures for 2024/2025, to estimate capacity vis-à-vis the demand that may be generated from the current development proposal now before Dublin City Council. We refer to the assessment and findings below.

Primary School Enrolment & Capacity

A list of the primary schools in the subject catchment area is detailed in the table below. The enrolment figures and available capacity at each school is detailed.

No.	Roll No.	School Name	Enrolment 2020/2021	Enrolment 2022/2026	Enrolment 2025/2026	5-Year Change
1)	19454U	Darndale Junior School	199	173	159	-40
2)	19524P	Our Lady Immaculate Junior National School	202	215	182	-20



3)	19471U	St. Paul's Junior National School Ayrfield	220	227	206	-14
4)	19913D	St. Joseph's National School	348	330	294	-54
5)	19668Q	St. Francis Senior National Catholic School	217	223	198	-19
6)	20308Q	Belmayne Educate Together National School	442	419	413	-29
7)	20304I	St. Francis of Assisi Primary School Belmayne	458	447	434	-24
8)	19618B	St. Paul's National School	231	233	236	+5
9)	19298J	Scoil Íde Girls National School	159	167	156	-3
10)	18969C	St. Eithne's Girl's National School	102	97	89	-13
11)	19619D	St. Malachy's Boys National School	139	143	131	-8
12)	19920A	St. John of God Girl's National School	168	187	182	+14
13)	91342R	Scoil Neasáin	-		649	+649
			2,885	2,861	3,329	+449

Table 11 – Change in Primary School Enrolment over a 5 year period.

Enrolment trends for Primary Schools in the application site 'study area' show general increase at primary school level for the 6-year interval (2020-2026) with an overall increase in enrolment of +449 no. students. The majority of schools saw a decline in enrolment figures except for 2 no. primary schools: St. John of God Girl's National School and Scoil Neasáin. Where enrolment figures jumped significantly at an individual level, this can be attributed to school relocation, development, and extension.

Taking the above into account, it is submitted that there exists sufficient capacity in the surrounding area to cater for the primary school needs arising from the proposed development of 84 no. residential units. As stated above, it is considered that this development will generate a demand of 14 no. primary school places, which can be easily accommodated in the above facilities, and therefore this development will not generate undue burden on the local school network.

Post Primary School Enrolment and Capacity

A list of the post-primary schools in the subject catchment area is detailed in the table below. The enrolment figures and available capacity at each school is detailed.

No.	Roll No.	School Name	Enrolment 2020/2021	Enrolment 2025/2026	5-Year Change
1)	68346T	Belmayne ETSS	90	649	+559
2)	60550B	Chanel Catholic College	548	417	-131



3)	91318U	Donahies Community School	464	488	+24
4)	70330Q	Coolock Community College	144	205	+61
		Total	1,246	1,759	+513

Table 12 – Change in Post Primary School Enrolment over 5-year period

Enrolment rates of post-primary schools in the Study Area have increased in the recent 6-year period with an addition of 513 students enrolled from 2020/2021 to 2025/2026.

It has been established that only 14 no. post-primary school spaces may be required as a result of the development that is currently before the Planning Authority. It is evident that sufficient capacity exists within the 5km catchment of the subject site to cater for the secondary school needs of the prospective development.

7.4 Future School Enrolment Projections

The Department of Education (DoE) reported in November 2021 that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2018 and are now projected to fall gradually to a low point in 2033, in line with revised M1F2 migration and fertility assumptions for the country prepared in 2020.

For primary school projected enrolment levels, the ‘Projections of Full-Time Enrolment: Primary and Second Level 2021-2040’ by the DoE in this respect states:

“While the results are presented for all six scenarios the Department believes that the M1F2 scenario is the most likely outcome. This assumes slightly higher than current rates of migration, and fertility to remain at 1.6. A return to higher fertility, the F1 assumption, is now thought to be highly unlikely while the low migration assumption, M3 (zero net migration) is presented for completeness only...

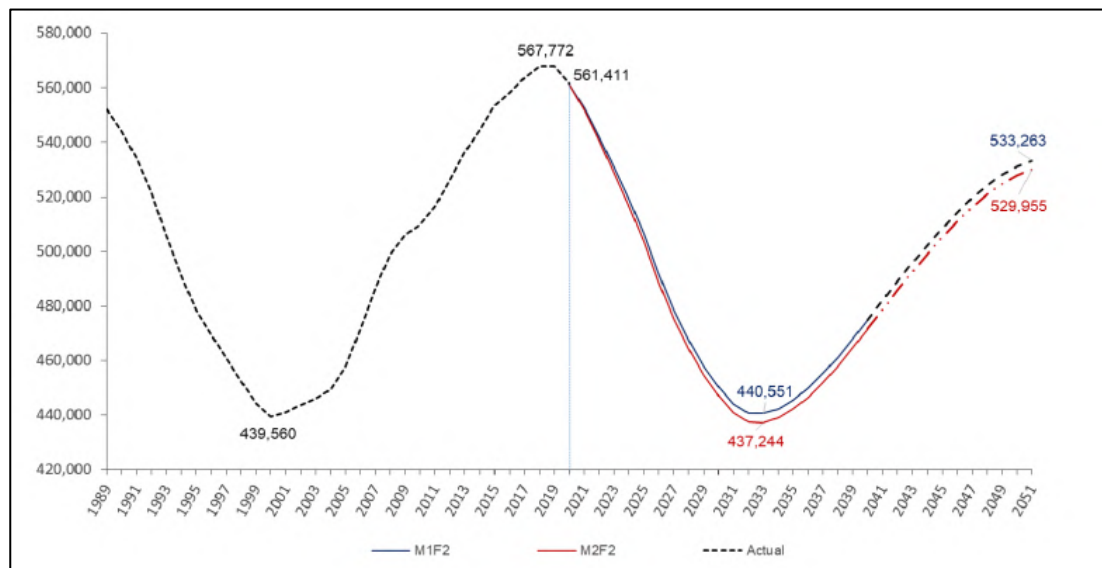


Figure 13 – Actual and Projected Enrolments in Primary Schools 1989-2051 (Source: DoE)

Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,716). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F2 scenario will reach a low point of 440,551 by 2033. This is 120,860 lower than today’s figure. Enrolments will

rise again thereafter and are projected to stand at 474,888 by 2040, a rise of some 34,300 over the seven years 2033 to 2040.”

Post-primary school projected enrolment levels, the DoE report in this respect 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.

Under the M2F2 scenario (whereby inflows are set at a current rate) enrolments will peak with in 2024 with 401,584 pupils, 7,210 less pupils than under the high migration scenario.”

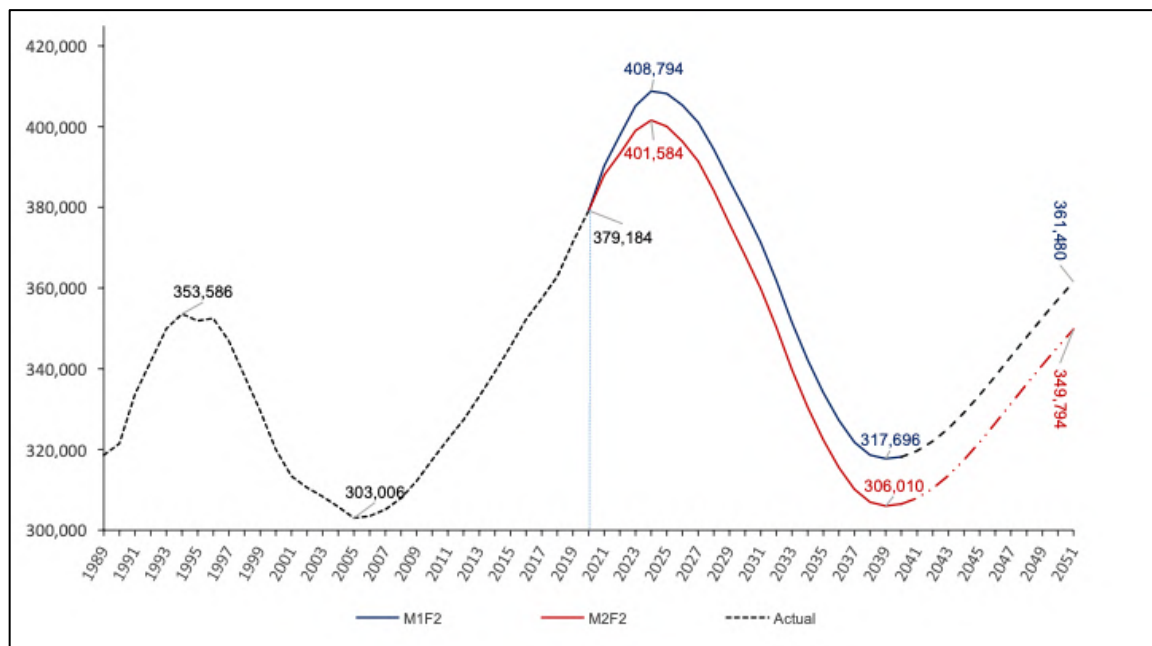


Figure 14 – Actual and Projected Enrolments in Post-Primary Schools 1989-2051 (Source: DoE)

The DoE report projects the enrolment figures in primary schools within the State to drop by c. 12% between 2023/2024 academic year and 2028/2029 academic year under the M1F2 and M2F2 scenarios. At the post-primary level, the report projects the enrolment figures to increase by 5.9% between 2023/2024 academic year and 2028/2029 academic year under both M1F2 and M2F2 scenarios.

Applying this to the current enrolment figures of the Study Area, it is estimated that enrolments in the identified primary schools are set to reduce by 343 no. spaces by 2028/2029 academic year and are estimated to reduce by 96 no. students for post-primary schools by 2028/2029 as per the table below.

	2022/2023 Enrolment	% Change	Estimated Change	Projected 2028/2029 Enrolment
Primary Schools	2,861	-12%	-343	2,518
Post Primary Schools	1,511	-5.9%	-89	1,422

Table 13 – Projected Enrolment Trends 2023-2028

7.5 Educational Facilities Summary

There are 13 no. primary schools and 4 no. post-primary schools currently operating in the Study Area and these have demonstrated mixed levels of growth and decline in the recent 6-year period.

With respect to future enrolments, we note that a c. 12% decrease in enrolments in primary school level and a 5.9% decrease in post-primary school enrolments is anticipated for the Dublin City region from 2022/2023 to 2028/2029, with respect to the most recent regional population projections published by the Department of Education and Skills.

As outlined above, the development proposed has 53.5 % 1-bed based unit types, which greatly reduced the number of children and families generally that will be present within this development. This in turn will reduce the demand create for school places. Having regard to this, the assessment of demand was based on what would be generated from the 2 and 3 bedroom units within the scheme. Calculating this out, it was concluded that 14 no. primary school and 14 no. secondary school spaces would be required as a result of this development proposal.

There has been an increase in the enrolment figures among a few individual schools within the study area over a 6 year period. However, there has been a general decline in enrolment figures among secondary and primary schools despite the small number of school increasing the enrolment figures sharply. Therefore, the increase can be attributed to school relocation, development, and extension. It is submitted that there exists sufficient capacity to cater for the primary and post-primary school needs arising from the proposed development of 84 no. units. This situation is also improved when taking into account the anticipated decrease in primary and post primary school enrolments forecast to 2028/2029.

All considered, it is submitted that there is no current requirement for the provision of additional educational facilities at primary and post-primary levels to address the demand arising from the subject proposal.

8 Open Space

8.1 Methodology

A desktop-based review of retail facilities within Dublin City was prepared in April 2026. This search was carried out using Google Maps. A study area of 3 km was selected as an appropriate catchment area for the review of such facilities as it was thought to be an appropriate walking distance to open space

8.2 Assessment of Open Spaces

The below figure highlights the public open spaces near the subject site. The table also highlights the walking distances to the subject site.



Figure 15: Open Spaces within the 2.5km of the Site

Open Spaces	
Darndale Park	300m
Belcamp Park	1.7km
Stardust Memorial park	1.5km
Belmayne Park	1.6km
Oscar Traynor Park	2.5km



Cameron Park	2.3km
Donahies Field	1.6km
Ayrfield Park	2.1km
Slademoire Park	1.5km
Grangemoire Park	2.3km

Table 14- List of Open Spaces within the Area.

In addition to the public open spaces there are also the Craobh Chiarain GAA Pitches which are located 1.4km from the subject site. It is our considered view that there is sufficient provision of open space to serve the proposed development.





9 Retail

9.1 Methodology

A desktop-based review of retail facilities within Darndale was prepared in April 2026. This search was carried out using Google Maps. A study area of 3 km was selected as an appropriate catchment area for the review of such facilities as it was thought to be an appropriate walking distance to retail facilities.

9.2 Assessment of Retail Facilities

The study area is well provisioned with retail facilities. A wide range of convenience stores and a selection of shopping centres provides this development with sufficient retail capacity.

The study area is well provisioned with food retail. There are currently 22 no. food retail facilities within a 3 km radius from the subject site. A review of the surrounding area has confirmed the following provision of retail.

Tesco Extra	950 m
Deals	1km
Lidl	950 m
Centra Newtown	700 m
Kish Fish	1 km
Aldi Coolock	2km
Mace Coolock	1 km
Costcutters Clonshaugh	1.2km
Daybreak Clonshaugh	3km
Fresh	1.2 km
Asian House	1.7km
The Central Shop	1.7km
Daybreak Belmayne	1.7km
Tesco Express	1.7km
Centra Kilmore West	2.7km
Mace Clongriffin	3km
Centra Clongriffin	2.8km



World of Spices	2.8km
SPAR Clarehall	1.6km
Dunnes Stores Donaghmede	2.5km
Tesco Metro	2.5km

Table 15- Retail Development within the Area

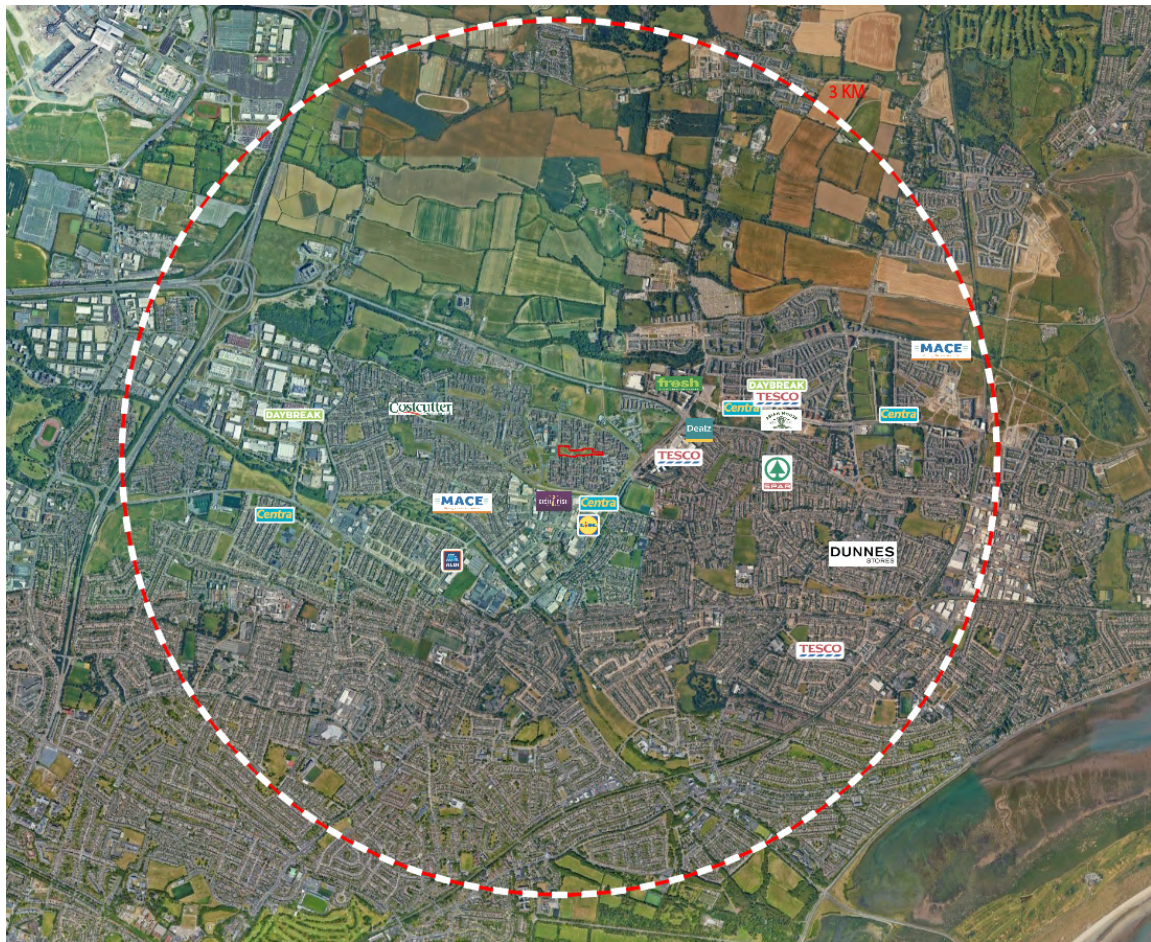


Figure 16- Retail Facilities within the Area.

Retail Summary

It is apparent from our review of retail facilities within the surrounding area, that there is an appropriate provision to serve the development now proposed, with a total of 21 no. retail facilities within a 3 km radius of the proposed development. Clarehall Shopping Centre and Donaghmede Shopping Centre are also located within 3km of the site. It is our considered view that this provision of retail facilities is sufficient to serve the proposed development and there is no requirement arising from the current proposal for any additional retail facilities within the immediate context.



10 Other Community Facilities

10.1 Methodology

A desktop - based review of community and social facilities, was prepared in April 2026. This search was carried out using the google search engine. A study area of 2 km was selected as an appropriate catchment area for the review of such facilities as it was thought to be an appropriate walking distance to social facilities. Nine categories of social infrastructure were considered for this Audit which take into account the guidance provided in the respective national and regional planning guidance as follows:-

Further Education	Community Facilities	Sports Clubs	Public Parks	Health Care	Religion	Retail	Café/ Restaurant /Pub	Animal Care
Colleges	Community Centres	Gyms	Parks	Doctor Practices	Places of Worship	Butcher	Café's	Vet
Institutes	Libraries	Outdoor Clubs	River Walks / Canals	Medical Centres		Hair Dresser	Restaurant /Takeaway	Groomers
Further/Adult Education Centres	Youth Clubs	Indoor Clubs/Classes	Beaches	Hospitals		Supermarket	Bakery	Kennels
Culinary Schools	Elderly Care/Nursing Homes	Sports Centres	Urban Squares	Mental Health Facilities		Barber	Coffee Dock	
Skill Schools							Pub	



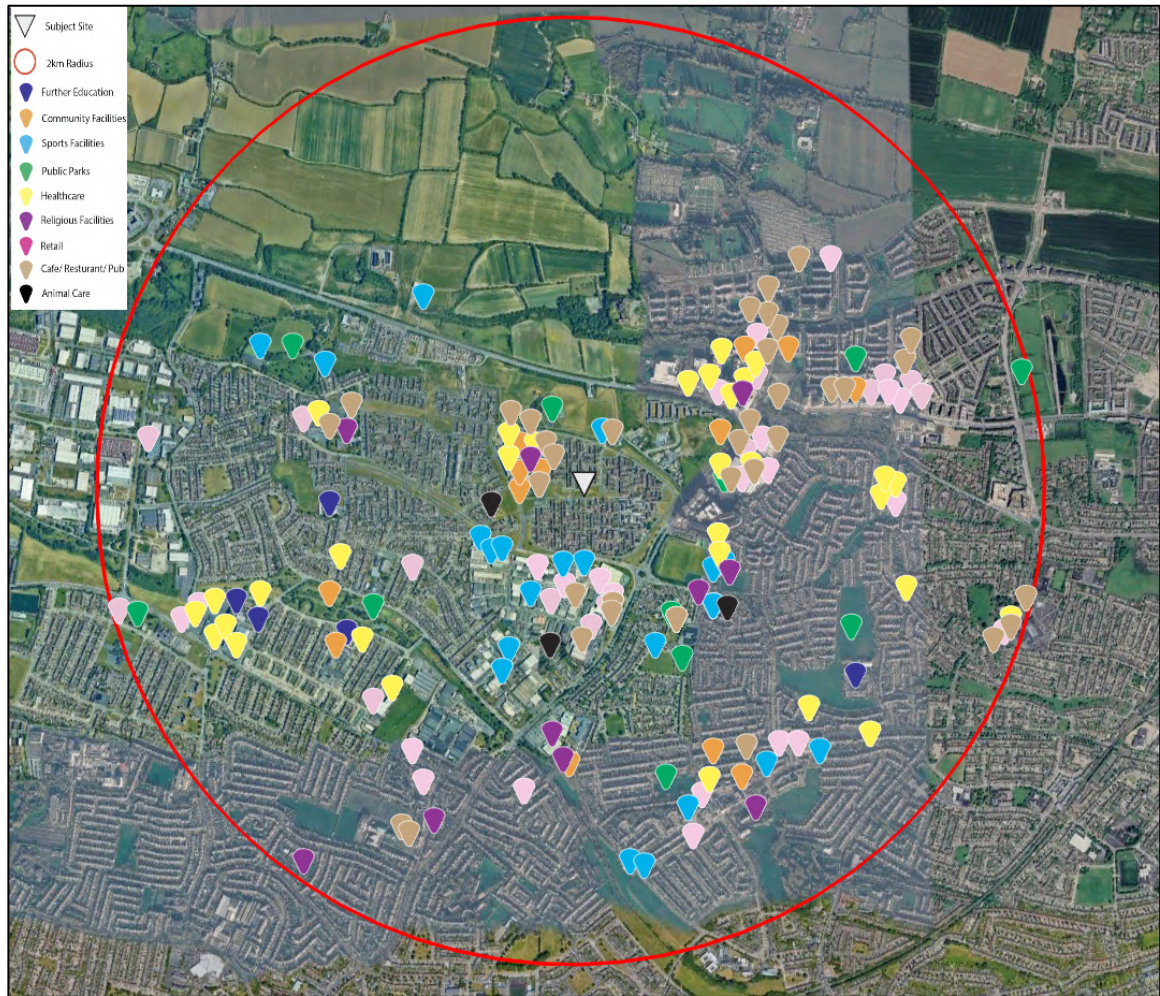


Figure 17 – Existing Social and Community Infrastructure within 2km of the Subject Site

10.2 Assessment & Findings

Further Education

An initial review of the surrounding area has confirmed the following provision of facilities:

Colleges/Adult Education	
Glin National College	1.1km
Pinnacle Training	1.3km
City of Dublin FET College Coláiste Dhúlaigh	1.6km
Donahies CS Adult Education	2km
Coolock Darndale Adult Services	1.5km





There are 5 no adult education centres located within a 2km radius of the subject site. We also note that the following universities/ colleges are not within the 2km distance but are within a close distance to the subject site.

Colleges/Adult Education	
RCSI Education & Research Centre	3.9km
Dublin City University Campus	6.3km
Marino Institute of Education	6.3km

It is apparent from our review of further education facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust this will be satisfactory of the Planning Authority of Dublin City Council.

Community Facilities

There are 7 no. community centres located within the 2km radius of the subject site. An initial review of the surrounding area has confirmed the following provision of facilities:

Community Centres	
New Life Centre	55m
Golden Years Senior Centre	450m
The Bell Building	230m
Northside Enterprise Cente	1.5km
Belmayne Community Hub	1.6 km
KEEP Project Belmayne	1.3 km
Kilmore West Recreation Centre	2.6km

Libraries

An initial review of the surrounding area has confirmed the following provision of facilities:

Libraries	
Coolock Library	2 km



**Youth Clubs**

There is 1 no. youth clubs located within the 2km radius of the subject site. a wider study of the area confirmed there is no community centre within a 3km radius. An initial review of the surrounding area has confirmed the following provision of facilities:

Youth Clubs	
Sphere 17 Regional Youth Service	300m
Edenmore Scouts Den	2.6km

Elderly Care

An initial review of the surrounding area has confirmed the following provision of facilities:

Elderly Care/ Nursing Homes	
CareChoice Malahide Road	1.3 km
The Residence Carton	1.8km
St. Gabriel's Nursing Home	2.5km

Community and Social Facilities Summary

It is apparent from our review of community and social facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory of the Planning Authority of Dublin City Council.

Sports Clubs/Leisure Centres/Hobbies

An initial review of the surrounding area has confirmed the following provision of facilities:

Gyms	
Mind Over Matter	1.3km
Fun Intense Training- FIT	2.1km
MD Fitness	2.1km
FBT Gym	1.2km
Hurricane Fitness Ireland	850m
CrossFit CFBT	1.5km
Evolutis Sport & Fitness	1.5km
Keith Berney Fitness	2.2km





Outdoor Clubs	
Darndale FC	210m
Craobh Chiarain GAA Pitches	750m
St. Brendan's United Football Club	600m
Dean Swift Sports Club	1.7 km
Ayrfield United FC	850m
O Toole's GAA	1.8km
St. Malachy's Football Club	2.2 km

Indoor Clubs/Classes	
Ayrfield Boxercise Club	600 m
Northside Brazilian Jiu Jitsu	800 m
Metro Fitness North Dublin	1.7km
Dublin Thai Boxing	1.2 km
Edenmore Boxing Club	1.9 km
The Five Rings Martial Arts Dublin	2.1 km
Edenmore Li Ching Wu Academy	2.3km

Sports Club Summary

It is apparent from our review of the sports clubs, that there is an appropriate provision within the surrounding area to serve the development now proposed.

It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory of the Planning Authority of Dublin City Council.

Healthcare

An initial review of the surrounding area has confirmed the following provision of facilities:

Medical Centres	
The Medical Centre	50m





Darndale Medical Centre	50m
Northern Cross Medical Centre	1.5km
The Meridian Clinic Clarehall	1 km
Tonlegee Primary Care Centre	280m
Edenmore Health Centre	550m
Dublin Well Woman Clinic- Coolock	800m
Fresenius Medical Centre	1.4km
ExWell Medical Coolock	1.9km
Ardara Family Practice	1.9km
Alfa Medics Northside	1.9km
Coolock Primary Care	2.3km

Dental Facilities	
Orthodontics by Dr. Kieran Daly	140m
Dr. Hamza Malik	1.2km
Rose-Marie Daly Dentistry for Children	1.2km
Smiles Dental Clonshaugh	550m

Mental Health Facilities	
Aster Family Support	1.2km
Northside Counselling Services	1.5km
Stephen Keogh Counselling and Psychotherapy	2km
Anne Marie Kennedy PSI Chartered Sport Psychologist	800m

Pharmacies	
Stacks Pharmacy- Darndale	450m





McCabe's Pharmacy Clarehall	300m
Limitless Health Pharmacy	1.5km
Corr's Pharmacy	400m
Boot's Pharmacy	400m
Your Local Pharmacy	500m
Bonnybrook Pharmacy	650m
McCabes Pharmacy Northside SC	1.9km
Hickey's Pharmacy Kilmore	1.9km
McCartan's Pharmacy northside	1.9km
Corr's Pharmacy (Priorswood)	1.3 km

Health Care Summary

It is apparent from our review of health care facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed.

It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory of the Planning Authority of Dublin County Council.

Religious Facilities

An initial review of the surrounding area has confirmed the following provision of facilities:

Places of Worship	
Church of Our Lady Immaculate	1250m
St Paul's Catholic Church Ayrfield	400m
St. Francis of Assisi Catholic Church	650m
People's Church Dubln City	650m
Faith City Church Dublin	700m
St. John the Evangelist Church of Ireland	750m
St. Brendan's Catholic Church Coolock Dublin	800m
St. John Vianney Catholic Church	1.4km
St. Monica's Catholic Church	1.9km





Sacred Heart Church/ Oratory Belcamp Lane Priorswood Dublin 17	900m
St. Peter's Church	1.1km
Crinken Church	2km

Religion Summary

It is apparent from our review of religious facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory of the Planning Authority of Dublin City Council.

Cafe/ Restaurant

An initial review of the surrounding area has confirmed the following provision of facilities:

Café	
Velvet Café	1.2km
O' Brien's Café	1km
Aboveground Coffee	1km
Insomnia Coffee	1.2km
Begorah Coffee	1.9km
Sima Café & Restaurant	2.5km
Starbucks Donaghmede	2.7km
Baxter & Greene	2.8km
Unity	2.1km
Dime Coffee Roastery	1.1km
Costa Coffee	1km
Fire 17 Coffeee Lounge	1.6km
The Coffee Drop	1.5km
The Buddy Cup	1.5km
Bird's Village Kafe	2.1 km
Sip Coffee House	2.1 km





Restaurant/ Takeaway/ Pub	
Darndale Takeaway	600m
Di Lucia Darndale	1.5km
Golden City	600m
The Breakfast Company	600m
Curry and Kebab House	900m
YO! Sushi Clarehall	850m
Abrakebabra	850m
Oasis of Taste Food Hall	800m
Eddie Rocket's	1km
Burnell's	1.1km
Noble House Chinese	1.2km
Thindi Northern Cross	1.4km
Camile Northern Cross	1.4km
The Flame	1.4km
Roberto's Pizza & Pasta	1.7km
Romayo's Belmayne	1.7km
DANGS Chinese & Thai Takeaway	1.9km

Café/ Restaurant Summary

It is apparent from our review of Café/ Restaurants, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory of the Planning Authority of Dublin City Council.





Animal Care

An initial review of the surrounding area has confirmed the following provision of facilities:

Vet	
Village Vet Coolock	950m

Groomers	
Pooch Perfect Grooms	850m

Animal Care Summary

It is apparent from our review of Animal Care, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory of the Planning Authority of Dublin City County Council.



11 Conclusion

Following a thorough review of community facilities in the area, this Community Infrastructure Statement makes the following conclusions and recommendations:

- The potential **childcare** uptake of the development proposal is likely to be 10 no. places and it is submitted that the total number of childcare places to be accommodated by the proposed development herein is sufficient to warrant standalone facility. Although there is no creche facility to be built, creches that are expected to with nearby strategic housing developments have the available capacities to accommodate the 10 children aged between 0-4 years old. There is constant fluxuation with capacity levels yearly and the 26 nearby childcare facilities are expected to intake the increase in 0-4 years olds.
- There exists sufficient capacity in the surrounding area to cater for the **primary school needs** (14 spaces) arising from the proposed development of 84 no. residential units.
- There also exists sufficient capacity in the surrounding area to cater for the **post primary school needs** (14 spaces) arising from the proposed development of 84 no. residential units.
- It is apparent from our review of **further education facilities**, that there is an appropriate provision within the wider surrounding area to serve the development now proposed. As we note the site is located near 3 no. universities. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- From our review of **community and social facilities**, it is apparent that there is an appropriate provision especially with community centres within the wider surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- It is apparent from our review of the **sports clubs**, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- It is apparent from our review of **public parks**, that there are 10 no. public parks within a 3km of the subject site which is an appropriate provision to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- It is apparent from our review of **health care facilities**, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- Upon our review of **religious facilities**, we conclude that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this Social Infrastructure Audit has now provided the Planning Authority of Dublin City Council with an appropriate and detailed insight into community infrastructure demand within the area. We trust that these findings are acceptable to the Authority in this regard.