Community Infrastructure Audit

Large Scale Residential Development at:

43 – 50 Dolphin's Barn Street,
Dublin 8.

On behalf of

The Iveagh Trust

March 2025

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1 INTRODUCTION

Our client, **The Iveagh Trust,** has instructed Brock McClure, Planning and Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin, to prepare this Community Infrastructure Assessment to accompany application documentation prepared to accompany an LRD Application to Dublin City Council for a Large-Scale Residential Development proposal at lands located at **43-50 Dolphin's Barn Street, Dublin 8**.

As stated above, this Community Infrastructure Assessment 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 application.

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

"Policy QHSN1 – National and Regional Policy:

- *To accord with the provisions of the National Planning Framework 2018, the Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019 (including the Metropolitan Area Strategic Plan) and the Ministerial Circular relating to Structural Housing Demand in Ireland and Housing Supply Targets, and the associated Section 28 Guidelines: Housing Supply Target Methodology for Development Planning (2020) and make provision for the scale of population growth and housing supply targets outlined in these plans and guidelines."*

"Policy QHSN48 – High Quality Neighbourhood and Community Facilities:

- *To encourage and facilitate the timely and planned provision of a range of high-quality neighbourhood and community facilities which are multifunctional in terms of their use, adaptable in terms of their design and located to ensure that they are accessible and inclusive to all. To also protect existing community uses and retain them where there is potential for the use to continue."*

"Policy QHSN2 – National Guidelines:

- *To have regard to the DEHLG Guidelines on 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007), 'Sustainable Urban Housing: Design Standards for New Apartments' (2020), 'Sustainable Residential Development in Urban Areas' and the accompanying 'Urban Design Manual: A Best Practice Guide' (2009), Housing Options for our Aging Population 2019, the Design Manual for Quality Housing (2022), the Design Manual for Urban Roads and Streets (DMURS) (2019), the Urban Development and Building Height Guidelines for Planning Authorities (2018) and the Affordable Housing Act 2021 including Part 2 Section 6 with regard to community land trusts and/or other appropriate mechanisms in the provision of dwellings."*

"Policy QHSN47 – High Quality Neighbourhood and Community Facilities:

- *To encourage and facilitate the timely and planned provision of a range of high-quality neighbourhood and community facilities which are multifunctional in terms of their use, adaptable in terms of their design and located to ensure that they are accessible and inclusive*

to all. To also protect existing community uses and retain them where there is potential for the use to continue."

"Policy 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."*

"**Policy 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."*

In response to the above, this Community Infrastructure Statement examines the following elements of local social infrastructure for the area surrounding the site:

- Childcare
- Education
- Community facilities
- Sports Clubs
- Passive amenity spaces and parks
- Health Care
- Religion
- The Elderly

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 to conduct a review of the various elements of Community Social Infrastructure in Dolphin's Barn.

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 APPLICATION SITE

2.1 Site Location



Figure 1 – Aerial view of site

The site extends to approximately 0.358ha and is located at 43 – 50 Dolphins Barn Street, including the existing vacant industrial unit to the rear of these units. The existing buildings at 43-50 Dolphins Barn Street range in height from 2 – 4 storey and are currently vacant. The industrial unit to the rear of these buildings is also a vacant unit.

The vacant industrial unit on the site is served by an entrance at the southern end of the overall site from Dolphins Barn Street. The industrial unit can also be accessed via an entrance point through the building at no. 50 Dolphins Barn Street. The industrial unit on the site makes up the primary central area of the site and is bounded on all sides by the rear of the vacant buildings along Dolphins Barn Street, and the rear of residential gardens at Rueben Street and Emerald Square.

The Coombe Hospital is located to the east of the subject site, across Dolphins Barn Street. Emerald Square, a residential cul-de- sac road, is located to the immediate north of the site.

Reuben St, a residential road which connects Dolphins Barn Street to James's Walk and the LUAS stop at Fatima, is located to the south and west of the site.

Nos 51, 51a and 52 Dolphins Barn Street are to the north, before the junction to Emerald Square. No's 1-7 Poole Terrace front Dolphins Barn Street to the south and block C of a development known as Earl's Court, max 12 stories, forms the junction between Dolphins Barn Street and Ruben St to the south.

The South Circular Road is a short distance further south, approximately 90 metres from the subject site.

2.1.1 Surrounding Context

The area surrounding the site features a variety of services, facilities. The subject site is located in an area with an established and significant range of employment hubs and social infrastructure.

The site's location in an inner-city area means that it benefits from 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.

2.2 Access to Public Transport

The site is located in close proximity to a number of public transport services, including both Luas and bus routes as discussed below.

Bus Services

The eastern boundary of the site is located approximately 25m (1-minute walk) from the nearest bus stop on the R110 (Dolphin's Barn Road), Coombe Hospital Stop 2094, which is served by Dublin Bus Service No's. 27, 56a, 74, 77a and 151. There is also another bus stop located along the R110 further north of the site approximately 90 m (1/2-minute walk), which provides the same bus routes offered outside the Coombe Hospital in the opposite direction.

Further south of the site, there is a bus stop located on South Circular Road, Dolphin's Barn Church Stop 1382, which is served by Dublin Bus Service Nos. 68, 68a and 122.

These services operate during peak hours, every 10/15/20/30 minutes, and provides connections to the following nearby urban centres:

- Route 27 Jobstown - Clare Hall,
- Route 56a Ringsend Road - Tallaght,
- Route 74 Dundrum Luas Station - Eden Quay,
- Route 77a Ringsend Road – Citywest,
- Route 151 Docklands (East Road) – Foxborough (Balgaddy Road),
- Route 68/a Newcastle/Greenogue Business Park – Hawkins Street, and
- Route 122 Drimnagh Road – Ashington.

The site is also located on the proposed Bus Connects route from Greenhills to the City Centre with spine/branch routes, orbital routes and other city bound routes proximate to the subject site (outlined by yellow star):

- Spine/Branch Routes
    - D1 (Foxborough – Clongriffin Station),

- D2 (Citywest – Clarehall),
- D3 (Deansrath – Clongriffin),
- D4 (Ellensborough – Santry), and
- D5 (Tallaght – Blunden Drive).

- Orbital Routes
  - S2 (Sean Moore Road).

- Other City Bound Routes
  - 74 (already in operation).

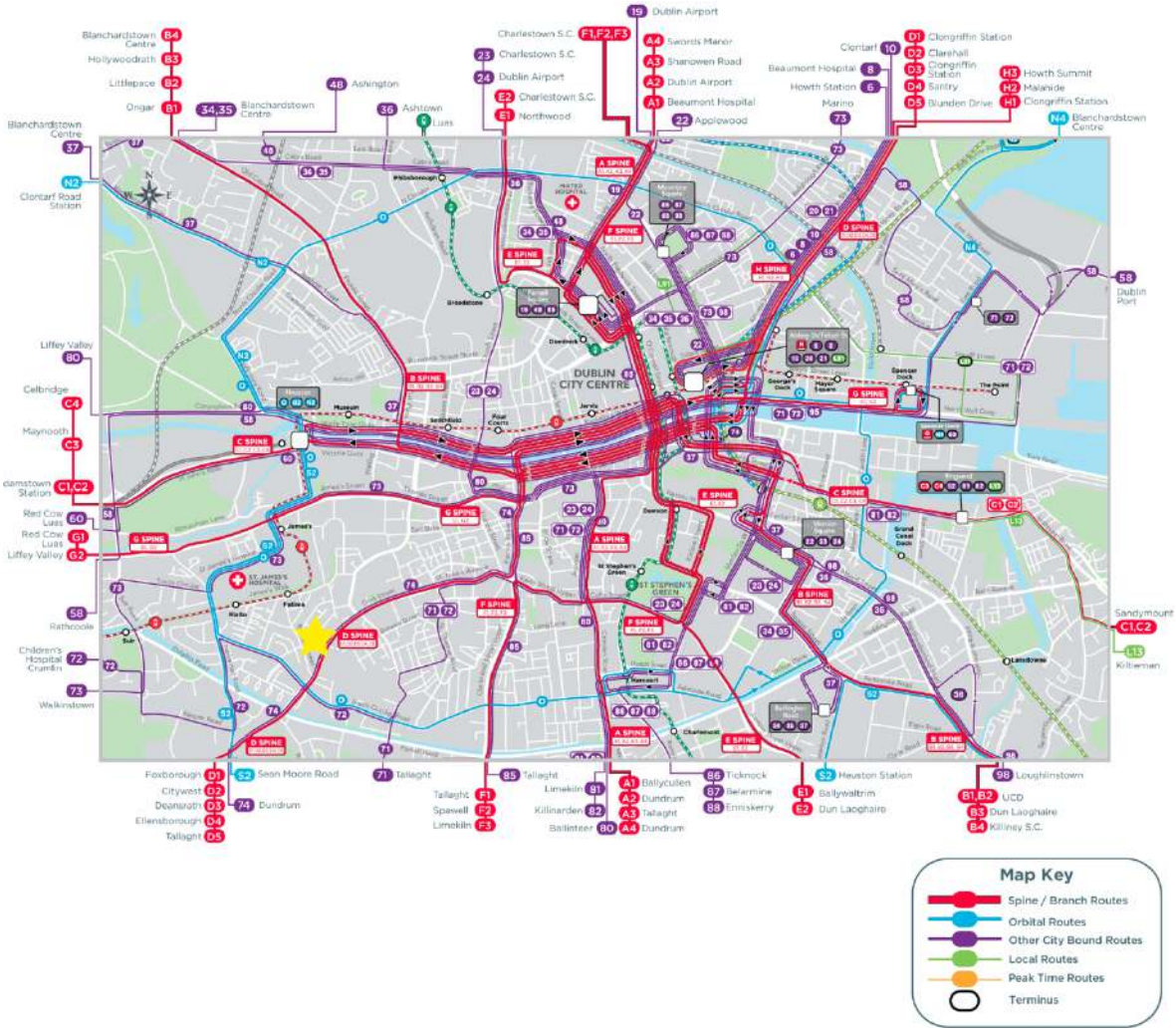


Figure 2 – Bus connects map (subject site outlined by yellow star)

Therefore, the site is considered to be a highly accessible location, suitable for the provision of additional residential units and increased building heights, particularly considering both the Building Height Guidelines and the Compact Settlement Guidelines (January 2024) support such for developments that have good public transport accessibility, with high capacity, frequent services, and good links to other modes of transport.

The subject development will not impact on the delivery of any planned BusConnects upgrades along Dolphins Barn Street.

LUAS Services

The subject site is also proximate to the Fatima Luas red line station, which is within c. 600m walking distance of the site. This station provides access to Connolly Station and The Point - East and Saggart - West. This forms part of the wider Luas network throughout the Greater Dublin Area and links the site directly to Dublin City Centre and the Green Luas line, as set out in the following figure.

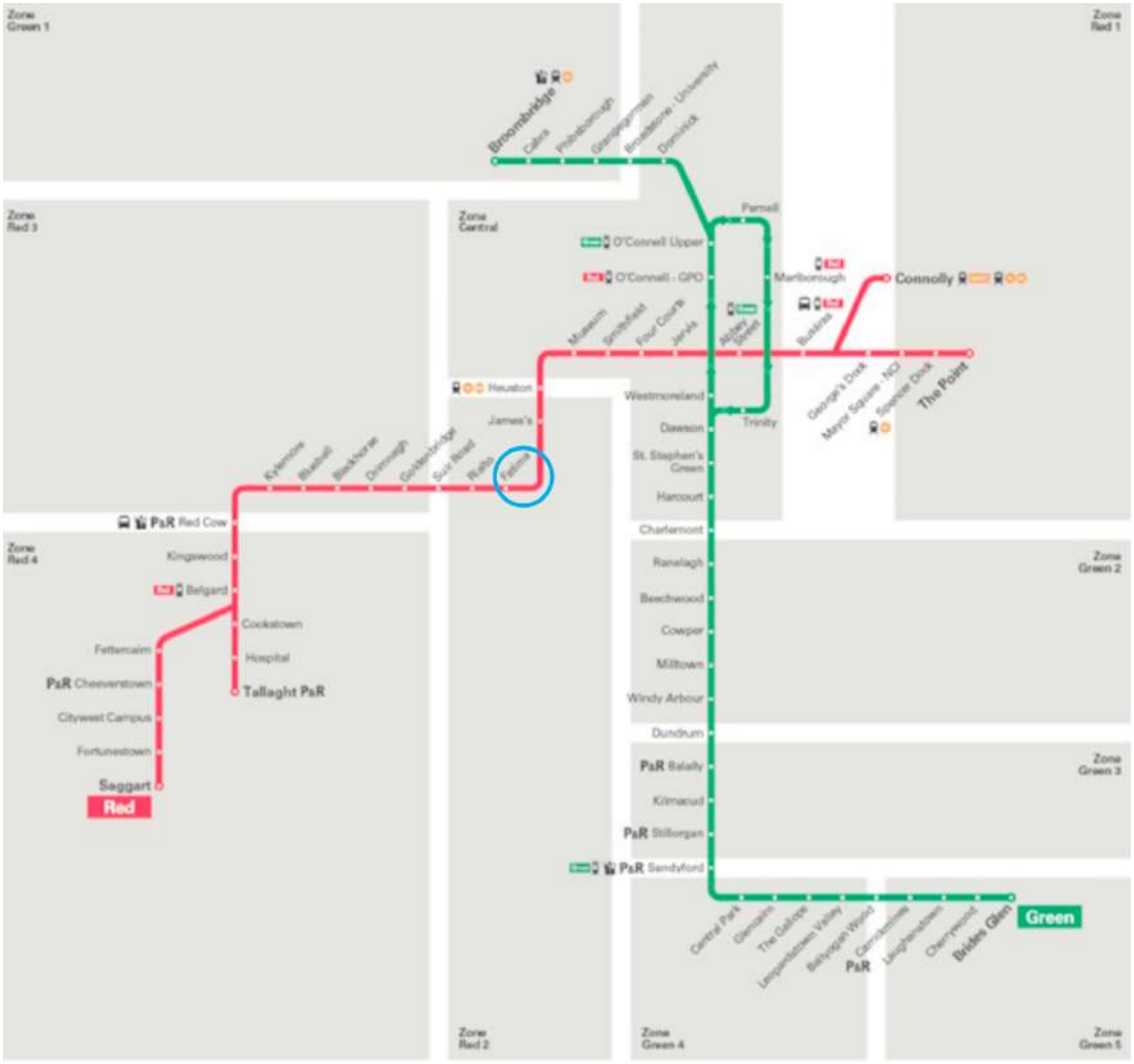


Figure 3 – Luas map (Fatima Luas station outlined in blue)

2.3 Planning Context

The Dublin City Development Plan 2022 – 2028 is the relevant statutory planning context. For the subject site.

There are a number of provisions detailed within the Plan, which are of relevance to the subject site and surrounding context. The key policies and development standards of this document as they relate to the subject site are set out in the combined Planning Report enclosed herewith.

The subject site is zoned '*Z4 – Key Urban Villages/Urban Villages*' with an objective '*to provide for and improve mixed-services facilities.*'

The uses permitted in principle under this zoning objective are:

> "*Amusement/leisure complex, assisted living/retirement home, bed and breakfast, buildings for the health, safety and welfare of the public, café/tearoom, car park, car trading, childcare facility, civic offices, community facility, craft centre/ craft shop, cultural/recreational building*

and uses, delicatessen, education, embassy office, enterprise centre, financial institution, garden centre/ plant nursery, guesthouse, halting site, homebased economic activity, hostel (tourist), hotel, industry (light), live-work units, mediaassociated uses, medical and related consultants, mobility hub, motor sales showroom, office, off-licence, off-licence (part), open space, park and ride facility, petrol station, place

of public worship, primary health care centre, public house, public service installation, recycling facility, residential, restaurant, science and technology-based industry, shop (district), shop (local), shop (neighbourhood), sports facility and recreational uses, takeaway, training centre, veterinary surgery."

The uses open for consideration under this zoning objective are:

"Advertisement and advertising structures, betting office, Build to Rent residential, civic and amenity/recycling centre, conference centre, embassy residential, funeral home, garage Land-use Zoning | Chapter 14 535 (motor repair/service), household fuel depot, internet café/call centre, laundromat, nightclub, outdoor poster advertising, postal hotel/motel, shop (factory shop), shop (major comparison), student accommodation, warehousing (retail/non-food)/retail park."

As illustrated in Figure 4 below, the subject site is located within the Inner City and within a Strategic Development and Regeneration Area (SDRA15 Liberties and Newmarket Square). In accordance with the strategic regeneration areas as identified in the City Development Plan, the surrounding urban area is undergoing significant regeneration measures with the aim of creating a reinvigorated and improve urban area with a broad range of commercial, retail, residential, social, community, and leisure uses.

All considered, the current proposal is considered a positive contribution to the Liberties and Newmarket SDR.

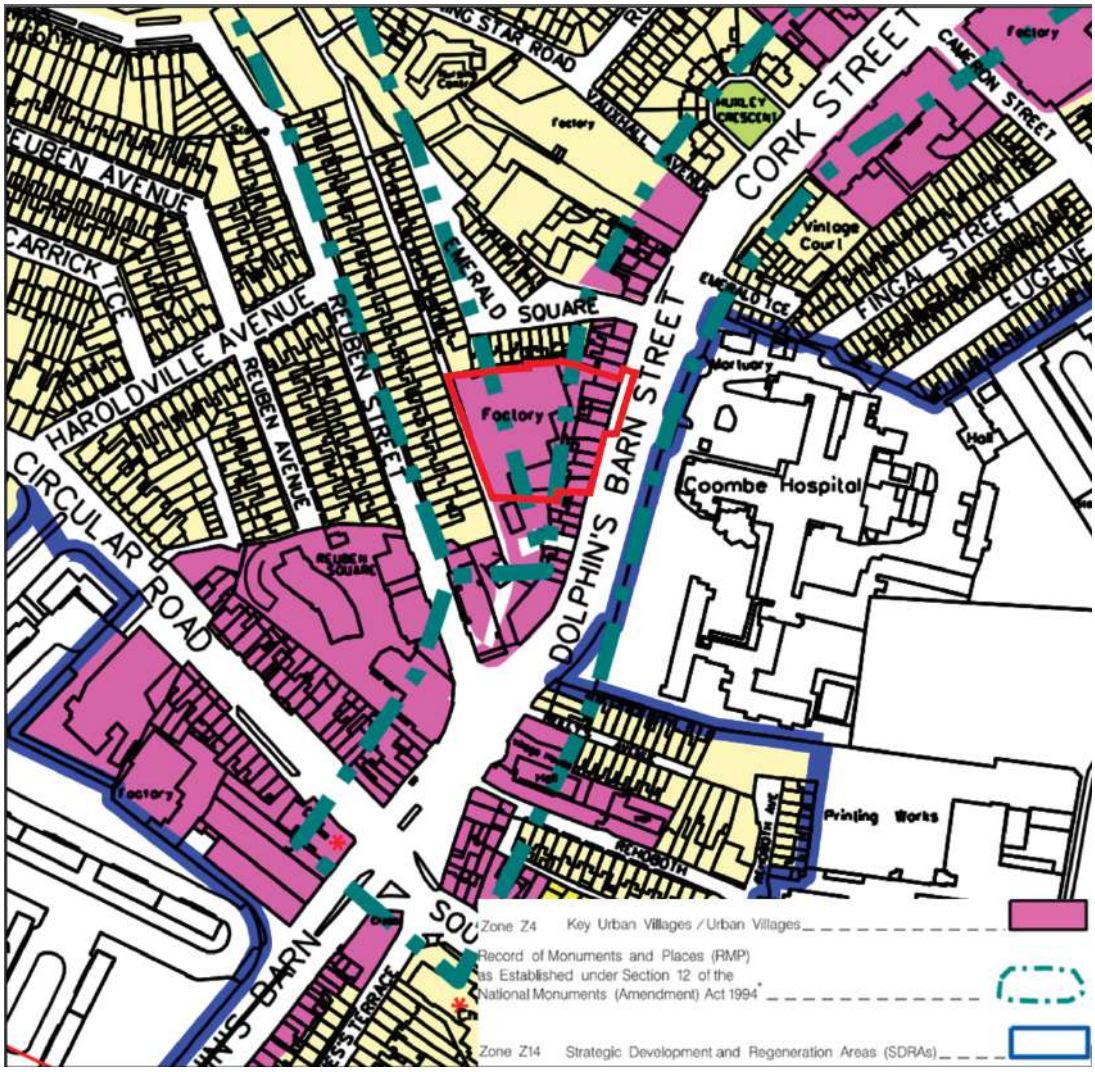


Figure 4 - DCC Development Plan 2022-2028 Zoning Map E (extract with subject site outlined in red)

3 DEVELOPMENT PROPOSAL

The Iveagh Trust intend to apply to Dublin City Council for permission for a Large- Scale Residential Development on a site of c.0.358 ha at 43- 50 Dolphins Barn Street, Dublin 8.

The site is bound by Dolphin's Barn Street to the east, No. 51 Dolphin's Barn Street to the northeast, No. 7 Poole Terrace to the south and boundaries of rear gardens of the residential properties located on Reuben Street and Emerald Square to the west and north of the application site respectively. The proposed development consists of the following:

- The demolition of all existing buildings on site (comprising the former factory building to the rear of the site and buildings which front onto Dolphin's Barn Street (No's 43-50)), which have a total gross floor area of c.3,243.5 sqm.

- The construction of a 1-9 storey Large Scale Residential Development (LRD) comprising 119 no. apartments (70 no. 1 bed units and 49 no. 2 bed units) and a community hub space at ground floor level totalling c.523.5 sqm.

- All apartments are provided with balconies/terraces, which are located on the eastern, western, southern and northern elevations of the building.

- The proposal includes external communal open space areas (c.707 sqm) at ground floor level, and provision of PV panels at roof level.

- The proposal provides a total of 15 no. car parking spaces (12 no. for residents, 2 no. for the community hub, including 1 no. accessible parking space, and 1 no. car sharing space). 172 no. cycle parking spaces are provided for residents, and 60 no. cycle parking spaces are provided for visitors to the residential element of the development. 2 no. long stay cycle parking spaces, and 6 no. short stay cycle parking spaces are provided associated with the community hub element of the development.

- The proposal includes for alterations and upgrade of the site boundary walls / treatment.

- The proposal includes 1 no. shared pedestrian/ vehicular entrance point from Dolphin's Barn Street, alterations to the public footpath/street along Dolphins Barn Street, the provision of 2 no. ESB sub-station's, plant and storage rooms, a comms room, a LV switch room, a life safety room, bin stores and all associated and ancillary works.

- The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works including hard and soft landscaping; blue/green roofs; boundary treatment; internal roads and footpaths; electrical services; and all associated site development works above and below ground.

- The application may be inspected online on the following website set up by the applicant: www.dolphinsbarnstreetlrd.ie

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.

4.2 Housing For All - A New Housing Plan for Ireland

The Housing for All (HFA) plan has been introduced by the Government in order to achieve a more sustainable housing system with a planning system that is fit for purpose and that will create long-term vibrant communities with the necessary supporting infrastructure.

It is apparent from the HFA plan that high-density housing is to be supported. In this regard, housing policy objective 11, no. 11.2 supports high-density housing: "*Develop section 28 Guidelines for Planning Authorities on Sustainable and Compact Settlement Guidance (SCSG), including guidance on housing typologies to facilitate innovative approaches to medium and higher densities.*"

The subject proposal provides 119 no. new residential units which will contribute towards the government's target deliverance of 33,000 new residential units per year between 2021 and 2030.

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. The RSES supports continued population and economic growth in Dublin City and suburbs, with high quality new housing promoted and a focus on the role of good urban design, brownfield redevelopment and urban renewal and regeneration. It is set out that there is an opportunity to promote and improve the provision of public transport and active travel and the development of strategic amenities to provide for sustainable communities.

The current proposal delivers a consolidated approach to development in that it maximises on height, delivers an appropriate site coverage and residential density along a key public transport corridor. The proposal utilises a prime suburban site within the metropolitan area of Dublin. The delivery of residential development at this location is considered appropriate to this built up area of Dublin.

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. The document references the draft version of the guidelines, which were published in February 2008, and which draw particular attention to the need for future schools' needs and timely consultation with the Department of Education and Science.

The Code of Practice document details a number of actions envisaged, which have been agreed by the Department of Education and Science and the Department of the Environment Heritage and Local Government.

- *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 in the NSS 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 35 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 and not a strict prescription or requirement – and the provision of childcare facilities will depend on the particular circumstances of each individual site and development.

Please 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 Sustainable Urban Housing: Design Standards for New Apartment (2023)

The 2023 version of these Apartment 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), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established* ***having regard to the scale and unit mix*** *of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.'*

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:

- Total 1 Bed units: 70 no (58.8 %)
- Total 2 Bed units: 49 no (41.2%)

70 of the proposed units (58.8%), will comprise 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 more attractive to first time buyers and young professionals and not necessarily families. However, for the purpose of this assessment all 2 bed units have been considered as potentially having a demand for childcare to some degree. Therefore, a maximum number of 49 units in the scheme are considered to have some potential for childcare requirement, which does not meet the 75-unit threshold for requiring a new childcare facility to be required. It is also noted that the development will provide 100% social housing units, meaning that the proposed tenants will be less likely to require childcare.

4.8 Dublin City Development Plan 2022-2028

The Dublin City Development Plan 2022-2028 is the relevant statutory development plan in place governing the development of the area. The Development contains the following policies relating to Facilities in the area:

Community Facilities:

> **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."

Education:

***QHSN53**: "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."*

Health Care Facilities:

***QHSN52:** "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."*

Sports & Recreation:

***GI46:** "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."*

Open Space:

***GI24:** "To incorporate new open space into the green infrastructure network for the city, and providing a multi-functional role including: outdoor recreation, biodiversity, urban drainage, flood management, connection and carbon absorption without compromising public access to and the amenity function of open space (see Section 15.6: Green Infrastructure and Landscaping)."*

These are the key community infrastructure policies for consideration as set out in the current Dublin City Council Development Plan.

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) of Ushers A, Ushers B, Ushers C, Ushers D, Ushers E, Ushers F, Merchants Quay B, Merchants Quay C, Merchants Quay D, Merchants Quay E, Merchants Quay F, Crumlin B, Crumlin C, Crumlin D and Kimmage C for the same year.

From this section forward, the assessment considers the statistical data of the electoral divisions in closest proximity to the subject site; Ushers A, Ushers B, Ushers C, Ushers D, Ushers E, Ushers F, Merchants Quay B, Merchants Quay C, Merchants Quay D, Merchants Quay E, Merchants Quay F, Crumlin B, Crumlin C, Crumlin D and Kimmage C. This ensures an accurate representation of findings.

5.1 Population Figures

For the purpose of demographic analysis, the Study Area comprises the 12 no. Electoral Divisions of Ushers A, Ushers B, Ushers C, Ushers D, Ushers E, Ushers F, Merchants Quay B, Merchants Quay C, Merchants Quay D, Merchants Quay E, Merchants Quay F, Crumlin B, Crumlin C, Crumlin D and Kimmage C, 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
Ushers A	3,930	5,117	1187	**30.2%**
Ushers B	1,312	1,903	591	**45.05%**
Ushers C	3,983	4,069	86	**2.16%**
Ushers D	2,188	2,390	202	**1.78%**
Ushers E	1,790	1,859	69	**3.85%**
Ushers F	3,484	3,461	-23	**-0.66%**
Merchants Quay B	3,966	4,343	377	**9.5%**
Merchants Quay C	3,566	3,814	248	**6.95%**
Merchants Quay D	2,185	2,575	390	**17.85%**
Merchants Quay E	2,489	2,651	162	**6.51%**
Merchants Quay F	2,158	2,328	170	**7.88%**
Crumlin B	2,968	3,019	51	**1.72%**
Crumlin C	2,331	2,364	33	**1.42%**
Crumlin D	4,089	4,190	101	**2.47%**

Kimmage C	3,043	3,738	695	**22.84%**
	43,482	**47,821**	**4339**	**9.98%**

Table 1 – Population Evolution in Electoral District Areas (Source: CSO 2022)



Figure 7 - 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 9.98% across all electoral divisions. The Ushers C electoral division where the subject site is located saw a 2.16% (86 persons) increase in population.

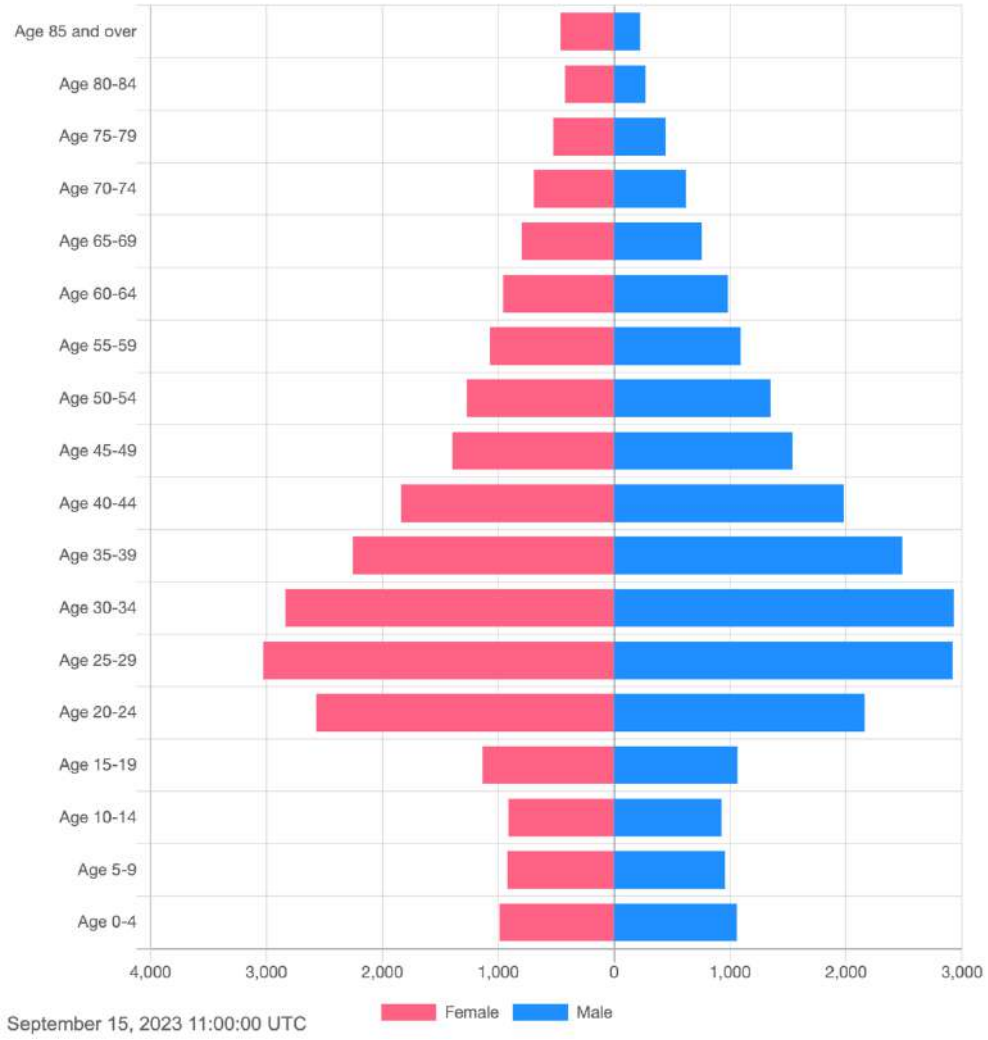
Overall, the proposed development offers housing that caters to the demand in the surrounding area. It is worth nothing that with a consistently rising demand for housing in Dublin County, population figures are envisaged to increase across most DEDs within the county in the next decade. It is also worth noting that, Dublin'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 Ushers A, Ushers B, Ushers C, Ushers D, Ushers E, Ushers F, Merchants Quay B, Merchants Quay C, Merchants Quay D, Merchants Quay E, Merchants Quay F, Crumlin B, Crumlin C, Crumlin D and Kimmage C Electoral Divisions age profile 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 25-29. This can be attributed to the site's close proximity to Dublin City Centre, making it an ideal area for young professionals to locate.



Graph 1 – Age profile of Surrounding Electoral Divisions (Ushers A, Ushers B, Ushers C, Ushers D, Ushers E, Ushers F, Merchants Quay B, Merchants Quay C, Merchants Quay D, Merchants Quay E, Merchants Quay F, Crumlin B, Crumlin C, Crumlin D and Kimmage C)

5.3 Household Size

In accordance with official CSO 2022 figures, the average household size in Dublin City is 2.48.

- The predominant household size in the Ushers A, Ushers B, Ushers C, Ushers D, Ushers E, Ushers F, Merchants Quay B, Merchants Quay C, Merchants Quay D, Merchants Quay E, Merchants Quay F, Crumlin B, Crumlin C, Crumlin D and Kimmage C ED's is 2 people which equates to 36% or 6994 out of 19030 households.

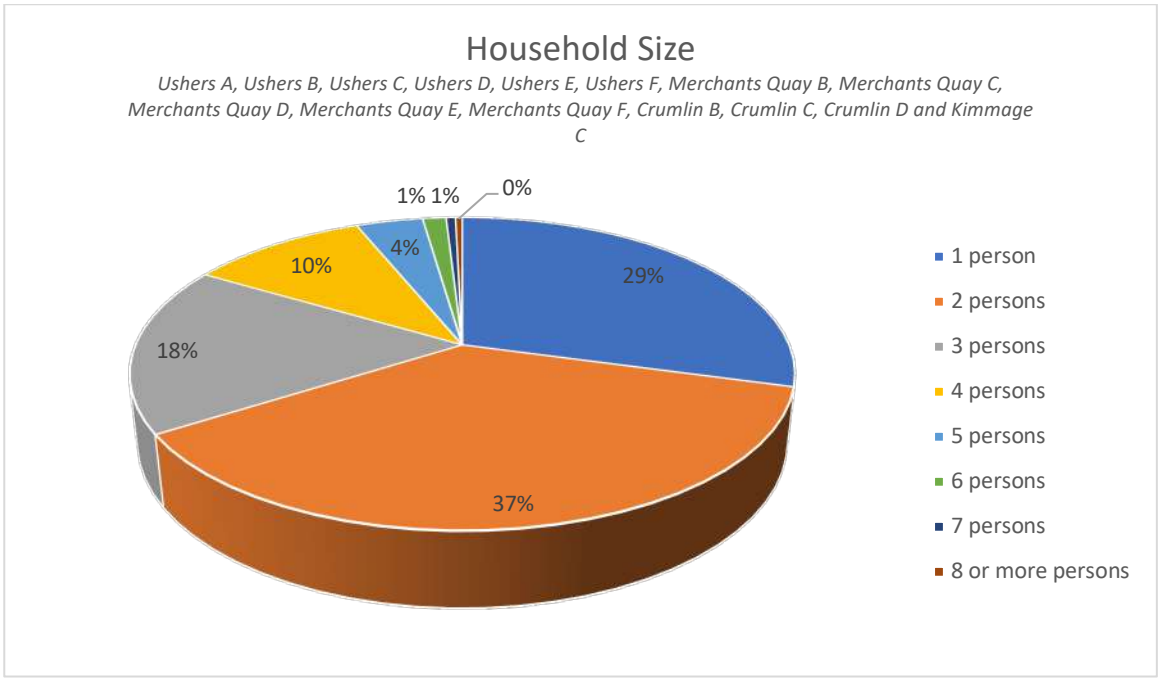
- The predominant household size in the Ushers C Electoral Division where the subject site is located is 2 persons. This equates to 36% or 643 out of 1,771 households.

- The proposed development offers mixed density units of 70 x 1-bed and 49 x 2-bed units which is in line with the demand arising from the surrounding areas.

- Whilst we acknowledge that the above figures show that roughly 36% of the households are 2 persons, we note that the average number of people per household in the EDs are:

  - Ushers A 2.2
  - Ushers B 2.1
  - Ushers C 2.3
  - Ushers D 2.3
  - Ushers E 2.3
  - Ushers F 2.2
  - Merchants Quay B 2.1
  - Merchants Quay C 2.2
  - Merchants Quay D 2.3
  - Merchants Quay E 2.3
  - Merchants Quay F 2.3
  - Crumlin B 2.5
  - Crumlin C 2.5
  - Crumlin D 2.5
  - Kimmage C 2.5

- This is an average of **2.31** persons per household in the area. The overall proposal (119 no. residential units) could therefore be estimated to generate a population of **c. 275 no. persons** (119 x 2.31) based on this household average.



Graph 2 - Household size of surrounding Electoral Division

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 2 below.

Age	Total No. of Persons Aged 5-19	Total No. of Persons in the ED	Percentage of Total Population aged between 5-19
Ushers A	299	5,117	5.84%
Ushers B	313	1,903	16.45%
Ushers C	602	4,069	14.79%
Ushers D	303	2,390	12.68%
Ushers E	281	1,859	15.12%
Ushers F	323	3,461	6.7%
Merchants Quay B	502	4,343	11.56%
Merchants Quay C	454	3,814	11.9%
Merchants Quay D	335	2,575	13%
Merchants Quay E	299	2,651	11.28%
Merchants Quay F	309	2,328	13.27%
Crumlin B	452	3,019	14.97%
Crumlin C	367	2,364	15.52%
Crumlin D	631	4,190	15.06%
Kimmage C	447	3,738	11.96%
Total	**5917**	**47,821**	**12.37%**

Table 2 **- No of Persons - Subject Area Census 2022**

An average of 12.37% 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 Ushers A, Ushers B, Ushers C, Ushers D, Ushers E, Ushers F, Merchants Quay B, Merchants Quay C, Merchants Quay D, Merchants Quay E, Merchants Quay F, Crumlin B, Crumlin C, Crumlin D and Kimmage C electoral divisions is 47,821.
2. The average household size in the area is 2.31 persons.
3. The proposal (119 no. residential units) could be estimated to generate a total population of c. 275 persons.
4. 12.37% of the population of Ushers A, Ushers B, Ushers C, Ushers D, Ushers E, Ushers F, Merchants Quay B, Merchants Quay C, Merchants Quay D, Merchants Quay E, Merchants Quay F, Crumlin B, Crumlin C, Crumlin D and Kimmage C electoral divisions is of school going age.
5. Of the 275 persons or population potentially arising from the proposal, 12.37% (a total of 34.4 new residents) are likely to be of school going age. Given the type of residential development proposed (providing 70 no.1-bed and 49 no. 2-bed apartments), we would expect that this would in fact be a lower figure. We have for the purpose of this assessment applied the 34.4-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 entitles 'Childcare Facilities – Guidelines for Planning Authorities (2001)', with regard to the requirement for childcare facilities for the current proposal of 119 no. new residential units was examined, and relevant conclusions

drawn.

In addition, we note that the 'Sustainable Urban Housing: Design Standards for New Apartments' (2023) were also consulted.

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

- Establishing Demand for Childcare Places
- Establishing the Capacity of Local 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.

6.2 Assessment

Estimated Population Generated

As previously outlined above, the Apartment Guidelines (July 2023) 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 49 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 2.31 persons per unit using the Census 2022 data) and:
- Proportion of the Study Area's population within 0-4 years age cohort (determined as 4.4% 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 3 below, it is estimated that c. 5 no. children aged 0-4 years may reside in the proposed development.

Total units*	Average Household Size	Residents (Number)	0-4 years (% of Total population)	0-4 years (Number)
49	2.31	113	4.4%	5

**Excluding one-bed units*

Table 3 - Estimated population generated for 0-4 year olds

Estimated Childcare Demand Generated (QNHS)

The CSO's Quarterly National Household Survey (QNHS) provides a study specifically on childcare take-up for Q3 of 2016[1]. 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 4, 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 (inc. DCC)	State
Parent / Partner	62%	62%
Unpaid relative / friend	16%	17%
Raid relative / friend	3%	3%
Childminder/ Nanny	8%	13%
Childcare Facility	25%	19%
Other	1%	1%

Source: QNHS 2016

Table 4 - Estimated Childcare Demand generated for 0-6 year olds

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.

6.2.3 Demand for Childcare Spaces Arising from Proposed Development

In summary, the population for the Study Area increased by 9% from 2016-2022. In 2022, 4.3% of the population was between 0-4 year olds. This allowed for a calculation to estimate the number of 0-4 year olds that could potentially reside in the proposed development.

All one-bed units were subtracted from the total of 119 no. units, this equates to 49 no. units. Using the average household size (2.31) and the percentage of 0-4 year olds (4.4%) in the study Area, a calculation was made to estimate that the proposed development would **likely generate childcare demand for 5 no. 0-4 year old children.**

[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

The recommendation for new housing developments is the provision of 1 facility providing for a minimum 20 childcare places 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 35 will need childcare. However, one-bedroom units are not considered to contribute to the childcare provision under the new apartment's guidelines.

The proposed development is comprised of 119 no. new residential apartments. The following indicative summary mix is identified for the total of 119 units:

- Total 1 Bed units: 70 no. (58.8%)
- Total 2 Bed units: 49 no. (41.2%)

It is noted that the 2 bed units should only be considered as contributing to a requirement for childcare in accordance with the provisions of the Apartment Guidelines 2023. A total of 49 units therefore has the potential to require childcare facilities. This is the uppermost 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. With only 49 no. units having potential to require childcare facilities, and the development being envisaged to only generate childcare demand for 5 no. children aged 0-4, this development does not require an additional childcare facility as part of the development.

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, equivalent to a c. 20 minute walk. We endeavoured to get an indication for the capacity figures for the following facilities, which are located within a c. 2 km radius:

Kkcreche	Footprints Early Years Ltd	YMCA Childcare	Sundrive Nursery and Montessori School
Fatima Children's Day Care Centre	School St & Thomas Court Bawn FRC L	Giraffe Childcare Harcourt Road	Mayfield Montessori School
Safari Childcare Kilmainham	Bowers Childcare Ltd	Whitefriars Creche and Montessori	D2 Montessori
Safari Childcare Clancy Quay	Connolly Childrens Centre	Whitefriars Childcare Ltd.	Lighthouse Montessori School
Safari Childcare HSQ	Childs Play	Safari Childcare Rathmines	



Figure 8 - Map Showing Location of Childcare Facilities within 2 km radius from subject site

A list of the childcare facilities in the subject catchment area is detailed in the table below. The maximum capacity of each creche is detailed.

	Childcare Facility	Service Type	Maximum Capacity
1.	Kkcreche Ltd	Full Day/ Part Time/ Sessional	40
2.	Fatima Children's Day Care Centre	Full Day/ Part Time	65
3.	Safari Childcare Kilmainham	Full Day/ Part Time/ Sessional	45
4.	Safari Childcare Clancy Quay	Full Day	116
5.	Safari Childcare HSQ	Full Day/ Part Time/ Sessional	120
6.	Footprints Early Years Ltd	Part Time/ Sessional	22
7.	School St & Thomas Court Bawn FRC L	Full Day/ Part Time/ Sessional	52
8.	Bowers Childcare Ltd	Full Day/ Part Time/ Sessional	50
9.	Connolly Childrens Centre	Full Day/ Part Time/ Sessional	40
10.	Childs Play	Full Day/ Part Time/ Sessional	70
11.	YMCA Childcare	Full Day/ Part Time/ Sessional	129
12.	Giraffe Childcare Harcourt Road	Full Day/ Part Time/ Sessional	110
13.	Whitefriars Creche and Montessori	Full Day/ Part Time	40
14.	Whitefriars Childcare Ltd.	Full Day	40
15.	Safari Childcare Rathmines	Full Day	100
16.	Sundrive Nursery and Montessori School	Full Day	30

17.	Mayfield Montessori School	Sessional	22
18.	D2 Montessori	Full Day/ Part Time/ Sessional	52
19.	Lighthouse Montessori School	Full Day/ Part Time	21
	Total	-	**1,164**

Table 5 - Capacity for Existing Child Care Facilities

The table above illustrates the total estimated capacity in facilities is 1,164 no. pupil spaces. It is noted that 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.

Findings

There are 19 no. childcare facilities currently operating in the Study Area with a maximum capacity of 1,164.

As outlined above, the development proposed has 58.8% 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 created for childcare places. Having regard to this, the assessment of demand was based on what would be generated from the 2-bedroom units within the scheme. Calculating this out, it was concluded that the proposed development has the potential to require 5 no. childcare spaces for children aged 0-4.

All considered, it is submitted that there is no current requirement for the provision of additional childcare facilities to address the demand arising from the subject proposal.

We trust that this will be satisfactory of the Planning Department 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:

- '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 Ushers A, Ushers B, Ushers C, Ushers D, Ushers E, Ushers F, Merchants Quay B, Merchants Quay C, Merchants Quay D, Merchants Quay E, Merchants Quay F, Crumlin B, Crumlin C, Crumlin D and Kimmage C Electoral Divisions.
- 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.
- **2019/2020 and 2023/2024 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 choose 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 119 no. units of various typologies. The average household size of the Study Area was recorded as 2.31 persons per household which generates a total indicative population of 275 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 49 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 12.37% of the overall population are of the average school going age.

As 12.37% of the population of the surrounding area is of school going age (5-19 years old), it can reasonably be assumed that 12.37% of the population generated by the subject proposal will be within this age bracket, or c.22 no. persons.

Currently, there is no Census 2022 dataset available which shows a breakdown of population by age in yearly cohorts, it is grouped. Therefore, for the purposes of this assessment, it is assumed that the split in requirement between primary and secondary school is 50%/ 50% or:

- 11 no. primary school places
- 11 no. secondary school places

Key figures for this demand calculation are summarised as follows:

Total No. of units proposed	**119**
Average Household Size for Study Area	**2.31**
Estimated Population	**c. 275**
12.37% School Going age	**c. 22**
50% Primary School	**c. 11 persons**
50% Post Primary	**c. 11 persons**

Table 9: Estimated population of the proposed development at Dolphin's Barn.

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 77 no. primary schools within a 5 km radius from the subject site.

Primary Schools	
Loreto Junior Primary	Loreto Senior Primary
Marist Primary School	Scoil Treasa Naofa
Griffith Barracks Multi-Denominational School	Warrenmount Primary School
St Brigid's Catholic Primary School	Bunscoil Sancta Maria
Our Lady of Lourdes Catholic Primary School	St Paul's Primary School

Stanhope Street Primary School	Presentation Primary School George's Hill
St James Primary School	St John of God Special School
St Clare's Convent National School	Harolds Cross ETNS
St Audoen's	Harolds Cross National School
Rathgar Junior School & Kindergarten	St Mary's Boys National School
Presentation primary school	Scoil Una Naofa
Assumption junior national school Walkinstown	Phoenix Park Specialist School
Holy Spirit Senior Primary School	St Cillian's National School
Drimnagh Castle Primary School	St Gabriels Primary School
St Raphael's National School	St Vincents Primary School
Glasnevin National School	St Patricks National School
St Laurence O'Toole's National School	John Scottus primary school
Scoil Caitriona Baggot street	The Embassy Primary School
Zion Parish Primary School	Scoil Naisiunta An Dea Aoire
Our Lady's National School	Sandford Parish National School
St Mary's National School	St Patricks Boys National School
St Vincent's Girls National School	Scoil Ui Chonaill Boys Seniors
Gardiner Street Primary School	St Peters National School
St Catherines Infant School	S N Eoin Bosco Buach
Our Lady of the Wayside National School	Our Lady of Good Counsel National School
Canal Way Educate Together National School	St Catherines West National School
Francis Street School	Harcourt Terrace Educate Together
CUS Primary School	Gaelscoil Eoin
St Christopher's Primary School	City Quay National School
Central Model Senior School	Scoil Chaoimhin
Rutland National School	Henrietta Street School
Paradise Place Educate Together National School	Boombridge Educate Together National School

Christ the King Girls National School	Dublin 7 Educate Together National School
Lindsay Road National School	St Colomba's School
Ranelagh Multi-Denominational School	Gaelscoil Lios Na nÓg
Scoil Bhríde	Kildare Place National School
Our Lady of Hope School	St Damian's National School
Pius X Boys National School	Alexandra College Junior School
Holy Spirit Junior Primary	

Table 10 - Primary Schools identified

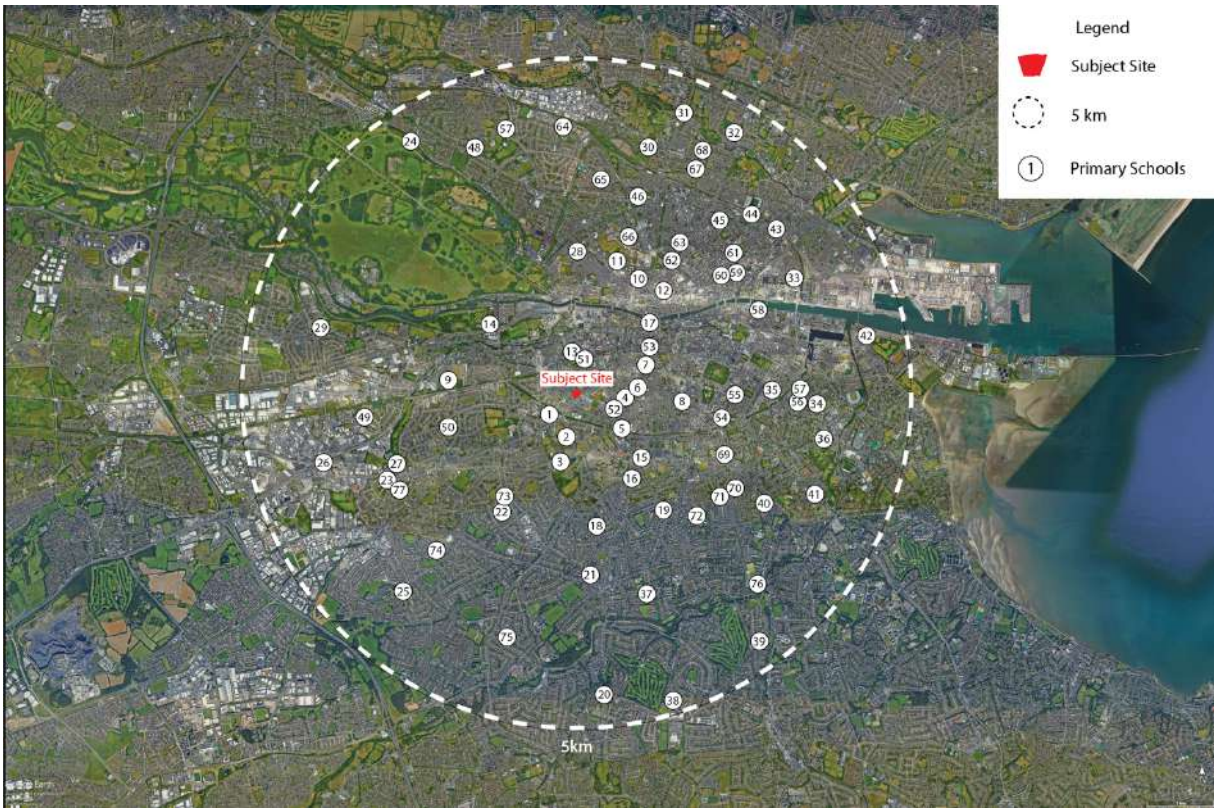


Figure 9 - Map of Primary School Facilities within 5km radius of the subject site

Secondary School Facilities

A total of 44 no. post-primary schools have been identified within the Study Area listed as follows:-

Post Primary Schools	
CBS James Street	Presentation Secondary School, Warrenmoun
Christian Brothers Secondary School	Harolds Cross Educate Together
St Marys College	Stanhope Secondary School
St Pauls CBS Secondary School	Our Lady of Mercy Secondary School
St Declan's College	Coláiste Mhuire

St Setons Secondary School	Mount Carmel Secondary School
St Louis High School, Rathmines	Loreto High School Beauford
Teresian School	The High School
Stratford College	Sandford Park School
Alexandra College	Gonzaga College SJ
St Declan's School Dublin	O'Connell Secondary School
St Vincents Secondary School	Mercy Secondary School
Meanscoil Iognáid Rís	St Pauls Secondary School Greenhills
St Dominic's College	Belvedere College SJ
CBS Westland Row	St Patrick's Cathedral Grammer School
Assumption Secondary School, Walkinstoen	Our Lady of Hope School
Scoil Eoin	Rosary College
Loreto Crumlin	Loreto College St Stephens Green
Catholic University School	Muckross Park College
St Conleth's College	Marian College
De La Salle	Gaelcholáiste An Phiarsaigh
Ternure College	Templeogue College

Table 11: Post Primary Schools identified within a 5k radius of the subject site

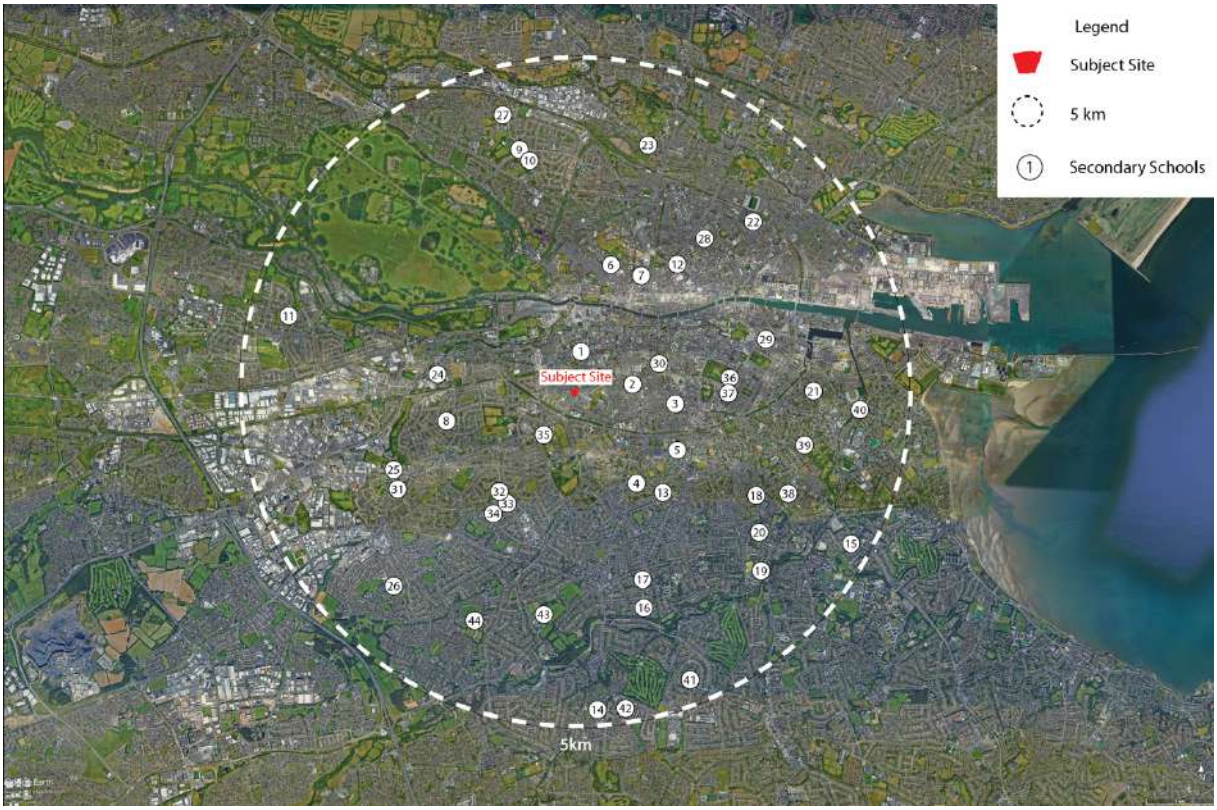


Figure 10 - Map of Secondary School Facilities within 5k radius of the subject site

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 2019/2020 (chosen sample year) were compared against the most recent enrolment figures for 2023/2024, to estimate capacity vis-á-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 2019/2020	Enrolment 2023/2024	5-Year Change
1)	17683C	Loreto Junior Primary	218	190	-28
2)	16964F	Loreto Senior Primary	236	211	-25
3)	18386B	Marist Primary School	283	222	-61
4)	19933J	Scoil Treasa Naofa	192	153	-39
5)	20012S	Griffith Barracks Multi-Denominationa School	309	398	+89
6)	13611D	Warrenmount Primary School	191	204	+13
7)	16786H	St Brigid's Catholic Primary School	263	237	-27

8)	17893N	Bunscoil Sancta Maria	100	100	0
9)	07546J	Our Lady of Lourdes Catholic Primary School	235	199	-36
10)	16695E	St Paul's Primary School	150	145	-10
11)	09932B	Stanhope Street Primary School	337	396	+59
12)	05933G	Presentation Primary School George's Hill	128	145	+17
13)	20429F	St James Primary School	251	304	+53
14)	19151C	St John of God Special School	88	88	0
15)	6651H	St Clare's Convent National School	282	190	-92
16)	20520O	Harolds Cross ETNS	12	121	+119
17)	20104A	St Audoen's	185	183	-2
18)	19924I	Harolds Cross National School	381	394	+13
19)		Rathgar Junior School & Kindergarten*	N/A	N/A	N/A
20)	19446	St Mary's Boys National School	444	411	-33
21)	13612F	Presentation primary school	582	449	-133
22)	20488V	Scoil Una Naofa	412	377	-35
23)	20450T	Assumption junior national schoo Walkinstown	401	403	+2
24)	19500B	Phoenix Park Specialist School	19	18	-1
25)	20464H	Holy Spirit Senior Primary School	320	261	-59
26)	16983J	St Cillian's National School	38	29	-9
27)	19837N	Drimnagh Castle Primary School	371	330	-41
28)	19661C	St Gabriels Primary School	270	251	-19
29)	19663G	St Raphael's National School	362	378	+16
30)	17214N	St Vincents Primary School	283	245	-38
31)	14980Q	Glasnevin National School	84	85	+1
32)	11525A	St Patricks National School	495	444	-51
33)	20507W	St Laurence O'Toole's National School	163	149	-14
34)	20103V	John Scottus primary school	190	166	-24
35)	19896G	Scoil Caitriona Baggot street	162	153	-9
36)		The Embassy Primary School*	N/A	N/A	N/A
37)	14917J	Zion Parish Primary School	93	97	+4

38)	19939V	Scoil Naisiunta An Dea Aoire	210	220	+10
39)	19922E	Our Lady's National School	254	204	-50
40)	15618E	Sandford Parish National School	231	212	-19
41)	19727G	St Mary's National School	538	630	+92
42)	03917V	St Patricks Boys National School	137	128	-9
43)	15056L	St Vincent's Girls National School	244	196	-48
44)	17881G	Scoil Ui Chonaill Boys Seniors	182	160	-22
45)	12448N	Gardiner Street Primary School	407	403	-4
46)	20091R	St Peters National School	469	418	-51
47)	17466R	St Catherines Infant School	139	112	-27
48)	17912O	S N Eoin Bosco Buach	449	331	-118
49)	19764M	Our Lady of the Wayside National School	117	128	+11
50)	19669S	Our Lady of Good Counsel National School	146	132	-14
51)	20430N	Canal Way Educate Together Nationa School	317	392	+75
52)	15625B	St Catherines West National School	206	190	-16
53)	18477E	Francis Street School	155	164	+9
54)	20501K	Harcourt Terrace Educate Together	31	169	+138
55)		CUS Primary School*	N/A	N/A	N/A
56)	20539M	Gaelscoil Eoin	0	33	+33
57)	20545H	St Christopher's Primary School	626	608	-18
58)	11578V	City Quay National School	155	170	+15
59)	00752A	Central Model Senior School	276	250	-26
60)	19831B	Scoil Chaoimhin	60	73	+13
61)	19946S	Rutland National School	162	158	-4
62)	20021T	Henrietta Street School	20	20	0
63)	20436C	Paradise Place Educate Together Nationa School	243	224	-19
64)	20453C	Boombridge Educate Together Nationa School	119	354	+235
65)	169889V	Christ the King Girls National School	0	85	+85
66)	20131D	Dublin 7 Educate Together National School	470	490	+20
67)	16177F	Lindsay Road National School	91	91	0

68)	14463T	St Colomba's School	124	98	-26
79)	19928Q	Ranelagh Multi-Denominational School	232	220	-12
70)	20048Q	Gaelscoil Lios Na nÓg	228	189	-39
71)	18817C	Scoil Bhríde	436	360	-76
72)	12755W	Kildare Place National School	206	193	-13
73)	20555K	Our Lady of Hope School	0	45	+45
74)	12755W	St Damian's National School	206	193	-13
75)	19177U	Pius X Boys National School	24	519	+495
76)		Alexandra College Junior School*	N/A	N/A	N/A
77)	20463F	Holy Spirit Junior Primary	251	272	+21
		Total	**16,691**	**20,862**	**+4,171**

Table 12: Change in Primary School Enrolment over a 5 year period.

**Schools marked are private educational facilities, and these statistics were not made available in tandem with the figures for the public based primary schools – however it is acknowledged that these private schools are in the catchment of the application lands and on offer as an option to the prospective residents of the development.*

Enrolment trends for Primary Schools in the application site 'study area' show general growth at primary school level for the 5-year interval (2019-2024) with an overall increase in enrolment of 4,171 no. students. What is noted most significantly is that the majority (57%) of the schools experienced a decline in enrolment over the study period – indicating capacity at these individual school facilities. 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 119 no. residential units consisting of entirely 1 and 2 bed apartments. As stated above, it is considered that this development will generate a demand of 11 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 2019/2020	Enrolment 2023/2024	5-Year Change
1)	60410I	CBS James Street	152	207	+55
2)	60792C	Presentation Secondary School, Warrenmount	169	182	+13
3)	60470D	Christian Brothers Secondary School	263	302	+39
4)		Harolds Cross Educate Together*	N/A	N/A	N/A

5)	60560E	St Marys College	429	492	+63
6)	60843Q	Stanhope Secondary School	191	244	+53
7)	60430O	St Pauls CBS Secondary School	213	220	+7
8)	60870T	Our Lady of Mercy Secondary School	385	351	-34
9)	60491L	St Declan's College	651	663	+12
10)	60450U	Coláiste Mhuire	284	262	-22
11)		St Setons Secondary School*	N/A	N/A	N/A
12)	60853T	Mount Carmel Secondary School	400	405	+5
13)	60890C	St Louis High School, Rathmines	679	642	-37
14)	60340N	Loreto High School Beaufort	660	651	-9
15)	60892G	Teresian School	198	246	+48
16)	60670L	The High School	730	809	+79
17)	61020A	Stratford College	148	172	+24
18)	60640C	Sandford Park School	403	442	+39
19)	60910F	Alexandra College	589	641	+52
20)	60530S	Gonzaga College SJ	555	572	+17
21)		St Declan's School Dublin*	N/A	N/A	N/A
22)	60440R	O'Connell Secondary School	203	213	+10
23)	60400F	St Vincents Secondary School	362	412	+50
24)	60872A	Mercy Secondary School	156	284	+128
25)	60480G	Meanscoil Iognáid Rís	579	519	-60
26)	60902G	St Pauls Secondary School Greenhills	449	419	-30
27)	60731F	St Dominic's College	800	787	-13
28)	60520P	Belvedere College SJ	1,000	999	-1
29)	60490J	CBS Westland Row	135	200	+65
30)	60660I	St Patrick's Cathedral Grammer School	218	301	+83
31)	60851P	Assumption Secondary School, Walkinstown	251	267	+16
32)		Our Lady of Hope School*	N/A	N/A	N/A
33)		Scoil Eoin	N/A	N/A	N/A
34)	60841M	Rosary College	185	192	+7
35)	60800V	Loreto Crumlin	400	369	-31

36)	60820E	Loreto College St Stephens Green	562	585	+23
37)	60540V	Catholic University School	510	548	+38
38)	60710U	Muckross Park College	707	709	+2
39)	60590N	St Conleth's College	284	321	+37
40)	60500J	Marian College	345	297	-48
41)	60310E	De La Salle	320	370	+50
42)	68161H	Gaelcholáiste An Phiarsaigh	262	298	+36
43)	60570H	Terenure College	688	790	+102
44)	60562I	Templeogue College	678	675	-3
		Total	**16,193**	**17,058**	**+865**

Table 13:- Change in Post Primary School Enrolment over 5-year period

**no data available*

Enrolment rates of post-primary schools in the Study Area have increased in the recent 5-year period with an addition of 1,224 students enrolled from 2019/2020 to 2023/2024. It is noted that 11 of the 44 no. secondary schools reported a decline over this period, representing 25% of the schools in the catchment of the application lands.

It has been established that only 11 no. post-primary school spaces may be required as a result of the development that is currently before the Planning Authority

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

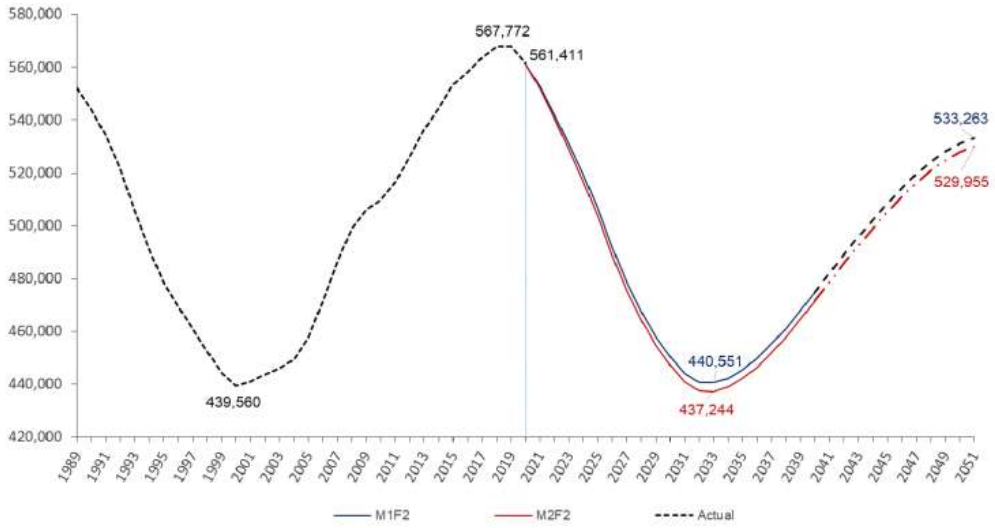


Figure 11 – Actual and Projected Enrolments in Primary Schools 1989-2051 (Source: DoE)

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."

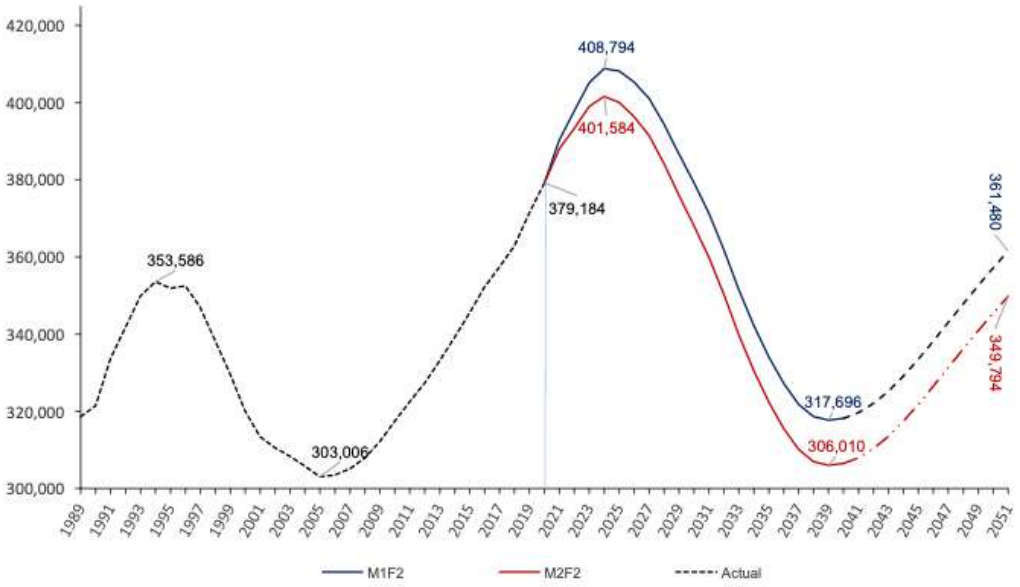


Figure 12 – Actual and Projected Enrolments in Post-Primary Schools 1989-2051 (Source: DoE)

The DoE report projects the enrolment figures in primary schools within the Dublin region to drop by 16.75% between 2022/2023 academic year and 2027/2028 academic year. At the post-primary level, the report projects the enrolment figures to increase by 5.75% between 2027/2028 academic year and 2027/2028 academic year.

Applying this to the 2022/2023 enrolment figures of the Study Area, it is estimated that enrolments in the identified primary schools are set to reduce by 2,593 no. spaces by 2027/2028 academic year and are estimated to increase in 743 no. students for post-primary schools by 2027/2028 as per the table below.

	2022/2023 Enrolment	% Change	Estimated Change	Projected 2027/2028 Enrolment
Primary Schools	15,482	-16.75%	-2,593	12,889
Post Primary Schools	12,925	+5.75%	+743	13,668

Table 14 – Projected Enrolment Trends 2023-2028

Under Policy QHSN53 of the Dublin City Development Plan 2022-2028, the County Council advocates for the timely consultation with the Department of Education in the provision of educational facilities through the identification and reservation of potential school sites.

> "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."

7.5 Educational Facilities Summary

There are 77 no. primary schools and 44 no. post-primary schools currently operating in the Study Area and these have demonstrated mixed levels of growth and decline in the recent 5-year period.

With respect to future enrolments, we note that a c. 16.75% decrease in enrolments in primary school level and a 5.75% increase in post-primary school enrolments is anticipated for the Dublin region from 2022/2023 to 2027/2028, with respect to the most recent regional population projections published by the Department of Education and Skills (2023-2042).

The need for additional educational facilities within the county is established in the Dublin City Development Plan 2022-2028.

As outlined above, the development proposed has 58.8% 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 bedroom units within the scheme. Calculating this out, it was concluded that 11 no. primary school and 11 no. secondary school spaces would be required as a result of this development proposal.

Given the fluctuating enrolment figures within the study area over a 5 year period, it is submitted that there exists sufficient capacity to cater for the primary and post-primary school needs arising from the proposed development of 119 no. units. This situation is also improved when taking into account the anticipated decrease in primary school enrolments forecast to 2027/2028 and the

additional school infrastructure / building programme that is set out in the County Development Plan, as referenced above.

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.

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

8 OTHER COMMUNITY FACILITIES

8.1 Methodology

A desktop - based review of community and social facilities, was prepared in January 2025. This search was carried out using the google search engine. A study area of 1.5 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. Six 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	Vet
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	

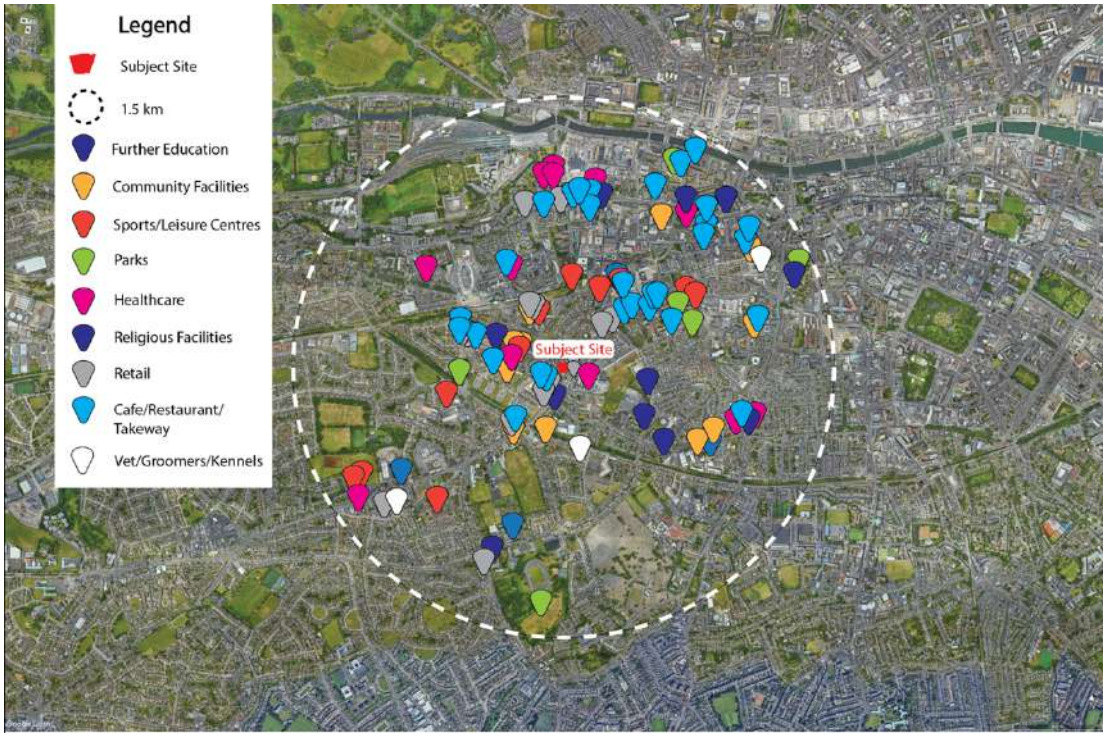


Figure 13: Existing social & community infrastructure within 1.5km of the subject site.

8.2 Assessment & Findings

FURTHER EDUCATION

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

Colleges/Adult Education:

A study of 1.5km radius showed that there are 3 adult education centres and 1 skill school:

Colleges/Adult Education	
Griffith College Dublin	1.3 km
Crumlin College of Further Education	1.3 km
Pearse College	1.4 km

Skill Schools	
College of Dance	850 m

Further Education Summary

While there are institutes and skill schools within the 1.5km radius, there are no Universities within 1.5km radius, the following further education establishments are within 3km:

Trinity College Dublin	2.6 km
TUD Bolton Street	2.8 km
TUD Aungier Street	1.8 km
TUD Grangegorman	2.8 km

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 that this will be satisfactory of the Planning Department of Dublin City Council.

COMMUNITY FACILITIES

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

Community Centres	
St Andrew's Community Centre	450 m
Dolphin House Community Centre	600 m
F2 Centre	600 m

Southwest Inner City Network	1.2 km
Carman's Hall Community Centre	1.3 km

Libraries

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

Libraries	
Dolphin's Barn Library	650 m
Griffith College Library	1.4 km

Youth Clubs

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

Youth Clubs	
Rialto Youth Project	450 m
CLAY Youth Project	550 m

Elderly Care

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

Elderly Care/Nursing Homes	
Elder Home Share	1.2 km
Bellvilla Community Unit	1.3 km

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	
Herberton Leisure	550 m
St Catherine's Community Sports Centre, The Liberties	660 m

Énergie fitness Dublin 8	800 m

Outdoor Clubs	
Liberty Saints Rugby Club	600 m
Lourdes Celtic Football Club	1.4 km
Guinness Rugby Club	1.5 km
Dublin Hospitals Football Club	1.7 km

Indoor Clubs/Classes	
Traditional Shivam Yoga School in Dublin	450 m
Pilates with Lena	500 m
Breathing Space - Yoga & Pilates Studio	800 m
Fly dance studio	1 km

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.

PUBLIC PARKS

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

Parks	
Weaver Park	750 m
Grand Canal Walkway	850 m
Oscar Square	900 m
Bridgefoot Street Park	1.5 km
Eamonn Ceannt Park	1.5 km
St Patrick's Park	1.5 km

Parks Summary

It is apparent from our review of parks, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view therefore 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	
Rialto Medical	500 m
Kilmainham Medical Centre	1.1 km
St James' Gate Medical Centre	1.3 km
Thomas Court Medical Centre	1.2 km
South Circular Road GP Clinic	1.4 km
Eldon Family Practice	1.4 km
Iveagh Medical Clinic	1.5 km

Mental Health Facilities	
St Patrick's Mental Health Services	1.5 km
Willow Grove Mental Health Adolescent Unit	1.5 km

Hospitals	
The Coombe	120 m
St James's	1.4 km
St Patrick's University Hospital	1.5 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 City Council.

RELIGIOUS FACILITIES

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

Places of Worship	
Our Lady of Dolours Church	300 m
Church of Our Lady of the Holy Rosary of Fatima	650 m
St Teresa's Church	750 m
Dublin Mosque	1 km
St Catherine's and St James' Church of Ireland	1.1 km
St Catherine's Church of Ireland	1.2 km
St James' Church	1.2 km
St Patrick's Cathedral	1.4 km
St Bernadette's Church	1.4 km
John's Lane Church	1.5 km
Makki Masjid	1.5 km

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 Department of Dublin City Council.

RETAIL

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

Retail	
The Mad Barber	190 m
4M Fades	190 m
Spar	250 m
Tesco Express, Dolphins Barn	350 m
Centra Cork Street	350 m
Tesco Express	350 m

Cork Street Hair and Beauty	350 m
Studio Re Fontes	350 m
Lidl	400 m
SOCO by The Sober Colourist	600 m
JNR Barbershop	650 m
C&C Family Butchers	750 m
Centra Rialto	900 m
Ennis Butchers	900 m
V Studio James Street	1.1 km
Harmony Hair Says Beauty	1.3 km
Browns Family Butchers	1.5 km
Centra Sundrive Road	1.5 km

Retail Summary

It is apparent from our review of retail 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.

CAFES/ RESTURANTS/ TAKEAWAY

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

Cafe	
Barley House Cafe	350 m
Botanica Cafe	350 m
Gilli Café	500 m
Fogg Café	500 m
Flower & Bean	600 m
Café No 44 Rialto	800 m
Daddy's Café	900 m

Four Coffee Cafe	950 m
Noshington Café	1.2 km
Catherine's Café & Bakery	1.2 km
Legit Coffee Co	1.2 km
Coffee District	1.2 km
U Cafe	1.2 km
The Art of Coffee – Dublin 8	1.2 km
Groundstate Coffee	1.2 km
Honest to Goodness Cafe	1.3 km
Mug Shot Café	1.4 km
Leopold Coffee House St James Hospital	1.5 km
Rumi Café Dublin	1.5 km

Restaurant	
Fayrouz Lebanese Restaurant	600 m
Harkin's Bar and Bistro	1 km
Spice Village Rialto	1 km
Bell Pesto Café	1.2 km
The Cheeky Piglet	1.3 km
Capello	1.4 km
Oh'Rourke's	1.5 km
Galliot et Gray	1.5 km

Takeaway	
Ginos Take Away	300 m
Burger King	500 m
The Weaver Take Away	800 m

Cafes/ Restaurant/ Takeaway Summary

It is apparent from our review of Cafes/ Restaurants/ Takeaways/ Pubs, 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.

VET/ GROOMERS/ KENNELS

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

An initial review has confirmed that while there are no veterinary facilities located within 1.5km of the subject site, there are facilities located within 2 km of the subject site.

Vet	
Village Vets Kilmainham	1.8 km

Groomers	
Hawt Dogz Dog Grooming	850 m
Happy Puppy Dog Grooming Studio	1.3 km
Barkin Bubbles	1.3 km

An initial review has confirmed that while there are no kennel facilities located within 1.5km of the subject site, there are facilities located within 3 km of the subject site.

Kennel	
Hotel for Pets	2.3 km
The Happy Dog House	2.8 km

Vets/ Groomers/ Kennels

It is apparent from our review of Vets/ Groomers/ Kennels, 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.

9 CONCLUSIONS AND RECOMMENDATIONS

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 proposals likely to be only 5 no. places and it is submitted that there exists sufficient capacity in the surrounding area to cater for the childcare demands arising from the proposed development.

- There exists sufficient capacity in the surrounding area to cater for the **primary school needs** (11 spaces) arising from the proposed development of 119 no. residential units.

- There also exists sufficient capacity in the surrounding area to cater for the **post primary school** needs (11 spaces) arising from the proposed development of 119 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. 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 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 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 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 **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.

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

- It is our considered view that there is no requirement arising from the current proposal for the provision of additional **retail** facilities within the immediate context as sufficient facilities exist within the wider surrounding area of the site.

- It is our considered view that there is no requirement arising from the current proposal for the provision of additional **café/restaurant/take away** facilities within the immediate context as sufficient facilities exist within the wider surrounding area of the site.

- It is our considered view that there is no requirement arising from the current proposal for the provision of additional **vet/groomer/kennel** facilities within the immediate context as sufficient facilities exist within the wider surrounding area of the site.

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