

Social Infrastructure Audit

For a Large-Scale Residential Development

**(Purpose-Built Student Accommodation
Scheme)**

**Lands at the former “Matt’s of Cabra”
Public House, 2A Fassagh Avenue,
Dublin 7
D07 TH77**

On behalf of

**R & D Developments Limited
(in Receivership)**



January 2026



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1 Introduction

Our client, **R& D Developments limited (in Receivership) of Grant Thornton**, has instructed Brock McClure, Planning and Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin, to prepare this Social Infrastructure Audit to accompany a Large-Scale Residential Development application for a purpose-built student accommodation (PBSA) scheme on lands located at the **former “Matt’s of Cabra” public house, 2A Fassaugh Avenue, Dublin 7, D07 TH77.**

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 application.

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

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 identifies the following elements of local social infrastructure for the area surrounding the site:

- Third Level Education
- Community facilities
- Sports Clubs
- Parks
- Health Care
- Retail
- Religion

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

2.1 Site Location

The subject site is located at 2A Fassaugh Avenue, Dublin 7, D07 TH77 and measures approx. 0.54 ha. The site itself is a vacant plot in a well-connected location in the Cabra area.

The site currently occupies vacant 1-2 storey structures fronting onto Fassaugh Avenue with an informal parking area to the front. The site was formerly known as 'Matt's of Cabra', public house. Beyond the structures, the subject site is long and narrow and overgrown and greenfield in nature. There are limited views into the site from the public domain.



Figure 1 - Aerial Map with Subject Site outlined in Red



Figure 2 – Streetview from Fassaugh Avenue with Subject Site outlined in Red

The subject site and existing buildings are contained within Dublin City Council's Vacant Sites Register, having entered the register on 26 August 2019 (Ref. VS-0453). We note that the existing buildings are of no architectural merit and are not on the list of Protected Structures. These structures are proposed to be demolished as part of the proposed development.

The site is bounded to the east by the rear of two-storey houses which front onto St. Attracta's Road; to the southeast by Lanigans Funeral Home which also fronts onto Fassagh Avenue with a parking area to the front; to the west by Iarnród Éireann railway line which at a lower level than the site and beyond which are the rear of two storey houses on Bannow Road. The ground levels to the rear of the site are at a higher level relative to the properties to the east and the railway line to the west, due to the presence of spoil, which in some cases is up to the top of the boundary walls of dwellings backing onto the site to the east.

Opposite the site, on the southern side of Fassagh Avenue, is a GAA club and grounds, a Gaelscoil and a Health Centre. There are local neighbourhood centre shops approx. 200m west. Mount Bernard Park is approx. 400 m to the east and the Royal Canal corridor is 300m to the north.

2.2 Wider Surrounding Context

The area surrounding the site features a variety of services, facilities, and amenities within 1km as illustrated in the figure below. The subject site is located in an area with an established and significant range of social, community and cultural infrastructure within walking distance, which also supports students.



Figure 3 - Surrounding Social Infrastructure Map

As demonstrated in the context map above, the subject site's urban location benefits from a range of social infrastructure, including civic, cultural, community, healthcare, recreational facilities and educational services in the immediate surrounding area. Considering this, the proposed development will support these existing facilities and will not put undue pressure on existing infrastructure.

Further, we note that the subject site is within walking distance of a number of neighbourhood centres with convenience retail providing day-to-day essentials. The subject site is also proximate to a vast

quantity of green open spaces, including public parks, squares, sports clubs and stadiums. The subject site is also within walking distance of the Phoenix Park, one of the largest enclosed public parks in any capital city in Europe.

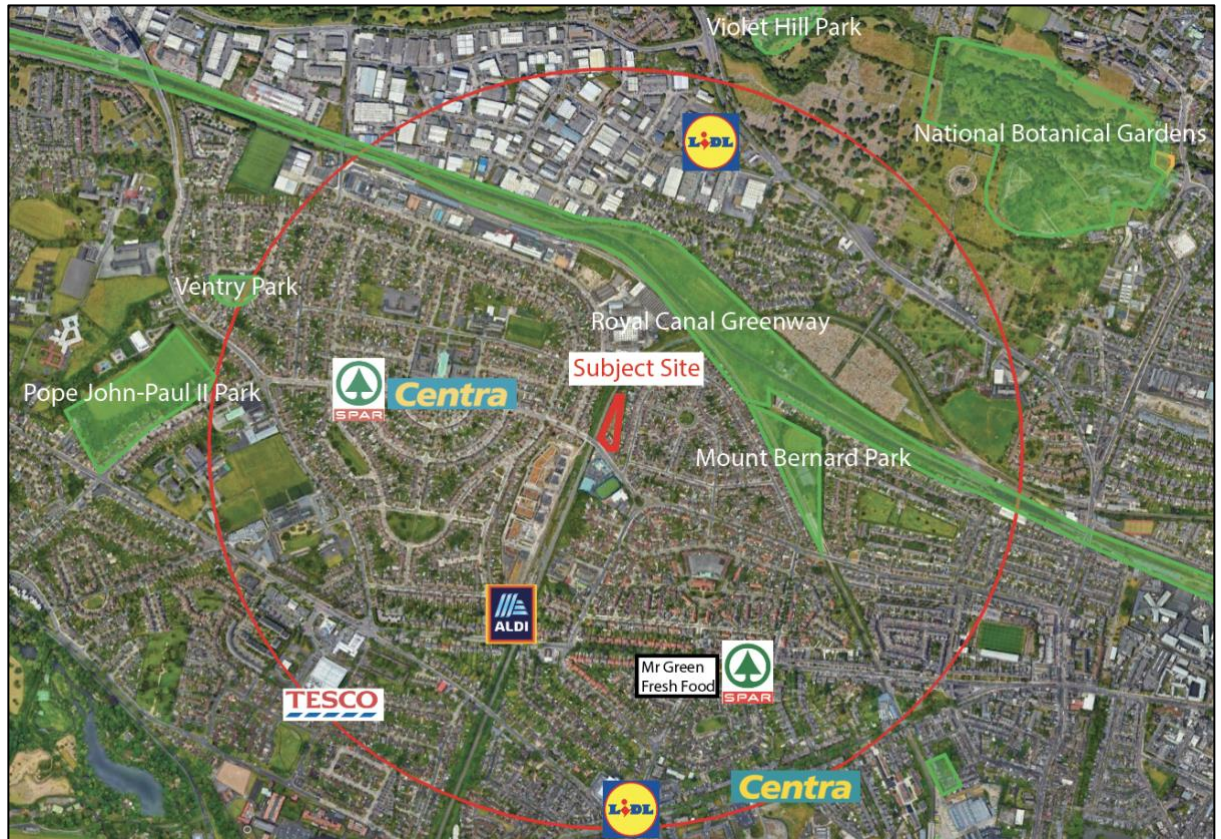


Figure 4 - Surrounding Public Parks and Convenience Retail

2.2.1 Universities / Institutes / Further Education Facilities



Figure 5 – 3rd Level Institutions relative to the subject site

No.	3 rd Level Institution	Walking Distance from Site
1.	TU Dublin Grangegorman	1.8 km
2.	Teagasc College of Amenity Horticulture	2.4 km
3.	Whitehall College of Further Education	2.6 km
4.	Dorset College – Main Campus	2.6 km
5.	IBAT College Dublin (Frederick Street North)	2.6 km
6.	Portobello Institute	2.7 km
7.	TU Dublin Bolton Street	2.7 km
8.	Dublin College of Advanced Studies Ltd.	2.8 km
9.	National Learning Network – Roslyn Park College	3 km
10.	Griffith College Dublin City Centre Campus	3 km
11.	Cathal Brugha FET	3.1 km
12.	National College of Art and Design	3.2 km

13.	Cathal Brugha FET, North Strand Campus	3.5 km
14.	IBAT College (Wellington Street)	3.5 km
15.	City North College of Further Education	3.5 km
16.	Independent College	3.6 km
17.	DCU St. Patrick's Campus	3.6 km
18.	Trinity College Dublin	3.7 km
19.	CCT College Dublin	3.8 km
20.	Centre for Academic Practice	3.8 km
21.	City Colleges	3.8 km
22.	Liberties College	3.8 km
23.	Progressive College	3.8 km
24.	Dublin Business School	4.1 km
25.	Inchicore College of Further Education	4.2 km
26.	TU Dublin Aungier Street	4.3 km
27.	National College of Ireland	4.3 km
28.	Royal College of Surgeons in Ireland	4.4 km
29.	Plunkett College of Further Education	4.5 km
30.	Royal Irish Academy of Music	4.5 km
31.	Irish American University	4.5 km
32.	Marino College	4.5 km
33.	The Open University	4.8 km
34.	The National University of Ireland	4.9 km
35.	Dublin City University	4.9 km
36.	Marino Institute of Education	5 km

Table 1 - List of 3rd Level Colleges & Institutions in proximity to the Subject Site

From the above, there are 36 no. third level colleges, universities and institutions within a 5 km radius of the subject site. The subject site is well connected to third level educational facilities with several institutions being within convenient walking / cycling distance and others are well connected by public transport. We specifically highlight that the TU Dublin Grangegorman Campus is located approx. 1.2 km / 17-minute walking distance from the subject site

2.3 Public Transportation Infrastructure

The subject site is well-located in terms of public transport accessibility.

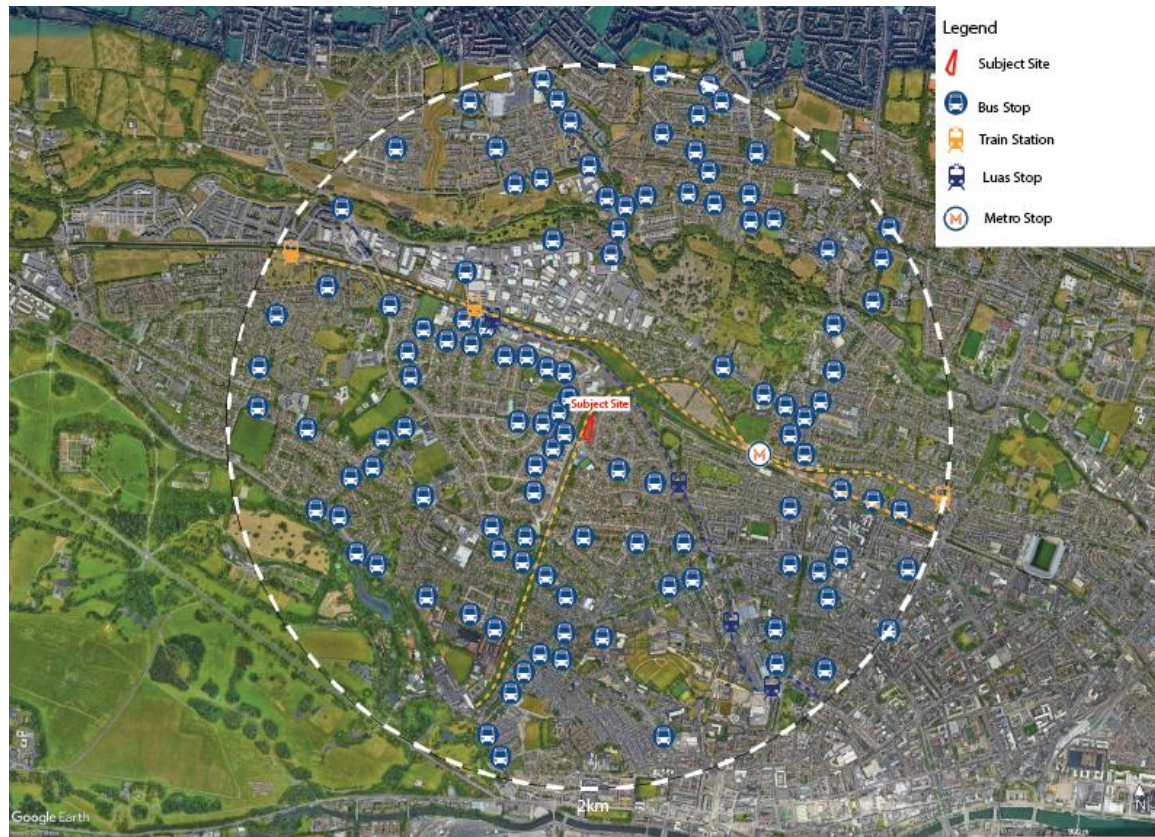


Figure 6 - Public Transport Context Map within 2 km radius of Subject Site

Local Bus Network

The closest bus stop is located directly opposite the subject site and another bus stop sits approx. 100 m / 1-minute walk from the subject site. Both stops are served by the 120 Dublin Bus route. The following routes are served in the vicinity of the subject site, as outlined in the table below:

Bus No.	Bus Route	Peak Frequency
Naomh Fionbarra GAA, Stop 4485 (directly across the subject site)		
120	Parnell Street – Ashtown Rail Station	10 mins
Drumcliffe Drive, Stop 4371 (approx. 250 m from subject site)		
122	Ashington – Drimnagh Road	15 mins
Quarry Road, Stop 77 (approx. 650 m from subject site)		
38	Burlington Road – Damastown	20 mins
38a	Burlington Road – Damastown	20 mins
38b	Burlington Road – Damastown	20 mins
38D	Burlington Road – Damastown	Single Departure
122	Ashington – Drimnagh Road	15 mins
Old Cabra Road, Stop 1906 (approx. 1 km from subject site)		
39	Burlington Road - Ongar	10 mins
39A	UCD Belfield - Ongar	5 mins
39X	Burlington Road - Ongar	2 daily departures
70	Burlington Road - Dunboyne	30 mins
Nepherin Road, Stop 4498 (approx. 1 km from subject site)		
70d	DCU - Dunboyne	Single Departure
122	Ashington – Drimnagh Road	15 mins
N2	Heuston Station - Clontarf	15 mins

Table 2 - Local Bus Routes and Frequency



BusConnects

We note to the Planning Authority that the local bus routes are subject to change due to the ongoing BusConnects programme to improve bus services in Dublin and other Irish cities. The Dublin Bus network is undergoing a phased redesign of its services and routes. The proposed network can be seen in the figure below.

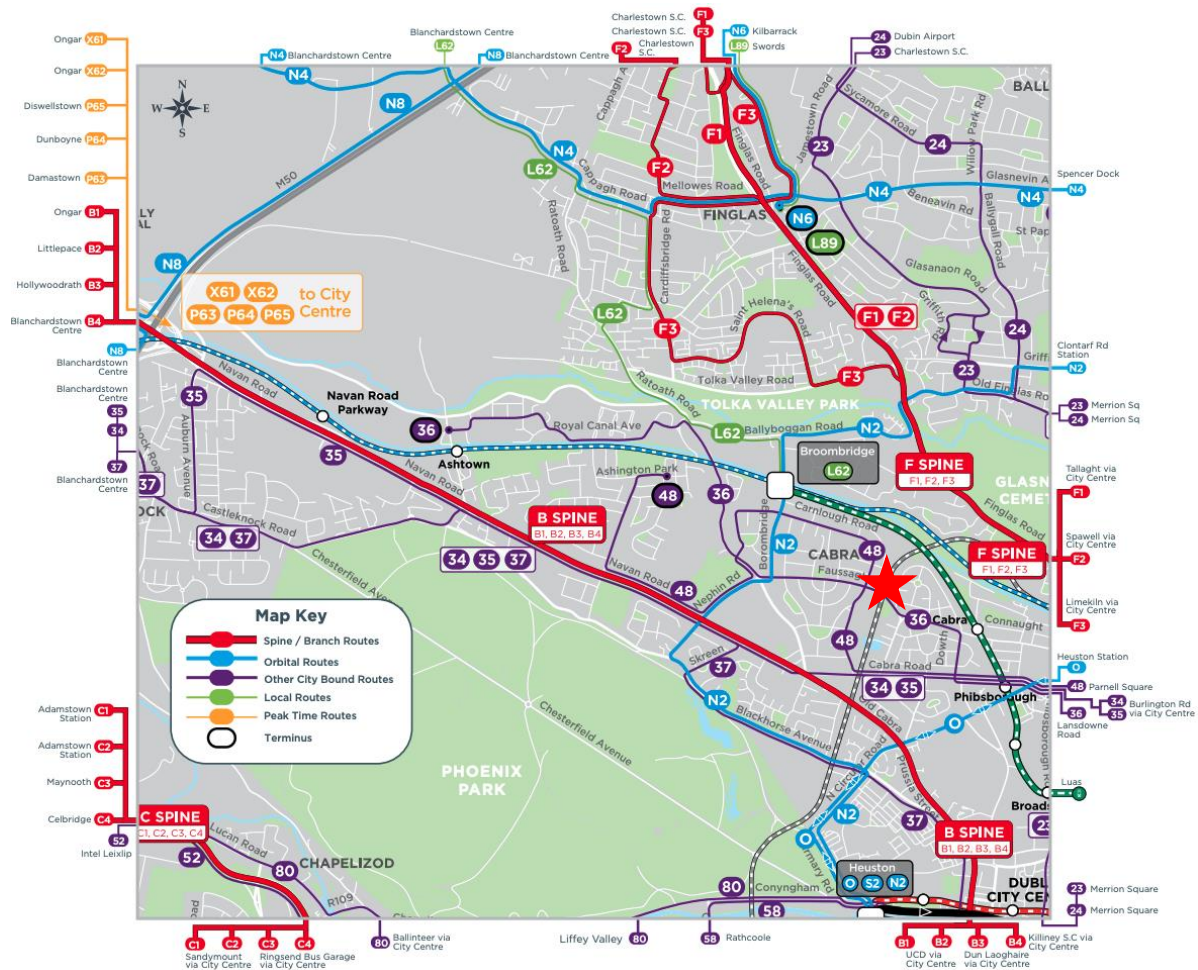


Figure 7 - BusConnects Cabra Area Map with subject site denoted by Red Star

The subject site is in proximity to the following routes:

B – Spine / Branch Route	- B1 (Ongar – UCD via City Centre) - B2 (Littlepace – UCD via City Centre) - B3 (Hollywoodwrath – Dun Laoghaire via City Centre) - B4 (Blanchardstown Centre – Dun Laoghaire via City Centre)
Peak Time Routes	- X61 (Ongar – City Centre) - X62 (Ongar – City Centre) - P63 (Damastown – City Centre) - P64 (Dunboyne – City Centre) - P65 (Diswellstown – City Centre)
Local Routes	L62 – (Blanchardstown Centre – Broombridge)
Orbital Routes	N2 (Clontarf Rd Station – Heuston)
Other City Bound Routes	34 (Blanchardstown Centre – Burlington Road via City Centre) 35 (Blanchardstown Centre – Burlington Road via City Centre) 36 (Ashtown – Landsdowne Road) 48 (Ashington Park – Parnell Square)

Table 3 - BusConnects Routes in proximity to subject site



Further, we note that the subject site sits approx. 1 km from the closest bus stop on the Blanchardstown to City Centre Core Bus Corridor Scheme.

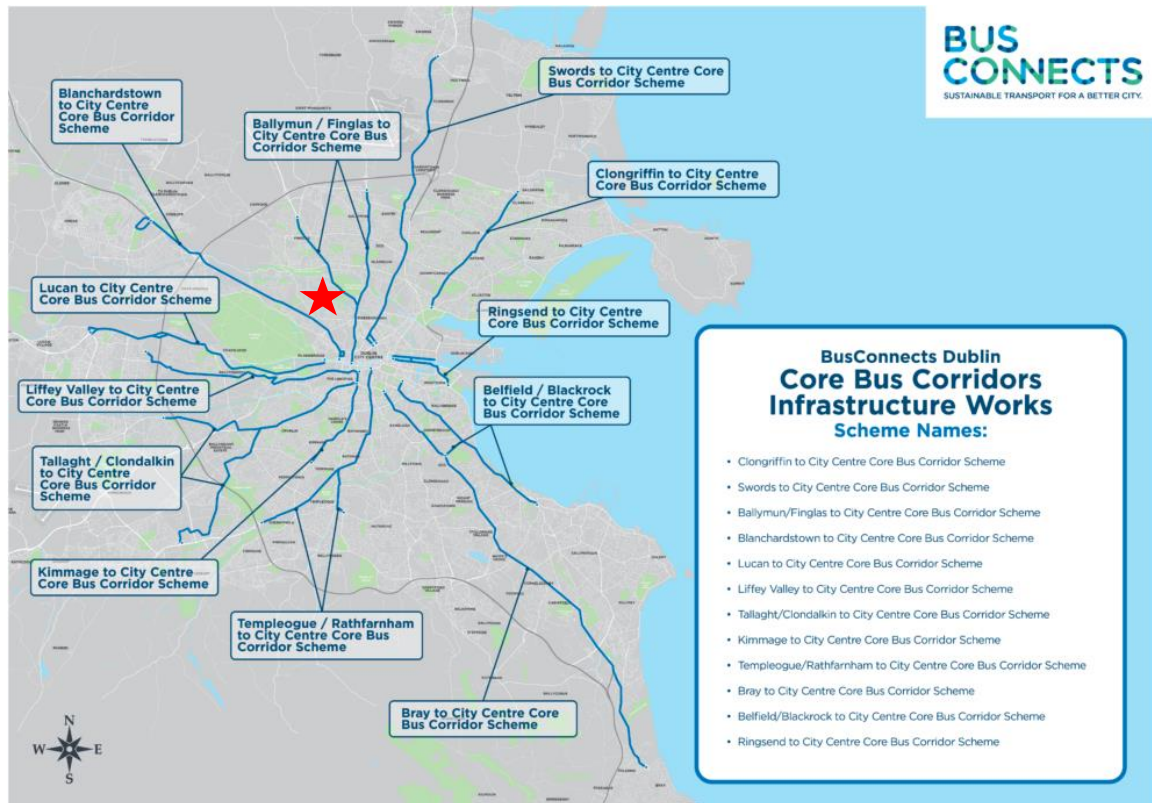


Figure 8 - BusConnects Core Bus Corridor Schemes with Subject Site identified by Red Star

Luas Services

The subject site is proximate to the Green Luas line. The closes stop being Cabra Luas stop located approx. 750 m / 10-minute walk from the subject site. The Green line (Broombridge – Brides Glen), with connections to the Red Luas line at Abbey Street. This forms part of the wider Luas network throughout the Greater Dublin Area and links the site directly to Dublin City Centre and the Red Luas line (Saggart – The Point), as set out in the following figure.

The frequency of the Luas Green Line at the Cabra Station is shown in the tables below:

Period	Southbound		
	Min	Avg	Max
05:33-07:00	6	14	9
07:00-10:00	5	20	14
10:00-16:00	12	14	13
16:00-19:00	4	16	10
19:00-00:19	11	15	13

Table 4 - Cabra Luas Stop Frequency (Monday - Friday)

Period	Southbound		
	Min	Avg	Max
06:33-10:00	15	20	15
10:00-16:00	14	16	14
16:00-19:00	14	14	14
19:00-00:19	13	22	15

Table 5 - Cabra Luas Stop Frequency (Saturday)



Period	Southbound		
	Min	Avg	Max
07:03-12:00	12	24	17
12:00-19:00	24	24	24
19:00-23:19	15	31	19

Table 6 - Cabra Luas Stop Frequency (Sunday)

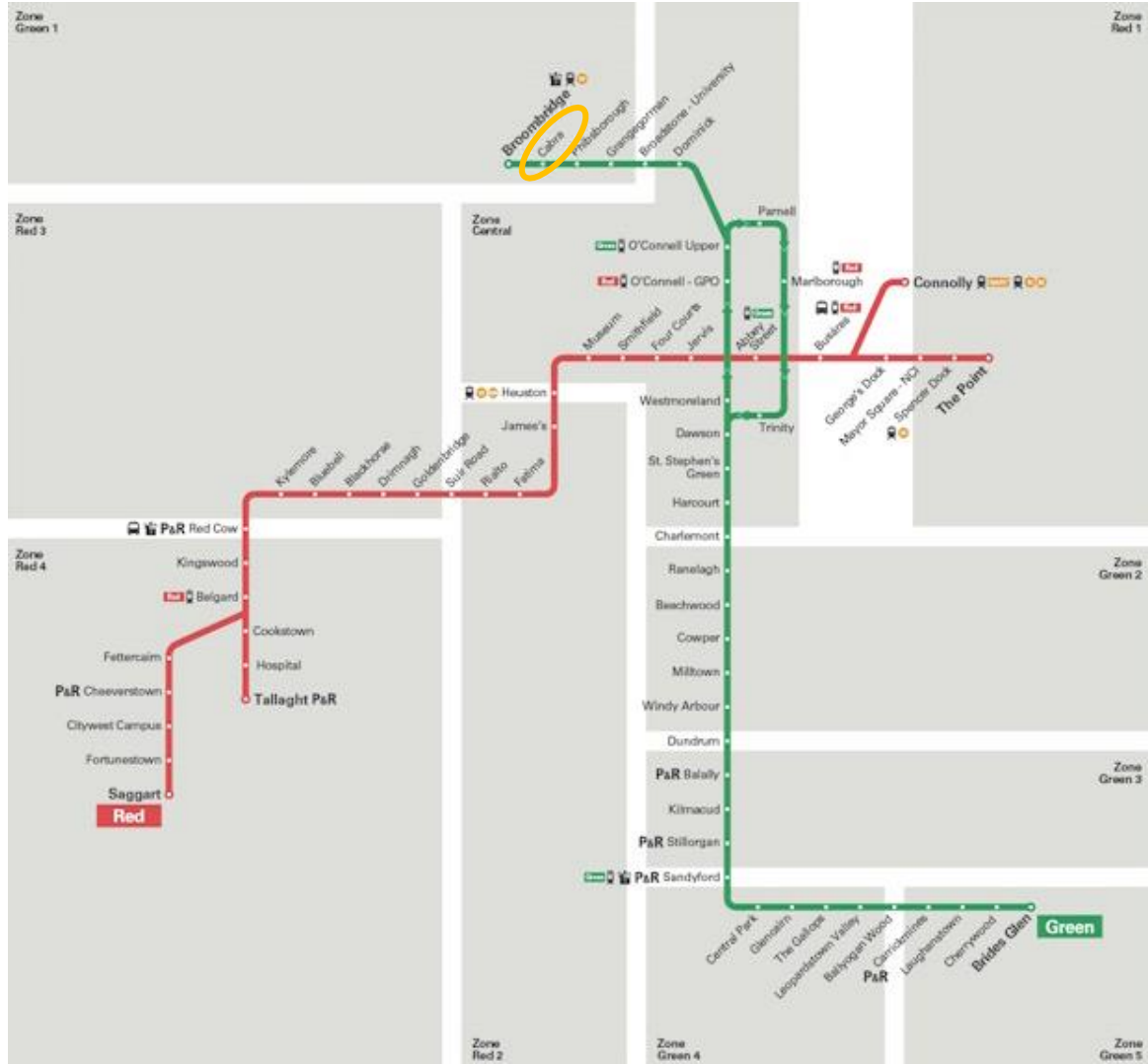


Figure 9 - Luas Network Map (Cabra Luas Stop outlined in Orange)

DART

The subject site sits approx. 1.2 km / 16-minute walk from the Broombridge Train Station. The Broombridge Station is serviced by InterCity and Commuter Trains with destinations such as Dublin Connolly, Dun Laoghaire, Grand Canal Dock, Sligo, M3 Parkway, Longford and Maynooth.

Further, we note that the Transport Strategy for the Greater Dublin Area 2022-2042 contains an objective for the provision of a new Dart Station to be located in Cabra:

Measure Rail6 – New Rail Stations

“The NTA, in conjunction with Irish Rail, will develop new rail stations at Cabra, Glasnvin, Heuston West, Kylemore, Woodbrook, west of Sallins, west of Louisa Bridge and west of Maynooth. Kishoge station will also open in the short term as development of the Clonburris SDZ is realised. Other stations will be considered where development patterns support such provision.”

As part of the rail alignment and upgrade works recently permitted by An Bord Pleanála (ABP-316119-23), under the DART+ South West programme, upgrade works are proposed to the Phoenix Park Tunnel



Rail adjoining the subject site however, no new train station was within the scope of works proposed and / or permitted.

As such, we note that the subject site will be within walking distances of a future new Dart Station which is earmarked between Cabra Road and Fassauga Avenue.

Proposed MetroLink

The subject site will also be located in proximity to the proposed Dublin Metrolink, which is planned to connect Dublin's City Centre to Dublin Airport and Swords in the north of Dublin. The planned service will have one station within relative proximity to the site in Glasnevin located approx. 1.5 km / 21-minute walk from the subject site.

Further we note, that a future crossing point across the Royal Canal is proposed at Shandon Park which will further increase permeability in the surrounding area and will have the potential to reduce the walking distance to the future Glasnevin Metro stop.



Figure 10 - Proposed MetroLink Map

Active Travel – Pedestrian & Cyclist Facilities

The majority of the roads approaching the subject site incorporate good quality pedestrian facilities. In the immediate vicinity of the subject site, pedestrians can benefit from an existing footpath of approximately 2 m width and sufficient street lighting. A signalised pedestrian crossing exists on Fassaugh Avenue approx. 78 m / 1-minute walk from the subject site. The following map outlines the reach from the subject site by foot within a 20-minute walk at 5-minute intervals.



Figure 11 - Subject Site Reach by Foot

At present, there is poor cycling infrastructure in the immediate vicinity of the subject site. However, we note that in January 2023, the Greater Dublin Area (GDA) Cycle Network Plan was adopted as part of the GDA Transport Strategy 2022-2042.

The Cycle Network Plan identified and determined 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.

From the extracted Dublin City Centre Proposed Cycle Network map below, we note that Fassaugh Road is proposed to become a 'Secondary Route' and the subject site will also be proximate to 'Primary' routes on Navan Road and the R108, and a Green Route at Shandon Park. Further, a future crossing point is indicated at Shandon which will further improve walking and cycling accessibility across the Royal Canal.

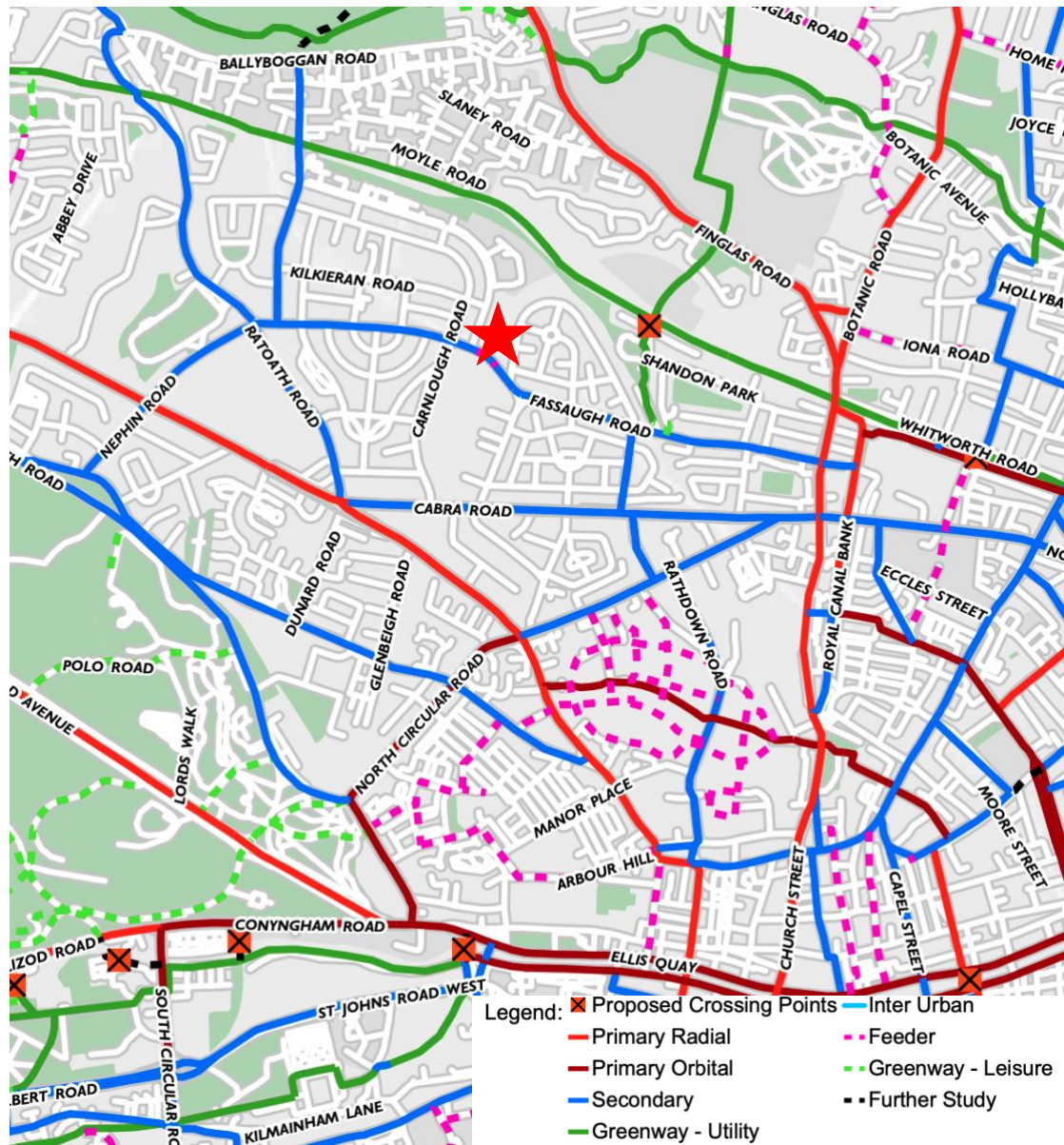


Figure 12 - GDA Cycle Network Map with subject site denoted by Red Star



3 Proposed Development

The proposed development provides for a Large-Scale Residential Development, which in summary, shall consist of:

- a) Demolition of the former 'Matt's of Cabra' public house and associated structures (approx. 376.55 sqm).
- b) Construction of a purpose-built student accommodation scheme consisting of 249 no. student bedspaces arranged in 32 no. clusters of 4, 7, 8, 9 and 10-bedroom units (including 13 no. accessible units and 10 no. studio units) each with associated shared kitchen/living/dining areas in 2 no. blocks ranging in height from 1-6 storeys;
- c) Internal amenity spaces (approx. 347.1 sqm) including a student lounge area, laundry room, postal room and a reception / office / kitchen / tearoom across the ground floor and first floor levels;
- d) External amenity areas (approx. 2,971.4 sqm) including 1 no. outdoor terrace at fourth floor level of Block A (193.1 sqm);
- e) Approx. 405.5 sqm of public open space in the form of a public plaza fronting Fassagh Avenue;
- f) Switch room, ESB substation, sprinkler room and bin storage all in a single storey services building along the eastern site boundary;
- g) A total of 308 no. bicycle parking spaces at surface level (258 no. long term, covered bicycle parking spaces including 12 no. cargo bicycle parking spaces and 50 no. visitor bicycle parking spaces);
- h) Vehicular access to be provided from Fassagh Avenue;
- i) 1 no. accessible car parking space proposed within the site;
- j) It is proposed that the development will be used for short term tourist or visitor accommodation outside of academic term times, in accordance with the definition of student accommodation.

The development will also provide for all associated service connections, public lighting, cold water storage and thermal store room, hard and soft landscaping, planting, formal activity equipment, removable bollards, tactile paving, boundary treatments, nature-based SuDS features, green and blue roofs, and all associated site clearance, excavation and development works above and below ground.



Figure 13 - Proposed Site Layout Plan

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 an 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 14 – NPF Hierarchy of Settlements and Related Infrastructure Facilities



4.2 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. Dublin city aims to achieve 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 support the consolidation and re-intensification of infill/brownfield sites to provide high density and people intensive uses within the existing built up area of Dublin City.

The current proposal delivers a consolidated approach to development in that it maximises on height, delivers an appropriate site coverage and residential density in Cabra, a rapidly developing area, with ongoing infrastructure improvements. The proposal utilises a prime urban site within Dublin City.

4.3 Delivering Homes Building Communities 2025-2030

Delivering Homes, Building Communities 2025-2030

An Action Plan on Housing Supply
and Targeting Homelessness



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

Section 7.7 of the Plan shows commitment to the long-term student accommodation strategy by increasing the supply of student accommodation in line with demand. It aims to increase the supply of student specific accommodation, reducing reliance on the private rental market and increasing housing availability for private individuals and families.

The Action Plan sets out that the *Student Accommodation Strategy 2025-2035* will be published shortly and will set out Ireland's national policy to support access to appropriate housing for full-time undergraduate and post-graduate students. The Strategy's objective is to increase the supply of new student accommodation beds through two pillars – supply and viability measures and to provide targeted affordability supports for priority groups identified under the National Access Plan.

The Strategy aims to address student housing needs that support access to higher education and reflects the policy commitment to grow supply without any additional resource to the private rental market. The Action Plan aims to ensure that housing is not a barrier to education.

4.4 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.

4.5 Sustainable Residential and Compact Settlements Guidelines, 2024

Appendix C of the Sustainable Residential and Compact Settlements Guidelines sets out a reference for planning authorities and prospective applicants in relation to supplemental information that may assist in the consideration of planning applications and the suggested thresholds at which the need for supplemental information should be considered.

The Guidelines require a ‘Community, Social and Cultural Infrastructure Audit’ to be submitted in support of a Large-scale Residential Development application (in excess of 100 homes) where such an audit has not been undertaken as part of the statutory plan making process. As such, this Social Infrastructure Audit was prepared to accompany this planning application for a student accommodation scheme of 249 no. bedspaces.

4.6 Dublin City Development Plan 2022-2028

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

Community Facilities:

QHSN38: “To encourage and foster the creation of attractive, mixed use, sustainable residential communities which contain a wide variety of housing and apartment types, sizes and tenures, in accordance with the Housing Strategy and HNDA, with supporting community facilities and residential amenities.”

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.

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.

QHSN49 “To require that larger schemes which will be developed over a considerable period of time are developed in accordance with an agreed phasing programme to ensure that suitable physical, social and community infrastructure is provided in tandem with the residential development and that substantial infrastructure is available to initial occupiers.”

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

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

Third Level 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

QHSN4 “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.”

CEE32 “To promote Dublin as a national and international education centre/student city, as set out in national policy, and to facilitate and promote synergies between education, industry and entrepreneurship with an emphasis on retaining talent in the city, facilitating the expansion of existing economic clusters and the establishment of new clusters, and increasing participation in the city’s labour force.”

CEE33 “To work with training and education providers to facilitate measures which seek to extend education opportunities to representatives from socially and economically disadvantaged backgrounds.”

QHSN45 “To support the provision of high-quality, professionally managed and purposebuilt third-level student accommodation in line with the provisions of the National Student Accommodation Strategy (2017), on campuses or in appropriate locations close to the main campus or adjacent to high-quality public transport corridors and cycle routes, in a manner which respects the residential amenity and character of the surrounding area, in order to support the knowledge economy. Proposals for student accommodation shall comply with the ‘Guidelines for Student Accommodation’ contained in the development standards chapter. There will be a presumption against allowing any student accommodation development to be converted to any other use during term time.”

Healthcare 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.

QHSN14 “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.”

CEE30 “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.”

CEE31 “(i) To recognise the strategic economic role of the hospital complexes in the city, including the new National Paediatric Hospital and the proposed National Maternity Hospital at the St. James’s Healthcare Campus and Environs and to promote their wider catchment areas as suitable locations for new healthcare related development. (ii) To promote and facilitate the continued development of the Dublin 8 area including SDRA 14 (St. James’s Healthcare Campus and Environs) as a medical hub of excellence.”

Sports and Recreation:

QHNS51 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 “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.”

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.”

GI47 “To support the development of private recreational lands for recreational purposes.”

GI48 “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.”

GI49 “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 “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:

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).

GI25: 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: 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.

Community Infrastructure Audit:

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.”

QHSN014 “To carry out and maintain an audit of community infrastructure for Strategic Development and Regeneration Areas, where appropriate.”

15-Minute City

A core objective of the Development Plan is to promote a 15-minute city. The 15-minute city concept envisages that within 15 minutes on foot and bike from where they live, that people should have the ability to access most of their daily needs.

QHSN11: “To promote the realisation of the 15-minute city which provides for liveable, sustainable urban neighbourhoods and villages throughout the city that deliver healthy placemaking, high



quality housing and well designed, intergenerational and accessible, safe and inclusive public spaces served by local services, amenities, sports facilities and sustainable modes of public and accessible transport where feasible.”

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

Section 15.8.2 of the Development Plan relates specifically to ‘Community and Social Audit’ and states that:

“A community and social audit should address the following:

- Identify the existing community and social provision in the surrounding area covering a 750m radius.*
- Assess the overall need in terms of necessity, deficiency, and opportunities to share/ enhance existing facilities based on current and proposed population projections.*
- Justify the inclusion or exclusion of a community facility as part of the proposed development having regard to the findings of the audit.”*

A study area catchment of 1 km radius from the subject site was deemed more appropriate than the required 750 m. This distance is generally walkable within approximately 15 minutes, aligning with the principles of the 15-minute city concept.



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 Cabra 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; Cabra East A, Cabra East B, Cabra East C, Cabra West A, Cabra West B, Cabra West C, Cabra West D, Arran Quay B, Botanic A. This ensures an accurate representation of findings.

5.1 Population Figures

For the purpose of demographic analysis, the Study Area comprises the 9 no. Electoral Divisions of Cabra, 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
Cabra East A	5,650	5,910	+260	4.60%
Cabra East B	3,737	3,746	+9	0.24%
Cabra East C	4,085	4,239	+154	3.77%
Cabra West A	1,478	1,441	-37	-2.50%
Cabra West B	2,577	2,646	+69	2.68%
Cabra West C	2,953	2,883	-70	-2.37%
Cabra West D	2,845	2,816	-29	-1.02%
Arran Quay B	4,166	5,529	+1,363	32.72%
Botanic A	3,174	3,331	+157	4.95%
Total	30,665	32,541	1,876	43.06%

Table 7 – Population Evolution in Electoral District Areas (Source: CSO 2022)

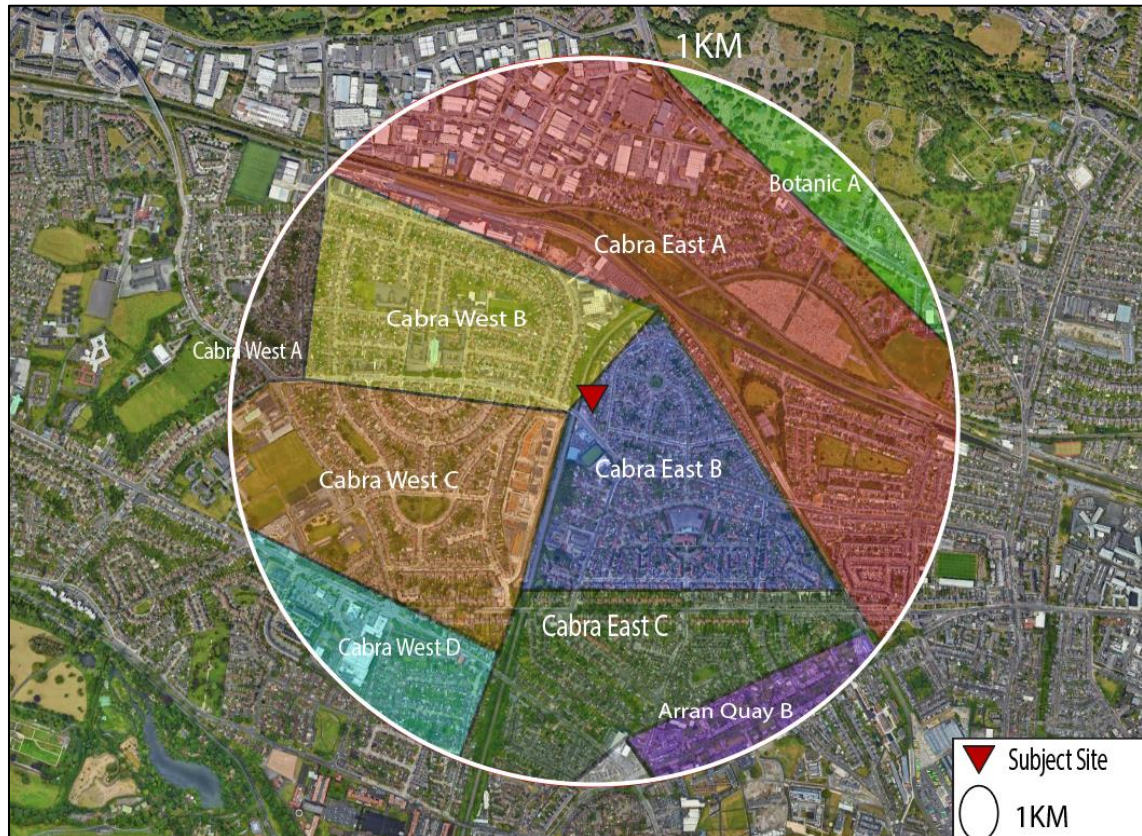


Figure 15 - Map Identifying Subject Site and Applicable Electoral Districts

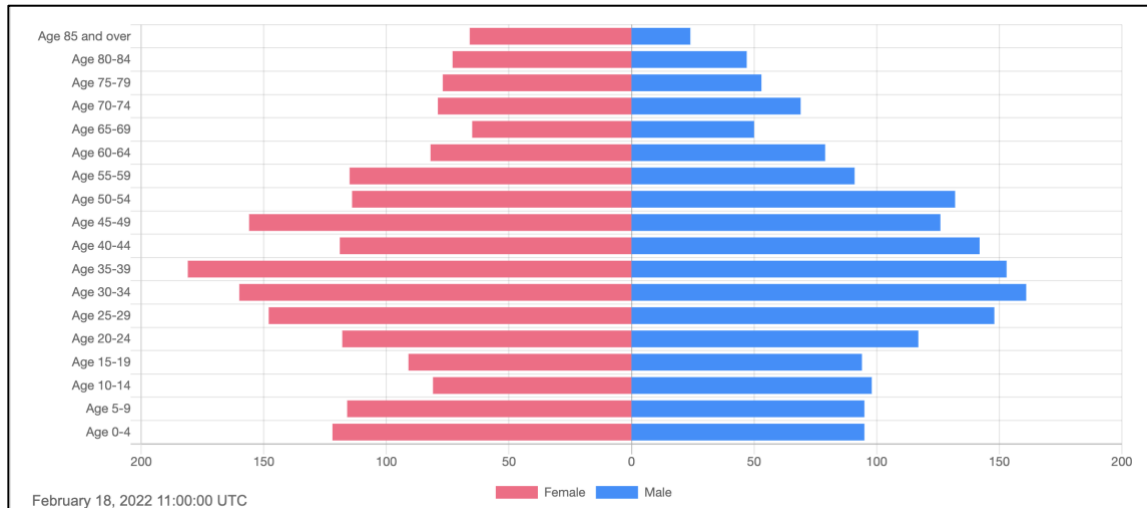
The table above indicates that between 2016 and 2022 there was an overall increase in population of 43.06% across all electoral divisions. Cabra East B electoral division where the subject site is located saw a 0.24% (9 persons) increase in population.

Overall, the proposed development offers housing that caters to the demand in the surrounding area. 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, particularly due to the recent influx of immigration. 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 Cabra 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 35-39. This can be attributed to Cabra being a main commuter area. Additionally, Cabra has a high cohort number in the 20-24 and the 25-29 cohorts. The proposed development offers a wide mix of units from 6, 7, 8 and 9-bedroom units (including 13 no. accessible units and 10 no. studio units) each and will provide appropriate housing stock for the young adult demographic in the area.



Graph 1 – Age profile of Cabra East B the Electoral Division which the subject sit is located within.

5.3 Student Demographics

It is estimated from the Dublin City Development Plan 2022-2028 that there is a population of 53,000 students in Dublin attending third level institutes however not all these students will require purpose built student accommodation (PBSA) given that this figure is made up of students that:

- Commute.
- Attend college online.
- Renting within the private sector.

Utilising the 2022 Census data for electoral divisions available from the CSO, the total population within a 1km radius of the subject site is approximately 32,541.

The population of persons aged 15 and over whose education has not ceased in the Study Area is 3,209.

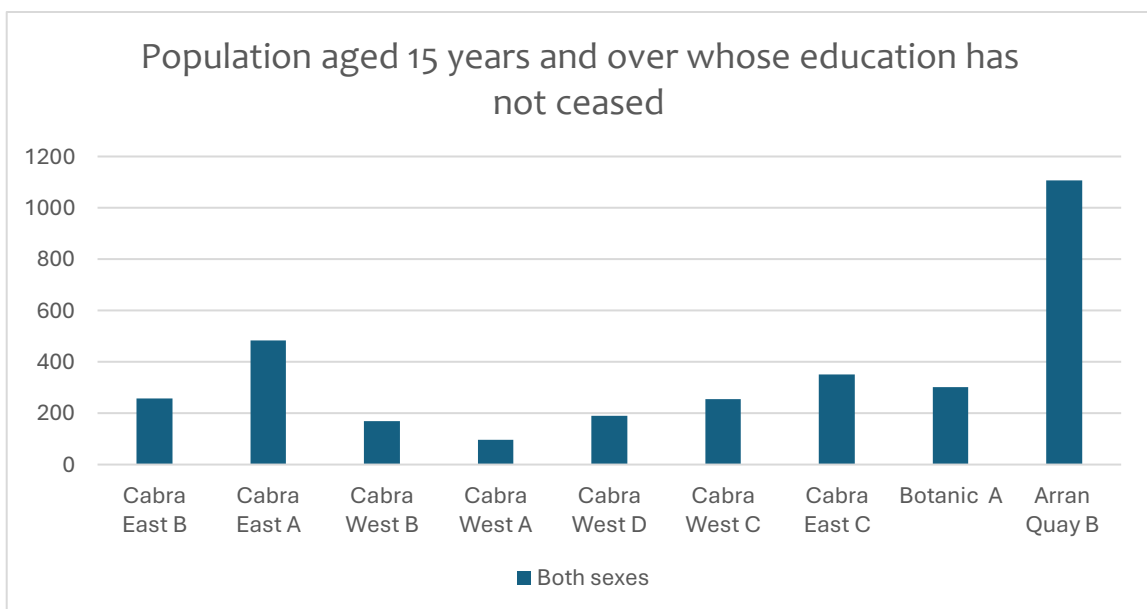


Figure 17 – Population Aged 15 Years and Over Whose Education has not Ceased

CSO data also provides a breakdown of families by family cycle broken down as follows:

- **Younger Couple:** Family nucleus of married or cohabiting couple without children where female is under 45 years or in the case of a same-sex couple, where the partner of the head of household is under 45 years. In previous censuses, this category was referred to as 'Pre-Family'.

- **Older Couple:** Family nucleus of married or cohabiting couple where female is aged between 45 and 64 years.
- **Retired:** Family nucleus of married or cohabiting couple without children where female is aged 65 years and over, or in the case of a same-sex couple, where the partner of the head of household is between 45 and 64 years. In previous censuses, this category was referred to as 'Empty nest'.
- **Pre-School:** Family nucleus where oldest child is aged 0-4 years.
- **Early-School:** Family nucleus where oldest child is aged 5-9 years.
- **Pre-adolescent:** Family nucleus where oldest child is aged 10-14 years.
- **Adolescent:** Family nucleus where oldest child is aged 15-19 years.
- **Adult:** Family nucleus where oldest child is aged 20 years and over.

There is a total of 6,786 no. families in the Study Area of which 1863 families (27.4%) contain adults aged 20 years and over living at home with their parents. This high rate of families with adult children still residing at home can likely be attributed to the ongoing difficulties in securing suitable housing, in particular student accommodation.

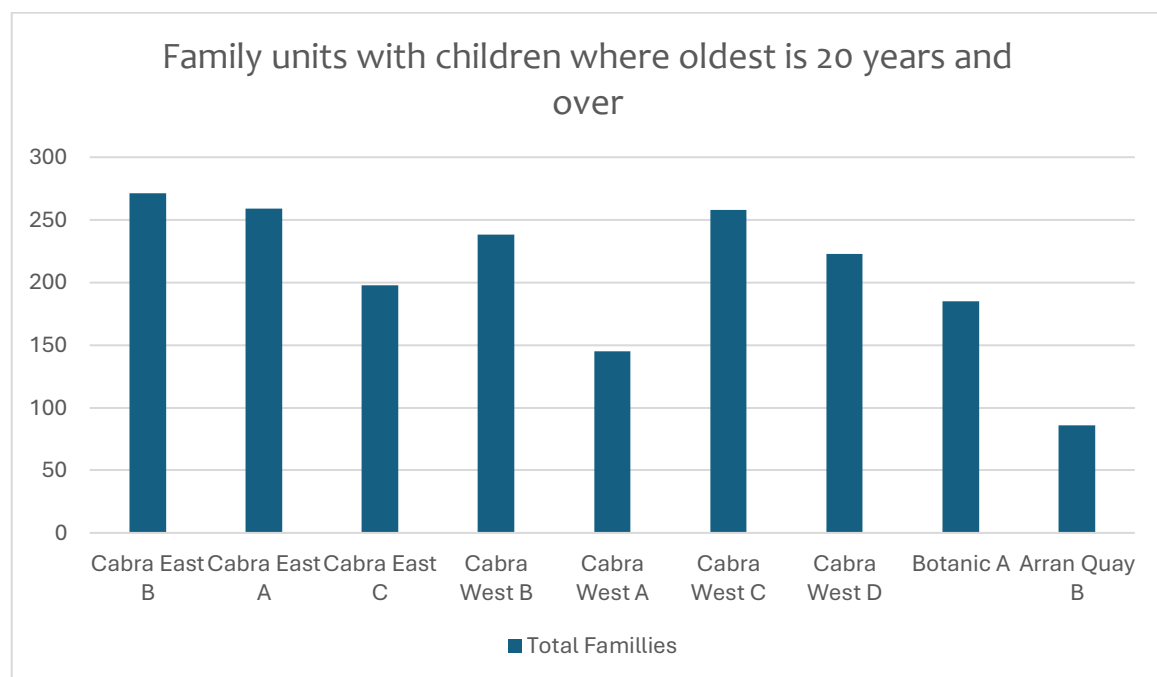


Figure 18– Family Units with Children where oldest child is aged 20 and over

5.4 Summary of Findings

The key points to note are as follows:

1. The total number of persons in the electoral divisions is 32,541.
2. The proposal will include 239 bedrooms with 249 bedspaces and will generate 249 students into the area.
3. 3,209 people over the age of 15 whose education had not ceased.
4. 27.4% of families have adult children of at least 20 years old within the electoral divisions of the subject site
5. 27.4% of families contain families with adult children.

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



6 Retail

6.1 Methodology

A desktop-based review of retail facilities within 1 km of the subject site was prepared in November 2025. This search was carried out using Google Maps. A study area of 1 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.

6.2 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 no. 13 no. food retail facilities within a 1 km radius from the subject site. A review of the surrounding area has confirmed the following provision of retail:

	Retail	Walking Distance from site
1.	Nearby	270 m
2.	Daybreak	300 m
3.	Aldi	700 m
4.	Centra Cabra	600 m
5.	Spar Fassauga Ave	650 m
6.	Mr Green Fresh Food	900 m
7.	Spar Cabra Road	950 m
8.	Maple Shopping Centre	1.1 km
9.	Polonez Navan Rd	1.1 km
10.	EuroGiant	1.1 km
11.	Tesco Superstore Navan Rd	1.2 km
12.	Lidl Cabra East	1.2 km
13.	Lidl Slaney Road	2.4 km

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 13 no. retail facilities within a 1 km radius of the proposed development. We note that there are 2 no. retail facilities within a 500m (5-minute walk) of the subject 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. In addition, we note that the subject site is located approx. 2.7 km (walking distance) from the Core Retail Area of Dublin City Centre for a wide variety and type of retail options.





7 Other Community Facilities

7.1 Methodology

A desktop - based review of community and social facilities, was prepared in July 2025. This search was carried out using the google search engine. A study area of 1 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:-

Community Facilities	Gym/ Leisure Sport	Public Parks	Medical Facilities/Che mists	Church/Religio n	Hairdressers Barbers	Café/Restaura nt/Pub
Community Centres	Gyms	Parks	Doctor Practices	Places of Worship	Salons	Café's
Libraries	Outdoor Clubs	River / Canal Walks	Medical Centres	Parish centres		Restaurant/ Takeaway
Youth Clubs	Indoor Clubs/Classes	Urban Squares	Hospitals			Bakery
Hobby Clubs	Sports Centres		Mental Health Facilities			Coffee Dock
			Dentists			Pub





Figure 16 – Existing Social and Community Infrastructure within 1km of the Subject Site

7.2 Assessment & Findings

Community Facilities

There are 4 no. community centres located within the 1 km radius of the subject site. An initial review of the surrounding area has confirmed the following provision of facilities:

Community Centres	
Cabra Family Community Development	40 m
Christ the King Community Centre	600 m
Deaf Village	900 m
Clareville Day Care Centre	2 km

Libraries

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

Libraries	
Cabra Library	1.1 km



TU Dublin Grangegorman Library	1.2 km
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Arts and Cultural Facilities

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

Arts and Cultural Facilities	
Dan Smith Piano Studios	600 m
Dublin Music Academy	700 m
BKB Visual Arts Studio	2 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. Additionally TU Dublin Grangegorman campus have societies to meet the extracurricular needs of the students of TU Dublin. 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	
CP Fitness- The Women's Gym	140 m
Facial Fitness Ireland	500 m
HG Gym	550 m
All Force Fitness	600 m
Inspire Fitness Centre	900 m

Outdoor Clubs	
St. Finbar's GAA Club	130 m
Beggsboro AFC	450 m
Outdoor Kalisthenetics Equipment	850 m
Shandon Pitch & Putt Club	1 km
Bohemian FC	1.1 km
Cabra Parkside Community Sports Centre	1.2 km



Indoor Clubs/Classes	
D7 Darts Youth Academy	81 m
Red Star Taekwon-Do and Kickboxing	150 m
Inner Space Pilates	550 m
Zumba D7	600 m
Boxing Club	650 m
North Atlantic Basketball Academy	1 km
Pilates with Mary D7	1.1 km
Dublin Combat Academy	1.1 km
Dragonstyle Ireland	1.1 km
Pulse Badminton Club	1.3 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	
Mount Bernard Park	900 m
Royal Canal Greenway	1 km
Pope John-Paul II Park	1.1 km
Ventry Park	1.1 km

Park 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 that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context. Further, we note that the proposed development will provide approx. 2,971.4 sqm of external amenity areas including 1 no. outdoor terrace for both passive and active recreational use.



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	
Sirona Medical Centre	550 m
Cabra Medical Centre	850 m
The Milligan Family Practice	1.1 km
Navan Road Primary Care Centre – Medical & Dental	1.2 km

Dental Facilities	
White Smile Dental	220 m
Cabra Dental	850 m
Navan Road Dental Practice	1.2 km

Mental Health Facilities	
Phoenix Centre	700 m
Sandra Devlin Counselling & Psychotherapy	750 m
Counselling & Creative Arts Psychotherapy	800 m
Justine Driscoll	1 km
The Phoenix Practice	1.1 km
Navan Road Medical Centric – Mental Health	1.2 km

Other Medical Practices	
Sports Physio Ireland	98 m
Barrett Opticians	850 m
Mint and Thyme Wellness Centre	850 m
Spectrum Physio	1.2 km
Navan Road Audiology Medical Services	1.2 km





Spectrum Foot Clinics – Podiatry & Chiropody	1.2 km
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Pharmacies	
Pelly's Pharmacy	230 m
Daly's Pharmacy	850 m
McCabes Pharmacy Cabra	900 m
Maple Pharmacy	1.1 km
Áras Slainte	1.2 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 County Council.

Religious Facilities

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

Places of Worship	
Church of the Most Precious Blood	450 m
Christ the King Catholic Church	600 m
North City Baptist Church	850 m
St. Peter's Church	1.1 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 Authority of Dublin City Council.

Hairdressers/Barbers/Salons Facilities

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



Hairdressers/ Barbers/ Salons	
Just Beauty Salon	220 m
Lady Jeans Hairdressers	280 m
The Ivy Studios	280 m
Boombae Salon	500 m
Studio One Hair Salon	550 m
RDS Nails & Beauty	550 m
Amber's Studio	600 m
Freebornoble Hair Salon	700 m
Karen Ryan Hairdressing	750 m
Rickyna Hair Salon	850 m
Urban Locks	850 m
Barber Pro	900 m
The Works Hair Design	1 km
EM Hair	1.1 km

Salons Summary

It is apparent from our review of retail, 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.

Café/ Restaurant

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

Café	
Café Cen	220 m
Cobblers Coffee	220 m
Bake n' Brew	550 m
Tilly's Coffee Shop	750 m
Treat	750 m



Mad Brothers at the Deaf Village Café	900 m
Clarkes Home Bakery	900 m
Insomnia Coffee Company	1 km
L'Vie Café	1 km
Three Little Birds Cafe	1.1 km

Restaurant/ Takeaway/ Pub	
GRUB	100 m
Thaido Cabra	260 m
Antonio's Takeaway	400 m
The Homestead Bard / Fitzgerald's	450 m
Lemon Tree Cabra	550 m
Rocca's Cabra	600 m
Summer Inn Asian Food	650 m
Teo's Takeaway	900 m
Downey's Bar	900 m
Pronto	900 m
Domino's Pizza	1 km
Pizza Max Cabra	1 km
McDonald's	1 km
Enso	1 km
Grainger's Hanlons Corner	1.1 km
Indian Zaika	1.1 km
Lin Kee	1.1 km
Hub Himalayan Nepalese and Indian Food	1.1 km
Rockshore Bar	1.1 km
The Phoenix Bar	1.2 km





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.



8 Conclusion

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

- 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 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 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.

In conclusion, this SIA concluded that the site is well-served by existing provision of services and facilities, well distributed geographically, and within close proximity to transport hubs, therefore capable to accommodate existing and future demand derived from the proposed development.

Furthermore, the student population generated by the scheme will contribute to increased activity and vitality in the area, supporting both existing and new businesses in the locality.

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.