

Social Infrastructure Audit

Fortfield Road, Terenure, Dublin

December 2024



Turley

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Catherine Norris
Catherine.norris@turleyplanning.ie
Client
1 Celbridge West Land Limited
Our reference
Fortfield Road, Terenure

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1. Introduction

- 1.1 Turley¹ have been instructed by 1 Celbridge West Land Limited² to prepare this Social Infrastructure Audit for a Large-Scale Residential Development (LRD) Pre-Planning Submission at Fortfield Road, Terenure (the site). The proposed development is described as follows:
- 1.2 “The development will comprise a Large-Scale Residential Development (LRD) on a site at Fortfield Road, Terenure of 284 no. units delivering 19 no. houses and 265 no. apartments made up of studios; 1 beds; 2 beds; 3 beds; and 4 beds. The development will also provide community, cultural and arts space and a creche. Communal internal space for residents will also be delivered. Provision of car, cycle and motorbike parking will be provided throughout the development, including at basement and surface level. Vehicular/pedestrian/cyclist access from Fortfield Road. Proposed upgrade works to the surrounding road network is also included. All associated site development works, open space, services provision, ESB substations, plant areas, waste management areas, landscaping (both public and communal) and boundary treatments.”
- 1.3 This Social Infrastructure Audit (SIA) has regard to relevant policies and objectives of the Dublin City Development Plan 2022-2028 (DCDP) together with relevant regional and national planning policies that pertain to the delivery of social infrastructure.
- 1.4 This assessment and its methodology have been prepared in light of these documents to ascertain whether a sufficient social infrastructure exists in the local area to cater for the demand arising from the proposed development. It does so by establishing a study area for the assessment; providing a demographic review of the population, mapping and listing social infrastructure facilities within this area, and providing an assessment of the capacity of social infrastructure to support the existing and future population of the area.
- 1.5 The assessment is cognisant of comments made by Dublin City Council (DCC) and An Bord Pleanála (ABP) in their reports on the previous LRD planning application on the site (DCC reference LRD6004/22-S3 and ABP reference LH29S.314390).

¹ Turley, 4 Pembroke Street Upper, Dublin 2, D02 VN24

² 1 Celbridge West Land Limited, 27 Merrion Square, Dublin 2

2. Site Context

- 2.1 The site is c. 4.77 ha of land located in Terenure. This includes lands that are the subject of a separate planning application to South Dublin County Council as well as this application to Dublin City Council. It is located to the south of Greenlea Road, to the east of Fortfield Road and to the west and north of Terenure College. The application site is illustrated on Figure 2.1.

Figure 2.1: Site Location Plan



Source: Urban Agency

- 2.2 The site is located in Terenure, a suburb in the southern part of Dublin City. The site is surrounded by the established residential areas of Fortfield Road, Greenlea Road, Templeogue Road, and Lakelands Park. It is c. 1 km to the south-west of Terenure Village, which provides a range of services and facilities. Bus stops and cycle paths are available within 30 m to 650 m of the site along Fortfield Road, Templeogue Road and Terenure Road West. Services include Dublin Bus Routes 54A, 15, 17, 17D, 49, 65 and 65B, Bus Connects Route S4 and 74.

Source: Urban Agency

Table 3.1: Proposed Residential Mix

Unit Typologies	Occupancy	Units No.	Percentage
Studio Apartment	2-person	10	4%
1-bed Apartment	2-person	117	41%
2-bed Apartment	4-person	129	45%
3-bed Apartment	5-person	9	3%
4-bed House	7-person	19	7%
Total		284	100%

4. Planning History

4.1 Site Specific

- 4.1 The site has been the subject of an LRD planning application which was refused planning permission under the terms of DCC Reg. Ref. LRD6004/22-S3 and ABP Reg. Ref. LH29S.314390. This planning application proposed 385 no. residential units comprising 364 no. Build to Rent (BTR) Apartments (15 no. studios, 166 no. 1-bedroom apartments, 174 no. 2-bedroom apartments and 9 no. 3-bedroom apartments), 21 no. houses (5 no. 2-bedroom houses and 16 no. 4-bed houses) and associated development.

- 4.2 The LRD application was supported by a Social Infrastructure Audit. An extract from the DCC Planner's Report (pg. 24, 2022) provides the following assessment:

"The Community and Social Infrastructure Audit lists all existing community and social facilities existing in the area, including crèches, pre-schools, national and secondary schools, medical centres including dental and mental health services, pharmacy's, sports and recreation centres and leisure facilities along with credit unions, post offices, community centres, libraries, parish halls, churches and Garda centres and notes that there are 3 fire stations just outside the study area.

The study concludes that development is situated within an established residential use and the population increase will assist in shoring up the viability of public, social and community services which will continue to serve existing and future residents. It considers existing services will act as a focus for integrating future occupants into the community. It considers that the existing social infrastructure provision within close proximity is adequately serving the existing population and is not expected to be put under undue strain as a result of the proposed development.

Assessment: The Planning Authority has serious concerns that the report fails to provide any details on the existing and future capacity of existing or planned facilities and third parties have raised significant concerns that many of the existing services are at full capacity. The audit has also failed to identify whether there are any gaps in the provision of community and social infrastructure, focusing on what is available. Hence, it is the opinion of the planning authority that the applicant has failed to demonstrate that there is sufficient spare capacity in the existing and planned community and social infrastructure in the area to meet the needs of the new community."

4.2 Surrounding Area

- 4.3 Planning permission was granted by ABP (DCC Reg. Ref. LRD6018/22-S3 and ABP Reg. Ref. 316176) on 22nd September 2022 for an LRD Application providing 208 no. BTR apartments in 50% one-bedroom apartments (104 no.) and 50% two-bedroom apartments (104 no.) at Carlisle, Kimmage Road West, Terenure, Dublin 12. The ABP Inspector's Report (pg. 73, 2022) approving planning permission for the development concluded that:

"A 'Community & Social Infrastructure Audit' prepared by MCG Planning was submitted with the application. This outlines available childcare facilities, schools, community/ cultural facilities, healthcare facilities, sport/ recreation, and retail provision in the area. Generally, a radius of 1 km from the site is drawn and the number of facilities within this area is identified. Population levels within the area rose from 39,199 in 2011 to 40,430 in 2016. All age profiles rose except those 19 to 34, where a fall of 0.98% was recorded.

Overall, the area appears to be well served by social, education, community, and retail facilities. The surrounding area is a well-established urban setting and opportunities for infill development such as that proposed are somewhat limited...

Conclusion on 11.11: The proposed development is located in an area with a good range of services and facilities."

5. Planning Policy

- 5.1 For the purpose of this Social Infrastructure Audit, national, regional, and local planning policy relating to social infrastructure has been reviewed and is described in this section.

5.1 National Planning Framework

- 5.2 The Project Ireland 2040: National Planning Framework (NPF), is the overarching framework for the spatial development of Ireland to 2040 and beyond. Key to the NPF is the emphasis on sustainable and compact development within pre-existing urban areas and the provision of accessible services and facilities for all communities.

- 5.3 The NPF includes a number of overarching objectives related to social infrastructure, such as the 'National Strategic Outcome 10: Access to Quality Childcare, Education and Health Services' (NSO 10). This seeks to provide good accessibility to quality health services, childcare and education facilities to cater for existing demand and enable further compact growth in existing urban areas.

- 5.4 NSO 10 outlines that childcare, education and health systems resources and facilities need to be planned in order to meet the projected population growth of an additional one million people by 2040. For education, the following commitment is made:

“Provide additional investment in the schools sector to keep pace with demographic demand and to manage increasing building and site costs so that new and refurbished schools on well-located sites within or close to existing built-up areas, can meet demographic growth and the diverse needs of local populations.”

- 5.5 In Chapter 6 of the NPF, People, Homes, and Communities, 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”* are intrinsic to providing a high quality of life for existing and future communities. Chapter 6 includes a Hierarchy of Settlements and Related Infrastructure that indicates those services and facilities derived necessary within settlements of to serve their different sizes and populations (See Figure 4.1).

- 5.6 National Policy Objective 28 states the following:

“National Policy Objective 28 Plan for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services.”

- 5.7 National Policy Objective 33 states the following:

“National Policy Objective 33 seeks to “prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location”. The NPF together with the NDP “will better influence patterns of development and contribute to wider national objectives in areas such as

transport, climate action, water resource management, waste management, communications and energy network roll-out and social infrastructure development in areas such as health, education and community facilities.”

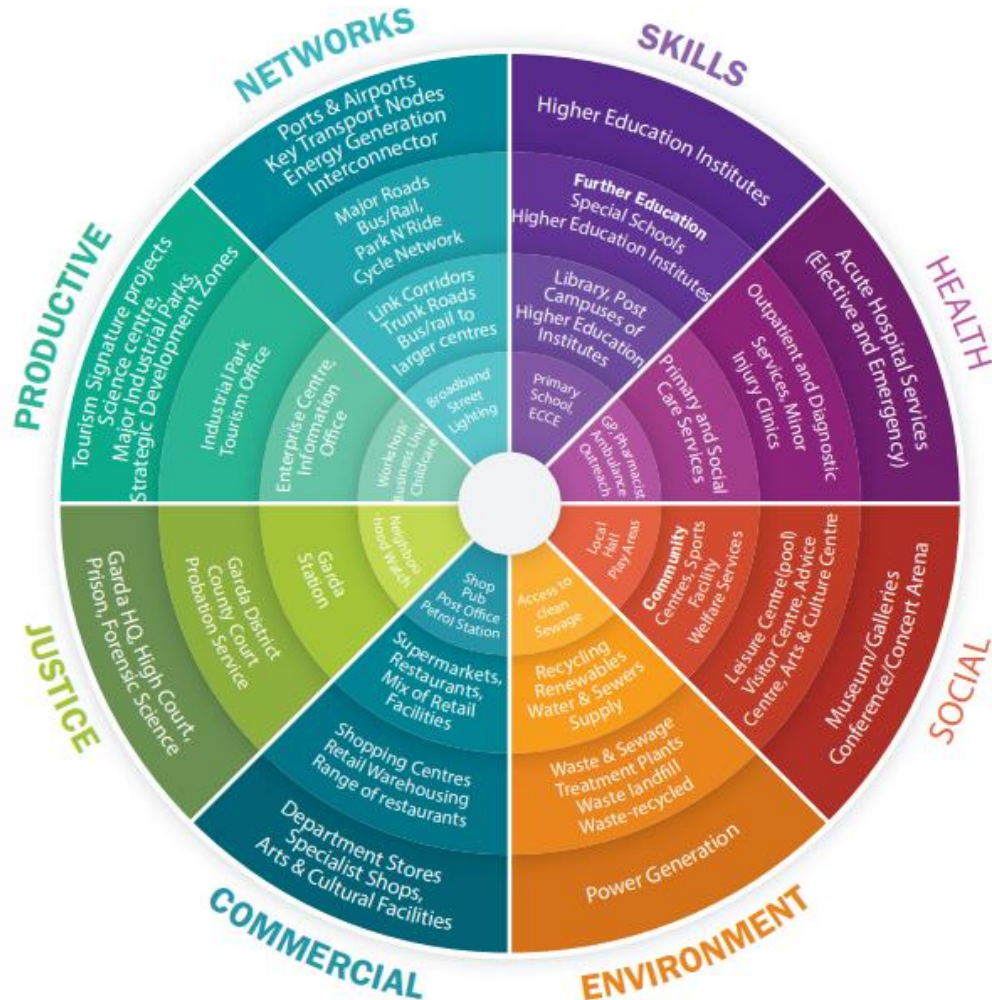


Figure 5.1: Hierarchy of Settlements and Related Infrastructure (NPF p. 83).

The NPF outlines broad national objectives for the delivery of social infrastructure across the country. The proposed development complies with National Policy Objectives 28 and 33 by providing compact growth in a central location with access to a significant level of social infrastructure. It meets the NPF requirements for the delivery of housing at appropriate locations within urban areas with a significant level of social infrastructure and other facilities available within walking distance of the proposed development.

5.2 Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region (EMRA) 2019-2031.

5.8 The Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031 (RSES) sets out a 12-year strategic development framework for the Eastern and

Midland Region. The RSES reflects its focus on the provision of accessible services and facilities for communities within the Eastern and Midland Region.

- 5.9 Section 9.1 of the RSES details that the availability of, and access to, services and facilities, inclusive of healthcare services, education facilities, and community/recreational facilities is key to creating healthier places. This is supported by Regional Policy Objectives 9.13 and 9.14 which call on Local Authorities to:

“RPO 9.13: Local authorities and relevant agencies shall ensure that new social infrastructure developments are accessible and inclusive for a range of users by adopting a universal design approach and provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives.”

“Objective 9.14: Support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve”.

- 5.10 In addition, the Metropolitan Area Strategic Plan for Dublin City (MASP) within the RSES, emphasises the need to provide accessible services and facilities and supports *“ongoing collaboration between regional stakeholders to ensure that social infrastructure such as education, health and community facilities are provided in tandem with the development of strategic development areas”.*

The proposed development meets the objectives of the RSES by providing large-scale housing development within an existing urban area supported by a range of social infrastructure within walking distance of the proposed development.

5.3 Childcare Guidelines for Planning Authorities (2001)

- 5.11 The Childcare Facilities: Guidelines for Planning Authorities (The Childcare Guidelines, 2001) generally recommend that one childcare facility is provided for every 75 dwellings proposed as part of new development (Paragraph 2.4). The policy confirms that this approach may not be appropriate for every development. Childcare provision may not be required where *“there are significant reasons to the contrary, for example, development consisting of single-bed apartments or where there are adequate childcare facilities in adjoining developments”* (Childcare Guidelines, 2001, pg. 5). In this context, the standard of a childcare facility per 75 dwellings is a guideline rather than an absolute requirement.

- 5.12 Appendix 2 of the Childcare Guidelines confirms that any modification to the indicative standard of one childcare facility per 75 dwellings should have regard to:

“The make-up of the proposed residential area, i.e. an estimate of the mix of community the housing area seeks to accommodate. (If an assumption is made that 50% approximately of the housing area will require childcare then in a new

The Childcare Assessment confirms the make-up of the proposed residential area, both existing and proposed as part of this development. The Childcare Guidelines (2001) standard of 20 no. space childcare facility per 75 no

<p><i>housing area of 75 dwellings, approximately 35 will need childcare. One facility providing a minimum of 20 childcare places is therefore considered to be a reasonable starting point on this assumption. Other assumptions may lead to an increase or decrease in this requirement.)</i></p>	<p>dwellings would result in a need for c76 no. childcare spaces to be provided as part of the development (284 dwellings / 75 dwellings * 20 childcare spaces).</p> <p>Having regard to Section 4.7 of the Sustainable Urban Housing Design Standards for New Apartments (2023) outlined below, the development primarily provides one and two-bedroom apartments (90% of the development, 284 no.) and the existing demographic context confirms that level of demand for childcare spaces is unlikely to be required.</p> <p>An accurate and realistic projection of future childcare demand is provided in Section 8 (Childcare Assessment) in light of the findings of Section 7 (Demographics).</p>
<p><i>The results of any childcare needs analysis carried out as part of a county childcare strategy or carried out as part of a local or action area plan or as part of the development plan in consultation with county childcare committees, which will have identified areas already well-served or alternatively, gap areas where there is under provision, will also contribute to refining the base figure.”</i></p>	<p>This Childcare Assessment which accompanies this Social Infrastructure Audit has been devised using existing published material outlined in Section 6 (Methodology). The Dublin City Childcare Forum will also be consulted in due course and before a formal planning application for the proposed development is lodged.</p>

5.4 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

- 5.13 The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) outline the key principles that should be considered in new residential developments. The Guidelines recognise the importance of social infrastructure in supporting quality of life standards and that new development should have regard to social infrastructural needs of the community and the existing provision of same.

- 5.14 The Guidelines confirm that a local assessment of the need should be provided to confirm social infrastructure provision in the area. The Guidelines additionally outline that an assessment of existing schools within the vicinity of the subject site to cater for such demand should accompany applications for substantial residential development (200+ no. units). Furthermore, they detail that the provision of health and community facilities should be determined according to the particular circumstances of the area.

The proposed development meets the Guidelines by providing a social infrastructure Audit, a childcare assessment, and a cultural infrastructure audit, which all detail the provision of social facilities within the area.

5.5 Sustainable Urban Housing: Design Standards for New Apartments (2023)

- 5.15 The Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (The Apartment Guidelines, 2023) include specific provisions in respect of childcare. Section 4.7 states (our emphasis):

“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.”

The majority of the proposed development (90%) comprises 1-bedroom apartments (studios, 10 no. and, 1-bedroom apartments, 117 no.) and 2-bedroom apartments (129 no.). In light of the Apartment Guidelines, the assessment of need has been carried out on the basis of:

1. The omission of one-bed apartments;
2. The omission of 50% of the two-bed apartments on the basis that some, but certainly not all, may support families, including children.

The attached Childcare Assessment has found that the need for childcare spaces generated by the proposed development is low, and capacity exists in the study area to meet the needs arising. As a result, there is no identified need to deliver a childcare facility as part of the development. Notwithstanding this, a childcare facility is provided as part of the development in full compliance with relevant planning policy.

5.6 Dublin City Development Plan 2022-2028

5.16 The Dublin City Development Plan 2022-2028 (DCDP) was adopted at a Special Council meeting on November 2, 2022, and came into effect on December 14, 2022.

5.17 Social Infrastructure is defined within the DCDP as follows:

“Social infrastructure includes all community infrastructure. The physical infrastructure necessary for successful communities, i.e. community infrastructure such as schools, libraries, community centres, cultural spaces, health centres, facilities for the elderly and persons with disabilities, childcare facilities, parks, and other facilities and spaces for play and recreational activity.”

5.18 Chapter 5.5.8 of the DCDP is dedicated to Social and Community Infrastructure. It notes that facilities like schools, health centres, childcare facilities, libraries, recreation, sports, cultural facilities, and playgrounds can function as focal points within neighbourhoods, and provide much-needed venues for social activities and events.

5.19 Chapter 15 of the DCDP relates to ‘Development Standards’. Section 15.8.2 of this chapter sets out 3 specific criteria which must be addressed in a Social & Community Infrastructure Audit.

<p>“A community and social audit should address the following:</p> <p><i>Identify the existing community and social provision in the surrounding area covering a 750 m radius”</i></p>	<p>The Social Infrastructure Audit provides a demographic profile (Section 7: Demographics) and assesses existing social infrastructure within a 750 m radius (Section 8: Social Infrastructure). To align with the approach to the Childcare Assessment (DCDP Section 15.8.4), facilities are also considered within a 1 km radius of the site and facilities within 2km accessible by sustainable means are also provided for further context</p>
<p><i>“Assess the overall need in terms of necessity, deficiency, and opportunities to share/enhance existing facilities based on current and proposed population projections.”</i></p>	<p>Section 7 (Demographics) confirms the current and projected population of the area. Section 8 (Social Infrastructure Assessment) then assesses the existing provision of social and community infrastructure in the area, including opportunities and deficiencies.</p>
<p><i>“Justify the inclusion or exclusion of a community facility as part of the proposed development having regard to the findings of the audit.”</i></p>	<p>Section 8 (Social Infrastructure Assessment) concludes that a community facility is not required to be provided as part of the proposed development .</p>

- 5.20 DCDP Table 15-1: Thresholds for Planning Applications provides further guidance on what should be included in an SIA. This table refers to the inclusion of *“School’s, Crèche’s, Community Centre, Places of Worship, Public Parks, Library’s or any publicly accessible state-owned building.”*
- 5.21 Section 15.8.3 confirms that *“In accordance with the requirements for social and community audit, planning applications for over 50 dwellings shall be accompanied by a report identifying the demand for school places likely to be generated and the capacity of existing schools in the vicinity to cater for such demand.”* This Social Infrastructure Audit meets this requirement.

Social Infrastructure

- 5.22 The following policies from the DCDP apply to social infrastructure:

“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.”

“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.”

Policy QHSN48 is addressed in this Social Infrastructure Audit which assesses all facilities and infrastructure within the vicinity of the site and assesses whether a need exists to provide additional facilities- the conclusion is that there is no need. Policy QHSN47 does not apply to the development proposal as a result.

Health

- 5.23 While the DCDP recognises the provision of healthcare is the prerogative of the Health Service Executive (HSE), the local authority is committed to supporting the provision of public and private healthcare facilities, together with community support services, on suitably located and zoned lands in easily accessible locations throughout the city. The following policy relates to healthcare provision.

“QHSN52 Sláintecare Plan To support the Health Service Executive and other statutory, voluntary, private agencies and community based services in the provision of appropriate healthcare facilities - including the system of hospital care and the provision of community-based primary care facilities, mental health, drug and alcohol services and wellbeing facilities including Men’s Sheds - and to encourage the integration of healthcare facilities in accessible locations within new and existing communities in accordance with the government Sláintecare Plan.”

Conclusion on Health Policies in DCDP

The Social Infrastructure Audit complies with the relevant policy (QHSN52) by providing residential development in an area which is well-served by health infrastructure (see Section 8 of this report). This assessment concludes that there is no need to provide healthcare facilities as part of the proposed development.

Childcare

5.24 Section 15.8.4 states the following in relation to childcare assessment:

“As part of the community and social audit, an assessment of the childcare facilities in the surrounding 1km radius of the proposed should be included. The analysis should have regard to:

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

5.25 The following objective relates to childcare facilities in Dublin City:

“QHSN55 Childcare Facilities To facilitate the provision of appropriately designed and sized fit-for-purpose affordable childcare facilities as an integral part of proposals for new residential and mixed-use developments, subject to an analysis of demographic and geographic need undertaken by the applicant in consultation with the Dublin City Council Childcare Committee, in order to ensure that their provision and location is in keeping with areas of population and employment growth.”

The Social Infrastructure Audit complies with Section 15.8.4 and Policy QHSN55, by assessing childcare facilities within the study area (see Section 8 of this report). This application is supported by a Childcare Assessment Report submitted under separate cover, which assesses the likely impact the proposed development on existing childcare capacity in the study area.

Education

- 5.26 In terms of schools and education, the DCDP acknowledges that school and education facilities are critical to new and existing neighbourhoods across Dublin City. It notes that the strategic planning of, and investment in, the provision of education and training is central to delivering sustainable and inclusive communities. The following policies and objectives relate to school and 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.”

“QHSN017 Assess Need for New or Expanded Educational Facilities (i) To continue to work with the Department of Education and Skills on the educational needs of the city through a Joint Working Group in order to assess the need for new or expanded educational facilities and to progress school projects in line with population growth in locations served by public transport and walking / cycling networks. (ii) To work with the Department of Further and Higher Education and the City of Dublin Education and Training Board in relation to the identification of suitable sites for new and extended education facilities.”

Policies QHSN52 and QHSN017 relate to the direct provision of educational facilities which are not proposed as part of the development. This Social Infrastructure Audit assesses existing educational provision within the 750m study area and wider areas in 1km and 2km radii. It also assesses educational provision that is planned to be delivered by the Department of Education. It concludes that on site educational provision is not required to support the development in the context of existing and planned provision described in Section 8 (Social Infrastructure Audit) in line with the requirements of Policy QHSN52 and QHSN017.

Community

- 5.27 Chapter 5 of the DCDP recognises that a diverse array of community facilities and infrastructure is essential to support sustainable neighbourhoods and communities across the Dublin City area. This includes spaces for cultural recreation as well as other community facilities such as libraries.
- 5.28 Chapter 12, dedicated to culture, also notes that Dublin City has several successful community arts and culture centres that provide a wide range of facilities including venues, rehearsal, and exhibition spaces. These matters are considered in the Cultural Impact Assessment which accompanies this Social Infrastructure Audit.
- 5.29 The following objectives relate to community provision:

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

“QHSN59 City’s Library Service To continue to develop and improve the city’s library service to meet the needs of local communities by supporting the implementation of the Libraries Unlimited: A Strategic Direction for Dublin City Libraries 2019-2023.”

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

“CUO25 SDRAs and large Scale Developments All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need. *Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector.”*

“CUO45 Buildings within Communities for Arts and Cultural Spaces To seek to acquire buildings of merit within communities that can become important arts and cultural spaces; and give a new purpose to local buildings with heritage value and to promote the expansion of cultural uses within existing spaces, particularly within buildings in public ownership.”

“CUO46 Inclusivity To support greater inclusivity as part of the cultural experience and to support adaptation to existing facilities to address existing shortcomings. To support initiatives and investments in arts and cultural spaces that aim to promote increased cultural engagement for minority groups, people with disabilities, young people, socially excluded, members of the Travelling community and LGBTQ+ community members.”

“CUO47 Accessibility To encourage people of all abilities and ages including wheelchair users to take part fully in the city’s culture as consumers, creators, artists and workers by supporting a high standard of accessibility in new and existing cultural assets.”

“CUO48 Multilingualism Community Infrastructure To promote the development and provision of multilingualism community infrastructure across the city and to provide for the needs of groups promoting multilingualism within communities.”

As cultural/ community facilities are proposed as part of the development, this Social Infrastructure Audit complies with Policies QHSN58, QHSN59, QHSN60, CUO45, CUO46, CUO47, CUO48 by assessing the Credit Unions, Post Offices, Community Centres, Youth Centres and Libraries within the study area (see Section 8 of this report) The new residential development will support existing community facilities in the area and provide a diverse population increase to support community facilities at all levels. This application is supported by a Cultural Impact Assessment which assesses cultural need and provision.

Sports and Recreation

5.30 The DCDP seeks to renew and develop sport and recreation facilities throughout the city and support community and private organisations in providing these facilities.

5.31 The following policies in the DCDP relate to the provision of sporting facilities:

“GI46 To Improve and Upgrade/ Provide Access to Sports / Recreational Facilities To improve and upgrade existing sports/recreational facilities in the city and to ensure the availability of and equal access to a range of recreational facilities to the general population of all ages and groups (including women/girls and minority sports) at locations throughout the city, including housing complexes. In areas where a deficiency exists, Dublin City Council will work with the providers of such facilities, including schools, institutions, and private operators, to ensure access to the local population.”

“GI49 Protection of Existing and Established Sport and Recreational Facilities To protect existing and established sport and recreation facilities, including pitches, unless there is clear evidence that there is no long-term need for the facility; unless the loss would be replaced by equivalent or better provision in terms of quantity or quality in an accessible and suitable location; or the development is for alternative sports and recreational provision, or required to meet other open space deficiencies, the benefits of which would clearly outweigh the loss of the former or current use.”

The proposed development complies with Policies GI46 and GI49 through the strong provision of sports and recreational facilities within the area associated with Terenure College. The site benefits greatly from its proximity to Terenure College, Bushy Park, Terenure Sports Club, as well as other sport and recreational facilities which cater to a range of ages, abilities, and activities.

Faith

5.32 In Chapter 5 of the DCDP, DCC recognises the need to cater for a range of religious facilities as an important component of community infrastructure. The following policies relate to places of worship and remembrance:

“QHSN56 Places of Worship and Multi-faith Facilities To support and facilitate the development of places of worship and multi-faith facilities at suitable locations within the city and to liaise and work with all stakeholders where buildings are no longer

required to find suitable, appropriate new uses and to retain existing community facilities where feasible. To ensure that new regeneration areas respond to the need for the provision of new faith facilities as part of their masterplans/Local Area Plans/SDZs where such need is identified.”

“QHSN57 Burial Grounds To facilitate the development of new or extended burial grounds, including green cemeteries, eco-burial grounds, crematoria, and columbarium walls having consideration for the burial preferences of multi-faith and non-religious communities, at suitable locations in the city, subject to appropriate safeguards with regard to minimising environmental impacts.”

The Social Infrastructure Audit complies Policy QHSN56 and QHSN57 by assessing places of worship within the study area (see Section 8 of this report) demonstrating that these facilities are available within sustainable walking distance of the proposed development. There is no identified need to provide such facilities as part of the development.

6. Methodology

6.1 Social Infrastructure

- 6.1 Social infrastructure includes a wide range of services and facilities that contribute to quality of life of an area. These services and facilities remain a key part of the fabric of an area, not just in terms of wellbeing, but also in terms of sense of place and a part of the local identity. Social infrastructure is defined by the DCDP as follows:

“Social infrastructure includes all community infrastructure. The physical infrastructure necessary for successful communities, i.e. community infrastructure such as schools, libraries, community centres, cultural spaces, health centres, facilities for the elderly and persons with disabilities, childcare facilities, parks, and other facilities and spaces for play and recreational activity”.

- 6.2 In line with the DCDP definition of social infrastructure, social infrastructure services and facilities are identified for the purposes of this Social Infrastructure Assessment as follows:

- **Health** – Hospitals, Medical Centres, Dental Practices, Counselling/Therapy Services, Physiotherapy Services, Pharmacies and Nursing Homes.
- **Childcare** – Crèches, Montessori Pre-Schools, Naíonraí, Playgroups and Pre-Schools.
- **Education** – Primary Schools, Post-Primary Schools, and Further Education Institutes.
- **Community** – Credit Unions, Post Offices, Community Centres, Youth Centres and Libraries.
- **Sports and Recreation** – Gyms, Sports Clubs and Parks.
- **Faith** – Places of Worship.
- **Emergency** – Fire Stations and Garda Stations

6.2 Study Area

- 6.3 The Study Area for this Social Infrastructure Audit is a 750 m radius of the site to include the Demographic Profile (see Section 7: Demographics) and existing facilities (see Section 8: Social Infrastructure Audit), as required by the DCDP Section 15.8.2 (Social Infrastructure). To align with the Childcare Assessment (DCDP Section 15.8.4), facilities within a 1 km radius are also considered. Where accessible by sustainable means (walk, bus, and cycle), social infrastructure facilities within 2 km radius are also shown within the audit for context.

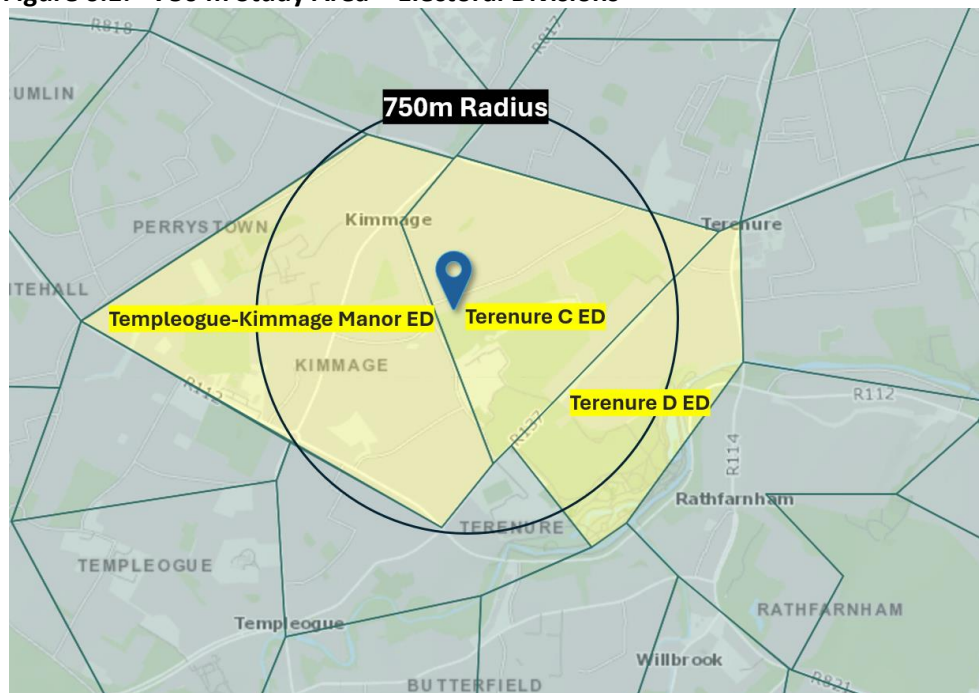
- 6.4 The following approach to the Social Infrastructure Audit has been adopted:

- The existing and emerging demographic profile of the study area has been confirmed, including the existing demand for social infrastructure childcare spaces, educational facilities, and medical facilities. This is provided in Section 7 (Demographics);
- The existing supply of social infrastructure facilities, in particular demand for childcare spaces, educational facilities and medical centres is provided in Section 8 (Social Infrastructure Assessment).

6.5 Section 7 (Demographics) analyses the demographics profile of the 750 m Study Area, in terms of the population in terms of the population and age profile of 3 no. Electoral Divisions (EDs). EDs have been selected where 50% of the ED falls within the 750m study area as depicted on Figure 6.1. The names of the relevant EDs are as listed below. It should be noted that a 1 km demographic profile is provided by the Childcare Assessment which accompanies this Social Infrastructure Audit.

- Terenure C (including the subject site)
- Terenure D
- Templeogue - Kimmage Manor ED

Figure 6.1: 750 m Study Area – Electoral Divisions



Source: Central Statistics Office, CSO, Census 2022.

6.6 Section 8 (Social Infrastructure Assessment) confirms the health, childcare, education, community, sports and recreation, faith, and emergency facilities within 750 m of the development as required by DCDP Section 15.8.2. Locations of facilities have been confirmed using a range of sources such as Google Maps, HSE website, TUSLA data, the Department of Education website, and the Pobal website.

7. Demographics

7.1 Population

- 7.1 The subject site falls within the Electoral Division (ED) of Terenure C. The subject ED has a population of 1,881 persons according to Census 2022. The 750 m study area includes 3 no. EDs, that is Terenure C ED, Terenure D ED, and Templeogue-Kimmage Manor ED. This study area has a combined population of 7,592 persons. Population growth within the ED was significantly below the Study Area, Dublin City in the State from 2011 to 2022. The subject ED saw only 0.1% population growth over the period (2011 to 2022), relative to the Study Area (4.1%), the State (12.2%) and Dublin City (12.3%), with recorded rate growth being -12.2% less than Dublin City. That said, Study Area growth rates were also low, 4.1% below Dublin City.

Table 7.1: Population at ED, Study Area, DCC and National Levels

Area	2011 Census	2016 Census	2022 Census	% Change 2011-22
Subject ED (Terenure C)	1,880	1,854	1,881	+0.1%
750 m Study Area (3 no. EDs)	7,296	7,502	7,592	+4.1%
Dublin City Council	527,612	554,554	592,713	+12.3%
Ireland	4,588,252	4,761,865	5,149,139	+12.2%

Source: CSO, 2022.

Age Profile

- 7.2 Tables 7.2 and 7.3 below describe the area's age profile according to Census 2016 and Census 2022. At Census 2022, 4% of the subject ED comprised pre-school-age children (0 and 4 years), a 1% reduction from 2016 Census figures. This pre-school-age population is lower than the Study Area (5%), Dublin City (5%), and national (6%) figures, all of which provide a greater proportion of pre-school children by a factor of 1-2%. This factor has been consistent since Census 2016.
- 7.3 20% of the Terenure C ED falls within the school-going age group (5-19 years), again representing a 1% reduction on the 2016 Census. These figures are in line with the state (20%) but higher than the study area (19%, +1%) and Dublin City (15%, +5%).
- 7.4 The ED includes a greater proportion of people who are 65 years and above (22%) which is 9% higher than levels Dublin City (13%). This was similarly reflected in the previous census in 2016, where older adults in Terenure ED made up 26% of the population compared to 13% across Dublin City Council. Within the subject ED, Adults (25-64 years) account for 47% of the area, which is below the Study Area (50%), State

(53%) and Dublin City (59%) levels. Despite this, the proportion of 25-64 year olds across Terenure ED has increased since the 2016 census by 5%.

Table 7.2: Age Profile 2016 Census

Age Cohort	Terenure C Subject ED	750 m Study Area (3 no. EDs)	Dublin City Council	Ireland
Preschool (0-4 years)	84 (5%)	427 (6%)	30,683 (6%)	331,515 (7%)
Primary and Secondary Schools (5-19 years)	387 (21%)	1,435 (19%)	81,311 (15%)	977,853 (21%)
Young adults (20-24 years)	124 (7%)	464 (6%)	44,484 (8%)	273,636 (6%)
Adults (25-64 years)	784 (42%)	3,874 (52%)	325,721 (59%)	2,541,294 (53%)
Older adults (65+ years)	475 (25%)	1,302 (17%)	72,355 (12%)	637,567 (13%)
Total	1,854	7,502	554,554	4,761,865

Source: CSO, 2016 (Figures may not add due to rounding).

Table 7.3: Age Profile 2022 Census

Age Cohort	Subject ED (Terenure C)	750 m Study Area (3 no. EDs)	Dublin City Council	Ireland
Preschool (0-4 years)	71 (4%)	382 (5.0%)	28,946 (5%)	295,415 (6%)
Primary and Secondary Schools (5-19 years)	385 (20%)	1,479 (19.5%)	89,926 (15%)	1,054,500 (20%)
Young adults (20-24 years)	124 (7%)	472 (6.2%)	45,907 (8%)	307,143 (6%)
Adults (25-64 years)	882 (47%)	3,802 (50.1%)	348,566 (59%)	2,715,766 (53%)
Older adults (65+ years)	419 (22%)	1,457 (19.2%)	79,368 (13%)	776,315 (15%)
Total	1,881	7,592	592,713	5,149,139

Source: CSO, 2022 (Figures may not add due to rounding).

Population Trends

- 7.5 Live births continue to fall significantly across Ireland, with a 20% decrease in live births across the State from 2012 to 2022. These figures are also reflected in Dublin City which saw a 31.2% reduction in births since 2012. According to the Vital Statistics Yearly Summary (CSO 2022, published May 2023):

“There were 57,540 births registered in 2022, 29,400 male births and 28,140 female births, a decrease of 903 on 2021. The 2022 total is 20% lower than in 2012 when 72,225 births were registered.”

- 7.6 Consequently, the number of children per family has reduced across the country. Census 2022 saw a 26% fall in the average number of children per family since 1996, with the national average standing at 1.33 children per family. Census 2022 confirmed that Dublin City has a lower number of children per family than the national figures at 1.11. The Kimmage-Rathmines Electoral Area, which includes the site, has a lower figure again at 1.06 children per family. According to the Census of Population 2022 Profile 3 - Households, Families and Childcare (CSO, 2022):

“26% fall in the average number of children per family recorded in Census 2022 compared with 1996. The number of families with no children increased by 11% in 2022 compared with 2016 and by 14% compared with 2011. In contrast, the number of families with four or more children decreased by 7% in the six years to 2022 and by 10% since Census 2011.”

Table 7.4: Children Per Family

Kimmage-Rathmines Electoral Area	Dublin City Council	Ireland
1.06	1.1	1.33

Source: CSO, 2022

- 7.7 While the number of children per family fell, the average household size remained relatively constant across the state, standing 2.74 in Census 2022, a minor decrease on 2016 figures (2.75). For Dublin City, the household size was 2.48 in the 2022 Census, with no change since 2016, potentially reflecting the impact of supply-side delivery constraints on household formation.

Population: Development and study area

- 7.8 The population of the proposed development and study area is set out in Table 7.5: Population – Development and Study Area as refined in the section that follows in Section 8.
- 7.9 Based on the average household size in Dublin City of 2.48 persons per household (CSO, 2022), the estimated population of the development would be 704 persons (284 persons x 2.48 average household size = 704 persons). Based on the preschool age cohort of the study area from Census 2022, 5% of this population would fall within this age group, meaning that the development would generate 35 no. children, taken in its entirety.

Table 7.5: Projected Population Site and Study Area

Age	Development Population	750 m Study Area Population 2022	750 m Study Area Age profile 2022
0-4 years	35	382	5.0%
5-9 years	44	473	6.2%
10-14 years	50	538	7.1%
15-19 years ³	44	468	6.2%
Young adults (20-24 years)	44	472	6.2%
Adults (25-64 years)	353	3,802	50.1%
Older adults (65+ years)	135	1,457	19.2%
Total	705	7,592	100%

Source: CSO, 2022 (Figures may not add due to rounding).

³ It should be noted that Census 2022 data is provided in age cohorts of 5-9 years, 10-14 years, and 15-19 years. For the purposes of this calculation, the 10–14-year age cohort has been halved and distributed evenly between primary school (5-12 years) and secondary school (15-19 years) levels.

8. Social Infrastructure Assessment

- 8.1 The proposed development is located within a historical urban setting and is within walking distance of several well-established suburbs/villages across the south Dublin area. The subject site is within 1.3km (17 minute walk) of Terenure village centre (Bank of Ireland Terenure Branch), 1.9km (26 minute walk) of Kimmage village centre (Sundrive Shopping Centre), 2.1km (39 minute walk) from Crumlin village centre (Ashleaf Shopping Centre), 2.1km (29 minute walk) from Rathfarnham village centre (AIB Bank Branch), 2.1km (29 minute walk) from Rathgar village centre (Christ Church Rathgar), and 2.7km (39 minute walk) from Harold's Cross village centre (Harolds Cross Park),
- 8.2 Each of these suburbs has its own unique identity, and plays host to a raft of different shops, restaurants, cafes, amenities, and facilities which contributes towards and enriches the social and cultural offering of the area.

8.3 The baseline study has identified 10 no. health care services within the 750 m study area, comprising 3 no. GP Medical Centres (with 4 no. practicing doctors); 3 no. pharmacies; 3 no. dentist practices (with 7 no. practising dentists), and one nursing home. The 1 km site radius provides a total of 34 no. health care services comprising a total of 7 no. GP Medical Centres (including 27 no. doctors); 12 no. pharmacies; 10 no. dentists (including 31 no. practicing dentists); 2 no. nursing homes and 3 no. therapists. The location of each of these facilities is identified on Figure 8.1 and in the inventory of facility provided in Appendix 1.



8.4 Figure 8.1 and Appendix 1 demonstrate that there is a high level of existing GPs, medical centres, pharmacies, dentists, nursing homes and mental health providers both within 750m area and 1km area, to support the population of the development in different life stages. Within 750m, there are 3 no. GP Medical Centres (with 4 no. practicing doctors) and 3 no. dentist practices (including 7 no. practising dentists). Within 1km, there are 7 no. GP Medical Centres (including 2 no. practicing doctors) and 10 no. dentist practices (including 31 no. practicing dentists). This is deemed more than sufficient to serve the 705 people generated by the development.

8.5 As a consequence, no requirement has been identified for healthcare facilities to be provided as part of the development, via a standalone facility or otherwise.

8.2 Childcare Facilities

- 8.6 A total of 11 no. TUSLA-registered childcare facilities were identified within the 1 km radius of the Study Area during the baseline survey, providing a total of 550 childcare spaces. Of the 11 facilities, 9 responded to the telephone survey detailed in the Childcare Assessment which accompanies this Social Infrastructure Audit, providing a robust 82% response rate. This confirmed an available capacity of 8 no. childcare spaces. The location these facilities is identified on Figure 8.2 and in the inventory provided in Appendix 1.

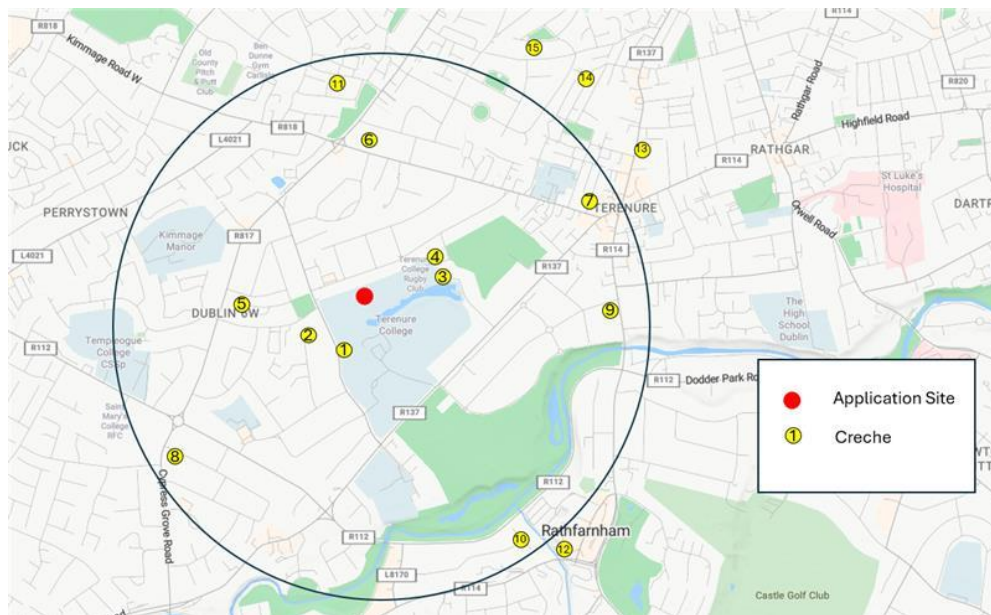


Figure 8.2: Map of childcare facilities

- 8.7 The demand for childcare arising from this development is considered to be very low, comprising a demand for 4 to 6 no. childcare spaces⁴ in accordance with the Childcare Guidelines (2001) and the Apartment Guidelines (2023). As required by the DCDP, childcare facilities within a 1 km study area have been reviewed and confirmed by telephone survey at a robust response rate of 82%. This survey confirms that there are 11 no. childcare facilities operating within 1 km of the subject site providing 550 no. childcare spaces and a vacancy rate of 8 no. children.
- 8.8 As a consequence, no childcare provision is required to be delivered as part of the development via a standalone facility or otherwise.
- 8.9 Notwithstanding this, a childcare facility is proposed as part of the application and therefore complies with planning policy at all levels.

⁴ Please refer to the Childcare Assessment detailed calculation.

8.3 Educational Facilities

- 8.10 In total, 2 no. primary schools providing 1,020 spaces, and 3 no. secondary schools providing 2,043 no. spaces exist within the 750 m study area. An additional 2 no. education facilities were identified within 1 km (1 no. primary school and 1 no. secondary school). Within the wider 2 km context, a total of 18 no. schools have been identified providing a total of 10 primary schools / 3,623 no. primary school spaces and 8 secondary schools / 4,668 no secondary school spaces. The location of these assets is identified on Figure 8.3 and in the inventory in Appendix 1.

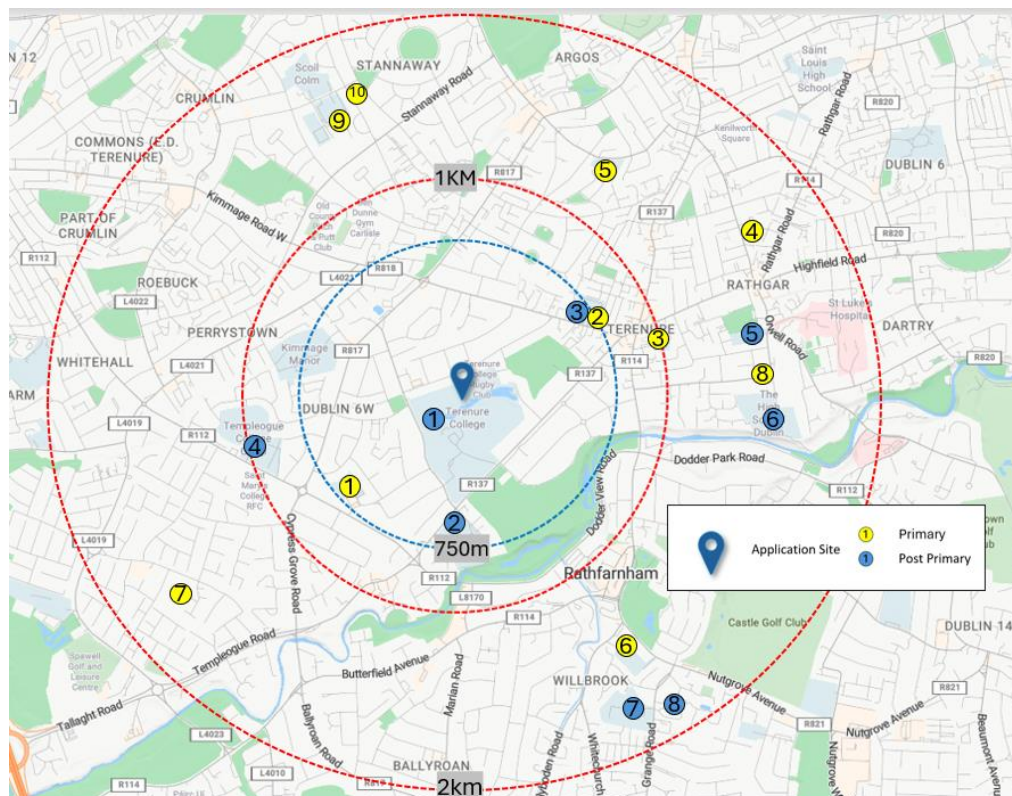


Figure 8.3: Map of Education Facilities

- 8.11 Regarding the demand for primary school places generated by the development, the proposed development is primarily made up of studio, 1 and 2-bedroom apartments with only 9 no. 3 bed apartments and 19 no. houses and is unlikely to yield a large number of people under 19 years of age.
- 8.12 The 'Projection of full-time enrolment, Primary and Second Level 2021-2040' report published by the Department of Education in November 2021 reports the latest set of projections for enrolment at primary and post-primary education levels. At primary level, the report predicts that enrolment is projected to fall over the coming years under all modelled scenarios until 2033. At post -primary level, all predictive enrolment models show that levels of enrolment are expected to rise in the short term, until 2024, after which they will begin to decline.
- 8.13 Table 7.5 confirms that the population of the development likely to be occupied by school-going children is c. 138 no children (69 no. primary school children (ages 5-12

years and 69 secondary school children (ages 13-19))⁵. As confirmed by the Childcare Guidelines (2001) and the Apartment Guidelines (2023), not all properties will accommodate children, so this projection is unlikely to be accurate. Removing 1-bedroom apartments from the projection would result in 76 no. school-going children being generated by the development (38 no. 5-12 and 38 no. 13-19). Further, acknowledging that some but not all 2-bedroom apartments will be accommodated by children would remove 50% of the two-bedroom units from the calculation, which results in 44 no. children being generated between the ages of 5-19 (22 no. 5-12 years and 22 no. aged 13-19 years) by the proposed development. By any measure, the school-going population likely to be generated by the development is low.

Table 8.1: Estimated Demand for School Places

	All Units	Without 1-bed apartments	Without 1-bed and 50% 2-bedroom apartments
Number of units	284 units	157 units	93 units
Population (2.48 persons per household)	705 persons	389 persons	231 persons
Primary school population (5-12 years)	69 children	38 children	22 children
Secondary School population (13-19 years)	69 children	38 children	22 children
Preschool population (0-4-year-old)	35 children	19 children	12 children
Total requiring childcare (29% take-up rate)	10 places	6 places	4 places

Figures from this table devised from Table 7.5.

- 8.14 The demand for childcare arising from this development is, therefore, considered to be very low, comprising a demand for 4 to 6 no. school spaces in accordance with the Childcare Guidelines (2001) and the Apartment Guidelines (2023). The 750 m study area includes 2 no. primary schools providing 1,020 spaces, and 3 no. secondary schools providing 2,043 no. spaces exist which is more than sufficient to meet the limited needs arising from the development. The likely school-going age population generated by the development would represent 1-4% of the local primary and secondary school catchment when considered at 750m from the site or 0.5-1% when considered up to 2km. When compared to the quantity of school spaces in schools within 750m or 2km of the proposed development, it is unlikely to have a significant impact on capacity in the area.

⁵ It should be noted that Census 2022 data is provided in age cohorts of 5-9 years, 10-14 years and 15-19 years. For the purposes of this calculation, the 10-14 year age cohort has been halved and distributed evenly between primary school (5-12 years) and secondary school (13-19 years) levels.

- 8.15 It should be noted that in addition a comprehensive school-building programme is proposed by the Department of Education. The 'Current Status of Large-Scale Projects Being Delivered Under the School Building Programme' (Department of Education, 2023) confirms that projects in close proximity of the site include:
- Plans for the expansion of the Gaelcholaiste an Phiarsaigh in Rathfarnham, which is within walking distance of the site, are at the 'detailed design' stage (2.0km away from subject site, accessible by the No. 74 Dublin Bus). Plans include the construction of a new 787sq.m replacement four-storey glazed circulation extension linking the existing 1725 Georgian House and 1890s St Anne's buildings. This will ensure the efficient functionality of Gaelcholáiste an Phiarsaigh and increase its future capacity to 500 pupils,
 - A new primary school (Loreto Primary School) in Rathfarnham is at detailed design stage (3.1km away from subject site, accessible by the Nos. 15/16 Dublin Buses).
 - The state is currently in the 'Site Acquisition Process' stage for a St Michaels House Special Primary School in Rathgar (site location not yet confirmed).
 - Plans for the Islamic National School at Clonskeagh is at 'project brief' stage (5.6km away from subject site, accessible by the No. S4 Dublin Bus service).
- 8.16 Regarding third-level education institutions, the site is well connected via bus and active travel routes to campuses across the Dublin area, such as University College Dublin, Technological University Dublin Tallaght Campus, Trinity College Dublin, and others.
- 8.17 On this basis, no need for on-site educational facilities has been identified to support the development.

8.4 Community

- 8.18 Figure 8.4 identifies that a total of 6 no. community facilities within the 750 m study area (1 credit union, 3 post offices and 2 libraries). A total of 9 no. community facilities are available within 1 km of the site (1 no. credit unions, 4 no. post offices, 2 no. community/youth centres and 2 no. libraries). The location of these facilities is identified on Figure 8.4 and in the inventory in Appendix 1.

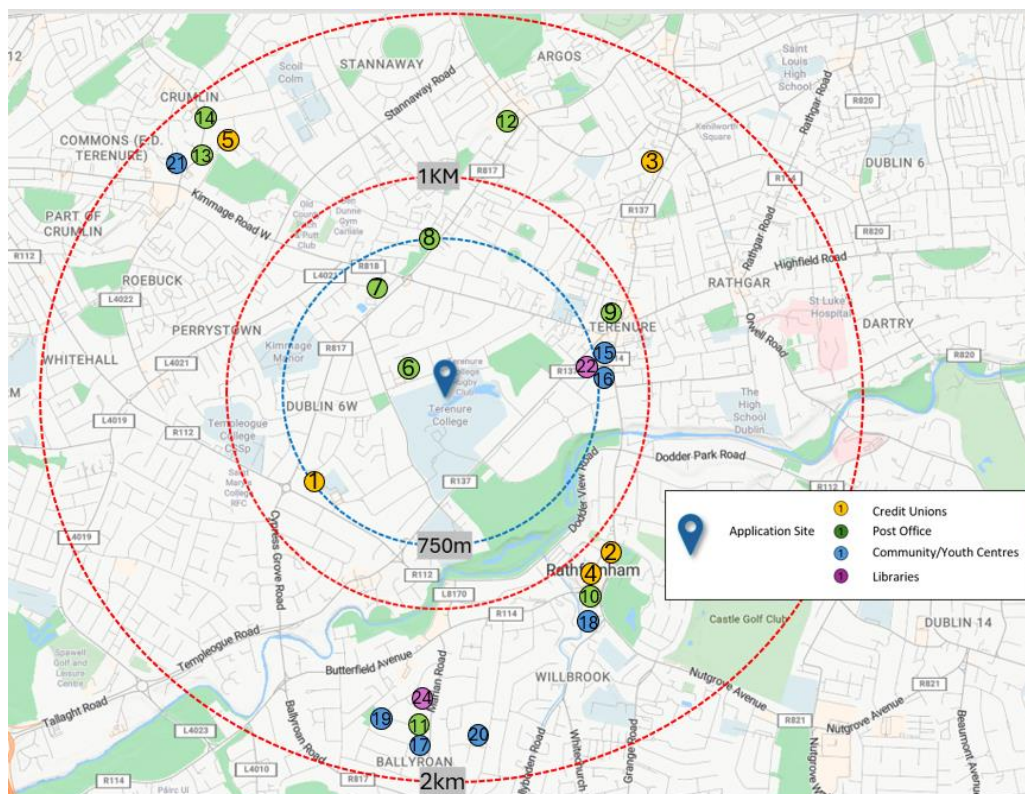


Figure 8.4: Map of Community Facilities.

- 8.19 The community facility assessment confirms that the development would be supported by a significant level of community facilities within the existing area, akin to its central location in Dublin City. The new population arising from the proposed development (732 people) will add to the viability of the community facilities by adding to their patronage and the variety of people availing of their community services.
- 8.20 The Dublin City Council Section 48 Development Contributions Scheme includes Terenure Library as one of the facilities benefiting from contributions from new development. The development would support this facility via development contributions, upon the grant of planning permission. This would include contributions arising from the proposed development that is the subject of this Social Infrastructure Audit.
- 8.21 On this basis, there is no identified requirement for a community facility to be provided as part of the development.

8.22 Notwithstanding this, community and arts facilities are proposed as part of the application and therefore complies with planning policy at all levels.

8.5 Sports and Recreation

- 8.23 The study area includes 15 no. sports and recreational services within 750 m (3 no gyms, 11 no. sports clubs, 1 no. park). Within 1 km, there is a total of 26 no. sports and recreational facilities (10 no. gyms, 14 no. sports clubs and 2 no. parks). The location of these facilities is identified on Figure 8.5 and in the inventory is provided in Appendix 1

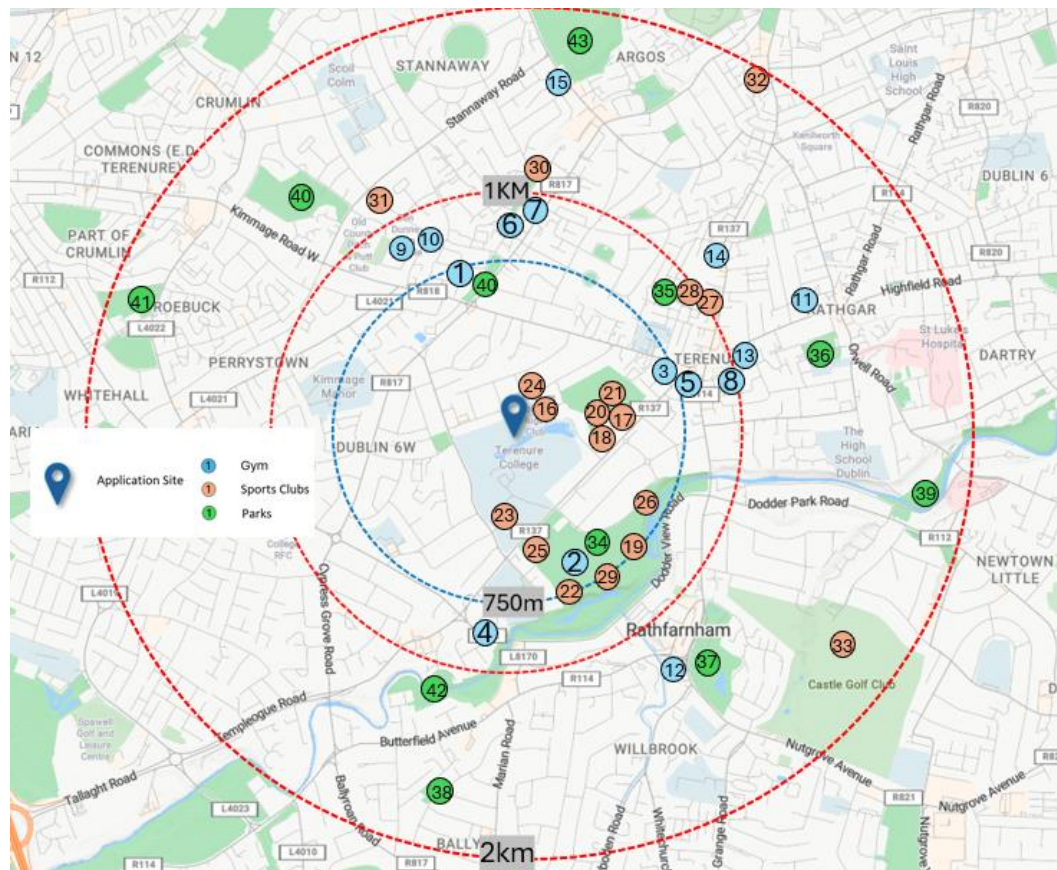


Figure 8.5: Map of sports and recreational facilities

- 8.24 The audit results confirm that there is a diverse array of sport and recreational spaces within the immediate vicinity of the site, including existing facilities at Terenure College, to cater for the needs of the development's 704 residents. These residents will also contribute to the viability of these facilities in the longer term by increasing their patronage. The DCC Section 48 Development Contributions Scheme includes Busy Park (within 750 m) and Eaton Square (within 1 km) as benefiting from development contributions, including those arising from the development that is the subject of this Social Infrastructure Audit.
- 8.25 It is concluded that on-site sports and recreational facilities are not required to support the development.

8.6 Faith

- 8.26 Figure 8.6 shows there are 4 no. places of worship within the 750 m Study Area and a total of 6 no. facilities within 1 km of the site. The local places of worship cater to a range of Christian denominations as well as a place of gathering for people who follow the Jewish faith. While no Muslim, Buddhist, or Hindu places of worship exist within a 1 km radius of the subject site, several exist within south Dublin that are accessible by sustainable means (cycling and bus). The location of these facilities is identified on Figure 8.6 and in the inventory in Appendix 1.

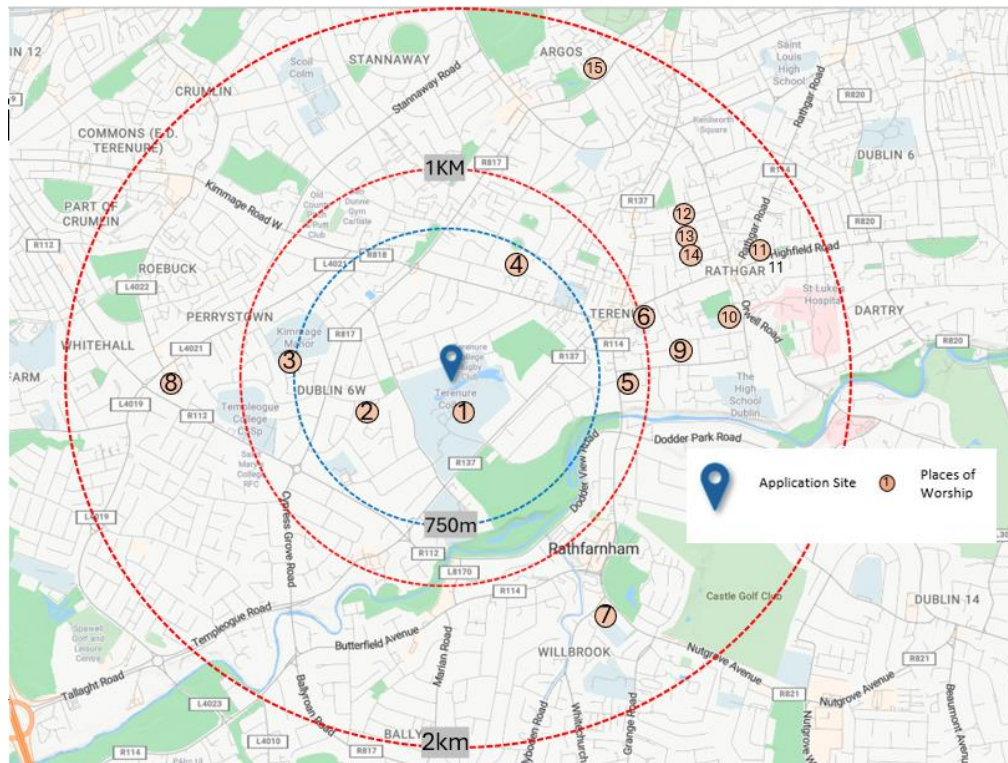


Figure 8.6: Map of places of worship

- 8.27 The addition of 704 new people will add to the patronage and improve the viability of faith facilities within the study area in the longer term.
- 8.28 There is no identified need for faith facilities to be provided as part of the development, via on-site provision or otherwise.

8.7 Emergency

8.29 Figure 8.7, Figure 8.8 and Appendix I show there is 1 no. Garda station within the 750 m-study area and 2 no. garda stations within the wider context (2km). there are 3 no. Fire Stations outside the 1km radius at Dolphin's Barn, Rathfarnham, and Donnybrook. The location of these facilities is identified on Figure 8.6 and 8.7 ,as well as in the inventory in Appendix 1. Beyond this, it should be noted that there are 3 no. Fire Stations outside the 1km radius at Dolphin's Barn, Rathfarnham, and Donnybrook

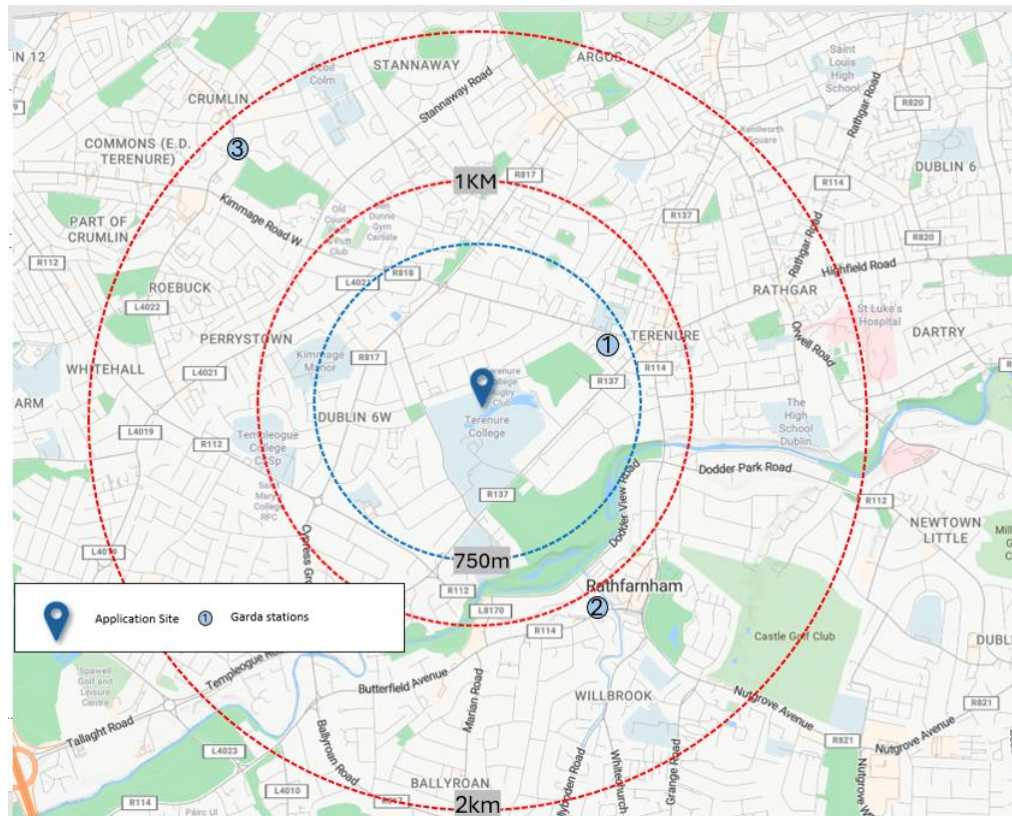


Figure 8.7: Map of Garda Stations.

- 8.30 This level of provision is considered appropriate to serve the needs of the development, with a Garda station within 750m forming part of the wider Dublin City context which is well-served by emergency service provision across the capital.
- 8.31 There is no identified need for emergency facilities to be provided as part of the development, via on-site provision or otherwise.

9. Conclusion

- 9.1 This Social Infrastructure Audit has identified existing social infrastructure facilities within the required study area of 750m. It has assessed the capacity of the identified facilities to accommodate the proposed development, in line with the demographic profile provided.
- 9.2 The Social Infrastructure Audit has identified a broad range of services and facilities to support the proposed development. This includes 47 no. social infrastructure facilities within the 750 m study area. The largest area of these is sports and recreation (15 no. facilities) followed by health (10 no. facilities). This provision is considered be significant; aligned to the site's location within the Dublin City area.
- 9.3 Consequentially, no need has been identified to provide any social facilities as part of the proposed development, via on-site provision or otherwise. Notwithstanding this, a childcare facility, community and arts facilities are proposed as part of the application and therefore complies with planning policy at all levels.

Appendix 1: Inventory of Facilities

1.1 Key: Study Area – Distance

Key		
	Within 750m	≤750m
	Within 1km	≤1km
	Within 2km	≤2km

1.2 Health Services and Facilities

Table 1.2.1: General Practitioners/Medical Centres

No.	Name	Distance	Practitioner Name
1	Greenlea Clinic, 118 Greenlea Road, Terenure, Dublin, D6W WY18	≤750m	(1) Dr. Andrew Jordan (2) Dr. James Jordan (3) Dr. William Twomey
2	Dr John Gibson, 36 Lavarna Grove, Terenure, Dublin 6W, Co. Dublin, D6W TY28, Ireland	≤750m	(1) Dr John Gibson
3	KCR Physiotherapy Clinic 132 Terenure Rd W, Terenure, Dublin, D6W DX61	≤750m	N/A
4	My Clinic.ie , Terenure	≤1KM	(1) Dr. James Ryan (2) Dr. Natalie Summerhill (3) Dr. Niall O'Connell
5	Terenure Health Centre , 68 Terenure Road North, Terenure, Dublin, D6W DC67	≤1KM	1) Dr. Sonia Getty (2) Dr. Catherine King (3) Dr. Nika Veronek (4) Nurse Ann Carolan (5) Nurse Rita O'Mara
6	Terenure Medical Centre, 84A Terenure Road East, Terenure, Dublin 6, DA6 W5A2	≤1KM	(1) Dr Abbas Alaycoby (2) Dr Ahmed Alkhelefawi (3) Dr Christopher Peacock (4) Dr David Ogunmodede (5) Dr Monica Granja Silva (6) Dr Sara Brady (7) Dr Sheila O'Meehan (8) Dr Sonia Getty (9) Dr Zahir Mohamed (10) Dr Zulfiqar Ashraf
7	Kimmage Family Practice 335 Kimmage Rd Lower, Kimmage, Dublin, D6W Y967, Ireland	≤1KM	(1) Caitriona Wrynn (2) Maura Whelehan (3) Ruth Keane (4) Sarah Ann Redmond (5) Tatsiana Daly

8	Multiple Sclerosis Ireland National Care Centre	≤2KM	
9	Solas Medical Centre	≤2KM	(1) Dr Aisha Malick (2) Dr Aisling O'Brien (3) Dr Barbara Heffernan (4) Dr Bryan O'Sullivan (5) Dr Caroline Duggan (6) Dr Catherine Woods (7) Dr David Montgomery (8) Dr Elizabeth McCarron (9) Dr Gavin O'Reilly (10) Dr Ian Daly (11) Dr Mary Angela Doherty (12) Dr Niamh Walley (13) Dr Paul Keating (14) Dr Shane McKeogh (15) Dr Sinéad O'Callaghan (16) Dr Susan Hyland
10	Armagh Road Primary Care Centre, D12	≤2KM	(1) Dr Anne Synnott (2) Dr Niamh O'Connell
11	Kimmage Medical Centre	≤2KM	(1) Ann Collins (2) Louise Malone
12	Sundrive Medical Centre, D12	≤2KM	(1) Dr Aisling Crowe (2) Dr Bronagh Kelly (3) Dr Ciara Joyce (4) Dr Claire Cullen (5) Dr Cliona O'Rorke (6) Dr George Dennis (7) Dr Helen Fitzpatrick (8) Dr Imelda Sliney (9) Dr Leanne Hanrahan (10) Dr Liam Power (11) Dr Michael Willoughby (12) Dr Niamh Walley (13) Dr Niamh Irving (14) Dr Philip Wiehe (15) Dr Shona Reynolds
13	Harolds Cross Medical Centre, D6W	≤2KM	(1) Dr Aisling Granahan (2) Dr Ciara Joy

			(3) Dr Cillian Keogh (4) Dr Eimear Connolly (5) Dr Francis McCarthy (6) Dr James Holden (7) Dr Julie Hopkins (8) Dr Michelle Fahey (9) Dr Patrick Earls (10) Dr Sarah Murray
14	The Rathgar Medical Practice, D6	≤2KM	(1) Claire O'Sullivan (2) Peter O'Sullivan (3) Veronica Sheil
15	Rathfarnham Health Centre, D12	≤2KM	(1) Ailbhe Smyth (2) Elaine Foley (3) Joanne Cull (4) Rosie Moyles
16	Walkinstown Health Centre, D12	≤2KM	(1) Alice Neylan (2) Anna Wuczynska (3) Jessica Ennis (4) Thomas Laffan

Table 1.2.2: Pharmacies

No.	Name	Distance
1	Greenlea Pharmacy	≤750m
2	Allcare Pharmacy KCR	≤750m
3	Fortfield Pharmacy	≤750m
4	Spooner's Care Plus Pharmacy	≤1KM
5	Shannon's Life Templeogue Pharmacy	≤1KM
6	Tony Walsh's Alicare Pharmacy	≤1KM
7	Hilton's Pharmacy	≤1KM
8	Haven Pharmacy Greene's	≤1KM
9	Pure Pharmacy	≤1KM
10	McCabes Pharmacy	≤1KM
11	Hickey's Pharmacy Terenure	≤1KM
12	Terenure Life Pharmacy	≤1KM

13	Rathgar Pharmacy	≤2KM
14	Goad's Pharmacy	≤2KM
15	Aileen Good Life Pharmacy Kimmage	≤2KM

Table 1.2.3: Dentists

No.	Name	Distance	Practitioner Name
1	Greenlea Dental Centre, DW6	≤750m	(1) Dr. Olivia Plunkett
2	Fortfield Dental, DW6	≤750m	(1) Dr Karl Gantar (2) Dr Michael Crowe (3) Dr Nicola Barry (4) Dr Briony Kells
3	Terenure Orthodontist, DW6	≤750m	(1) Dr Joseph O'Connor (2) Dr. Katerine Condren
4	Templeogue Dental, DW6	≤1KM	(1) Dr. Eoin Garrigan
5	Rathfarnham Dental Practice, D14	≤1KM	(1) Dr. Denis Daly (2) Dr. Eimear McEniff (3) Dr. Ivan Woulfe
6	Rathfarnham Orthodontics, D14	≤1KM	(1) Dr. John Linnan (2) Dr Salwa El-Habbash (3) Dr Aslam Alkadhimi
7	Dodder Park Dentist, D14	≤1KM	(1) Dr. Agata Ziobron (2) Dr. Michal Kusnierz (3) Dr. Maria Vicente Sitima (4) Dr Victor Vidigal (5) Dr Marta Rasteiro
8	Karen Lowe Dental Surgery	≤1KM	(1) Dr Karen Lowe
9	Terenure Dental	≤1KM	(1) Dr. Ray Kelleher
10	Ganter Crowe Dental Care	≤1KM	(1) Dr Karl Gantar (2) Dr Michael Crowe (3) Dr Nicola Barry (4) Dr Briony Kells (5) Dr Jane McAleese (6) Dr Clare O'Connell (7) Dr Ciaran Ryan (8) Aisha Ramadan (hygienist)

			(9) Lina Bangu (hygienist) (10) Aisling Byrne-Ryan (hygienist)
11	Perrystown Family Dental	≤2KM	(1) Dr John Barry (2) Suzanne Armstrong (3) Laura O'Shea (4) Orlagh Connolly (5) Sharon Byrne
12	Dentaltech Group	≤2KM	(1) Derval Cooper (2) John Jarzen (3) Mario Viveros (4) Jola Pabisiak De Oliveria (5) Colleen Murphy (6) Foteini Kousteni
13	D2C Healthcare Limited	≤2KM	N/A
14	Mowlds Dental	≤2KM	(1) Dr. Warren Mowlds
15	Dr Ciaran Casey	≤2KM	(1) Dr Ciaran Casey

Table 1.2.4: Nursing Home

No.	Name	Distance
1	Terenure Nursing Home	≤750m
2	BestCare Homes	≤1KM
3	St. Glady's Nursing Home	≤2KM

Table 1.2.5: Mental Health/Therapists

No.	Name	Distance
1	Dundrum Counselling MIACP	≤1KM
2	Healing Minds	≤1KM
3	Spectrum Mental Health -Terenure	≤1KM
4	Geraldine Brennan Counselling	≤2KM
5	Enabling Change Ireland	≤2KM
6	WigWam Therapy	≤2KM
7	Bright Therapy	≤2KM
8	Tri -Factor Health	≤2KM
9	Kleinian Association of Ireland	≤2KM

10	Anam Coaching and Counselling	≤2KM
11	Endeavour Counselling	≤2KM
12	Mindworthy Counselling and Psychotherapy	≤2KM

1.3 Childcare Facilities (all within 1km)

No.	Name	Facility Type	Capacity* (Spaces)	Vacancies** (Spaces)
1	Daisy Chain Montessori and Childcare Centre	Montessori	72	0
2	Little People's Montessori School	Montessori	22	Unresponsive
3	Horizons After School Care and Summer Camp	Pre-School	22	0
4	Eden Montessori School	Montessori	50	0
5	Clever Cloggs	Montessori	8	Unresponsive
6	Primary Shapes Montessori	Montessori	40	5
7	Great Beginnings Montessori	Montessori/ pre-school	22	3
8	Horizons Montessori School	Montessori	82	0
9	Little Smarties Montessori and After School Club	Montessori	32	0
10	Rathfarnham Daycare	Montessori	170	0
11	Precious Children Childcare	Montessori	30	Unresponsive
Total within 1 km			550	8

*Source: TUSLA Register of Early Years Services by County

**Source: Telephone survey (Turley, March 2024).

1.4 Education

Table 1.4.1: Primary Schools

No.	Name	Distance	Enrolment Girls*	Enrolment Boys*
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1	St Pius X Boys National School	≤750m	-	529
2	Presentation Primary School	≤750m	491	-
3	St Joseph's BNS	≤1KM		415
4	Rathgar National School	≤2KM	42	52
5	Harold's Cross Primary School	≤2KM	176	221
6	St. Mary's Boys National School	≤2KM	419	-
7	Bishop Shanahan National School	≤2KM	210	239
8	Zion Parish Primary School	≤2KM	49	47
9	St Agnes National School	≤2KM	159	195
10	Scoil Una Naofa	≤2KM	183	196

* Data from Department of Education survey (2024) of enrolment as of January 2024.
[gov - Find a school \(www.gov.ie\)](http://www.gov.ie).

Table 1.4.2: Secondary School

No.	Name	Distance	Enrolment Girls*	Enrolment Boys*
1	Terenure College	≤750m	-	790
2	Our Lady's School	≤750m	787	-
3	Presentation Community College	≤750m	257	209
4	Templeogue College	≤1KM	-	675
5	Stratford College	≤2KM	77	97
6	The High School	≤2KM	354	452
7	Lorento High School	≤2KM	651	-
8	Gaelcholáiste an Phiarsaigh	≤2KM	172	147

* Data from Department of Education survey (2024) of enrolment as of January 2024.
[gov - Find a school \(www.gov.ie\)](http://www.gov.ie).

1.5 Community

Table 1.5.1: Community – Credit Unions, Post Offices, Community and Youth Centres, and Libraries

No.	Name	Distance	Type of community Facility
1	Heritage Credit Union Fortfield Office	≤750m	Credit Union
2	Templeogue Office Heritage Credit Union	≤2KM	
3	Rathfarnham & District Credit Union	≤2KM	
4	Capital Credit Union	≤2KM	
5	St Agnes Credit Union Ltd	≤2KM	
6	An Post, Greenlea Road	≤750m	Post Offices
7	An Post Delivery Office	≤750m	
8	Post Office	≤750m	
9	An Post, Terenure Post Office	≤1KM	
10	Rathfarnham Post Office	≤2KM	
11	An Post, Orchardstown	≤2KM	
12	Sundrive Post Office	≤2KM	
13	An Post, St Agnes	≤2KM	
14	Crumlin Post Office	≤2KM	
15	Terenure Enterprise Centre	≤1KM	Community and Youth Centres
16	Rathfarnham Parish War Memorial Hall	≤1KM	
17	Ballyroan Community Centre	≤2KM	
18	Parish Centre	≤2KM	
19	Ruah Centre	≤2KM	
20	Ballyroan Community and Youth Centre	≤2KM	
21	Bru Youth Centre	≤2KM	
22	Terenure Library	≤750m	Libraries
23	South Dublin County Council Mobile Library	No Static Location	
24	Ballyroan Library	≤2KM	

1.6: Sports and Recreation

Table 1.6.1: Gyms, Sports Clubs and Parks.

No.	Name	Distance	Type of Sports Facility
1	Mick Dowling Boxing Conditioning	≤750m	Gym/ Personal Trainers
2	Fitsquad Bushy Park	≤750m	
3	The Movement Studio Terenure Health and Fitness	≤750m	
4	Urban Fit Crew	≤1KM	
5	Unit 1 Training Facility	≤1KM	
6	Kamikaze Fight Academy	≤1KM	
7	CT Fitness	≤1KM	
8	Kaizen Dojo and Fitness Centre	≤1KM	
9	Ben Dunne Gym Carlisle	≤1KM	
10	The Life Is Fitness Health & Performance	≤1KM	
11	Copy My Moves Fitness	≤2KM	
12	SF Fitness	≤2KM	
13	Terenure Health and Fitness Bootcamp Office	≤2KM	
14	Phil Donnelly Personal Training	≤2KM	
15	Halftime Training	≤2KM	
16	Terenure College Rugby Football Club	≤750m	Sports Clubs
17	VEC Football Club	≤750m	
18	ETB Sports Ground	≤750m	
19	Terenure Rangers Football Club	≤750m	
20	Terenure Sports Club (includes Rugby)	≤750m	
21	CYM RFC Sports Club (includes Rugby)	≤750m	
22	Terenure TSS Training	≤750m	
23	Terenure College Swimming Pool	≤750m	
24	Terenure Sports Camps	≤750m	
25	Walnut Teaverners Cricket Club	≤750m	
26	Sports World Terenure Running Club	≤750m	
27	CYM Bowling Club	≤1KM	
28	CYM Tennis Club	≤1KM	

29	Bushy Park Sports Facilities	≤1KM	
30	Larkview Football Club	≤2KM	
31	Terenure Badminton Centre	≤2KM	
32	Harolds Cross Youth Football Club	≤2KM	
33	Castle Golf Club	≤2KM	
34	Bushy Park	≤750m	Parks
35	Eaton Square	≤1KM	
36	Herzog Park	≤2KM	
37	Rathfarnham Castle	≤2KM	
38	Glenbrook Park	≤2KM	
39	Dodder Walkway Park	≤2KM	
40	Ravensdale Park	≤2KM	
41	Dodder Parkway	≤2KM	
42	Stannaway Park	≤2KM	
43	Mount Argus Park	≤2KM	

1.7: Faith

Table 1.7: Places of Worship

No.	Name	Distance	Type of Religious Denomination
1	Terenure College Chapel	≤750m	Roman Catholic
2	St Pius X Roman Catholic Church	≤750m	Roman Catholic
3	Kimmage Manor Roman Catholic Church	≤750m	Roman Catholic
4	Missionaries of the Sacred Heart	≤750m	Roman Catholic
5	Dublin Hebrew Congregation	≤1KM	Jewish
6	St Joseph's Church	≤1KM	Roman Catholic
7	Church of the Annunciation	≤2KM	Roman Catholic
8	Bethany Church	≤2KM	Roman Catholic
9	The Church of Jesus Christ of Latter-Day Saints	≤2KM	Mormon
10	Zion Church	≤2KM	Church of Ireland

11	Christ Church Rathgar	≤2KM	Presbyterian
12	Methodist Home Missions	≤2KM	Methodist
13	Rathgar Methodist Church	≤2KM	Methodist
14	CBF Non-Denominational Telugu Church	≤2KM	Christian Believers Fellowship
15	Mount Argus Church	≤2KM	Roman Catholic
16	Rathfarnham Parish Church of Ireland	≤2KM	Church of Ireland

1.8: Emergency

Table 1.8: Emergency Services

No.	Name	Distance	Type of Emergency Facility
1	Terenure Garda Station	≤750m	Garda Station
2	Rathfarnham Garda Station	≤2KM	Garda Station
3	Crumlin Garda Station	≤2KM	Garda Station

Turley Office

4 Pembroke Street Upper
Dublin
D02 VN24

T (01) 517 5856

Turley