

Community and Social Infrastructure Assessment

To accompany a planning application for a

Large Scale Residential Development

at
Clongriffin,
Dublin 13

Submitted on Behalf of

The Land Development Agency

August 2024

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1.0 INTRODUCTION

This Community and Social Infrastructure Assessment (CSIA) accompanies a Large-Scale Residential Development (LRD) application made on behalf of the Land Development Agency seeking permission for a Large Scale Residential Development of 408 apartments in two urban blocks, referred to as Block 5 and Block 6, on a site of 2.2 ha bounded by Belltree Avenue to the north, Park Street to the west and Lake Street to the east, in Clongriffin, Dublin 13.

The purpose of this Social Infrastructure Assessment is to provide a CSIA to establish the baseline of existing social and community facilities in proximate to (750m – 1km) the application site, and to identify demand and future requirements for community, arts and cultural uses to serve the growing resident population of Clongriffin. In preparing this report, regard has been had to the following reports:

- *Community & Social Infrastructure Audit* (August, 2019) prepared by Downey Planning consultants on behalf of Gerard Gannon Properties;
- *Dublin City – Cultural Infrastructure Study* (2021) carried out by Turley in association with OBFA Architects; and
- *Forgotten Communities – Clongriffin & Belmayne Community Needs Assessment*, prepared by Dr Maria Quinlan.

This CSIA provides a detailed review of the statutory, strategic and policy context that relates to the provision of community and social infrastructure for the purposes of:

- Identifying the existing range of social infrastructure within the vicinity of the site;
- Determining if the existing social infrastructure provision supports the needs of the existing population; and
- Offering insights into the capacity of the existing and proposed services and facilities to support future residents associated with the proposed development.

This approach is consistent with the requirements of Section 15.8.2 of the Dublin City Development Plan 2022-2028 (DCDP) that provides as follows:

'Community facilities, such as local parks and playgrounds, community centres, local hubs, schools, childcare are an integral component of a successful neighbourhood. Applications for large residential developments or mixed use developments should include provision for community type uses. 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. Each of the subsections below shall be assessed as part of the community and social audit.

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.*

Where it is determined that new facilities are required the following design criteria should be considered:

- The design of the facility should allow for multi-functional use.
- Community facilities must be located so that they are conveniently accessible by both residents and others who may have reason to use the facility.
- Community facilities should be well integrated with pedestrian and cycle routes and, where they serve a wider community, located on or close to a quality public transport route.

Re-development proposals on sites containing a pre-existing community use / and / or recreational use should ensure that this use in terms of floor / ground space is no less than that on-site prior to redevelopment, and if possible, should represent increased provision.

Community facilities must be accessible to all members of society including persons with disabilities and the elderly.' [Emphasis added in **bold**]

The findings of this report serve as an evidence base to inform the proposed mix of uses in the application, as provided for under Objective CUO25 of the DCDP:

'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.'

1.1 Community and Social Infrastructure

Community and Social infrastructure include a wide range of services and facilities that contribute to quality of life. It is a key part of the fabric of an area in terms of wellbeing and creating a sense of place for the population of the area by forming a part of the local identity.

All of the community and social infrastructure facilities¹ are identified as being within 750m to 1km of the site, in accordance with sub-section 15.8.2 of the DCDP.

For the purposes of this Report, a range of services and facilities defined as community and social infrastructure are summarised and categorised in the table below. These facilities are assessed in more detail in Section 5 of this report

¹ Table 15.1 of the DCDP identifies Community and Social Infrastructure to include School's, Crèche's, Community Centre, Places of Worship, Public Parks, Library's or any publically accessible state owned buildings

Table 1.1: Community and Social Infrastructure Categories applied to this Audit

Category	Facility Type
Educational Facilities	Primary, Post-Primary, Further Education and Training Centres.
Childcare Facilities	Registered Childcare Facilities incl. Full Day, Part-Time and Sessional Services.
Community Facilities	Community Centres and Meeting Halls, Libraries, Senior and Youth Centres/Cafes, Civic Centres, Churches and other Places of Worship.
Healthcare Facilities	Hospitals, Healthcare centres, Doctors and Speciality Clinics, Nursing homes, Mental health services, rehabilitation centres and other therapy providers.
Sports and Fitness Clubs, Open Space and Recreation	Parks, Playing Pitches, Playgrounds, Sports centres and clubs, Leisure centres, Studios, Gyms and training facilities.
Arts and Cultural Facilities	Arts and Cultural Facilities can include theatres, museums, galleries, performance and outdoor events space, other venues including dance studios, art clubs, music schools, etc. In accordance with Policy CUO30 of the Development Plan, this cultural audit will be undertaken to identify shortcomings within the area; and to work with the DCC Arts Office to identify and agree appropriate arts or cultural uses, for inclusion in the proposed development as set out below in section 6.2

1.2 Structure of this Report

The remainder of this report is structured as follows:

- **Section 2** provides site context, a description of the Study Area and details in relation to the proposed development.
- **Section 3** sets out the demographic profile of the Study Area, the subsequent trends within and how that compares to the wider Clongriffin and Dublin City regions.
- **Section 4** reviews national, regional, and local level planning policy relating to social infrastructure.
- **Section 5** provides an audit of the existing level of social and community infrastructure within the Study Area.
- **Section 6** provides a needs assessment based on the audit of social and community infrastructure within the Study Area to identify potential community, arts and cultural uses for which a need may arise as a result of the proposed development. It also suggests an appropriate delivery and implementation strategy post-planning stage.

- **Section 7** provides an overview of the analysis and the subsequent conclusions derived from each section within this community and social infrastructure audit.

2.0 SITE LOCATION AND CONTEXT

2.1 Site Location

The site extends to approximately 2.2 ha and is bounded to the north by Belltree Avenue, to the west by Park Street and to the east by Lake Street. It is located in the emerging urban area of Clongriffin, approximately 9km to the northeast of Dublin City Centre adjacent to the administrative boundary with Fingal County Council. The site is approximately 300m north-west of Clongriffin train station.

Figure 2.1: Aerial View of the Site Context



Source: CCK Architects – Architectural Design Statement

The site is approximately 150m to the north of Clongriffin Main Street that runs from the railway station to a junction on the Hole in the Wall Road c.1.2km to the west. A major public open space, Fr Collins Park, is on the northern side of Main Street and a smaller linear park known as Belltree Park extends westwards from the western boundary of the subject site to provide a link with Fr Collins Park.

2.2 Overview of the Proposed Development

The proposed development will consist of the construction of a mixed use development comprising of two Blocks (i.e. Blocks 5 and 6) providing a total of 408 no. apartment units, as follows:

- Block 5 ranges in height between 3- and 6-storeys and provides for 138 apartment units (comprising 58 x 1 bed; 78 x 2 bed and 2 x 3 bed units) with all apartments being provided with private balconies/terraces. A total of 879 sq.m of Communal Open Space is provided at podium level (736 sq.m, including children's play space) and at 4th floor roof terrace of 143 sq.m). At ground floor level provision is made for 502 sq.m of Community / Arts and Cultural floorspace. Provision is made for 79 car parking spaces, comprising 45 no. on-site car parking spaces (below podium level at ground floor level), accessed via a new vehicular access onto Park Street and 34 no. on-street car parking spaces. A total of 4 motorcycle spaces and 290 no. bicycle spaces (comprising 220 no. residents' spaces and 70 no. visitor spaces) are provided. Other facilities provided at ground floor level include refuse / bin stores and associated staging areas; energy centre, plant rooms and an integrated ESB substation and associated switch room. An on-street loading bay is provided along Lake Street.
- Block 6 ranges in height between 4- and 7-storeys and provides for 270 apartment units (comprising 122 x 1 bed and 148 x 2 bed units) with all apartments being provided with private balconies/terraces. A total of 2,678 sq.m of Communal Open Space (including children's play space) is provided within a central courtyard at podium level. At ground floor level provision is made for 707 sq.m of Community / Arts and Cultural floorspace and a childcare facility of 413 sq.m (with an ancillary play area of 125 sq.m). Provision is made for 181 no. car parking spaces, comprising 118 no. on-site car parking spaces (below podium level at ground floor level), accessed via a new vehicular access onto Lake Street and 63 no. on-street car parking spaces. A total of 9 motorcycle spaces and 568 no. bicycle spaces (comprising 418 residents' spaces; 136 no. visitors' spaces and 14 no. creche spaces) are provided. Other facilities provided at ground floor level include refuse / bin stores and associated staging areas; energy centre, plant/tank rooms and 2 no. integrated ESB substations and associated switch rooms. An on-street loading bay is provided along Dargan Street.

Other works include: (a) the provision of road infrastructure, comprising the construction and/or extension of surrounding streets, including Dargan Street (located between Block 5 and Block 6), Market Street (to the south of Block 5) which includes an external multi-functional community / arts and cultural events space of 315 sq.m, and sections of Lake Street (to the east of Block 5); (b) green infrastructure provision in the form of a public open space / landscaped pocket park extending to 1,433 sq.m in area (i.e. Grant Park, that is located to the east of Lake Street at its junction with Dargan Street) together with street planting and public lighting throughout; and (c) all associated engineering and site works (including underground services and utility connections) necessary to facilitate the development.

Community, Arts and Cultural uses are incorporated at ground floor level within both buildings on key thoroughfares, as follows

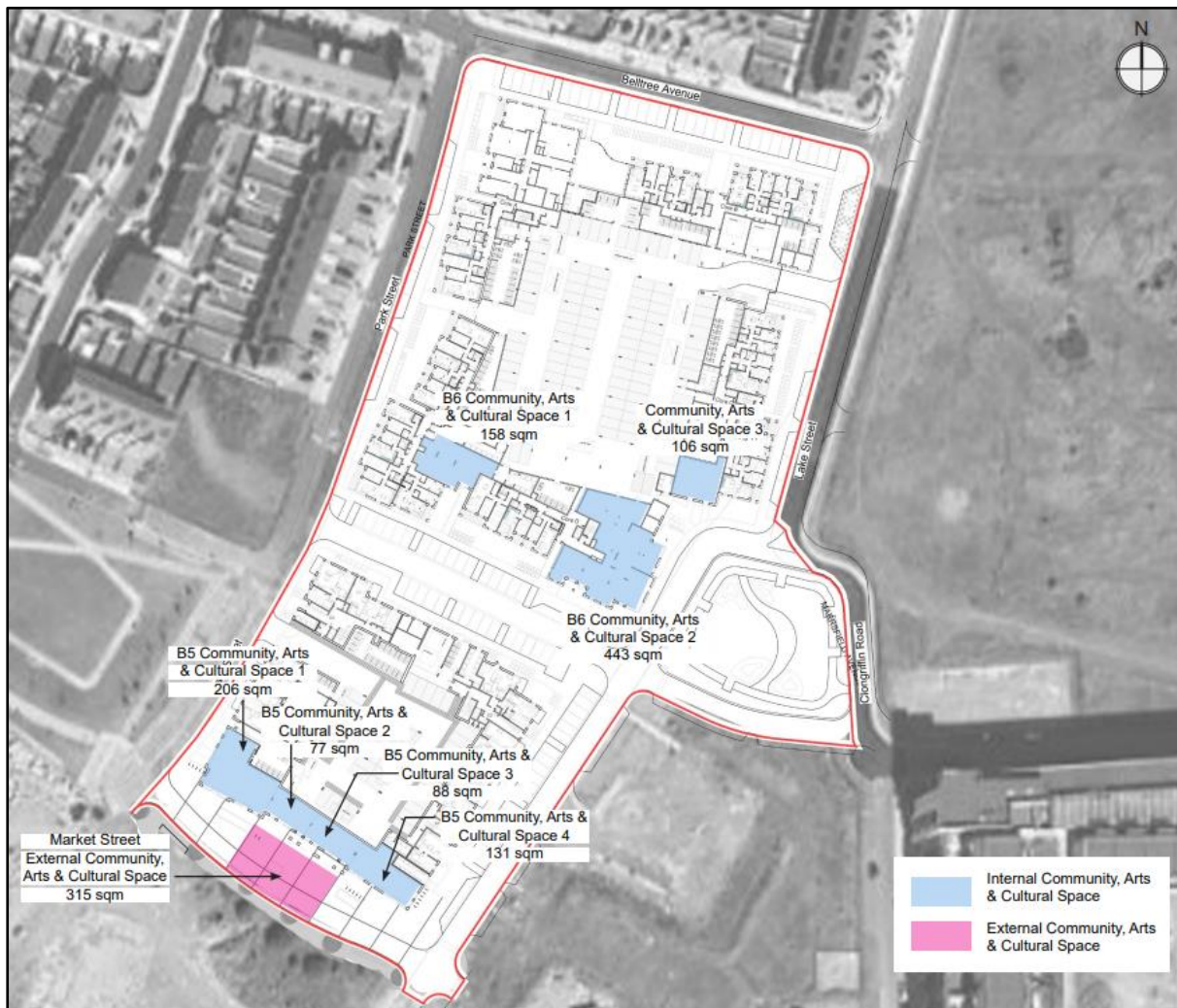
- Block 5 - Market Street which runs to the south of the block is intended as a key pedestrian and cycle link between Belltree Park and Station Square. The Community, Arts and Cultural (CAC) uses are situated at ground floor level along Market Street at Block 5 to maximise their prominence and signal the new facilities which will benefit the community as a whole. Although the space at Block 5 is shown as a single space it can be subdivided into smaller units for use as artists' studios and

for community groups. A potential community cafe at the corner of Market Street and Park Street could provide animation into the evening time. It is also the intention that the CAC space along Market Street will be flexible for a mix of evening uses with a public face in the evenings allowing activation of Market Street. In addition to the above, a multi-functional outdoor community / arts / cultural events space that extends to approximately 315 sq.m in area is proposed along Market Street immediately adjoining the proposed ground floor units within Block 5 that fronts onto Market Street.

- Block 6 - the Community, Arts and Cultural uses are sited to the south side of the block along Dargan Street making them easily accessible to the community within Clongriffin and in close proximity to Grant Park.

The location of the proposed Community, Arts and Cultural uses at ground floor level within the respective blocks are shown in the figure below.

Figure 2.2: Location of Proposed CAC Uses



In addition to the above, a childcare facility / creche is provided at the northeastern corner of Block 6 which will meet childcare needs within the community.

3.0 DEMOGRAPHICS AND POPULATION CHARACTERISTICS

This section sets out the demographic profile of the study area and captures subsequent trends in relation to the various characteristics of the local population.

3.1 Defining the Study Area

The demographic profile is based on population data from the Census 2022. The site is located within the administrative area of Dublin City and is located within the Grange B Electoral Division.

The study area catchment is defined as a 750m to 1km radius, as prescribed under sub-section 15.8.2 of the DCDP. In order to remain consistent with the requirements set out for the assessment of community and social infrastructure in the area, the study area has been defined by the Grange B electoral division, which covers the majority of the population within the radius of 750m from the application site, as shown in the Figure 3.1 below.

Figure 3.1: Study Area for the Community and Social Infrastructure Audit



3.2 Population Profile and Characteristics

3.2.1 Population Profile

According to the 2022 Census of Population, the population of the State showed a steady growth of around 8.2% from its 2006 level until 2011, with a significant reduction in growth during the period between 2011 and 2016 to 3.8%, and then an increase in the population growth rate between 2016-2022 at 8.13%.

The Study Area of Clongriffin has experienced a rapid increase in population over the past two decades, with a growth level of 39.65% between 2016 and the 2022 Census data. This is evident as the CSO data for 'Permanent Private Households by Year Built' that shows that 26% of all houses built in the Study Area were completed after 2016.

Table 3.1: Population Change from 2006-2022 Source: CSO (2022)

Area	2006	2011	% Change 2006-2011	2016	% Change 2011-2016	2022	% Change 2016-2022
State	4,239,848	4,588,252	8.22%	4,761,865	3.78%	5,149,139	8.13%
Dublin City	505,739	527,621	4.33%	554,554	5.10%	592,713	5.08%
Grange B ED	-	4,565	-	5,326	16.67%	7,438	39.65%

Strong population growth for Clongriffin is indicative of its strategic location providing good access to Dublin City Centre, alongside significant employment opportunities in the County.

3.2.2 Age Profile

Table 3.2 below provides a breakdown of the recorded population, categorised by age to allow a more detailed overview of the specific cohorts that have experienced the greatest change between the 2016 and 2022 Census. Different age cohorts of a population have different requirements, with young families more likely to be in need of childcare and educational facilities, while a strong working age population will require more significant employment opportunities than those of retirement age, who more likely will require care and health services. Thus, it is necessary to address those age cohorts that are experiencing the most significant change to ensure that there is an adequate provision of services and facilities.

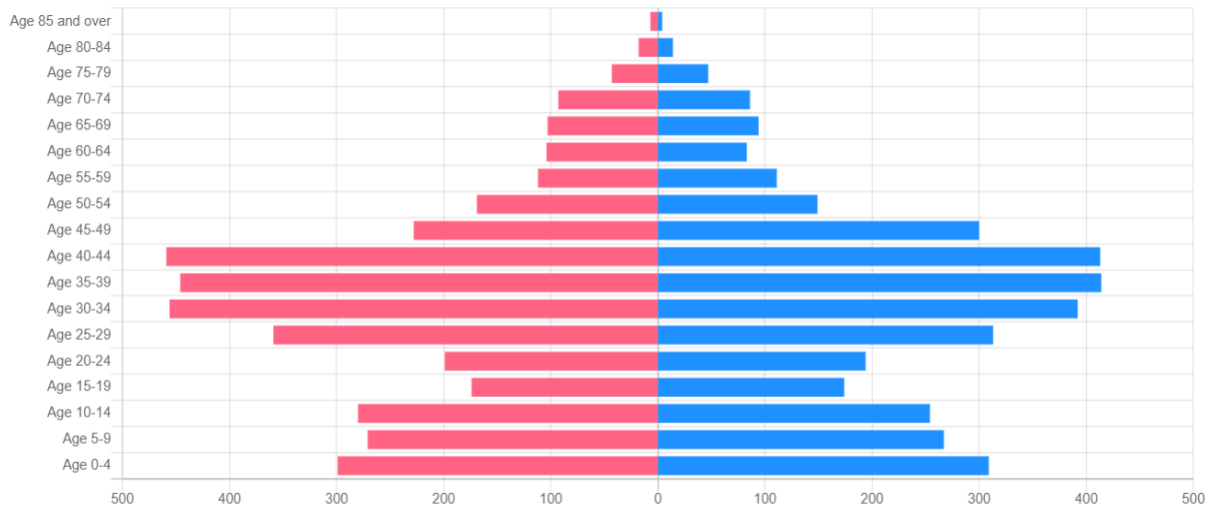
The 2022 Census results for the Grange B Electoral Division is compared to that of the State and Dublin City in terms of population structure by age in Table 3.2 below.

Table 3.2: Age Profile of the Study Area - Change from 2016-2022 Source: CSO (2022)

Age Group	State 2016 Population	State 2022 Population	% Change	Dublin City 2016 Pop.	Dublin City 2022 Pop.	% Change	Grange B ED 2016 Pop.	Grange B ED 2022 Pop.	% Change
0-4 years	331,515	295,415	-10.89%	30,683	28,946	-5.66%	536	608	13.43%
5-9 years	355,561	342,670	-3.63%	27,937	29,356	5.07%	481	538	11.85%
10-14 years	319,476	374,202	17.1%	24,593	30,301	23.21%	294	534	81.63%
15-19 years	302,816	337,628	11.5%	28,781	30,269	5.17%	259	348	34.36%
20-24 years	273,636	307,143	12.25%	44,484	45,907	3.19%	288	393	36.46%
25-64 years	2,541,294	2,715,766	6.86%	325,711	348,566	7%	3,196	4,508	41.05%
65 + years	637,567	776,315	21.76%	72,355	79,368	9.69%	272	509	87.13%
Total	4,761,865	5,149,139	8.13%	554,554	592,713	5.08%	5,326	7,438	39.65%

The study area has a predominantly working age cohort with approximately 70.5% of its population aged between 15-64 years in 2022 and only c. 29.5% of its population considered to be 'dependent' (i.e., aged 0- 14 or 65+ years) at the time of the 2022 Census. The population pyramid for Grange B identifies a significant proportion of young families with only 6.8% of the population being 65 years and older.

Figure 3.2: Population Pyramid for the Study Area (Source: CSO, 2022).



3.2.3 Household Characteristics

The category 'Married couple and children' has remained consistent and constitutes the highest proportion of households within the study area (at c.24.2%), with a small decrease of 3.9% in such household type between 2016 and 2022. Dublin City also has the highest composition of households with 'Married couple and children', however, there was a comparatively smaller decline in this category (c. 0.9%) compared to the study area.

While Dublin City consists of a higher proportion of 'one person' household (22.1%), the study area has a higher proportion of both 'Cohabiting Couple' as well as households with 'Mother and children' at 7.8% and 12%, respectively, as of Census 2022.

It is also noted that there was c. 0.9% decrease in the category 'One person' households in the Dublin Region and an increase of c. 0.5% within the study area between 2016 and 2022. There is also a noticeable increase in the households with 'Couple and others' and 'Couple children and others', both of which have seen an increase between 2016 and 2022, albeit these households consist of around 3.1% and c. 3% of the total composition. This could be indicative of a shortage of housing supply forcing people into shared accommodation.

Trends in household composition from the intercensal period for the study area are summarised in Table 3.3, below.

Table 3.3: Composition of Private Households by Type (Source: CSO, 2022).

Composition of Households	Study Area			Dublin Region		
	2016 (%)	2022 (%)	(%) Change 2016 - 2022	2016 (%)	2022 (%)	(%) Change 2016 - 2022
One Person	15.7%	16.2%	+0.5%	23%	22.1%	-0.9%
Married Couple	11%	12.3%	+1.3%	13%	13.3%	+0.3%
Cohabiting Couple	7.8%	7.8%	+/- 0%	5%	5.3%	+0.3%
Married Couple and Children	28.1%	24.2%	-3.9%	27%	26.1%	-0.9%
Cohabiting Couple and Children	5.1%	6.2%	+1.1%	4%	3.8%	-0.2%
Father and Children	1.8%	1.2%	-0.6%	1%	1.2%	+0.2%
Mother and Children	13.6%	12%	-1.6%	9%	8.8%	-0.2%
Couple and others	2.7%	3.1%	+0.4%	2%	2.2%	+0.2%
Couple, Children and others	2.7%	3%	+0.3%	2%	2.5%	+0.5%
Father, Children and others	0.3%	0.1%	-0.2%	0.2%	0.3%	+0.1%
Mother, Children and others	1.6%	2%	+0.4%	1%	1.6%	+0.6%
Two or more family units	1.6%	1.7%	+0.1%	2%	1.4%	-0.6%
Non-family households and relations	2.2%	2%	-0.2%	3%	2.8%	-0.2%
Two or more non related persons	5.8%	8.2%	+2.4%	7%	8.5%	+1.5%
Total	100%	100%		100%	100%	

The most prominent decline were the 'Married Couple with Children' (3.9%) and Mother and Children categories (1.6%). This decline in households with children is similar to the Dublin City Region, which recorded a c. 0.9% decline in the 'Married Couple with Children' households' category.

Table 3.4 further highlights the trend across the different stages of 'Family Cycle' within the study area, and Dublin City for comparison.

Table 3.4 suggests that as of 2022 there has been a noticeable decline in the total number of 'Pre-School' families (c. -17.4%) and in the total number of families at the 'Early school' stage (c. -12.46%), in the period between 2016 and 2022 within Dublin City. This would suggest that the families within the study area have transitioned into other stages of the 'Family Cycle', which explains the higher portion of households with older children.

However given the new developments within Clongriffin and the Study Area with new apartment developments, there is a substantial increase in the Pre-Family (71.4%) and Adult (24.3%) categories.

Table 3.4: Trends in the Family Cycle (Source: CSO, 2022).

No. of Families	Study Area			Dublin City		
	2016	2022	% Change 2016 – 2022	2016	2022	% Change 2016 - 2022
Pre-Family	255	437	71.4%	22,925	25,588	11.61%
Empty Nest	95	85	-10.5%	9,880	10,405	5.3%
Retired	64	125	95.3%	11,452	12,242	6.9%
Pre-School	226	285	26.1%	13,387	11,052	-17.4%
Early School	250	245	-2%	12,487	10,931	-12.46%
Pre-adolescent	164	270	64.6%	10,648	11,887	11.6%
Adolescent	152	199	30.9%	12,166	11,264	-7.4%
Adult	259	322	24.3%	32,255	32,845	1.9%
Total	1,465	1,968	-	125,200	126,214	-

Family size is detailed in the table below. It further establishes that given the higher frequency of apartment dwellings in the Study Area, the sizes of families are relatively smaller to that of the wider Dublin City region. Within the Study Area, 33% of families are classed as 'Without Children'. The single child size families within the Study area are proportionally higher, at 31.8%, compared to 28% for Dublin City.

Table 3.5: Family Sizes Comparison (Source: CSO, 2022).

Number of Children	Study Area			Dublin City		
	2016	2022	% Change 2016 – 2022	2016	2022	% Change 2016 - 2022
Families with 1 Child	483	627	29.8%	37,248	35,703	-4.15%
Families with 2 Children	391	483	23.5%	27,745	27,381	-1.3%
Families with 3 Children	123	166	34.9%	11,552	11,086	-4%
Families with 4 Children	45	33	-26.7%	3,302	2,876	-12.9%
Families with 5 or more Children	9	12	33.33%	1,096	933	-14.8%
Families without Children	414	647	56.3%	44,257	48,235	8.9%
Total	1,465	1,968	-	125,200	126,214	-

3.2.4 Economic Status

The economic profile of the study area has a similar distribution to that of the Dublin Region. The majority of the population for both the study area and the Dublin Region are 'At Work', with around 69.1% in the study area and 55.5% in Dublin City's Region as of 2022 (see Table 3.6). Both regions have seen a growth in people in the 'At work' category with 2.3% and 3.2% increases, respectively.

Both regions noted an increase in the 'Retired' categories, and both noted a substantial decrease in the 'Looking after the home/family' cohort, at -1.5% and -1.54% respectively.

Table 3.6: Principal Economic Status (Population aged 15 years +)

Principal Economic Status	Dublin 2022	% Total	% Change 2016 - 2022	Study Area 2022	% Total	% Change 2016 - 2022
At work	300,209	59.5%	+3.2%	3,979	69.1%	+2.3%
Looking for first regular job	4,600	1%	0%	39	0.67%	+0.07%
Short term unemployed	10,172	2%	-1.1%	96	1.67%	-0.95%
Long term unemployed	14,474	2.87%	-1.1%	174	3.02%	-0.95%
Student	54,195	10.8%	-0.5%	462	8.02%	-0.32%
Looking after home / family	24,449	4.5%	-1.5%	335	5.8%	-1.54%
Retired	70,447	14%	+0.5%	437	7.6%	+1.4%
Unable to work	21,930	4.4%	+0.5%	215	3.74%	-0.16%
Other	3,634	>1%	0%	21	0.38%	+0.16%
Total	504,110	100%		5,758	100%	

3.3 Demographic Summary

The population of Clongriffin has experienced significant growth over the past decade, with the Grange B Electoral Division nearly doubling between the 2011 and 2022 Census, from 4,565 to 7,438 people. As identified in the above tables, the study area has a predominantly working age cohort with approximately 70.5% of its population aged between 15-64 years in 2022, and c. 29.5% of its population considered to be 'dependent' (i.e., aged 0- 14 or 65+ years).

According to *Health in Ireland – Key Trends (2022)*, the proportion of working aged people to people over 65 will decrease from 5:1 to 3:1 in the next 20 years. The Central Statistics Office also notes that the number and the proportion of persons aged 65 years and over is increasing and is projected to continue in an upward trend over the next three decades.

This demographic shift and increased age dependency profile will inevitably result in more demand for inclusive spaces and social infrastructure. This Community and Social Infrastructure Audit has identified and established a certain level of existing social infrastructure provision within and bordering the c. 750m to 1km study area. The audit seeks to establish the level of existing social infrastructure provision and identify its capacity to support demand generated by population uplift arising from the proposed development.

4.0 DUBLIN CITY DEVELOPMENT PLAN, 2022-2028 – PLANNING POLICY CONTEXT

The DCDP recognises the important role that social and community infrastructure facilities play, in functioning as a focal point in neighbourhoods and enabling social activities and events. In this regard the DCDP states at sub-section 5.5.8:

'The provision of good quality and multi-functional social and community infrastructure in the city's existing and developing areas is a key element in the development of successful neighbourhoods and sustainable communities. The alignment of new housing development to be phased in line with availability of essential social and community infrastructure, services and amenities will be a key focus of the plan-making process going forward in order to, where feasible, co-ordinate and phase development. Where feasible and practicable, key social and community infrastructure will be delivered in the first phases of development.'

In this regard, it is a policy of the Council 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 to identify whether there is a need to provide additional facilities to cater for the proposed development'.

Section 5.5.38 of the DCDP goes on to state that:

'National and regional planning and development policy places a renewed emphasis on providing resources – such as social infrastructure – in the right place at the right time, as the basis for successful place-making and community development. MASP supports the provision of education, health and community facilities in tandem with the development of the region's strategic development areas, to ensure that opportunities for social as well as physical regeneration are realised. Compact growth and connected infrastructure is to be achieved through an 'integrated growth model' which ensures that the provision of investment in new community, enterprise, arts and social infrastructure is coordinated and integrated with the growth and regeneration of designated strategic development areas or areas of significant future development...

The RSES also identifies a stronger role for Local Community Development Committees (LCDCs) in identifying social infrastructure needs and in co-ordinating the activities of local authorities, service providers and community stakeholders through the implementation of the Local Economic and Community Plan. The RSES also encourages the shared use and colocation of facilities in order to align service provision and to use development land more efficiently'

The following Objectives of the DCDP are relevant:

- **CU025 (SDRAs and Large Scale Developments)** - *All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need. Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector.*

- **CUO30 (Co-Design and Audits)** - *Large development applications (over 10,000 sq. m., either in phases or as one application) will, in the absence of a DCC local area culture audit (CUO44 refers), be required to undertake a cultural audit for the local area to identify shortcomings within the area; and to work with DCC Arts Office to identify and agree appropriate arts or cultural uses, preferably as part of a co-design process in advance of lodging an application, for inclusion in the development. Such audits shall be informed by the existing cultural mapping resources in the Dublin City Cultural Infrastructure Study and by Culture Near You maps.*

Other key policies with respect to social and community infrastructure provision set out in the City Plan include:

- **Policy QHSN11** promotes the 15-minute city as follows – *‘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.’*
- **Policy QHSN47** promotes High Quality Neighbourhood and Community Facilities as follows – *‘To encourage and facilitate the timely and planned provision of a range of high-quality neighbourhood and community facilities which are multifunctional in terms of their use, adaptable in terms of their design and located to ensure that they are accessible and inclusive to all. To also protect existing community uses and retain them where there is potential for the use to continue.’*
- **Policy QHSN48** which relates to the specific requirement for a community and social audits – *‘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 QHSN55** relates to childcare facilities and states – *‘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.’*

Section 15.8.2 sets out the specific requirements to be addressed by the Community, Social and Cultural Audit:

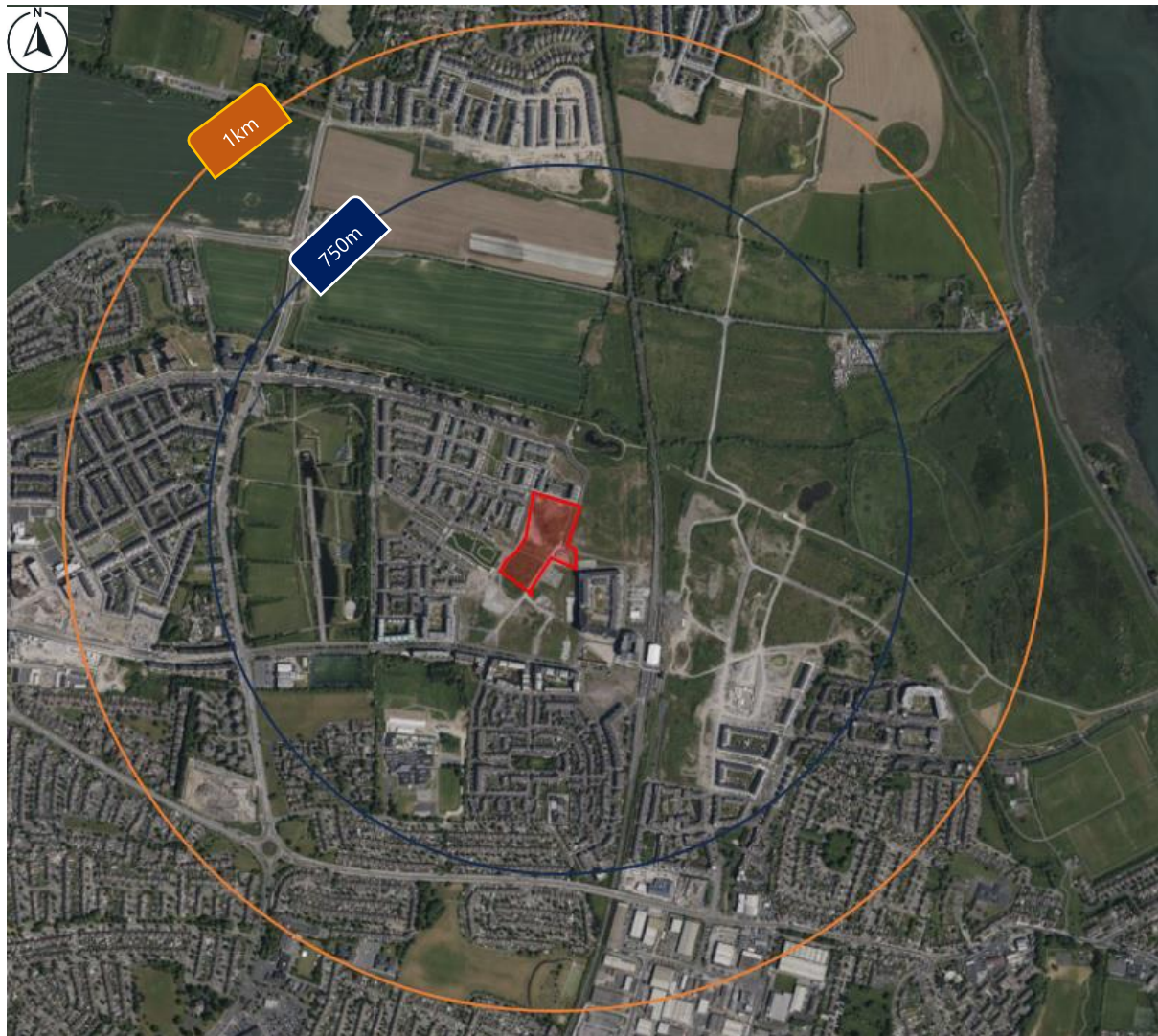
- Identify the existing community social and cultural provision in the surrounding area covering a 750m-1km radius from the edge of the Development Sites.
- Assess the overall need in terms of necessity, deficiency, and opportunities to share/ enhance existing facilities based on current and proposed population projections.
- Justify the inclusion or exclusion of a community and art / cultural facility as part of the proposed development having regard to the findings of the audit.

5.0 AUDIT OF EXISTING COMMUNITY AND ARTS / CULTURAL FACILITIES

5.1 Identification of the Study Area

The area subject to this assessment is defined by a 750m to 1km radius from the site consistent with sub-section 15.8.2 of the DCDP.

Figure 5.1: Defining the Study Area Boundaries for the Community and Social Infrastructure Audit



This section comprises two parts – the first provides an assessment or baseline of the existing community facilities in the area (section 5.2), and the second provides an assessment or baseline of existing arts and cultural uses within the study area (sub-section 5.3).

5.2 Audit of Existing Community Facilities

5.2.1 Educational facilities

The number and distribution of primary and post-primary schools within the study area are illustrated in Figure 5.2. All primary and secondary schools are identified in Table 5.1 and Table 5.2, respectively.

Figure 5.2: Educational Facilities within the Study Area



5.2.1.1 Primary Schools

From a review of the Department of Education and Skills Database, there are seven National Schools serving Clongriffin, as identified in the table below.

Table 5.1: Primary Schools within the Study Area

Map Ref / No.	School	Enrolment (23/24)	No. Classrooms	*Anticipated Spare Capacity	**Anticipated Spare Capacity
1	St. Francis of Assisi Primary School	436	16	0	12
2	Belmayne Educate Together National School	418	16	0	30
3	Gaelscoil Ghráinne Mhaol	29	2	17	27

Map Ref / No.	School	Enrolment (23/24)	No. Classrooms	*Anticipated Spare Capacity	**Anticipated Spare Capacity
4	Stapolin Educate Together National School	240	16	128	208
5	Scoil Bhríde JNS - Donaghmede	389	16	0	59
6	Scoil Cholmcille SNS	216	9	0	36
7	St. Kevins Junior National School	188	8	0	36
Total		1,916	83	145	408
*Spare capacity measured at 23 pupils per classroom					
**Spare capacity measured at 28 pupils per classroom					

The Department has advised that a standard of 23 students per classroom should be encouraged. When examined at a rate of 23 students per classroom², there is a spare capacity of 145 spaces across the 7 schools. Research has shown that approximately 39.4% and 10.9% (a total of 50.3%) of primary school children in Ireland attended classroom sizes in 2022 that ranged between 25-29 pupils per classroom and 35+ pupils per classroom³, respectively. In assuming a higher pupil per classroom rate of 28 pupils per class it would yield an increased spare capacity of 408 spaces across the 7 schools, with the majority of the spare capacity being available within the Stapolin Educate Together National School.

It is noted that Scoil Naisiunta Mhuire Na Mbrathar is temporarily closed. There are a number of other primary schools that are accessible to the subject site due to a range of public transport infrastructure outside the 1km boundary.

5.2.1.2 Post-Primary Schools

A review of the data published by the DES identified 2 post-primary schools in the Study Area. There are also numerous other post-primary schools nearby but outside the defined catchment area and other projects in the surrounding area to be constructed as part of the School Building Programme. These include:

- Baldoyle Stapolin Post Primary School in Baldoyle; and
- Dublin North East Educate Together Secondary School.
- Belmayne Educate Together Secondary School was established in 2019. The school is in interim accommodation on its permanent site and three additional classrooms and one specialist room

² Dept of Education Circular 0011/2024

³ ED105 – www.data.cso.ie

has been approved for the 2022/2023 academic year. A major project to provide permanent accommodation for the school is currently at Stage 4. The school will cater for 1,000 pupils in the long-term.

Table 5.2: Post Primary Schools within the Study Area

Map Ref	School	Female	Male	Enrolment (2023/2024)	Comment
8	Grange Community College	239	247	486	Dáil Éireann Debate, Wednesday, 19 June 2024 – The Minister of Education confirmed that there are plans to expand this school to cater for 1,000 pupils and the project is currently at Stage 1.
9	Gaelcholaiste Reachrann	255	248	503	Dáil Éireann Debate, Wednesday, 19 June 2024 – The Minister of Education confirmed that there is a major project to provide permanent accommodation for the school at tender stage and construction is expected to be completed by mid-2024. This will provide capacity for 600 pupils.
	Total	494	495	989	

The SDRA guidance in the DCDP requires the provision for a post-primary school site located at Belmayne Avenue and Main Street and adjacent to the greenway which links to Father Collins Park and to reserve a school site at Clongriffin, subject to the requirements of the Department of Education and Skills.

In this regard, the DCDP Guiding Principles Map for SDRA 1 indicates the location of the reserved school site to the east of the application site. Having regard to the planning history for the site it is noted that this site was previously safeguarded by way of Condition 2 attached to SHD Ref. 305316-19, requiring the omission of Block 8 under the previously approved SHD permission. This site will continue to be reserved for such purposes.

5.2.1.3 Third Level Education and Further Education

Grange Community College that is situated approximately 650m to the south of the application site is the closest further education campus offering full time classes for students.

There are also numerous Adult Education Centres within 3km of the site such as Pobalscoil Neasáin Adult Education, Donahies CS Adult Education and KLEAR Adult Education Centre.

5.2.1.4 Special Needs Education Schools

Although there are no dedicated special needs schools within the Study Area, there are 3 special education schools in close proximity to the site (within 2.5 km) to cater for children of all needs and abilities. These include:

- **St Michaels House, Baldoyle, Co. Dublin** (1.7km distance) - which provides a comprehensive range of services and supports to men, women, and children with intellectual disabilities and their families in 170 locations in the greater Dublin Area. It supports c. 2,300 people and this has an impact on thousands of family members. St. Michael's House is a company funded by the HSE, TUSLA and the Department of Education and Skills.
- **St. Michael's House Foxfield Special School** (2km distance) – provides a comprehensive range of services and supports to men, women, and children with intellectual disabilities.
- **Abacas Special School, Kilbarrack** (2km distance) - a co-educational, evidence-based school for autistic children and young adults.

5.2.2 Childcare Facilities

A total of 7 childcare facilities were identified in the Study Area using the latest Tusla Early Years Inspectorate data (November 2023). This excludes unregistered child-minding services. On the basis that there was no publicly available data that identifies the capacity of childcare facilities or available spaces, a childcare review and capacity assessment was undertaken by in May 2024 by Declan Brassil & Company Ltd in the form of a telephone survey. The results of which is detailed below in section 6.1.2.

Table 5.3: List of Registered Childcare Providers in the Study Area.

No. on Map	Name of Childcare Facility	Tusla ID
1	Little Rainbows Belmayne	TU2022DY001
2	Pipalong Montessori	-
3	Learning Circle Montessori	TU2015DY212
4	Little Rainbows Balydoyle	TU2016FL012
5	The Learning Circle	TU2015FL307
6	Madeline's Pre-School	TU2015FL210
7	Target Childcare Services	TU2015DY208

Figure 5.3: Map of Childcare Provision within the Study Area

5.2.3 Healthcare and Medical Services

Healthcare services within the catchment area are provided through a range of public and private organisations. A variety of healthcare services are provided within the study area. The proposed development is located in close proximity to Dublin's wide range of health facilities (25-minute drive to the city centre) and is close to the national motorway network and public transport provision either by bus or by rail. This provides access to national public hospitals, private hospitals, high-tech hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospitals and hospices. Beaumont Hospital is also located approx. 5km from the proposed development.

In terms of Primary Health Care Provision, Table 5.4 summarises the existing healthcare facilities within the study area, which is cross referenced to the Map below that indicates their approximate locations.

Table 5.4: List of Healthcare and Medical Services within the Study Area

Map Ref.	Healthcare and Medical Services
1	Clongriffin Medical Centre is a purpose-built modern surgery located on the Main Street in Clongriffin from where a single General Practitioner is operating.
2	Stacks Pharmacy Clongriffin - located on Main Street, Clongriffin.
3	Praxis Care is located on the Clongriffin Road and caters for individuals with autism, intellectual disability and/or complex needs.
4	Clongriffin Dental is open 7 days a week and has 3 no. dentists to provide a full range of Dental works / services.
5	Heaven Healing Holistics is a spiritual and alternative medicine healing and mediumship centre.
6	Lotus Flower Accupuncture & Wellness Clinic is a service that specialises in fertility, gynae issues and male factor infertility; through acupuncture, Chinese Herbal medicine, reflexology, womb and fertility massage, and therapy.
7	LoveSkin provides a wide range of services, including facials, chemical peels, microdermabrasion and laser treatments
8	Dr. Tony Accardi Chiropracty provides chiropractic services from sports injuries to paediatric care
9	Central Remidal Clinic is a voluntary organisation and national charity working with children and adults with disabilities. The CRC provides innovative medical and surgical interventions, therapeutic and assistive technology services to children and adults with complex disabilities and rare conditions.
10	Dublin Bay Vets is also located within the study area.

In addition to Clongriffin Medical Centre, there are also other GP services and clinics within Dublin 13 that lie outside of the 1km boundary that are considered accessible from the subject site. These include:

- Donaghmede Medical Centre, with a total of 2 Physicians which is approximately 1.25 km to the south-west; and
- The Grange Clinic, supports 2 medical practices with a total of 7 Physicians which is approximately 1.3 km to the south-west.

Figure 5.4: Map of Healthcare Facilities within the Study Area (including Veterinary Services)

5.2.4 Sports and Recreational Facilities

The availability of quality recreation, leisure and amenity facilities have a fundamental impact on the quality of life of local residents. Such provision improves social integration and cohesiveness within a community. The immediate area has a vast amount of open space suitable for walking, hiking, running, cycling and sporting activities. The area contains recreational parks, playgrounds, multi-use games areas and sports pitches. Father Collins Park is a valuable recreational amenity for Clongriffin and contains two playgrounds, a skatepark, football pitches and a dog club.

A desktop review of sports and fitness clubs within the study area was carried out. A summary of the existing facilities within the study area are provided in the table below and their locations are cross referenced in Figure 5.5, below.

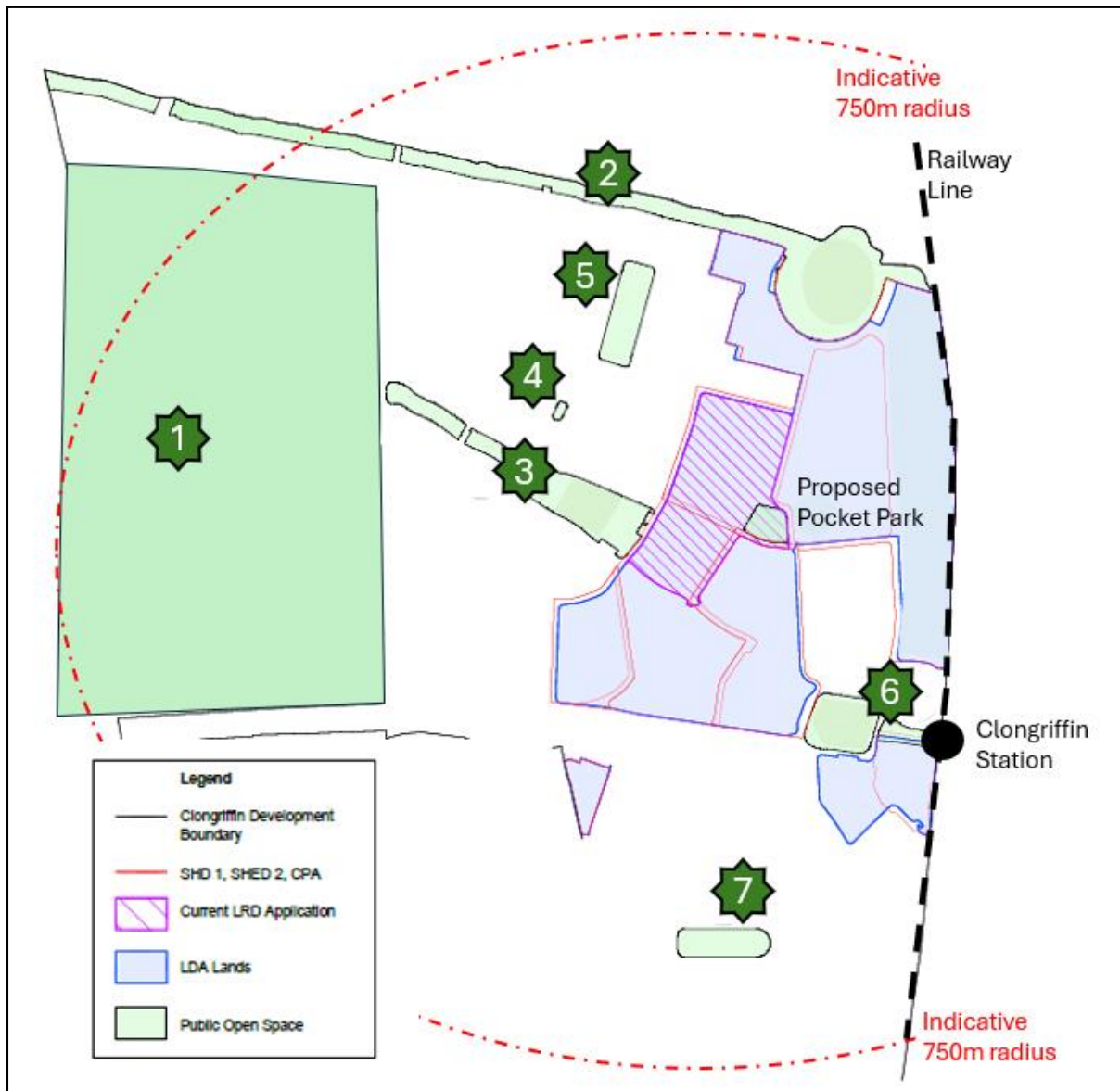
Table 5.5: List of Sports Clubs, Gyms and Recreational Facilities within the Study Area

Map Ref	Sports Club
1	Trinity Donaghmede Football Club – a football team located in Father Collins Park.
2	Clarehall Celtic Football Club – a football team located in Donaghmede Park.
3	Trinity Gaels GAA Club – a Gaelic games club with over 20 teams located in Drumnigh.
4	Clongriffin Athletics Club – an athletics club located in Donaghmede Park.
5	Fingal Badminton Academy – is a badminton training facility with Badminton Ireland licensed coaches.
6	Balydoyle Badminton Centre – one of two Leinster Badminton sports centres. The Centre has numerous courts and a stand to hold 800 people.
7	Gracie Jiu-Jitsu Balydoyle – A Jiu-Jitsu academy that caters for people of all ages.
8	Arabian Gymnastics Club - provides classes at both recreational and competitive level artistic discipline in a 10,000 sq.ft facility.
9	Cormorant Swim Club - is a competitive swimming club affiliated with Swim Ireland and based in North Dublin at the Trinity Sports and Leisure Club in Donaghmede.
10	Eddie Cummins School of Kempo – a Kempo karate academy that caters for people of all ages.
Gyms, Leisure Clubs and Studios	
11	MCyoga Clongriffin – a studio that offers 1 on 1 and group Yin Yoga, Hatha, Restorative, Corporate Yoga, and Reiki.
12	Trinity Sports & Leisure Club - provides sporting and leisure amenities for the local catchment area, including a 25-metre swimming pool, sports hall and lounges.
13	Heros Gym – a large commercial gym located in the Trinity Sports and Leisure Club.
14	Fire & Ice Recovery Sauna – provides mediation and mindful classes along with a recovery centre including plunge pools, a sauna and ice baths.
15	K&M Fitness Studio – provides personal and group training in TRX, HIIT and other workouts.

Figure 5.5: Location of Sports and Fitness Clubs, Open Space and Recreation facilities

5.2.5 Parks and Playgrounds

The map below provides a graphic illustration of the existing public open spaces / parks within an indicative 750m radius of the application site (as measured from the proposed pocket park). Whilst undeveloped lands to the east of the railway line falls within a 750m radius of the subject site, it has been ignored as part of this audit as there remains uncertainty over the delivery of public open spaces and play facilities for children on such lands. Furthermore, it is considered that over the immediate and short term, residents of the scheme would tend to gravitate towards the identified spaces to the west of the railway line that are easier to access on foot, until such time as the lands to the east thereof have been fully developed to draw residents of the proposed scheme further afield and to the east of the railway line.

Figure 5.6: Map of Nearby Public Open Spaces

The nature of the indicated 7 no. public open spaces and the range of recreational / play facilities provided therein can be summarised as follows:

- Space No. 1 – Father Collins Park** is situated approximately 350m west of the application site. It is large urban park that extends to 26 ha in area. The Layout of the park is split into an eastern and western half by way of a central linear pedestrian spine along a water feature. To the west of this central spine are 5 no. multi-purpose sports pitches to cater for a range of active recreational pursuits, such as hurling, football, GAA, etc. The eastern part of the site (closest to the application site) provides for two playgrounds for younger children with associated seating / picnic areas and a skate park. Interspersed between these formal play areas are landscaped open spaces that include open lawned areas that are suitable for a variety of informal play, such as kick-about areas. The perimeter of the park provides for a circuit tract with specialised gym equipment being installed at regular intervals to facilitate active recreational use. The park boasts a variety of high-quality landscaped areas with mature planting / trees providing shade / shelter for more passive outdoor recreational pursuits. The amenities and facilities available at Fr. Collins

Park are ideally suited to meet the active and passive recreational needs for all age groups from toddlers to adults.

- **Space No. 2 – The River Mayne Greenway** / linear park is situated approximately 200m to the north and provides a key strategic green link that connects the subject site and Clongriffin with its wider surroundings to the east and west. It incorporates a walkway route adjacent to the River Mayne to the north of Belmayne and adjacent to Marrsfield. The park combines the protection / preservation of a riparian corridor and enhancing natural habitats with footpaths, new planting and seating areas. Ultimately this route will extend eastwards to provide a green route connection into Fingal and connect with the Racecourse Park and the amenities of Baldoyle Estuary. This linear park / route provides opportunities for active recreational pursuits such as walking and cycling for persons of all ages.
- **Space No. 3** is known as **Belltree Park** and extends westwards from the western boundary of the subject site to provide a contiguous link with Fr. Collins Park. The area closest to the application site contains an open lawn area that appears to be well used by older children as a kick-about area. Gym equipment is also provided along this route to connect with the circuit track provided at Father Collins Park. The proposed Market Street to the south of Block 5 will serve as a continuation of this east west link that will ultimately ensure connectivity between Father Collins Park and Clongriffin Station via the subject site.
- **Space No. 4** is a small green space along King Street that is grassed and provides limited opportunity for informal play.
- **Space No. 5** is known as **Belltree Green** and provides an attractive landscaped pocket park with pedestrian connections, open grassed areas that are suitable for informal play (such as kickabout areas) and landscaping – see inset street view, right.
- **Space No. 6 – Station Square:** This plaza area is adjacent to Clongriffin Station, the bus terminus and the Park and Ride. It was completed with Phase 1 elements of the town centre and compliments the stepped public entrance to the station platform. The plaza is characterised by a high-quality public realm with opportunities for pedestrian circulation, a meeting place and events.
- **Space No. 7** is known as **Beau Park** and comprises a compact pocket park that provides a play area for young children and attractive landscaped areas including open grassed areas that are suitable as kickabout areas offering informal play opportunities for older children.



From the above map and descriptions provided it is evident that the immediate area is well served by public open spaces / parks and play facilities for children.

5.2.6 Other Community Facilities and Services

Quality neighbourhoods should be responsive to the needs of local communities, which play an important role in quality-of-life factors and foster a wider sense of community and active citizenship. Key community facilities are considered to include local authority offices, welfare offices, libraries, Garda and fire stations and community services such as youth centres, community centres and meeting halls.

This Social Infrastructure Audit has identified a low provision of local social and community services. A full list of the facilities is provided in Table 5.6 and Figure 5.7.

Table 5.6: List of Community Facilities and Services in the Area.

Map Ref	Community Facilities and Services
1	Donaghmede Men's Shed – a community facility where attendees can take up woodworking, gardening, animal husbandry, etc. The centre provides a safe space for people to develop friendships and share their experiences. The Men's Shed Association is a place in which all men have the opportunity to maintain and improve their well-being on their own terms and within their own communities.
2	Grange Community College – offers part time adult courses including addiction studies, ESOL and early learning & care.
3	Clongriffin Junction Community Centre – a new community hub which hosts public classes, forums, meetings and social gatherings.
4	Clongriffin Hub – is a community hub that hosts yoga classes, music lessons, and a running club. The hub also hosts parties and social events for the community.

Clongriffin Community Association are a local group who have set up a wide range of public classes, forums, meetings and social gatherings across the area. A list of local groups and organisations who utilise community space in the area is provided below in Appendix A.

Religious Institutions

There are numerous places of worship in the wider area (1-3km), which will allow the new community of Clongriffin to intersect with and contribute to the existing faith communities. They include:

- St Laurence O'Toole Catholic Church – Baldoyle;
- Church of the Holy Trinity – Donaghmede;
- St. Francis of Assisi Catholic Church – Clonsaugh;
- Church of Our Lady Immaculate Belcamp - A Presbyterian Church located in Belcamp;
- Minh Tam Pagoda Buddhist Temple – Coolock;
- Clongriffin Masjid – a Mosque located on the Clongriffin Road

In addition to key community facilities, sustainable communities require a range of ancillary facilities and services such as state or local authority provided services e.g. credit unions retail centres, recycling facilities, post offices and general community facilities. These facilities are provided just outside of the 1km radius but are accessible to the subject site.

For other facilities such as Community Hubs, Allotments, Garda Stations, Fire Stations and Banks are located within the built-up area of Dublin City, just outside of the study area. Large retail areas such as Clarehall Shopping Centre, Racecourse Shopping Centre and Donaghmede Shopping Centre are located just outside of the study area.

Figure 5.7: Map of Community Facilities within the Study Area



5.3 Audit of Arts and Cultural Facilities

This section of the report provides an audit of existing arts and cultural facilities within the study area. It has been informed by a review of the 2021 *Dublin City – Cultural Infrastructure Study* carried out by Turley in association with OBFA Architects.

A total of 249 buildings form part of the Audit and are identified in the following categories:

Table 5.7: Breakdown of existing cultural infrastructure in the city

Art Form	Number of Spaces	Percentage of Spaces	Located within Study Area
Architecture	2	0.8%	No
Circus	1	0.4%	No
Literature	23	9.2%	No
Community Centre	5	2%	No
Multi-disciplinary community and arts centres	116	46.6%	No
Film	3	1.2%	No
Museum	27	11%	No
Arts Centre / Visual Art	28	11.2%	No
Music / Theatre / Dance	42	16.8%	No
Photography	2	0.8%	No
Total	249	100%	

It is noted that the only space within 1.5 km of the site identified in the Audit is Donaghmede Library situated approximately 1.25km from the site. A desktop review of the study area suggests that there is a lack of arts and cultural facilities within the study area.

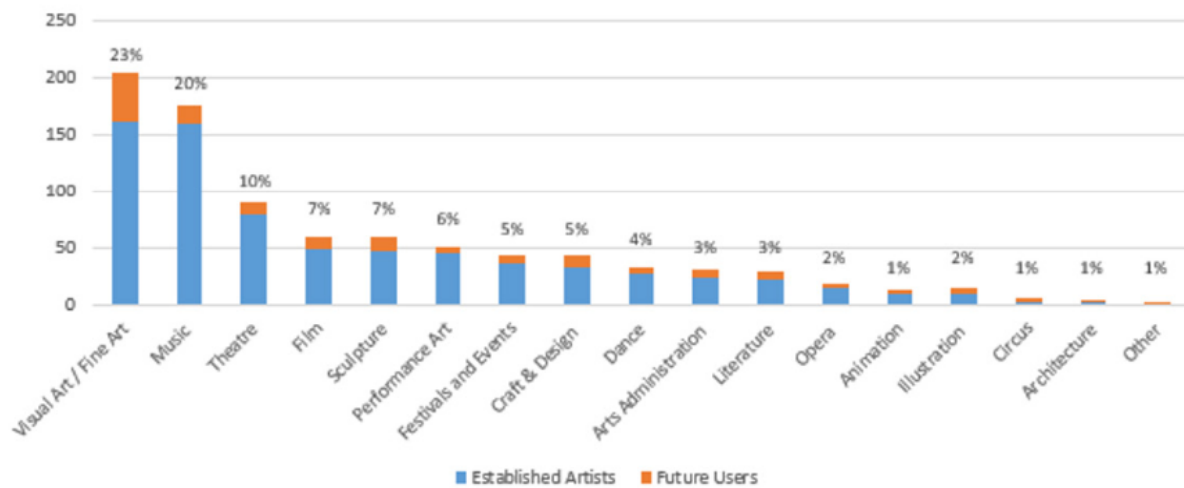
Artist Workspaces Report 2020

A baseline survey into artist workspaces, commissioned by Dublin City Council in 2020, revealed an overall dissatisfaction with the existing provision of artist workspaces in Dublin both in terms of supply and quality of spaces. The survey was responded to by artists from a wide range of different disciplines.

The highest levels of responses generated from those with Visual Arts / Fine Art background (23%), followed by Music (20%), Theatre (10%), Film (7%) and Sculpture (7%), Performance Art (6%), Craft & Design (5%), Dance (4%), Arts Administration (3%), Literature (3%), Illustration (2%), Opera (2%). Animation, Circus, Architecture and Other made up the remainder with less than 1% for each art form category.

The survey also details the ideal space as described by Dublin artists. When it comes to the type of space that artists want to work in compared to their existing workspace, there was a noticeable greater demand for individual group space, performance / exhibit space, and maker / fabrication space. Of the responses to this question, 20% indicated their ideal workspace would comprise an individual group space (an individual space within a larger workspace).

Figure 5.8: Artist Form and Profile of Respondents to Survey



This is consistent with the majority of artists working collaboratively for a significant period of time. However, a large cohort (primarily visual artists) require individualised space. A noticeable demand for performance / exhibit space (11%) aligns with dissatisfaction levels, which illustrates that a majority of respondents (54%) considered their workspace as offering ‘poor’ accessibility for exhibiting, performing or commercialising artist’s work.

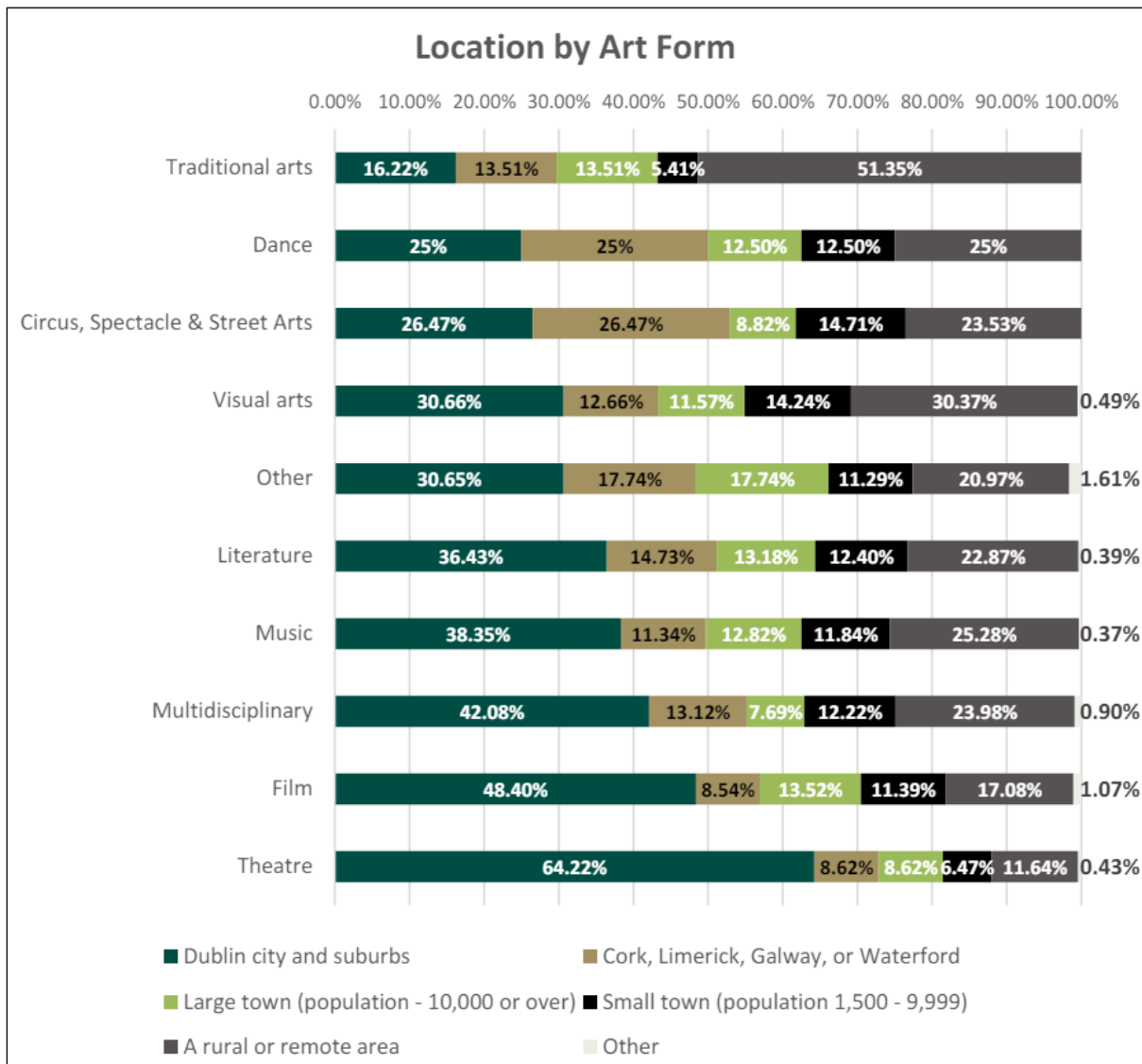
The small but noticeable increase in desire for workshop (7%) and maker / fabrication space (5%) also reflect artists dissatisfaction in the provision of equipment in current workspaces.

Demand for workspace appears to be a significant issue for artists at all stages of their careers and the results indicate there is a very strong demand for additional artist workspace in Dublin. Of the 394 Artists who responded to their current workspace status, 41% are “seeking workspace” with no alternatives, 28% are “renting workspace”, 18% “own their workspace” and 10% are “working from home”.

Demographics of the Arts Sector 2023

The Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media published a comprehensive insight into the composition of the arts sector, exploring topics such as gender, age profile, geographical distribution, ethnic and cultural backgrounds, education, living situations, and the prevalence of disabled artists and creative arts workers. According to the Report, Dublin City and its suburbs accommodate 38% of all Artists in Ireland. Figure 5.9 below identifies the location of artists within Ireland by art form. Looking at the breakdown of living location by primary art form, we see that the areas in which artists and creative arts workers live can vary quite a lot. In particular, it is notable the high degree of centralisation toward Dublin that is evident in Theatre (64.22% living in Dublin) and Film (48.4% living in Dublin).

Figure 5.9: Location of Artists by Art Form



6.0 NEEDS ASSESSMENT - DEMAND FOR COMMUNITY, ARTS AND CULTURAL FACILITIES

This section provides an assessment of the likely demand for community, arts and cultural facilities pursuant to Objective CUO25 of the DCDP and to inform the proposed split of uses, or proportion of floorspace allocated between cultural and community uses based on the assessment in Section 5 which provides the relevant evidence-based baseline audit.

6.1 Assessment of Demand for Community Uses / Facilities

6.1.1 Educational Facilities Demand Assessment

The Department of the Environment, Heritage and Local Government and the Department of Education and Science have published guidance on the provision of schools and community facilities in *The Provision of Schools and the Planning System* July 2008.

6.1.1.1 Primary Level

The Department of Education and Skills provides details of primary school enrolment, number of classrooms and class sizes for the 2023/2024 academic year. Assuming a maximum class size in each school of 23 and/or 28 students per classroom provides for a potential spare capacity ranging between 145 and 408 spaces (refer to Table 5.1, above) without any additional classroom provision.

Table 6.1: Historic Enrolment (Primary Schools)

School Name	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year Change
St. Francis of Assisi NS	455	458	456	447	436	-19
Belmayne Educate Together NS	437	442	434	419	418	-19
Gaelscoil Ghráinne Mhaol	N/A	N/A	9	16	29	+29
Stapolin Educate Together NS	19	42	87	125	240	+221
Scoil Bhríde JNS - Donaghmede	410	414	397	392	389	-21
Scoil Cholmcille SNS	217	250	236	239	216	-1
St. Kevin's Junior National School	197	200	204	189	188	-9
Total						+181

It is noted that 5 of the 7 primary schools experienced a decrease in enrolment numbers across the 5-year period. The two schools that experienced growth both recently opened, with Stapolin Educate Together National School opening in 2019 and Gaelscoil Ghráinne Mhaol opening in 2020.

Historic enrolment trends for the Study Area indicate an increase of 181 students within the Study Area, which is consistent with the demographic growth detailed in Section 3.2.1.

6.1.1.2 Post-Primary Level

The study area includes 2 post primary schools, with building projects underway to increase their capacity (as indicated in Table 5.2) and at Baldoyle Stapolin Post Primary School and the Dublin North East Educate Together Secondary School. Table 6.2 identifies the 5-year enrolment change across the 2 schools within the study area.

Table 6.2: Historic Enrolment (Post- Primary Schools)

School Name	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year Change
Grange Community College	280	334	394	450	486	+206
Gaelcholaiste Reachrann	443	489	498	510	503	+60
Total						+266

Although enrolment numbers have increased across both schools, the expansions provided for under the Government's school building programme to increase the capacity of Grange Community College school to accommodate 1,000 pupils over the medium term and Gaelcholaiste Reachrann to accommodate 600 pupils over the immediate / short term, will facilitate the future growth of Clongriffin.

6.1.1.3 Third Level Education and Further Education

There is one adult education facility within the study area. However, given Clongriffin's proximity to Dublin City Centre, with good connectivity and accessibility to the City's third level and further institution facilities, a third level education facility is not deemed necessary.

6.1.1.4 Estimating Potential Demand for School Places

The proposed development will comprise a maximum of 408 no. apartments as described in section 2.2 above. The average household size recorded by Census 2022 was 2.74 per household in Ireland. This generates a total indicative population of c. 1,118 no. persons when applied to the proposed scheme.

The average number of children per family (including childless families) recorded in the Study Area during Census 2022 was 1.16⁴ children, which would generate an indicative resident child population of 461 no. children (between the ages of 0-18 years) when applied to the total number of units proposed.

An estimation of the total children of Primary and Post Primary age groups expected to reside in the development has been determined on the basis of the total portion of children under this age group residing within the study area by estimating the proportion of children by age group in the 2022 Census.

⁴ A total of 2,283 children for the 1,968 recorded families

Table 6.3: Composition of Children Population in the 0-18 Age Category

Age Group	No. of Children *Estimated No. Children	% of Total Cohort	Indicative Resident Child Population
Pre-School (0-4 years)	608	31.3%	144
Primary School (5-12 years)	805	41.5%	191
Secondary School (13-18 years)	528	27.2%	126
Total	1,941	100%	461

It is estimated that 317 of the 461 children would constitute school age children (comprising approximately 191 primary school and 126 post-primary school children). This has been estimated on the basis of the age-cohorts and their subsequent composition (as a percentage of 0–18-year-old) within the study area.

6.1.1.5 Summary of School Place Demand Assessment

The above analysis suggests that the proposed scheme has the potential to generate an additional c. 1,118 population within the area, including an estimated 461 children between the ages of 0-18 years, of which 191 are expected to be of primary school age and 126 of post-primary age. However, these figures may in reality be lower when taking into account the large proportion of 1- and 2-bedroom apartments proposed which could potentially yield smaller household sizes with a lower child yield potential.

There are 7 Primary and 2 Post-primary Schools within the Study Area (including provision for more schools as outlined in the Government's School Building Programme), which have a combined total enrolment of 1,916 and 989 students, respectively.

An analysis of the historic and future trends for the schools was carried out and included assessing trends in enrolment over the past 5-year period. 5 of the 7 primary schools in the study area experienced a decrease in enrolment numbers on a year-by-year basis across a 5-year period. The two schools that experienced growth opened in 2019 and 2020.

At the post-primary level, on the other hand, the 2 schools in the study area have experienced a steady year-on-year growth rate in enrolment over the past 5-year period.

As identified in Table 5.1, there is an estimated spare capacity between 145 and 408 spaces within the 7 primary schools. Table 5.1 indicates there are 83 no. classrooms within the identified 7 no. schools serving 1,916 enrolled pupils. Assuming an even distribution of pupils between classes and schools it would result a pupil to classroom ratio of 23 pupils per classroom, which accords with the guidance provided by the Department of Education on the prescribed classroom size. The proposed development is likely to generate in the order of 191 children of primary school going age. This additional quantum of pupils would result in 2,107 pupils being accommodated within the existing 83 no. classrooms, resulting in a slight increase in the ratio of pupils per classroom to 25 pupils per classroom, which is still below the majority of classroom sizes across Ireland (as noted under sub-section 5.2.1.1, above). As such, there is likely to be sufficient spare capacity within the existing primary schools within the catchment area to accommodate the number of primary school aged children resident within the proposed

development. It is noted that these findings are consistent with the spare capacity in primary schools identified in 2019 in the submitted Community and Social Infrastructure Audit prepared by Downey Planning consultants (that was submitted in support of the previous SHD Planning Applications to ABP) and in stark contrast with the identified 90% shortfall of primary school places (818 school places) and a 165% shortfall of 701 school places for post-primary aged people within the area, as estimated by Dr Maria Quinlan in her '*Forgotten Communities*' assessment (pg. 13).

In this regard it is noted that Dr Quinlan's estimated growth rate of 68% for the under-24 population within both the Grange A and B ED's were undertaken prior to the publication of the 2022 census results. This estimated growth rate appears to be significantly over-stated by comparison to the actual growth rate in the under 24 age cohort, as recorded between the 2016 and 2022 census for the Grange B ED, which shows an increase of only 30% from 1,858 persons in 2016 to 2,421 persons in 2022 – i.e. the actual recorded growth rate for this period is approximately 38% lower than estimated by Dr Quinlan.

It is noted that there are a number of post primary schools within the surrounding area of the subject site and study area which were assessed in the 2019 Community and Social Infrastructure Audit prepared by Downey Planning consultants (that was submitted in support of the previous SHD Planning Applications to ABP). Capacity within these schools were taken into account on the basis that post-primary age students are more likely to travel greater distances to attend secondary school than a primary school. These additional post primary schools include:

- Pobailscoil Neasain;
- St. Marys Secondary School;
- The Donahies Community School; and
- Ardscoil La Selle.

The previous Social Infrastructure Audit undertaken by Downey Planning consultants was informed by a telephone survey to determine the levels of spare capacity per school and to confirm the capacity of each school. Based on the max capacity per school the following table demonstrates the current level of spare capacity per post primary schools based on current enrolment figures. However, three of the post primary schools were unresponsive and may provide additional capacity over and above that identified in the table below.

Table 6.4: Anticipated Spare Capacity of Secondary Schools in the wider Surrounding Area

School Name	Distance to Subject Site*	2023/2024 Enrolment	Maximum Capacity	Anticipated Spare Capacity
Grange Community College	560m (within study area)	486	Unknown	-
Gaelcholaiste Reachrann	650m (within study area)	503	600 (refer to Table 5.2)	97

School Name	Distance to Subject Site*	2023/2024 Enrolment	Maximum Capacity	Anticipated Spare Capacity
Pobailscoil Neasain	1.91km (within wider surroundings)	794	Operating at maximum capacity	0
St. Marys Secondary School	1.77km (within wider surroundings)	238	327	89
The Donahies Community School	1.90km (within wider surroundings)	504	(Built for 900 students)	396
Ardscoil La Salle	2.10km (within wider surroundings)	251	Unknown	-
Total Spare Capacity				582

Based on the above there appears to be significant levels of spare capacity within the identified secondary schools and in particular St. Marys Secondary School and The Donahies Community School. It is anticipated that the demand generated from the proposed development (approximately 126 Secondary School aged Children (13-18)) will be accommodated within existing schools. In addition, further capacity will become available under the School Building Programme, which include:

- Baldoyle Stapolin Post Primary School in Baldoyle (16 classroom);
- Dublin North East Educate Together Secondary School – with a capacity for 1,000 students; and
- Grange Community College that is situated within the identified study area catchment will cater for 1,000 students (refer to Table 5.2).

In this regard it is noted that the Department of Education and Science made a submission on the previous SHD application (ABP Ref. 305316-19) stating that it has outstanding requirements for schools in this area and Block 8 should be remain reserved for a school and combined with Block 11 to provide a site of 1.3ha that would be big enough for a post-primary school. To this end Condition 2 attached to SHD permission Ref. 305316-19 states as follows:

'The proposed Block 8 only shall be omitted from the permitted development. The associated land shall be retained for a maximum period of five years for potential use as a school site. If at the end of the period works have not commenced for a school, the site shall revert to a residential use.'

Reason: The Local Area Plan for Clongriffin-Belmayne 2012-2018, the period of which was extended by Dublin City Council in November 2017 after the adoption of the Dublin City Development Plan 2016-2022, requires the reservation of land for a school in this part of the site. The omission of Block 8 is required to provide a site that would be large enough to accommodate a school and to give effect to that provision of the Local Area Plan. The information submitted with the application was not sufficient

to justify setting aside the reservation of land for a school, having regard to the significant growth in the population of the area that is likely to occur, the extension in the period of the Local Area Plan containing that provision and the role of the Department of Education and Skills in assessing the demand for schools subject to a time limit of five years.'

This school reservation site has been carried forward into the current DCDP, 2022-2028. However, this site lies to the east of the application site (as previously safeguarded by way of Condition 2 attached to SHD Ref. 305316-19 (above)). The reserved status of this site remains unaffected by the proposed development and will be available for future school development if required by the Department of Education and Science.

6.1.2 Childcare Demand Assessment

A childcare Demand Assessment has been undertaken pursuant to Item 1.3 of the DCC Stage 2 LRD Opinion, which states that *'...crèche/childcare provision will be determined by the results of the Childcare Demand Assessment. A full Childcare Demand Assessment including an audit of existing facilities within the locality and demographic analysis of the locality is required.'*

A desktop review of childcare facilities within the study area identified 7 no. registered childcare facilities, excluding unregistered child-minding services. The locations of these facilities are indicated in Figure 5.3.

A telephone survey was undertaken in May 2024 by Declan Brassil & Co. to inform a capacity assessment of these facilities. The survey identified no spare capacity available within any of the identified childcare facilities that have responded to the survey.

Table 6.5: Childcare Facilities within the Study Area

No. on Map	Childcare Name	Service Type	Age Range	Current Enrolment	Spare Capacity
1	Little Rainbows Belmayne	Full Day & Sessional	0-6 years	(152 max)	0
2	Pipalong Montessori	Sessional	2-6 years	-	-
3	Learning Circle Montessori	Full Day & Sessional	0-6 years	(72 max)	0
4	Little Rainbows Balydoyle	Full Day & Sessional	0-6 years	(99 max)	0
5	The Learning Circle	Full Day & Sessional	0-6 years	(12 max)	0
6	Madeline's Pre-School	Sessional	2-6 years	-	-
7	Target Childcare Services	-	-	-	-
Total				335	0

Section 3.3.1 of the Guidelines for Childcare Facilities (2001) requires the provision of childcare facilities at a ratio of 20 childcare spaces for every 75 proposed dwellings. Paragraph 4.7 of the Apartment Guidelines provides flexibility in this regard and removed the requirement for 'blanket provision' across all residential schemes. In this regard, the Apartment Guidelines acknowledge that notwithstanding the Guidelines for Childcare Facilities, the appropriate threshold for provision of childcare 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. The guidance states that 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 bedrooms.

By discounting the proposed 180 no. 1-bedroom units, the proposed development would yield a total of 228 no. 2- and 3-bed units that would be capable of generating childcare demand. In applying the standard of 20 childcare spaces per 75 units, the proposal is likely to generate a childcare demand in the order of 61 childcare spaces. This calculation methodology explains why the estimated childcare demand would be lower than the indicative child resident population of 144 children in the age cohort 0-4 years of age (as indicated in Table 6.3 above), given that the surrounding development within the study area includes for a larger proportion of family type dwellings than what is proposed within the subject scheme.

Provision is made at ground floor level with Block 6 for a creche (of 413 sq.m floorspace) with an associated capacity to accommodate approximately 99 childcare spaces. This level of provision is likely to exceed the childcare demand arising from the proposed development.

6.1.3 Healthcare and Medical Services Demand Assessment

The 2022 Census provides information on the perceived health of individuals, which can provide an overview of the health of the general population. Information on the health of the population of the Grange B Electoral Division is presented in Table 6.5, with data for Leinster and Dublin City provided for comparison.

Table 6.6: General Health of the Population (Source: CSO, 2022).

General Health	Leinster	Dublin City	Study Area
Very Good	53.6%	48%	51.8%
Good	29%	27.7%	30.8%
Fair	8.3%	8.6%	7.4%
Bad	1.4%	1.6%	1.25%
Very Bad	0.37%	0.5%	0.15%
Not Stated	7.33%	13.6%	8.6%

In general, the Study Area shows a higher percentage of people who have identified as having Very Good to Good health, and a lower percentage of people in the Bad to Very Bad categories compared to

Dublin City. This corresponds directly with the younger age profile in Clongriffin and the wider Study Area in comparison to Dublin City.

There are no national standards for health provision in Ireland relating to the provision of primary care centres or the number of doctors in an area. However, the HSE has confirmed that a typical primary care centre can serve a population between 10,000-20,000 people, subject to appropriate resourcing. The Department of Health recommends a ratio of four GPs per 5,000 population or 1 GP per 1,250 head of population.

The Study Area had a population of 7,438 in the 2022 Census. The additional population generated by the proposed development (1,116 persons) would result in a revised population of 8,554. The Department's standard of 1 GP per 1,250 population generates a requirement for 7 physicians to serve the existing population, together with the additional population arising from the proposed development.

There is currently only a single GP operating within the study area, at Clongriffin Medical Centre. Having regard to the GP requirement it is evident that there would be sufficient demand to support further provision of GP facilities within the study area.

There are 3 dentists serving the catchment population of the study area. This would result in a ratio of 1 dentist per 2,851 persons (based on the above projected population). According to sub-section 8.4 of the Department of Health's 'Smile Agus Sláinte - National Oral Health Policy' there are 58 dentists per 100,000 of the population available to work, although 61 per 100,000 are registered. This ratio also varies by region, with the ratio for Dublin being slightly lower at 63 per 100,000 (1 per 1,587 persons). From this comparison it is clear that additional demand for dentists exist within the study area in order to align the local catchment ratio more favourably with the average ratio / provision for Dublin.

From the above it is evident that further medical services are required in Clongriffin to effectively serve the existing and future resident population of Clongriffin.

6.1.4 Open Spaces, Sports, Clubs and Recreational Amenities Demand Assessment

As outlined in sub-sections 5.2.4 and 5.2.5, the study area benefits from a wide range of facilities with a total of 9 facilities within a 750m radius of the site and a further 10 facilities located within a 1km radius of the site.

The most notable existing green infrastructure and public open spaces in the vicinity of the site are:

- Fr. Collins Park which is Ireland's first wholly sustainable park and extends to 26 hectares. The park comprises high quality playground facilities, circuit track, skate park, sports pitches including all weather pitches and provides a high-quality amenity and open space park for residents in Clongriffin.
- The River Mayne Linear Park also provides high quality public open space for residents with the overall vision for the corridor to provide a walking route from Clongriffin to Belcamp to the west.

Fr. Collins Park is easily accessible from the subject site via Belltree Park to the west of Block 5. Accordingly, the future residents of the proposed scheme would benefit in particular from the range of amenities available at Fr. Collins Park.

It is considered that the study area benefits from a wide variety of quality recreation, leisure, sport and amenity facilities, and that the future residents of the proposed development would benefit from same.

6.1.5 Other Community Facilities

There are other community facilities in the study area which include the Donaghmede Men's Shed; Grange Community College; Clongriffin Junction Community Centre and Clongriffin Hub.

It appears that the majority of these facilities are focussed on adults and that there is limited provision for specific youth services. A review of the Clongriffin and Belmayne Community Needs Assessment titled '*Forgotten Communities*' carried out by Dr Maria Quinlan on behalf of the Northside Partnership (NSP) and the City of Dublin Youth Services indicate that there is a lack of community, art and cultural amenities and spaces for young people in the area. The report also stated that there are '*no youth-specific services such as those that are available in adjoining neighbourhoods.*'

Trinity Youth Service operates within the area. They do not have a permanent base and use the top floor of the Scouts Centre in Donaghmede on a regular basis, along with a range of other local facilities.

There is an identified need for a multi-purpose youth centre within the Clongriffin area.

6.2 Arts and Cultural Facilities Demand Assessment

In accordance with Policy **CUO30** of the DCDP, a cultural infrastructure audit was carried out for the study area. This audit identified that there is no provision of artist and cultural spaces within a 1km radius of the application site. This indicates that there may be a strong demand for such facilities within the study area.

The Arts and Cultural audit were conducted with the guidance of DCC's '*The Building Culture Toolkit*'. As set out in section 5.3, there is a lack of arts and cultural spaces in the study area and the wider Clongriffin area.

The Toolkit identifies four art forms, each which their own sub-forms as set out in the table below. It is noted that there is a clear shortfall in the provision of arts and cultural spaces in the area, and with the aid of the Building Culture Toolkit it is proposed that the following uses may be utilised as part of the arts and cultural space based on the needs and demands arising from the proposed developments population.

Table 6.7: Art Forms by Category – (DCC Building Culture Toolkit (Resource 2), 2024)

Performing Arts	Studio Arts	Media Arts	Creative Office Professions
Theatre	Fine / Visual Arts	Film	Architecture
Dance	Sculpture	Animation	Literature
Opera	Illustration	Music	Arts Administration
Festivals & Events	Craft & Design		
Circus			

The Toolkit identifies the design considerations and requirements for each art form and should be implemented in combination with the design and spatial offering of the identified units / floorspace within the scheme. In this regard the LDA intends to liaise with the DCC Arts Officer post-planning and

during the compliance stage of the development to identify and procure suitable users for the proposed Community, Arts and Cultural spaces as provided for in the proposed scheme.

6.2.1 Summary of Identified Social Infrastructure Needs within the Study Area

Policy Objective CUO25 of the DCDP demands that developments of a certain scale including developments within SDRAs, provide a minimum for 5% community, arts, and cultural spaces (predominantly internal). Policy CUO25 also notes that the balance between the uses should be informed by an evidenced based audit of the area with the aim of addressing gaps in existing provision.

6.2.1.1 Need for Community Facilities

The needs assessment for community facilities identified a need for the following services and facilities:

- Childcare provision - it is apparent that all existing childcare facilities (that have responded to a telephonic survey) are operating at full capacity with little to no spare capacity.
- Medical Services – it would appear that a large proportion of the existing resident population within the study area rely on medical services being provided outside the identified 1km study area. With only one GP operating within the study area and only 3 dentists to serve an emerging local resident population in excess of 8,500 persons, there is an acute need for further medical services, particularly additional GPs.
- Youth Services –only one youth service has been identified operating in the area, Trinity Youth Service. They do not benefit from a permanent base. A recent Community Needs Assessment that was carried out on behalf of the Northside Partnership (NSP) and the City of Dublin Youth Services indicated that there is a recognised need for a multi-purpose youth centre in the area to provided youth-specific community services.

6.2.1.2 Need for Arts and Cultural Facilities

Having regard to the lack of Arts and Cultural facilities within the study area, there is a strong likelihood that demand exists for a variety of Arts and Cultural uses, which could potentially include the following:

- Performing Arts, such as dance studios or recording studios.
- Studio Arts, such as Fine / Visual Art; Illustration; Craft and Design.
- Media Arts, such as Film and Animation.
- Creative Office Professions, such as Architects; Photo Studios and Literature.

In this regard it is noted that the DCC LRD Opinion urges the applicant to engage with existing local community groups and Dublin City Council's Arts Office. As stated earlier, the LDA fully intends to engage with the DCC Arts Office and potential end users post-planning and during the compliance stage of the project. To this end, the LDA is suggesting an appropriately worded condition (under sub-section 6.3.2, below) that will serve as an appropriate mechanism to facilitate such engagements.

6.3 Implementation and Delivery

6.3.1 Identification of Suitable End Users

The audit of existing facilities within the area has indicated that the need for facilities is skewed in favour of arts and cultural facilities as such provision is poorly represented in the study area compared to community facilities. As such, the baseline results of the audit would support the provision of a larger proportion of arts and cultural facilities within the proposed development than community uses. Continued discussions between the LDA and the DCC Arts Office will determine: (a) the precise split ratio of Community and Art / Cultural uses; and (b) the users that will be accommodated within the proposed development.

6.3.2 Proposed Delivery Mechanism

A review of recently permitted LRDs by both DCC and ABP identified that it is common practise to secure the provision of proposed Community / Arts and Cultural spaces by way of a suitable planning condition.

A review of recently permitted LRD developments has identified an appropriate condition for the purpose of identifying and identifying users for the permitted Community and Arts and Cultural spaces, and for making those spaces available for use 'prior to the occupation' of the permitted residential units. In this regard, the following LRD permissions granted by DCC and An Bord Pleanala are relevant for reference purposes:

- (a) DCC LRD Ref. 6006/23-S3 (ABP Ref. 317136);
- (b) DCC LRD Ref. 6009/23-S3 (ABP Ref. 317438);
- (c) DCC LRD Ref. 6016/23-S3;
- (d) DCC LRD Ref. 6022/23-S3 (ABP Ref. 317935); and
- (e) DCC LRD Ref. 6025/23-S3 (ABP Ref. 317840).

Having regard to the above planning precedents the LDA suggests the use of an appropriately worded condition that could be attached to a grant of planning permission to address Item 1.3 of the DCC Stage 2 LRD Opinion where it requires as follows:

'Consideration should be given to the ground floor community/arts/cultural spaces and commercial uses in terms of opening hours, i.e. a selection of different times of closing/uses so that the street is not empty after 5pm. The Planning Authority asks the applicant to be cognisant of the uses of the units on ground floor i.e. sale and lease of the units. Additionally, the applicant is requested to consider quality privacy measures and frontage design at ground floor level. Measures such as window coverage glazing/stickers can negatively impact vitality of frontage. In this instance oblique glazing would be a positive design response, the Planning Authority will actively promote the principles of good frontage design.'

The following condition is proposed by the LDA, which is considered to provide an appropriate level of certainty and control to DCC in respect of the delivery and use of the proposed Community, Arts and Cultural spaces:

a) Upon commencement of the development the applicant shall consult with the Dublin City Arts Office on the identification of suitable end users / groups for the permitted community (inclusive of the childcare facility), arts / cultural spaces at ground floor level within the permitted development.

(b) Prior to the first occupation of any of the residential units hereby approved, the applicant shall provide details of the unit(s), user group(s), operational management and booking system(s) of the community, arts and culture spaces within the development for the written agreement of the Planning Authority.

(c) The community, arts and cultural spaces provided shall be retained in such use(s) and shall not be let, sold or occupied separately. All such facilities shall be freely available and administered by means of a booking system as described within an operational management plan unless otherwise agreed in writing by the planning authority.

(d) Any change in use of any of the agreed community, arts and cultural spaces hereby approved shall require a prior planning application.

7.0 CONCLUSION

This Community and Social Infrastructure Audit provides an assessment of existing community and social infrastructure in the catchment area of the application site. It concludes that the proposed development is adequately served by a diverse range of community facilities, and that there is likely demand for the following facilities:

- (a) Childcare provision – there are 7 childcare facilities within the catchment area of the application site. All facilities are operating at capacity.
- (b) Medical Services provision – it would appear that a large proportion of the existing resident population rely on medical services provided outside the study area. With only one GP operating within the study area and only 3 dentists to serve an emerging local resident population in excess of 8,500 persons, there is likely significant demand for further medical services, particularly GPs.
- (c) Youth Services – it would appear that there is currently only one youth service operating in the area, Trinity Youth Service. They do not benefit from a permanent base. A recent Community Needs Assessment identified a need for a multi-purpose youth centre in the area to provide youth-specific community services.

The audit of Arts and Cultural facilities within the study area has identified a lack of such facilities. There is a strong likelihood that significant demand exists for a variety of Arts and Cultural uses.

The audit of childcare facilities in the area and the demand assessment for same has identified a need for additional childcare facilities in the study area, as there is currently no spare capacity available within existing identified facilities. In this regard it is noted that the DCDP acknowledges the role and function

of childcare facilities as contributing towards the delivery of sustainable communities and associated community infrastructure. In this respect the footnote below Table 15.1 of the DCDP that provides clarification on the requirement for the preparation of a Community and Social Audit states as follows:

‘Community and Social Infrastructure include School’s, Crèche’s, Community Centre, Places of Worship, Public Parks, Library’s or any publically accessible state owned building.’ [Emphasis added in bold]**

The proposed development provides a gross residential floorspace of 28,764 sq.m, which requires 1,438 sq.m of combined community, arts and cultural floorspace pursuant to Objective CUO25 of the DCDP. This requirement is met through the provision of a combination of 1,209 sq.m of dedicated indoor floorspace and a further 315 sq.m of multi-functional outdoor space along Market Street, resulting in a total provision of 1,524 sq.m.

Notwithstanding the above, and as set out under sub-section 6.5.4 of the accompanying Planning report and Statement of Consistency, it is submitted that there is an adequate planning policy basis and precedent for the inclusion of the proposed childcare facility (413 sq.m) and its associated play space (125 sq.m) in the calculation of the proportion of required community space provision. Including these spaces will result in an uplift in the total area of Community / Arts and Cultural space to 2,062 sq.m (or 7.2%) and would therefore far exceed the required 1,438 sq.m (or 5%) provision in accordance with Objective CUO25 of the DCDP and will therefore make a significant contribution towards the provision of required community facilities in the area.

It is noted that the document *‘Forgotten Communities’* by Dr Quinlan alludes to the perceived lack of community facilities and amenities *‘which bring vibrancy, heart and soul to an area. Residents and service providers feel that there is a focus on building residential homes without the services and amenities required to truly develop a community.’*

In terms of the delivery of suitable community, arts and cultural uses pursuant to Item 1.3 of the DCC Stage 2 LRD Opinion, the LDA is committed to work pro-actively and collaboratively with the DCC Arts Office on foot of a suitably worded and appropriate planning condition to identify suitable end users for the proposed internal spaces at ground floor level within Blocks 5 and 6, respectively and the external space along the Block 5 frontage onto Market Street, as proposed.

The LDA is a commercial state body with a unique mandate to accelerate the delivery of affordable new homes throughout Ireland. Their purpose is to maximise the supply of affordable and social homes in a financially sustainable manner. Because of this mandate, the LDA seeks at all times to ensure that decisions with regard to the lands under their remit, and particularly in relation to Clongriffin, are made in a sustainable manner, that respects the requirements on the lands, for example, the DCDP and any associated policy requirements.

In this instance and as outlined above, the LDA is committed to delivering community infrastructure that Clongriffin requires. We note the report of Dr Maria Quinlan on behalf of the Northside Partnership (NSP) and the City of Dublin Youth Services which indicated that there is a lack of community, art and cultural amenities and spaces for young people in the area. That being so, and as explained above, the LDA are committed to ensuring the delivery of community and social infrastructure within the proposed development and to the future delivery of the remaining proportion of community space as part of a subsequent phase(s) of development within the Clongriffin area.