

Community and
Social
Infrastructure
Audit

Largescale Residential
Development
comprising of a
proposed large-scale
residential
development.

At No. 42A Parkgate
Street, Dublin 8.

For Ruirside
Developments Ltd

DECEMBER 2024

Document Control: -

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1 INTRODUCTION

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26/27 Upper Pembroke Street, Dublin 2, have prepared this Audit of Community Infrastructure, as part of an LRD planning application for a proposed large-scale residential development comprising mixed use residential, community and retail redevelopment.

This document has been prepared in compliance with the provisions of **Policy QHSN48** of the Dublin City Development Plan, 2022 – 2028. The purpose being to contribute to the ongoing assessment and monitoring of community facilities by Dublin City Council, and to identify the additional facilities being provided by the proposed scheme.

The audit describes the proposed development and provides a breakdown of infrastructure and community services available within a defined catchment area of the application site. The audit identifies the catchment area as the lands within a 1000m radius of the site, with special attention paid to those services and resources located within 500m of the site.

Community infrastructure includes a wide range of services and facilities that address the quality of life needs of the local community and can support the proposed housing development. In particular, health, education, community, cultural, play, faith, recreation and sports facilities.

2 SITE CONTEXT

The application site is located between Parkgate Street and the River Liffey, beside Sean Moore Bridge, in Dublin 8. It was formerly occupied by Hickey's fabrics.

The development site is well served by public transport and within walking distance of a number of public transportation services. Heuston Railway Station lies approximately 200m (a 3 minute walk) from the site and provides national and regional rail services, as well as the Heuston and Museum Red Line LUAS stops. The nearest bus stop is immediately to the front of the site at Parkgate Street and is served by numerous bus routes including nos. 26, 69, C5, C6, 707, 842, 845, 51D, 52, 60, 735, C1, C2, C4, P29, 69X, X25, X27, X28, X30, X31 and X32. There are also number of Dublin Bike stands within the immediate vicinity of the subject site at Parkgate Street, Heuston Bridge (North) and Heuston Bridge (South).

The site is well served by local and city centre amenities, within easy walking or cycling distance. Directly adjacent to the subject site are local neighbourhood facilities such as a neighbourhood convenience shop, a post office and several café/restaurant units and public houses. The Aisling hotel is also nearby.

The Central Criminal Court and Phoenix Park lie immediately to the north west. Phoenix Park, one of the largest urban parks in Europe, provides a significant public open space amenity and includes playing pitches, polo and cricket grounds, a children's playground, Dublin Zoo, tea rooms and a visitor centre. It is also home to Aras an Uachtaráin, the US Ambassador's Residence, Farmleigh, Ordnance Survey Ireland, St Mary's Hospital and nursing home.

The application site is also proximate to a number of other open spaces including The Croppies Acre (within 300m), Irish Museum of Modern Art Gardens, Irish War Memorial Gardens and Grangegorman Playing Fields.

Heuston South Quarter and Thomas Street are located within 1 km of the subject site. This area which contains a wide array of amenities such as banks, post office, local offices, restaurants, public houses, community and cultural facilities.

Henry Street, one of Dublin's primary shopping streets, is located within 2km of the application site.

St Patrick's Hospital, St James' Hospital and DTU Grangegorman campus are located within 2km of the site.

2.1 Proposed Development

The proposed development adjoins consented development within the same application site boundary, including LRD6042/23 (Block B2 – 40no. apartments, café/restaurant unit (236 sq m) and cultural unit (c. 52 sq m)) and SHD-310567-21 (Block A – 198no. apartments and restaurant/café).

The proposed development comprises mixed use residential, community and commercial redevelopment (c. 26,027 sq m gross floor area), accommodated in 2no. blocks (Block B1 and Block C) ranging in height from 8 to 13 storeys with basement and undercroft, and including: 316no. apartments (178no. 1-bed units and 138no. 2-bed units), with associated private balconies on north, south, east and west building elevations and communal roof terraces at Levels 07, 08, 09 and 12; ancillary internal residents' amenity facilities (c.226 sq m); co-working/community/cultural space available for public hire (c.496 sq. m); ground level retail (c.147 sq. m).

And all associated and ancillary demolition, conservation, landscaping and site development works, including:

- Public open space (c.1,430 sq. m), including a plaza and riverside walkway.
- Residents' communal open space courtyard at ground level between Blocks B1 and C.
- Conservation, refurbishment, repair and adaption of existing protected structures, including:
 - Entrance stone archway (protected structure) to be conserved, refurbished, repaired and adapted for use as pedestrian access to proposed residents' communal open space, entrance foyers to Block B1 and Blocks C1, C2 and C3 and ancillary amenities.
 - Riverside stone wall (protected structure) to be conserved, refurbished, repaired and adapted, including partial demolition comprising the enlargement of existing opes and creation of new opes and lintel treatments for incorporation within the riverside stone wall, as part of the proposed riverside amenity walkway.
 - Turret (protected structure) at the eastern end of the riverside stone wall to be conserved, refurbished, repaired and adapted as an integrated part of riverside stone wall and proposed amenity walkway.
 - Square Tower on riverfront (protected structure) to be conserved, refurbished, repaired and adapted as an integrated part of riverside stone wall proposed and amenity walkway.
- Conservation, refurbishment, repair and adaption of the larger of the two riverfront gabled building ('River Building') for use as gym for residents of the development, accessible from Block C1 undercroft and residents' courtyard at ground level, and incorporation of building as integrated part of riverside stone wall and proposed riverside amenity walkway.
- Conservation, refurbishment, repair and adaption of the southern façade of the smaller riverfront gabled building as part of riverside wall and incorporated with the amenity walkway. Demolition of the remainder of the building fabric.
- Demolition of all other structures within the former Hickey's Fabrics site, including the large single storey warehouse building with curved wall to Parkgate Street and all warehouse internal walls and partitions including the southern brick wall running parallel to the interior of the riverside stone wall, a small two storey building adjacent to the entrance stone archway and the former 2-storey detached house (Parkgate House) at the north west corner of the site, and other miscellaneous structures.
- 2no. new pedestrian site entrances at Parkgate Street, connecting to proposed public plaza and the proposed riverside amenity walkway.
- 1no. new vehicular access via Parkgate Street to surface areas at western edge of the site.
- 24no. car parking spaces (total) at surface.
- 742no. bicycle parking spaces (total) at surface, undercroft and basement levels.
- Ancillary plant, bin storage and remote storage at ground and basement levels.

- Ancillary plant and telecommunications antennae at roof level.
- Solar panels on the roof of proposed Blocks B and C.
- Ancillary works along the southern footpath on Parkgate Street and in the public roadway, including new loading bay, removal of recycling bins and Dublin Bikes Station No. 92 and surface water drainage works including new sections of pipework.

At No. 42A Parkgate Street, Dublin 8 (Protected Structures on site).

3 DEMOGRAPHIC PROFILE

Census 2022 data indicates that at a national level, the population grew 8.1%, over the period 2016 – 2022. The population of Dublin City grew by 6.9% for the same period (2016 – 2022).

Census 2016 data indicates that at a national level, the population grew by 3.8%, over the period 2011– 2016. In the same period, the population of Dublin City grew by 5.1%.

This shows that population growth for the state and Dublin City has increased.

Census 2022 data indicates that Phoenix Park ED has a population of 1,465 persons, compared to a population of 1,534 persons in 2016. This amounts to a percentage population reduction of -4.5% in contrast to the overall population growth of Dublin City (6.9%) for the same period.

For convenience, the following table summarizes the population changes discussed above: -

Category	% Change 2011 -2016	%Change 2016-2022
National	3.8%	8.1%
Dublin City	5.1%	6.9%
Phoenix Park ED	-0.3%	-4.5%

Table 1: Population change from 2011-2016 and 2016-2022

The immediately surrounding electoral divisions are Arran Quay C, Arran Quay D, Ushers A and Ushers B. Below is a breakdown of the population as per the last recorded Census:

Census Year	2011	2016	2022	Population Change (2011-2016)	Population Change (2016-2022)	% Change (2011-2016)	%Change (2016-2022)
Phoenix Park	1,538	1,534	1465	-4	-69	-0.3%	-4.5%
Arran Quay C	4,170	4,471	4646	+301	+175	7.2%	3.9%
Arran Quay D	3,218	3,109	3308	-109	+199	-3.4%	6.4%
Ushers A	3,089	3,930	5117	+841	+1187	+27%	30.2%
Ushers B	1,292	1,312	1903	+20	+591	1.5%	45%
Total EDs	13,307	14,356	16,439	+1,049	+2,083	7.9%	14.5%
Dublin City	527,612	554,554	592713	+26,942	+38,159	+0.051%	0.069%

Table 2: Population change in surrounding Electoral Divisions from 2011-2022.

At the 2022 Census, the Phoenix Park ED recorded a population decrease of -4.5% from 2016. Arran Quay C and Arran Quay D immediately north of the subject site recorded a population increase of 3.9% and 6.4% respectively.

By comparison, the Ushers A and B electoral divisions recorded significant population growth. The highest increase was identified in Usher B. The population growth in Usher A may be partly explained by the build out and occupation of the Clancy Quay development at Island Bridge in recent years.

Overall, the area comprising these Electoral Divisions saw an average of 14.5% population growth between 2016 and 2022, which is significantly higher comparatively to the growth experienced within the administrative area of Dublin City (6.9%) and nationally (8.1%).

In terms of age cohorts, overall, the study area comprising the Electoral Divisions has seen a significant increase in the young dependent cohort (0–19-year-olds), and a moderate percentage increase in the working age cohort (20-64 years) and older dependent (65+ years) cohorts, between the 2016 and 2022 Census periods.

As may be seen from the tables below, the population trends in the study area diverge from those of the wider administrative area of Dublin City. In the wider Dublin City area, between the 2016 and 2022 Census, there was a moderate percentage growth of younger dependent age cohort (0-19yrs) and working age cohorts (20-64yrs) and a slightly higher percentage growth of older dependents (65yrs +). At State level, 26% of the population was recorded as being between the age of 0-19 years in 2022. 15% were of the population were recorded as being over 65 years in 2022 at State level.

Census 2022	0-19 yrs	20-64 yrs	65+ yrs	Total Persons
Phoenix Park	121	1078	266	1465
Arran Quay C	547	3921	178	4646
Arran Quay D	526	2433	349	3308
Ushers A	480	4398	239	5117
Ushers B	354	1453	96	1903
Dublin City	118,872	394,473	79,368	592,713

% Change	0-19 yrs	20-64 yrs	65+ yrs
Phoenix Park	-30%	-3.2%	-8.3%
Arran Quay C	16.4%	1.6%	26.2%
Arran Quay D	35.2%	3.4%	-4.6%
Ushers A	25.7%	31.6%	16%
Ushers B	69.4%	37.1%	102.3%
Total EDs	28.4%	13.2%	7.8%
Dublin City	6.1%	6.6%	9.7%

Tables 3 - 4: Demographic data Electoral Divisions from 2016-2022

The population levels in the ED within which the subject site is located, experienced a moderate decline in population between Census 2016 and Census 2022, in contrast to the relatively strong population growth of Dublin City for the same period.

4 METHODOLOGY

The Audit of Community Infrastructure consists of three stages: -

1. Establishing what the 'Existing Provision' of Community Infrastructure is in the Audit area.
2. Determining what the 'Future Needs' in terms of Community Infrastructure are in the Audit

area.

3. Making outline recommendations on identified requirements, including consideration of key priority focus areas.

We have followed the methodology undertaken by Dublin City Council in its Audit of Community and Social Infrastructure for the Dublin Docklands Area.

5 COMMUNITY INFRASTRUCTURE TYPES

The Audit catchment extends to lands within a c. 1000m radius of the site, with special emphasis paid to those services and resources within a c.500m radius of the site. A 500m walk is generally considered to take 5-6 minutes; a 1000m walk 10-12 minutes.

The audit seeks to identify how well met the needs of the local population are in terms of community infrastructure within this catchment area. For the purpose of this audit, community infrastructure generally includes the following facilities and amenities:

- Education/Training - including pre-schools, primary, secondary, third level and upskilling workshops, adult education, evening course, traineeships etc.;
- Health - including health centres, GPs, health nurses, dentists and other health care professionals;
- Sports & Recreation - including parks, sports centres, sports clubs, play areas, playing pitches etc.;
- Social/Community Services - including local authority services, statutory welfare services, public libraries and community services;
- Arts & Culture - including museums, heritage attractions, theatres, performance areas, art and music centres etc.;
- Faith - including churches, related community halls and centres;
- Other - including post offices, credit unions and transport.

6 EXISTING PROVISION

6.1 Education and Training

Within 500m

No primary or secondary schools are located within 500m of the subject site.

Within 1000m

- St. James's Primary School,
- Canal Way Educate Together School
- Stanhope Street Convent Primary School
- St. Gabriel's National School

In addition to this, there are two Secondary Schools within 1 kilometre. These are:-

- CBS James's Street
- St. Josephs Secondary School

There are 38no. primary schools and 10no. post-primary schools in the surrounding Dublin 8 and Dublin 7 area. Of these, 4 no. primary schools and 2no. post primary schools are within 1000m of the subject site. These are outlined in the following Map and shaded in green in Table 5 below:

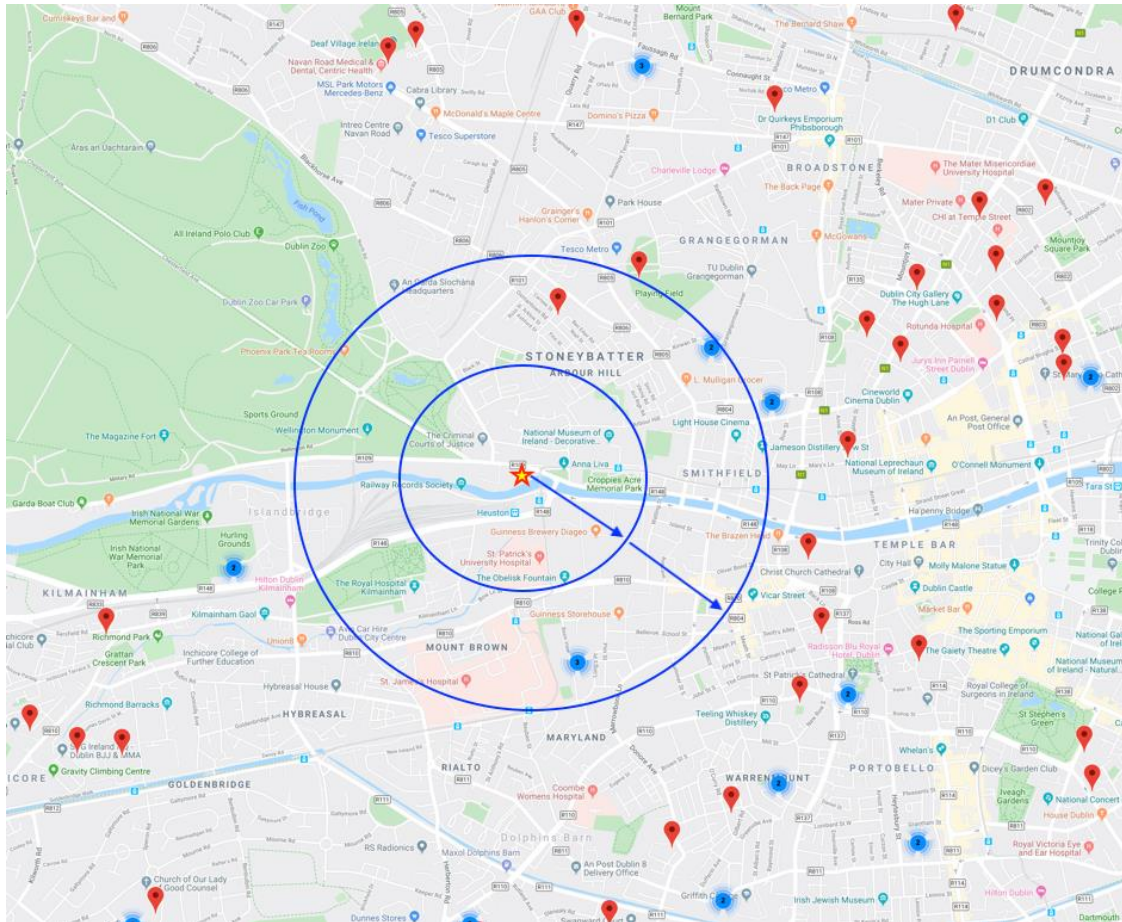


Figure 1: Primary and Post-Primary Schools. Extract from Department of Education and Skills, School Search Results Map. Approximate location of subject site (yellow star), with approximate 500m and 1000m radii marked in blue.

6.1.1 Assessment of Schools Demand Arising from Proposed Development

Section 4.2 – 4.4 of the ‘Sustainable Residential Development in Urban Areas Guidelines 2009’ outlines the provision for school places in conjunction with residential development, as follows;

4.2 *New residential communities can generate a demand for a significant number of new school places, particularly where families are attracted to the area. In such cases, it is vital to the process of supporting sustainable communities that the planning system facilitates the timely provision of new school buildings. Detailed guidance on planning for school provision through the development plan, local area plan and development management processes and the roles, responsibilities and specific actions to be taken in relation to forecasting future demand for school places is available in the Joint Code of Practice on Provision of Schools and the Planning System (August 2008).*

4.3 *No substantial residential development should proceed without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development.*

4.4 *Within the development management process, it is recommended that planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand. In very large-scale residential developments (say, 800+ units), planning authorities must consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities.*

The proposed development includes 316no. residential apartment units. We would note that cumulative development of the proposed and consented scheme (permitted under ABP-310567-21 and as amended under DCC Reg. Ref. LRD6042/23-S3A) would amount to 554no. residential units. This quantum of development still remains significantly lower than the threshold of 800+ units identified in the Guidelines for consideration of phased completion of development linked with schools provisions.

A crude assessment of the demand arising from the consented and proposed development was determined by multiplying the consented number of units (321no.) and proposed number of units (316no.) by the projected Average Household Size for Dublin City in 2022. An average household size of 2.5 in Dublin City is derived from the 2022 Census.

The Forward Planning Unit of the DES has previously confirmed that the following percentages of the estimated population is utilised to determine the likely population of school going age: -

- Primary School: 12%.
- Post-Primary: 8.5%.

It would be reasonable to assume that the proposed studios and 1-bed units are unlikely to generate demand for schools, similar to the methodology for childcare provision. However, on the basis of the 554no. total units in the consented and proposed scheme and an average household size of 2.5 persons, the projected population is c. 1,385 persons. We note that the projected population from the proposed scheme alone is 790no. persons. Using the DES figures above, that population across the consented and proposed scheme is estimated to produce a demand for c. 66no. spaces for primary schools and c. 47no. spaces for post primary schools. While the proposed scheme alone (316no. units) is estimated to produce a demand for c. 38no. primary school spaces and c. 29no. secondary school spaces.

Completion of the development is not expected before 2026. Any increase in population in the area would not therefore be felt immediately by school infrastructure in the vicinity. The occupancy lag would allow time for the DES and the Planning Authority to plan to accommodate any estimated surge in demand for school places arising from residential development in this area through the development plan process. In their recent report on enrolment projections ('Regional Projections of full-time enrolments Primary and Second Level, 2019 – 2036') the Department of Education and Skills findings indicate a peak demand for primary and post primary enrolments up to 2019 which is expected to drop off year on year up to 2036.

The Department of Education and Skills have determined 'School Planning Areas' which would generally delineate the catchment area for a proposed residential development. At the time of this audit a 'School Planning Area' map was not available for the development area, so for the purposes of this study, a desk-based assessment was conducted into the existing and planned provision of primary and post- primary schools in Dublin 8 and Dublin 7, having regard to the Department of Education website.

Primary School Capacity

Roll Number	Primary School Name	Address	Total enrolments Academic Year Sept 2021	Total enrolments Academic Year Sept 2022	Total enrolments Academic Year Sept 2023	Additional capacity / Spaces available
05933G	PRESENTATION PRIMARY SCHOOL	Dublin 7	122	131	145	44
07546J	GOLDENBRIDGE CONVENT Note: Plans to rebuild	Dublin 8	219	206	199	98
09932B	STANHOPE ST CONVENT	Dublin 7	337	363	396	144
13611D	PRESENTATION PRIMARY SCHOOL	Dublin 8	204	210	204	120
14556D	SOUTH CITY CNS	Dublin 8	123	137	146	70
15625B	ST CATHERINES WEST N S	Dublin 8	202	194	190	26

16695E	SCOIL NA MBRATHAR BOYS SENIOR SCHOOL	Dublin 7	156	149	145	71
16786H	ST BRIGIDS PRIMARY SCHOOL	Dublin 8	249	236	237	87
16988T	CHRIST THE KING B N S	Dublin 7	108	103	107	55
16989V	CHRIST THE KING GIRLS SENIOR SCHOOL	Dublin 7	91	87	85	50
17083B	S N MUIRE GAN SMAL B	Dublin 8	325	316	305	127
17367P	MARY, HELP OF CHRISTIANS G.N.S.	Dublin 7	406	386	374	58
17459U	CHRIST THE KING I G	Dublin 7	39	43	39	42
17464N	FIONNBARRA NAOFA B.N.S.,	Dublin 7	131	133	118	71
17465P	DOMINICAN CONVENT GIRLS SENIOR SCHOOL	Dublin 7	172	147	140	76
17466R	ST CATHERINES INFANT SCHOOL	Dublin 7	120	116	112	77
17893N	SANCTA MARIA C B S	Dublin 8	104	113	100	89
17912O	S N EOIN BOSCO BUACH	Dublin 7	372	347	331	74
18477E	SCOIL NA MBRATHAR	Dublin 8	168	170	164	52
18632N	S N EOIN BOSCO NAI BUAC	Dublin 7	178	172	162	0
19480V	ST PATRICKS	Dublin 8	30	31	24	30
19589U	GAELSCOIL INSE CHOR	Dublin 8	224	218	211	32
19933J	SCOIL TREASA NAOFA	Dublin 8	180	165	153	90
20012S	GRIFFITH BARRACKS MULTI D SCHOOL	Dublin 8	361	379	398	7
20035H	ST GABRIELS N S	Dublin 7	146	175	135	108
20091R	ST PETERS NS	Dublin 7	435	430	418	68
20104A	ST AUDOENS NS	Dublin 8	181	190	183	33
20131D	EDUCATE TOGETHER NS	Dublin 7	452	466	490	50

20152L	NORTH DUBLIN MUSLIM NS PROJECT	Dublin 7	378	416	406	53
20429F	ST. JAMES'S PRIMARY SCHOOL	Dublin 8	260	300	304	4
20430N	CANAL WAY EDUCATE TOGETHER NATIONAL SCHOOL	Dublin 8	380	395	392	128
20436C	PARADISE PLACE ETNS	Dublin 7	254	248	224	100
20453C	BROOMBRIDGE EDUCATE TOGETHER NATIONAL SCHOOL	Dublin 7	228	282	354	24
20047O	GAELSCOIL BHARRA	Dublin 7	-	214	215	82
			7,335	7,454	7,252	2,240
Roll Number	Special School Name	Address	Total enrolments Academic Year Sept 2021	Total enrolments Academic Year Sept 2022	Total Academic Year Sept 2024	Capacity data not available
19039I	ST VINCENTS HOME NS	Dublin 7	70	70	69	
19151C	ST JOHN OF GOD SP SCH	Dublin 8	89	86	88	
19409P	CASA CATERINA S S	Dublin 7	29	33	31	
19500B	PHOENIX PARK SPECIALIST SCHOOL	Dublin 8	16	18	18	
20495S	HOLY FAMILY SCHOOL FOR THE DEAF	Dublin 7	133	129	138	
20572K	AN COSAN CSS	Dublin 7	-	-	24	
			337	336	344	
Roll Number	Post-Primary School Name	Address	Total enrolments Academic Year Sept 2021	Total enrolments Academic Year Sept 2022	Total enrolments Academic Year Sept 2024	Capacity data not available
60410I	C.B.S. JAMES STREET	Dublin 8	161	180	207	
60470D	CHRISTIAN BROTHERS, SYNGE ST.	Dublin 8	279	311	302	

60491L	ST DECLAN'S COLLEGE	Dublin 7	643	664	663	
60660I	ST PATRICKS CATHEDRAL G.S	Dublin 8	256	277	301	
60731F	ST DOMINICS COLLEGE	Dublin 7	748	779	787	
60872A	MERCY SECONDARY SCHOOL	Dublin 8	195	227	284	
701500	CABRA COMMUNITY COLLEGE	Dublin 7	178	217	240	
60843Q	ST JOSEPHS SECONDARY SCHOOL	Dublin 7	202	239	244	
604300	ST PAULS C.B.S.	Dublin 7	223	219	220	
60792C	PRESENTATION COLLEGE	Dublin 8	131	152	182	
60450U	COLAISTE MHUIRE	Dublin 7	-	-	262	
			3,016	3,265	3,692	

*Numbers derived from direct contact to these schools by SLA

Table 5: Department of Education and Skills, primary and post-primary schools enrolments for the academic years 2021, 2022 & 2023. Schools within 1.5km of the site are highlighted in green. Where enrolments have declined since 2021, figures are highlighted in red (source: www.education.ie).

An estimation of the available capacity within each school can be determined based on the Pupil to Teacher Ratio (PTR). According to the DES, the recommended PTR for primary level education is 1no. teacher for every 27no. pupils. To calculate the capacity for each Primary School the number of classrooms in each school was determined by reference to the data available on the DES website (www.education.ie - information on Class Size- Individual Class Data). The number of classrooms in each school was then multiplied by 27, to determine the maximum capacity of the school. This figure was then subtracted from the enrolment figure to ascertain the number of additional spaces available.

Table 5 above indicates an overall decline in enrolment in primary schools in the general area since 2021. This is also true for the primary schools identified within the 1.5km catchment of the application site. With regard to primary school capacity to absorb the proposed development, Table 5 indicates that there is 2,240 spaces available within the existing primary schools within the Dublin 7 and Dublin 8 area.

In addition, the DES Building Programme plans for the construction of 5 schools in Dublin 8 and Dublin 7 in the coming years (see Table 6 below). These plans principally involve rebuilding existing schools. Details of the proposed capacity of these rebuilt schools is not available. However, the Department advises that most new schools must have the capacity to operate schools in the size range of 800 to 1,000 pupils.

Roll Number	School Name and Address	Schools Project Status
07546J	Goldenbridge Convent, D8	Stage 3 (Tender Stage)
20152L	North Dublin Muslim NS, Navan Road, Dublin 7	Pre-Stage 1
20131D	Grangegorman ETNS, Dublin 7	On Site

TBD	New Children's Hospital, St. James's, Dublin 8	Pre-Stage 1
17367P/17912O/18632N	Mary Help of Christian School/Scoil Eoin Baiste BNS/Scoil Eoin Baiste JBNS, Navan Road, Dublin 7	Stage 1 (Preliminary Design)

Table 6: Department of Education and Skills - Current status of large-scale projects being delivered under the school building programme (June 2023).

Regard should also be had to the likely enrolment projections for Primary and Post-Primary Schools as set out by DES. The projections indicate that Primary School enrolment is in decline and will be in decline until 2033 (Projections of Full-Time Enrolment: Primary and Second Level 2021-2040, DES). This is shown in table 7 below.

	M1F2	M2F2
2020	561,411	561,411
2021	552,491	551,668
2022	542,192	540,662
2023	530,683	528,562
2024	519,526	516,932
2025	506,325	503,377
2026	492,180	488,994
2027	478,548	475,243
2028	467,373	464,065
2029	457,970	454,662
2030	450,345	447,037
2031	444,224	440,917
2032	440,781	437,473
2033	440,551	437,244

Table 7: Department of Education and Skills – Projected enrolments in primary schools, 2021-2040

This is reflected in a recently published Statistical Bulletin Overview of Education 2003/04- 2023/23 (DES, August 2024) which notes that there has been a national decrease in primary school enrolments between September 2023 and 2024.

The expected completion date of the proposed development is not before 2026. Any theoretical increase in demand for school places would not therefore be immediately felt by the educational facilities within the catchment area. The completion would coincide with a steady decline in demand for primary school spaces in Dublin.

Having regard to the demand for primary school places potentially arising from the consented and proposed development (166no. spaces), the estimated additional pupil capacity (2,240no. spaces within 1.5km), and the planned schools under the DES Schools Building Programme, it is anticipated that the existing and planned primary schools would comfortably cater for the consented and proposed development.

Post Primary

With regard to post primary schools, the Forward Planning Unit of the DES assess the demand for Post-Primary Schools by using information obtained from long-term enrolment figures for ‘feeder schools’ (i.e. primary schools within the catchment area of the post-primary school) and projected population forecasts for an area. Unfortunately, this information is not available to the general public. Therefore we are unable to assess the demand or capacity of post primary schools in this manner.

Regard should also be had to the likely enrolment projections for Post-Primary Schools as set out by DES. The projections indicate that Post- Primary School enrolment is set to decline from 2024 (Projections of Full-Time Enrolment: Primary and Second Level 2021-2040, DES). This is shown in the table below.

	M1F2	M2F2
2020	379,184	379,184
2021	390,317	388,037
2022	397,837	393,286
2023	405,156	398,973
2024	408,794	401,584
2025	408,208	400,035
2026	405,297	396,324
2027	401,003	391,404
2028	394,329	384,104
2029	386,621	375,881
2030	379,192	368,051
2031	371,287	359,858
2032	361,856	350,246
2033	351,438	339,753
2034	342,109	330,423
2035	334,043	322,357
2036	327,240	315,554
2037	321,817	310,131
2038	318,625	306,939
2039	317,696	306,010
2040	318,169	306,484

Table 8: Department of Education and Skills – Projected enrolments in post-primary schools, 2021-2040

Post primary school enrolment in the area has generally increased in recent years in the study area. Table 5 shows evidence of some increase in enrolment figures for the post primary schools within 1.5km of the application site, since 2021. However, it is generally accepted that travel distances to post primary schools can be longer than those to primary schools. The availability of public transport facilities in the area would support this. Therefore a wider range of options for post primary schools exists and this suggests that there is capacity to absorb potential additional demand for post primary school places arising from the consented and proposed development.

6.1.2 Third Level Education

Worth noting that being located on the western edge of the City Centre, the site is reasonably accessible to a number of 3rd level colleges, including TU Dublin Grangegorman and Trinity College Dublin.

6.2 Health

The following private and HSE nursing homes are identified in the Dublin 7 and Dublin 8 area:

Private Nursing Homes	HSE Nursing Homes
Curam Care Home, Navan Road, Cabra, Dublin 7	Cuan Ros Unit for the Elderly, Navan Road, Dublin 7
Santa Sabina House, Cabra, Dublin 7	The Meath Community Unit, 1-9 Heytesbury Street, Dublin 8
Croft Nursing Home, 2 Goldenbridge Walk, Inchicore, Dublin 8	Hollybrook Lodge (St. James' Hospital), Dublin 8
Nephin Nursing Home, 132-134 Navan Road, Cabra, Dublin 7	Bellvilla Community Unit, 129 South Circular Road, D08 TP2D

Table 9: Private and HSE Nursing Homes in the Dublin 7 and Dublin 8 Area (source: www.hse.ie)

The following healthcare facilities are identified within the 500m catchment:

- Heuston South Quarter Pharmacy
- Dublin Dental Specialist Clinic
- St. Patrick’s University Hospital

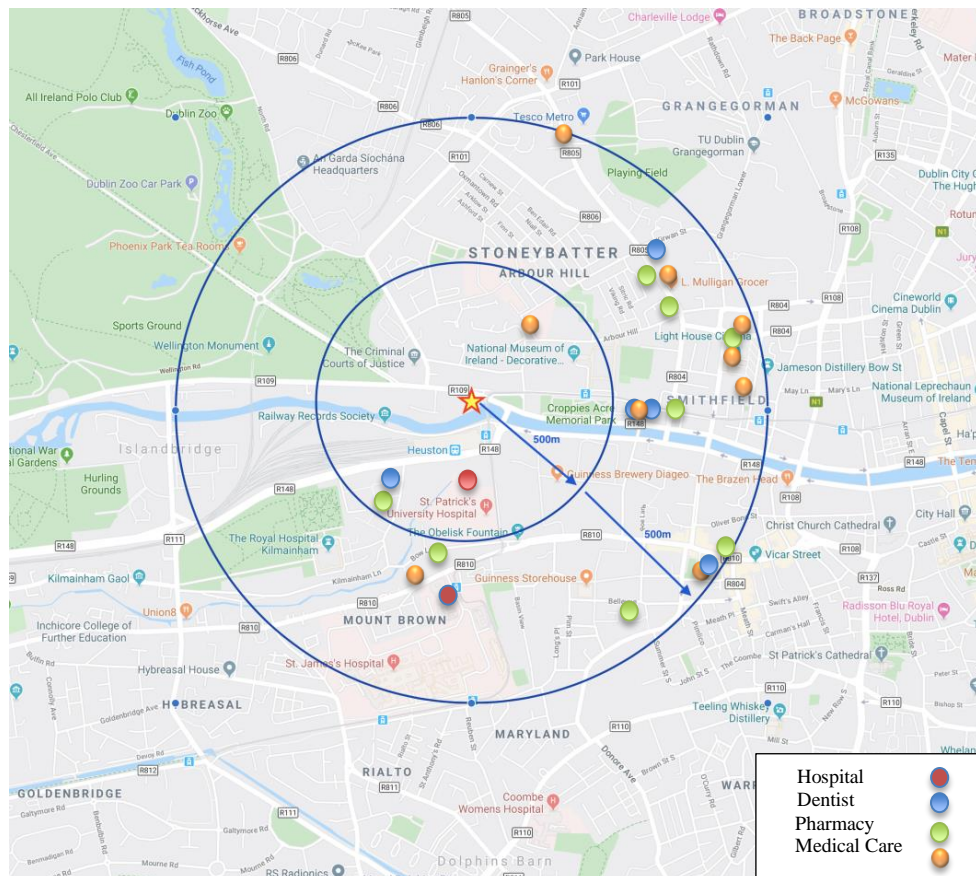


Figure 2: Map showing location of healthcare and medical facilities.

Within 1000m:

- St. James’s Hospital
- Thomas Court Primary Care Centre
- Cassidy’s Pharmacy
- Blackhall Pharmacy
- Lloyds Pharmacy
- Easy SOP Pharmacy
- Janet Dillon Pharmacy
- Market Pharmacy Smithfield
- Liberites CarePlus Pharmacy
- Plaza Health Smithfield
- St. James’s Medical Centre
- Medicus Medical Centre
- Charter Medical Smithfield
- Polska Przychodnia Smithfield
- Stoneybatter Family Practice
- Manor Street Family Practice
- Marinas Brilliant Smile Dental Services
- Art Medica Dental Clinic
- One Manor Place Dental Practice

6.3 Sports & Recreation

Within 500m:

- Phoenix Park
- Anytime Fitness Kilmainham
- Avona Boxing Club
- The Croppies Acre Park

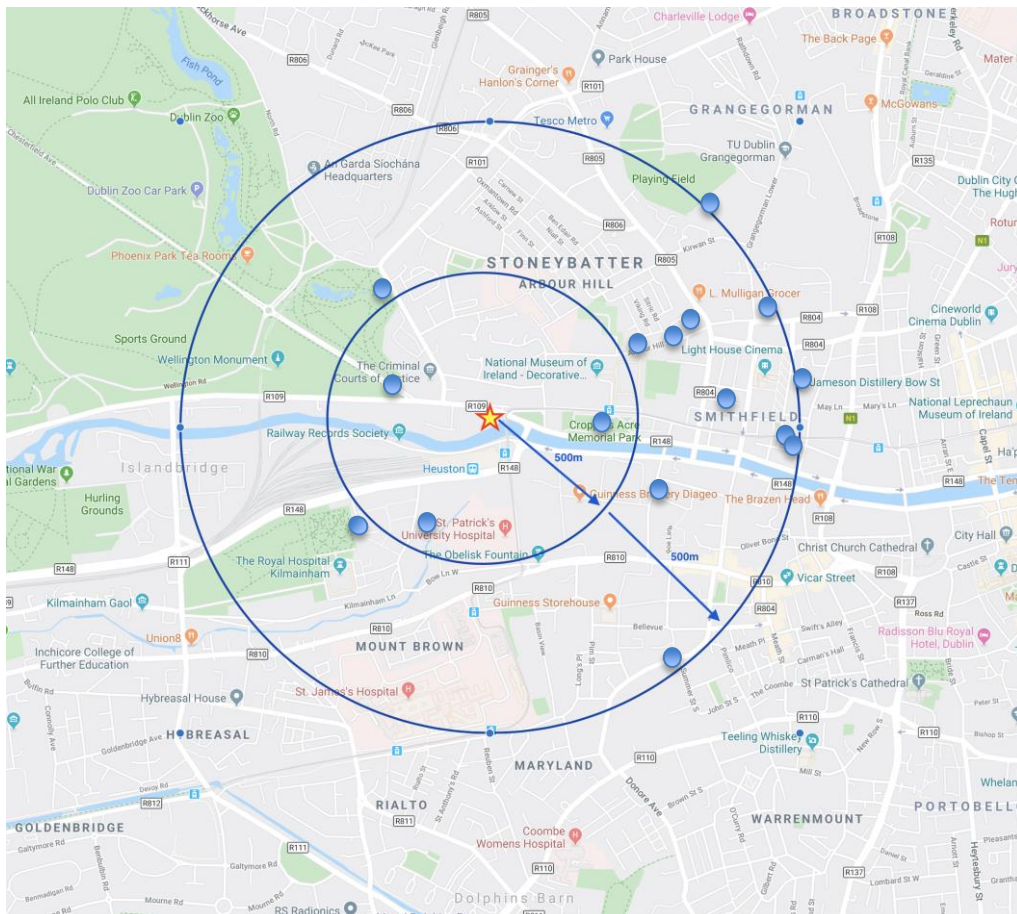


Figure 3: Map showing location of sport & recreation facilities. Each facility is represented by a blue dot.

Within 1000m:

- St. James's Gate Health & Fitness Club
- 1 Escape Healthclub Smithfield
- Lift Training Studios Smithfield
- Viribus Crossfit Smithfield
- FUSE Fitness Smithfield
- TU Grangegorman Playing Fields
- Arbour Hill Boxing Club
- F45 Training Grangegorman
- The Royal Gardens at the Royal Hospital Kilmainham
- St. Catherine's Sports Centre
- Marshall Art Incorporated Dublin 7
- Origins Muay Thai
- Boss Hot Yoga Studio
- Phoenix Park Playground
- Grangegorman Playground

A number of additional sports facilities exist within reasonable proximity of the site, such as the Irish War Memorial Hurling Grounds, St. Brendan's GAA Club, Navan Road United FC, Dublin Municipal Rowing Club, Dynamo Dublin FC, Bohemian FC Football Grounds, Oblate Basketball Club, Richmond Park Football Club, Liffey Gaels GAA Club all within 3km of the subject site.

6.4 Social & Community Services

Within 1000m:

- St. Catherine’s Community Centre
- Aughrim Street Sports Hall
- St. James’s Parochial Hall
- Blackhall Street St. Pauls Community Hall
- Stoneybatter Community Training Centre
- Aughrim Street Scout Group

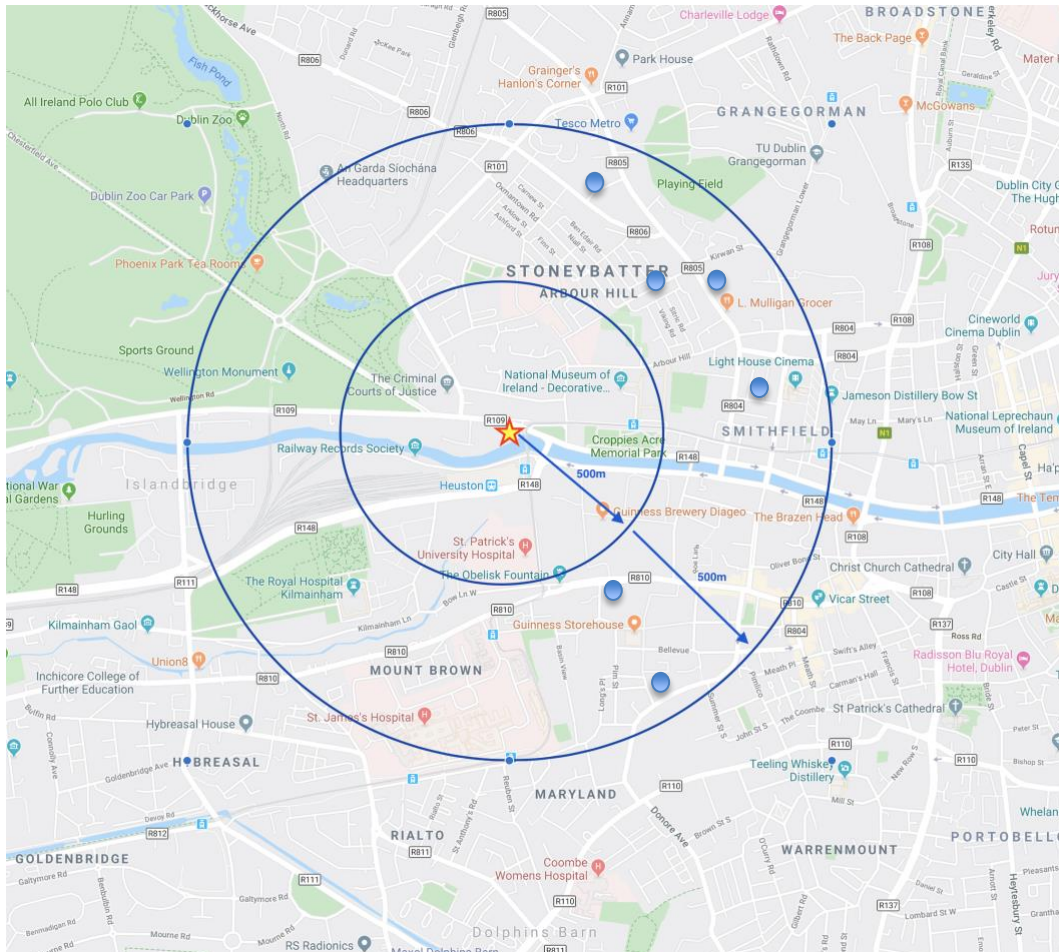


Figure 4: Map showing location of social & community facilities. Each facility is represented by a blue dot.

Inchicore Library and The National Visual Arts Library NIVAL are also both within 1.5km of the application site

6.5 Art & Culture

Within 500m:

- National Museum of Ireland
- Pearse Lyons Distillery
- Guinness Open Gate Brewery
- Mother’s Tankstation Arts Centre
- National College of Art & Design

Within 1000m:

- Guinness Storehouse
- Irish Museum of Modern Art
- Lighthouse Cinema
- Jameson Distillery

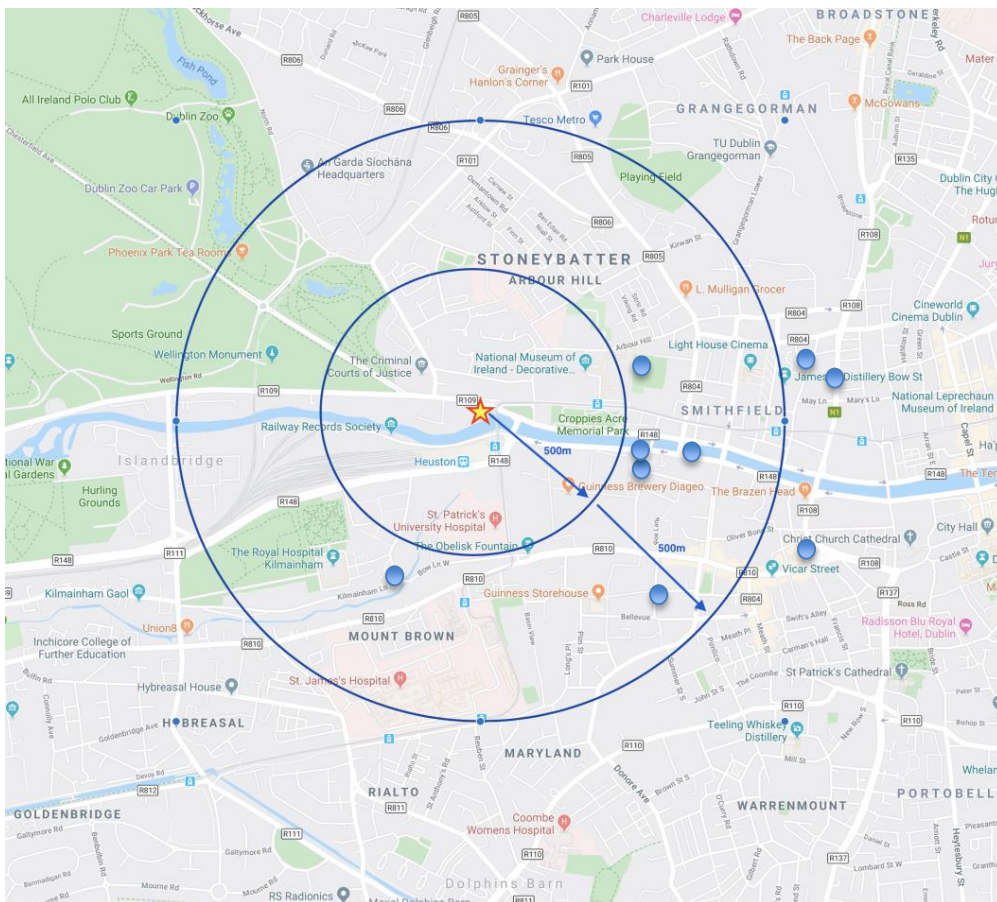


Figure 5: Map showing location of arts and culture facilities. Each facility is represented by a blue dot.

It is worth noting that a number of additional cultural facilities exist within reasonable proximity of the site, such as the Zoological Gardens, Aras an Uachtarain and Farmleigh Estate within Phoenix Park, Kilmainham Gaol, Irish War Memorial Gardens, Vicar Street Venue, Vaults Live theatre.

The site is at the western edge of Dublin City Centre, which provides a wide arts and culture offering.

6.6 Faith Services

Within 500m:

- Sacred Heart Catholic Church
- Greek Orthodox Church of the Annunciation

Within 1000m:

- St. James’s Catholic Church
- St. Catherine’s Church of Ireland
- Aughrim Street Parish

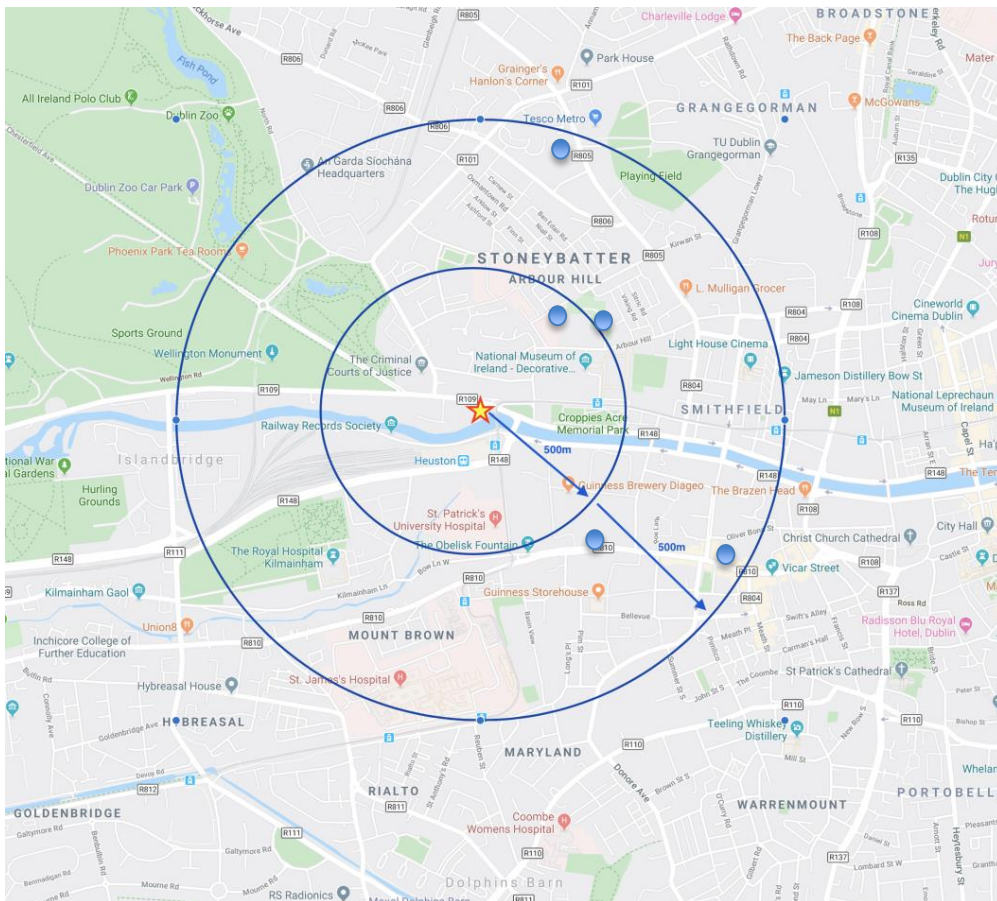


Figure 6: Map showing location of faith services. Each facility is represented by a blue dot.

6.7 Other Services

Within 500m:

- Heuston Station
- Dublin Bus routes 26, 69, C5, C6, 707, 842, 845, 51D, 52, 60, 735, C1, C2, C4, P29, 69X, X25, X27, X28, X30, X31, X32
- LUAS Red Line

Within 1000m:

- Kilmainham Garda Station
- James’s Street Credit Union
- James’s Street Post Office

- Aonghus McCarthy Solicitors
- Tracy Horan & Co. Solicitors
- Cahir O’ Higgins Solicitors
- Michael Kelleher Solicitors

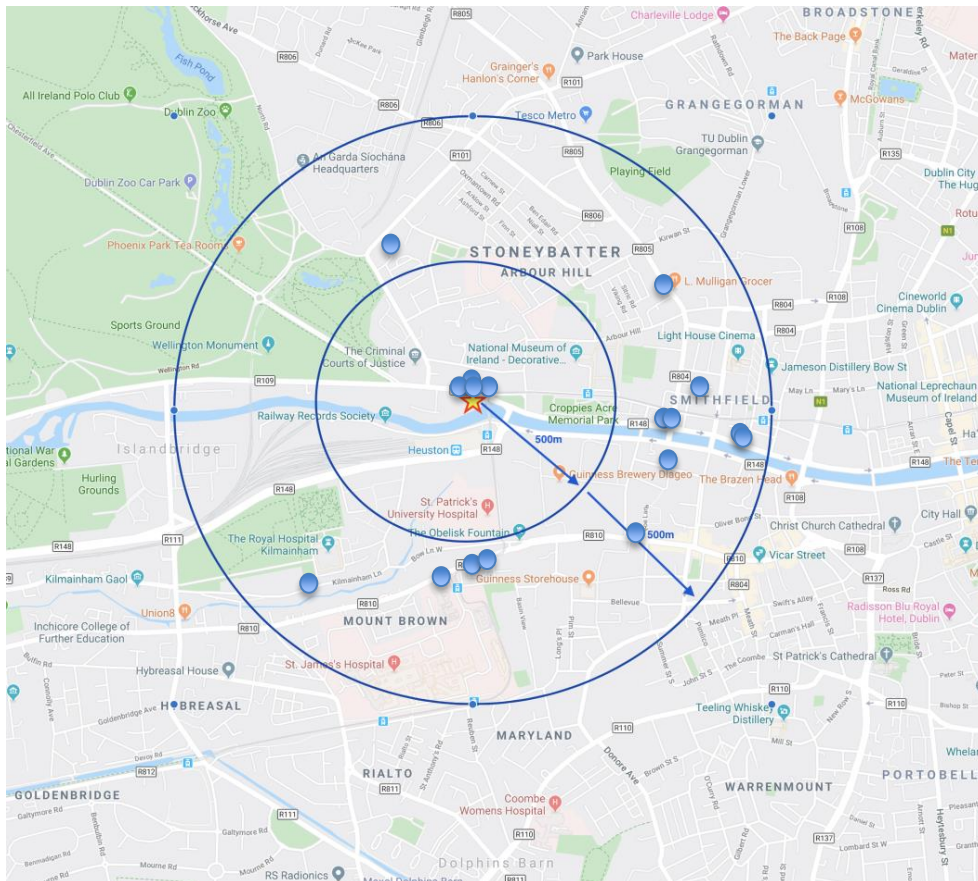


Figure 7: Map showing location of other services and facilities. Each facility is represented by a blue dot and Dublin Bus routes are represented by the blue arrows.

7 FUTURE NEEDS ASSESSMENT

The purpose of the community audit is to determine if the Heuston area is well served by community related facilities to support the future residents of the proposed development.

Section 3 of this report discusses the demographic profile of the area, it can be seen that there is an overall population increase in the young dependent cohort (0–19-year-olds), and a moderate percentage increase in the working age cohort (20-64 years) and older dependent (65+ years) cohorts, between the 2016 and 2022 Census periods.

Section 2 identifies the nature of the proposed and consented scheme, including the residential, food & beverage, cultural and recreational uses within the combined scheme. Section 6 identifies the existing services within a 500m and 1000m catchment area of the site, which are broad ranging.

The audit finds that the area is well serviced in terms of community infrastructure, as examined in Section 6 above.

Having regard to the schools assessment conducted which is outlined in Section 6.1 of this report, in our professional opinion, the demand created for school places by the proposed development will be comfortably absorbed by the existing educational facilities in proximity to the application site.

The most recent Department of Education and Skills enrolment data on primary schools indicates that there has been a general decrease in enrolment figures for primary schools in the study area over the past number of years. However, there is also planned development of future schools under the DES Schools Building Programme in the Dublin 8 and Dublin 7. Our assessment of existing primary schools capacity indicates that there is sufficient capacity to absorb any demand for primary school places arising from the consented and proposed development, both within the 1.5km catchment and in the wider Dublin 7 and Dublin 8 area.

Post primary school enrolment in the area has generally increased in recent years in the study area. Table 5 shows evidence of some increase in enrolment figures for the post primary schools within 1.5km of the application site, since 2021. However, it is generally accepted that travel distances to post primary schools can be longer than those to primary schools. The availability of public transport facilities in the area would support this. Therefore a wider range of options for post primary schools exists and this suggests that there is capacity to absorb potential additional demand for post primary school places arising from the consented and proposed development.

Given the likely timeframe for construction and occupation of the consented and proposed development in its entirety, the DES would have an opportunity to consider local demand for school places and any requirement to expand existing or provide new facilities in this area in the next tranche of its Capital Investment for Schools Infrastructure, should the need arise. It is therefore concluded that the existing provision of schools in the area is sufficient to cater for the proposed development.

The subject site is well located, with convenience (including Lidl, Fresh and Supervalu supermarkets) and comparison shopping available at nearby Thomas Street and Smithfield located approximately 1 kilometre from the subject site, as well as Heuston South Quarter located within 500m of the subject site. The audit area has a range of existing amenities which can be accessed by future residents of the proposed development.

The urban structure of the audit area is strong as the site benefits from proximity to a wide array of services at Smithfield, Thomas Street and Heuston South Quarter. The site is also situated at the western edge of Dublin City Centre, which provides an even wider range of community and social infrastructure and amenities. Additionally, there is a broad spectrum of health-related facilities within the immediate catchment area which affords a choice of services. Other numerous amenity facilities are situated around the immediate locality which residents can avail of such as sports clubs, gyms and parks.

The site is within walking distance of numerous bus routes which allows greater flexibility and access to an even wider range of services outside of the immediate locality. The development site is well served by public transport and within walking distance of a number of public transportation services, including Heuston Railway Station which is approximately 200m (a 3-minute walk) from the site and provides national and regional rail services. The Heuston and Museum Red Line LUAS stops are also immediately accessible. The nearest bus stop is immediately to the front of the site at Parkgate Street and is served by numerous bus routes including nos. 26, 69, C5, C6, 707, 842, 845, 51D, 52, 60, 735, C1, C2, C4, P29, 69X, X25, X27, X28, X30, X31 and X32.

As the population density in the audit area grows in accordance with strategic planning policy, it will become more important for services to be clustered and accessible.

It is considered that the application site at Parkgate Street is accessible to a good range of leisure facilities including sports grounds and clubs, Phoenix Park; a number of existing education facilities, including five primary schools, two secondary schools within the 1km study area, health services, arts and cultural facilities such as museums, distilleries and art galleries and a quantum of community facilities located throughout the Dublin 7/Dublin 8 area. As such the facilities in the area provide a good offering will be able to support the future residents of the proposed Parkgate Street development.

Furthermore, the consented and proposed development will contribute to the community infrastructure of the area by expanding the retail and restaurant offering, while also providing new, high quality public open space. The potential for cultural events is also provided through hire of the co-working spaces and use of the public open space, subject to appropriate consents and licencing. The proposed development will therefore enhance the community infrastructure that exists in the area.

The proposed development will enhance the contribution of the consented scheme to achieving the Council's 15 minute city concept

STEPHEN LITTLE & ASSOCIATES

DECEMBER 2024