

Social and Community Infrastructure Audit

In respect of

Proposed Mixed Use Strategic Housing Development

At

**Rosemount House, Malahide Road,
Northern Cross
Dublin 17**

Prepared for

Walls Construction Ltd

August 2022



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1.0 INTRODUCTION

- 1.1 On behalf of the applicant, Walls Construction Ltd, this Social and Community Infrastructure Audit (SCIA) has been prepared by John Spain Associates to provide additional information regarding the provision of existing social and community infrastructure, with a particular emphasis paid towards the local provision of childcare and educational facilities, to serve the needs of a proposed mixed use Strategic Housing Development (SHD) located at Rosemount House, Northern Cross, Malahide Road, Dublin 17. The development site is located in the western part of the Northern Cross development area and is presently occupied by a standalone office block, which is within the ownership of the applicant.
- 1.2 This report provides a detailed review of the strategic, statutory and policy context in relation to the proposed new residential development at Northern Cross. This report outlines a contextual overview of the area surrounding the site, a review of the social infrastructure within its catchment and identifies possible future needs in the area, in the context of the proposed residential development.
- 1.3 Social infrastructure is categorised and recorded as follows:
- Health & Wellbeing- Hospital & Specialist Care, GP & Medical Centres, Dental, Pharmacies and nursing homes
 - Education & Childcare- Childcare, Primary, Post Primary
 - Sports & Recreation- Parks, Playgrounds, Sports Clubs, Community Facilities
 - Community Facilities
- 1.4 The report is structured as follows:
- Site Context
 - Policy Context
 - Methodology
 - Profile of the Area and Existing Facilities
 - Assessment of Needs
 - Conclusion
 - Appendix 1 – List of Facilities

2.0 SITE CONTEXT

Subject Site and Surrounding Context

- 2.1 The subject site of 0.6462 hectares is located in the western portion of the existing Northern Cross development area. It is located to the east of the existing Bewleys facility, north of the existing office blocks and Mayne River Avenue, to the west of the site known as Site 2 / Block 2 which is subject to a SHD permission for a seven to nine storey residential development containing 191 no. apartments, and to the south of the formerly permitted surface car park, which is now in use as a construction compound for Block 2 and is currently at the pre-application stage for a potential future residential development.
- 2.2 The subject site, known as Rosemount, is presently a freestanding single block, which is c. 20 years old and is currently owned by the applicant, used as their offices.

2.3 **Figure 2.1: Satellite Image of the subject site (marked approximately in red)**



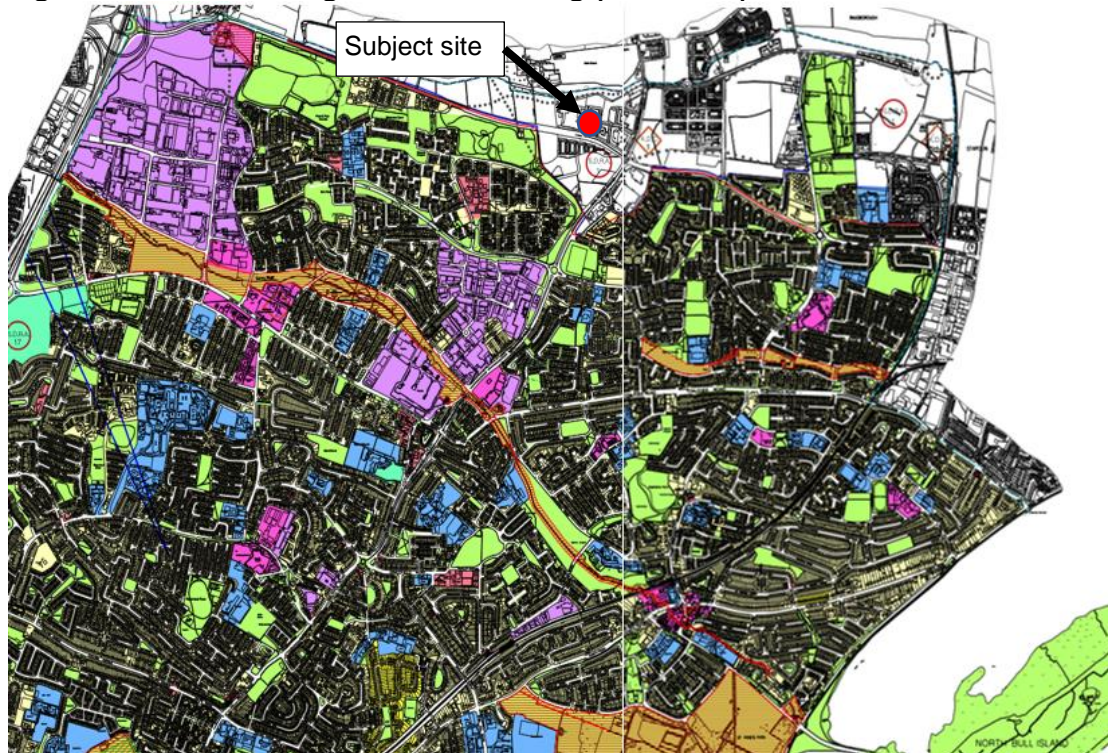
Source: OSI

- 2.4 The Northern Cross development comprises of c. 12.3 hectares in total, which has been substantially developed, and is located to the northwest of the junction of the Malahide Road and the R139/N32. The site is accessed by one junction on the R139 and two along the Malahide Road. There is a central public green area within northern cross that provides an internal focal point for the scheme.
- 2.5 The Northern Cross development, as constructed to date, includes a circa 166 bed hotel, 540 apartments, 11,620 sq.m of retail/commercial floorspace, 18,437 sq.m of office space, a 673 sq.m crèche, and a 147 bed nursing home. The southern corner of the development is occupied by a hotel, while the block edges facing the two roadways have a vibrant retail use with a mix of activities and scales.
- 2.6 In addition, construction has commenced on the adjoining site to the east known as Block 2 for 191 no. residential units in 1 no. block under ABP-307887-20. Permission also exists for an 8 to 12 storey residential and commercial development, containing 53 no. units, on the Malahide Road frontage to the northeast, and it is expected that construction on this project will commence later in 2022.
- 2.7 There are a significant number of primary and secondary schools in the surrounding area, located within walking distance of the subject site, a full list of which is included in the appendix of this report. In summary, there are 17 no. primary schools with a capacity of 4,116 children located within 2km of the subject site, and 5 no. secondary schools with a capacity of 1,308 (c. 2,308 if including the newer school as outlined in the appendix).
- 2.8 The location and overall quantity of educational facilities within a defined distance of the subject site is further elaborated upon in Section 5 of this report.
- 2.9 The wider surrounding context of the subject site comprises a broad range of uses, including those represented by the nearby Clarehall Shopping Centre, significant areas

of residential development, mixed use retail, office and residential within Northern Cross itself, educational facilities and recreational areas. The accompanying Masterplan Report document outlines the present unit mix within Northern Cross in greater detail.

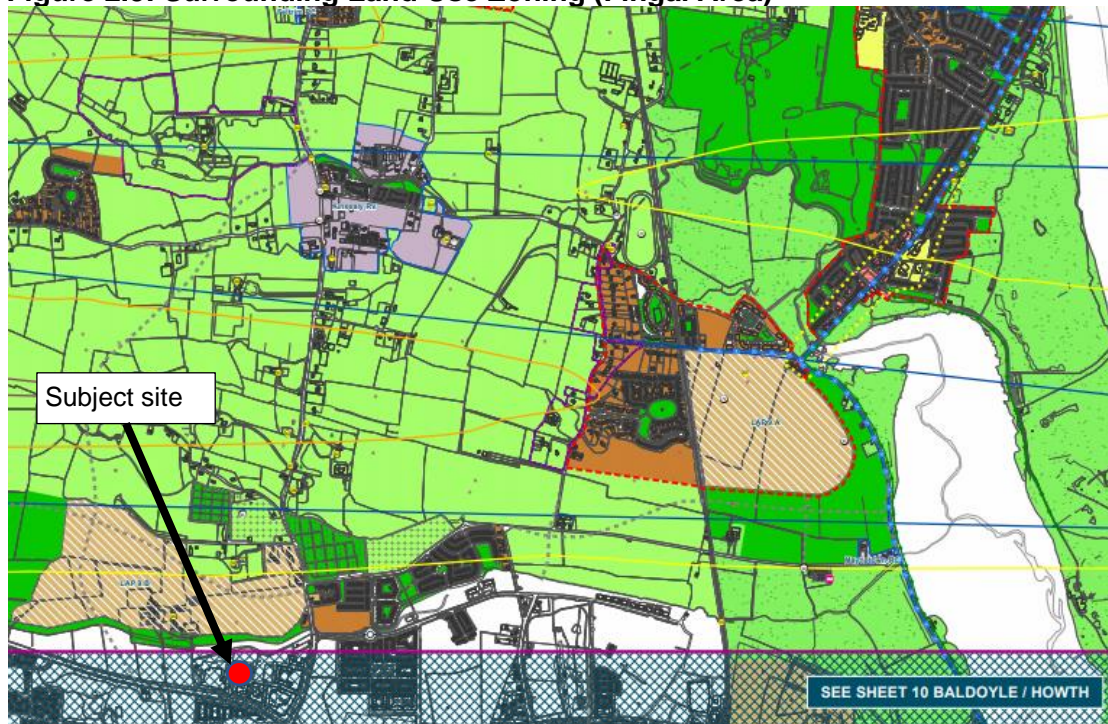
- 2.10 The area is well served by parks and recreational facilities, including *inter alia* Belcamp Park, Father Collins Park and Darndale Park, while nearby recreational facilities include O'Tooles GAA, Ayrfield Men's Shed and Trinity Donaghmede Football Club
- 2.11 The figure below provides a visualisation of the different land use zonings and areas within proximity to the application site.
- 2.12 There are a number of bus routes travelling past the Northern Cross development. Dublin bus route nos. 15, 27, 27x, 42 and 43 run along the Malahide Road with the no. 15 bus service having peak frequencies of 4-12 minutes to Clongriffin Railway Station and Dublin City Centre while operating a 24 hour schedule. The scheme is adjacent to a number of proposed Bus Connects routes, including the D1, D2 and D3 Spine / Branch Routes which travel proximate to Northern Cross. These proposed routes will provide significant upgrades to the transport within the area through enhanced high quality bus corridors and upgrades to the cycling infrastructure, minimizing future reliance on private car based methods of transport

Figure 2.2: Surrounding Land Use Zoning (DCC Area)



Source: DCC Development Plan Map Set B & C

Figure 2.3: Surrounding Land Use Zoning (Fingal Area)



Source: Fingal Development Plan Map Sheet 9

3.0 POLICY CONTEXT

3.1 The key provisions of national and local planning policy as it relates to the proposed residential development and this Social and Community Infrastructure Audit is set out in the following sections. The key policy and guidance documents of relevance are as follows:

- Project Ireland 2040 - National Planning Framework;
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009);
- Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020);
- Dublin City Development Plan 2016-2022; and
- Guidelines for Planning Authorities on Childcare Facilities (2001).

Project Ireland 2040 National Planning Framework

3.2 The National Planning Framework (hereby abbreviated to NPF) is the core high-level strategic plan for shaping the future growth and development of Ireland until 2040. The NPF sets out that 50% of the future population is to be accommodated within the existing footprint of Dublin and the other 4 Irish cities. The proposed development will contribute to achieving this target.

3.3 The NPF approach includes National Strategic Outcome 10 which seeks to provide ‘access to quality Childcare, Education and Health services’. While the NPF provides no guidance on what infrastructure is required to service new developments of different sizes, a hierarchy of settlements and related infrastructure notes that central and/or urban locations may provide all infrastructure within accessible walking distances or accessible on transport networks.

3.4 Figure 3.1 illustrates the hierarchy of settlements and related infrastructure. National Policy Objective 30 states that ‘Local planning, housing, transport/ accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans’.

3.5 Additionally, National Policy Objective 31 states ‘Prioritise the alignment of targeted and planned population and employment growth with investment in:

- *A childcare/ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities;*
- *The provision of childcare facilities and new and refurbished schools on well located sites within or close to existing built-up areas, that meet the diverse needs of local populations;*
- *The expansion and consolidation of Higher Education facilities, particularly where this will contribute to wider regional development, and*
- *Programmes for life-long learning, especially in areas of higher education and further education and training where skills gaps are identified’.*

3.6 In regards to the above mentioned policy context, and in order to provide a policy and evidence-based approach to this Social and Community Infrastructure Audit, we will assess the infrastructure within the pedestrian catchments (at 1km and 2kms) of the site.

- 3.7 The subject site is situated in close proximity to a high frequency bus corridor (and a proposed routeway under bus connects). The 15, 27, 27x, 42 and 43 run along the adjacent Malahide Road and R139, with the no. 15 bus service peak frequencies of 4-12 minutes to Clongriffin Railway Station and Dublin City Centre while operating a 24 hour schedule. The scheme is adjacent to several proposed Bus Connects route, including the D1, D2 and D3 Spine / Branch Routes which are to travel along the Malahide Road bounding Northern Cross.

Figure 3.1: NPF Hierarchy of Settlements and Related Infrastructure



Source: National Planning Framework

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas

- 3.8 The sections outlined that are relevant to this Social and Community Infrastructure Audit relating to the proposed development are documented below.
- 3.9 Relating to educational provision, Section 4.4 of the guidelines state that *'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.'

- 3.10 The development as proposed is for 176 no. residential units, and therefore is below the threshold as outlined above for which a report is recommended to assess the demand for school places. Nonetheless it has been decided to assess the existing and planned school provision throughout the local area, in relation to the needs arising from the proposed residential development, having regard to the scale of the proposal.
- 3.11 Section 4.5 of the guidelines relates to childcare, and states that *'The Department's guidelines on childcare facilities (DoEHLG, 2001) emphasise the importance of local assessment of the need to provide such facilities at the development plan or local area plan stage, having regard to the provision of existing facilities in the area. When considering planning applications, in the case of larger housing schemes, the guidelines recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units. However, the threshold for such provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas, in consultation with city / county childcare committees. The location of childcare facilities should be easily accessible by parents, and the facility may be combined with other appropriate uses, such as places of employment'*. This report in subsequent sections shall demonstrate the emerging demographic profile of the area in the context of existing childcare facilities within the vicinity.
- 3.12 Section 4.7 states that planning authorities should consult with the HSE regarding the provision of healthcare facilities, with additional consideration given to those who are elderly and disabled.. The proposed development, as demonstrated within this report, is not of a scale that will overwhelm the existing provision of local facilities. The proposed unit mix includes a number of 1 bed units, which are aimed at those without children.

Guidelines for Planning Authorities on Childcare Facilities (2001)

- 3.13 As summarised above, the *"Guidelines for Planning Authorities on Childcare Facilities"* (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations.
- 3.14 The Guidelines recommend that in larger new housing estates, Planning Authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings. The threshold for provision should be established having regard to existing location of facilities and the emerging demography of the area where the new housing is proposed.
- 3.15 The following definition of Childcare is included in the Guidelines:

"In these Guidelines, "childcare" is taken to mean full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children. Thus, services such as pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups, and after-school groups are encompassed by these Guidelines. Conversely childminding, schools, (primary, secondary and special) and residential centres for children are not covered by these Guidelines."

Dublin City Development Plan 2016-2022

- 3.16 The Development Plan sets out a number of policies and objectives relating to the social and community infrastructure requirements of new developments. These are predominantly contained within Section 12.5.5 of the plan, titled '*Sustainable Provision and Optimum Use of Social Infrastructure*', the most relevant of which are included below.
- 3.17 Within Section 12.5.3 of the Development Plan, Policy SN5 states the need '*To ensure that applications for significant large new developments (over 50 units) are accompanied by a social audit and an implementation and phasing programme in relation to community infrastructure, so that facilities identified as needed are provided in a timely and co-ordinated fashion*'. Accordingly, under this policy objective it is necessary to produce this Social and Community Infrastructure Audit.
- ***"Sustainable Provision and Optimum Use of Social Infrastructure (Policy SN15): 'To ensure the optimum use of community facilities and that high-quality facilities are accessible to all'".***
 - ***"Sustainable Provision and Optimum Use of Social Infrastructure (Objective SN16): 'To ensure that the provision of strategic new community infrastructure complements the range of existing neighbourhood facilities and, where appropriate, is located at the interface between communities to facilitate access across a number of neighbourhood areas and greater integration between communities and to support the provision of community facilities which act as point of integration between residents of new and established communities within neighbourhoods'".***
 - ***"Sustainable Provision and Optimum Use of Social Infrastructure (Objective SN19): To enhance and improve the provision of playgrounds, play spaces, playing pitches and recreational spaces in residential areas and in the city centre in accordance with the City Council's standards and guidelines."***
- 3.18 The site is zoned Z14 which states its objective as '*To seek the social, economic and physical development and/or rejuvenation of an area with mixed use of which residential and 'Z6' would be the predominant use.*' Residential development is identified as a permissible use under this zoning. The proposal is a mixed use development which is proposed to cater for an element of residential, office and shop/restaurant, which are all permissible uses under the zoning designation.
- 3.19 Contained within other sections of the Development Plan are the following relevant extracts:
- ***"5.5.6 Apartment Living - Policy Objective QH18: To promote the provision of high-quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood, in accordance with the standards for residential accommodation'.***
 - ***5.5.6 Apartment Living – Policy Objective QH19: To promote the optimum quality and supply of apartments for a range of needs and aspirations, including households with children, in attractive, sustainable, mixed-income, mixed-use neighbourhoods supported by appropriate social and other infrastructure.'***

Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities 2020

- 3.20 The section as outlined below contained within the Design Standards for New Apartments (2020) is of relevance to this SCIA.
- 3.21 **Communal Facilities in Apartments - Section 4.7** relates to the provision of childcare facilities and states that *‘Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and **the existing geographical distribution of childcare facilities** and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.’ (emphasis added)*
- 3.22 The proposed development does not include provision for a childcare facility, having regard to the proposed quantity of residential units and to the existing provision of facilities within Northern Cross and the immediate site context. As this report outlines, the anticipated demand to be produced by the proposal can be catered for within the surrounding area of the site, rendering the need for an onsite childcare facility unnecessary.

DRAFT DUBLIN CITY DEVELOPMENT PLAN 2022-2028

It is noted that at the time this planning application was lodged the Draft Development Plan has not been adopted and it is not expected to come into effect until late 2022 / early 2023, however, given the potential for delays in SHD decisions being issued by the Board, this Statement is provided to assist the Board in the situation where a decision will be made on the application after the new Dublin City Development Plan 2022-2028 comes into effect. However, the final content of the 2022-2028 CDP is not known at the time of submission and the below is based on the contents of the Draft Plan.

- 3.23 Section 3.2 of Appendix 3 of the Plan states that “All proposals for higher densities must demonstrate how the proposal contributes to healthy place making, liveability and the identity of an area, as well as the provision of community facilities and/or social infrastructure to facilitate the creation of sustainable neighbourhoods”. Whilst higher densities are not defined, it can be reasonably assumed that the proposal constitutes a higher density scheme through its proposed density in excess of 250 uph. This report outlined the contribution which is made toward the surrounding area and the existing provision of social and community facilities. Furthermore, The accompanying Architectural Design Statement contains further details as to how the proposal contributes to creating a sense of place and identity.
- 3.24 We also note that Chapter 12, Section 12.5.3 ‘*Supporting Cultural Vibrancy in the City*’ of the draft Development Plan relates to cultural facilities within the City. As part of the preparatory work for the draft Development Plan, a cultural infrastructure study was undertaken of the city, and is published as a background document for the Plan. The study provides a detailed analysis of the extent of cultural infrastructure within the city; where challenges lie; and makes a number of recommendations.

- 3.25 In respect of cultural facilities within SDRAs, policy objective CUO22 refers, and is as follows:
- 3.26 SDRAs and large Scale Developments- *“All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area must provide for 5% community, arts and culture and artist workspaces 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.”*
- 3.27 It is noted that it is not intended to provide for cultural space within the development. This is further justified within the accompanying Material Contravention Statement,
- 3.28 Section 15.8.2 of the plan outlines the criteria a Community and Social Audit, as per below:
- 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
- 3.29 In the interest of robustness, this report has assessed the existing surrounding infrastructure within 1km and 2km radii. It is respectfully submitted that this provides greater detail as to the level of facilities which are available that residents may avail of.

4.0 METHODOLOGY

- 4.1 Population statistics have been calculated by adding together the populations for each Electoral District (ED) that is within or intersects a one kilometre radius around the subject site. This has been undertaken for both 2011 and 2016 census years, in order to provide for growth rates within the area and indicate a clearer image of the changes in demand for infrastructure locally. In instances where only a small portion of an ED transects the 1km radius, it is omitted as it would not supply representative population figures for the subject site area.
- 4.2 This document provides an outline of existing social and community infrastructure located in proximity to the application site and which existing and future residents of the area will have access to and help to support. The data is gathered through the Central Statistics office using data from Electoral Divisions (ED's). A particular focus is paid towards the provision of childcare and schools within the defined radius of the subject site.
- 4.3 The 1km catchment is standard practice for assessing the immediate social and community infrastructure which will serve a development, and the 2km catchment relates to a sustainable travel distance by foot, cycling or public transport to access

more higher order services such as schools, which is utilised in assessing the provision of facilities.

- 4.4 The demographics for this area are assessed over the 2011 and 2016 intercensal period, in order to obtain a profile of the area, with a projection made in reference to 2022, and an estimated profile based upon unit mix and local profile is created to estimate the social and community infrastructure requirements and the effect of the development upon existing capacity within the local area. (Note: results of 2022 census will not be available until 2023)

5.0 PROFILE OF THE AREA

- 5.1 The population profile of the area has been reviewed in the context of population growth (intercensal and projected), age profile and future trends, in addition to existing facilities. The existing facilities will be identified under the headings of Health and Wellbeing, Sports and Recreation, and Education and Childcare.
- 5.2 Particular emphasis is paid toward education and childcare provision within the surrounding area, given that these services are necessitated in areas with younger demographics and that the proposed development does not include provision for a childcare facility.

Demographics

- 5.3 Population figures from the Central Statistics Office (CSO) Electoral Divisions data was used to create a profile of the area surrounding the site. The catchment area was defined as a 1km radius from the site which intersects 4 no. Electoral Division Areas (ED's). Only ED's which were wholly or predominantly situated within the defined radius are included, to ensure relevance of results. The ED's are as follows:
- Balgriffin
 - Priorswood C
 - Grange A
 - Ayrfield

Figure 5.1: Electoral Districts proximate to subject site (<1km)

Source: Census SAPMAP

- 5.4 A comparison of population changes between 2011-2016 for each electoral district intersecting the radius is provided in Table 5.1 below:

Table 5.1: Electoral Divisions and Population Change 2011-2016

<i>Electoral District</i>	<i>2016</i>	<i>2011</i>	<i>Population Change</i>	<i>% Population Change</i>
Grange A	9,696	8,948	748	8.4%
Ayrfield	5,639	5,395	244	4.5%
Balgriffin	3,113	1,966	1,147	58.3%
Priorswood C	4,854	4,491	363	8.1%
Total	23,302	20,800	2,502	12%

Population breakdown by age group

- 5.5 The population breakdown is based upon the 4 ED's as identified within the defined site radius. This age profile analysis demonstrates a predominantly young population base for the area, with c. 85% of the population aged 59 or younger (see Tables 5.2 and 5.3). The highest percentage growth occurred in the 80+ cohort between 2011 and 2016. However, this cohort remains the smallest.

Table 5.2: Population breakdown 2011

<i>Age Group</i>	<i>Population 2011</i>	<i>% Of Total</i>
0-19	6,507	31.3%
20-39	7,202	34.6%
40-59	4,915	23.6%
60-79	2,066	9.9%
80+	110	0.5%
Total	20,800	100%

Table 5.3: Population breakdown 2016

<i>Age Group</i>	<i>Population 2016</i>	<i>% Of Total</i>
0-19	7,157	30.7%
20-39	7,217	31.0%
40-59	5,989	25.7%
60-79	2,710	11.6%
80+	229	1%
Total	23,302	100%

- 5.6 The population growth over the intercensal period stood at 12% (see Table 5.4). As a comparator, the population growth of Dublin City over the same period has been 5.1% (see Table 5.5).
- 5.7 The greatest percentage increase is concentrated within the older age cohorts, with population growth percentages lowest for those within the 20-39 age demographic. However, the 0-19 age cohort remains one of the largest whilst those aged 80+ represent the smallest age cohort at 1%.
- 5.8 Overall, the number of individuals between 0-19 increased by 650 no. individuals over the intercensal period, as indicated within the table below:

Table 5.4: Population change by age cohort

<i>Age Group</i>	<i>Population 2011</i>	<i>Population 2016</i>	<i>% Change</i>
0-19	6,507	7,157	10%
20-39	7,202	7,217	2%
40-59	4,915	5,989	21.90%
60-79	2,066	2,710	31.20%
80+	110	229	108.20%
Total	20,800	23,302	12%

- 5.9 A brief analysis of these figures would suggest a slowdown in the amount of young people within the area, as the average age increases.

Table 5.5: Population change of Dublin City

<i>Population 2016</i>	<i>Population 2011</i>	<i>% Change</i>
554,554	527,612	5.10%

Future Demographic Trends

- 5.10 The Dublin City Development Plan under Section 2.1.6 outlines a projected increase in population across the Dublin City Council administrative area to 606,110 by 2022. A population of 554,554 was recorded in the 2016 census. This represents a 9.3% population increase over the intercensal period. By applying this projected growth rate to the 2016 population for the identified ED's, the 2022 population can be estimated at 25,469.

Existing facilities

- 5.11 A baseline survey has been undertaken of the existing facilities within a 1km and 2km defined radius of the proposed development site, as illustrated within the figure below. The relevant facilities within the surrounding area have been divided into separate sub-categories under Healthcare, Childcare & Education, and Sports & Recreation. Below provides for a synopsis of the available facilities proximate to the development site.

Figure 5.2: 1km & 2km Radius surrounding the subject site

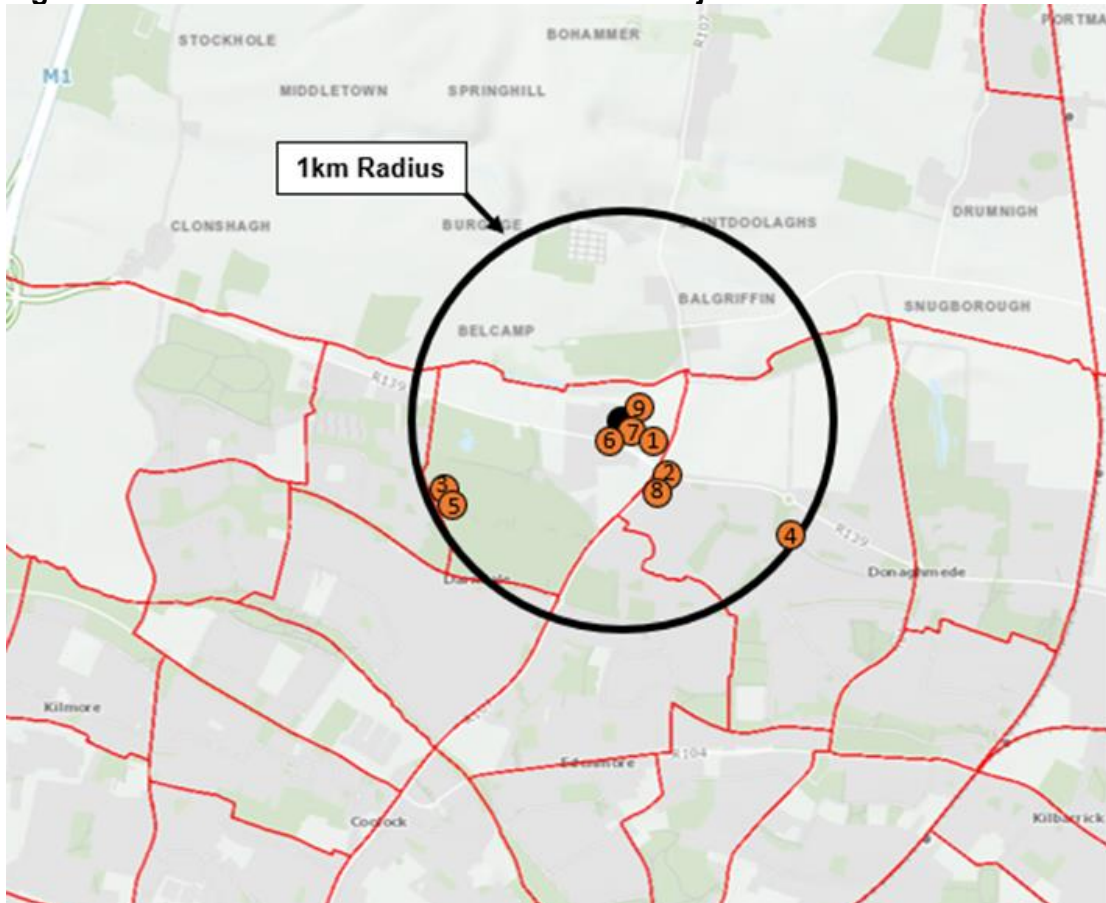
Source: Census SAPMAP

Healthcare facilities

5.12 This subsection identifies the health care provisions that are available proximate to the subject site. The number of GP's, pharmacies, health centres, dentists and nursing homes as identified within a 1km radius are listed below, which at typical walking speed is a 10-12 minute walk.

5.13 The following are located within 1km of the subject site:

1. Limitless Health (Pharmacy)
2. McCabes Clarehall (Pharmacy)
3. Darndale Pharmacy (Pharmacy)
4. Corrs Pharmacy (Pharmacy)
5. Darndale Health Centre (Dentist, health centre)
6. Northern Cross Dental (Dentist)
7. Northern Cross Dentistry for Children (Dentist)
8. The Meridian Clinic (GP)
9. Care Choice Malahide (Nursing Home)

Figure 5.3 :Health Facilities within 1km of the Subject Site

Childcare Facilities

- 5.14 This subsection identifies the childcare and educational provisions that are located in proximity to the subject site. The names and locations of all childcare facilities, primary schools, post-primary schools and special schools are additionally listed in Appendix 1 of this document.
- 5.15 The childcare facilities identified are based upon the Pobal database of providers, which identified 27 no. childcare facilities, within 2km of the development site, as deemed an acceptable walking distance. Between these facilities, 36 no. additional spaces were identified within those who provided responses, as further detailed below in Table 5.6.

<i>Name</i>	<i>Max. Capacity</i>	<i>Vacancies</i>	<i>Distance from site</i>
Giraffe Childcare Northern Cross	N/A	N/A	<1km
Coraline's Playschool	23	0	<1km
Children's Choice	34	0	<1km
Darndale/Belcamp Integrated Childcare Service	240	10	<1km
Lovable Me Montessori	44	0	<1km
Bumblebee Montessori and Childcare – Belmayne	N/A	N/A	<1km
Tigers Childcare	N/A	N/A	<1km
First Steps Academy Creche & Montessori Limited	70	0	<1km

Ayrfield Community Playgroup	40	1	<2km
Little Blossoms Creche	33	0	<2km
Edenmore Early Education Centre	60	0	<2km
Garden of Eden	100	0	<2km
An Cuan D'or	39	0	<2km
Little Rainbows	100	0	<2km
Naíonra Leanai Oga	N/A	N/A	<2km
Stepping Stones	16	8	<2km
Mead Day Care Centre	54	0	<2km
Drumnigh Montessori Primary School	22	0	<2km
Fizzy Fingers Playgroup Limited	N/A	N/A	<2km
The Learning Circle Childcare	60	0	<2km
Pipalong Childcare	44	0	<2km
Learn and Play Preschool and Afterschool	33	2	<2km
Little Footprints Montessori	N/A	N/A	<2km
Moatview Early Education Centre	N/A	N/A	<2km
Bonnybrook Early Education Centre	62	15	<2km
Sherpa Kida Kinsealy	36	0	<2km
Nzone	110	0	<2km
TOTAL	1,220	36	

Table 5.6: Childcare Facilities*Educational Facilities*

- 5.16 The Department of Education and Skills provide details on enrolment figures for all primary and secondary schools on an annual basis. The enrolment figures for primary schools in 2018, the most recent data, which is available, was 4,116 no. children among the 17 no. primary schools in the 2km catchment of the site.
- 5.17 The enrolment numbers for secondary schools in 2018 was 1,308 no. spaces in the 5 no. secondary schools located within the 2km catchment of the site. These figures do not include the new schools identified within the tables below, for which figures are not yet available but have an identified student capacity.

NAME	<i>Enrolment</i>	<i>Type</i>	<i>Distance from site</i>
Our Lady Immaculate Senior NS	196	Mixed	<1km
Darndale Junior NS	228	Mixed	<1km
St Pauls Senior NS	229	Mixed	<2km
St Pauls Junior NS	226	Mixed	<2km
St Francis Senior NS	187	Mixed	<2km

St Francis Junior NS	205	Mixed	<2km
St Joseph NS-	341	Mixed	<2km
St Eithnes Senior Girls NS	98	Girls	<2km
St Monicas NS	53	Girls	<2km
St Malachys BNS	172	Boys	<2km
Scoil Bhride	423	Mixed	<2km
Scoil Naomh Colmcille	253	Mixed	<2km
Holy Trinity Senior NS	410	Mixed	<2km
St Francis of Assisi NS	455	Mixed	<2km
Belmayne Educate Together NS	442	Mixed	<1km
St Kevins Junior NS	198	Mixed	<2km
Stapolin Educate Together NS	N/A	Mixed	<2km
TOTAL	4,116		

Table 5.7: Primary School Facilities

<i>Name</i>	<i>Enrolment</i>	<i>Type</i>	<i>Distance from site</i>
The Donahies Community School	481	Mixed	<2km
Ardcoil La Salle	189	Mixed	<2km
Grange Community College	230	Mixed	<2km
Gaelcholaiste Reachrann	499	Mixed	<2km
Proposed Educate Together Secondary School	N/A (1,000 capacity)	Mixed	<2km
TOTAL	1,399 (excluding proposed)		

Table 5.8: Post-Primary School Facilities

- 5.18 3 no. post primary schools are located outside of the defined 2km radius from the development site but are still within close proximity to the Northern Cross area. These schools are listed below, as it is felt their location warrants inclusion:

Name	Enrolment	Type	Distance from site
Colaiste Dhulaigh	178	Mixed	>2km
Mercy College Coolock	402	Girls	>2km
Chanel College	598	Boys	>2km
TOTAL	1,178		

Table 5.9: Post-Primary School nearby to 2km Radius

Sports and Recreation (clubs, pitches, gyms, playgrounds)

- 5.19 This subsection identifies the sports and recreational facilities that are available in proximity to the subject site. The facilities identified focus on physical recreation and designated open space areas, identified based upon a visual analysis of mapping software, reference to development plans and other relevant sources. The research undertaken identifies 32 existing facilities, consisting of 12 playgrounds, 7 gyms, 9 sports clubs and 4 green space parks within the 2km radius.
- 5.20 Within the Clongriffin Belmayne LAP, 13 no. amenity and recreation areas are identified both in and proximate to the defined site radius. These identified facilities are as follows, and are indicated within Figure 5.2 below:
1. Fr Collins Park
 2. Phase 1 River Mayne Linear Park
 3. Station Square
 4. Belmayne Local Park
 5. Beupark Local Park
 6. Northern Cross Local Park
 7. Darndale Park
 8. Donaghmede Park
 9. Linear Open Space between St Donagh's Road and Holywell Road
 10. Ayrfield Park
 11. Edenmore Park
 12. Trinity Sports & Leisure Club
 13. St. Laurence O'Toole GAA Club.

(Figure 5.4 Catchment Area of Sports Facilities)

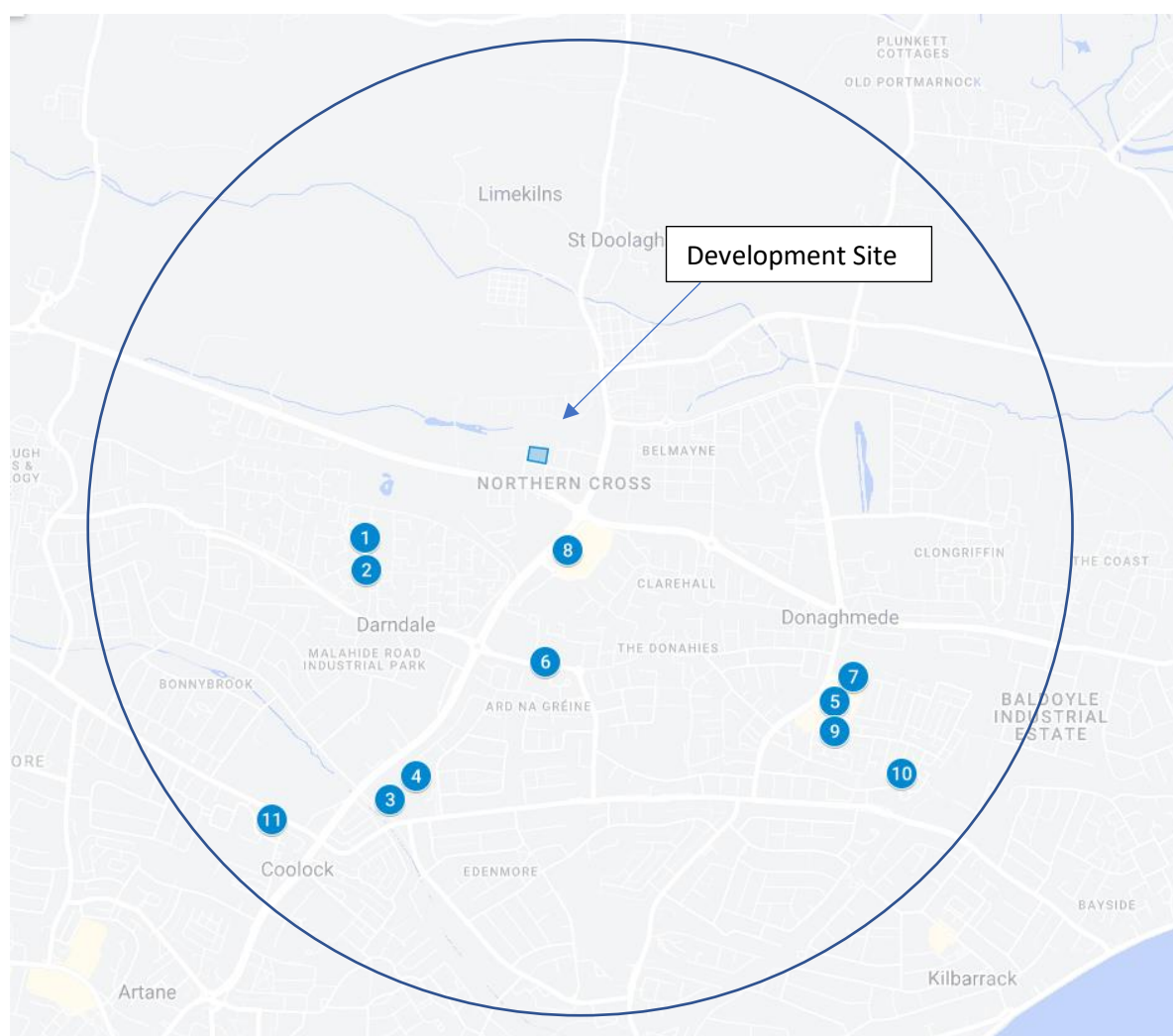


Community facilities

- 5.21 Quality neighbourhoods should be responsive to the needs of local communities, play an important role in quality-of-life factors and foster a wider sense of community and active citizenship.
- 5.22 Community facilities can be typically considered to include community centres, youth services, local authority offices, welfare services, libraries, Garda and fire stations, and other infrastructure.
- 5.23 Northern Cross has a strong network of community groups and clubs, many of which are voluntary groups. Our survey identified a large range of community facilities within the study area.
- 5.24 Key providers in the area include the Golden Years Senior Centre and the Darndale Belcamp Village Centre among others. These facilities provide an essential role in responding to local community needs.
- 5.25 Northern Cross also has a library. Libraries provide useful facilities to residents including free broadband and wireless internet service, self-service printing/scanning, photocopying, study space, children's learning zone, large print book collection, daily newspapers accessible to all and a community noticeboard / information.

Table 5.10 List of Community Facilities

No.	Name	Type
1.	Golden Years Senior Centre	Community Centre
2.	Darndale Belcamp Village Centre	Community Centre
3.	ODEON Coolock	Cinema
4.	The Plex	Cinema
5.	Donaghmede Library	Library
6.	Member First Credit Union Ayrfield	Credit Union
7.	Member First Credit Union Trinity	Credit Union
8.	An Post	Post Office
9.	An Post, Donaghmede Post Office	Post Office
10.	Donaghmede Drive Community Garden	Community Garden
11.	Coolock Garda station	Garda Station



(Figure 5.5 Catchment Area of 2km of Community Facilities)



Figure 5.6: Local Amenity and Recreation Facilities (Site Marked Red)

Source: Clongriffin – Belmayne LAP

- 5.26 The LAP also identifies 10 further planned but yet to be completed public parks within the Local Area. These identified sites are located within the 2km radius of the subject site. The River Mayne to the immediate north of the site is identified as a future riparian corridor / linear park, as indicated in the application documents, and as provided for under Section 15.1.1.1 of the Development Plan which states the need to ‘develop the amenity potential of the Mayne River in the creation of a linear park’.

6.0 ASSESSMENT OF NEEDS

Proposed Development

- 6.1 The proposed development consists of the construction of 176 no. residential units in 1 no. 4 sided mixed use block, with a maximum height of has a height of 9 storeys over basement. The unit mix consists of 72no. 1 bed units, 57 no. 2 bed units and 47 no. 3 bed units. The development includes amenity space at ground, podium and roof level with private amenity space provided for each residential units in line with the requirements under the apartment guidelines. The proposed development also includes residential amenity a ground floor level, in addition to 1,028 sq.m of own door office space and a 100 sq.m café unit.

Amenities

- 6.2 The development is located centrally within the Northern Cross development, which in itself contains a number of amenities and a mix of uses, including, a c. 166 bed hotel, 540 apartments, 11,620 sq.m of retail/commercial floorspace (featuring tenants including, but not limited to, a home goods store, pharmacy, food store, dry cleaners, barbers and dentist) 18,437 sq.m of office space, a 673 sq.m crèche, and a 147 bed nursing home is located in Block 6 of the scheme. A number of parks, sports clubs and community facilities as identified previously within this report are located nearby.

Proposed Development Demographic Assessment

- 6.3 The maximum occupancy for the development is calculated as 617 no. persons based upon the following breakdown:
- 1 bedroom units: 77 X 2 people per unit = 154
 - 2 bedroom units: 57 X 4 people per unit = 228
 - 3 bedroom units: 47 X 5 people per unit = 235
- 6.4 Given that 30.7% of the population within the 4 intersecting ED's is aged between 0-19, if this demography is applied to the proposed development, it would result in an additional c. 189 no. people aged between 0-19 within the area (ie, 30.7% of the maximum occupancy).

Education and Childcare

- 6.5 The demographic assessment above demonstrates that an estimate of 189 no. children aged between 0-19 could be living in the proposed development, which would result in additional demand for childcare and educational facilities.

Childcare

- 6.6 The scheme does not incorporate a childcare facility. This is due to the provision of a childcare facility in earlier schemes within the Northern Cross Masterplan area and the identified capacity within the surrounding area of the application site to cater for the childcare needs of the proposal. The anticipated childcare demand to be generated from the proposal and the capacity of the surrounding area to cater for this demand is further detailed below.
- 6.7 The Guidelines for Planning Authorities on Childcare Facilities (2001) recommend that 20 childcare spaces be provided for new housing developments of 75 units or more. However, the 2020 Apartment Guidelines acknowledge that one bedroom units can be omitted from this calculation, stating the following:

'One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.'

Notwithstanding the Department's Planning Guidelines for Childcare Facilities, which are currently subject to review and recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision in apartment scheme 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 for the area.'

- 6.8 In the context of the above statement, two bedroom units may in part or whole also not be considered to contribute towards a requirement for childcare provision. However, in the interests of providing a maximum potential requirement, all 2 bedroom units are to be included within these calculations. Based on the above, it is considered reasonable to discount the 72 no. one bed units.
- 6.9 Including all 2 and 3 bedroom units within the scheme, there is a generated demand for 27.7 no. childcare places ($104/75 \times 20 = 27.7$). This figure represents a maximum requirement of childcare spaces within the context of the aforementioned guidelines.

- 6.10 As the proposed development does not include the provision of any childcare facility, we outline below how the surrounding area has sufficient capacity within its existing / planned childcare provision to cater for a maximum of additional 36 no. spaces.
- 6.11 The existing Giraffe Childcare facility in Northern Cross was delivered to cater for the childcare needs of the area.
- 6.12 We note that the Clare Village development, located c. 500 metres from the subject site includes a vacant purpose built creche within the scheme with a GFA of 235 sq.m in size (which would have a capacity of c. 47 childcare spaces). The creche remains available for occupation subject to an operator and the proposed residential development will enhance the viability of the facility for creche use.
- 6.13 A development to the north of Northern Cross, as granted under Reg. Ref.: F15A/0609 and as subsequently amended under Reg. Ref.: F19A/0221, provides for 334 no. residential units and a childcare facility on a site of 15.2 hectares.
- 6.14 An SHD development on the Malahide Road, at the former Crossan Motors site, granted permission by the Board and yet to be constructed, located c. 500 metres south of the Northern Cross area, includes provisions for a childcare facility of c. 198 sq.m in area.
- 6.15 Excess capacity has been identified within the childcare facilities within 2km of the development site as outlined in Section 5 previous. The total capacity of the respondents is 1220 spaces, of which there are 36 no. vacancies identified. This indicates that capacity exists within the surrounding area to cater for the 28 no. maximum additional childcare spaces as identified the proposal may produce, and that in addition it is not necessary to provide an on-site childcare facility given the identified capacity. We also note the findings of the assessment recently undertaken for the site to the immediate north, which identifies a required spare capacity for 22 no. childcare spaces. Even when this is factored in, there is sufficient capacity within the local area to cater for childcare demand.
- 6.16 As capacity was identified within 47% of providers who responded when contacted, it is a reasonable assumption that further capacity is available at facilities from which no response was received, furthering the acceptability of the proposal under the context of childcare provision.

Primary Education

- 6.17 There are a total of 17 no. primary schools located within c. 2km of the subject site, 2 no. of which are within the 1km radius. Based on the primary school age cohort representing 12% of the total population (based upon the methodology employed by the Department of Education for calculating school demand), the proposed development will create extra demand for c. 74 no. primary school places (this figure is based upon the assumption of 12% of the development being of the primary school age cohort).
- 6.18 The total enrolment within these 17 schools is 4,116. This figure does not include enrolment for the most recently open primary school for which figures are not yet publicly available. Based upon this the proposed development will increase demand by c. 1.85%, which is deemed as minor in the overall context. Having regard to this estimated level of demand and the surrounding school capacity within a 2km radius, with cognisance paid toward the potential for capacity within the newly opened school,

it is considered that the existing primary education infrastructure can accommodate the predicted maximum increase in demand arising from the proposed development.

Secondary Post Primary Education

- 6.19 There are a total of 5 no. secondary schools located within c. 2km of the subject site. Based on the post primary school age cohort representing 8.5% of the total population (based upon the methodology employed by the Department of Education for calculating school demand, see document titled '*The Provision of Schools and the Planning System*'), the proposed development will create extra demand for c. 54 no. post-primary school places (this figure is based upon the assumption of 8.5% of the development being of the secondary school age cohort).
- 6.20 We note the intention for the Department of Education to provide for a new Secondary School under the patronage of Educate Together to cater for the Donaghmede, Howth, Belmayne and Clongriffin school planning area. At present the school is temporarily located at the Belmayne Educate Together primary school. The school is envisaged to have capacity for 1,000 pupils.
- 6.21 The total enrolment within the 5 identified secondary schools is 1,399. Figures are not presently available for the proposed 1,000 capacity Educate Together post-primary school. The above figure also excludes the 1,178 enrolled spaces that are marginally outside of the 2km radius.
- 6.22 Based upon the above, the proposed development will increase demand by c. 4.1%. Having regard to this estimated level of demand and the surrounding school capacity within a 2km radius, it is considered that the existing post-primary education infrastructure can accommodate the predicted increase in demand, particularly in relation to the future capacity increases and those schools identified marginally outside of the 2km radius.

Health

- 6.23 As previously indicated the health facilities within a 2km radius of the development site consists of 10 pharmacies, 8 GP's, 2 health centres, 7 dentists and 3 nursing homes, totalling 30 facilities in total. This is deemed to provide a broad range of medical services in proximity to the proposed development at a level of provision sufficient to meet demand.

Pharmacy

- 6.24 Given the area population of 23,302 (based upon the 2016 census figures) and the 10 pharmacies that have been identified within a 2km radius of the subject site, this equates to 4.29 pharmacies per 10,000 people, in excess of the national average of 4.05 pharmacies per 10,000 population.

Name	Type of Service	Distance from Site
Scanlon's Pharmacy	Pharmacy	<1km
Docmorris Pharmacy	Pharmacy	<1km
McCabes Pharmacy Clare hall	Pharmacy	<1km
Corr's Pharmacy Clarehall	Pharmacy	<1km
Darndale Pharmacy	Pharmacy	>1km
Boots Pharmacy	Pharmacy	>1km
Donaghmede Allcare Pharmacy	Pharmacy	>1km
Kill barrack Pharmacy	Pharmacy	>2km
Lloyds Pharmacy	Pharmacy	>2km
Corr's Pharmacy	Pharmacy	<1km

7.0 CONCLUSION

- 7.1 The current provision of childcare facilities within a 2km radius of the scheme, the existing facility in Northern Cross, and the vacant childcare facility and planned facilities in the wider area, ensures that there are sufficient facilities available in the wider area to cater for the estimated increased demand for childcare services arising from the proposed development of 176 no. apartments. Cumulative demand resulting from new development in proximity is unlikely to cause concern, as any large scale developments contain their own provisions for childcare on site.
- 7.2 The extra demand created by the proposal for primary and post primary educational facilities will be relatively low in relation to current levels of local provision, while increased levels of demand from the scheme is unlikely to result in any undue strain on existing services, in particular when future capacity increases, as proposed, are taken into account.
- 7.3 There are a significant range of facilities for sports and recreation within a 2km radius of the site which are considered sufficient to cater for the needs of the additional population in the area which the proposed development will deliver, with a wide range and variety of clubs, pitches and related facilities within reasonable distance of the site.
- 7.4 The provision of healthcare within the area is considered sufficient to cater for the increase in local population which will arise from the proposed development.
- 7.5 Thus, in conclusion it is respectfully submitted that this report has demonstrated that the Social and Community Infrastructure in the area, with particular focus on childcare, will be sufficient to cater for the needs of the proposed development.

APPENDIX 1: CHILDCARE AND SCHOOL FACILITIES WITHIN THE CATCHMENT AREA**Table A.1: Childcare Facilities**

Name	Max. Capacity	Vacancies	Distance from site
Giraffe Childcare Northern Cross	N/A	N/A	<1km
Coraline's Playschool	23	0	<1km
Children's Choice	34	0	<1km
Darndale Belcamp New Life Centre Ltd	34	10	<1km
Lovable Me Montessori	44	0	<1km
Bumblebee Montessori and Childcare – Belmayne	N/A	N/A	<1km
Tigers Childcare	N/A	N/A	<1km
First Steps Academy Creche & Montessori Limited	70	0	<1km
Ayrfield Community Playgroup	40	1	<2km
Little Blossoms Creche	33	0	<2km
Edenmore Early Education Centre	60	0	<2km
Garden of Eden	100	0	<2km
An Cuan D'or	39	0	<2km
Little Rainbows	100	0	<2km
Naíonra Leanai Oga	N/A	N/A	<2km
Stepping Stones	16	8	<2km
Mead Day Care Centre	54	0	<2km
Drumnigh Montessori Primary School	22	0	<2km
Fizzy Fingers Playgroup Limited	N/A	N/A	<2km
The Learning Circle Childcare	60	0	<2km
Pipalong Childcare	44	0	<2km
Learn and Play Preschool and Afterschool	33	2	<2km
Little Footprints Montessori	N/A	N/A	<2km
Moatview Early Education Centre	N/A	N/A	<2km
Bonnybrook Early Education Centre	62	15	<2km
Sherpa Kida Kinsealy	36	0	<2km
Nzone	110	0	<2km
TOTAL	1,254	46	

Table A.2: Primary Schools

Name	Enrolment	Type	Distance from site
Our Lady Immaculate Senior NS	196	Mixed	<1km
Darndale Junior NS	228	Mixed	<1km
St Pauls Senior NS	229	Mixed	<2km
St Pauls Junior NS	226	Mixed	<2km
St Francis Senior NS	187	Mixed	<2km
St Francis Junior NS	205	Mixed	<2km
St Joseph NS-	341	Mixed	<2km
St Eithnes Senior Girls NS	98	Girls	<2km
St Monicas NS	53	Girls	<2km
St Malachys BNS	172	Boys	<2km
Scoil Bhride	423	Mixed	<2km
Scoil Naomh Colmcille	253	Mixed	<2km
Holy Trinity Senior NS	410	Mixed	<2km
St Francis of Assisi NS	455	Mixed	<2km
Belmayne Educate Together NS	442	Mixed	<1km
St Kevins Junior NS	198	Mixed	<2km
Stapolin Educate Together NS	N/A	Mixed	<2km
TOTAL	4,116		

Table A.3: Secondary Schools

Name	Enrolment	Type	Distance from site
The Donahies Community School	<i>481</i>	<i>Mixed</i>	<i><2km</i>
Ardcoil La Salle	<i>189</i>	<i>Mixed</i>	<i><2km</i>
Grange Community College	<i>230</i>	<i>Mixed</i>	<i><2km</i>
Gaelcholaiste Reachrann	<i>499</i>	<i>Mixed</i>	<i><2km</i>
Proposed Educate Together Secondary School	<i>N/A (1,000 capacity)</i>	<i>Mixed</i>	<i><2km</i>
TOTAL	1,308 (excluding proposed)		