

Proposed Part 8 Residential Development
Kishoge, Lucan

Social Infrastructure Audit

South Dublin County Council

February 2024



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1.0 INTRODUCTION

1.1 Background

The purpose of this report is to provide an audit of the existing social and community facilities serving the subject site and the surrounding area. This report seeks to identify the capacity of existing social and community facilities to serve the proposed development. Objective COS2 of the South Dublin Development Plan 2022 – 2028 seeks to *“protect and enhance existing community facilities, and to support the development and expansion of new and existing facilities and services in proximity to the populations they serve, where their need is identified”*.

The proposed development seeks the construction of 118 no. residential units in a mix of two storey houses, 3 storey duplex units and apartment blocks of 4 – 6 storeys comprising 26 no. 1 bed apartments; 42 no. 2 bed apartments; 21 no. 3 bed apartments; 23 no. 3 bed houses; and 6 no. 4 bed houses, with renewable energy design measures (which may be provided externally) for each housing unit; The site will be accessed from Lynch's Lane, an existing access road off Thomas Omer Way. The land is zoned for Clonburris SDZ in the South Dublin Development Plan 2022 – 2028 (Development Plan).

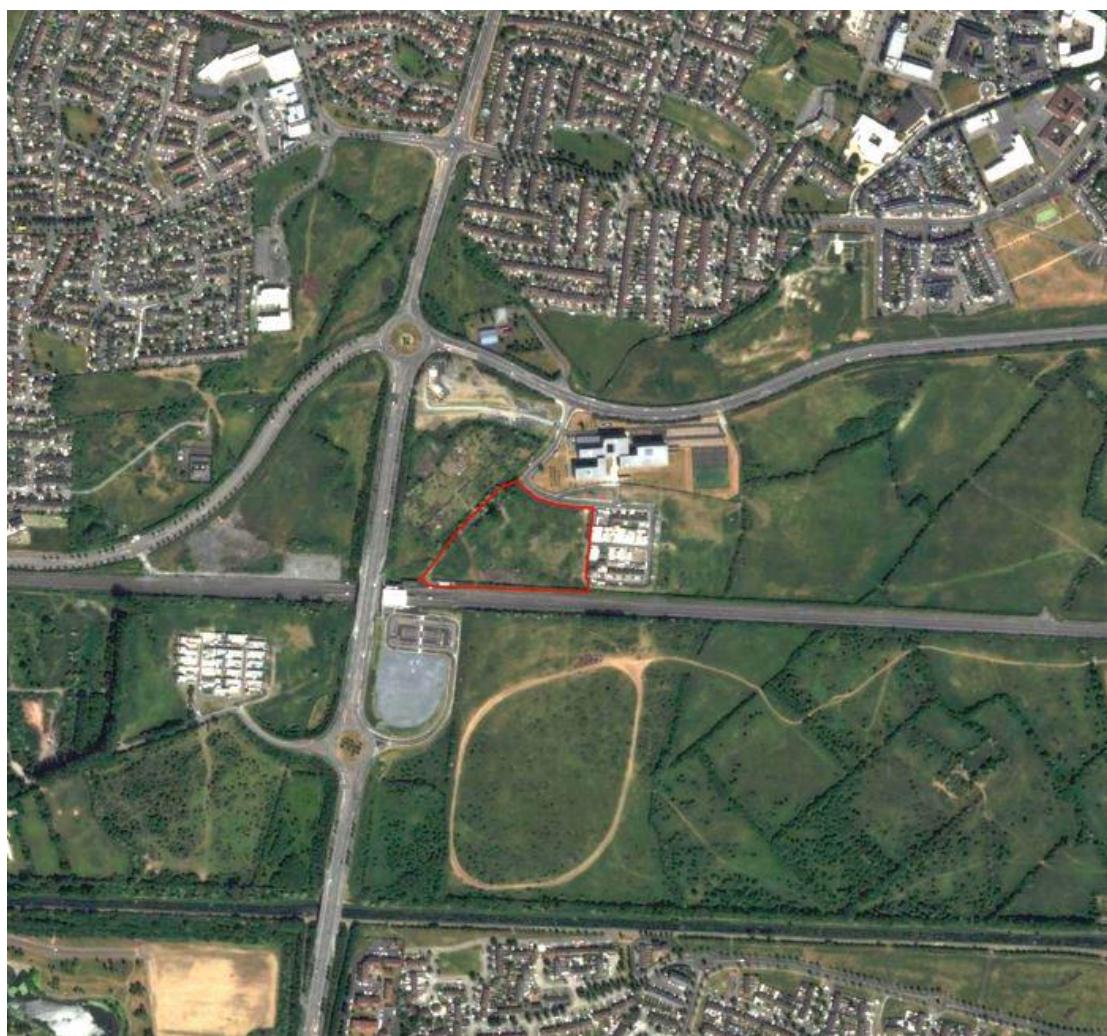


Figure 1.0 Site Location

1.2 Report Structure

The report is structured as follows:

- **Introduction** – This Section
- **Area Context** – Considers the site and surroundings in addition to transport accessibility.
- **Demographic Review** - Provides a demographic analysis of the catchment area and assesses the likely future demographic trends as a result of the implementation of the proposed development.
- **Benchmarking and Standards of Provision** – Considers standards against which provision can be assessed.
- **Existing Community Facilities** - Reviews existing local community, recreational and social infrastructure.
- **Assessment** - It identifies gaps in the existing provision of community infrastructure; and
- **Conclusions** – which make recommendations to address deficiencies.

2.0 AREA CONTEXT

2.1 Site & Surroundings

The site is positioned west of Dublin City Centre and just off the M50, nestled within the boundaries formed by Lucan, Clondalkin, and Liffey Valley. To the south, it is bordered by the Kildare railway line, with the Grand Canal lying approximately 460 meters further south. On the southwestern edge of the property, the yet-to-be-operational Kishoge Rail Station is found adjacent to the railway line. Meanwhile, the operational Clondalkin-Fonthill station is located about 1.8km to the east of the property. Two significant roads are also nearby: Grange Castle Road (also known as the Outer Ring Road) to the west, and the Fonthill Road to the east.

The subject site is located within the lands associated with the Clonburris SDZ Planning Scheme, which comprises 280 hectares of land. The Planning Scheme outlines that social and community infrastructure will be provided in tandem with the proposed provision of residential development. Recently, development initiatives have begun to transform the area, with the construction of a primary and secondary school to the northeast. The Clonburris Southern Link Street (SDZ20A/0021), currently being built south of the railway line, signifies ongoing infrastructural enhancements. Additionally, planning approval has been obtained for a comprehensive mixed-use development featuring residential and commercial spaces to the southwest, across the railway line from the site (SDZ23A/0043).

Within the vicinity of the site, the landuse is predominantly residential in nature. Located southwest and along the edge of the broader SDZ lands is the Adamstown SDZ. To the southwest of the site, the Grange Castle Business Park can be accessed via the Grange Castle Road, offering significant job opportunities in the region.

2.2 Transportation

A number of bus routes pass within close proximity to the site. There are a mix of radial, orbital and local services mainly operated by Dublin Bus, including relatively high frequency cross city services and

lower frequency local and orbital services. The current Dublin Bus network in the area offers direct connections to key locations including the City Centre, Blanchardstown and Liffey Valley (Bus No.25a, 25b, 151, 239). Through transfer, the network offers connections to key destinations including Park West, Clondalkin, Tallaght, Lucan and Grange Castle (Bus No. 13, 40, 51d, 51x, 76). There is one privately operated bus service passing within close proximity to Clonburris, this is the Airport Hopper operating from Tallaght to Dublin Airport with 16 services a day via Fonthill Road North. The No. 151 bus operates bi-directionally along Lynch's Lane to the southwest of the site at 30-minute intervals, offering routes into Dublin city centre.

There are dedicated Quality Bus Corridors (QBC's) on Grange Castle Road (R136), Fonthill Road North (R113), Adamstown Avenue (L1058), and Thomas Omer Way (L1059) that facilitate transport services within the SDZ lands. At present the Clonburris SDZ lands have limited cycle network within the lands. However, the Grand Canal Greenway which links Adamstown to the city centre passes to the south of the site adjoining the Grand Canal. Fonthill and Grange Castle Roads also offer links to Lucan Village, Liffey Valley and the N4 which feature segregated cycle facilities and a cycle link to the city centre.

The subject site is located adjoining the Kildare railway line. Located approximately 1.8km from the subject site, the Clondalkin-Fonthill train station offers regular services. Eastbound trains head towards Heuston Station and Grand Canal Dock in the city centre, while westbound services travel towards Portlaoise, Newbridge, and Hazelhatch and Celbridge. Kishogue RAILWAY Station is located adjoining the site to the southwest. Whilst the platform and station has been built, the station is not operational at present. However, there are ongoing upgrade works at present, with the station due to become operational in 2024.

Overall, the subject site benefits from significant public transport accessibility and connectivity, which are set to improve further with the implementation of movement and transport policies outlined in the Planning Scheme.

3.0 DEVELOPMENT FRAMEWORK

The Social Infrastructure Audit has been prepared having regard to the requirements of the South Dublin Development Plan 2022-2028. The policies and objectives of the Development Plan which relate to social and community infrastructure are set out below;

COS2 Objective 1:

"To support the provision of a wide range of community facilities and to ensure that such facilities are provided in new and existing communities in tandem with housing development, with special consideration for a period of review to adapt to the needs of an increasingly multi-cultural and diverse community, in accordance with the phasing requirements of Local Area Plans and Planning Schemes."

COS2 Objective 2:

"To continue to work closely with the Health Service Executive, Department of Education and the relevant public bodies and state agencies to meet the necessary provision of primary care centres, childcare facilities, schools, community centres and public open space according to the standards set out in section 8.4.1 of this Plan"

COS2 Objective 3:

“To protect and enhance existing community facilities, and to support the development and expansion of new and existing facilities and services, in proximity to the populations they serve, where their need is identified”

COS2 Objective 4:

“To support the clustering of community facilities such as community centres, sports and leisure facilities, schools, childcare facilities and open spaces to create multi-purpose community hubs without negatively restricting the range of services provided in any one centre.”

Within the Clonburris SDZ Planning Scheme, most of the site is located within a ‘residential area’ (KNE-S4) within the Character Development Area 10 with the south west corner of the site located within a defined mixed use area, KUC-S2 (Kishoge Urban Centre), within Character Development Area 6. In terms of social and community infrastructure provision, the Planning Scheme sets out the following key principles which relates to the provision of community facilities and public services:

- *“To facilitate and promote the provision of high quality clusters of community facilities and public services to meet the needs of the community. These facilities and services should include community centres, health and primary care services, childcare, schools, sports and leisure facilities, places of worship, community policing, social welfare and community employment supports and open spaces to create multi-purpose community hubs;”*
- *“To ensure that community facilities and services are provided on a phased basis in tandem with the provision of new residential development;”*
- *“To predominantly direct healthcare facilities, childcare facilities and community buildings into the urban centres and to locations that are accessible by public transport, walking and cycling; and”*
- *“To implement a priority location principle for community facilities, based on the catchment scale for the proposal, the urban hierarchy of the Planning Scheme, the accessibility of the site and a sequential test in relation to site availability.”*

With respect to the delivery of social and community infrastructure components as discussed within this audit, consideration has been given to the largely residential nature of the landuse afforded to the site and recently permitted large mixed use development granted permission on land neighbouring the site, south of the rail line (SDZ23A/0043). The proposed mixed use development will provide for significant services and amenities within the defined Kishoge Urban Centre including 2,502sqm of retail floorspace (a large 2 storey retail unit and 2 no. independent retail units); 4,607sqm of employment floorspace and 2 no. independent employment units; 483sqm creche; and public open space including an urban plaza.

4.0 APPROACH AND SCOPE OF THE REPORT

The SDZ designation extends across a significant area and seeks to establish a framework for the planned, coordinated and sustainable development of the area and for the conservation and enhancement of its natural and built environment. The Planning Scheme provides guidance on how sustainable development can be achieved, what new developments are needed, and where public and private resource inputs are required.

Section 2.7.2 of the Planning Scheme also notes the following:

"In providing community floor space e.g. Community Centre(s), Health Care, Childcare and schools, South Dublin Council shall take the lead role and ensure that the facilities are delivered on schedule to meet the needs of residents, secure finance, where necessary, in anticipation of contributions from Developers and or Government Departments".

The proposed development has very specific, defined boundaries and notwithstanding its location within a wider 'planned' SDZ area, it is important to ensure that the future residents of this development have / will have adequate social and community infrastructure within a reasonable walking distance of their homes.

Accordingly, an audit of facilities was undertaken within a 15 minute walk-time (1.5km buffer) of the site, as urbanists have determined that this is the maximum distance that people are prepared to walk to utilise facilities within a neighbourhood. The catchment area is detailed in Figure 1.0 with a list of all the Small Area Populations (SAPs) and their respective population contained within the 1.5km catchment detailed in Appendix 3.0

This approach is abstracted from the "The 15 Minute City" urban planning concept. The 15 Minute City is an ambitious urban planning concept that focuses on community planning, the local economy, and the liveability of a town. Creating a 15 Minute City is about designing walkable communities in which people can live and access most of their daily needs within 15 minutes of active transport, that is, walking or cycling. These places should have diverse housing options and access to safe cycle routes and local public transport, local health facilities, parks, shops, and other local infrastructure. It has been determined that this is the maximum distance that people are prepared to walk to utilise facilities within a neighbourhood.

The development comprises 118 no. social housing units. Not all of the families occupying these units will be new families to the area. The families intending to occupy these units are most likely already residing in the area in rented accommodation or with family members. Therefore, the proposed development is unlikely to result in an increase in population similar to a privately developed housing scheme and is therefore unlikely to have a similar resultant impact on services and facilities. Irrespective, a worst case scenario is adopted and the impact on services arising from an additional new population residing in the proposed development is assessed.

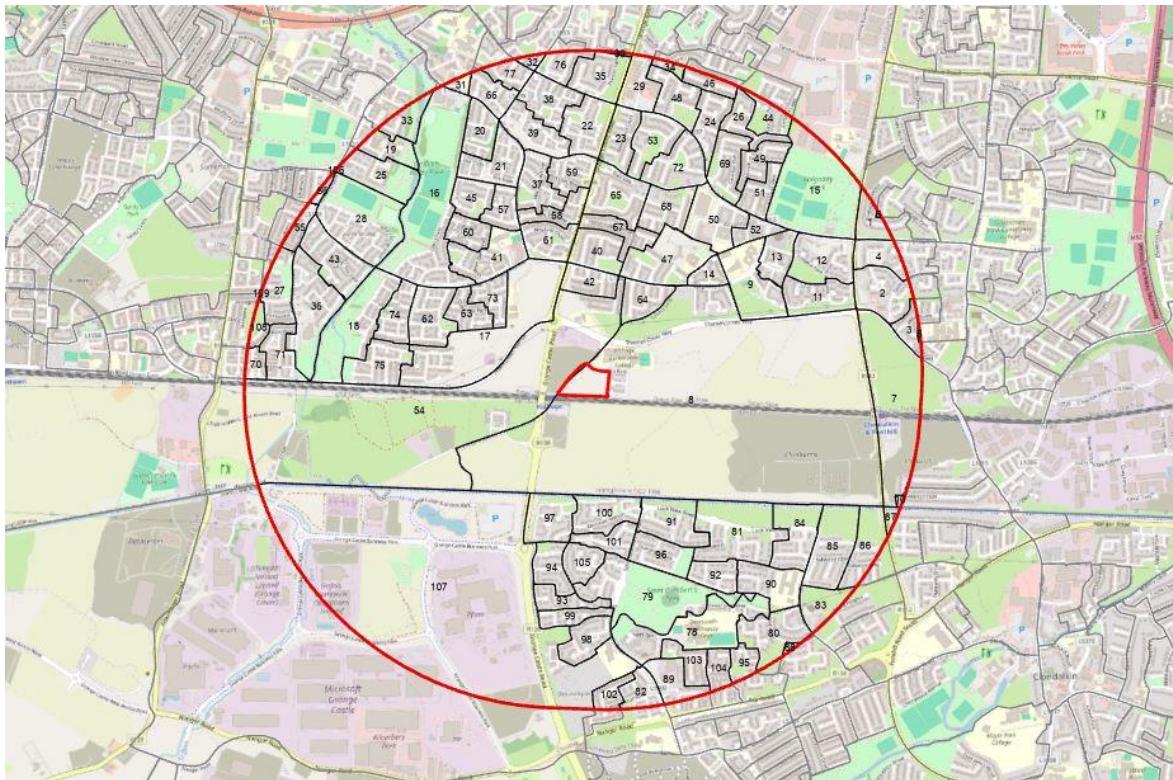


Figure 1.0 15-minute Catchment Area from Site with SAP Areas

Facility	Description
Arts & Culture	Art Galleries provide exhibition space and may offer educational programs as well as meeting and workshop spaces for artists. Galleries are often colocated with libraries, civic facilities and museums. A space for art, rehearsal and performance ranging from small playhouse to a large multipurpose performance centre supporting a wide range of performing arts. Includes arts workshop and music schools.
Community Centre/ Halls	General community use facility providing meeting spaces, social, educational and recreational activities and / or health, support and information. Includes community centres, parish centres, local halls and meeting rooms.
Leisure & Recreation Centre	Public indoor facility which caters for indoor sports (e.g. Swimming pool, gym, sports) and other multipurpose rooms for pilates, yoga, meetings / classes
Library	A library caters for a more localised area and offers access to both text and online resources for learning and can also incorporate meeting spaces and areas for study.
Family Resource Centre	A family Resource Centre is a community centre specialising in meeting the needs of young people and families. It can be funded under TUSLA's Family Resource Programme to provide a range of universal and targeted services and development opportunities that address the needs of families. Centres can be accommodated within multipurpose facilities and can be shared with other similar organisations for youths. (Eg. Scouts)
Youth Facilities	These facilities include youth clubs, scout dens and clubhouses. Facilities are often shared with other users and service providers.

Table 1.0 Categories of Community Facilities

4.0 DEMOGRAPHIC TRENDS

The Lucan local electoral area had a population of 55,785 persons in 2022 as per the Census of Population 2022.

The 2022 Census shows that 6.3% of the resident population in the town were aged between 0 and 4, or a total of 3,546 children. A further 9,491 persons are aged between 5 and 14 years old or 17% of the total population. The 15 to 19 years old cohort comprises 4,394 persons or 7.8% of the total population. Some 26.6% of the population fall into the 35 to 49 years age bracket, which is the dominant age group in the area. These statistics are important in the consideration of social infrastructure in the area and the delivery of age-appropriate services and facilities.

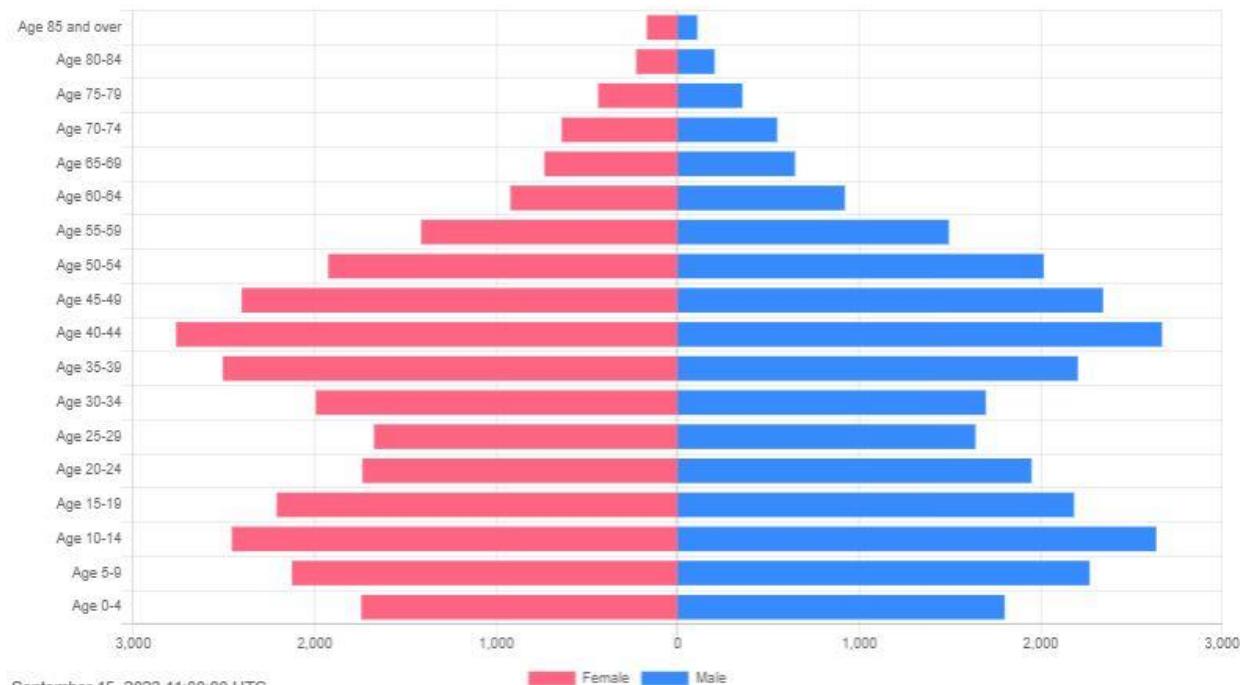


Figure 2.0 Age Breakdown Lucan Electoral Area

Significantly 6.7% of households in Lucan do not own a car. All other households have access to at least one car. Yet a significant 35% travel to work, school, college or childcare either on foot, bicycle, scooter or on public transport. This figure is in contrast to the 26.6% national figure and demonstrates a willingness of residents in the town to use a means of transport other than the private car. It further demonstrates that services and facilities are currently reachable by foot, bicycle and public transport within the town.

Conducting an analysis of the surrounding Small Area Population (SAPs) areas within 1.5km from the subject site, the total population within the study area is 29,609 persons, as detailed in Figure 2.0.

The average household size in the study area (South Dublin) is 2.97 which is above to the State average of 2.74.

The 2022 Census indicates that 13.3% of the existing housing stock comprises 1 – 2 bedroom units. Yet 26.9% of families comprise 2 persons or less, followed by 23.9% of families with 3 persons or less and 28.9% of 4 persons or less. Analysis of urban housing need indicates that the majority of households will comprise 1-2 persons and approximately half of the remainder will be three person households. The proposed development comprises 118 no. units and 57.6% of these units comprise 1 and 2 bed units.

The proposed development comprises of 118 no. units incorporating 26 no.1 bed units, 42 no. 2 bed apartment units, 44 no. 3 bed units, and 6 no. 4 bed house units. Based on recent Census of Population data (2022), the average household size has been determined at 2.97 persons per housing unit in South Dublin. Applying the 2.97 average household size to 2 bed+ units and maintaining the 1 bed at 1 person per unit, the proposed development is therefore likely to generate an additional population of circa 299 no. persons. However, having regard to the provision of social and community infrastructure it is necessary to have regard to the wider population and their associated demands as well as the wider provision of existing facilities in the area. Accordingly, in the consideration of existing social and community infrastructure in the area it will be necessary to consider the existing wider population of the Lucan area in addition to the 299 no. persons arising from the proposed development.

5.0 GENERAL BENCHMARKING AND STANDARDS OF PROVISION

There are a number of statutory and non-statutory documents and guidelines which detail the level of community and social infrastructure provision that is suitable and appropriate to a given area. Of significance in this instance is the South Dublin Development Plan (CDP) and its vision for the future development of the area including the provision of critical supporting infrastructure.

1. The CDP has certain aspirations for the Clondalkin and wider area, to ensure that future development is guided by best practice and sustainability.
2. The National Planning Framework (NPF) 2040 recognises that it is important that the community infrastructure should be considered in tandem to population growth to ensure that there is a sustainable level of provision. It proposes a hierarchy of social infrastructure, whereby specialist and high-quality functions such as hospitals are expected in larger settlements whereas small communities need to sustain strong community infrastructure such as a multi-purpose hall, primary school, post office, local shop or pub.
3. The Sustainable and Compact Settlement Guidelines for Planning Authorities 2024 notes that within the design process regard should be had to availability and proximity of community services and facilities including schools and creches.
4. The Urban Design Manual states that there should be an emphasis on the provision of good urban design, open space and public plaza's which can facilitate social interaction and provide opportunities that the provision of facilities alone may not.
5. The Retail Planning Guidelines (2012) support the provision of local retail units as they provide access to local facilities especially the elderly, persons with mobility impairments, families and those without access to private transport.
6. For new housing developments, Childcare Facilities Guidelines for Planning Authorities (2001) recommends an average of one childcare facility for each 75 dwellings. The guidelines also state

that authorities could consider the provision of larger units catering for up to 30 / 40 children in major residential developments.

7. The Provision of Schools and the Planning System: A Code of Practice for Planning Authorities; the Department of Education and Science (renamed Department of Education and Skills) and the Department of Environment Heritage and Local Government (renamed Department of Housing, Planning & Local Government) (2008) advised that 12 per cent of the population are expected to present for primary education. Based on this, plus an estimate of future growth, plus an assessment of the capacity of the existing primary and post primary schools in the area, the Department of Education will supply estimates to the local authority for the need for new schools or the extension of existing schools based on the requirements arising from new developments.
8. The Code of Practice further advises that the planning authorities will anticipate the demand for new schools infrastructure that will arise from new development within the drafting process for development plans and local area plans using the Department of Education and Skills approach previously outlined and through these plans will facilitate the identification of suitable lands to meet the need for new schools or expansion of existing schools to serve new or expanding communities.
9. Sustainable Urban Housing: Design Standards for New Apartments, 2023 provides guidance in relation to the specific development of apartment buildings, and the provision of communal and community facilities.

6.0 EXISTING COMMUNITY FACILITIES

An audit was conducted of the existing social and community infrastructure in the vicinity of the site. A distance of 1.5km was used as a reasonable measure of access to facilities and services, in a radius of the site. The 1.5km was determined as taking the average pedestrian approximately 15-minutes.

It is noteworthy that the existing site context does not include significant social and community infrastructure provision but is reflective of the undeveloped nature of the surrounding lands. With the delivery of the Clonburris SDZ Planning Scheme, the entire SDZ lands will be developed with a significant quantum of housing, supported by the provision of 6 no. schools, 7,300sqm of community floorspace, 22,520sqm of retail floorspace, 90 hectares of parks and open space and two train stations. The Planning Scheme has been designed to ensure that the social and community infrastructure necessary to support a new residential community of this scale will be delivered alongside the housing.

6.1 Open Space, Sport and Leisure

The immediate area has a large range of open space areas suitable for cycling, running and walking. For the purposes of this study open space and recreation facilities are considered to include parks, playgrounds, multi-use games areas, leisure facilities and sports pitches used by GAA, soccer and other clubs.

Quality recreation, leisure and amenity facilities have a fundamental impact on quality of life. It can improve social integration and cohesiveness. Sporting, recreation, and leisure activities are of primary importance to the quality of life enjoyed by the local community.

There are a number of larger key parks, in addition to other open spaces and sport facilities in the vicinity. Griffen Valley Park, Grand Canal Greenway, Ballyowen Park, and St. Cuthbert's Park are located within a 1.5 km walking distance.

Other clubs and organisations located in proximity to the site are detailed in Table 2.0 hereunder.

Map ID	Name of Organisation	Description of Facility	Address
CL54	Grange Castle Golf Club	Golf club	New Nangor Road, Clondalkin, Co. Dublin, D22 WY66
CL55	Clondalkin Leisure Centre	Swimming pool	Nangor Rd Old, Clondalkin, Co. Dublin
CL56	GPM Pitch and Putt	Golf club	Nangor Rd Old, Clondalkin, Dublin, D22 HT32
CL57	Round Tower GAA Community Centre Pitch	Sports club	92-94 Cherrywood Ave, Clondalkin, Dublin 22, D22 C9X7
CL58	Newlands/Castle Park F.C. Corkagh Pitch	Sports club	8H8Q+CM, Fairview, Dublin
CL59	Little League Baseball	Sports club	8H7J+CR, Corkagh Demesne, Dublin
CL60	National Baseball Facility	Baseball field	Corkagh Demesne, Dublin
CL61	UC Fit	Gym	Lucan United, Airlie Heights, Doddsborough, Lucan, Co. Dublin
CL62	Bluebell Knockmitten United FC	Park	8H6G+H7, Priest-Town, Dublin
CL63	Corkagh Park Fishing Lakes	Fishing pond	8H6J+43, Corkagh, Dublin
CL64	Ironhouse Gym & Fitness Clondalkin	Gym	Unit 3, Green Isle Business Park, Bedlesshill, Clondalkin, Co. Dublin
CL65	Corkagh Park GAA pitches	Park	8H5G+VG, Priest-Town, Dublin
CL66	Lucan Sarsfields GAA Club	Sports club	12th Lock, Newcastle Rd, Ballymakaily, Lucan, Co. Dublin
CL67	AGP FC Pitches	Soccer field	Esker Dr, Glebe, Lucan, Co. Dublin
CL39	Grand Canal Greenway	Hiking area	Ballymanagin Ln, Clonburris Great, Dublin
CL40	Clondalkin Skatepark	Skateboard Park	Clondalkin, Co. Dublin
CL41	CFC Performance Training	Gym	Unit A20 Kingswood Business Park Clondalkin Clondalkin, Dublin 22
CL42	Kids Play Area	Playground	Unnamed Road, Co. Dublin
CL43	Corkagh Park Rose Garden	Garden	Corkagh Demesne, Dublin
CL44	Fairy Garden	Garden	8H6J+43, Corkagh Demesne, Dublin
CL45	Corkagh Park	Park	Naas Rd, Newlands Cross, Dublin 22
CL46	Corkagh Park Dog Run	Dog park	Kingswood, Dublin
CL47	Ballyowen Park	Park	Co. Dublin
CL48	St. Cuthbert's Park	Park	Kilmahuddick, Dublin
CL72	Griffen Valley Park	Openspace	Esker South, Lucan, Co. Dublin
CL73	Collinstown Sports and Leisure Complex	Gym	Neilstown Rd, Collinstown, Clondalkin, Co. Dublin
CL74	LANDSCAPE	Adventure sports center	91, 22 Rowlagh Ave, Send alcon, Clondalkin, Co. Dublin

CL75	Clondalkin Equine Club	Sports club	Ballyowen, Ronanstown, Co. Dublin
CL76	Anytime Fitness Clondalkin	Gym	The Mill Centre, Ninth Lock Rd, Dublin 22
CL77	Ci-Fit Studio	Personal trainer	Crag Avenue Business Park, Crag Terrace, Clondalkin Industrial Estate, Dublin 22
CL78	D-Top Fitness Clondalkin	Fitness center	Ace Enterprise, Neilstown Park, Neilstown, Dublin, D22 P7Y3
CL79	Endeavour Gym Ltd	Coaching center	Fonthill Business Park, 12 Trinity Court, Fonthill Rd, Dublin 22, D22 YC60
CL80	Lucan Harriers	Athletic club	Newcastle Rd, Esker South, Lucan, Co. Dublin
CL81	Lucan Boxing Club	Boxing club	Lucan Boxing Club, Haydens Ln, Esker South, Lucan, Co. Dublin, K78 W7R0
CL82	K78 Training	Gym	Haydens Ln, Esker South, Lucan, Co. Dublin, K78 CX98
CL83	ABC Gym	Gym	Sarsfields GAA Club, 12th Lock, Newcastle Rd, Ballymakaily, Lucan, Co. Dublin
CL84	Insanity Fitness Pollyhops	Gym	Milltown Cross, New Nangor Road, Newcastle, Co. Dublin

Table 2.0: List of Sports and Leisure Facilities

6.2 Education

There are 10 no. mixed gender primary schools catering for 3,346 no. students within 1.5km of the site and 3 no. mixed gender post primary schools, catering for 1,705 students. The enrolment figure for each school is detailed in Tables 3.0 & 4.0

In July 2018, the Department of Education and Skills published a report detailing future demographic trends that will impact the primary and post primary student numbers. The 'Projections of Full-Time Enrolment -Primary and Second Level, 2018 – 2036' report assessed demographic trends which will impact the future population growth of school age children including fertility rates, births and net migration. Based on their research the Department of Education and Skills has determined that the peak number of primary school age children was anticipated in 2018 and that this population will begin to decline from 2019. This represents a 16% contraction of the primary school age population over an 18 year period.

The post-primary student projections are a continuation of the primary school population projection with the peak of post-primary enrolments anticipated in 2024. Enrolment would begin to decrease from 2025 to a level of circa 336,500 by 2036, a contraction of 16% during this time period.

Map ID	School	Address	Type	23/24 Enrolment
CL23	Lucan Community National School	Balgaddy Rd, Balgaddy, Lucan, Co. Dublin	mixed	386
CL24	Lucan East ETNS	Kishogue Cross, Griffeen Ave, Kishoge, Lucan, Co. Dublin	mixed	422
CL25	Gaelscoil Eiscir Riada	Griffeen Road, Esker South, Lucan, Co. Dublin	mixed	392
CL26	Divine Mercy Senior School	Balgaddy, Lucan, Co. Dublin	mixed	343
CL27	Griffeen Valley Educate Together NS	Griffeen Glen Blvd, Kishoge, Lucan, Co. Dublin	mixed	503

CL28	Divine Mercy Junior National School	Balgaddy Rd, Balgaddy, Lucan, Co. Dublin	mixed	225
CL29	St Ronans N S	St Cuthberts Rd, Deansrath, Dublin	mixed	377
CL30	Talbot Senior Ns	22 Bawnogue Rd, Lealand Rd, Clonburris Great, Dublin, D22 KP08	mixed	311
CL31	Scoil Nano Nagle	22 Bawnogue Rd, Clonburris Great, Dublin	mixed	251
CL32	Stewarts School	Rosse Court Ave, Balgaddy, Lucan, Co. Dublin, K78 K8W7	mixed	136

Table 3.0 Primary Schools

Map ID	School	Address	Type	23/24 Enrolment
CL20	Deansrath Community College	Westbourne Rise, Deansrath, Dublin 22	mixed	383
CL21	Kishoge Community College	Thomas Omer Way, Kishoge, Lucan, Co. Dublin	mixed	905
CL22	Griffeen Community College	Care of Kishoge Community College, Ninth Lock Road, Kishoge, Lucan, Co. Dublin	mixed	417

Table 4.0 Post Primary Schools

In addition to existing primary and post primary education, following a nationwide demographic exercise carried out by the Department of Education and Science into the current and future need for primary and post-primary school places across the country, the Minister announced plans in April 2018, for the establishment of 42 new schools over the following 4 years (2019 to 2022). Twenty six of these schools are intended for primary level and sixteen at post-primary level. However, the requirement for new schools is kept under on-going review and in particular would have regard to the impact of the increased rollout of housing provision to meet balanced regional development as outlined in Project Ireland 2040.

6.3 Childcare Facilities

A total of 8 no. childcare facilities are located within 1km of the site, providing a range of services from full day to sessional for a range of age profiles with a cumulative capacity for 341 no. children.

Happy Tots is located within proximity to the site all within 1000m of the site as detailed in Table 5.0.

Map ID	Name	Address	Type	Capacity
CL1	Giraffe Childcare Griffeen	Griffeen Avenue, Lucan, Co. Dublin	Full Day	78
CL2	Startbright Balgadd	Méile an Rí Road, Balgaddy, Lucan, Co. Dublin	Part Time, Sessional	38
CL3	Cocoon Childcare - Lucan	1 Rosse Court Terrace Block 5, Balgaddy, Lucan, Co. Dublin	Full Day, Part Time, Sessional	104
CL4	Montessori Matters Ltd	23 Griffeen Glen Vale, Lucan, Co. Dublin	Sessional	21
CL5	Learn And Laugh Childcare	13 Foxborough Gradens, Balgaddy, Co. Dublin	Full Day, Part Time, Sessional	25
CL6	Precious Minds Crèche & Montessori School	1 Griffeen Glen Drive, Lucan, Co. Dublin	Full Day, Part Time, Sessional	34
CL7	Happy Tots	20 Foxborough Lawn, Lucan, Co. Dublin	Full Day, Part Time, Sessional	41

CL14	Skolka Kvetinka	26 Griffen Glenn Green	no information	-
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Table 5.0 Childcare Facilities

In addition to existing childcare facilities including one facility neighbouring the site, it is noted that planning permission has already been granted for a development within Kishoge Urban Centre for a creche facility of 483sqm, with capacity for 87 no. children. This site is located in proximity to the proposed development, just south of the rail line.

In addition to the permitted development with the creche adjoining the subject site, there are further permitted developments within the wider SDZ area which also accommodates creche facilities including SDZ21A/0022 (Tile 1) which includes a 534sqm creche, the permitted SDZ22A/0018 (Tile 2) which includes a 609sqm creche and permitted SDZ22A/0010 which provides a 599sqm creche.

6.4 Health Facilities and Social Services

Primary Care services are broadly defined as the health or social care services that a person can use and find in a community, outside of a hospital setting. Primary Care includes GPs, Public Health Nurses and a range of other services provided through the Local Health Office, by the HSE (Health Service Executive).

Many of the healthcare facilities are clustered around Dublin city centre. However, Blackrock Health Hermitage Clinic and Saint Loman's Hospital are located in close proximity to the subject site providing a significant range of healthcare needs.

Map ID	Name	Type	Address
CL33	Dental Care Ireland Ballyowen Castle	Dentist	Ballyowen Castle Shopping Centre, Castle Rd, Ballyowen, Lucan, Co. Dublin
CL34	Ashwood Medical Centre	Doctor	15 Ashwood Rd, Clonburris Great, Dublin 22
CL35	AllView Healthcare	Health consultant	Unit 2, The Griffen Centre, Griffen Rd, Kishoge, Lucan, Co. Dublin, K78 R6P4
CL36	Ballyowen Medical, Centric Health	Doctor	Ballyowen Ln, Ballyowen, Lucan, Co. Dublin
CL37	A house of learning doctors	Child health care centre	241 Arthur Griffith Park, Esker South, Lucan, Co. Dublin, K78 HD36
CL38	Finnstown Medical Centre	Doctor	Ballyowen Medical Center, Ballyowen Ln, Ballyowen, Lucan, Co. Dublin
CL68	Deansrath Health Centre, HSE	Hospital	Deansrath, Dublin
CL69	Lucan Dental Care	Dentist	2, Finnstown Centre, Newcastle Rd, Lucan, Co. Dublin
CL49	McCauley Pharmacy Bawnogue	Pharmacy	Unit 6, Bawnogue Shopping Centre, Bawnogue Rd, Clonburris Great, Dublin 22
CL50	Foleys life pharmacy	Pharmacy	Castle S/C, Ballyowen, Lucan, Co. Dublin, K78 YP84
CL70	McCabes Pharmacy Griffen	Pharmacy	The Griffen Centre, Unit 1 & 2, Griffen Rd, Lucan, Co. Dublin, K78 R6P4
CL71	StayWell Pharmacy Support Office	Pharmacy	Fonthill Business Park, Unit 1, Trinity Court, Dublin 22

Table 6.0 Health Facilities & Social Services

There are three nursing homes in proximity to the site including Griffen Valley Nursing Home, Oakview Nursing Home and Pedro Pio Nursing Home.

It is recognised that for specialist services, individuals may be willing to travel further. Given the location of the site within Dublin City, residents will have access to a range of services including national public hospitals, private hospitals, high-tech hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospital and hospices.

6.5 Community & Cultural Facilities

It is widely recognised that arts and culture are key cornerstones in the sustainable development of new communities, helping to define and preserve identity, promote social activity, and offer valuable educational and economic returns.

South Dublin County Council Arts Office provides a service that supports the development of creative people and communities through the Arts. This is realised through research, programmes, events, grants and awards and the development of on-line and off-line resources. Social and Community facilities are varied in nature and can include general civic services and services targeted to specific sectors within the community.

There are limited facilities within 1.5km of the site, as detailed in Table 7.0. However, there are significant community and cultural facilities located in and around Dublin city which will benefit the proposed development, and which are accessible via public transport.

Map ID	Name	Address	Type
CL18	Grange Castle	Grange, Co. Dublin	Historical landmark
CL19	South Dublin County Council Mobile Library Stop	Melrose Green, Kilmahuddick, Dublin	Library
CL85	Catherine Casey School of Dance	National School, Lucan East Educate Together, Kishoge, Lucan, Co. Dublin	Dance school
CL86	WestSide Performing Arts	Fonthill Business Park, 15 The Courtyard, Dublin 22, D22 AV88	Dance school
CL91	Earlsfort Community Centre	58 Earlsfort Rd, Ballyowen, Lucan, Co. Dublin, K78 NH32	Community centre
CL92	Ballyowen Castle Youth & Community Centre	Castle Community Centre, Ballyowen Ln, Ballyowen, Lucan, Co. Dublin, K78 N263	Community centre
CL93	Bawnogue Youth & Community Centre	Bawnogue Rd, Clonburris Great, Dublin 22	Community centre
CL94	St Ronan's Community Centre	Deansrath, Dublin	Community centre
CL95	Balgaddy Child and Family Centre	Méile An Rí Rd, Balgaddy, Lucan, Co. Dublin, K78 X5D2	Community centre

CL96	Balgaddy Resource Centre	Foxdene Ave, Balgaddy, Lucan, Co. Dublin	Community centre
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Table 7.0 Community & Cultural Facilities

6.6 Religious and Worship Facilities

There are four churches and religious buildings serving a variety of different faiths in Sandyford / Dundrum. Table 8.0 lists the various religious services available in different places of worship.

Map ID	Name	Denomination	Address
CL15	Church of the Divine Mercy	Catholic	K78 NH05, Balgaddy Rd, Lucan, Co. Dublin
CL16	St. Ronan's Church	Church	Presbytery, 1 St Cuthberts Rd, Deansrath, Dublin 22
CL17	Church of the Transfiguration	Catholic	Unit 2, Unit 2 Bawnogue Rd, Clonburris Great, Dublin 22

Table 8.0 List of Places of Worship

6.6 Retail & Entertainment

There are 12 no. convenience retail stores within the study area including a Lidl supermarket in Ballyowen. More substantial retail facilities, comprising shopping centres include The Crossings, Lucan Shopping Centre, Fonthill Retail Park, Liffey Valley Shopping Centre.

7.0 ASSESSMENT

As detailed in Section 4.0 of this report, whilst the Lucan local electoral area has a population of 55,785 persons as per the Census of Population 2022, the 1.5km study area has a population of 29,609 persons. It is estimated, based on average household sizes, that the proposed development will lead to an increase of 299 no. persons in the area.

Whilst the audit undertaken for the purpose of this report has had particular regard to facilities within 1.5km of the site, it must be acknowledged that there are additional facilities also located elsewhere within Dublin and within the city centre, all easily accessible from the subject site via private car, bicycle and public transport. This section of the report identifies the adequacy of the community and social infrastructure in the area having regard to the projected increase in population arising from the proposed development as calculated in Section 4.0.

The proposed development is expected to result in an increase in the population, but it is small in the context of the overall population of the study area, only resulting in a 1.1 per cent change overall. Accordingly, it is considered that the proposed development is not likely to have a detrimental impact on service provision and facilities in the area. The subject site is in an area of urban transition which is undergoing significant planned development under the coordinated framework of the Clonburris SDZ. Whilst the area already has reasonable access to a large variety of services, the Clonburris SDZ does provide for the future delivery of significant social and community facilities.

7.1 Open Space, Sport and Leisure

The provision of well-managed and maintained open spaces can facilitate the interaction of all sections of the community. Public open spaces can promote a sense of place, provide opportunities for sport and recreation and can open up opportunities for environmental education, for local groups, schools and individuals.

The National Playing Fields Association is a UK organisation which has a core aim to protect playing fields and additional responsibility for ensuring that people have play, sport and recreational space close to where they live. The organisation recommends a 'six acre standard' in the provision of open space for recreational purposes. This six acre standard (2.4 hectares) should apply for every 1,000 people comprising of 1.6 hectares (4 acres) for outdoor sport and 0.8 hectares (2 acres) for children's play. Thus, according to this standard the 1.5km catchment with a population of 29,609 persons would require 71 hectares of open space.

The SDZ lands are already served by the existing Griffen Valley Park, a strategic open space to the west comprising 16 hectares, including the informal extension and also the large area of public open space to the south of the Canal known as the Grand Canal Park which is a well used and maintained open space of a significant scale predominantly serving Ashwood and Lindsfarne residential areas to the south.

Another significant open space, accessible by the public, is Ballyowen Park, located circa 2km north east of the site on Newlands Road, containing walkways, a playground and forested areas. The area of the park is significant at circa 14 hectares.

In addition to the above and the existing facilities detailed in Section 6.1 of this report, a significant quantum of additional open space for sporting and recreational use will be provided as part of the delivery of the Planning Scheme. As set out in Section 2.10, the Planning Scheme will also facilitate the delivery of a significant network of open spaces, including outdoor community facilities, including full size multi-use pitches which will accommodate various outdoor activities and children's play facilities.

That part of the SDZ being developed, does not require the specific provision of public open space. Rather it is envisaged that such open space will be provided elsewhere within the SDZ lands. Irrespective, the proposed development provides for 14.3% of the overall site as public open space, in the form of local parks and green links.

7.2 Education

There is no specific population benchmark for the provision of primary or secondary school facilities in Ireland. The Department of Education's approach includes a general standard that for every 1,000 dwellings in an area, circa 12% of the population will require primary school places and 8.5% will require post primary school places. The Department of Education uses the assumption that 11.3% of the population are of primary school-going age.

All 1-bedroom units will be omitted for the school assessment (consistent with the accepted approach to the delivery of creches). Excluding the 1 bed apartment units, the number of primary school age children estimated to be residing in this development would be 22 no. children, based on average

household size of 2.97 persons and the number of family sized units to be constructed being 92 no. units ($92 \times 2.97 / 12\% = \text{total}$). This is based on the number of two, three and four bedroom units combined. The Department of Education's guidelines require a 1:25 teacher student ratio. Applying this ratio confirms that the proposed development does not generate the need for an additional classroom.

The Department of Education Technical Guidance Document TGD-025 on the Identification and Suitability Assessment of Sites for Primary School notes that schools in urban areas would be between 8 and 24 classrooms. Evidently this shows that the number of pupils potentially yielded from the development proposal would not warrant the construction of a school. It is therefore expected that prospective pupils will attend existing schools in the area.

As detailed in Table 9.0, there were 3,346 no. pupils attending primary school in the study area for the year 2023-2024. This is lower than the 3,388 no. pupils who attended the primary schools in the area in 2022 / 2023, thereby indicating potential capacity in the existing school system for 101 no. pupils. Further, there are other elements that should be considered in the context of future primary school demand, including the Department of Education predicts a national decline in the total enrolment figure in coming years with an anticipated decrease of c.90,000 students by 2028 and a further decline of c.40,000 students to enroll by 2036. The latest statistical release by the DES in this respect state states: "Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,716).

Map ID	School	23/24 Enrolment	22/23 Enrolment	School Capacity
CL23	Lucan Community National School	386	343	-
CL24	Lucan East ETNS	422	415	-
CL25	Gaelscoil Eiscir Riada	392	418	26
CL26	Divine Mercy Senior School	343	354	11
CL27	Griffeen Valley Educate Together NS	503	521	18
CL28	Divine Mercy Junior National School	225	241	16
CL29	St Ronans N S	377	399	22
CL30	Talbot Senior Ns	311	309	-
CL31	Scoil Nano Nagle	251	259	8
CL32	Stewarts School	136	129	-
Total				101

Table 9.0 Capacity of Primary Schools

Estimation of capacity for post primary schools is more complex due to the range of courses and different schools available at this level. To determine the available capacity in these schools, a survey of the schools was undertaken as detailed in Table 10.0.

Using the Department of Education's methods of calculation for post-primary needs (for every 1,000 dwellings in an area circa 8.5 % of the population will require post primary school places), the development may generate 8 no. children of post-primary going age.

Similar to the primary level, this would not meet the threshold for the provision of a new school as a result of the development. The Department of Education and Skills' Technical Guidance Document TGD-027 on Identification and Suitability Assessment of Sites for Post Primary Schools identify the minimum school size to be for 500 pupils.

In terms of capacity within existing schools, it is noted that there are 27 no. additional pupils enrolled at post primary schools in 2023 / 24 compared to the previous year 2022 / 2023.

However, as indicated earlier in this report, the post-primary student population is projected to increase up to 2024 before beginning to decline. This will potentially create a short term need for additional secondary school student places within the study area. It is estimated there will be circa 8 no. new students generated by the development, but it will not necessarily appear on first occupancy and it will likely take several years before the mature student yield is met. Whilst there are 3 no. school in the immediate area, it is noted that there are numerous other post primary schools in the surrounding area, easily accessible by public transport.

Map ID	School	23/24 Enrolment	22/23 Enrolment	School Capacity
CL20	Deansrath Community College	383	353	-
CL21	Kishoge Community College	905	932	27
CL22	Griffeen Community College	417	382	-

Table 10.0 Capacity of Post - Primary Schools

7.3 Childcare Facilities

The Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings. The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities nuances the childcare requirement by stating 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'. One-bedroom units are excluded for the purposes of calculating requirements.

Excluding consideration of 1 bed units, the provision of 92 no. units within the development is above the threshold for consideration of a requirement for a childcare facility under the Childcare Facilities Guidelines for Planning Authorities (2001). On this basis, the proposed development of 92 no. units (1 beds excluded) would be required to provide a childcare facility for approximately 24 no. childcare spaces (92 no. units / 75 units) x 20 = 24.5 places required).

A facility of 24 no. spaces is too small to be viable and a larger facility would also not be viable having regard to recently permitted creche facilities in the vicinity of the site. It is noted that planning permission has already been granted for a development within Kishoge Urban Centre for a creche facility of 483sqm, with capacity for 87 no. children. This site is located in proximity to the proposed development, just south of the rail line.

In addition to the permitted development with the creche adjoining the subject site, there are further permitted developments within the wider SDZ area which also accommodates creche facilities including SDZ21A/0022 (Tile 1) which includes a 534sqm creche, the permitted SDZ22A/0018 (Tile 2) which includes a 609sqm creche and permitted SDZ22A/0010 which provides a 599sqm creche. There are also a number of existing operational creche facilities located in proximity to the site on the northern side of the Thomas Omer Way Road, including Happy Tots with capacity for 39 no. children and Learn and Laugh Childcare with capacity for 45 no. children.

Having regard to the coordinated and planned provision of childcare facilities in across the Clonburris SDZ as per the Planning Scheme, the proposed development is considered to align with the Childcare Guidelines and the requirements of the Planning Scheme with respect to childcare provision.

7.4 Health Facilities and Social Services

There are no published standards to facilitate assessment or adequacy of need. However, the Primary Care Strategy, issued by the Department of Health and Children in 2001, provides some form of guidance regarding the implantation of Primary Care Centres and their staffing. The starting point for service delivery in the sector is the Primary Care Team (PCT) consisting of general practice, public health nursing, occupational therapy, physiotherapy and speech and language therapy. These teams support populations of around 7,000 to 10,000 people and operate alongside wider community network services that include oral health services, audiology, dietetics, ophthalmology, podiatry, and psychology services.

Table 6.0 details some of the more substantial health services available in the area. There is an extensive list of GP clinics, pharmacies and a private hospital already in operation in proximity to the subject site. These facilities would have the capacity to absorb the increase in population that would accrue due to the development. It is considered that there is adequate provision of health and social services in the area, with a wide range of services provided.

It is further noted that the SDZ Planning Scheme suggests that large medical centres and group practices will be favorably considered and accommodated in Clonburris Urban Centre and Kishoge Urban Centre. It is understood that a significant community building is to be delivered within the Kishoge Urban Centre under a URDF Grant Funded Programme of Abnormal Infrastructure Works.

7.5 Community & Cultural Facilities

There are six community centres in the area, the closest being Lucan Youth Services. These centres offer a resource to the local community to meet and offer a number of classes and services. Whilst there are limited cultural facilities within 1.5km of the site, it is noted that there are many cultural facilities and services in the wider Dublin area and in the city centre which are accessible via public transport.

The SDZ Planning Scheme also provides for the delivery of community facilities and public services.

7.6 Religious and Worship Facilities

There are several places of worship within easy walking distance of the site, particularly Christian denomination churches. There is no standard measure in place in Ireland regarding the provision of religious places of worship.

7.7 Retail & Entertainment

There is no standard per population guidance for neighbourhood centres or other commercial premises, including financial institutions. It is within the remit of a local area plan / development plan to designate land as a neighbourhood centre within a town.

The SDZ Planning Scheme requires the provision of up to 2,600sqm of retail floorspace within Kishogue Urban Centre Development Area. Some 2,502sqm of retail floorspace has recently been permitted comprising a neighbourhood supermarket and 2 no. smaller independent retail units on an adjoining site within the defined Urban Centre Development Area. Accordingly, there is no capacity / potential to provide further retail development on the subject site.

8.0 CONCLUSION

The Social Infrastructure Audit has demonstrated that the subject site is located in proximity to a range of facilities that will benefit the future residents of the proposed scheme. The proposed development will generate a modest added demand on the existing services and facilities, including open space and leisure facilities.

There are a number of primary schools and secondary schools within 1.5km of the site, which can accommodate the low demand arising from the proposed development. This number is too low to justify the provision of new schools. The demand for childcare spaces generated by the development can be accommodated within existing and permitted childcare facilities located in proximity to the site.

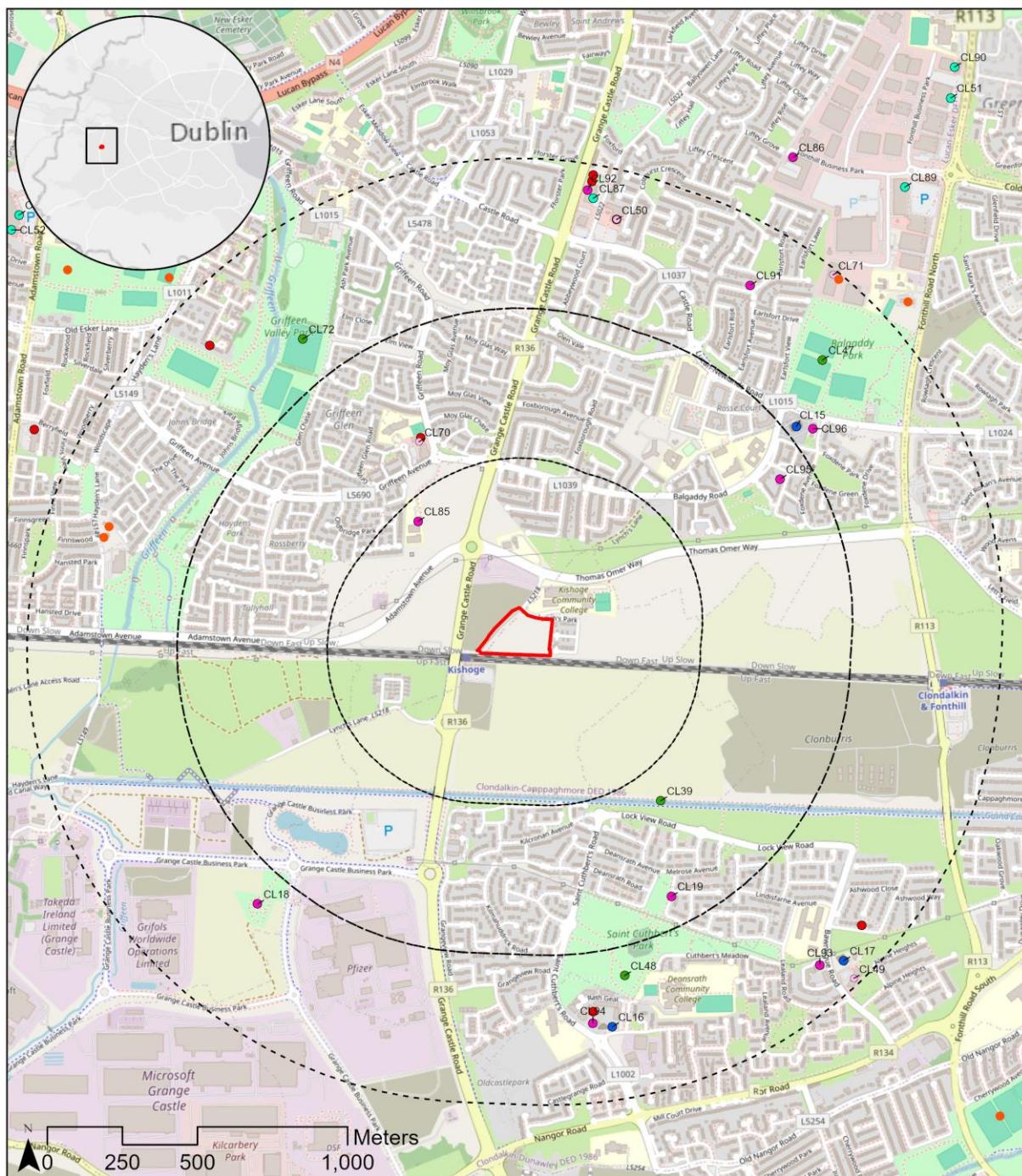
The subject site is well served by healthcare facilities within a short distance from the site. In addition, there are an extensive range of GP clinics and pharmacies located in the area which will serve the needs of future residents at the subject site.

There are several places of worship in the Clonburris area covering a wide range of different Christian denominations and there is a range of community facilities, including one such facility adjoining the site.

In this case, the proposed development forms part of the Clonburris SDZ Planning Scheme which provides a detailed development framework, inclusive of specific land use parameters for each development within the SDZ lands. Importantly, the Planning Scheme provides for the delivery of a significant number of new residential houses, supported by the social and community infrastructure deemed necessary to underpin a sustainable residential community in this location.

The Planning Scheme includes development phasing requirements which ensures the timely delivery of such infrastructure, having regard to the quantum of residential development being delivered.

Appendix 1.0 Services & Facilities Map



Legend

Clonburris SOUTH DUBLIN

Clonburris SOUTH DUBLIN (Red Box)

Clonburris Distance from Site (metres)

- 500m
- 1000m
- 1500m

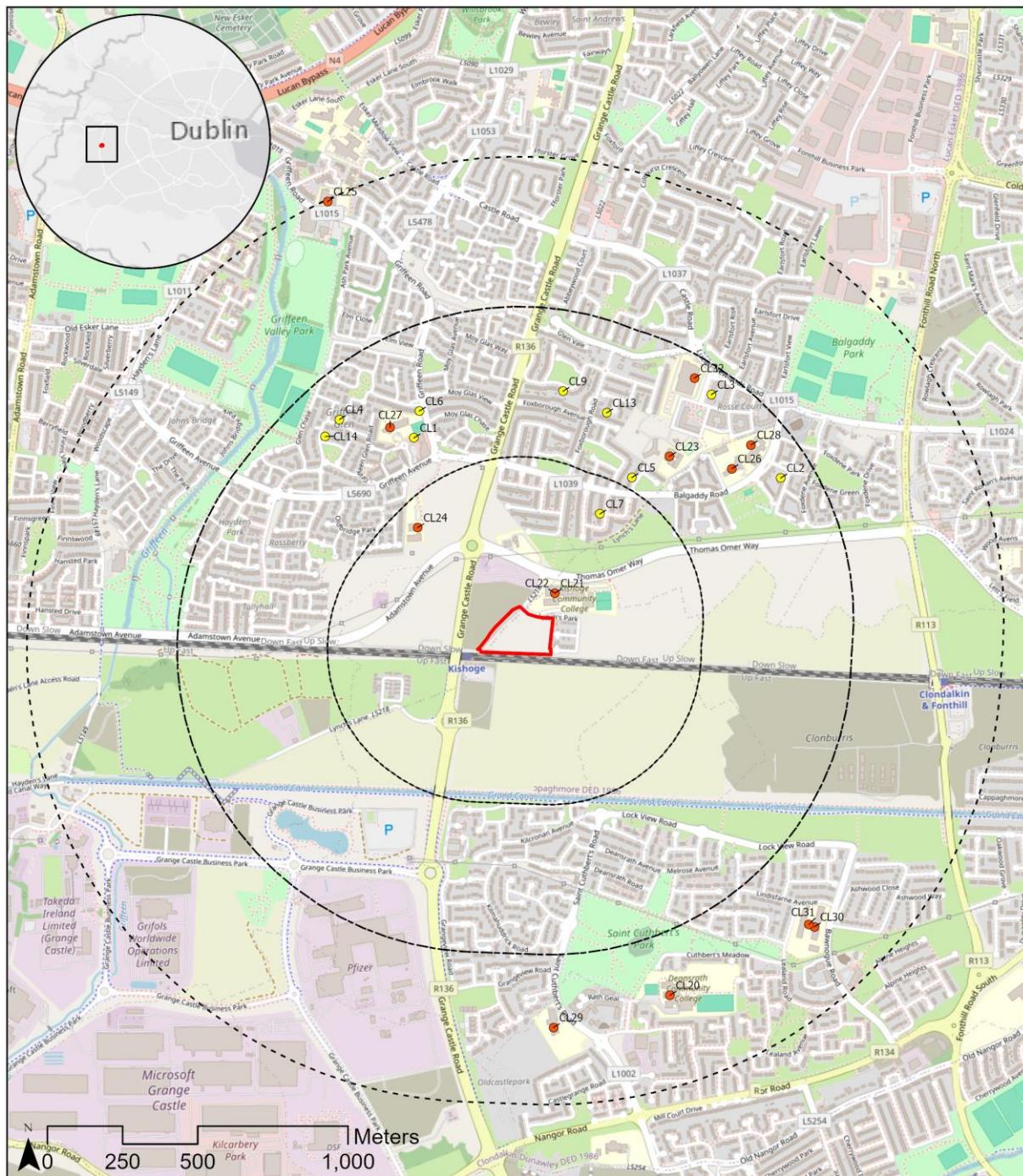
Clonburris facilities

- Church
- Cultural Resource
- Health centre
- Pharmacy
- Retail
- Sport Facility
- Openspace



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Appendix 2.0 Education & Childcare Facilities Map



Clonburris SOUTH DUBLIN

Clonburris SOUTH DUBLIN

Clonburris Distance from Site (metres)

500m

1000m

1500m

Clonburris education and creche

Type

Childcare (10)

Education (13)



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Appendix 3.0 Small Area Population Statistics

Map Ref	SAP Code	SAP Pop	Map Ref	SAP Code	SAP Pop
1	A267052007	104	51	A267100076	301
2	A267052003	271	52	A267100082	352
3	A267052001	140	53	A267100039	288
4	A267052004	147	54	A267100003	258
5	A267052002	2	55	A267100024	153
6	A267052006	3	56	A267100023	52
7	A267048004	147	57	A267100029	287
8	A267048001	351	58	A267100046	323
9	A267048005	279	59	A267100048	369
10	A267048003	11	60	A267100016	344
11	A267048008	402	61	A267100045	347
12	A267048007	294	62	A267100021	495
13	A267048006	322	63	A267100020	326
14	A267048002	248	64	A267100049	397
15	A267100081	80	65	A267100044	510
16	A267100018	526	66	A267100028	291
17	A267100007	416	67	A267100042	418
18	A267100009	332	68	A267100043	379
19	A267100012	210	69	A267100080	401
20	A267100015	306	70	A267100001	144
21	A267100014	428	71	A267100002	453
22	A267100050	420	72	A267100037	410
23	A267100038	298	73	A267100019	292
24	A267100034	324	74	A267100022	327
25	A267100011	239	75	A267100008	469
26	A267100078	388	76	A267100058	212
27	A267100027	357	77	A267100033	190
28	A267100025	498	78	A267049037	466
29	A267100036	164	79	A267049038	319
30	A267100073	11	80	A267049031	293
31	A267100032	26	81	A267049036	378
32	A267100056	49	82	A267049022	104
33	A267100013	119	83	A267049016	83
34	A267100066	56	84	A267049021	247
35	A267100057	364	85	A267049014	286
36	A267100010	380	86	A267049013	182
37	A267100047	400	87	A267049012	24
38	A267100051	448	88	A267049029	10
39	A267100052	308	89	A267049019	181
40	A267100040	433	90	A267049020	249
41	A267100017	392	91	A267049033	345
42	A267100054	325			
43	A267100026	501			
44	A267100079	209			
45	A267100030	287			
46	A267100067	239			
47	A267100041	310			
48	A267100035	302			
49	A267100077	383			
50	A267100053	415			

Map Ref	SAP Code	SAP Pop
92	A267049034	242
93	A267049003	223
94	A267049005	317
95	A267049030	146
96	A267049035	214
97	A267049006	308
98	A267049002	338
99	A267049004	260
100	A267049025	398
101	A267049032	302
102	A267049023	262
103	A267049018	354
104	A267049017	244
105	A267049024	261
106	A267101001	0
107	A267049001	121
108	A267100006/01	0
109	A267100006/02	0
Total		29609