



**Proposed Draft  
Tallaght Town Centre**  
Local Area Plan  
2020-2026

Appendix 3  
Social Infrastructure  
Audit









## Appendix 3: Social Infrastructure Audit

### A3.1 Introduction

#### A3.1.1 Purpose

The following Social Infrastructure Audit (SIA) was prepared by South Dublin County Council (SDCC) for the purposes of informing the preparation of the Tallaght Town Centre Local Area Plan 2020-2026 (LAP).

The function of the SIA is to examine and analyse the availability and capacity of existing social infrastructure facilities in Tallaght, and to determine future requirements, and make recommendations based on anticipated settlement growth. This report is a statement of the outcome of the SIA.

Social Infrastructure relates to the provision of services and facilities which are essential for health, wellbeing and social development of a town/place. Social infrastructure facilities include for example, education, health services such as schools, surgeries and community specific services, as well as areas which can offer active sports and passive recreational activities. In addition to the actual activity and function, 'social infrastructure' facilities can provide an invisible platform of community

and social interaction which some residents may rely upon for personal well-being. The provision of the requisite levels of social infrastructure within Tallaght is therefore important and vital to support the existing and planned residential base in both physical facilities and for social engagement.

The extent of the study area is shown in Figure 1. Figure 1 illustrates the SDCC County Development Plan 2016-2022 (CDP) Core Strategy Boundary for 'Tallaght'. The study area is defined by the LAP boundary located in the middle and identifies each individual neighbourhood.

#### A3.1.2 Policy Context

The assessment of 'social infrastructure' has been considered in the context of the spatial development objectives for Tallaght Town Centre set out in statutory policy documents at national, regional and local level.

The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040. It recognises the importance of quality of life and notes that how future

development in Ireland is planned will continue to be a significant determinant of people's quality of life. National Policy Objective 33 seeks to "prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location".

The 'Regional and Economic Spatial Strategy' (RSES) prepared for the Eastern & Midland Region promotes and supports the strategic function of Tallaght as one of several highly urbanised settlements within the Dublin Metropolitan Area (DMA) with strong connectivity and synergy with Dublin City. The strategy recognises that Tallaght, through its identification within a 'Strategic Development Corridor', will play a contributory role in supporting future residential and employment services for the DMA.

In addition, the Metropolitan Area Strategy (MASP) set out in the RSES supports ongoing collaboration with regional stakeholders to ensure that social infrastructure such as education, health and community facilities are provided in tandem with the development of strategic development areas, and in particular

to ensure that opportunities for social as well as physical regeneration are realised. There are a number of regional policy objectives (RPO's) within the RSES which support the provision of and access to social infrastructure, including RPO 9.13, which ensure that new social infrastructure developments are accessible and inclusive for a range of users and RPO 9.19 which states that the Eastern and Midland Regional Assembly (EMRA) shall work collaboratively with stakeholders including the wide range of service providers through the Local Economic and Community Pans (LECP) LECPs to effectively plan for social infrastructure needs.

The importance of Tallaght at a County level is emphasised in the SDCC CDP, where Tallaght is designated as a 'Metropolitan Consolidation Town' whose function is to play a key role in creating a strong active urban place with strong transport links supporting a long term growth, which could see Tallaght expanding to a population of up to 100,000 people in a planned and phased manner. This assessment is guided by demographic projections adopted by SDCC, which anticipates housing unit



*The strategy recognises that Tallaght, through its identification within a 'Strategic Development Corridor', will play a contributory role in supporting future residential and employment services for the DMA.*

growth of 3,715<sup>1</sup> as per the CDP. However, in the longer term, over a period of up to 20 years, it is envisaged to deliver between 9,700 to 12,800 new homes, achieving a population of up to 38,188 people within the LAP lands.

### A3.1.3 Methodology

The SIA was conducted using desktop research, as well as incorporating data previously logged and mapped by SDCC. The SIA assessment comprises 3 parts: Assessment of the Existing Situation and Infrastructure Provision; Future Demand Analysis; and Social Infrastructure Recommendations.

1. *Existing Infrastructure Provision*  
The 'baseline' assessment was derived from; desk-top examination of available information and use of digital mapping techniques to identify spatial relationships between community infrastructure and population catchment. This assessment included the identification and catalogue of existing community infrastructure

features (including where relevant, their capacity) under a number of predefined themes including: Education/Training, Childcare, Health, Sports/Recreation and Open Space, Social/Community Services, Arts & Culture, Faith, and other features.

2. *Future Demands Analysis*  
Consideration of existing infrastructure provision relative to the existing and planned population and best practice provision.
3. *Recommendations*  
Recommendations for future social infrastructure provision which can be taken into consideration by SDCC in the preparation of the LAP, and, in the assessment of other social and community programmes.

<sup>1</sup> South Dublin County Council County Development Plan 2016–2020, Section 1 'Introduction and Core Strategy' - Table 1.8 Tallaght Available Regen Housing Capacity (2,271) plus Table 1.9 Tallaght New Regen Housing Capacity (1,444) = 3,715 (Tallaght Regen Housing Capacity up 2022) minus 5412 = 1697 (Remaining 'infill' for Tallaght Area up to 2022)



St Marys School





Figure A3.1: Study Area in relation to SDCC County Development Plan 2016-2022 (CDP) Core Strategy Boundary for 'Tallaght'.



## A3.2 Existing Social Infrastructure Provision

The SIA assessed the existing social infrastructure within the Tallaght LAP lands and analysed the future demand for additional social infrastructure under the following headings:

- **A.** Education/Training
- **B.** Childcare
- **C.** Health
- **D.** Sports/Recreation and Open Space
- **E.** Social/Community Services
- **F.** Arts & Culture
- **G.** Faith, and
- **H.** Other features

### A. Education/Training

#### Existing:

##### Schools

Name and address	Enrolled
1 no. primary school – St. Mary's National School, Greenhills Road, Tallaght, D24.	Boys: 167 Girls: 170
1 no. post-primary school – Old Bawn Community School, Old Bawn, Tallaght, D24.	Boys: 455 Girls: 457
1 no. third level institution – Technological University Dublin/ allaght Campus (TUD/TC), Blessington Rd, Tallaght, D24.	Student population: approx. 4,000
1 no. further education and training institution – Solas, DDLETB Tallaght Training Centre, Cookstown Rd, Tallaght, D24.	

It must also be noted that the following primary schools **lie immediately adjacent** to the boundary of the LAP lands:

Name and address	Enrolled	Location relative to LAP boundary
Sacred Heart Senior National School, Killinarden Tallaght D24.	Boys: 127 Girls: 148	South-west
Scoil Aenghusa Junior National School, Castle Park, Tymon North, D24.	Boys: 115 Girls: 117	East
Scoil Aonghusa Senior National School, Castle Park, Tymon North, D24.	Boys: 97 Girls: 121	East
St Roses Special School, Castle Park, Tymon North, D24.	Boys: 39 Girls: 24	East
St. Dominics National School, Mountain Park, Tallaght, D24.	Boys: 188 Girls: 175	South-east

*The DoES is monitoring the demand for and provision of schools in the LAP area on an ongoing basis and SDCC will continue to consult and liaise with the DoES in this regard.*

Furthermore, there are 14 additional primary schools and 3 additional post-primary schools that are within walking distance from various locations within the LAP lands. According to the Department of Education and Skills (DoES), the majority of these schools are not running at full capacity.

#### Training Facilities

##### Name and address

Tallaght Academy of Languages – TAL, 2a, Riverside Business Park, Whitestown Rd, Whitestown Industrial Estate, D24.

Tallaght Youthreach, Whitestown Road, Whitestown Industrial Estate, D24.

Priory Youthreach, Greenhills Rd, Tallaght, D24.

#### Demand Analysis:

The provision of primary and secondary school facilities in Ireland is determined on an area specific basis by the DoES, having regard to available school capacity, demographic projections, an analysis of child benefit records, and local GIS travel pattern modelling.

SDCC, in conjunction with the DoES and in accordance with Policy C9 (a) and Policy C9 (b) of the CDP, have identified a brownfield site within the LAP lands (between Fourth Avenue and Belgard Square North) for the future provision of 1 no. new post-primary school. A greenfield site at Killinarden immediately adjacent to the southern boundary of the LAP lands has been identified to provide for 1 no. new primary school. A second new primary school may also be provided for within the LAP lands at a later date.

The DoES is monitoring the demand for and provision of schools in the LAP area on an ongoing basis and SDCC will continue to consult and liaise with the DoES in this regard.

#### B. Childcare

##### Existing:

##### Creches

Name and address	Capacity
Startright Greenhills (Dublin West St. Mary's Creche), Greenhills Road, Tallaght, D24.	80
Nurture Childcare AMNCH, Tallaght Hospital, D24.	46
Oakview, TU Campus, Greenhills Road, Tallaght, D24.	60
Oakview Village Tallaght, County Hall, Belgard Square North, Tallaght, D24.	53
Once Upon a Time, Arena, Kiltipper Rd, Whitestown, Tallaght, D24.	72
Little Fairies Creche and Montessori, Belgard Square North, Cookstown, D24.	105 altogether – 3 babies, 10 wobblers, 12 toddlers, 42 ECCE morning, 22 ECCE afternoon, 16 full-time afternoons
Little Ladybird Creche, Montessori & Preschool, 1 Main Rd, Tallaght, D24.	40
Laugh and Learn, Block H, Gleann na hEorna, Cookstown Way, Tallaght, D24.	22

#### Demand Analysis:

The minimum figure for child places is derived from ensuring a space for the anticipated children in the 3-4 age range within the population of the LAP. It is considered that a proportion of children will not use childcare, will access childcare outside the site (adjacent to workplace etc) or will be minded in the home environment by family members.



## C. Health

### Existing:

Description	Name and address
1 no. Hospital	1. Tallaght University Hospital
2 no. GP Surgeries	1. Birchview Surgery, Kilnamanagh/Tymon Primary Care Centre Airton, Greenhills Rd, Tallaght, D24. (3 no. GPs practising) 2. APCC Talacare, Russell Centre, Tallaght Cross West, Tallaght, D24. (5 no. GPs practising)
1 no. Adult Mental Health Clinic	1. Tallaght Adult Mental Health Services, Sheaf House, Exchange Hall, Belgard Square North, Cookstown, D24.
1 no. Child and Adolescent Mental Health Clinic	1. Lucena Clinic, Exchange Hall, Belgard Square, North Tallaght, D24.
1 no. Primary Care Centre (includes GP practice, 1 no. pharmacy, 1 no. out-of-hours GP service, and other HSE services (i.e. Health Centre)	1. APCC Talacare, Russell Centre, Tallaght Cross West, Tallaght, D24.
8 no. Pharmacies	1. Hickeys Pharmacy, The Square Shopping Centre, Oldbawn, Tallaght, D24. 2. Health Express, 120 & 121, The Square Shopping Centre, Tallaght, D24. 3. Boots, 319, The Square, Oldbawn, Tallaght, D24. 4. Superdrug, Unit 106, The Square Shopping Centre, Tallaght, D24. 5. McCabes Pharmacy, Lidl Complex, Main St, Tallaght, D24. 6. Lloyds Pharmacy, Main St, Tallaght, D24. 7. Tesco, The Square, Tallaght, D.24. 8. Tallaght Cross Pharmacy, APCC Talacare, Russell Centre, Tallaght Cross West, Tallaght, D24.
3 no. Dental Surgeries	1. Smiles Dental, Unit 3B, Belgard Square W, Tallaght, D24. 2. Priory Dentists, 5 Main St, Tallaght, D24. 3. The Square Dental Practice, 3rd Level, Medical Centre, The Square Shopping Centre, Tallaght, D24.
3 no. Opticians	1. Specsavers, Unit 15, Level 3 The Square, Tallaght, D24. 2. Vision Express, 204 The Square, Tallaght, D24. 3. Dixon Hempenstall Opticians & Hearing Aid Centre, 17 The Square, D24.
Other	1. Affidea Ireland (minor injuries & illnesses walk-in clinics), Unit D1 Tallaght Cross East, D24. 2. Saint John of God Liffey Services, Unit 15, Block A Gleann na hEorna, Cookstown Way, Whitestown, Springfield, Tallaght, D24.

It must also be noted that:

- there are **no nursing homes** within the LAP lands;
- the GP surgery *Tallaght Medical Practice, 1 Alderwood Park, Springfield, D24 (4 no. GPs practising)* **lies immediately adjacent** to the western boundary of the LAP lands; and
- the pharmacy *ODC Chemists, 6 Kilnamanagh Shopping Centre, Mayberry Rd, Kilnamanagh, D24* **lies immediately adjacent** to the northern boundary of the LAP lands.

#### Demand Analysis:

There are no national standards for health provision in Ireland relating to the provision of primary care facilities, residential care facilities or the number GPs practising per head of population.

The Health Service Executive (HSE) estimates that a typical primary care centre can serve a population of between

10,000–20,000 people. With regard to GPs, in 2016 there were 8,514 actively practising GPs registered in Ireland<sup>2</sup>. At the time Ireland had a population of 4,761,865<sup>3</sup>. This amounts to a GP to population ratio of 1.79 per 1,000 population. According to the data collected here, Tallaght town centre currently has a GP to population ratio of 1.93 per 1,000 population (this includes the GPs practising at Tallaght Medical Practice immediately adjacent to but outside of the LAP lands) and the requirement of GPs is met.

In light of the above, and in the event that the maximum level of projected population growth occurs in Tallaght town centre, in the long-term a second primary care centre may be required in Tallaght. Furthermore and, at the very least, to maintain the 2016 average national ratio of 1.79 GPs per 1,000 population, it is envisaged that in such a scenario Tallaght town centre would require approx. 56 additional GPs to those currently practising in the area (in 2040), which could

amount to a further 14 no. GP surgeries, given that the local average number of GPs per surgery in the area is 4.

In addition, Ireland has an ageing population. By 2036, the most conservative estimate is that Ireland is likely to have a national population of 5.33million<sup>4</sup>. The HSE states that by the same year over 1.13 million Irish people will be aged 65+ and that 45,000 of those people will require long stay residential care beds<sup>5</sup>.

Based on the above figures, it is projected that if Tallaght Town Centre reaches a population of 38,188 by 2040 then approx. 8,096 of the resident population will be aged 65+. A total of 1,593 of those people could require long-term residential care beds, such as those provided by nursing homes or alternatives such as community nursing unit facilities (which include residential care places in various settings (e.g. sheltered housing, home care and use of telecare). In addition, the HSE predicts

*The Health Service Executive (HSE) estimates that a typical primary care centre can serve a population of between 10,000–20,000 people. With regard to GPs, in 2016 there were 8,514 actively practising GPs registered in Ireland.*

that by 2036, 8.5 rehabilitation/assessment/ respite beds per 1,000 65+ population will be required<sup>6</sup>, which would amount to approx. 68 short term residential care beds being required by residents of Tallaght town centre. While these projections exceed the timescale of the current Tallaght LAP, the long-term provision of residential care and/or community nursing in Tallaght will undoubtedly need to be addressed as the population of the town grows.

<sup>2</sup> Source: <https://ec.europa.eu/eurostat/statistics-explained/pdfscache/37382.pdf>

<sup>3</sup> Source: <https://www.cso.ie/en/media/csoie/newsevents/documents/pressreleases/2017/prCensussummarypart1.pdf>

<sup>4</sup> Source: <https://www.cso.ie/en/csolatestnews/pressreleases/2019pressreleases/pressstatementregionalpopulationprojections2017-2036/>

<sup>5</sup> Source: <https://health.gov.ie/wp-content/uploads/2015/12/2015-07-30-DoH-Nursing-Homes-Study-Final-Report.pdf>

<sup>6</sup> Source: *ibid.*





Bancroft Park



## D. Sports/Recreation and Open Space

### Existing:

#### Sports

Description	Name and address
1 no. Soccer Stadium	1. Tallaght Stadium, Whitestown Way, Oldbawn, D24. Total area of playing pitch: 10,530 sqm/1.05Ha
2 no. Soccer Clubs	1. Shamrock Rovers Football Club, Tallaght Stadium, Whitestown Way, Oldbawn, D24. 2. St. Maelruans Football Club (ADDRESS IS OUTSIDE LAP BOUNDARY – 609 VIRGINIA HEIGHTS, COOKSTOWN – BUT THE PITCHES THEY PLAY ON ARE IN SEAN WALSH PARK (Total area of pitches= approx. 5971 sqm/0.59Ha AND BANCROFT PARK (Total area of pitches = approx. 8983sqm/0.9Ha)
11 no. All-weather Pitches	1. Astro Park Tallaght, Greenhills Rd, Tallaght, D24. (fee-paying) Total area: approx. 8,248 sqm/0.82Ha
2 no. Playgrounds	1. Oopsadaisy's Playground, The Square Shopping Centre, Tallaght, D24. Total area: approx. 205.92 sqm/0.02Ha 2. Watergate Playground, Sean Walsh Park, Oldbawn, Tallaght, D24. Total area: approx. 1,590 sqm/0.16Ha
1 no. 400m Outdoor Athletics Track	1. Tallaght Athletics Club, Bancroft Park, Greenhills Rd, Tallaght, D24.
2 no. Gymnastics Clubs	1. Excellence Sports Academy Gymnastics Club, Unit 65, Fourth Avenue, Cookstown Industrial Estate, Belgard Road, D24. 2. Phoenix Gymnastics Club, Unit 1, Broomhill Terrace, D24.
1 no. Dance Academy	1. South Dublin Dance Academy, Tallaght Enterprise Centre, Main Rd, Tallaght, D24.
2 no. Swimming Pools but NO PUBLICLY-OWNED SWIMMING POOLS	1. Westpark Fitness Gym, Greenhills Road, Tallaght, D24. 2. Club Vitae Health and Fitness Club, Maldron Hotel, Whitestown Way, Tallaght, D24.

It must also be noted that there are **no GAA Clubs** within the LAP lands. However, *Croi Ro Naofa GAA Club, Killinarden Park, Killinarden, Tallaght, D24* lies **immediately adjacent** to the south-western boundary of the LAP lands.

*An improved network of streets and permeable neighbourhoods is envisaged within the plan area with a particular emphasis on regeneration and population growth within the neighbourhoods of Cookstown, Town Centre and Broomhill.*



Existing:

Open Space

Description/Location	Total Area (Hectares)
2 no. Neighbourhood Parks	1. Sean Walsh Park. Total area: approx. 300,000sqm/30Ha 2. Bancroft Park (majority but not entirety of Bancroft Park included in LAP lands). Total area in LAP lands: approx. 135,326 sqm/13.5Ha
Cookstown	37,436sqm/3.7Ha
Town Centre	17,749sqm/1.8Ha
Village Centre	32,522sqm/3.3Ha
Whitestown Green Corridor (not accessible to the public)	32,522/3.25Ha Whitestown Stream.

Demand Analysis:

In policy terms, standards relating to quality, quantity and accessibility of open space is a matter for local determination. Fields in Trust<sup>7</sup> (FIT) are a UK organisation who establish general benchmarks for the provision of open space. While these are formed on the basis of survey returns in England, they are often used as a starting point in which to examine local standards. They establish a standard of 1.6 hectares (4 acres) per 1,000 people for all outdoor space in urban areas and 0.8 hectares (2 acres) for children's play.

Within this, it is acknowledged that the term 'urban area' is very broad and not readily transferrable to all areas.

A total of 43.5<sup>8</sup> hectares within the LAP boundary make up the main parkland and green infrastructure spaces within the LAP area, which equates to a per 1000 standard of c.4 hectares. It is considered, however, that the achievement of the FIT standard could be difficult within a very urban metropolitan environment<sup>9</sup> such as the LAP lands. Where constraints inhibit the

delivery of quantity standards, the overall quality and accessibility of open space and facilities should be very high. The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) outline, that where appropriate, local plans should have regard to a wider network of spaces which may serve a development area. This allows for a more flexible approach to open space provision, including the location of playing pitches and larger recreation spaces in wider accessible areas.

The LAP can be divided into 8 distinct but interlinked neighbourhoods comprising of Cookstown, Broomhill, Greenhills, The Centre, Technological University Dublin/ Tallaght Campus (TUD/TC), the Village Centre, Sean Walsh Park area and Whitestown. An improved network of streets and permeable neighbourhoods is envisaged within the plan area with a particular emphasis on regeneration and population growth within the neighbourhoods of Cookstown, Town Centre and Broomhill.

Each of these three neighbourhoods are identified as having the capability of delivering the majority of the long term

population growth for the LAP up to 2040 and while the large parkland areas at Bancroft and Sean Walsh park are capable of serving the natural and semi natural open space requirements of this projected population, the plan will require new sports and recreation spaces, pocket parks and amenity green spaces to be provided.

In this regard, the SIA has identified that there is a requirement for new Sports, Recreation and Open space facilities to be provided in order to meet the future population need. Applying a holistic approach to future provision and taking into consideration the close proximity of each of these neighbourhoods, the plan recognises that there will be some neighbourhood crossover in regard to the provision of particular playing pitches and outdoor sports areas, however the overall quantum of space delivered should be capable of meeting the overall envisaged demand for such facilities. In this regard, the recommendations of the World Health Organisation (WHO) that a minimum of 9sqm<sup>10</sup> of green open space be provided per person should be applied.

7 Formerly the National Playing Field's Association.

8 Note this figure excludes existing urban squares and relates to the parklands and green infrastructure only.

9 The Greater London Authority deem that this general standard is not applicable in very urban metropolitan areas.

10 World Health Organization (WHO) 2009. Urban planning and Human health in the European City, Report to the World Health Organisation, International Society of City and Regional Planners (ISOCARP)

## E. Social/Community Services

### Existing:

Description	Name and address
6 no. Youth Services	<ol style="list-style-type: none"> <li>1. Belgard Youth and Community Centre, Old Belgard Rd, Tallaght, D24.</li> <li>2. Tallaght Youth Service, Main Rd, Tallaght, D24.</li> <li>3. Tallaght Youth Theatre (BASED AT CIVIC THEATRE)</li> <li>4. 24th Tallaght Dublin Scout Group Hall, Old Blessington Rd, Tallaght, D24.</li> <li>5. Foróige Office Tallaght, Tallaght Youth Service, Main Road, Tallaght, D24.</li> <li>6. Foróige The Biq Picture Youth Service, Belgard Square East, Tallaght, D24.</li> </ol>
8 no. Community Services	<ol style="list-style-type: none"> <li>1. County Library, Library Square, Tallaght, D24.</li> <li>2. Citizens Information Centre, Hainault House, The Square, Tallaght, D24.</li> <li>3. Tallaght MABS, Hainault House, The Square, Tallaght, D24.</li> <li>4. The Priory, Main Street, Tallaght, D24.</li> <li>5. St. Maelruan's Church Hall, Tallaght, D24.</li> <li>6. Cheeverstown Hub, Unit 6, Block 2, High Street, Tallaght, D24.</li> <li>7. Tallaght Drug and Alcohol Local Task Force, South Dublin County Partnership Block 3, County Hall, Belgard Square North, Tallaght, D24.</li> <li>8. Beechpark Service, Bryan S. Ryan Building, Main Road, Tallaght, D24.</li> </ol>
2 no. Services for Older People	<ol style="list-style-type: none"> <li>1. Trustus, Whitestown Way, Tallaght, D24.</li> <li>2. Trustus, Main Street, Tallaght, D24.</li> </ol>
8 no. Education/training and Employment Services	<ol style="list-style-type: none"> <li>1. EVE New Horizon, 44 Broomhill Cl, Airton Rd, Tallaght, D24.</li> <li>2. National Learning Network Centre, Unit 77, Broomhill Rd, Tymon North, D24.</li> <li>3. South Dublin Local Enterprise Office, South Dublin County Council, County Hall, Tallaght, D24.</li> <li>4. Partas, 24 Main Rd, Tallaght, D24.</li> <li>5. Tallaght Centre For the Unemployed, St Dominic's Hall, Main St., Tallaght, D24.</li> <li>6. Threshold Training Network, Tallaght Enterprise Centre, Unit 17-19, Main Rd, Tallaght, D24.</li> <li>7. DSP Training Centre, Cookstown Industrial Estate, Tallaght, D24.</li> <li>8. Tallaght Adult Education Services, The Enterprise Centre (rear of Bryan S. Ryan), 24 Main Road, Tallaght, D24.</li> </ol>
Other	<ol style="list-style-type: none"> <li>1. Tallaght District Court, 2 Westpark, Tallaght, D24.</li> <li>2. Tallaght Garda Station, Belgard Road East, Tallaght, D24.</li> </ol>

It must also be noted that:

- the *Intercultural Drop-In Centre, R113, Tallaght, D24* **lies immediately adjacent** to the south-eastern boundary of the LAP lands; and
- SDCC have approved a Part 8 application to develop an older person's residential development comprising of a total of 81 no. units at Sean Walsh Park, Whitestown Way, Tallaght, D24 (planning application reference number: SD188/0008).

### Demand Analysis:

There are no national standards for the provision of social or community services. However, good neighbourhood planning can be achieved by following the recommendation of 0.3 community facilities per 1,000 population<sup>11</sup>. It must be borne in mind, though, that this guiding standard is quite crude as it does not distinguish between the various kinds of facilities, measuring only their quantity. Nevertheless, applying this benchmark indicates that Tallaght currently has a ratio of 4.18 facilities per 1,000 population. This suggests that

<sup>11</sup> See: Barton et al. (2010). *Shaping Neighbourhoods: For Local Health and Global Sustainability* 2nd Edition. London: Routledge.



St Marks Community Centre



Tallaght is currently very well served with community services and facilities and that no additional community or social services will be required to facilitate a population of 38,188. However, without doubt the populations of the surrounding residential suburban areas make use of many of these

facilities also and, even if the quantity of services does not increase, the capacity and, potentially, the variety of them may have to, regardless of the benchmark guide quoted above.

**F. Arts & Culture**  
**Existing:**

Description	Name and address
3 no. Civic Arts and Culture Facilities	1. Civic Theatre, Belgard Square East, Tallaght, D24.
	2. Rua Red, South Dublin Arts Centre, Blessington Rd, Tallaght, D24.
	3. IMC Tallaght Movie Theatre, The Square Shopping Centre, Oldbawn, D24.
1 no. Music Facility	1. Music Generation South Dublin, c/o South Dublin County Library, Unit 1, The Square Industrial Complex, Tallaght, D24.

It must also be noted that *In Tune Music Academy, The Stonehouse Building, Old Blessington Rd, Whitestown, D24* **lies immediately adjacent** to the western boundary of the LAP lands.

**Demand Analysis:**  
The provision of arts and cultural facilities

and services typically relates to the spend per capita in the given area. As there is no record of such spending in the Tallaght area, it is not possible to project how many arts and cultural services would need to be provided for an increase in population of the area.



## G. Faith Existing:

Description	Name and address
5 no. Centres of Worship (in locations zoned Objective TC and Objective VC)	<ol style="list-style-type: none"> <li>1 no. Roman Catholic church – St. Mary's Priory, Main St, Tallaght Village, D24.</li> <li>1 no. Church of Ireland church - Saint Maelruain's Church of Ireland, 24 Main St, Tallaght, D24.</li> <li>Oratory of the Holy Family, The Square, Tallaght, D24.</li> <li>Lifegate Bible Baptist Church, 3 Main St, Tallaght, D24.</li> <li>Polski Kościół ZielonoŹwiŹtkowy w Dublinie (Polish Pentecostal Church in Dublin), Glashauss Hotel, Belgard Square W, Tallaght, D24.</li> </ol>
4 no. Centres of Worship (in locations zoned Objective EE and Objective REGEN)	<ol style="list-style-type: none"> <li>Christ Apostolic Church, Unit 15B Cookstown Business Centre, Belgard Road Tallaght, D24.</li> <li>Word Of Life Church Ireland, Greenhills Business Pk 14a, D24.</li> <li>The Evangelical Church of Reconciliation, A12 Cookstown Industrial Estate, D24.</li> <li>The Redeemed Christian Church of God (RCCG) Joseph's Palace Dublin, 34 Airton Terrace, Airton Rd, Tallaght, D24.</li> </ol>
1 no. Cemeteries	<ol style="list-style-type: none"> <li>St. Maelruain's Church Cemetery, Old Blessington Road, Tallaght, D24.</li> </ol>

### Demand Analysis:

There are no known national or other benchmarking standards for providing this category of social infrastructure.



The Square SC

## H. Other Facilities including Neighbourhood Centres Existing:

Description	Name and address
2 no. Neighbourhood Centres	<ol style="list-style-type: none"> <li>The Square Shopping Centre</li> <li>Main Street and Old Bawn Road, Tallaght Village</li> </ol>
1 no. Other	<ol style="list-style-type: none"> <li>ALDI Convenience Store, Belgard Rd, Tallaght, D24 (zoned Objective REGEN).</li> </ol>

It must also be noted that *Kilnamanagh Shopping Centre, Mayberry Road, Tallaght, D24* lies **immediately adjacent** to the northern boundary of the LAP lands.

### Demand Analysis:

There are no national or other standards regarding the provision of neighbourhood centres.





Walkable Neighbourhood

### A3.3 Recommendations

The Social Infrastructure Audit (SIA) has identified certain specific requirements for future provision of community infrastructure facilities for the LAP area. These requirements are based on current and anticipated population growth, with forecasts in the SDCC CDP Core Strategy of an additional 3,715-5,412 residential units by 2022, with long term projection of up to 9,700 to 12,800 units by 2040. This assessment will inform the future spatial development objectives for the LAP area and in this regard makes a number of recommendations<sup>12</sup>. Lead agents for the delivery of related actions have been identified where possible.

Fundamentally, when recommending social infrastructure, it is vital that there is equitable access for all members of the new and existing community. Conditions therefore include:

- that facilities and services are adaptable to changing demographic/social needs (flexibility in terms of scope and scale);
- there is sufficient capacity to meet needs;

- they are located within 10-15 min walk of the majority of homes;
- access is legible and perceived as safe;
- there are no physical barriers preventing access (busy roads, etc.);
- facilities/services are affordable;
- they can be accessed when required; and
- there are appropriate long-term governance arrangements in place (such as financial management structures) so that facilities and services are adequately maintained.

Given the overall size and nature of the LAP lands, it is considered reasonable that social infrastructure provision in high density areas are more relaxed and flexible, are multipurpose or co-location community hubs, where possible which are strategically located, and have good access to transport. Furthermore, it is noted that each neighbourhood is within an acceptable 800m/10min walking distance. Planning for Walking (CIHT, 2015) provides the following guidance on walking distances “Most people will only walk if their destination is less

<sup>12</sup> Recommendations are based on projections up to 2040 where a high range unit and population projection of 12,700 units 38,188ppl is envisaged.





Figure A3.2: 800m walking distance from Tallaght LAP Neighbourhoods.



than a mile away. Land use patterns most conducive to walking are thus mixed in use and resemble patchworks of “walkable neighbourhoods”, with a typical catchment of around 800m, or a 10 minute walk” (CIHT, 2015, p.29).<sup>13</sup> Figure A3.2 illustrates how each of the neighbourhoods in the LAP plan area are within an 800m walking distance or less of an adjacent neighbourhood or lands located immediately outside the LAP boundary. Moreover, the LAP seeks to promote a permeable and connected urban structure that integrates movement, through the development of a framework of routes and spaces that promote place-making and movement by different modes of transport, while connecting Tallaght Town Centre with existing communities. Based on the above, it is recommended that the development of social infrastructure facilities to meet identified requirements be pursued on this basis.

### A. Education/Training

The requirement for 1 no. additional primary school and 1 no. post primary school has been identified. SDCC, in conjunction with the DoES and in accordance with Policy

C9 (a) and Policy C9 (b) of the CDP, have identified a brownfield site within the LAP lands (between Fourth Avenue and Belgard Square North) for the future provision of 1 no. new post-primary school. A greenfield site at Killinarden immediately adjacent to the southern boundary of the LAP lands has also been identified to provide for 1 no. new primary school.

A second new primary school may also be provided for within the LAP lands at a later date. The locational decisions for new school infrastructure, and future landuse zoning objectives, should seek to complement existing school provision by addressing the identified deficiency of existing primary school ‘coverage’ and school’s should be provided in locations responsive to the school age dynamic (10 minute walktime) as well as areas identified for future urban/ neighbourhood expansion. It is noted that the 2 no. additional schools are both located in areas that allow for a 10 minute walk-time from a residential catchment area.

It is noted that educational investment should be viewed as a leading catalyst for

positive renewal, rather than a service that follows demographic trends. The DoES is monitoring the demand for and provision of schools in the LAP area on an ongoing basis and SDCC will continue to consult and liaise with the DoES in this regard. With respect to education/training, the lead agent for delivery in this regard is both the Department of Education and Skills (DoEs) and South Dublin County Council (SDCC).

Technological University Dublin/ Tallaght Campus (TUD/TC) is an important education anchor located in the heart of Tallaght. In addition, there are a number of training centres with strong links to community education programmes. Applied learning from this successful model of joint institutional and community working should be integrated into the development of future education initiatives.

### B. Childcare

The minimum figure for child places is derived from ensuring a space for the anticipated children in the 3-4 age range within the population of the LAP. All new residential developments and particularly

*Applying such a methodology would mean that the development of lands within the LAP will be required to provide for a total of 12.65ha of green open space.*

those in excess of a 10-minute walk-time from existing childcare facilities with sufficient capacity to accommodate that development, will be required to comply with the minimum childcare standards and the provision of childcare facilities as part of specific developments. In addition, it is recommended that a policy is included in the LAP where future residential developments must justify how childcare provision have been met (i.e. existing capacity) in instances where childcare facilities are omitted from a scheme. With respect to childcare, the lead agent for delivery in this regard is developer led.

<sup>13</sup> Chartered Institute of Highways & Transportation (2015) Planning for Walking, London: Chartered Institution of Highways & Transportation.





Bancroft Park



Tallaght IT

### C. Health

Following a review of the current baseline data, it is considered that there are adequate health services and provisions in place for the lifetime of the LAP. However, based on the demand analysis and long term projected growth, up to 59 additional GP's may be required (up to 2040).

This may be in the form of an additional Primary Care Centre and larger surgeries. In addition, the long-term provision of residential care and/or community nursing in Tallaght will need to be addressed as the population of the town grows.

It is recommended that the Planning Authority should liaise with the HSE to ensure that the scope of services provided are adequate to meet identified local service gaps and that it is sufficiently resourced to cater for the future needs of the projected population in the area. The potential need for additional GP services to serve the LAP area should be kept under review, having regard to the roll out of the LAP. With respect to health, the lead agents for delivery will consist of developers, the Health Service Executive (HSE) and South Dublin County Council (SDCC).

### D. Sports/Recreation and Open Space

The World Health Organisation (WHO) recommends that a minimum of 9sqm

of green open space be provided per person should be applied. In line with this minimum recommendation the LAP area with a long-term projected population of 38,188ppl in 2040, would require a minimum of 343,692sqm (34.4ha) of green open space within the overall plan area. At present and within the LAP area, Sean Walsh Park and Bancroft Park provide for a total of c. 43ha of green open space. While these significant green open space areas fall within the LAP boundary, it would be disingenuous to assume that these existing facilities would cater for the projected new population alone, given these existing facilities serve a much wider population catchment within the Tallaght area. In this regard, it is considered reasonable to take into consideration that only 50% of the area of each of these parks would be included in the calculations for green open space within the LAP Area up to 2040. Applying such a methodology would mean that the development of lands within the LAP will be required to provide for a total of 12.65ha of green open space.

Applying a percentage breakdown of projected population distribution across the LAP area Table 1 below sets out the required minimum green open space requirements for each neighbourhood up to 2040.

Neighbourhood	Population Growth (2040)	Percentage of Overall Growth	OS Required (ha) (% of 12.65a)
Cookstown (Regen)	14923	46.7	5.9
Broomhill	4168	13	1.6
Greenhills	603	1.9	0.2
Town Centre	11925	37.3	4.7
Village Centre	355	1.1	0.15
Total	32974	100	12.65

Table A3.22. Open Space Minimum Requirements up to 2040.

Following from the above, Table 2 below sets out the proposed level of open space provision for each Neighbourhood as outlined in Chapter 2, Figure 2.1 ‘Public Realm map’ of the LAP. This table demonstrates that the LAP area, excluding Sean Walsh and Bancroft Park provides for c.33ha of open spaces, exceeding the minimum requirement of 12.65ha as set out in Table 1.

Neighbourhood	Population Growth (2040)	Percentage of Overall Growth	OS Proposed Provision (ha)
Cookstown (Regen)	14923	46.7	17.65
Broomhill	4168	13	0.925
Greenhills	603	1.9	-14
Town Centre	11925	37.3	7.9
Village Centre	355	1.1	2.2
Whitestown			4.4
Total	32974	100	33ha

Table 2. Open Space Provision within Main Growth Areas.

Table 2 indicates that it is proposed to provide for a total of 33ha of open space in the form of new sports and recreation spaces, pocket parks and amenity green spaces within the LAP area. Including 50% of the Bancroft and Sean Walsh Park spaces (21.75), this equates to a total provision of c. 55ha or 14.4sqm per head of population, exceeding the WHO minimum recommended of 9sqm.

In line with the above requirements, the delivery of open space areas should be carried out in a phased manner. The purpose of phasing is to ensure that infrastructure, facilities and amenities are provided together with new residential development. The phasing schedule should be based on the premise that the number of dwelling units/bed spaces that may be permitted in each phase of development is dependent on the provision of a pre-determined amount of infrastructure, facilities and amenities to serve each phase. To ensure flexibility, the proposed phasing schedule should be sequential (linked to housing output/bed space delivery) rather than time specific. In this regard, it is recommended that the requirements for the phasing of open space be detailed in the Chapter 8 ‘Implementation and Standards’ of the LAP. In addition and in accordance

14 Note presence of Bancroft Park





Rua Red

with the provisions of Section 49 of the Planning and Development Act 2000 (as amended), it is recommended that a Supplementary Development Contribution Scheme be investigated for the Plan area to provide for the delivery of strategic open space, which could support the delivery of the required social infrastructure as identified in this SIA, where developments cannot provide the same.

Furthermore, it is recommended that a provision be made for flexible sports and play spaces, with the shared use of facilities prioritised. Opportunities for more intensive use of schools, clubs and public sports facilities should be examined, as well as the flexible use of community floorspace.

A high-quality innovative approach to public realm befitting the heritage, culture and economic standing of the LAP area is required. It is recommended that a public realm strategy is completed that includes engagement with local community stakeholders to foster an inclusive and positive approach to meeting local needs. It should explore opportunities to better integrate the concept of play into public space, contributing to the development of family-based community.

### E. Social/Community Services

The future development needs of community centres in the area should be supported in recognition of the pivotal role they play in identifying and addressing social issues locally. While the analysis notes that Tallaght is currently very well served with community services and facilities and that no additional community or social services will be required to facilitate a population of 38,188, it is considered that even if the quantity of services does not increase, the capacity and variety of such services may need to be further augmented. In this regard, it is recommended that the LAP allow for the provision of an additional 2 no. community services within the Tallaght LAP lands in order to satisfy population increases and changing demographics over the long term. The location of such future community services should be provided relative to the location of target user groups and their level of accessibility, insofar as practical to address current dissatisfaction with locations.

Furthermore, it is recommended that support be given to the established Age Friendly community facilities, and in particular, to ensure that the needs of the elderly are appropriately considered in relation to the continued development of the LAP area.



## F. Arts & Culture

While no benchmark exists for such a service, it is considered that support should be given to maintaining the existing concentration of a shared community space/creative venues in Tallaght Town Centre. It is considered important for young people to progress the development of youth arts and assist in the addressing any issues of social integration. In addition, it is recommended that provision for small galleries and flexible studio spaces in the area should be investigated.

## G. Faith

The LAP area is well served and there are currently no plans for future facilities. The provision of future services in this respect will be monitored through the lifetime of the plan. It is recommended to support the continued use of the Priory.

## H. Other Facilities including Neighbourhood Centres

The demand and need for additional neighbourhood centres / local retail services is determined in the LAP.

In addition to the above specific social

infrastructure requirements and given the high density nature of the study area, this assessment recommends the following practices in the provision of social infrastructure consistent with best practice and the sustainable and effective use of resources:

**Co-location:** Co-location and clustering of complementary community services thus facilitating coordination, convenience and access for service users;

### Multi-purpose and multi-function:

Facilities and spaces should offer flexible and diverse space and uses over a range of times to maximise efficiency, utilisation and adaptability of physical assets;

### Place making and community identity:

Promotion and encouragement of community facilities that create a sense of place and identity, that have a civic quality, and level of amenity that can foster community ownership and offer a focus to support community engagement;

**Partnership:** Encourage delivery of infrastructure services and facilities through partnerships between different



Brookfield Community Centre

bodies for maximum efficiency and co-ordination; and

**Community Asset Management:** For the local authority to maintain and enhance their strategic role in co-ordination and engagement between different service providers to ascertain up-to-date information on community infrastructure and facilities for the benefit of the community and service providers.

*It is considered important for young people to progress the development of youth arts and assist in the addressing any issues of social integration.*



## Conclusions

Social & community infrastructure is essential to achieving a balanced approach to sustainable local communities and it is of critical importance to the economic as well as social development of a town/place. This study examined the current context with respect to social infrastructure facilities in the LAP area and to determine future requirements based on projected population growth. The findings highlight the presence of some excellent social infrastructure facilities in the LAP area, as well as a number of key challenges and opportunities that will influence the delivery of future improvements.

The role of social infrastructure in integrating new and existing communities in the LAP area is critical. A mix of uses will provide opportunities for community activity and places for people to meet and connect. Local facilities within easy walking distance are supported and promoted in order to facilitate community cohesion, as well as to reduce transport requirements and meet stringent carbon dioxide reduction targets. Continuity of public realm and interconnected neighbourhoods ensure people can easily access facilities and services they need by walking or cycling. With higher density living in urban areas, co-housing and living with extended family,

or in multiple family units is commonplace, therefore there is a much greater demand for highly flexible, multi-use facilities within communities. A flexible approach to developed floorspace, as well as the capacity to retrofit existing community facilities, is also important to address changing demographics and evolving community needs.

The study will function as an important evidence base for the Tallaght Town Centre Local Area Plan 2020-2026. In essence, the provision of social infrastructure in the LAP area is fundamentally about making the most of and developing the local network of assets, be they facilities, services or the programmes that bring this together.



## Appendix 1

Theme	Existing Provision	Standard	Required
A. Education/ Training	<ul style="list-style-type: none"> <li>• 1 no. primary schools</li> <li>• 1 no. post-primary schools</li> <li>• 1 no. third level</li> <li>• 1 no. further education and training institution</li> </ul>	Case-by-case basis in conjunction with Department of Education and Skills (DoES).	Overall LAP Area: Planned provision of 1 no. new post-primary school within LAP lands and 1 no. new primary school immediately outside LAP lands.
B. Childcare	<ul style="list-style-type: none"> <li>• 8 no. childcare facilities, average capacity of 62</li> </ul>	The minimum figure for child places is derived from ensuring a space for the anticipated children in the 3-4 age range within the population of the LAP. All new residential developments and particularly those in excess of a 10-minute walk-time from existing childcare facilities with sufficient capacity to accommodate that development, will be required to comply with the minimum childcare standards and the provision of childcare facilities as part of specific developments.	Overall LAP Area: Case by case basis. Based on quantum of new development.
C. Health	<ul style="list-style-type: none"> <li>• 1 no. Hospital</li> <li>• 2 no. GP Surgeries</li> <li>• 1 no. Adult Mental Health Clinic</li> <li>• 1 no. Child and Adolescent Mental Health Clinic</li> <li>• 1 no. Primary Care Centre</li> <li>• 8 no. Pharmacies</li> <li>• 3 no. Dental Surgeries</li> <li>• 3 no. Opticians</li> <li>• 2 no. Other</li> </ul>	2016 national average was 1.79 GPs per 1,000 population – National average (As at July 2019) for Tallaght was 1.93 GPs per 1,000 population	<p><b>Overall</b> LAP Area: Currently Tallaght requires no additional GPs however in the longer term an additional 56 GPs for a maximum population of 38,188 in 2040. Such provision is broken down by neighbourhood growth requirements.</p> <p><b>Cookstown:</b> In the longer term an additional 26 GPs for a maximum population of 14,923.</p> <p><b>Broomhill:</b> In the longer term an additional 7 GPs for a maximum population of 4,168.</p> <p><b>Greenhills:</b> In the longer term an additional 1 GPs for a maximum population of 602.</p> <p><b>Town Centre:</b> In the longer term an additional 21 GPs for a maximum population of 11,925.</p> <p><b>Village Centre:</b> In the longer term an additional 1 GPs for a maximum population of 355.</p>



Theme	Existing Provision	Standard	Required
D. Sports/ Recreation and Open Space	<p>Total:</p> <ul style="list-style-type: none"> <li>c. 43.3Ha Parks including outdoor playing pitches and playgrounds</li> <li>3.7Ha of open space areas within Cookstown</li> <li>1.8Ha of open space areas within the Town Centre</li> <li>3.3 Ha of open space within the Village Centre</li> <li>3.25 Whitestown Green Corridor</li> </ul>	WHO recommendation of 9sqm per head of population.	<p><b>Overall LAP Area:</b> Minimum required based on population of 38,188ppl in 2040 = 34.3ha.</p> <p>Taking 50% of Sean Walsh and Bancroft Parks into consideration there is a need to provide for a further 12.65ha of open space areas within the LAP boundary.</p>
E. Social/ Community Services	4.19 community facilities per 1,000 population	0.3 community facilities per 1,000 population	<b>Overall LAP Area:</b> Capacity and variety may have to be addressed as population increases.
F. Arts & Culture	<p>3 no. Civic Arts and Culture Facilities</p> <p>1 no. Music Facility</p>	Usually based on spend per capita in area – figures not available.	<b>Overall LAP Area:</b> Support the continued and flexible use of civic spaces.
G. Faith	<p>9 no. Centres of Worship</p> <p>1 no. Cemetery</p>	No applicable standard.	<b>Overall LAP Area:</b> Case-by-case basis as regeneration occurs.
H. Other Facilities including Neighbourhood Centres	<p>2 no. Neighbourhood Centres</p> <p>1 no. Large Convenience Store</p>	No applicable standard.	<b>Overall LAP Area:</b> Recommendation as per the LAP.

