

# Section 2.7 Community Facilities

## Overarching Principle

**To facilitate the balanced provision of community facilities and services for the residents of Clonburris to promote health and wellbeing, social inclusion and quality of life.**



### 2.7.1 Introduction

This section of the Planning Scheme provides for the provision of childcare facilities, education/schools, community buildings, healthcare facilities and civic uses.

### Key Principles

- » To promote clusters of community facilities and services such as community centres, health care, childcare, schools, sports and leisure facilities 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.



### Social Inclusion and Accessibility

This Planning Scheme has been prepared with social inclusion as an underpinning overarching consideration with an emphasis on creating socially and physically inclusive neighbourhoods. Additionally, the Planning Scheme promotes the highest levels of universal accessibility in the design of all community facilities.

### 2.7.2 Community Buildings

As a general preferred outcome, community facilities will predominantly be located within the main urban centres and local nodes in the Planning Scheme. Facilities with a district wide function such as a civic centre/libraries will be located within the Clonburris Urban Centre Retail Core area. Community facilities such as community centres, local community/youth activity floor space and places of worship will be supported in the Urban Centres, encouraging user participation and a locally based community focus.

For other locations, a priority location policy will be implemented. Accordingly, the suitability of a location for community buildings will be assessed having regard to the target catchment size for the proposal, the urban centre hierarchy of the Planning Scheme, the accessibility of the site and the availability of alternative sites and floorspace. Facilities that have a more local catchment such as primary schools and small scale community facilities can be located within local nodes.

Table 2.7.1 outlines the minimum provision of medium to large scale community buildings in the Planning Scheme.

### 2.7.3 Other Community Facilities

This section relates to land uses such as health centres, childcare, Garda Station, Fire Station, places of worship and library. Park based facilities are deemed amenities including playgrounds, outdoor gym equipment, playing pitches, and allotments and provision is included in Section 2.10 (Landscape & Open Space) of the Planning Scheme. There are a network of suitable locations in the Scheme to accommodate the diverse and changing community facilities, namely Clonburris Urban Centre, Kishoge Urban Centre and 4 Local Nodes at Clonburris Little, Cappagh, Grange and Gallanstown. These locations should accommodate a range of small-scale non-residential uses such as childcare facilities, community facilities, individual or small groups of local shops and/or local bus stops consistent with the urban form of the Planning Scheme. The priority location principle shall apply for all community facilities with site suitability assessed based on the catchment scale for the proposal, the urban centre hierarchy of the Planning Scheme, the accessibility of the site and the availability of alternative, more suitable sites.

**Table 2.7.1** | Minimum Provision of Medium to Large Scale Community Buildings

Hub Type	Provision	Location Criteria
<b>Urban Hub</b>	<p>This Hub is located in the Urban Centre at Clonburris and should be the location for intensive community uses that do not require extensive outdoor space.</p> <p>A minimum of a 2,500 sqm building(s) with a multi-functional use, including a minimum of 600 sqm of dedicated community space shall be provided.</p> <p>The building(s) may provide for uses such as civic, community offices, health centre, nurseries and creches.</p>	Community uses in the urban hub should be clustered with other uses and form part of the Clonburris Retail Core. The Planning Scheme identifies the Urban Hub location as a significant opportunity to develop a local landmark building.
<b>Park Hubs</b> (District Level at Clonburris Little and 3 no. smaller park hubs at Grange, Cappagh and Gallanstown.)	<p>Park Hubs are designated to correspond to the local nodes at Grange, Clonburris Little, Cappagh and Gallanstown and are located adjacent to open space provision. The Park Hub designation facilitates complementary floorspace required for the adjacent park such as changing rooms, meeting rooms etc.</p> <p>A district level provision of recreation facilities shall be located adjacent to Barony Park South as part of the Clonburris Little Local Node.</p> <p>This facility may be shared with schools and should accommodate meeting rooms, sports hall, changing rooms, playground &amp; flexible community space in a purpose built building(s) of a minimum gross floor space of 1,500 sqm.</p>	The Park Hubs shall be located adjacent to the Barony Park South, Barony Park North, Griffeen Valley Park and Grand Canal Park at Clonburris Little, Gallanstown, Grange and Cappagh local nodes.

### Childcare

The Planning Scheme seeks to facilitate the sustainable development of good quality and accessible early childhood care (early years and general childcare both home based and centre based) and education infrastructure. It is considered that a requirement for pro-rata childcare provision will not necessarily meet the needs of an evolving population or ensure sufficient flexibility in the longer-term and that market factors and government policy will have a greater role.

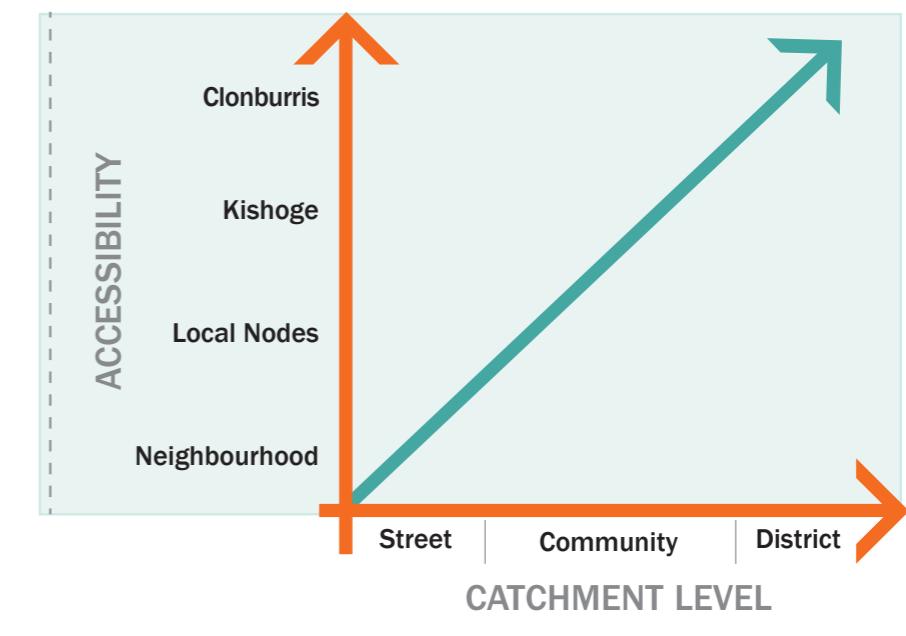
The Scheme requires an approach to early childhood care that combines area based and market led provision. The Scheme requires a minimum of one purpose built facility in the Clonburris Urban Centre and one purpose built facility in Kishoge Urban Centre. The minimum requirements for childcare spaces across the lands shall be in accordance with Table 2.7.2.

The phasing requires the developer to demonstrate available provision is provided in the catchment. The Scheme will also support proposals for early childhood care and education use within employment floorspace, community buildings such as community centres and schools. Early childhood care in residential units should only be provided at an appropriate scale to complement purpose built facilities and are subject to appropriate safeguards. Childcare facilities should be within walking and cycling distance of educational, community facilities and employment locations.

**Table 2.7.2** | Childcare Infrastructure Minimum Capacity

Area	Childcare Places (full day care)
<b>Clonburris Urban Centre</b>	200
<b>Kishoge Urban Centre</b>	100
<b>Total in Scheme</b>	600

**Figure 2.7.1** | Priority Location Policy





**The phasing for the Scheme requires the provision of a primary health care centre. The centre should facilitate teams of multidisciplinary professionals (i.e. GPs, nurses, therapists, home care services, social workers) to serve the needs of the population.**

### Health Services

Healthcare provision encompasses a range of services, from small scale medical surgeries to district level facilities. The Planning Scheme recognises the importance of the provision of healthcare services in Clonburris in tandem with population and supports the Health Service Executive (HSE) and other agencies in the provision of appropriate healthcare facilities, including the provision of community based primary care facilities. Large medical centres and group practices will be favourably considered and accommodated in Clonburris Urban Centre and Kishoge Urban Centre.

The phasing for the Scheme requires the provision of a primary health care centre. The centre should facilitate teams of multidisciplinary professionals (i.e. GPs, nurses, therapists, home care services, social workers) to serve the needs of the population.

Small scale medical surgeries/practices (doctor/dentist/physiotherapist etc) are also supported in the Planning Scheme, subject to compliance with the urban hierarchy and priority location principles. Provision of small scale medical surgeries in residential areas are open for consideration. Any such proposal will be required to demonstrate a spatial rationale for the provision of such services in the context of the availability of alternative sites and floorspace, the location of schools and employment, public transport services and other healthcare facilities.

### Place of Worship

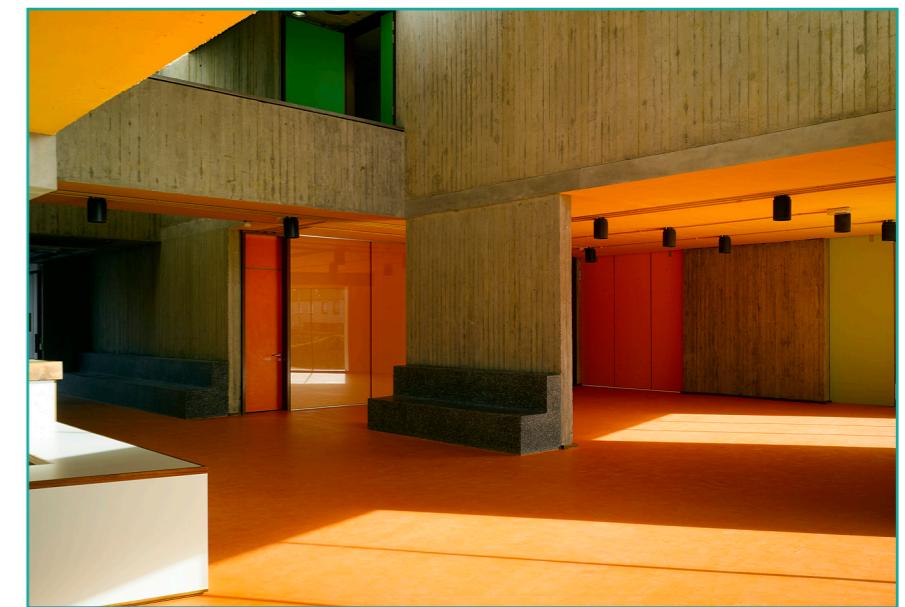
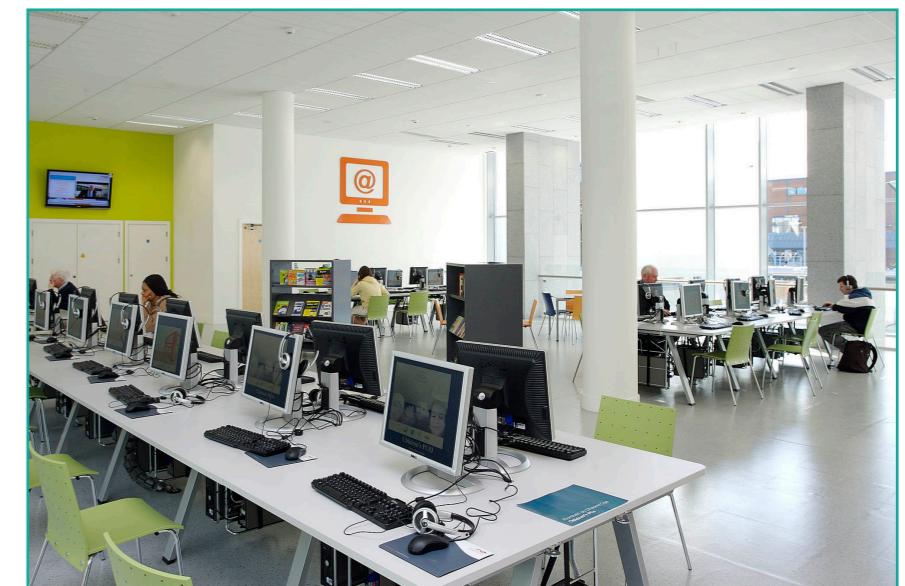
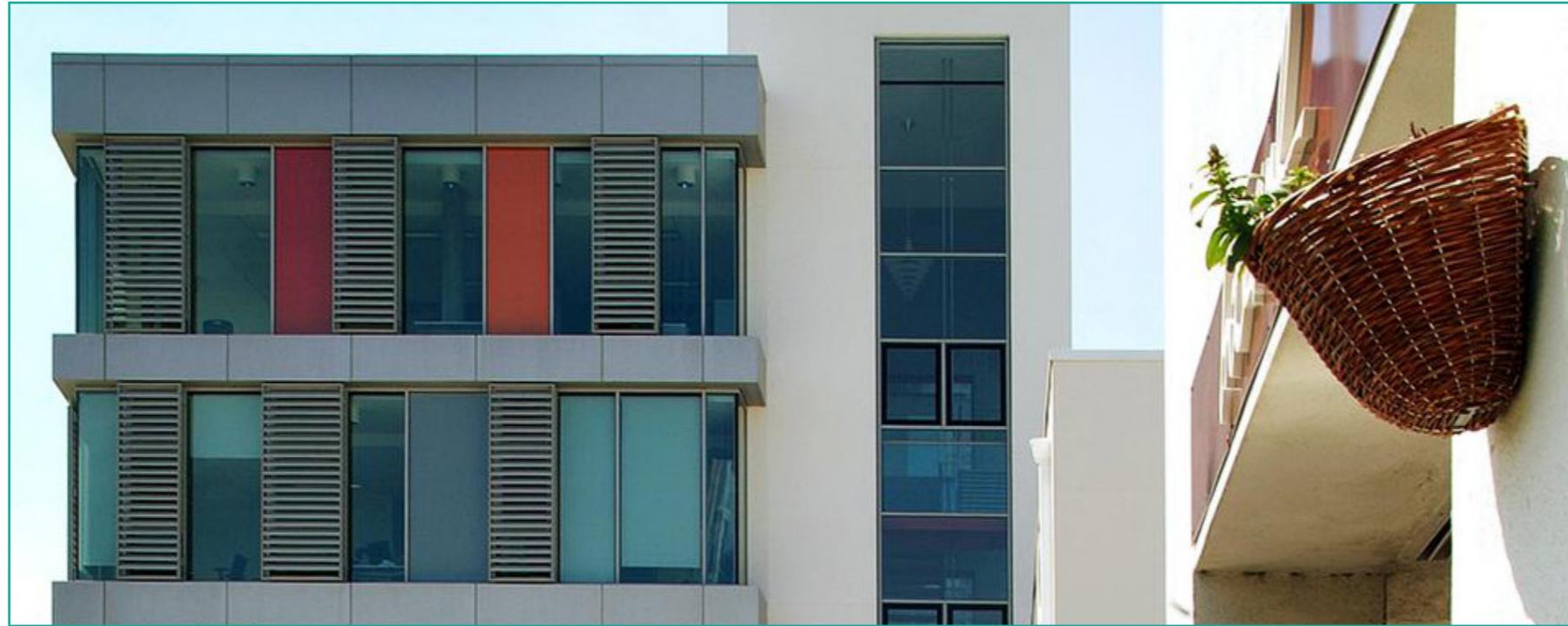
The Scheme recognises the importance of places of worship and multi-faith centres in meeting the diverse religious and cultural needs of the community. Given the potential noise and traffic impacts associated with the use of a building as a place of public worship or religious instruction, places of worship and associated uses require suitable locations. The Scheme supports and facilitates the development of places of worship and multi-faith facilities at Clonburris Urban Centre, Kishoge Urban Centre and at other suitable locations where they do not adversely impact on residential amenities and comply with the Planning Scheme. The priority location principle shall apply with site suitability assessed based on the catchment scale for the proposal, the urban centre hierarchy of the Planning Scheme, the accessibility of the site and the availability of alternative, more suitable sites.

### Schools

The Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council works with the Department of Education and Skills, under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools and to support the Department's Schools Building Programme. The Department of Education and Skills and South Dublin County Council will work under the MoU in relation to the identification and acquisition of school sites in Clonburris.

The Department has identified a need for three new primary schools and three new post primary schools within the development of the Planning Scheme and to complement the existing schools on the SDZ lands. The sites are incorporated into the land use concept and transportation assessment of the Planning Scheme. Approximately 72% of residents in the Planning Scheme will be located within 500m of a school. The demographic of the emerging population in Clonburris will be monitored by the Department of Education and Skills on an ongoing basis and it is possible that further educational requirements may arise over the lifetime of the Planning Scheme. The delivery of the school sites to the Department in tandem with the planning and construction of residential units is a phasing requirement of the Scheme (See also Section 4.0 Phasing).





### Garda Station and Fire Station

Fire Stations are generally located on a regional scale. In South Dublin County, the primary fire station is located at Belgard Road, Tallaght, approximately 3.5km from the SDZ lands. It is noted that the Adamstown SDZ Planning Scheme has identified a possible site for a Fire Station. Given the nature and scale of development proposed in Clonburris, provision has been made to reserve a site for a fire station. Following consultation with the Dublin Fire Brigade, the preferred site is identified adjacent to the Fonthill road and Thomas Omer Way adjacent to Clonburris Urban Centre. At the implementation stage, if South Dublin County Council (as the Development Agency) is advised in writing that a formal determination has been made by the Dublin Fire Brigade that the site is not required for a fire station, the site may then be developed for residential or community uses in accordance with the guidance set out for the Clonburris North West Development Area.

In the event of An Garda Siochana identifying the need for the provision of a Garda Station at Clonburris, the station can be accommodated within the Kishoge or Clonburris Urban Centres.

