

Community & Social Infrastructure Audit

For a

Proposed Large Scale Residential Development

at

At Carlisle, Kimmage, Dublin 12

Prepared by



on behalf of

1 Terenure Land Limited

November 2022

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Introduction

McGill Planning Limited, 22 Wicklow Street, Dublin 2, is instructed by our client 1 Terenure Land limited, 27 Merrion Square, Dublin 2, Dublin, D02 P297 to prepare this Community & Social Infrastructure Audit. This audit relates to the development of lands adjacent to Ben Dunne Gym Carlisle, north of Kimmage Road West, Dublin 12 for a proposed Large scale Residential Development consisting of 208 number residential units. The site area is c. 1.25ha net and c. 2.34ha gross. It is worth noting that the extended redline is to accommodate works by Irish Water to enable this development.

This report will assess the Community and Social infrastructure in the area which includes a range of services that contribute to the quality of life of residents of an area. They form a key element for the fabric of the area in terms of the social, physical, and mental wellbeing of a community. This study has conducted a set of inventories that assess the availability and quality of services for a site in relation to the education, childcare, community facilities, healthcare, and other facilities. The services and facilities within a 750m, 1km and 2km buffer of the site have also been mapped.

Site Context



Figure 1: Site Location Map (Source: Google 2022)

The subject site is located within Dublin City Council area. The net application site is an L shaped greenfield site bounded by residential development to the north, Captain's Road, to the east, Brookfield Green, and to the west, Park Crescent. All the residential developments have rear gardens backing onto the site. A recreational facility is located along the south of the site, Ben Dunne Gym and to the southwest is the Crumlin GAA and Pitch and Putt. A small area to the southeast is zoned under Zone Z9 for recreational purposes and was a former art gallery however this is currently closed. The site can be accessed via Kimmage Road West which also serves as an access point for the existing gym adjacent to the site.

This site does not contain any structures above ground. There are no protected structures on the site, and it is not in a conservation area or within an archaeological zone. The nearest sensitive sites include Northbrook House which is 350 metres southeast (as the crow flies) of the site and is listed on the National Inventory of Architectural Heritage (NIAH). There are also National Monuments which are located over 400m away as the crow flies in the surrounding area of the site such as at Stannaway Avenue containing an 18th century house, Lorcan O' Toole Park featuring a windmill, and St. Martin's Drive also featuring a windmill structure. The nearest Architectural Conservation Area (ACA) is Crumlin Village ACA which is c.1.2 km northwest of the site as seen in *Figure 1* above. There is an area east of the site which contains archaeological interests along Kimmage Road Lower and Poddle Park area.

The site is within a well-established residential location on the southside of Dublin in walking distance of a multitude of services, exceptional public transport options and local amenity and employment opportunities.

Proposed Development

The development will consist of the construction of 5 no. blocks of development and will range in height up to 6 storeys. This will provide 208 no. social and affordable housing (104 no. 1 beds and 104 no. 2 beds) all of which will have associated private balconies/terraces. Car, cycle, and motorbike parking will be located at undercroft and surface level. Vehicular/pedestrian/cyclist access is provided off Kimmage Road West via the existing Ben Dunne Gym access route. All associated site development works, open spaces, landscaping, boundary treatments, plant areas, waste management areas, and services (including ESB substations) shall be provided.

A full description is set out in the statutory notices included with this application.



Figure 2 Proposed Site Layout Plan

It is noted that Permission was granted, under ABP 313043 on the 22/09/2022, for an SHD on the subject site comprising 208 no. apartment units in 5 no. blocks. The current proposed LRD application provides the same layout and quantum of units as this permitted development. The inspector in the ABP Decision recognised that *“The site is located in an established urban area, where public transport is available and where community/ social/ recreational infrastructure is within walking distance.”* It also acknowledges that *“the developer has proposed an adequate area of open space on site that would function as an amenity area for the local community. This will be appropriately overlooked ensuring passive surveillance and the space also functions as a buffer between the proposed apartments and the existing houses adjacent to the site.”*

Finally with regard to the Social and Community Audit submitted with the SHD application the Inspectors report finds that *“Overall, the area appears to be well served by social, education, community and retail facilities. The surrounding area is a well-established urban setting and opportunities for infill development such as that proposed are somewhat limited.”* It concludes under section 11.11 that *“The proposed development is located in an area with a good range of services and facilities.”*

Methodology

In order to assess the context of the subject site, a geospatial survey was undertaken to determine the current population demographics and levels of relevant services in the study area. The following datasets were used during the survey:

- 2011 CSO Statistics
- 2016 CSO Statistics
- 2022 Google Maps
- South Dublin County Council website
- Dublin City Council website
- Department of Education
- HSE Facilities
- Pobal

While the site is within Dublin City Council jurisdiction, it is very close to South Dublin County Council area. For this reason both Development Plan documents were used to inform this report.

- South Dublin County Development Plan 2016-2022
- Dublin City Council Development Plan 2016-2022

Contact was also made with Dublin City Childcare Committee to confirm vacancy rates throughout childcare facilities within the surrounding area of the subject site. Please consult the Childcare Assessment submitted by McGill Planning Ltd. for further information in relation to childcare facilities.

For the purposes of analysing the existing facilities that serve the subject site, a general catchment area within 750m and 1km from the site (as the crow flies) has been identified. To ensure a robust analysis of facilities readily available to future residents a further 2km (as the crow flies) catchment has been analysed.

As outlined in the planning report submitted by McGill Planning Ltd. RSES promote the concept of the '10-minute settlement'. 750m, 1km and 2km catchment areas are included as a 10-minute walk/cycle can be completed within these areas. Guiding Principles set out by RSES along with the NTA and Local Authorities refer to the Integration of Land Use and Transport in a region and highlight the importance of providing facilities and amenities within a short walking/cycling distance.

"Planning at the local level should prioritise walking, cycling and public transport by maximising the number of people living within walking and cycling distance of their neighbourhood or district centres, public transport services, and other services at the local level such as schools." (RSES, 2019)

"Support the '10 minute' settlement concept, whereby a range of community facilities and services are accessible in short walking and cycling timeframes from homes or accessible by high quality public transport to these services in larger settlements." (RSES, 2019)

This principle of a '10 minute' settlement is also supported in the current Dublin City Development Plan 2016-2022 and the draft Dublin City Development Plan 2022-2028. The principle is also reflected in draft development plan which requires the identification of community and social amenities within 750m of a development site.

Area Demographics

An assessment of the CSO 2011 and 2016 census data provides a demographic profile of the area. This assessment included 14 no. electoral divisions within approximately 750m to 2km of the subject site. Electoral divisions were chosen as the boundaries were not adjusted between the 2011 and 2016 census and therefore allow comparisons between the two census years. The selected EDs were chosen to provide an estimate of the local population. Some EDs outside the 750m buffer but within the 1km and 2km buffers were included to accommodate the larger population area that may use the local amenities. However, not all EDs within 2km were included to ensure the local population estimate was not skewed. It is also noted that the EDs chosen are within a short distance of the subject site and reflect the ideology of the 10 minute settlement.

Approximately 40,430 no. people were living within the local area at the time of the 2016 census, which was a 3.14% increase compared to the 2011 census.



Figure 3: Electoral Divisions used to calculation local area population. 750m, 1km and 2km buffers shown for reference.

2011 Population	2016 Population	Population Change 2011-2016	Percentage Change 2011-2016
39,199	40,430	1,231	3.14%

Table 1 CSO Data of the Local Area Catchment

Age	2011	2016	Change	Percentage Change
0-4 Pre-school	2,263	2,298	35	1.55%
5-18 School Children	5,624	5,892	268	4.77%
19-34 Adults	9,631	9,537	-94	-0.98%

35-64 Adults	15,105	16,067	962	6.37%
65+ Adults	6,576	6,636	60	0.91%

Table 2 Age Groups CSO Data of the Local Area Catchment

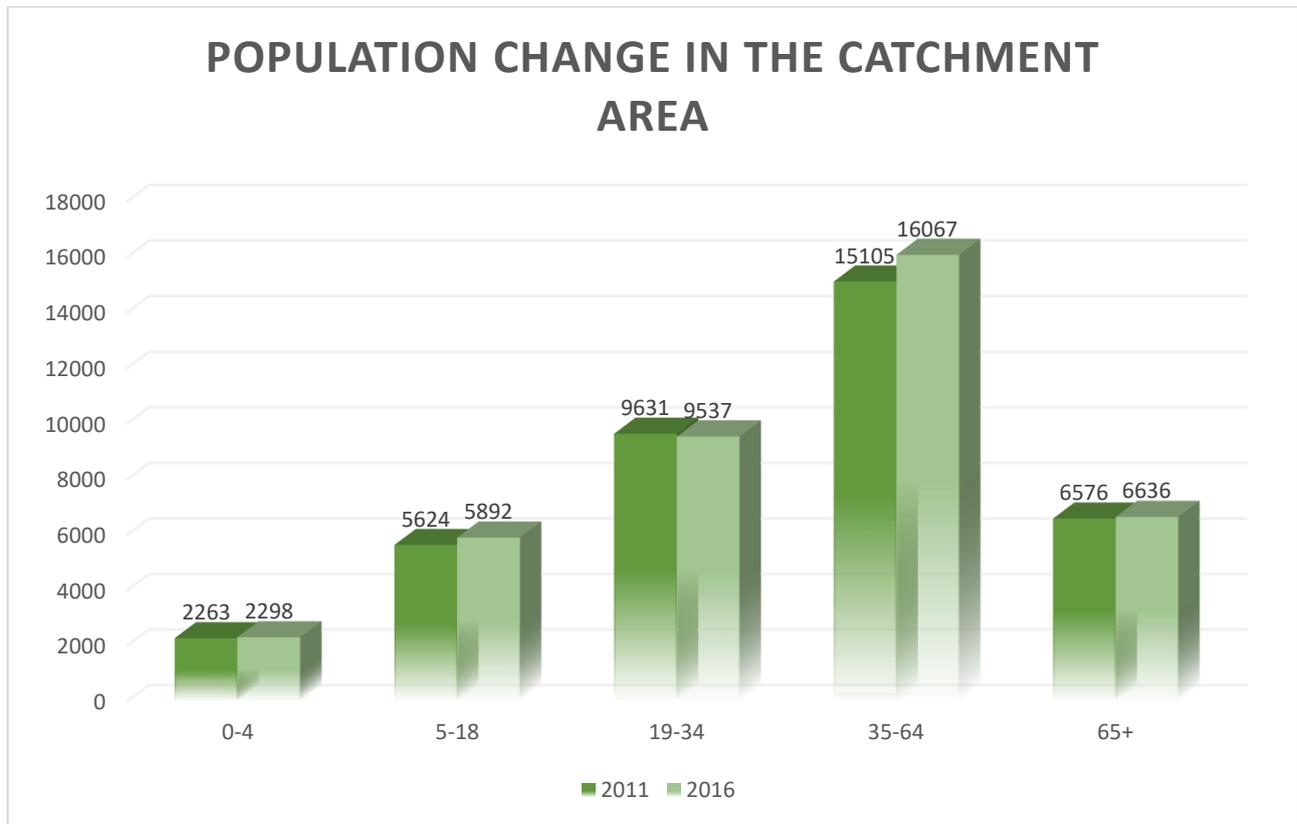


Figure 4 Changing Population of the Local Catchment Area from 2011-2016

Policy Context

Regional Spatial and Economic Strategy 2019-2031

The RSES along with the NTA and Local Authorities have developed Guiding Principles for Integration of Land Use and Transport in the region. These include:

- For urban-generated development, the development of lands within or contiguous with existing urban areas should be prioritised over development in less accessible locations. Residential development should be carried out sequentially, whereby lands which are, or will be, **most accessible by walking, cycling and public transport – including infill and brownfield sites – are prioritised.**
- The management of space in town and village centres should deliver a high level of priority and permeability for walking, cycling and public transport modes to **create accessible, attractive, vibrant and safe, places to work, live, shop and engage in community life.** Accessibility by car does need to be provided for, but in a manner, which complements the alternative available modes. Local traffic management and the location / management of destination car parking should be carefully provided.
- Planning at the local level should prioritise walking, cycling and public transport by maximising the number of **people living within walking and cycling distance of their neighbourhood or district centres**, public transport services, and other services at the local level such as schools.
- Support the **'10 minute' settlement concept**, whereby a range of community facilities and services are accessible in short walking and cycling timeframes from homes or accessible by high quality public transport to these services in larger settlements.
- Cycle parking should be appropriately designed into the urban realm and new developments at an early stage to ensure that adequate cycle parking facilities are provided.

The proposed development will benefit from its location close to significant social infrastructure, service, facilities, and employment opportunities within walking/cycling distance. These existing destinations in the area will support the '10-minute settlement' concept promoted by RSES.

The proposal also includes sufficient cycle parking facilities to help encourage a modal shift away from car dependency.

Dublin City Development Plan 2016-2022

The majority of the site is zoned Z1 *'to protect, provide and improve residential amenities*. A small portion of the site is zoned Z9 *'to preserve, provide and improve residential amenity and open space and green networks'*. The portion of the site zoned Z9 provides an existing access road to the subject site and the gym to Kimmage Road West. The proposed development will not alter the existing use on this portion of the site.

Policies which relate to the creation of sustainable neighbourhoods/ communities are highlighted below. The subject site is located within an existing community however the development of this site allows for increased population will ensure services and facilities in the surrounding area will remain in operation. Increasing the areas population density contributes towards the area's attractiveness for employers and businesses to relocate here.

- **QH6** *Attractive mixed use sustainable neighbourhoods which contain a variety of housing types and tenures with supporting community facilities, public realm and residential amenities and which are socially mixed in order to achieve a socially inclusive city*
- **SN15** *To ensure the optimum use of community facilities and that high-quality facilities are accessible to all.*
- **SN17** *To facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment, and educational settings, taking into account the existing provision of childcare facilities and emerging demographic trends in an area*

- **SN30** *To promote sustainable neighbourhoods which cater to the needs of persons in all stages of their lifecycle, i.e., children, people of working age, the elderly, people with disabilities.*

The subject site is situated on an infill greenfield site within a built-up area of Dublin City. Developing this site which is serviced will create a more attractive sustainable neighbourhood/community.

There are numerous neighbourhood centres already existing within the surrounding area of the site such as Ravensdale Park, Terenure Road West (KCR Londis) and Kimmage Road Lower/Corrib Road. Providing a population of c. 416 to 572 persons will ensure these existing facilities and services will remain in business in the future. The wide range of facilities and services in close proximity of the site will cater for future residents which in return will increase growth in the area and improve its attractiveness.

The proposal includes a public open space that will serve the wider community. It has been designed with high-quality materials and facilities and will be accessible to all.

The proposed development will provide one and two bed units which will cater for smaller households and therefore the proposed development is not expected to generate significant demand for extra childcare spaces as outlined in the childcare assessment submitted by McGill Planning Ltd, and any extra demand can be catered for in the existing childcare facilities in the area. Therefore, a childcare facility is not proposed as part of this development.

Draft Dublin City Development Plan 2022-2028

The zoning of the site in the draft development plan remains the same as in the current development plan. Policies relating to the creation of sustainable neighbourhoods/ communities are listed below

- **Policy QHSN10 15-Minute City**
To promote the realisation of the 15-minute city which provides for liveable, sustainable urban neighbourhoods and villages throughout the city that deliver healthy placemaking, high quality housing and well-designed, intergenerational and accessible, safe and inclusive public spaces served by local services, amenities, sports facilities, and sustainable modes of public and accessible transport where feasible.
- **Policy QHSN16 Sustainable Neighbourhoods**
To promote sustainable neighbourhoods which cater to the needs of persons in all stages of their lifecycle, e.g. children, people of working age, older people, people living with dementia, and people with disabilities.
- **Policy QHSN46 Community and Social Audit**
To ensure that all residential applications comprising of 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and identify whether there is a need to provide additional facilities to cater for the proposed development. Refer to Section 15.8.2 of Chapter 15: Development Standards.

Chapter 12 of the Draft Development Plan includes Objective CUO22 states the following:

“All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area must provide for 5% community, arts and culture spaces including exhibition, performance and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need.”

Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence to justify the 5% going to one sector.

Section 15.8.2 of the draft Development Plan states that a Community and Social Audit should address the following:

- Identify the existing community and social provision in the surrounding area covering a 750m radius.
- Assess the overall need in terms of necessity, deficiency, and opportunities to share/ enhance existing facilities based on current and proposed population projections.
- Justify the inclusion or exclusion of a community facility as part of the proposed development having regard to the findings of the audit.

This community and social audit identifies all existing community and social provision within a 750m, 1km and 2km radius as well as the overall need in terms of necessity, deficiency, and opportunities of facilities in the area.

There are numerous neighbourhood centres already existing within the surrounding area of the site such as Ravensdale Park, Terenure Road West (KCR Londis) and Kimmage Road Lower/Corrib Road. Providing a population of c. 416 to 572 persons will ensure these existing facilities and services will remain in business in the future. The wide range of facilities and services in close proximity of the site will cater for future residents which in return will increase growth in the area and improve its attractiveness.

The site is located north east of the Nora Dunne Art Gallery. Although this former art gallery is currently closed, the building provides an appropriate community, arts and culture space in close proximity to the proposed development.

Social Infrastructure Overview

The study area surrounding the site comprises of the site at Carlisle and parts of Kimmage Road West and the surrounding areas. The existing community and social infrastructure in the study area has been coded as shown in *Table 4* below and is described in more detail in sections to follow.

All of the facilities are identified as being either within 750m, 1 km or c. 2km from the site. This area is generated by a 750m/1km/2km “as the crow flies” buffer zone. Due to the existing urban layout, the walking/cycling distances to some facilities is slightly further than 750m/1km/2km. However, all facilities listed are within a 3km walking/cycling distance (equating to a 40 minute walk/ 10 minute cycle). The tables below list the facilities within 750m, 1km and 2km as the crow flies and also provide an approximate walking/cycle route distance.

Category	Description
Open Space	Parks, Pitches, Residential Green Areas, Playgrounds
Sport and Recreation	Sports Clubs, Stadiums, Racetracks, Swimming Pools, Gyms
Education	Primary Schools, Post-Primary Schools, Special Schools, Third Level Universities, Other Educational Facilities
Community/Cultural Facilities	Community Centres, Libraries, Theatres, Museums/Galleries, Concert Halls, Memorials, Religious Facilities
Health Services	GPs, Pharmacies, Health Centres, Hospitals
Retail Services	Supermarkets, Convenience Shops, Speciality Services, Restaurants/Takeaways, Pubs

Table 3 Infrastructure Categories

Open Space

The subject site is located in close proximity to parklands, green areas, a greenway route along the Poddle and further to the south along the Dodder, and playing pitches.

Stannaway Park is 750m from the subject site and contains three soccer pitches as well as changing facilities. This park is the largest within 1km of the subject site. Sunshine park is also located within 1km of the subject site.

Smaller scale walking/cycling infrastructure is located along Poddle Park walking route which can be accessed 400m from the subject site. This walking route forms a natural route which leads into Tymon Park to the south west (c.2.2km) and to Grand Canal Greenway (c. 3km).

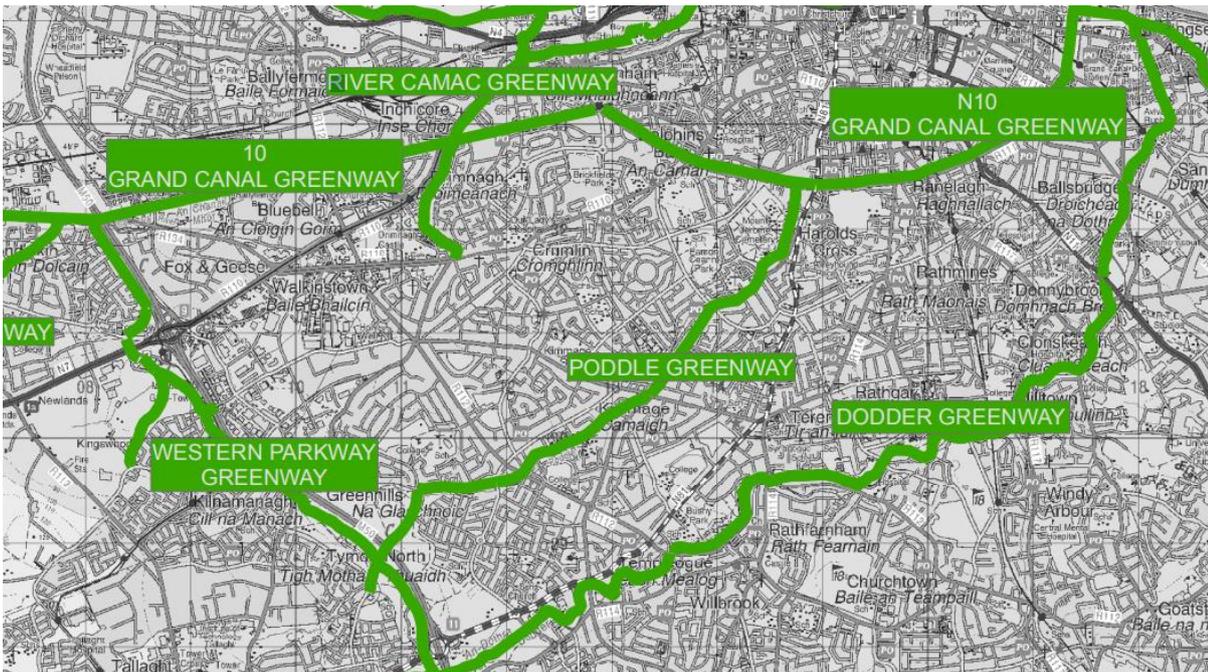


Figure 5 Greenways within vicinity of site (Source: Greater Dublin Area Cycle Network Plan prepared by the NTA) Site Located under the 'Poddle Greenway' label.

Bushy Park is located c. 2km southeast of the subject site, this park is projected to form part of the Dodder Greenway Route. This greenway is envisaged to be over 17km long, linking Sir John Rogerson's Quay in the City Centre to the entrance to the Bohernabreena reservoirs at Glenasmole, South Dublin. As part of Phase 2 of this project a new bridge was constructed in Bushy Park which links Tempelogue and Terenure Rathdown Area to the Greenway. Figure 3 below illustrates the pedestrian bridge which was constructed at Bushy Park as part of this Part 8 project. Bushy Park contains scenic walks along the River Dodder, GAA pitches, tennis courts, padel and boules courts, a duck pond, playground and a skatepark. An interesting feature within Bushy Park is the Ogham Tree Trail which displays native trees that have been planted to support pollinators.



Figure 6: Phase 2 of Dodder Greenway Project (Source: SDCC & Google Maps 2022)

Public Parks	Distance from Site Walking	Distance from Site Cycling	Walking/cycle route distance
C. 750m Distance (as the crow flies)			
Poddle Park	c. 5 Minute Walk	c. 2 minutes cycle	400m
Stannaway Park	c. 9 Minute Walk	c. 4 Minute Cycle	750m
C. 1km Distance (as the crow flies)			
Sunshine Park	c. 14 Minute Walk	c. 4 Minute Cycle	1km
C. 2km Distance (as the crow flies)			
Beechfield Park	c. 22 Minute Walk	c. 6 Minute Cycle	1.6km
Mount Argus Park	c. 21 Minute Walk	c. 5 Minute Cycle	1.5km
Glendowne Avenue Playground	c. 26 Minute Walk	c. 7 Minute Cycle	1.7km
William Pearse Park	c. 24 Minute Walk	c. 7 Minute Cycle	1.8km
Eamonn Ceannt Park	c. 24 Minute Walk	c. 6 Minute Cycle	1.8km
Bunting Park	c. 26 Minute Walk	c. 7 Minute Cycle	1.8km
Bushy Park	c. 28 Minute Walk	c. 7 Minute Cycle	2km
Eaton Square Park	c. 28 Minute Walk	c. 7 Minute Cycle	2.1km
Herzog Park	c. 30 Minute Walk	c. 7 Minute Cycle	2.3km
Kenilworth Square	c. 29 Minute Walk	c. 7 Minute Cycle	2.3km
Greenhills Park	C. 30 Minute walk	c. 8 minute cycles	2.5km
Harold's Cross Park	c. 29 Minute Walk	c. 8 Minute Cycle	2.4km
Tymon Park	c.30 minute walk	c. 7 minute cycle	2.2km

Table 4 Public Parks within 1km and 2km of subject site

William Pearse Park consists of a soccer and GAA pitches, an 11-a-side all weather pitch, changing rooms, a boxing club, and a playground.

Eamonn Ceannt Park consists of soccer pitches, a 9-a-side all weather pitch, changing facilities, tennis courts, a basketball court, running track and an outdoor gym as well as being home to Dublin City's velodrome.

Harold's Cross Park illustrates a Victorian layout incorporates a playground and tea facilities.

Herzog Park consists of a small woodland, provides car parking and a bring centre, children's playground including a zipline. Rathgar Tennis club is located alongside Herzog Park which has 10 all weather floodlit tennis courts, a tennis wall, and a clubhouse.

Other parks located within a 2km distance of the subject site are Bunting Park, Beechfield Park, Glendowne Avenue Playground, Eaton Square Park, Sunshine Park, Kenilworth Park and Mount Argus Park.

Sport and Recreation

In addition to the sports facilities provided in the parks above, the Ben Dunne gym is located within 750m of the site. Crumlin GAA is within 750m of the site and due to the existing street layout is a c. 800m walk from the site. In addition, Lakeview FC and VEC Football Club are within 1km of the site.

Other sporting facilities within a 2km distance provide facilities for football, tennis, swimming, GAA, hockey and gymnastics. Ben Dunne Gym is also less than 100m from the entrance point of the subject site.

Sport Facilities	Distance from Site Walking	Distance from Site Cycling	Walking/cycle route distance
Within c. 750m Distance (as the crow flies)			
Ben Dunne Gym	c. 1 Minute Walk	c. 1 Minute Cycle	70m
Crumlin GAA Club	c. 10 Minute Walk	c. 3 Minute Cycle	800m
C. 1km Distance (as the crow flies)			
Lakeview FC	c. 16 Minute Walk	c. 5 Minutes Cycle	1.3km
Badminton Club	c. 17 Minute Walk	c. 4 Minute Cycle	1.3km
VEC Football Club	c. 24 Minute Walk	c. 8 Minutes Cycle	1.9km
Within c. 2km Distance (as the crow flies)			
Terenure College Swimming Pool	c. 21 Minute Walk	c. 5 Minute Cycle	1.6km
Crumlin GAA Pearse Park	c. 22 Minute Walk	c. 6 Minute Cycle	1.8km
CYM RFC, Terenure	c. 25 Minute Walk	c. 7 Minute Cycle	1.9km
Robert Emmets GAA Club	c. 22 Minute Walk	c. 6 Minute Cycle	1.8km
Manortown United FC Pitch	c. 22 Minute Walk	c. 6 Minute Cycle	1.8km
Rathfarnham Punters Football Club	c. 25 Minute Walk	c. 6 Minute Cycle	1.9km
Crumlin Swimming Pool	c. 23 Minute Walk	c. 6 Minute Cycle	1.9km
Crumlin United	c. 22 Minute Walk	c. 6 Minute Cycle	1.9km
Olympian Gymnastics Templeogue	c. 24 Minute Walk	c. 8 Minute Cycle	1.9km
Harolds Cross Youth Football Club	c. 28 Minute Walk	c. 10 Minute Cycle	2.2km
Bushy Park Tennis and Padel Club	c. 30 Minute Walk	c. 9 Minute Cycle	2.4km
Rathgar Hockey Club	c. 34 Minute Walk	c. 9 Minute Cycle	2.7km
Templeogue Synge Street GAA Club	c. 34 Minute Walk	c. 10 Minute Cycle	2.7km
Ashbrook Lawn Tennis Club	c. 35 Minute Walk	c. 10 Minute Cycle	2.9km

Table 5 Sports Facilities within 1km and 2km of subject site

Education and Childcare

The local area is well served by childcare and education facilities. There are five childcare facilities, two primary schools, one secondary school, and one special school within 750m of the site. In addition, there are seven further childcare facilities and one third level education facility within 1km of the site. There are a further 50 no. childcare facilities, 15 primary schools, and 8 secondary schools within 2km of the site.

The proposed application is for 208 no. units. This includes 104 no. 1-beds and 104 no. 2-beds. Given an average occupancy rate of 2.75 people within private households in Ireland this would give a possible population of c. 572 people. However due to the nature of units supplied this average occupancy is more likely to create a population in line with an average occupancy rate of 2 people therefore allowing for a population

of c. 416 people. It is considered, based on the quantum of childcare and education facilities in the area, that there is sufficient capacity for the estimated population generated by the proposed development.

This section of the audit should be read in conjunction with the submitted Childcare Assessment which provides more detail in relation to childcare facilities in the area.

	Existing Childcare/Education Facilities within 750m of Subject Site	Location
	Childcare Facilities	
1.	Precious Children Daycare	Ravensdale Park
2.	Primary Shapes Creche and Montessori	Kimmage Road Lower
3.	Daisy Chain	College Drive
4.	Cocoon Childcare	Shelton Park
5.	Happy Phases Montessori and Day Care Centre	Kimmage Road West
	Primary Schools	
1.	Scoil Úna Naofa	Armagh Road
2.	Saint Agnes National School	Armagh Road
	Secondary Schools	
1.	Rosary College	Armagh Road
	Special Schools	
1.	Scoil Eoin	Armagh Road

Table 6 Childcare and Education Facilities within 750m of site

	Existing Childcare/Education Facilities within 1km of Subject Site	Location
	Childcare Facilities	
1.	Sundrive Nursery & Montessori	Sundrive Road
2.	Eden Montessori	Greenlea Grove
3.	Kids Inc Terenure	Greenlea Grove
4.	Little People's Montessori/Clever Cloggs	Greenlea Road
5.	Horizons Montessori School	Tempelogue Road
6.	Amazing Minds Montessori	Whitehall Road
7.	It's a Small World	Cromwellsfort
	Third Level Education	
1.	Crumlin College of Further Education Campus	Captain's Road

Table 7 Childcare and Education Facilities within 1km

	Existing Childcare/Education Facilities c. 2km of Subject Site	Location
	Childcare Facilities	
1.	Kimmage Montessori	Devinish Road
2.	High Hopes Montessori Preschool	Harolds Cross
3.	Manor Montessori School	Ashdale Road
4.	Great Beginnings	Terenure Road West
5.	Clever Cloggs Montessori	Beechfield Close
6.	Kiddies Den Childminding Service	Cherryfield Road
7.	Blossom Montessori School	Somerville Drive
8.	Chestnut Day Care LTD	Innismore
9.	Community Preschool	Mourne Road
10.	Mother McAuley Playgroup	Curlew Road
11.	Little Miss Moffet's	Crumlin Road
12.	Happy Land Creche Limited	Bangor Drive
13.	Stepping Stones	Ardagh Road
14.	Daisy Chain Community Creche	Keeper Road

15.	Creative Kids & Co	Old County Glen
16.	Kiddies Korner	Sundrive Road
17.	Loreto Preschool Crumlin	Crumlin Road
18.	Pearse College Community Nursery Ltd	Clogher Road
19.	Marist Creche	Clogher Road
20.	Kidsclub	Clogher Road
21.	Leinster Park Montessori	Harolds Cross Road
22.	Naionra Mologa Teoranta	Bothar Thigh Chlair
23.	Rathgar Montessori Kindergarten	Kenilworth Square
24.	Snowdrop Creche	Terenure Road Nth
25.	Highfield Montessori School	Brighton Square
26.	Brighton Day Care	Brighton Road
27.	Glenone Montessori	Terenure Road East
28.	Daoine Beaga Montessori School	Highfield Road
29.	Little Smarties	Rathfarnham Road
30.	Brookvale Montessori	Brookvale
31.	Rathfarnham Daycare	Rear of Seasons
32.	Magnolia Montessori	Fortfield Avenue
33.	Horizons Montessori	Cypress Park
34.	Ally's Montessori School	Cypress Grove Road
35.	Rossmore Playgroup	Orwell Road
36.	Templeogue Montessori	Orwell Park
37.	Small Wonders Creche and Montessori School	Mountdown Road
38.	Greentrees Park Montessori School	Whitehall Road
39.	Four Plus in School Care	Limekiln Lane
40.	Wonder years	Whitehall Road West
41.	Cherryfield Nursery & Montessori	Cherryfield Road
42.	Adorables Montessori and Creche	Greenhills Road
43.	Through the Round Window	John McCormack Ave.
44.	Ups a Daisy Childcare	Somerville Park
45.	Little Scholars Daycare	St. Mary's Park
46.	Little Tots Creche & Montessori	Lansdowne Valley
47.	Crumlin Childcare Centre	Windmill Road
48.	Mother McAuley Playgroup	Curlew Road
49.	Community Preschool	Mourne Road
50.	Little Miss Moffet's	Crumlin Road
Primary Schools		
1.	Harold's Cross Primary School	Harold's Cross
2.	Presentation Primary School	Terenure Road West
3.	St. Damian's National School	Quarry Drive
4.	Holy Spirit Senior Primary School	Limekiln Lane
5.	St. Joseph Boys National School	Terenure Road East
6.	Mourne Road Infants School	Mourne Road
7.	Our Lady of Good Counsel National School	Mourne Road
8.	Riverview Educate Together National School	Limekiln Lane
9.	St. Pius X girls National School	Fortfield Park
10.	St. Pius X National School Boys	Fortfield Park
11.	St. Josephs Boys National School	Terenure
12.	Rathgar National School	Rathgar
13.	Marist National School	Clogher Road

14.	Loreto Senior Primary School	Crumlin Road
15.	Loreto Junior Primary School	Crumlin Road
Secondary Schools		
1.	St. Paul's Secondary School	Limekiln Lane
2.	Stratford College	Zion Road
3.	Our Lady's School	Tempelogue Road
4.	Tempelogue College	Templeville Road
5.	Meanscoil Chroimghlinne	Crumlin Road
6.	Pearse College	Clogher Road
7.	St. Kevin's College	Clogher Road
8.	Loreto College	Crumlin Road

Table 8 Childcare and Education Facilities within 2km



Figure 7: Existing education/childcare facilities within 750m, 1km & 2km distance of the subject site

Community/Cultural Facilities

There are several community and cultural facilities within 750m, 1km and 2km of the subject site, including St. Agnes Community Centre, Kimmage Development Studies Centre, and Mount Argus Community Centre.

St. Agnes Community Centre provides residents with a connection to art and music by holding events, lessons, and projects. The centres aim is to promote *“cultural equality, inclusivity and wellbeing through music and arts.”*

Kimmage Development Studies Centre offers an inter-cultural and experience-based learning environment with a range of courses in disciplines such as languages, engineering, and humanities to name a few.

Mount Argus Community Centre offers a range of services to contribute towards the community as well as having social interactions such as gardening class, Art, Irish Dancing and other group activities etc.

Other community facilities in the wider area, less than 3km away, surrounding the subject site are DCC Rathgar Community Bring Centre, Moeran Hall, Crumlin Community Development Project, Perrystown Community Centre, Terenure Library and Walkinstown Library.

It is also worth noting the Nora Dunne Galley is located immediately south of the subject site within 750m radius. This art gallery is currently closed and could be re-used for another community use in the future. It provides currently unused community space adjacent to the site. It is noted that there is a proposed material amendment in the Draft Development Plan to change the zoning on the Former Art Gallery site from Z9 to Z10 - *Inner Suburban and Inner City Sustainable Mixed-Use*. In justifying this material amendment to the zoning, the chief executive’s report notes:

“the subject lands do not currently function as open space and given the existence of a large public park and playing fields to the west, the proposed Z10 zoning is considered to reflect the current land use on the site and will provide for appropriate mix of uses. It is considered that the zoning as Z10 is appropriate and will provide for the appropriate redevelopment of this underutilised site.”

Objective CUO22 of the Draft Development plan outlines that large scale developments above 10,00sqm must provide 5% community, arts and culture spaces. However, as the Former Art Gallery building provides an appropriate community, arts and culture space in close proximity to the proposed development, it is not considered necessary or appropriate to include further community space within the subject site.



Figure 8 Community Facilities



Figure 9 Bushy Park Entrance and Facilities

Community/Cultural Facilities	Distance from Site Walking	Distance from Site Cycling	Walking/Cycling Route Distance
Within 750m Distance (as the crow flies)			
Kimmage Development Studies	c. 16 Minute Walk	c. 4 Minutes Cycle	1.1km
Nora Dunne Gallery (currently closed)	1 minute walk	1 minute cycle	0km
Kimmage Manor Church	c. 17 Minute Walk	c. 4 Minute Cycle	1.4km
Hope Centre	c. 20 Minute Walk	c. 6 Minute Cycle	1.6km
St. Agnes Community Centre	c. 20 Minute Walk	c. 6 Minute Cycle	1.6km
Within 1km Distance (as the crow flies)			
Miltown Church	c. 16 Minute Walk	c. 4 Minute Cycle	1.3km
St. Pius X Roman Catholic Church	c. 18 Minute Walk	c. 5 Minute Cycle	1.4km
Pashli	c. 17 Minute Walk	c. 5 Minute Cycle	1.4km
St. Agnes Church	c. 17 Minute Walk	c. 5 Minute Cycle	1.4km
Mount Argus Community Centre	c. 16 Minute Walk	c. 4 Minute Cycle	1.4km
Order of Malta Ireland	c. 17 Minute Walk	c. 4 Minute Cycle	1.5km
Within c. 2km Distance (as the crow flies)			
DCC Rathgar Community Bring Centre	c. 30 Minute Walk	c. 9 Minutes Cycle	2.4km
Terenure Library	c. 20 Minute Walk	c. 6 Minute Cycle	1.6km
Walkinstown Library	c. 20 Minute Walk	c. 6 Minute Cycle	1.6km
St. Joseph's Church	c. 22 Minute Walk	c. 6 Minute Cycle	1.7km
Moeran Hall	c. 22 Minute Walk	c. 6 Minutes Cycle	1.8km
Perrystown Community Centre	c. 22 Minute Walk	c. 6 Minute Cycle	1.8km
Mount Argus Church	c. 23 Minute Walk	c. 6 Minute Cycle	1.9km
Ogham Tree Trail	c. 28 Minute Walk	c. 8 Minute Cycle	2.2km
South Dublin Mobile Library Shop	c. 29 Minute Walk	c. 8 Minute Cycle	2.3km
Crumlin Community Development Project	c. 32 Minute Walk	c. 8 Minute Cycle	2.6km
IPC Church Dublin	c. 32 Minute Walk	c. 9 Minute Cycle	2.6km
Greenhills Community Centre	c. 30 minute walk	c.8 minute cycle	2.5km

Table 9 Community Facilities within 1km and 2km



Figure 10: Existing Open Space, Sport Recreation, Community and Cultural Facilities

Health Services

There are numerous General Practitioners and Pharmacies available within a 750m and 1km distance of the subject site alongside one health centre. Within a 2km distance there is a wide range of medical facilities including 2 hospitals which specialise in children's health, Children's Health Ireland (CHI) at Crumlin and A + E/E. R Our Lady's Hospital for Sick Children. St. Luke's Hospital is located just outside of the 2km buffer distance to the east of the subject site which specialises in cancer treatment.

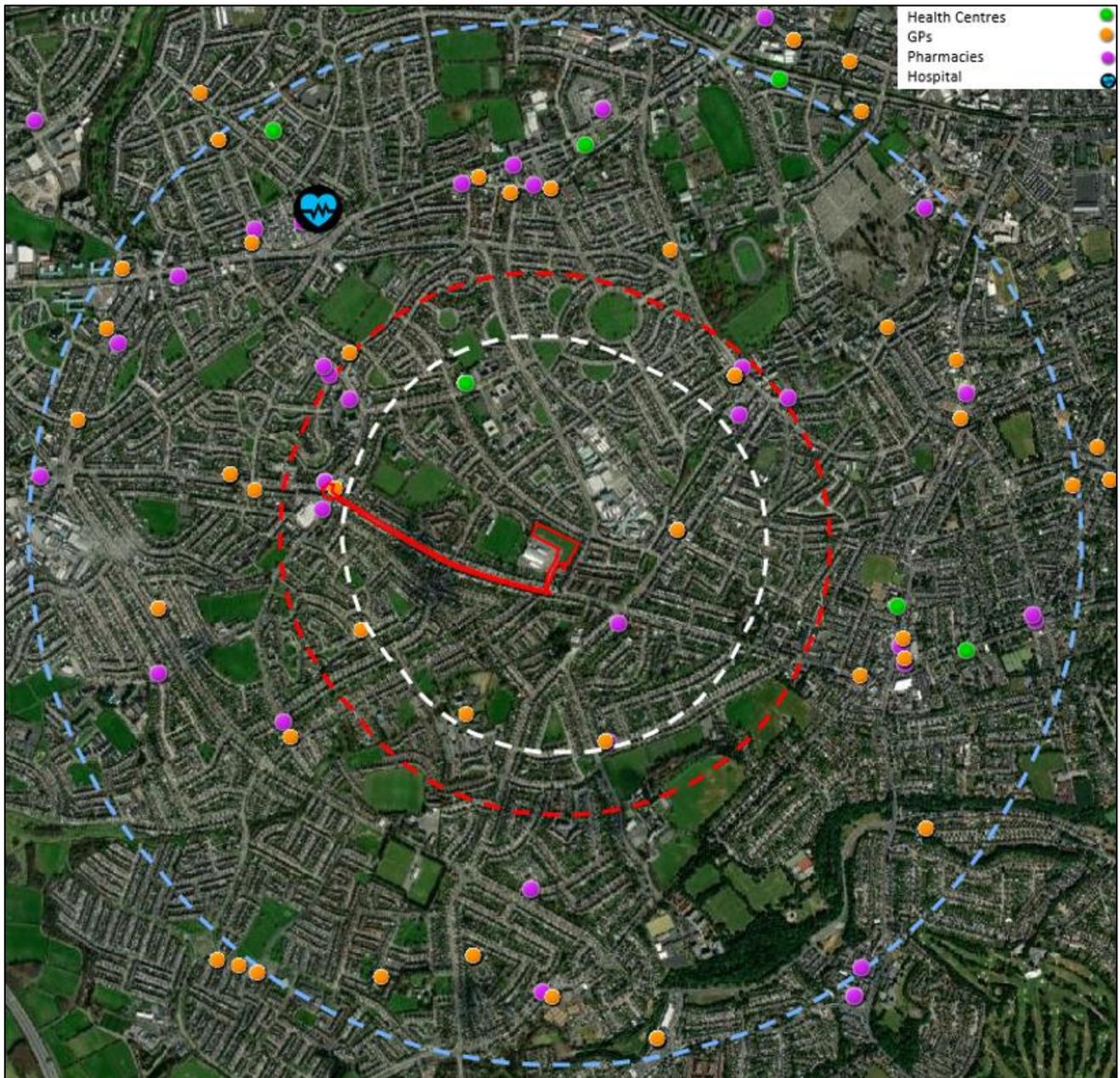


Figure 11: Existing Health Services within a 750m, 1km & 2km distance of the subject site

Existing Health Services within 750m of Subject Site		Location
Health Centres		
Armagh Road Primary Care Services		Armagh Road
GPs		
Dr Anne Synnott General Practitioner		Armagh Road
Dr. Maura Whelehan General Practitioner		Lower Kimmage Road
Greenlae Clinic		Greenlea Road
Coady Medical		Whitehall Road
Pharmacies		
Bradley's Pharmacy		Fortfield Road
Greenlea Pharmacy Limited		Greenlea Road
Existing Health Services within 1km of Subject Site		Location
GPs		

Sundrive Medical Centre	Sundrive Road
Dr. David Ogunmodede General Practitioner	Muckcross Avenue
Kimmage Medical Centre	Kimmage Road West
Crumlin Family Practice	Windmill Road
Pharmacies	
Jordan's Pharmacy	Sundrive Road
Thom's Pharmacy	Kimmage Road Lower
Shopping Centre Pharmacy Limited	Sundrive Road
DocMorris Pharmacy	Ashleaf Shopping Centre
Mangans Careplus Pharmacy	Armagh Road
DocMorris Pharmacy	St. Agnes's Road

Table 10 Health Services within 1km

Existing Health Services within c.2km of Subject Site	Location
Health Centres	
Curlew Road Health Centre	Curlew Road
HSE Old County Road Health Centre	Old County Road
HSE Terenure Health Centre	Terenure Road North
Argus House	Terenure Road East
GPs	
The Iveagh Medical Clinic	Crumlin Road
Dr. Synott General Practitioner	Old County Road
HSE Addiction Service – The Lodge	Old County Road
Dr. Catherine King General Practitioner	Sundrive Road
Dr. Ian O'Grady Kimmage	Kimmage Road Lower
Harold's Cross Surgery	Harold's Cross Road
Harolds Cross Medical Practice	Harold's Cross Road
Nursing Home - Orwell Queen of Peace Nursing Home	Garville Avenue
Doctors Walk-In Clinic - Terenure	Rathmore Villas
Terenure Medical	Terenure Road East
MyClinic.ie	Terenure Road West
Dodder Park Medical	Dodder Park Drive
Templeogue Village Medical	Templeogue Road
Cypress Clinic	Cypress Park
Primary Care	Cheeverstown House
Perrystown Family Practice	Whitehall Road
Saint Peter's Road Medical Centre	Saint Peter's Road
The Little John Clinic	Cromwell's Fort Road
Shackleton & Behan Family Doctors	Cromwell's Fort Road
Walkinstown Medical Centre	Walkinstown Road
Dr. John O'Connell General Practitioner	Walkinstown Road
Long Mile Medical Centre	Long Mile Road
Crumlin Medical Clinic	Errigal Road
Errigal Road Surgery	Errigal Road
Pharmacies	
Tony Walsh (Rathfarnam) Limited	Rathfarnham Shopping Centre
Crumlin Road Pharmacy	Crumlin Road
DocMorris Pharmacy	Crumlin Road
Old County Pharmacy Ltd	Old County Road
Hickey's Pharmacy	Crumlin Shopping Centre

Pharmacy Department, Our Lady's Hospice	Harold's Cross
Hickey's Pharmacy	Harold's Cross Road
Unicare Pharmacy	Terenure Road East
Rathgar Pharmacy	Terenure Road East
Hickey's Pharmacy	Terenure Road North
Terenure Pharmacy	Terenure Road East
Shannon's Templeogue Pharmacy	Templeogue Village
Fortfield Pharmacy	Fortfield Park
Perrystown Pharmacy	Whitehall Road West
Saint Patrick's Pharmacy Ltd	St. Patrick's Road
Greenhills Pharmacy Limited	St. Peter's Road
Declan O'Sullivan Pharmacy Limited	Ballymount Road
Crumlin Village Pharmacy	Lisle Road
Moore's Pharmacy	St. Agnes Road
Johnson Pharmacy	Supervalu Shopping Centre
McLaughlin's Pharmacy	Drimnagh Road
Haven Pharmacy Errigal	Errigal Road
Pharmacy Department, Our Lady's Hospital for Sick Children	Crumlin
Hospitals	
Children's Health Ireland (CHI) at Crumlin	Cooley Road
A + E/E. R Our Lady's Hospital for Sick Children	Cooley Road

Table 11 Health Services within 2km

Retail Services

There are 4 no. neighbourhood centres within 750m of the site with an additional 2 no. neighbourhood centres within 1km. These neighbourhood centres include Ravensdale Park, Terenure Road West (KCR Londis), Kimmage Road Lower/Corrib Road and Kimmage Road West/Fortfield Road. These neighbourhood centres provide a wide range of services and facilities such as pubs, takeaways, convenience stores, pharmacies, medical and dental practices, and post offices. Larger retail nodal points within a 1km distance are Sundrive/Kimmage centre and Ashleaf Shopping Centre. Other retail nodal points within a 2km distance of the subject site are Crumlin Village, Rathfarnham and Rathfarnham Shopping Centre.

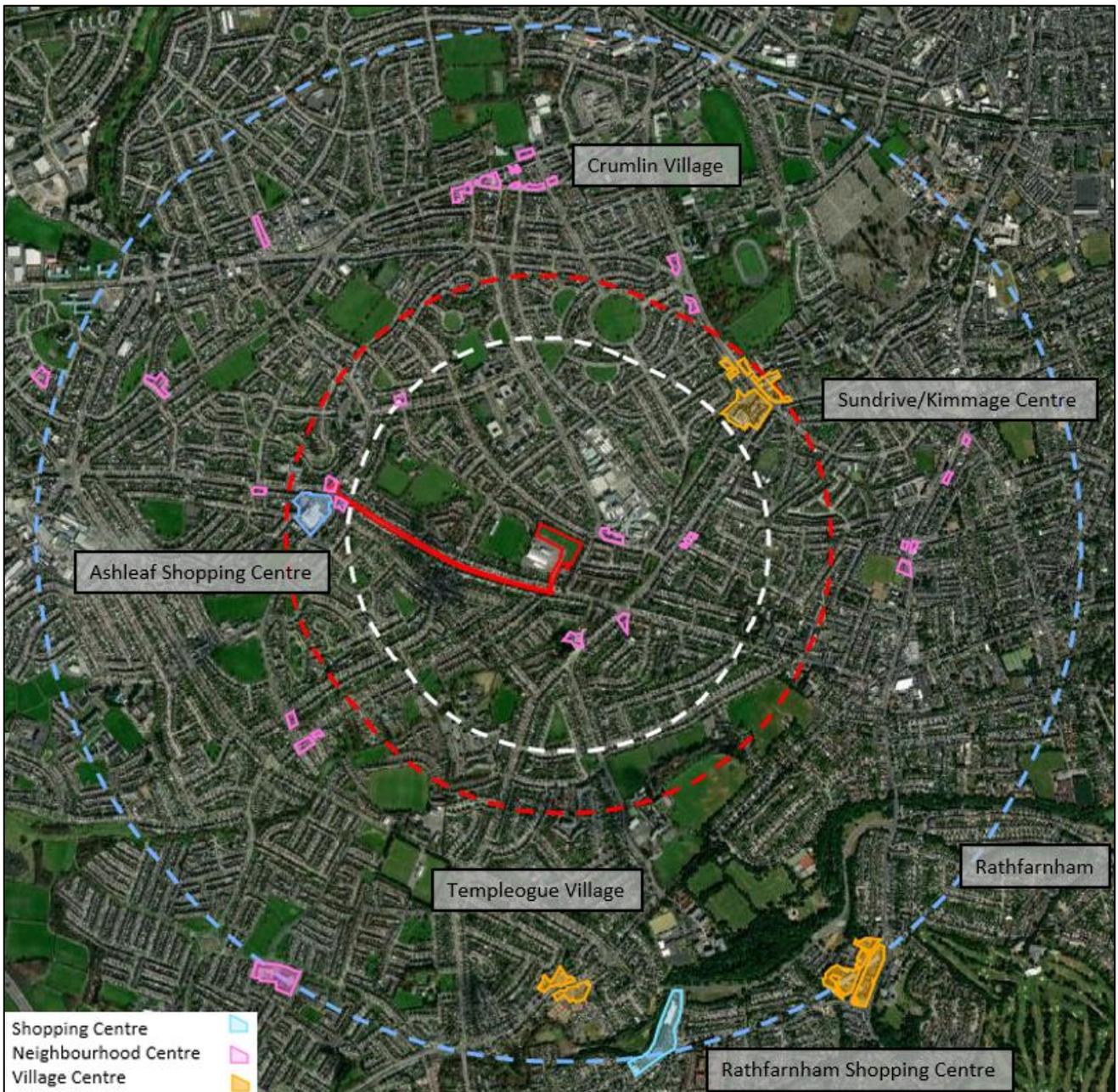


Figure 12: Existing Retail Services within a 750m, 1km & 2km distance of the subject site

The facilities within the two centres within 1km of the site and within Rathfarnham Shopping Centre are listed in the table below.

Ashleaf Shopping Centre	Sundrive shopping centre /Kimmage Road Area	Rathfarnham Shopping Centre
Fashion	Fashion	Fashion
Dunnes Stores	Sue Ryder Foundation	Pamela Scott
Lipstick	C & D Shoes	Cleggs
Snazzy Fashion	Health and Beauty	John Cahill Menswear
Health and Beauty	The Regal Barber Shop	Patrick Boylan Shoes
Health Matters	Colour Therapy	Perfect Fit
Llyods Pharmacy	Sunny Hair Salon	Peter Mark
Specsavers Opticians	Hidden Hearing Kimmage	Services
Patrick Moore Opticians	Rickyna Hair Salon Kimmage	Bank of Ireland
L'Ombre	Thom's Pharmacy and Opticians	The Dry Cleaning Company
Phones	Food & Drink	EBS
Emobile	Borza & Rosso Fish & Chips	Eco Car Wash
Books, Stationary & Gifts	Rea's Bistro	Mobua – the phone people
Tuthills	Capri Takeaway	Just split
Gadget Kiosk	Pickles	Metro Music
Creative Flowers	Supervalu	AQ electronics
Eurosavers	Montos Sundrive	Rathfarnam Hardware
Services	The Stone Boat	Servite Oratory
DBC Physiotherapy and Sport Medicine Clinic	All Bar Chicken	Health and Beauty
Hugh Crilly	Red Rice Chinese Takeaway	Bill Dawson Opticians
Superstar Car Wash	Honkaku Sushi & Thai	Peregrine Dental
Ultra Fresh	Services	GB Barbers
Food & Drink	Sundrive Electrical Sales	Peter Mark
Cosgraves Butchers	Sundry Laundry	Physiocare
Dunnes Stores	Boylesports Bookmakers	Pure Sport
McDonald's	Picture Framing Ireland G23	Sólás Medical
Red Aoife Café	Kimmage Hardware	Allcare Pharmacy
Starbucks Coffee	Citizen's Information Centre	Topaz Beauty & Laser Clinic
Rory O' Connor's Bar	Fleming's Florist	Gifts, Stationary & Books
Thunders Bakery	Roches Wigs & Breast Care	Gift Emporium
Entertainment	Kimmage Tyre Centre	Gift Box
Sean Graham Bookmakers	Kimmage Party Shop	Phillips Jewellers
	Geraldine Kelly & Co. Solicitors	The Rathfarnham Bookshop
		Food & Drink
		Tesco
		Dealz
		Partners Coffee Shop
		Swiss Deli
		Wilson's Family Butcher
		Kimsoe

Table 12 Facilities within nearby centres

Neighbourhood Centres	Walking/cycling route distance	Services and Facilities
Terenure Road West (KCR Londis)	400 m	Pharmacy, ATM, Convenience, Service Station
Kimmage Road West/Fortfield Road	600 m	Post office, Convenience

Kimmage Road Lower/Corrib Road	750 m	Convenience (Tesco Express), Pharmacy, Post Office, Dentist, Pub
Ravensdale Park	850 m	Takeaways, Gym, Physio, Convenience, Bulky Goods services
Crumlin crossroads	1.1 km	Medical Centre, Pharmacy, Retail, Convenience, Service Station
Whitehall Road/ Whitehill Road West	1.2 km	Takeaway, Convenience, Pharmacy
Cromwellsfort Road/Cherry Grove	1.4 km	Medical Centre, Convenience
Whitehill Road/ Rockfield Avenue	1.4km	Pharmacy, Post Office, Convenience

Table 13 Neighbourhood Centres within 2km of site

Conclusion

There is an ample existing provision of community, educational and social infrastructure in the surrounding area of the site. There are sufficient open spaces, sports and recreation facilities, educational facilities, community and cultural facilities, health services, and retail services to support the proposed development.

It is also noted that the Nora Dunne Gallery, which is located adjacent to the subject site, is currently closed and vacant and provides further space that could be used for community and cultural uses. On the basis that facility is closed it does not appear that an additional facility is required on site, particularly given the proximity of the Ben Dunne Gym and the Crumlin GAA Club and pitch and put area, along with the neighbourhood centres within walking distance of the site.

The proposed development will give further support the viability and vitality of the area through the increase in population and spending availability while also providing a new public open space for the existing residents to use.

This audit has successfully demonstrated that there are no significant gaps in the existing community provision in the area, and therefore no requirement for additional facilities as a result of this development.