



# ARMSTRONG FENTON

ASSOCIATES

PROJECT: **SANTRY AVENUE LARGE SCALE RESIDENTIAL  
DEVELOPMENT (LRD)**

REPORT: **SOCIAL & COMMUNITY INFRASTRUCTURE ASSESSMENT**

CLIENT: **DWYER NOLAN DEVELOPMENTS LTD.**

DATE: **April 2024**

**Planning &  
Development  
Consultants**



## Table of Contents

1.0.	Introduction .....	3
2.0.	Site Context .....	4
3.0.	Proposed Development .....	9
4.0.	Relevant Planning Policy Context .....	11
5.0.	Methodology .....	16
6.0.	Profile of the Area .....	17
7.0.	Social and Community Infrastructure Assessment.....	20
8.0.	Proposed Facilities .....	30
9.0.	Conclusions.....	35



## **1.0. Introduction**

### **1.1. Purpose of Report**

**1.1.1.** This Social & Community Infrastructure Assessment (hereafter SCIA) has been prepared by Armstrong Fenton Associates, Planning & Development Consultants, on behalf of Dwyer Nolan Developments Ltd. (the applicant) to accompany the application for Strategic Housing Development submitted to An Bord Pleanála in respect of a site measuring c. 1.5 hectares located at the junction of Santry Avenue & Swords Road, Santry, Dublin 9.

**1.1.2.** Within the planning context, it is generally recognised that applications for large-scale residential development should be accompanied by proposals for associated social & community infrastructure and/or an assessment of existing social & community infrastructure which demonstrates that there is sufficient existing infrastructure available to support a new development. The SCIA has been prepared to satisfy the need for same and is put forward in support of the proposed Santry Avenue Strategic Housing Development (hereafter “the development”).

**1.1.3.** The SCIA provides a brief review of the relevant planning policy context, identifies the existing social & community infrastructure in the vicinity of the development, considers the impact of the development on such infrastructure, and has reference to social & community infrastructure proposed as part of the development.

**1.1.4.** Social infrastructure covers many diverse services and facilities. In this instance, the SCIA includes an assessment of the following categories of social & community infrastructure:

- Health & Wellbeing
- Primary Education
- Post Primary Education
- Third Level / Further Education
- Sports & Recreation
- Other Community Uses

The above categories have been assessed in the SCIA to demonstrate that there is sufficient social & community infrastructure available to support the development.

**1.1.5.** The SCIA is structured as follows:

- Site Context
- Proposed Development
- Relevant Planning Policy Context
- Methodology
- Profile of the Area
- Existing Facilities
- Proposed Facilities
- Conclusions

**1.1.6.** The subject application is also accompanied by several other documents, including for, but not limited to, a Planning Report and Statement of Consistency prepared by Armstrong Fenton Associates. The SCIA should be read in conjunction with these documents, as well as all the plans and particulars prepared by various members of the applicant's design team which have been submitted with the application.



## 2.0. Site Context

- 2.1. The development is located in Santry, Dublin 9, approximately 6km to the north of Dublin city centre. Santry represents a dispersed and established suburb of north of Dublin which straddles the boundaries of Dublin City Council and Fingal County Council; however, the development lies entirely within the Dublin City Council administrative area.
- 2.2. Santry is denoted by several established housing estates and communities, as well as numerous industrial estates and businesses which benefit from the accessible nature of Dublin Airport (c. 5km to the north) and the M1 / M50 motorways. There are also extensive institutional lands in the area catering for specialist care and mental health services, while Beaumont Hospital, to the east, is also easily accessible from the development.
- 2.3. More specifically, the development is located at the junction of Santry Avenue & Swords Road, Santry, Dublin 9. The development is bounded to the north by Santry Avenue, to the east by Swords Road, and to the west by Santry Avenue Industrial Estate. To the south, the development abuts the permitted Santry Place scheme (granted under Dublin City Council Ref's. 2713/17 & 2737/19). This permitted scheme is being constructed by the applicant and includes for a total of 205 no. apartments, 3 no. retail units, a creche, community / office floor space, in 5 no. four to seven storey blocks.
- 2.4. The development site measures c. 1.5 hectares and is currently occupied by Chadwicks Builders Merchants (formerly Heiton Buckley Builders Merchants). The development includes for the demolition of the existing building on the site (c.4,196.8 sq.m).
- 2.5. To the north of the site, north of Santry Avenue, is Santry Demesne Regional Park and the National Athletics Stadium (Morton Stadium). A number of existing industrial estates are located further to the north, as well as the M50 motorway which offers accessibility to the entire Dublin region. To the south, south of Santry Place, is St. John's Court Office Park, while to the southwest is Santry Hall Industrial Estate, south of which is the Omni Shopping Centre. These facilities / premises, together with the Santry Avenue Industrial Estate, contain a variety of mixed uses including for retail units, offices, and businesses, which serve the Santry area. Immediately east of the site, on the opposite side of Swords Road, are a number of existing local retail uses.
- 2.6. The development site is zoned "Z3" (Neighbourhood Centres) in the existing Dublin City Development Plan 2022-2028 (hereafter CDP) which has an objective *"To provide for and improve neighbourhood facilities."* With regard to Z3 lands. The CDP goes on to state that Z3 lands: *"can form a focal point for a neighbourhood and provide a range of services to the local population. Neighbourhood centres provide an essential and sustainable amenity for residential areas and it is important that they should be maintained and strengthened, where appropriate. Neighbourhood centres may include an element of housing, particularly at higher densities, and above ground floor level"*
- 2.7. *Residential use is listed as a 'permissible use' under the Z3 zoning, together with, inter alia: childcare facilities, community facilities, cultural / recreational uses, medical use and related consultants, office use (max 300sq.m), open space, primary health care centres, restaurants and shops (neighbourhood). In compliance with the CDP's vision for Z3 lands, the development includes for commercial / retail, community, and residential amenity uses at ground floor level, with residential development alongside and above.*



2.8. The proposed development consists of the following as per public notices:

Dwyer Nolan Developments Ltd. wishes to apply for permission for a Large-Scale Residential Development (LRD) on this site, c. 1.5 hectares, located at the junction of Santry Avenue and Swords Road, Santry, Dublin 9. The development site is bounded to the north by Santry Avenue, to the east by Swords Road, to the west by Santry Avenue Industrial Estate, and to the south by the permitted Santry Place development (granted under Dublin City Council Ref.s. 2713/17 (as extended under Ref. 2713/17/X1), 2737/19 & 4549/22).

The proposed development provides for 321 no. apartments, comprised of 104 no. 1 bed, 198 no. 2 bed, & 19 no. 3 bed dwellings, in 4 no. seven to thirteen storey buildings, over basement level, with 3 no. retail units, a medical suite / GP Practice unit and community/arts & culture space (total c.1,460sq.m), all located at ground floor level, as well as a one storey residential amenity unit, facing onto Santry Avenue, located between Blocks A & D.

The proposed development consists of the following:

- (1) Demolition of the existing building on site i.e. the existing Chadwicks Builders Merchants (c. 4,196.8m<sup>2</sup>).
- (2) Construction of 321 no. 1, 2, & 3 bed apartments, retail units, medical suite / GP Practice, community/arts & culture space, and a one storey residential amenity unit in 4 no. buildings that are subdivided into Blocks A-G as follows:
  - Block A is a 7-13 storey block consisting of 51 no. apartments comprised of 22 no. 1 bed, 23 no. 2 beds & 6 no. 3 bed dwellings, with 2 no. retail units located on the ground floor (c. 132sq.m & c.172sq.m respectively). Adjoining same is Block B, which is a 7 storey block consisting of 38 no. apartments comprised of 6 no. 1 bed, 26 no. 2 bed, & 6 no. 3 bed dwellings, with 1 no. retail unit (c.164sq.m) and 1 no. medical suite / GP Practice unit located on the ground floor (c. 130sq.m). Refuse storage areas are also provided for at ground floor level.
  - Block C is a 7 storey block consisting of 53 no. apartments comprised of 14 no. 1 bed & 39 no. 2 bed dwellings. Adjoining same is Block D which is an 8 storey block consisting of 44 no. apartments comprised of 22 no. 1 bed, 15 no. 2 bed, & 7 no. 3 bed dwellings. Ground floor, community/arts & culture space (c. 583sq.m) is proposed in Blocks C & D, with refuse storage area also provided for at ground floor level.
  - Block E is an 8 storey block consisting of 49 no. apartments comprised of 7 no. 1 bed & 42 no. 2 bed dwellings. A refuse storage area, substation, & switchroom are also provided for at ground floor level. Adjoining same is Block F which is a 7 storey block consisting of 52 no. apartments comprised of 13 no. 1 bed & 39 no. 2 bed dwellings. Ground floor, community/arts & culture space (c.877sq.m) is proposed in Blocks E & F. A refuse storage area, bicycle storage area, substation, & switchroom are also provided for at ground floor level of Blocks E & F.
  - Block G is a 7 storey block consisting of 34 no. apartments comprised of 20 no. 1 bed & 14 no. 2 bed dwellings. A refuse storage area & bicycle storage area are also provided for at ground floor level.
- (3) Construction of a 1 storey residential amenity unit (c. 166.1sq.m) located between Blocks A & D.
- (4) Construction of basement level car park (c.5,470.8sq.m), accommodating 161 no. car parking spaces, 10 no. motorbike parking spaces & 664 no. bicycle parking spaces. Internal access to the



basement level is provided from the cores of Blocks A, B, C, D, E, & F. External vehicular access to the basement level is from the south, between Blocks B & C. 33 no. car parking spaces & 58 no. bicycle parking spaces are also provided for within the site at surface level.

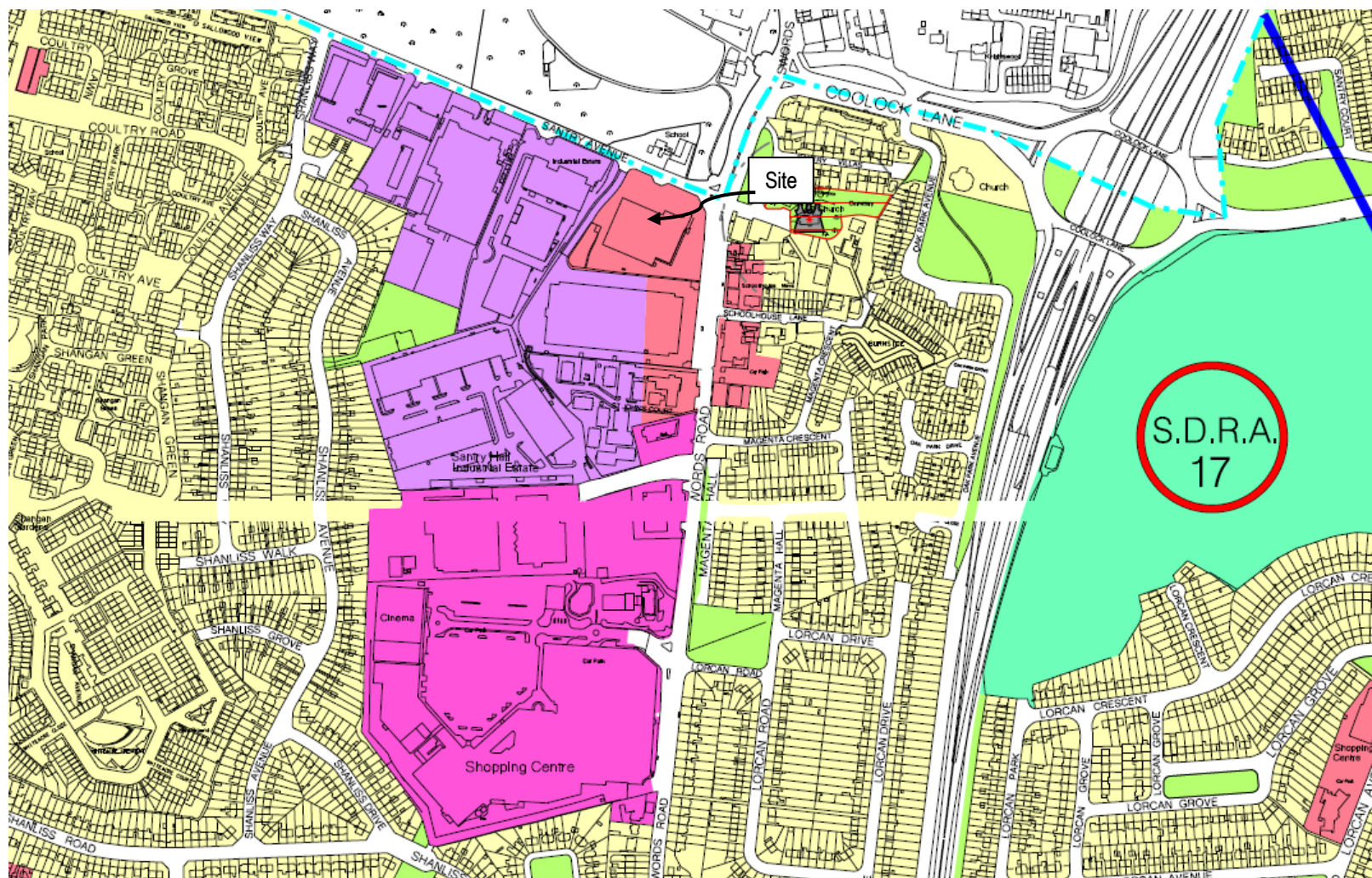
- (5) Public open space of c. 1,791sq.m is provided for between Blocks C-D & E-F. Communal open space is also proposed, located between (i) Blocks E-F & G, (ii) Blocks A-B & C-D, and (iii) in the form of roof gardens located on Blocks A, C, & F and the proposed residential amenity use unit, totalling c.2,986 sq.m. The development includes for hard and soft landscaping & boundary treatments. Private open spaces are provided as terraces at ground floor level of each block and balconies at all upper levels.
- (6) Vehicular access to the development will be via 2 no. existing / permitted access points: (i) on Santry Avenue in the north-west of the site (ii) off Swords Road in the south-east of the site, as permitted under the adjoining Santry Place development (Ref. 2713/17).
- (7) The development includes for all associated site development works above and below ground, bin & bicycle storage, plant (M&E), sub-stations, public lighting, servicing, signage, surface water attenuation facilities etc.





Figure 1 - Subject Site in Context.





**Figure 2 - Subject Site Zoning (Extract of Zoning Map B of the existing CD**



### 3.0. Proposed Development

3.1. The development provides for 321 no. apartments comprised of 104 no. 1 bed, 196 no. 2 bed, & 19 no. 3 bed dwellings in 4 no. buildings, subdivided into 7 no. blocks (Block A-G), on a site of c. 1.5 hectares. The proposed development also provides for 3 no. retail units, a medical suite / GP Practice unit, c. 1,460m<sup>2</sup> of community/arts & culture space, all located on the ground floor of Blocks A, B, C, D, E and F, and a dedicated 1 storey residential amenity use unit located between Blocks A and D. The proposed non-residential uses face onto Santry Avenue and Swords Road to cater for active frontage at an important corner location, with the proposed community/arts & culture space also extending into the site (Blocks C, D, E and F). Table 1 & Section 3.2 provide for a breakdown of the proposed residential mix and other uses.

Block	Total No. of Dwellings	No. 1 beds	No. 2 beds	No. 3 beds	Total Residential Floor Area (sq.m)
A	51	22	23	6	3,500.20
B	38	6	26	6	3,136.90
C	53	14	39	0	3,892.90
D	44	22	15	7	3,235.30
E	49	7	42	0	3,614.30
F	52	13	39	0	3,818.90
G	34	20	14	0	2,106.70
<b>Total</b>	<b>321</b>	<b>104</b>	<b>198</b>	<b>19</b>	<b>23,305.50 m<sup>2</sup></b>

**Table 1 - Proposed Residential Mix.**

3.2. The following is the proposed mix of non-residential uses:

#### **Retail / Commercial:**

- Block A – 2 no. units, 132.4m<sup>2</sup> & 171.8m<sup>2</sup> respectively = 304.2m<sup>2</sup> total
- Block B – 1 no. unit, 163.9m<sup>2</sup>
- Total retail / commercial = 468.1m<sup>2</sup>

#### **Medical suite / GP Practice:**

- Block B - medical suite / GP Practice unit (130.4m<sup>2</sup>)

**Community/arts & culture space:**

- C.1,460m<sup>2</sup> laid out on ground floors of Blocks C, D, E & F.

The total floor area of proposed non-residential uses = 2,058.5m<sup>2</sup>.

In addition:

**Residential amenity unit:**

- a 1 storey residential amenity unit (c. 166.1m<sup>2</sup>) located between Blocks A & D

- 3.3.** The proposed development includes for a basement level car park (c. 5,471sq.m) accommodating 161 no. car parking spaces (including for 12 no. disabled parking spaces), 664 no. bicycle parking spaces, and 10 no. motorbike spaces. The basement level is internally accessible from cores of Blocks A, B, C, D, E, & F, while vehicular access to the basement is from the south between Blocks B & C. An additional 33 no. car parking spaces are provided as surface car parking. The surface car parking includes 4 no. Car Share spaces, 3 no. set down/loading areas and 6 no. mobility impaired spaces.
- 3.4.** A total of 732 no. bicycle spaces comprised of 674 no. long term (664 spaces within basement, including 9 no. Cargo bike parking spaces and 10 no. spaces in Block G ground floor) and 58 no. short term on surface level.
- 3.5.** Public open space of c. 1,791sq.m is provided for between Blocks C-D and E-F. Communal open space, totalling c. 2,896sq.m is provided for as follows: between (i) Blocks E-F & G, (ii) Blocks A-B & C-D, and (iii) in the form of roof gardens located on Blocks A, C, & F and the proposed residential amenity use unit. Private open spaces are provided as terraces at ground floor level of each block and balconies at all upper levels. The development includes for hard and soft landscaping & boundary treatments, which clearly define public, private, and communal open spaces.
- 3.6.** Vehicular access to the development will be via 2 no. existing / permitted access points: (i) on Santry Avenue in the north-west of the site (ii) off Swords Road in the south-east of the site, as permitted under the adjoining "Santry Place" development (Dublin City Council Ref. 2713/17).
- 3.7.** The site is currently in private use by Chadwicks Builders Merchants and therefore the development will not result in any loss or reduction of existing public open space, residential dwellings, or community related facilities. It is considered that the development, comprising a mix of uses, represents sustainable planning of the lands available, in compliance with the land use zoning objective attached to the site, which will benefit both existing and future residents of the Santry area.

## 4.0. Relevant Planning Policy Context

4.0.1. This section briefly reviews the main provisions of national, regional, and local planning policy as they relate to the development and the SCIA. The key policy and guidance documents of relevance are as follows:

- Project Ireland 2040 - The National Planning Framework
- Eastern and Midland Regional Assembly Regional Spatial & Economic Strategy, 2019-2031
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024
- Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities, 2023,
- Dublin City Development Plan, 2022-2028

### 4.1. Project Ireland 2040 - The National Planning Framework

4.1.1. The National Planning Framework (hereafter NPF) is the Government's high-level strategic plan for shaping the future growth and development of the country to cater for a projected population increase of c. one million people up to the year 2040. The NPF is accompanied by the National Development Plan, a 10 year capital investment strategy, and together they are known as Project Ireland 2040.

4.1.2. The NPF sets a target for 50% of all new homes in Dublin to be delivered within existing built up urban footprints of the city to ensure compact growth and sustainable development. The development is considered to contribute to these national targets.

4.1.3. The NPF considers that the provision of good access to a range of quality education and health services, relative to the scale of an individual region, city, town, or community, is a defining characteristic of attractive, successful, and competitive places. While the NPF provides no guidance on what infrastructure is required to serve new developments of different sizes, a hierarchy of settlements and related infrastructure notes that cities, i.e. central and/or urban locations, may provide all infrastructure within accessible walking area or accessible to transport networks. It is considered that the development is well served by existing public transport, being located next to the Swords Road QBC, while this SCIA will demonstrate that there is ample provision of existing infrastructure within walking distance of the development.

4.1.4. Of relevance to the SCIA is the following objective of the NPF:

- **National Policy Objective 31** - *"Prioritise the alignment of targeted and planned population and employment growth with investment in:*
  - *A childcare/ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities;*
  - *The provision of childcare facilities and new and refurbished schools on well located sites within or close to existing built-up areas, that meet the diverse needs of local populations;*
  - *The expansion and consolidation of Higher Education facilities, particularly where this will contribute to wider regional development, and*
  - *Programmes for life-long learning, especially in areas of higher education and further education and training where skills gaps are identified."*



Figure 3 - NPF Hierarchy of Settlements and Related Infrastructure.

## 4.2. Eastern and Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031

**4.2.1.** The Eastern and Midland Regional Spatial & Economic Strategy 2019-2031 (hereafter E&MRSES) is the relevant regional strategy. The E&MRSES is a strategic plan and investment framework which aims to shape the future development of the Eastern and Midland region up to the year 2031 and beyond. The Eastern and Midland region is the smallest in terms of area but the largest in terms of population and is therefore considered to be the primary economic engine of the State.

**4.2.2.** The E&MRSES emphasises the important role social infrastructure has in developing strong, inclusive, and successful communities and re-iterates the need for local authorities and stakeholders to work together to ensure that future demands are identified and met proactively. The SCIA will demonstrate that there is ample provision of existing infrastructure to support future demand generated by the development.



#### 4.2.3. Of relevance to the SCIA are the following objectives of the E&MRSES:

- **Regional Policy Objective 9.13** - *“Local authorities and relevant agencies shall ensure that new social infrastructure developments are accessible and inclusive for a range of users by adopting a universal design approach and provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives.”*
- **Regional Policy Objective 9.20** - *“Support investment in the sustainable development of the Region’s childcare services as an integral part of regional infrastructure to include:*
  - *Support the Affordable Childcare Scheme.*
  - *Quality and supply of sufficient childcare places.*
  - *Support initiatives under across Government Early Years Strategy.*
  - *Youth services that support and target disadvantaged young people and improve their employability”.*
- **Regional Policy Objective 9.21** - *“In areas where significant new housing is proposed, an assessment of need regarding schools provision should be carried out in collaboration with the Department of Education and Skills and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations.”*

#### 4.3. Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024

- 4.3.1. The guidelines on Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities set out the core principles of urban design to ensure development of spaces with distinct identities and a sense of place. The principles contained in the guidelines are to be used by planning authorities in writing their county development plans and in assessing development proposals.
- 4.3.2. The guidelines state that one of the fundamental questions to be addressed during the planning process is *“Ensuring that there is a good mix and distribution of activities around a hierarchy of centres has many benefits in terms of reducing the need to travel and creating active and vibrant places..... (a) In city and town centres and at high capacity public transport nodes and interchanges (defined in Table 3.8), development should consist of high intensity mix-use development (residential, commercial, retail, cultural and community uses) that responds in scale and intensity to the level of accessibility”.*
- 4.3.3. The guidelines also direct planning authorities to ensure efficient and integrated provision of schools, childcare, community centres, healthcare facilities and district/neighbourhood centres be made available for the wider community.
- 4.3.4. The SCIA includes for an assessment of school and childcare capacity and will demonstrate that there is ample provision of existing community, healthcare, and retail infrastructure to support future demand generated by the development.

#### 4.4. Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities, 2023

- 4.4.1. The Sustainable Urban Housing: Design Standards for New Apartments Guidelines (as amended, latest version 2023) were adopted in response to growing demand for apartment living in the State. Section 4.7 of the guidelines states the following in relation to childcare facilities:

*“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes*

should be established having regard to the **scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.**" (Or emphasis added).

- 4.4.2. The guidelines also have reference to the provision of communal open space within new apartment schemes, which based upon a provision of 5 sq.m for 1 bed dwellings; 6 sq.m for 2 bed / 3 person dwellings; 7 sq.m for 2 bed / 4 person dwellings; & 9 sq.m for 3 bed dwellings.
- 4.4.3. The development has had regard to the recommendations of the guidelines in relation to both childcare and communal open space provision.

#### 4.5. Childcare Facilities - Guidelines for Planning Authorities (2001)

- 4.5.1. The Childcare Facilities - Guidelines for Planning Authorities (2001) direct planning authorities to facilitate the provision of childcare facilities as part of the development of sustainable communities. The guidelines define childcare as:

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

- 4.5.2. The guidelines require planning authorities to include childcare facilities as part of their county development plan objectives as a specific use in 'appropriate locations/zones'. These locations include for 'new communities / larger new housing developments.' The guidelines advise that sites should be identified for such facilities as an integral part of the pre-planning discussions.

- 4.5.3. In relation to new housing developments, the guidelines state:

*"Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate. **The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.** Authorities could consider requiring the provision of larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc."* (Our emphasis added).

- 4.5.4. The SCIA has regard to the above guidelines and includes for an assessment of existing childcare capacity in the area.

#### 4.6. Dublin City Development Plan 2022-2028

**4.6.1.** The Dublin City Development Plan 2022-2028 (hereafter “CDP”) is the current statutory development plan relevant to the proposed development. The CDP recognises the need to provide housing in tandem with community infrastructure and defines community facilities to include for schools, community centres, health centres and childcare facilities, religious meeting places, cemeteries, sports and recreation areas, sports facilities, parks, open spaces and walking routes.

**4.6.2.** Of relevance to this SIA, are the following CDP Policies:

- **QHSN018:** *“To seek to reserve lands for educational purposes in locations close to the areas of greatest residential expansion or greatest amount of unmet demand for school places and adjacent to community facilities so that the possibility of sharing facilities can be maximised in accordance with the Department of Education and Skills’ Joint Code of Practice (2008).”*
- **QHSN54:** *“(i) To encourage the co-location of schools/education facilities as part of education campuses and with other community uses to create community hubs. (ii) To support the shared use of school or college grounds and facilities with the local community, outside of core hours, anchoring such uses within the wider community.”*
- **QHSN38** *“To encourage and foster the creation of attractive, mixed use, sustainable residential communities which contain a wide variety of housing and apartment types, sizes and tenures, in accordance with the Housing Strategy and HNDA, with supporting community facilities and residential amenities.”*
- **QHSN47:** *“To encourage and facilitate the timely and planned provision of a range of high-quality neighbourhood and community facilities which are multifunctional in terms of their use, adaptable in terms of their design and located to ensure that they are accessible and inclusive to all. To also protect existing community uses and retain them where there is potential for the use to continue.”*
- **SN11:** *“To seek to reserve lands for educational purposes in locations close to the areas of greatest residential expansion or greatest amount of unmet demand for school places and adjacent to community facilities so that the possibility of sharing facilities can be maximised in accordance with the Department of Education and Skills’ Joint Code of Practice (2008).”*
- **QHSN11:** 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.”*
- **QHSN17:** 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.”*
- **GI47:** *“To support the development of private recreational lands for recreational purposes.”*
- **QHSN48** 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.”*

## 4.7. Policy Conclusions

**4.7.1.** Having regard to all the foregoing planning policy documents, it is evident that an analysis of the existing social



infrastructure available to serve the development should be undertaken. This assessment can be found in Section 6.

## 5.0. Methodology



- 5.1. The SCIA aims to evaluate the existing social & community infrastructure in the vicinity of the development which are available to serve the needs of both existing and future residents. To evaluate same, it is first necessary to determine an appropriate catchment area for the SCIA. For the purposes of this SCIA, it has been deemed appropriate to consider a catchment area of 2 kilometres. It is considered that a 2 kilometres catchment area represents a reasonable walking distance to / from the development i.e. approximately 20 minute walking distance.
- 5.2. To establish an accurate profile of the catchment area, Census data from the Central Statistics Office (CSO) has been reviewed as part of the SCIA. Given the built up nature of the surrounding area, it is deemed appropriate to use Census data available for individual District Electoral Divisions (DEDs) located within 2 kilometres of the development. DEDs represent the smallest legally defined administrative areas in the State and are therefore considered to represent the most accurate data available.
- 5.3. Based on the geography of the surrounding area and the breakdown of DEDs from the CSO, 4 no. DEDs are considered as part of the SCIA, being: Whitehall A, Whitehall B, Whitehall C and Ballymun C. These DEDs are illustrated in Figure 4 below. From this point forward, in the interest of clarity, the chosen DEDs will be referred to as the 'study area'.
- 5.4. Having established a study area, demographics for the area were assessed using 2016 & 2022 Census data in order to obtain a profile of the area, as discussed in Section 6.



Figure 4 - Catchment Area Base Map with Electoral Areas set out.

## 6.0. Profile of the Area

The demographic profile of the area has been reviewed under the following headings:

- Population;
- Children per Family; and
- Age Profile.

## 6.0. Population

**6.0.1.** The 2022 Census Results revealed that the State's population grew by 8% over the five year period from 2016 to 2022. Comparative data indicates that the populations of County Dublin (7.5%), the Catchment Area (11%) and Whitehall DED (25%) also grew during the five year period from 2016 to 2023. The overall population trend is expected to continue with increased population growth and urbanisation putting pressure on the need for more residential development. Table 1 below, summarises the population changes discussed above.

**6.0.2.** The above data demonstrates that while the population of the State continues to grow, the growth rate slowed significantly over the last five year Census period in comparison to prior five year Census period. This data is likely to reflect the continuing trend for urbanisation in the State and a population concentration in the Dublin area, with the population of both Dublin City and the study area increasing rapidly over the last five year period. The data may also reflect economic downturn and recovery in the State over the last 15 years. It is considered that the trend of population growth in the study area is likely to continue, putting pressure on the demand for housing in the area, with the development aiding the supply of housing in the area.

**6.0.3.** Table 3 summarises the population changes discussed above.

	State	Dublin	Catchment Area	Whitehall C DED
2016	4,761,865	1,347,359	15,679	2,153
2022	5,149,139	1,458,154	16,125	2,908
<b>Change</b>	<b>387,274</b>	<b>110,795</b>	<b>446</b>	<b>755</b>
Percentage	7.5%	7.5%	2.7%	25%

**Table 3: Whitehall C DED. Catchment Area, County and State Population Change 2016-2022** (Source: CSO.ie)

## 6.1. Children per Family

**6.1.1.** The 2022 Census Results revealed that the average number of children per family in the State was 1.34. The CSO 2022 details that the average number of children per family in Artane-Whitehall, Dublin City Local Electoral Area is 1.28.

## 6.2. Age Profile

**6.2.1.** Tables 4 & 5 detail the age profile of the Whitehall C, Santry Catchment Area, Dublin City and the State in comparison to both 2016 and 2022 Census.

	0-14 years	15-24 years	25-44 years	45-64 years	65+ years	Total Population
<b>State</b>	1,006,552	576,542	1,406,291	1,135,003	637,567	4,761,865
<b>Dublin City</b>	83,213	73,265	207,338	118,383	72,355	554,554
<b>Santry Catchment Area</b>	2,410	3,160	4,279	3,248	2,582	15,679
<b>Whitehall C</b>	322	300	585	549	397	2,153

**Table 4 Age Profile at State, County and Local Level 2016**

	0-14 years	15-24 years	25-44 years	45-64 years	65+ years	Total Population
<b>State</b>	1,012,287	644,771	1,422,424	1,293,342	776,315	5,149,139
<b>Dublin City</b>	88,603	76,176	216,141	132,425	79,368	592,713
<b>Santry Catchment Area</b>	2,296	2,452	5,071	3,710	2,596	16,125
<b>Whitehall C</b>	391	380	1,107	616	414	2,908

**Table 5. Age Profile at State, County and Local Level 2022**

**6.2.2.** The above figures demonstrate that the study area has a higher percentage of population in the 65+ age cohort and a similar percentage of population in the 60-79 age cohort when compared to the State. The study area also has a higher percentage of population in the 25-44 age cohort when compared to the State. This data may reflect an established community in the study area, which is beginning to regenerate as new, younger, residents move into the area. It is considered that the size of the 25-44 age cohort in the study reflects on the need to provide more housing options to cater for this age demographic.



## 7.0. Social and Community Infrastructure Assessment

As detailed in Section 5, the SCIA considers existing facilities located within 2km of the development as it is considered that a 2km catchment represents a reasonable walking distance to / from the development i.e. approximately a 20 minute walking distance. In some instances, where considered appropriate, existing facilities located just outside the chosen study area are also considered in order to provide a holistic and detailed overview.

Existing facilities found in the study area are broken down into sub-categories and presented spatially, as detailed in the following sub sections. These categories are Healthcare and Wellbeing, Childcare, Primary Education, Post-Primary Education, Third Level / Further Education, Sports & Recreation, Open Space, Other Community Facilities and Retail Provision.

### 7.1. Health and Wellbeing

- 7.1.1. Health and wellbeing provision covers a wide variety of services including for medical doctors, dentists, mental health professionals, physiotherapists, podiatrists, hospitals and alternative medicine providers.
- 7.1.2. Overall, 20 no. health and wellbeing providers were found in the study area, located within 2km of the development, as demonstrated in Figure 5 and Table 7.

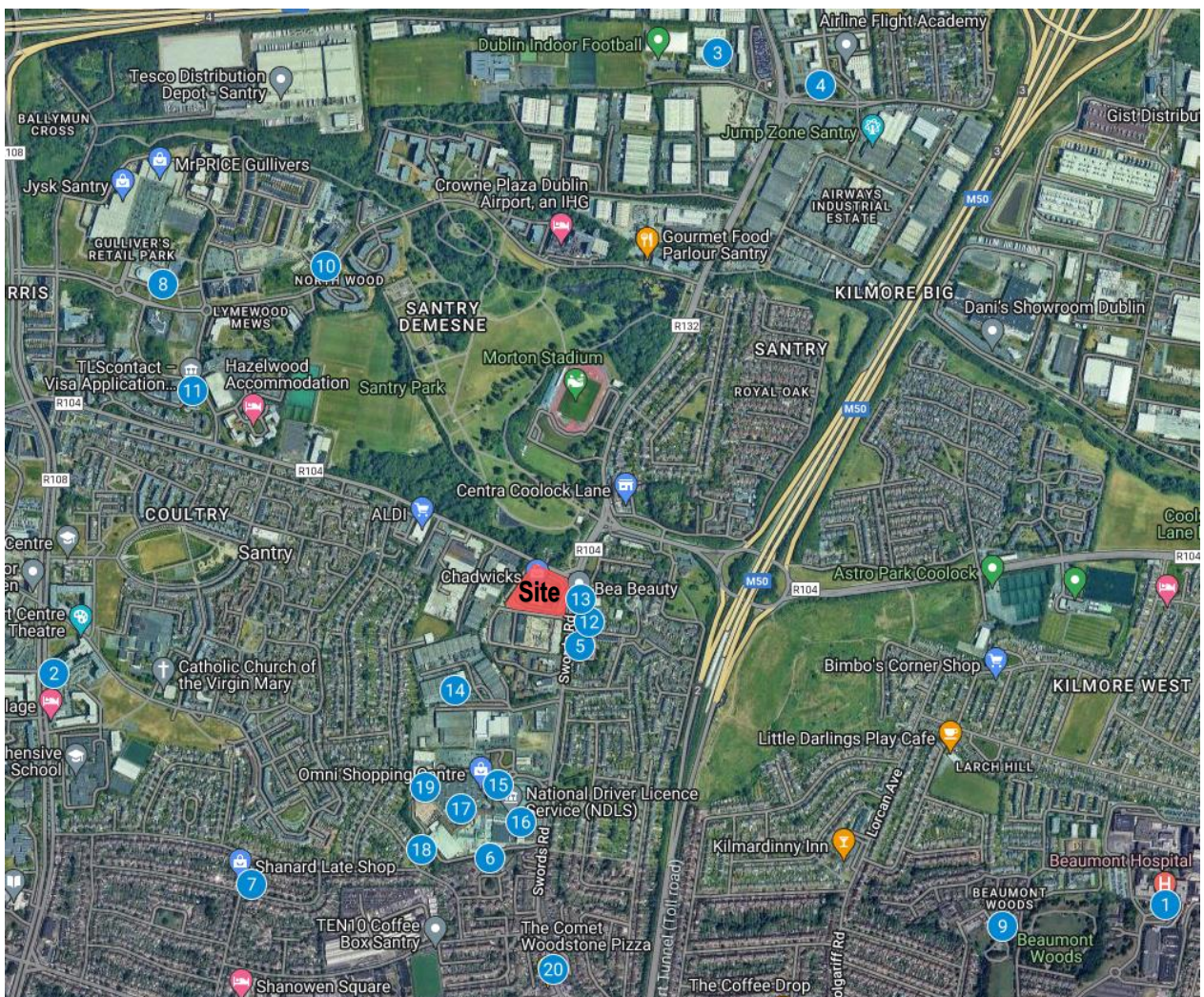


Figure 5 – Health and Wellbeing Providers.



No.	Name	Type	Distance from site
1	Beaumont Hospital	Hospital	3.0 km
2	Ballymun Healthcare Facility	Health Clinic	1.9 km
3	Homecare Independent Living (Dublin	Community Care	1.5 km
4	Change Healthcare	Health Clinic	1.6 km
5	Magner's Pharmacy	Pharmacy	230 m
6	Lloyds Pharmacy	Pharmacy	850 m
7	McKay's Pharmacy	Pharmacy	1.7 km
8	McCabes Pharmacy Santry	Pharmacy	1.3 km
9	Beaumont Park Clinic	Health Clinic	2.8 km
10	UPMC Sports Surgery Clinic (SSC)	Health Clinic	1.5 km
11	SantryGP.ie Clinic	Health Clinic	1.1 km
12	Obgyn Clinic	Health Clinic	130 m
13	Santry Dental	Dentist	130 m
14	Complete Body Care	Physio Therapist	650 m
15	Specsavers Opticians and Audiologists - Santry - Dublin	Opticians and Audiologists	850 m
16	Donal MacNally Opticians	Opticians	850 m
17	Physion Clinic	Health Clinic	900 m
18	The Medical Centre	Medical Centre	900 m
19	Damien McCaul Counselling & Psychotherapy	Counselling & Psychotherapy	900 m
20	Swords Road Medical	Medical Centre	1.0 km

**Table 7** – Health and Wellbeing Providers.

**7.1.3.** The details submitted in Figure 5 and Table 7 above represent a non-exhaustive list of health and wellbeing providers in the study area; however, it provides for a general indication of the high level of existing provision available to serve future residents of the development.

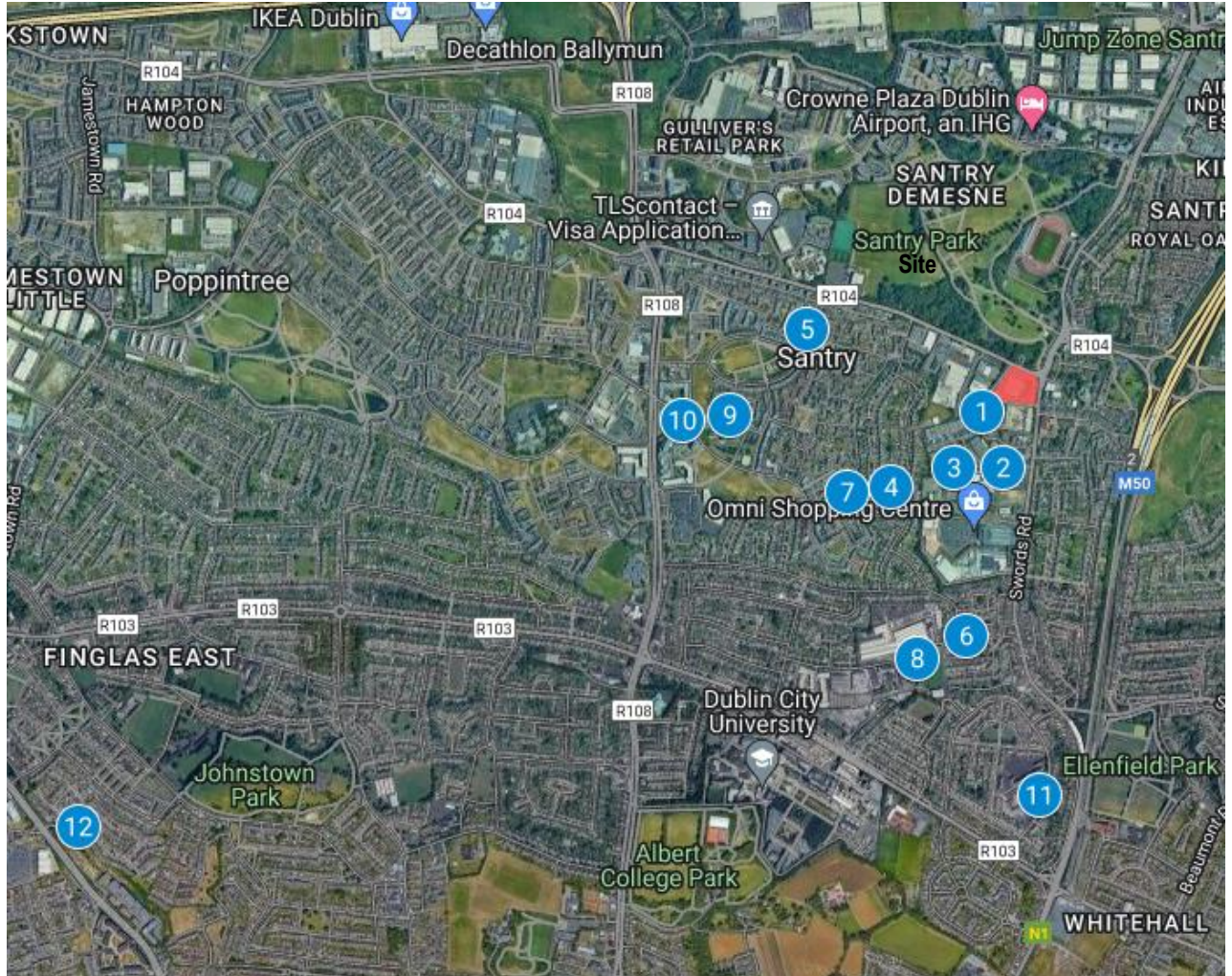
**7.1.4.** It is also deemed relevant that a national hospital, Beaumont Hospital, is located approximately 3km to the east of the development, while other health & wellbeing providers available in the vicinity of the study area include for:

- Sport Surgery Clinic
- The National Parent Council
- Various Opticians
- Alzheimer Society of Ireland
- St. Michaels House Training Centre
- Kosmos Acupuncture

**7.1.5.** Given all the above, it is considered that the study area / the development is well served by existing health and wellbeing practitioners.

## 7.2. Childcare

**7.2.1.** Overall, there were 14 no. existing childcare facilities found in the study area, located within 2km of the development, as illustrated in Figure 6.



**Figure 6 - Childcare Providers.**

**7.2.2.** In order to conduct a childcare demand analysis, each of the childcare facilities found in the study area were contacted directly to establish the number of existing vacancies available. The response of each facility when contacted by the author is detailed under the 'Vacancies' column in Table 8.

**7.2.3.** Capacity for each facility was established using the informing available from Tusla. Tusla act as the dedicated State agency for child protection and family support services in Ireland and are therefore considered to offer the most definitive and accurate source of information on childcare facilities.

Table 9 details the capacity and vacancies of the existing childcare providers found in the study area.

No.	Name	Max. Capacity	Vacancies	Type	Distance from site
1	Little Rainbows Santry	84	42	Full, Part Time & Sessional	210m
2	The Nest Santry	86	3	Full, Part Time & Sessional	650m
3	Sunshine Creche and Montessori	40	1	Full, Part Time & Sessional	650m
4	Happyways Preschool	32	c. 10	Sessional	750m
5	Glór na nGael Náionra	32	c. 2	Full, Part Time & Sessional	850m
6	Pinnocchios Little Treasures	33	At Capacity	Full Day	1km
7	Happyway Creche and Preschool	13	4	Full Day & Part Time	1.1km
8	Cocoon Childcare Santry	94	7	Full, Part Time & Sessional	1.2km
9	Ballymun East Community Centre Ltd Aisling Project	111	No Response	Full, Part Time & Sessional	1.3km
10	Axis Centre	34	No Response	Full Day & Sessional	1.5km
11	Larkhill Playgroup (Boys School)	22	No Response	Sessional	1.6km
12	Glenhill Playgroup	22	No Response	Part Time	5.4 km
-	-	<b>603</b>	<b>102</b>	-	-

**Table 8** - List of Childcare Facilities.

**7.2.4.** As demonstrated above, there are 12 no. existing childcare facilities in the study area which have a combined capacity for 603 no. childcare places. Eight of the twelve childcare facilities identified in the study area were available or willing to comment on their current vacancy rates when contacted by the author. These 8 no. facilities have a combined capacity for 414 no. childcare places and current vacancies available for 69 no. childcare places, as detailed in Table 8.

**7.2.5.** The Childcare Facilities - Guidelines for Planning Authorities (2001) recommend an average of one new childcare facility catering for 20 no. childcare places is constructed for every 75 new dwellings; however, the guidelines also recommend that **the existing geographical distribution of childcare facilities should be taken into account.** As such, it is considered highly relevant to note that a new childcare facility recently opened at Santry Place, immediately to the south of the subject development. This facility is known as Little Rainbows and is located adjacent to the subject development. From a perspective of viability and competition, and with regard to the 2001 Childcare Guidelines, it is therefore considered that the location of this existing facility would make the provision of an additional facility as part of the subject development non representative of proper planning or sustainable development.

**7.2.6.** The Sustainable Urban Housing: Design Standards for New Apartments Guidelines state, with regard to childcare provision, that:

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





The subject development caters for 321 no. dwellings; however, when 1 bed units are discounted (104 no. dwellings), the resulting figure is 217 no. dwellings. Based on the provision of 20 no. childcare places for every 75 no. dwellings the resultant childcare provision recommendation for the subject development is therefore 58 no. childcare places.

**7.2.7.** This SCIA has confirmed that there are 69 no. childcare places available in the study area, which are considered to be capable of adequately serving the expected demand generated by the subject development (58 no. childcare places). It is also considered that given the proximity of the existing Little Rainbows facility to the development, that the provision of an additional childcare facility as part of the subject development would not represent proper planning or sustainable development.

**7.2.8.** Further to the above, it is also noted that another childcare facility was granted permission, in September 2020, as part of the Omni Park SHD application under An Bord Pleanála Ref. ABP-307011-20. This permitted development is located approximately 350 meters to the south of the subject development and includes for a childcare facility with a capacity for c. 86 no. childcare places. Based on the details submitted as part of that application, the permitted development is expected to generate a demand for c. 50 no. childcare places. It is therefore reasonable to conclude that there are an additional 36 no. childcare places available within 350 meters of the subject development. When taken together with the 69 no. confirmed vacancies found in the study area as part of this SCIA this would indicate that there is a total of 105 no. existing and permitted childcare places available in the study area to serve expected demand generated by the development (i.e. 58 no. childcare places).

**7.2.9.** An additional desktop review of the planning history for the area in the vicinity of the proposed development was undertaken using the Fingal County Council online planning search facility. Recent planning permission for permitted childcare facilities within to the northwest of the subject site are noted below:

- **Reg. Ref. F19A/0401 & Reg. Ref. F19A/0419**

Planning permission was granted for a two-stage Master Plan (Reg. Ref F19A/0401 & F19A/0419) for a mixed residential and commercial scheme on an overall site of c.1.5 ha. In a response to Further Information, a childcare facility accommodating 50 no. childcare places was proposed and subsequently permitted for within the development.

- **ABP Reg. Ref 306075 & ABP Reg. Ref. 309416**

Planning permission was granted for a SHD at lands off Northwood Avenue, Santry, Dublin 9, referred to as Blackwood Square. The development consists of 331 no. apartment units and a creche providing 62 no. childcare places in accordance with the permitted amendment application (ABP Reg. Ref. 309416).

**7.2.10.** It is therefore considered that the development is well served by existing and permitted childcare facilities in the vicinity.

**7.2.11.** It is also notable that four of the 12 no. childcare facilities identified in the study area did not respond to, or were unwilling to comment on, requests for information on their existing vacancies. These 4 no. facilities have a combined capacity for 189 no. childcare places, as detailed in Table 9, and it is considered likely that these facilities may also have available childcare places. A reasonable estimate of same can be made using the data available from the 2018 / 2019 Annual Early Years Sector Profile (AEYSP). The AEYSP is jointly prepared by the Department of Children and Youth Affairs & Pobal and presents a national overview of the Early Learning Care (ELC) and School-Age Childcare (SAC) sector. The report provides details of childcare enrolment and vacancies on a county by county basis. The 2018/2019 AEYSP has the most up-to-date data on vacancy rates for childcare facilities<sup>1</sup>.

**7.2.12.** The AEYSP established that in 2018/2019 there were 16,105 children enrolled in the existing childcare services

---

<sup>1</sup> The published 2019/2020 AEYSP – no updated report has been published since 2019.



surveyed across Dublin City with 627 no. vacant places. This equates to a vacancy rate of c. 4%. Previous data available found the vacancy rate in Dublin City to also be c. 4% in 2017/2018. Based upon this information, it is considered reasonable to assess that there is a level of vacancy in existing childcare services of c. 4% in Dublin City. Based on the total capacity of 328 no. childcare places in the 7 no. existing childcare services for which vacancy rates could not be established, this would suggest that c. 13 no. childcare places would be a reasonable estimate of vacancies in these facilities.

**7.2.13.** In addition, there are a number of other existing childcare providers in the locality which are located just outside the limits of the study area. These facilities are detailed in Table 9.

Name	Max. Capacity	Type	Distance from site
Little Harvard Childcare	80	Full, Part Time & Sessional	1.6km
Early Journeys	40	Sessional	1.7km
Our Lady's Nursery	88	Full Day	2km
Adrienne's Preschool	22	Sessional	2.2km
Naionra Scoil an tSeachtar Laoch	40	Sessional	2.3km
Lorcan Montessori	30	Sessional	2.5km

**Table 9** – Additional Childcare Facilities in the Vicinity.

Again, it is considered likely that the facilities listed in Table 9 may have a vacancy rate of c. 4 % based on the best information available.

It should be noted that under the assessment of the previous SHD application (Ref. ABP-310910-21) on the subject site for a proposed development of 350 no. apartments, which did not include a creche, the An Bord Pleanála Inspector stated the following in relation to his assessment of childcare requirements: *“having regard to current trends in population and household size, I consider that the capacity of this facility would be sufficient to cater for the likely combined demand from these developments. In this regard, I do not concur with the planning authority condition and would query the viability of an additional childcare facility immediately adjacent to the existing facility in Phase 1, Santry Place”*.

**7.2.14.** In summary, the development is likely to generate a demand for 58 no. childcare places based on the guidance of the 2001 Childcare Facilities - Guidelines for Planning Authorities and the 2023 Sustainable Urban Housing: Design Standards for New Apartments Guidelines. It is considered that the demand for childcare places generated by the development can be adequately catered for by existing childcare facilities in the study area by virtue of the following:

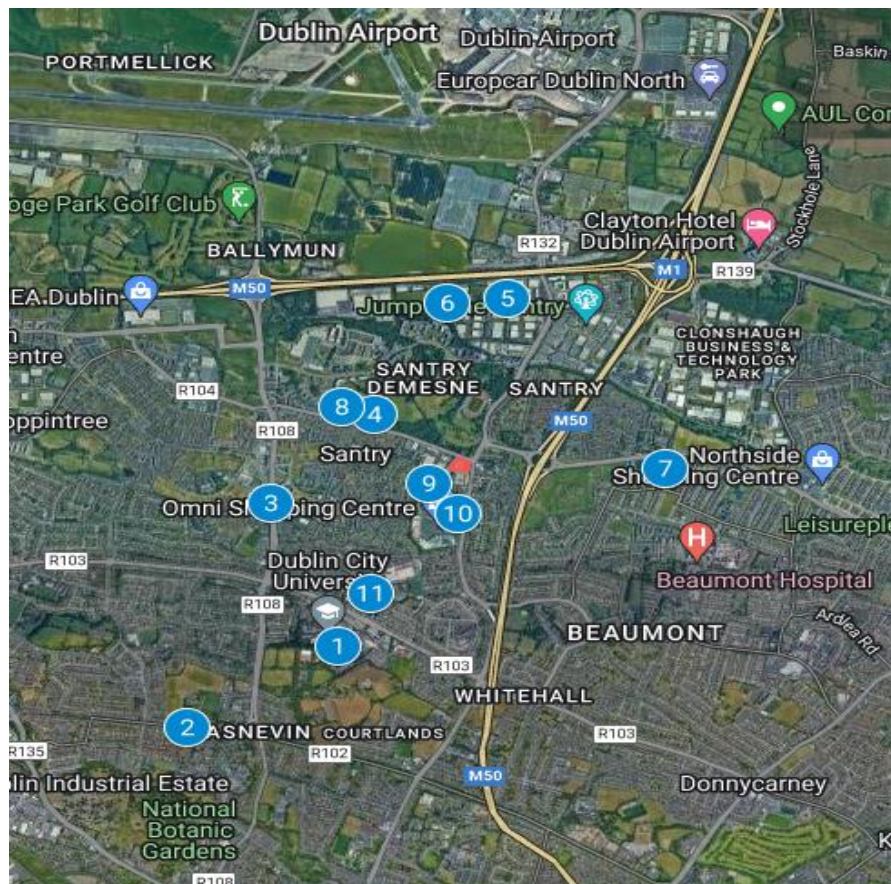
- 65 no. childcare vacancies confirmed in the study area based on direct feedback from existing facilities.
- 36 no. surplus childcare places in the recently permitted childcare facility at Omni Park SHD located c. 350 meters to the south of the development;
- 13 no. estimated childcare places in the study area (within existing facilities which did not respond to requests for information of vacancy rates);
- The proximity of the existing Little Rainbows childcare facility adjacent to the development site and the number of vacancies within same.

### 7.3. Sports and Recreation

**7.3.1.** Recreation and open space represent a vital component of community life, promoting both health and social cohesion. There are a number of public parks and sports facilities in the vicinity of the development, some of which are outside the study area; however, these recreation spaces are considered relevant, given the urban environment and built up nature of the study area, and can be seen as representing noted amenity spaces of significance. Table 10 and Figure 7 detail existing sports and recreation spaces in the vicinity of the development.

No.	Name	Type	Distance from site
1	DCU Sports Complex	Sports Complex	3.3 km
2	Tolka Rovers Sports Complex	Sports Complex	4.0 km
3	Sports and Fitness Ballymun	Gym	2.1 km
4	Trinity College Sports Grounds	Sports Complex	750 m
5	Dublin Indoor Football	Football	1.7 km
6	SportsLink	Sports Centre	2 km
7	Muscle and Mind Fitness	Gym	1.5km
8	Ben Dunne Gym Northwood	Gym	950 m
9	CrossFit Bua Santry	Gym	700 m
10	Bodynamics	Gym	650 m
11	AB Fitness and wellbeing	Fitness Centre	1.5 km

**Table 10** - List of Sports and Recreation Facilities.



**Figure 7** - Sports and Recreation Facilities.

**7.3.2.** Further information regarding the above sports and recreation facilities can be found below.



### **Santry Demesne Park**

Santry Demesne opened as a regional park in 2004 and is located approximately 200m walking distance from the development. The park includes a 72 acre park and a 15 acre linear park on the banks of the Santry river. The park also contains a children's' playground, a community garden, and an extensive network of pathways.

### **Morton Stadium**

Also known as the National Athletics Stadium or Santry Stadium, Morton Stadium is an athletics stadium which is central to the provision of athletics competitions for all ages in Dublin. The stadium is approximately 500m walking distance from the development.

### **Larkhill Karate Club**

The Larkhill Karate Club is located in the Santry Hall Industrial Estate, approximately 550m walking distance from the development. The facility provides for a fully equipped karate training facility for all age groups.

### **Trinity College Sports Grounds**

Trinity College Dublin's primary outdoor sports facilities are located on Santry Avenue, approximately 750m walking distance from the development. The grounds contain state of the art facilities include showers, changing facilities, function room, and free car parking.

### **Coultry Park**

Coultry Park is a neighbourhood park of 3.2 hectares which opened in 2007. The park is located approximately 1.2km walking distance from the development. The park includes a playground, football pitch, multi-use games area/5-a-side pitch, an all-weather basketball court, a bandstand and performance area.

### **Trinity Astroturf Pitches**

Trinity Comprehensive's astroturf pitches are located to the rear of the school buildings, approximately 1.6km walking distance from the development. The pitches are mainly used by local football clubs for training purposes in the evenings.

### **St. Kevin' s Boys AFC**

St. Kevin's Boys Football Club is located on the Shanowen Road, approximately 1.7km walking distance from the development. The club includes both indoor and outdoor all weather surfaces for training along with the grassed playing pitches. The club is renowned for its youth facilities and recently entered into a player development partnership with Bohemians Football Club.

### **Coolock Lane Park**

Coolock Lane Park is located approximately 1.7km to the north-east of the development. The park provides for playing fields and walkways which can be enjoyed by the surrounding community.

### **Ellenfield Park**



Ellenfield Park is located approximately 1.9km to the south-east of the development. The park provides for playing fields, children's play facilities, walking and cycling routes.

#### **Whitehall Colmcille GAA Club**

Whitehall Colmcille is located on Collin's Avenue, Whitehall, approximately 2km to the south-east of the development. The Club has one playing pitch located on the club grounds.

#### **Dublin City University**

DCU is located approximately 2.2km to the south-west of the development. The college campus provides for a number of open space areas such as playing fields and landscaped walkways throughout the campus.

#### **Setanta GAA Club**

Setanta GAA club is located on Ballymun Road, approximately 2.2km to the south-west of the development. The Club has one playing pitch located on the club grounds.

#### **St. Kevin's Boys All Weather Pitches**

St. Kevin's Boys Football Club is located on the Shanowen Road, approximately 1.7km walking distance from the development. The club includes both indoor and outdoor all weather surfaces for training along with the grassed playing pitches. The club is renowned for its youth facilities and recently entered into a player development partnership with Bohemians Football Club.

#### **Glasnevin Basketball Club**

Glasnevin Basketball Club is a Senior Mens basketball club for all age groups which is based in St Aidan's secondary school, Collins Avenue, approximately 2.6km walking distance from the development.

#### **Home Farm Football Club**

Home Farm is football club based in Whitehall, approximately 2.8km walking distance to the south of the development. The club caters for both boys and girls teams.

#### **Albert College Park**

Albert College Park is a 15 hectare park located approximately 2.8km to the south-east of the development. The park includes for walkways, playing pitches for soccer and GAA, playground, boules court, and Tennis Ireland National Centre.

#### **Courtlands Park**

Courtlands Park is located approximately 3km to the south of the development. The park contains 2 no. tennis pitches, a basketball court and a football pitch, all of which are hard surfaces.

- 7.3.3.** The above list of sports and recreation facilities is non exhaustive; however, it is clear that the development will be well served by public open space and sports facilities. It is also considered relevant to note that the development site is not currently occupied by open space and/or recreational facilities and therefore the development will not result in the loss or reduction of any open space of existing recreational facilities.

#### **7.4. Other Community Uses**

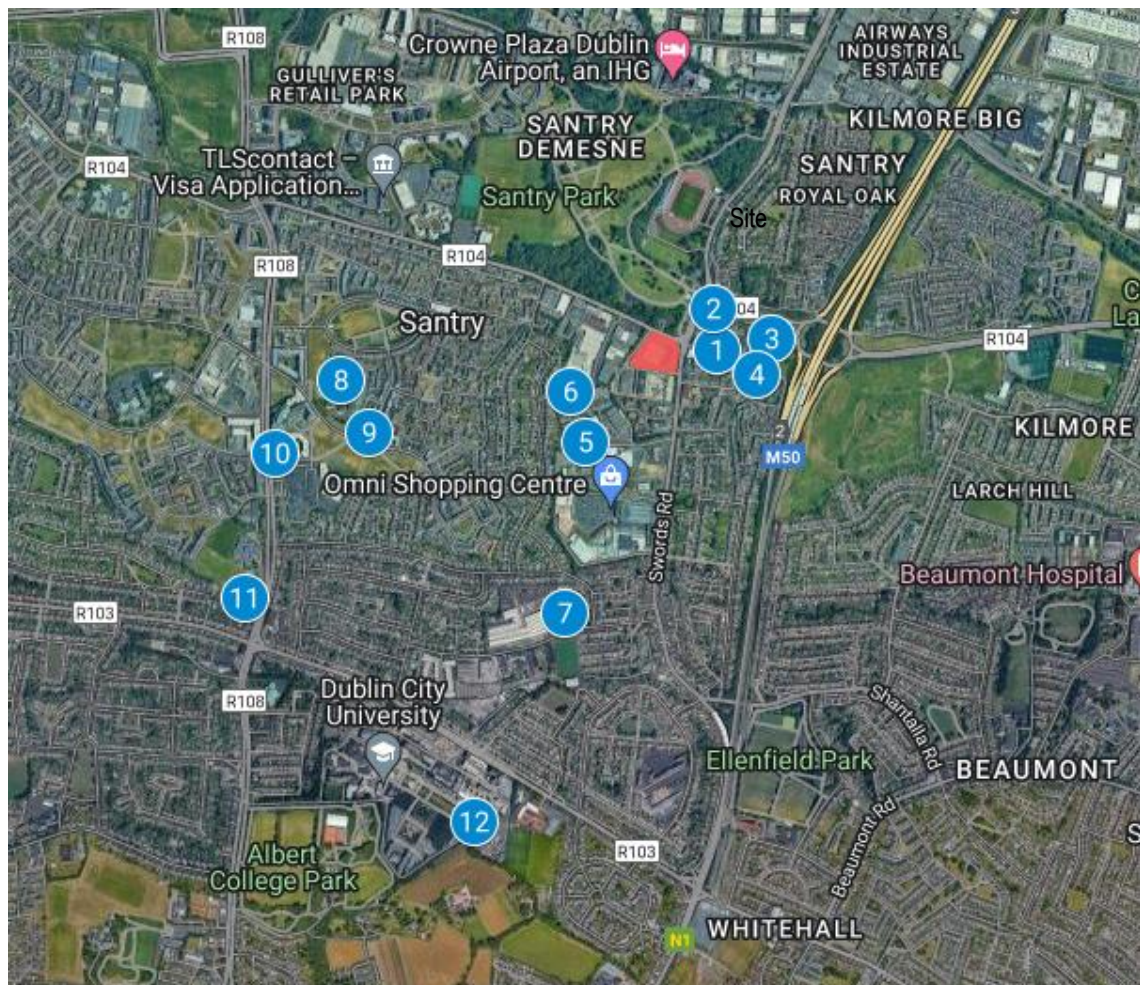
- 7.4.1.** This section of the SCIA identifies the remaining facilities in the study area considered of relevance; namely,



religious facilities, community halls / meeting rooms, libraries & emergency services. These facilities are detailed in Table 11 and Figure 8.

No.	Facility	Distance from site
1	St. Pappan's Church of Ireland	140m
2	Santry Community Resource Centre	270m
3	Chapel of Blessed Margaret Ball	450m
4	Dublin Christian Life Church	450m
5	The Ireland Pentecostal Assembly	650m
6	Greenfield Park Community Club	750m
7	Santa Garda Station	1.2km
8	Ballymun East Community Centre	1.3km
9	Church of the Virgin Mary	1.3km
10	Ballymun Garda Station	1.7km
11	Ballymun Library	2.1km
12	DCU Library	2.4km

**Table 11** - List of Other Community Uses.



**Figure 8** - Other Community Uses.

**7.4.2.** Based on the forgoing it is considered that the development is well served by religious facilities, meeting halls and community services.

## 7.5. Retail Provision

**7.5.1.** The Omni Shopping Centre is located approximately 650m to the south of the development. The Omni facility accommodates approximately 103 no. retail units (c. 45,000 sq.m total), ranging from 3 no. large supermarkets/department stores (Lidl, Tesco and M&S at the 1000 sq.m to 2000 sq.m range) to a wide range of smaller units, and contains over half of all of the retail units in Santry. The following mix of retail uses are located in the Omni Shopping Centre

Pharmacies	Bank	Drive Thru Restaurant
Hair Salon	Dry Cleaners	Hardware Store
Books Shop Bakery/ Deli	Opticians	Supermarkets
Coffee Shop	Flower Shop	Games Shop
Ticketmaster	Clothes Shops	Home Department Store
Phone Shop	Pet Store	Post Office
Barbers	Jewellers	Bookmakers
Coffee Shop	Hardware Store	Car service and Tyre
Petrol Station	Car Wash	

**Table 12** - Omni Shipping Centre Retail Uses.

**7.5.2.** In addition to the above, the following mix of retail are noted in the study area.

Post Office	Café/ Restaurant	Print services
Delicatessen	Bank	Fast food take-aways
Estate Agents	Credit Union	Tailors
Flower shop	Bookmakers	Clothes shops
Newsagent	Barber shop	Electrical and appliances shop
Supermarket	Hair/ Beauty Salon	Furniture shop
Public House	Dry Cleaners/ Laundrette	Hardware store
Pharmacy	Car repair garage	Games shop
Off-License	Bike shop	

**Table 13** - Retail uses in the study area.

**7.5.3.** Based on the forgoing it is considered that the development will be well served by existing retail provision. In addition to same, the development includes for 4 no. retail / commercial uses which are put forward in compliance with the Z3 (Neighbourhood Centres) zoning of the development site. These proposed uses are considered to be complementary to the existing range of retail provision in the area and will not detract from existing retail facilities. The proposed retail / commercial uses included for as part of the development will form a focal point for the new neighbourhood, catering for a limited range of services to the local population within 5 minutes walking distance, as envisaged by the vision for Z3 lands noted in the CDP.

## 8.0. Proposed Facilities

**8.1.** Thus far, the SCIA has assessed the existing social & community infrastructure available to the serve future residents of the development and it is considered that the SCIA has demonstrated that the development will

be well served by existing social & community infrastructure in the study area.

- 8.2. Notwithstanding same, cognisance has been paid to the scale of development put forward and due consideration given to the Z3 zoning attached to the development site. As such, the development includes for non-residential uses to further ensure that the residential elements of the development will be appropriately supported by, and delivered in tandem with, social & community infrastructure. The non-residential elements of the development include for: 3 no. retail / commercial uses, a medical suite / GP Practice unit, a community use unit, and a residential amenity support unit. These proposed uses are discussed below.

### **Commercial / Retail Use**

- 8.3. The development includes 3 no. commercial / retail uses located on the ground floors of Blocks A and B. These commercial / retail uses have been strategically located, fronting on to both Santry Avenue and Swords Road, to cater for active frontage and bring a new vibrancy to a highly visible corner location in this urban community. The proposed commercial / retail uses are also put forward in recognition of the Z3 (Neighbourhood Centres) zoning attached to the site. In accordance with the vision for Z3 lands, these uses will create a new focal point in the neighbourhood by providing a range of local / neighbourhood / convenience type services to serve the local needs of both the existing and future local population. It is also considered that these commercial / retail units compliment larger existing commercial / retail facilities in the area, particularly the Aldi supermarket to the west and the Omni Shopping Centre to the south, rather than detracting from / competing with same.
- 8.4. It is submitted that the provision of 3 no. commercial / retail units at ground floor level, forming a strong ground floor frontage, directly addressing the adjoining streetscapes, and adjacent to an existing large urban park (Santry Demesne Park), will provide for an attractive new range of facilities to serve local needs in compliance with the zoning objective attached to the site.

### **Community Use**

- 8.5. In accordance with the Z3 zoning attached to the site, the development provides for a dedicated community use unit on the ground floor of Blocks C, D, E & F, addressing Santry Avenue, of c. 1,475 sq.m. The rationale for this proposed community hubs is to provide for new community space available to both future and existing residents of the Santry area. It is considered that this community hub, dependant on the tenant, will provide the opportunity to implement a range of programmes and services to benefit the community, such as community drop ins, community breakfast clubs, and other supportive groups. It is envisaged that the community hub will enable new and established communities in Dublin 9 to engage with each other, fostering a sense of community and increasing the social interaction.
- 8.6. These facilities have been designed as a welcoming space, with large windows maximising light and amenity use. It is considered that these facilities have the potential to cater for a number of functions and will offer a focal point within the scheme. The location of the community hubs fronting onto Santry Avenue and adjoining commercial and resident support/amenity space will ensure that there will be a consistent level of activity in this part of the development.
- 8.7. The provision of this community unit is put forward in recognition of the Z3 zoning on the site, the nature and scale of the overall proposed development, plus the changing nature of the environs in recent times due to on-going and permitted development in the immediate vicinity. It is considered that the community unit will aid in the creation of a sense of community with the overall scheme, tying individual neighbours together and forming an important meeting point within the scheme. It is envisaged that the management of this facility will be operated by a specified management company, who may liaise with Dublin City Council and / or the Dublin City Local Community Development Committee in terms of what services the unit caters for.

### **Medical Suite / GP Practice Unit**





- 8.8. On the ground floor of Block B, it is proposed to accommodate a medical suite / GP use in Unit E. Under the Z3 “Neighbourhood Centres” land use zoning objective attached to the site, “medical and related consultants” is a permissible use in accordance with the CDP.
- 8.9. We note from the assessment of the previous SHD application (Ref. ABP-310910-21) that the Planning Authority stated that in terms of the ground floor uses that a condition should require retail / medical use of such units. The Planning Authority also noted that many observations referred to the lack of GP services in the area. We also note that in their recommendation to grant permission, the Planning Authority suggested that commercial unit E shall be provided as a medical suite/GP practice unit.
- 8.10. In addition, in his assessment of the application, the An Bord Pleanála Inspector concurred with the Planning Authority and stated the following: *“In respect of the commercial units proposed on the site, I note that condition no. 4 recommended by the Chief Executive identifies uses for the commercial units, including the use of Unit E as a medical suite / GP practice. I consider this condition to be reasonable and appropriate having regard to the objectives for the Z3 zone. Such condition would also satisfactorily address observer’s concerns regarding the lack of healthcare facilities in the area. In the event that the prescribed uses proved unviable, it would be open to the landowner to demonstrate same and seek a change of use at a later date. I consider that the condition should allow some flexibility with regard to which specific unit is used for medical / GP surgery use”.*
- 8.11. Based upon all of the foregoing, the current proposal provides for a medical suite/GP practice unit in unit E on the ground floor of Block B, occupying a space of c. 130.4 sq.m.

### **Residential Amenity Use**

- 8.12. In addition to the above commercial / retail and community uses, the development includes for a one storey residential amenity use unit (166.1sq.m) located between Blocks A & D which fronts onto Santry Avenue. It is considered that the proposed residential amenity use unit will be capable of supporting a range of services while also providing for recreation space to future residents of the development, helping to create a sense of community between residents of the proposed apartment blocks. The residential amenity use unit also provides for a focused entrance point to this new development on Santry Avenue, aiding the creation of a sense of place and identity for the development.
- 8.13. The proposed residential amenity use unit has been designed to provide recreation and relaxation amenity spaces to its residents close to home. Communal amenity facilities that can be accommodated in the residential amenity unit will be up to the eventual operator as to the function of the space; however, the design of this unit allows flexibility to facilitate numerous uses. Common amenity uses include:
- Gym
  - TV Room
  - Co-Working Desks
  - Conference Facilities
  - Cinema Room
  - Library Area / Quiet Zone
  - Dining / Entertainment Area
- 8.14. Within the stand alone residential amenity unit, flexible residential amenities are catered for, such as a resident’s lounge for recreation and co-working which could include work booths for individual work or two to four person meetings. The use of the co-working facilities will be managed by the Management Company. Residents can use the space to meet up and socialise or it could be used for many activities including presentations, workshops or classes. The Management Company will be responsible for managing the leasing or booking of these spaces.



- 8.15.** The dedicated residential amenity unit fronts onto the new public realm at Santry Avenue, adjacent to the proposed commercial unit / café at ground floor of Block D and the commercial unit at ground floor of Block A. To the west, on the ground floor of Block E is the proposed community use unit, so the location of all of these units alongside each other and fronting onto the street will create a vibrancy along the new street front and provide residents with essential amenity space. The community unit and café, as well as the commercial units will create a homely and welcoming atmosphere within the development.

### **Open Spaces**

- 8.16.** In addition to above non-residential elements of the development, it is also considered relevant to the SCIA to note that the development provides for an ample provision of public and communal open space, which are put forward at a quantum which exceed the standards required in the CDP and the 2023 Sustainable Urban Housing: Design Standards for New Apartments Guidelines.
- 8.17.** Public open space for the development is provided for in linear form, centrally located, between Blocks C, D, E, & F, and equates to c. 1,915 sq.m representing c. 12% of the site area. The existing CDP states, in Section 16.3.4, that meaningful public open space is required for development proposals on all zoned lands and, with regard to Z3 lands, sets a requirement for 10% of the site area to be reserved for public open space. The development caters for c. 12% of the development site to be allocated as public open space and is therefore in compliance with the requirements of the CDP.
- 8.18.** The proposed public open space has been strategically designed and located to align with the permitted public open space provision within the adjoining Santry Place development to the immediate south, allowing for visual integration between proposed and permitted developments and maximising meaningful, usable space.
- 8.19.** In addition (and separate) to the proposed public open space provision, the development also caters for a generous provision of communal open space. Communal open space is catered for as follows:
- At ground floor, between Blocks A-B & C-D - c. 1,316sq.m:
  - At ground floor, between Blocks E- F, & G - c. 556sq.m:
  - In the form of roof gardens located on:
    - Block A (c.154.7 sq.m)
    - Block C (c. 418.6 sq.m)
    - Block F (c. 436.1 sq.m)
    - on the proposed residential amenity use unit (c. 104.6 sq.m).

Therefore, in totality, the proposed communal open space provision for the development equates to c. 2,986.1m<sup>2</sup>.

- 8.20.** The 2023 Sustainable Urban Housing: Design Standards for New Apartments Guidelines set the following standards for the provision of communal open space:
- 5 sq.m for 1 bed dwellings;
  - 6 sq.m for 2 bed / 3 person dwellings;
  - sq.m for 2 bed / 4 person dwellings;
  - sq.m for 3 bed dwellings.

Based on these standards and the proposed dwelling mix, the development would have a requirement for the provision of c. 2,071sq.m of communal open space. The development caters for 2,986sq.m of communal open space, which is in excess of the 2,071sq.m required.

The differentiation between public and communal open spaces is detailed on the submitted architectural site layout plan, as is the quantum of these spaces – please refer to same.



- 8.21.** Based on all the foregoing, it is considered that the proposed development caters for an appropriate range and variety of social & community infrastructure, in addition to the existing facilities detailed in this SCIA, which ensures that both future residents of the development and existing residents in the Santry area are adequately supported. It is considered that the development puts forward a high quality design, forming an attractive new neighbourhood on an underutilised brownfield site, and represents proper planning and sustainable development of the area.



## 9.0. Conclusions

- 9.1. Taking all of the foregoing into consideration, it is respectfully submitted that the SCIA has demonstrated that the study area is well served by existing social & community infrastructure, and that the future population of the development will be readily supported by same, as summarised below.
- 9.2. The SCIA has demonstrated that there are sufficient childcare facilities, within the study area to cater for the expected childcare needs generated by the development.
- 9.3. The SCIA has also demonstrated that the extra demand created by the development for primary and post-primary educational facilities will be relatively low in relation to current levels of local provision, and it is submitted that the likely demand for additional school spaces arising from the development will not create undue strain on existing school facilities in the area.
- 9.4. The SCIA has demonstrated that the study area is well served by existing health & wellbeing providers, third level education facilities, sports & recreation facilities, and other community facilities which adequately cater for the existing residential population and proposed increase that will arise from this development.
- 9.5. In addition to existing facilities, the development includes for an appropriate provision of social & community related uses which ensure that future residents of the development enjoy a high quality of life, and that variety and amenity for existing residents in the Santry area is greatly improved upon.
- 9.6. It is considered the development represents proper planning sustainable development of an underutilised site located in the existing urban environs of Dublin city. The development complies with the land use zoning objective attached to the site and supports national, regional, and local planning policy, and therefore ought to be granted permission.

