

**Social and Community (including Cultural)  
Infrastructure Audit / Assessment**

*In respect of*

**St. Vincent's Hospital Fairview Redevelopment  
LRD Planning Application**

*at*

**St. Vincent's Hospital, Richmond Road and  
Convent Avenue, Fairview, Dublin 3**

*Prepared for*

**St. Vincent's Hospital Fairview**

*Prepared by*

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## 1.0 INTRODUCTION

On behalf of the applicant, St. Vincent's Hospital Fairview, this Social and Community (including Cultural) Infrastructure Audit / Assessment (hereinafter referred to as an SCIAA) has been completed for the Large-scale Residential Development planning application for a proposed redevelopment at St. Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3. The application site includes an area of the public road / footpaths (extending for approximately 0.8km) to facilitate service connections via Griffith Court, Philipsburgh Avenue and Griffith Avenue, part of the open space within Grace Park Wood to facilitate a pedestrian / cycle connection, and part of Richmond Road to facilitate service connections and associated upgrades.

This report provides a detailed review of the planning policy context as it relates to social and community infrastructure in the context of the proposed development at St. Vincent's Hospital, Fairview. This report provides a contextual overview of the area surrounding the site, a review of the social and community infrastructure within its catchment, identifies possible future needs in the area and demonstrates how this analysis has informed the community facilities proposed within the subject application.

This report is submitted in accordance with the requirements of Policy QHSN48 / Section 15.8.2 of the Dublin City Development Plan 2022-2028 which states 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."* The proposed development provides a new hospital facility on the lands, and in addition to other supporting uses, also includes a total of 811 no. residential units, including 494 no. standard designed apartments and 317 no. Build to Rent apartments, to help fund this project, and therefore the number of residential units proposed exceeds 50 no. units, and accordingly a community and social audit is required to accompany the planning application.

This report is also submitted in response to Item 2(d) of the DCC LRD Opinion which relates to Objective CU025 of the Development Plan and states that *"The Social and Community Infrastructure Audit/Assessment should include the total site in measurements. The childcare facility should not contribute to the overall provision. More weight should be given to the overall proposals within the site including the refurbishment of existing buildings and the provision of a new hospital facility that would on balance provide a wider planning gain across the site towards meeting CU025."*

Social and community (including cultural) infrastructure, in this instance, is categorised and recorded as follows:

- Childcare and Education;
- Health Facilities;
- Sports & Recreation; and
- Other relevant Retail, Community and Cultural Facilities.

The report is structured as follows:

- Subject Development
- Demographic Profile
- Policy Review
- Facility Audit
- Assessment of Needs
- Conclusion

Based on the audit and analysis undertaken, this SCIAA seeks to demonstrate how the community and social infrastructure proposed within the subject application satisfies the needs arising from the development.

The primary aspect of the proposed development is the delivery of a new hospital providing mental health services on the subject lands. The hospital site area is c. 2.67 ha and comprises the new hospital, providing mental health services, the facilities management building, and the reuse of Richmond House (RPS Ref.: 8788), Brooklawn (RPS Ref.: 8789), the Laundry Building, the Rose Cottage, and the Gate Lodge, for hospital related uses, with the proposed hospital uses having a total GFA of c. 8,411 sqm. Thus, the proposals will provide for a new and much-needed state-of-the-art hospital, providing mental health services for acute patients on the existing Fairview campus, including potential room for future expansion within the secure campus site.

In addition, as part of the residential proposals for the lands, the social and community infrastructure proposed within the application includes public open space, and publicly accessible community and social facilities in Block K, including a community hall (243 sq.m), a community library (163 sq.m), a childcare facility (730 sq.m), co-working space (817 sq.m), a café (160 sq.m) and a gym (1,459 sq.m). A retail unit is also proposed in Block A and a café in Block F.

In respect to the proposed childcare facility, which has a GFA of 730 sq.m and which STW Architects have indicated is design to cater for approximately 77 no. childcare spaces (potentially more depending on the end users operational requirements), the facility has been designed to provide enough spaces to cater for the future demand arising from the proposed development, having regard to the relevant planning policy guidelines, and based on the quantum of 2 and 3 bed units proposed within the application, whilst having regard to existing provision in the wider area. As set out in this report, the proposed facility is considered appropriate to meet the demand which may arise from the proposed development.

## **2.0 SUBJECT LANDS AND PROPOSED DEVELOPMENT**

### **2.1 Study area**

The net application site extends to c. 8.71 ha, including 2.67 ha for the new hospital providing mental health services and 6.047 ha for residential development and associated public open space and ancillary uses.

The site contains protected structures under RPS Ref.: 2032 (St. Vincent's Hospital old house/convent, including plastered extension to the west, including entrance porch to convent. Two-storey over garden level brick building (with granite steps and entrance door surround) on south front. Four-storey pedimented brick pavilion, with stone trimmings, to the west (including granite balustrading at parapet level). Railings in front of convent building on north side), RPS Ref.: 8788 (Richmond House including former chapel and courtyard with outbuildings) and RPS Ref.: 8789 (Brooklawn, a 'House', including red brick wall and two gate piers). The application site includes an area of the public road / footpaths (extending for approximately 0.8km) to facilitate service connections via Griffith Court, Philipsburgh Avenue and Griffith Avenue, part of the open space within Grace Park Wood to facilitate a pedestrian / cycle connection, and part of Richmond Road to facilitate service connections and associated upgrades.

The site is bound by the Grace Park Wood residential development to the northwest; Griffith Court, the 'Fairview Community Unit' nursing home, Fairview Day Centre, Gheel Autism Services and a graveyard to the north; the An Post Fairview Delivery Service Unit on Lomond Avenue and properties on Inverness Road, Foyle Road and Richmond Avenue to the east; existing residential and commercial properties on Richmond Road and Convent Avenue to the

south and Charthouse Business Centre, Dublin Port Stadium / Stella Maris FC, and Ierne Sports and Social Club to the west of the site.

The surrounding context of the site primarily consists of residential and recreational uses, along with commercial and community uses. The Inner Suburban location which the subject site is located within benefits from an established and significant range of social infrastructure, including civic, cultural, community, and recreational facilities, in addition to services and supports ranging from healthcare to religious centres and places of worship. The provision of additional residential population in the area will support these existing facilities, and as demonstrated in this report, will not put undue pressure on existing infrastructure.

**Figure 2.1: Aerial photograph indicating net application site area (approximate outline of applicant's landownership in red- see STW's site location map and site layout plan for the full extent of the red line)**



Source: Google Earth

### 2.1.1 Accessibility

The subject site is located approximately 550m from the District Centre of Fairview and c. 1km from the District Centre of Drumcondra, as identified in Figure 5.1 of the Development Plan<sup>1</sup> relating to neighbourhoods. Both areas are well served by local amenities and services which are accessible to the subject site.

The application site is in an 'Inner Suburban' and accessible location. The site is also located c. 300m from the Royal Canal at Ballybough Luke Kelly Bridge, which is located just outside of the City Centre as outlined in Figure 2.1- Core Strategy map of the Development Plan<sup>2</sup>. The site is located c. 2km from Connolly Station. The site is therefore considered to be within

<sup>1</sup> Figure 5.1: A City of Neighbourhoods, Quality Housing and Sustainable Neighbourhoods | Chapter 5, Page 140 Dublin City Development Plan 2022-2028

<sup>2</sup> Figure 2.1: Core Strategy Map, Core Strategy | Chapter 2, Page 40 Dublin City Development Plan 2022-2028

reasonable walking and cycling distance of the city centre and therefore suitable for the scale and density of development.

As outlined in the Figure 2.2 and 2.3 below, the site is within reasonable walking distance of high quality public transport. The site is within c. 4 minutes walking distance to the bus stop on Philipsburgh Avenue (350m) via the proposed connection through Griffith Court to the north and c. 6 minutes walking distance to the Fairview Strand bus stop to the east (550m) via the main entrance from Richmond Road. The bus stops at Fairview Strand and Philipsburgh Avenue are served by Bus Route No. 123 (every 10 mins).

The site is within reasonable walking distance (details included below) of high quality public transport, including existing Drumcondra Road QBC and BusConnects Radial Core Bus Corridor 'H-Spine' at Annesley Bridge Road. The Drumcondra Road QBC is proposed as BusConnects Radial Core Bus Corridor 'A Spine' and due to be launched later in 2023. The site is also located near two proposed Core Bus Corridors including CBC1 - Clongriffin to Marino (submitted to An Bord Pleanála under Ref.: HA29N.313182) and CBC2 - Swords to City Centre (not yet submitted to An Bord Pleanála for approval).

The subject site is within a 7 minute walking distance of Drumcondra Road QBC which is situated c. 560m to the west via the proposed connection through Grace Park Wood. The bus stops on Drumcondra Road Lower, which are within c. 650 metres / c. 8 minutes walking distance from the subject site, include the following bus routes (peak frequencies in brackets):

- Nos. 1 (every 10 mins), 11 (every 15 mins), 13 (every 10 mins), 16 (every 10-12 mins), 41 (every 20 mins) and 44 (every 60 mins).

The proposed Bus Connects 'A Spine' indicates a frequency of between 3-4 minutes between buses during peak hours. It is c. 850m walking distance to the bus stops on Drumcondra Road via Richmond Road.

The site is also within c. 10 minutes walking distance (c. 850m) to the BusConnects Radial Core Bus Corridor 'H-Spine' and bus stops at Annesley Bridge and Fairview (Marino Mart) via the main entrance from Richmond Road. These bus stops are served by Bus Route No's 14 (every 10-12 mins), 15 (every 10 mins), 27 (every 10 mins), 27A (every 35 mins), 27B (every 15 mins), 42 (every 20 mins), 43 (every 15 mins), 130 (every 10 mins), Bus Connects H1 (every 15 mins), H2 (every 30 mins) and H3 (every 30 mins).

In addition, the site is located within 1.6km (20 minute walking distance / 6 minute cycle) of Drumcondra Rail Station and within 1.7km (22 minutes walking distance / 7 minute cycle) of Clontarf DART Station.

Having regard to the above, the subject site can be considered to fall within a 'public transport corridor', which is identified as one of the key locations in the City for increased heights and densities in Appendix 3 of the Development Plan. The public transport accessibility and Inner Suburban location of the site is also reflected in the site's location within Car Parking Zone 2 as identified on Map J of the Development Plan. The accompanying Public Transport Capacity Study prepared by OCSC provides details of the number and frequency of existing bus routes serving the area and demonstrates the capacity of the existing public transport services to cater for the additional demand arising from the proposed development.

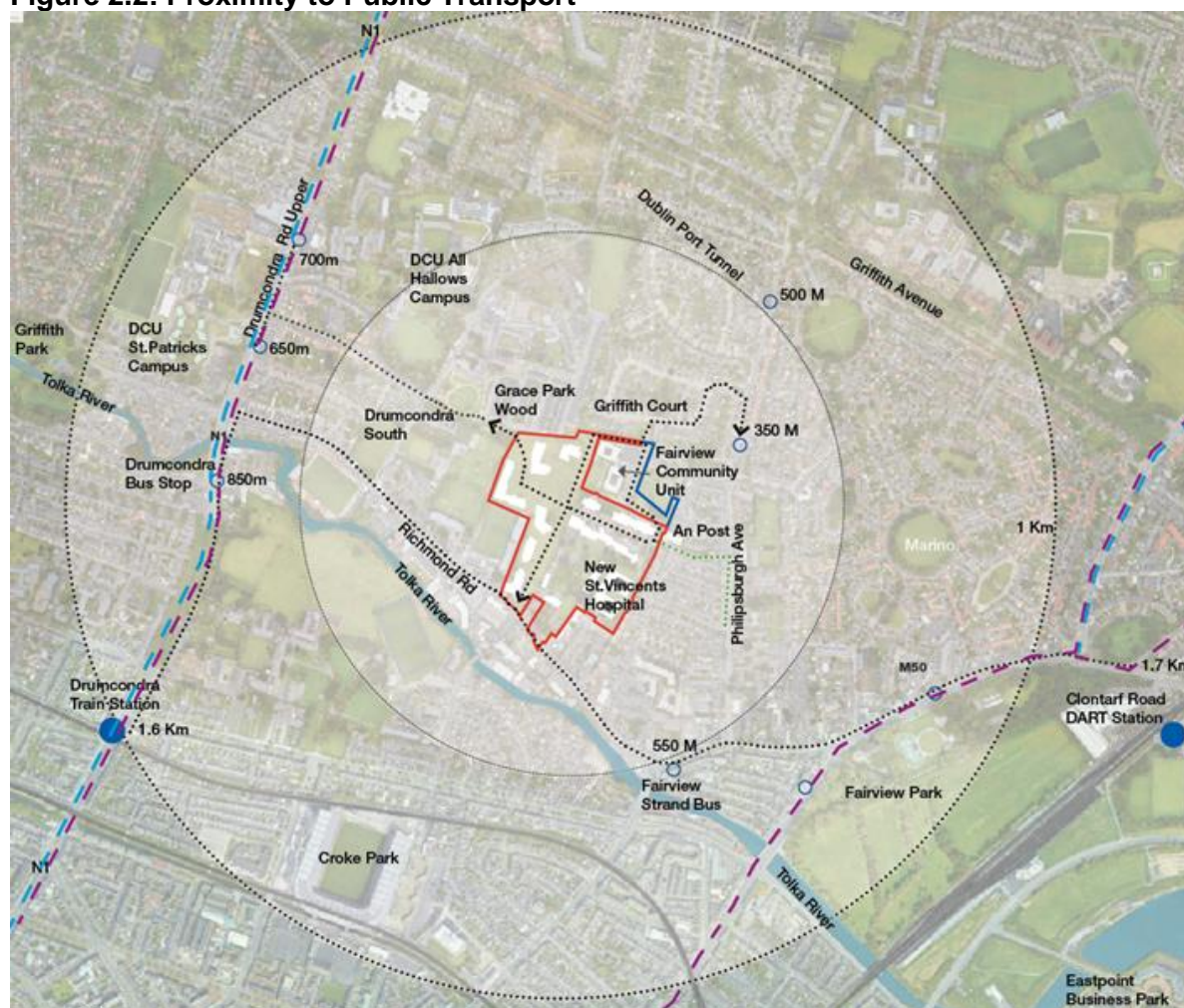
As indicated in the figures below, the application also makes provision internally within the site for a potential future connection to Lomond Avenue / Inverness Road, i.e. through provision of a pedestrian / cycle path up to the application site boundary, with the potential future connection point identified on the site boundary by the relocated gate piers. This connection will be subject to delivery by others in the future, as these adjacent lands are in third party

ownership, and it was not possible to reach agreement with the adjacent landowner to include these lands within the red line application site boundary.

As addressed in greater detail in Section 6 of the Planning Report and Statement of Consistency, the various connections in the application via the linkages to Richmond Road, Grace Park Wood and Griffith Court, to be delivered through the development of the St. Vincent's Hospital Fairview lands, ensures that the site is highly accessible to a range of public transport services, amenities and employment areas, within 500m to 1.5km of the application site, whilst also delivering improved permeability and connectivity within the area in accordance with the 15 minute concept. As noted above, the Grace Park Wood and Griffith Court connections will facilitate future residents and employees on the subject lands to walk to a range of frequent bus services on Phillipsburg Avenue and Drumcondra Road.

The applicant acknowledges that a Lomond Avenue connection would be another positive connection if facilitated at a future date, and therefore the scheme makes provision for such a future connection in the application drawings, and it could be delivered if the adjacent An Post Fairview Delivery Service Unit come forward for redevelopment, noting the site is zoned objective Z1- Residential.

**Figure 2.2: Proximity to Public Transport**



Source: STW Architectural Design Statement (Note: The red line indicates the approximate outline of the land within the ownership of the applicant, please refer to STW's Site Location Map and Site Layout Plan for the full extent of the proposed development).

**Figure 2.3: Connectivity to Public Transport**

Source: OCSC Traffic Impact Assessment

## 2.2 Proposed Development

A **ten year planning permission** is sought for the proposed development which can be summarised as follows (see public notices for the detailed description of the project):

- Provision of a new part two and part three storey hospital building, providing mental health services, accommodating 73 no. beds, associated facilities, a single storey facilities management building, plant rooms and service areas, associated car and cycle parking, access roads, and open space, all on a proposed hospital site of c. 2.67 ha.
- Refurbishment and repurposing of existing buildings on site including Brooklawn (RPS Ref.: 8789), Richmond House, including chapel and outbuildings (RPS Ref.: 8788), the Laundry building and Rose Cottage for ancillary uses associated with the new hospital. The existing gate lodge building will remain in residential use and used by visiting members of staff to the new hospital.
- Change of use, refurbishment, alterations and extensions, to the existing hospital building (part protected structure under RPS Ref.: 2032), to provide residential amenity areas, a gym, a café, co-working space, a library, a childcare facility, and a community hall (referred to as Block K).
- The proposal includes the demolition of existing structures on site with a GFA of 5,872 sq.m, including the (1) westernmost range of the hospital building, which includes St. Teresa's and the Freeman Wing, (2) extensions to the south and north of the main hospital building, including the conservatory extension, toilet block extension, an external corridor,

toilet core, lift core, and stair core (which are all part of / within the curtilage of RPS Ref.: 2032), (3) hospital buildings and outbuildings located to the north of the existing main hospital building, (4) St. Joseph's Adolescent School located in the southeast of the site, (5) Crannog Day Hospital located in the southwest of the site, and (6) extensions to the Old Laundry Building and Rose Cottage.

- Provision of 9 no. residential buildings (Blocks A, B, C, D-E, F, G, H, J, and L) providing a total of 811 no. residential units, including 494 no. standard designed apartments (in Blocks A, B, C, G, H, J, and L) and 317 no. Build to Rent apartments (in Blocks D-E and F). Residential amenities and facilities are proposed in Block C, D-E, J and K. A retail unit is proposed in Block A and a café in Block F. Block J is proposed as an extension of the existing hospital buildings (protected structure RPS Ref.: 2032- referred to as Block K).
- The building heights of the proposed residential blocks range from part 2 to part 13 storeys. A proposed basement / lower ground level, containing car and cycle parking and plant areas, is located below and accessed via Blocks C, D-E and F.
- Access to the new hospital and associated grounds is provided from Richmond Road and Convent Avenue, with separate internal access points. A separate vehicular access to the residential development is provided from Richmond Road. The development includes a proposed pedestrian / cycle connection to Griffith Court, requiring alterations to the service yard of the Fairview Community Unit, pedestrian / cycle connections to the Fairview Community Unit campus to the north (providing an onward connection to Griffith Court), a pedestrian / cycle connection to Grace Park Wood, and makes provision internally within the site for a potential future connection to Lomond Avenue / Inverness Road.
- The proposal includes public open space, including allotments, children's play areas, a central park, a linear park and an entrance plaza, with a set down area at Richmond Road, and communal open space at surface level. The proposal includes communal roof terraces on Block C and Blocks D-E and private balconies / terraces for the apartments.
- The proposal also includes provision of internal access roads, car and cycle parking, pedestrian and cycle infrastructure, associated set down areas, alterations to existing landscape features, landscaping, boundary treatments, lighting, telecommunications infrastructure at roof level of Block B, green roofs, lift overruns and plant at roof level, site services, including a watermain connection / upgrade via Griffith Court, Philippsburgh Avenue and Griffith Avenue, site clearance, and all associated site works.

As detailed in STW's Architectural Design Statement, in addition to the proposed new hospital and the public open space proposed on the subject lands, publicly accessible community and social facilities are proposed in Block K (which involves the reuse of protected structures and historic buildings) for the benefit of the public. Block K includes a community hall (243 sq.m), a community library (163 sq.m), childcare facility (730 sq.m), co-working space (817 sq.m), café (160 sq.m) and a gym (1,459 sq.m). A retail unit is proposed in Block A and a café in Block F.

The range of social and community uses proposed in the application has been informed by the needs of the hospital, this audit, engagement with local stakeholders, the pre-application discussions with the Planning Authority and the requirements of the City Development Plan 2022-2028.

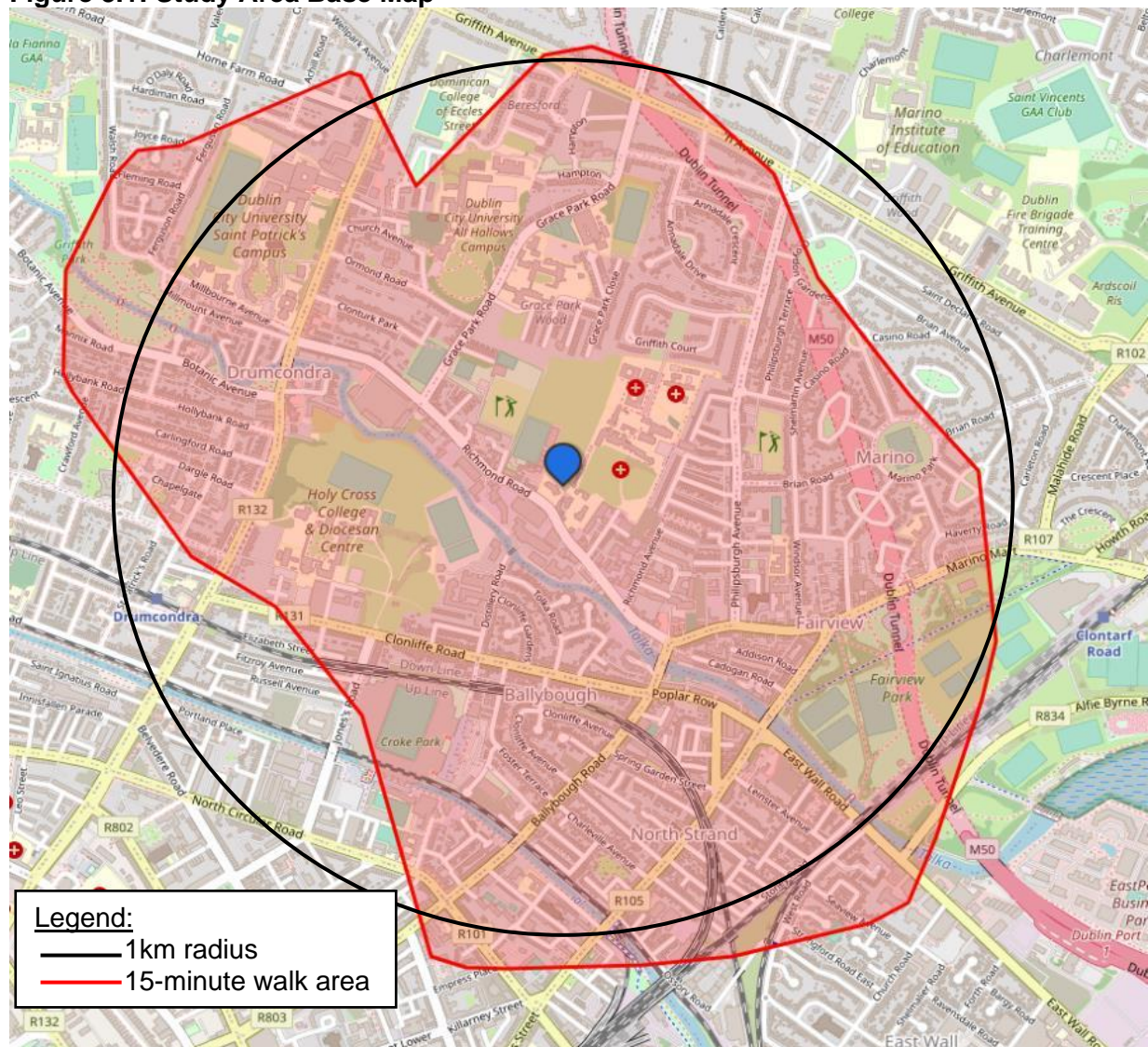
### **3.0 DEMOGRAPHIC PROFILE**

To identify the demographic profile of the area, this assessment has used a study area of c. 15-minute walk time from the subject site having regard to the Development Plan's objectives for a more compact city and aligning with the principle of the 15 minute city. A 15 minute walking distance facilitates a qualitative assessment of the wide range of uses and facilities for people's daily requirements which can be reached within 15 minutes and serve the area and is identified in the subsequent maps below.

In addition, and having regard to Section 15.8.2 'Community and Social Audit' and Section 15.8.4 'Childcare' of the Development Plan, the study area identified also includes a 1km radius of the site, and this audit / assessment identifies the existing community and social provision including the number of childcare facilities within both catchments of the site, as illustrated in Figure 3.1 and subsequent maps.

As can be seen below in Figure 3.2, the Study Area for the SCIAA, intersects several Electoral Divisions which is the basis for the demographic data used in this report. Such analysis is derived from census data which uses Electoral Divisions as the basis for capturing population data. The following section will outline the demographic profile of the Study Area using this dataset. This is to provide an insight of the population's age profile, education attainment and economic status, to best understand the needs of the population regarding social and community services and facilities. The Study Area comprises 9 no. Electoral Divisions that are located with a primarily 15-minute walking distance / c. 1km radius of the subject site, as indicated in Figure 3.2 below.

**Figure 3.1: Study Area Base Map**



Source: [maps.openrouteservice.org](https://maps.openrouteservice.org)

The study uses Central Statistics Office (CSO) Census data for Small Area Population (SAP's) to inform the existing demographics. There are 9 no. different Electoral Districts (ED) which surround the site and fall within the 15-minute / 1km study area, including:



**Table 3.1: Study Area, County and State Population Change 2011-2016**

	State	Dublin City	Study Area (9 EDs)
<b>2011</b>	4,588,252	527,612	25,076
<b>2016</b>	4,761,865	554,554	27,305
<b>Change</b>	173,613	26,942	2,229
<b>Percentage</b>	3.8%	5.1%	8.9%

Source: CSO.ie

The study area shows an overall population increase of 8.9%, which is above the Dublin City and national average. The overall population trend is expected to continue with increased population growth and urbanisation putting pressure on the need for more residential development.

### 3.2 Age Profile

The age profile is compared across the 2011-2016 time periods to provide a comparison upon which future needs may be assessed.

**Table 3.2: Study Area, County and State Age Profile (Census 2011)**

	0-19	20-39	40-59	60-79	80+	Total
<b>2011</b>						
<b>Study Area</b>	4776	10268	5904	3141	987	25076
<b>Percentage of total</b>	19.0%	40.9%	23.5%	12.5%	3.9%	
<b>Dublin City</b>	109,243	208,489	120,875	71,200	17,805	527,612
<b>Percentage of total</b>	20.7%	39.5%	22.9%	13.5%	3.4%	
<b>States</b>	1,262,609	1,416,559	1,154,905	625,650	128,529	4,588,252
<b>Percentage of total</b>	27.5%	30.9%	25.2%	13.6%	2.8%	

Source: CSO.ie

**Table 3.3: Study Area, County and State Age Profile (Census 2016)**

	0-19	20-39	40-59	60-79	80+	Total
<b>2016</b>						
<b>Study Area</b>	4984	11292	6552	3401	1076	27305
<b>Percentage of total</b>	18.3%	41.4%	24.0%	12.5%	3.9%	
<b>Dublin City</b>	111,994	213,801	132,649	75,927	20,183	554,554
<b>Percentage of total</b>	20.2	38.6%	23.9%	13.7%	3.7%	
<b>States</b>	1,309,368	1,322,467	1,253,607	727,831	148,592	4,761,865
<b>Percentage of total</b>	27.5%	27.7%	26.3%	15.3%	3.1%	

Source: CSO.ie

**Table 3.4: Age Breakdown (0-19) in Study Area (Census 2011- 2016)**

	2011	2016	% Change	% of 0-19 Cohort 2016
<b>0-4</b>	1395	1423	2.0%	28.6%
<b>5-12</b>	1633	1876	14.9%	37.6%
<b>13-19</b>	1943	1882	-1.3%	37.8%
<b>Total</b>	4776	4984	4.4%	

Source: CSO.ie

**Table 3.5: Population Change by Age Cohort**

Age Group	Population 2011	Population 2016	% Change
0-19	4776	4984	4.4%
20-39	10268	11292	10.0%
40-59	5904	6552	11.0%
60-79	3141	3401	8.3%
80+	987	1076	11.7%
<b>Total</b>	<b>54,896</b>	<b>60,050</b>	<b>9.0%</b>

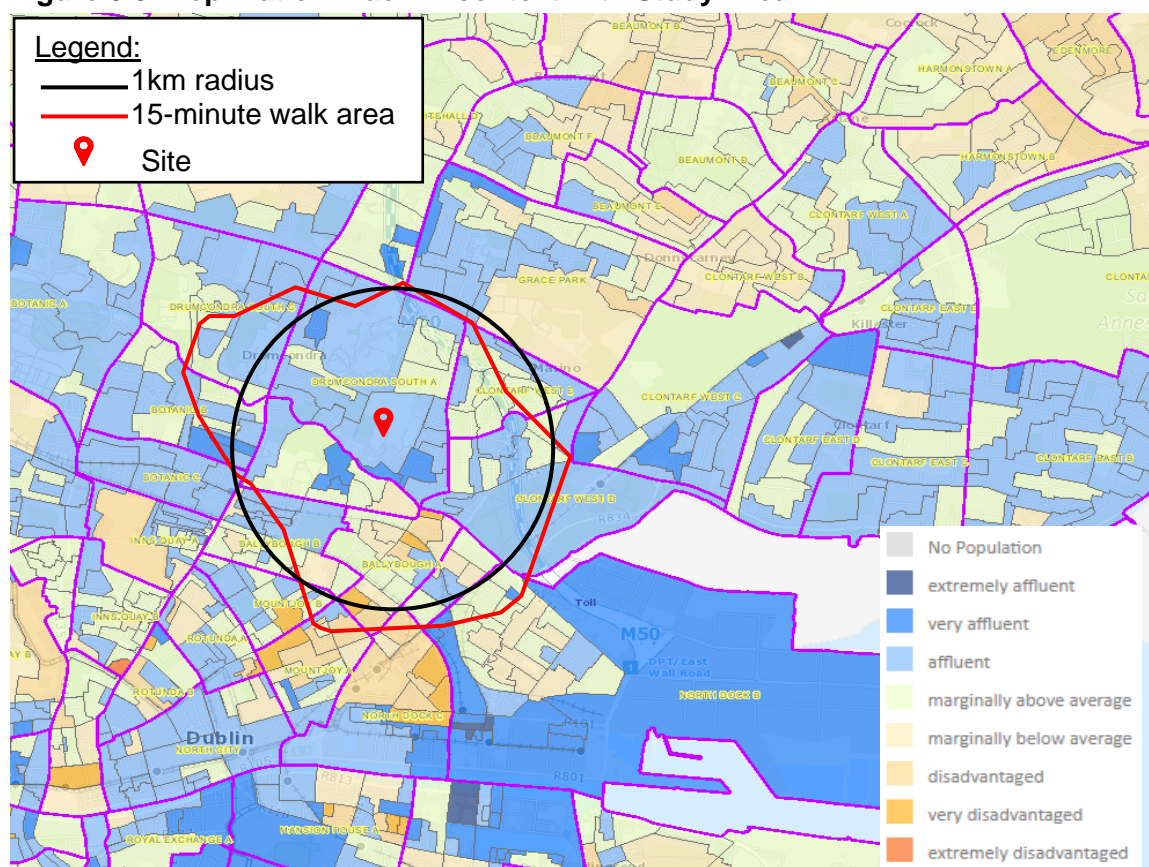
Source: CSO.ie

The population growth of the study area over the five-year period from 2011 to 2016 is 8.9%. The growth is well balanced between the different age cohorts, with only the younger age cohort showing a lower change in population with a percentage increase of 4.4%. The 40-59, and 80+ age cohorts both increase by 11% or more in population between 2011 and 2016. Even though the increase of population of 20-39 years old is lower with a 10% increase in population, this cohort still represents the largest population group within the area with 41.4% of the population in 2016 aged between 20 and 39 years old.

The table above would suggest that with a continuation of current patterns, that larger demographic groups will move into the older age groups, continuing its high level of growth.

### 3.3 Health and Deprivation

The Deprivation Index is based on the 2016 Pobal HP Deprivation Index. The spatial distribution of the Deprivation index (2016) at a localised 'small area' level is illustrated in Figure 3.3 below. This indicates the majority of the study area is categorised as '*affluent*', however, a number of small areas are identified as marginally below, disadvantaged and very disadvantaged.

**Figure 3.3: Deprivation Index in context with Study Area**

Source: Pobal Deprivation Index 2016

### 3.4 Educational Attainment

When reviewing the levels of educational attainment, the largest proportion of residents had completed 'Third Level' education (38.3%) in 2016. This is aligning with the levels of education attainment in Dublin City, with 34.5% of the population having completed 'Third Level' education. We also note that 19.1% of the population has also completed 'Post-graduate Education or Higher' at the time of the Census, compared to 15.5% in Dublin City and that 1.2% were recorded as having 'No Formal Education' compared to 1.5% in Dublin City. These figures indicate a high level of educational attainment in the Study Area.

**Table 3.6: Highest level of education completed in the Study Area and in Dublin City**

	Study Area (9 no. ED)		Dublin City	
No Formal Education	225	1.2%	5,807	1.5%
Primary Education	1655	8.7%	43,102	11.3%
Secondary Education	4486	23.6%	100,278	26.3%
Third Level Education	7290	38.3%	131,339	34.5%
Postgraduate or Higher	3627	19.1%	58,960	15.5%
Not Stated	1734	9.1%	41,268	10.8%
<b>TOTAL</b>	<b>19017</b>		<b>380,754</b>	

### 3.5 Economic Status

The economic status is defined by the number people above legal working age that are available to work. Table 3.7 demonstrates that 59.3% of the population is at work, which is higher than the state average. The level of unemployment is lower than the state average.

**Table 3.7: Economic Status of the population of the Study Area and the State**

	Study Area (9 no. ED)		State	
At work	14002	59.3%	2,006,641	53%
Looking for first regular job	245	1.0%	31,434	0.8%
Unemployed having lost or given up previous job	1522	6.4%	265,962	7%
Student	2869	12.1%	427,128	11%
Looking after home/family	1161	4.9%	305,556	8%
Retired	2984	12.6%	545,407	15%
Unable to work due to permanent sickness or disability	755	3.2%	158,348	4%
Other	84	0.4%	14,837	2%
<b>TOTAL</b>	<b>23622</b>		<b>3,755,313</b>	

Source: CSO

The breakdown of the work force in terms of professional qualification is comparable to the state average with the largest group comprising 'Managerial and technical' (30.5%), followed by Non-manual (14.9%) and skilled manual (9.6%).

**Table 3.8: Professional qualification**

	Study Area (9 no. ED)		State	
Professional workers	3238	11.9%	386,648	8%
Managerial and technical	8340	30.5%	1,336,896	28%
Non-manual	4075	14.9%	837,145	18%
Skilled manual	2616	9.6%	671,890	14%
Semi-skilled	2177	8.0%	501,103	11%
Unskilled	961	3.5%	170,391	4%
All others gainfully occupied and unknown	5898	21.6%	857,792	18%
<b>TOTAL</b>	<b>27305</b>		<b>4,761,865</b>	

### 3.6 Average Household Size

The Census 2016 identified a national average household size of 2.75 in 2016, of 2.40 for Dublin City and for the study area this was 2.31. We note that the national average size for apartment dwellers is 2.07.

**Table 3.9: Household Size**

	Study Area (16 no. ED)		Dublin City		State	
	Households	Average Household	Households	Average Household	Households	Average Household
House/Bungalow	7482 (68.3%)	2.6	133,014 (64.0%)	2.66	1,471,650 (86%)	2.84
Flat/Apartment	3111 (28.4%)	2.0	65,497 (31.4%)	1.95	200,879 (12%)	2.07
Bed-sit	202 (1.8%)	1.4	3,697 (0.2%)	1.28	3,266 (0%)	1.40
Caravan/Mobile Home	1 (0.0%)	1.0	161 (0.07%)	2.50	4,624 (0%)	2.22
Not stated	151 (1.4%)	2.6	5,639 (2.7%)	2.32	21,870 (1%)	2.82
<b>Total</b>	<b>10947</b>	<b>2.4</b>	<b>208008</b>	<b>2.40</b>	<b>1,702,289</b>	<b>2.75</b>

Source: CSO

### 3.7 Future Demographic Trends

The Dublin City Development Plan 2022-2028 projects population growth of 613,000 (low) to 625,000 (high) by 2026. A population of c. 554,500 was recorded in the 2016 census. This represents a c. 10.5% population increase at the lower end, and a c. 12.7% increase at the higher end over this period. By applying a projected growth rate of c. 11.5% to the 2016 population for the 9 no. electoral districts around the subject area (as indicated previously) the 2026 population can be estimated at 30,445.

**Table 3.10: Age Profile and Population Prediction 2026**

	0-19	20-39	40-59	60-79	80+	Total
<b>2016</b>	4984	11292	6552	3401	1076	27305
<b>Predicted 2026</b>	5,557	12,591	7,305	3,792	1,200	30,445

The cohort between ages 0-19 is predicted to increase by 573, indicating increased future demand on childcare and education facilities.

### 3.8 Demographic Summary

The demographic profile for the ED Study Area is consistent with the rest of Dublin City and the State in 2016. The population grew by 8.9% (2,229 persons) from 2011 to 2016. The majority of the population in 2016 is of working age. The County experienced a smaller growth of 5.1%, however, demographic trends remained the same with the largest age cohort remaining the working age cohort. We note that the population of ED Study Area aged 15 years or older was largely at work (59.3%) or in school (12.1%) at the time of the Census, and that a high percentage of this population had completed 'Third Level Education' (38.3%) or 'Postgraduate or Higher' (19.1%) and this was consistent with the rest of the county. We note that only 1.2% of the total population had received 'No Formal Education' in 2016. These statistics indicate that a higher proportion of community facilities may be required for the working population and families with school-aged children in this area than other demographic groups. We note, however, that the current population figures do not account for the development capacity of additional zoned land within the study area and potential population growth arising from future developments.

## 4.0 PLANNING POLICY REVIEW

The key provisions of national, regional and local planning policy as it relates to the proposed development and this SCIAA is set out in the following sections. The key policy and guidance documents of relevance to the proposed development are as follows:

- Project Ireland 2040 - National Planning Framework;
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009);
- Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2022);
- Guidelines for Planning Authorities on Childcare Facilities (2001);
- Regional Spatial and Economic Strategy for the Eastern and Midland Region (RSES) 2019;
- Dublin City Development Plan 2022-2028.

### 4.1 National Planning Policy

#### 4.1.1 National Planning Framework

The National Planning Framework (hereby abbreviated to NPF) is the core high-level strategic plan for shaping the future growth and development of Ireland until 2040. The NPF sets out that 50% of future population is to be accommodated within the existing footprint of Dublin and the other 4 cities.

The NPF approach includes National Strategic Outcome 10 which seeks to provide ‘*access to quality Childcare, Education and Health services*’. While the NPF provides no guidance on what infrastructure is required to service 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 on transport networks. Figure 4.1 illustrates the hierarchy of settlements and related infrastructure.

With the lack of alternative guidance and in order to provide a policy and evidence-based approach this Social and Community Infrastructure Audit / Assessment, we will use the NPF hierarchy of settlements to assess the infrastructure within close proximity of the subject area. As set out in Section 3, it is considered a study area of infrastructure within 15 minutes walking distance / 1km of the subject site is appropriate.

**Figure 4.1: NPF Hierarchy of Settlements and Related Infrastructure**

Source: National Planning Framework

The NPF also includes the following objectives in relation to social infrastructure needs:

**NPC 30-** Local planning, housing, transport/ accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans.

**NPC 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.

These objectives highlight the need to safeguard and construct policy for key areas of the population, such as children and ageing communities and therefore to ensure that facilities which cater for all aspects of the population are in place in urban areas and areas of increasing development.

#### 4.1.2 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

These guidelines were published by the Department of the Environment, Heritage and Local Government in order to set out the key principles that should be adopted within developments and used by the Planning Authorities both in writing their Development Plans and in assessing new developments. The sections under this document that are relevant to this social and community infrastructure audit / assessment are outlined below.

The Guidelines state that one of the fundamental questions to be addressed during the planning process is *“the relationship and linkages between the area to be (re)developed and established neighbourhoods, including the availability of existing community facilities, and the provision of pedestrian and cycle networks.”*

The Guidelines state that Planning Authorities should ensure efficient and integrated provision of schools, childcare, community centres, healthcare facilities and district/neighbourhood centres are made available for the wider community. We note the following requirements set out in the Guidelines that relate to social infrastructure:

- **Schools:** *“No substantial residential development should proceed without an assessment of existing schools’ capacity or the provision of new school facilities in tandem with the development.”* This is further clarified as requiring applications for 200+ units to be accompanied by a report detailing the school capacity of the area and the impact of the development.
- **Childcare:** In accordance with the Childcare Guidelines 2001, the Guidelines recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units. However, the Guidelines state *“the threshold for such provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas, in consultation with city / county childcare committees. The location of childcare facilities should be easily accessible by parents, and the facility may be combined with other appropriate uses, such as places of employment.”*
- **Community Centres:** The Guidelines state that provision of community centres is to be assessed by the local authority but should be in a central area and near public transport facilities.
- **Healthcare facilities:** The Guidelines state that the provision of healthcare facilities should be determined in conjunction with the Health Services Executive and the needs of the elderly and disabled should be taken into consideration in health care facilities, accessibility, caretaking facilities and residential development.
- **District/Neighbourhood Centres:** The provision of new retail in new district or neighbourhood centres will be influenced by the Development Plan Retail Strategy.
- **Open Space:** The Guidelines state that for ‘Institutional’ lands, public open space should generally be provided at a minimum rate of 20% of the total site area, as such lands are often characterised by a large private or institutional building set in substantial open lands and which in some cases may be accessible as an amenity to the wider community, any proposals for higher density residential development must take into account the objective of retaining the “open character” of these lands, while at the same time ensuring that an efficient use is made of the land.

#### 4.1.3 Sustainable Urban Housing: Design Standards for New Apartments (2022)

The following outlines the relevant social and community infrastructure requirements of the Apartment Guidelines 2022 of relevance to this SCIAA.

Section 4.7 of the Apartment Guidelines 2022 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 childcare 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.**”* (Emphasis added)

#### 4.1.4 Childcare Facilities: Guidelines for Planning Authorities (2001)

As summarised above, the “Guidelines for Planning Authorities on Childcare Facilities” (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations.

The Guidelines recommend that in larger new housing estates, Planning Authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings. The threshold for provision should be established having regard to existing location of facilities and the emerging demography of the area where new housing is proposed. The Guidelines advise that sites should be identified for such facilities as an integral part of the pre-planning discussions.

The following definition of Childcare is included in the Guidelines:

*“In these Guidelines, “childcare” is taken to mean 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.”*

The Guidelines state that ‘*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. (See also paragraph 3.3.1 and Appendix 2 below). 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’.*

## 4.2 Regional Planning Policy

### 4.2.1 Regional Spatial and Economic Strategy for the Eastern and Midland Region (RSES) 2019

The Regional Spatial and Economic Strategy for the Eastern and Midland Region (RSES) 2019 sets out a 12-year strategic development framework for the Eastern and Midland Region. Supportive of the implementation of the NPF, the RSES reflects its focus on the provision of accessible services and facilities for communities within the Eastern and Midland Region.

Section 9.1 of the RSES details that the availability of, and access to, services and facilities, inclusive of healthcare services, education facilities and community/recreational facilities is

key to creating healthier places. This is supported by Regional Policy Objective 9.14 which calls for Local Authorities to *“support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve”*.

In addition, the Metropolitan Area Strategic Plan (MASP) set out in the RSES emphasises the need to provide accessible services and facilities and supports “ongoing collaboration between regional stakeholders to ensure that social infrastructure such as education, health and community facilities are provided in tandem with the development of strategic development areas”.

The RSES details how access to services and facilities is key to increasing healthier places and aims to ensure that all communities have access to a range of facilities.

This SCIAA demonstrates that there is good provision of community services and facilities within a c. 1 km + radius of the application site. In addition to the proposed new hospital providing mental health services proposed, as part of the residential proposals for the lands, the social and community infrastructure proposed within the application includes public open space, and publicly accessible community and social facilities in Block K, including a community hall (243 sq.m), a community library (730 sq.m), a childcare facility (730 sq.m), co-working space (817 sq.m), a café (160 sq.m) and a gym (1,459 sq.m). A retail unit is also proposed in Block A and a café in Block F. All of which will positively contribute to the amenity of the existing and proposed local population once completed.

### 4.3 Local Planning Policy

#### 4.3.1 Dublin City Development Plan 2022-2028

The Dublin City Development Plan came into effect on 14<sup>th</sup> of December 2022. A number of policies and objectives relating to the social and community infrastructure requirements of new developments are predominantly contained within Chapter 5 of the Development Plan, titled ‘Quality Housing and Sustainable Neighbourhoods’, and Chapter 12 / 15, the most relevant of which are included below.

- **Community and Social Audit (policy QHSN48):** *‘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.’ We note Section 15.8.2 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.*
- **15-Minute City (policy QHSN11):** *‘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.’*

- **High Quality Apartment Development (Policy QHSN36):** *‘To promote the provision of high-quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood.’*
- **High Quality Neighbourhood and Community Facilities (Policy 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.’*
- **Phasing (Policy QHSN49):** *‘To require that larger schemes which will be developed over a considerable period of time are developed in accordance with an agreed phasing programme to ensure that suitable physical, social and community infrastructure is provided in tandem with the residential development and that substantial infrastructure is available to initial occupiers.’*
- **Inclusive Social and Community Infrastructure (Policy QHSN50):** *‘To support the development of social and community infrastructure that is inclusive and accessible in its design and provides for needs of persons with disabilities, older people, migrant communities and children and adults with additional needs including the sensory needs of the neurodiverse.’*
- **Amenities and Retail (Policy QHSN51):** *‘To ensure all areas of the city, including those that have Local Area Plans, deliver social infrastructure, sports and recreational facilities, retail outlets, schools and infrastructure in accordance to an agreed phasing programme to ensure large neighbourhoods are not left isolated without essential services.’*
- **Sláintecare Plan (Policy QHSN52):** *‘To support the Health Service Executive and other statutory, voluntary, private agencies and community based services in the provision of appropriate healthcare facilities - including the system of hospital care and the provision of community-based primary care facilities, mental health, drug and alcohol services and wellbeing facilities including Men’s Sheds - and to encourage the integration of healthcare facilities in accessible locations within new and existing communities in accordance with the government Sláintecare Plan.’*
- **Childcare Facilities (Policy QHSN55):** *‘To facilitate the provision of appropriately designed and sized fit-for-purpose affordable childcare facilities as an integral part of proposals for new residential and mixed-use developments, subject to an analysis of demographic and geographic need undertaken by the applicant in consultation with the Dublin City Council Childcare Committee, in order to ensure that their provision and location is in keeping with areas of population and employment growth.’* We note that Section 15.8.4 states “As part of the community and social audit, an assessment of the childcare facilities in the surrounding 1km radius of the proposed should be included. The analysis should have regard to:
  - *The make-up of the proposed residential area, i.e. an estimate of the mix of community that the housing area seeks to accommodate (if an assumption is made that 50 % approximately of the housing area will require childcare, how does the proposal contribute to the existing demand in the area).*
  - *The number of childcare facilities within walking distance (i.e. 1km) of the proposal.*
  - *The capacity of each childcare facility and the available capacity by completion of the project.*

- *The results of any childcare needs analysis carried out as part of the city childcare strategy or carried out as part of a local or area action plan or as part of the development plan in consultation with the city childcare committees, which will have identified areas already well served or alternatively, gap areas where there is under provision, will also contribute to refining the base figure.*
- Section 12.5.3 of the Plan relates to ‘Supporting Cultural Vibrancy in the City’. As part of the preparatory work for the Development Plan, a Cultural Infrastructure Study was undertaken of the city, and is published as a background document for the Plan. The study provides a detailed analysis of the extent of cultural infrastructure within the city; where challenges lie; and makes a number of recommendations. It is noted that there are no significant deficits of cultural space in the immediate vicinity of the application site referenced in the audit. The report indicates DCC should aspire to provide 5% increase in the provision of cultural assets per annum over the life of the Development Plan. The report also states that *“It is essential that new neighbourhoods include appropriate cultural infrastructure in order to create a place establish a sense of community and foster social cohesion”*.
- **Objective CUO25 SDRAs and large Scale Developments-** *“All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area\* must provide at a minimum 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 base to justify the 5% going to one sector.”*

The redevelopment proposals at St. Vincent’s Hospital Fairview provides for significant planning benefits including the provision of a new hospital, c. 1.6 ha of public open space, improved permeability / connectivity in this area of the city, restoration and reuse of a Protected Structure and other existing older / historic buildings on site and the provision of 811 residential apartments, including 20% of units for social housing.

As outlined in STW’s Architectural Design Statement and Architectural Conservation Statement, in addition to the proposed new hospital and public open space on the overall lands, publicly accessible community and social facilities are proposed in Block K (a protected structure) for the benefit of the proposed residents and wider public. Block K includes a community hall (243 sq.m), a community library (163 sq.m), a childcare facility (730 sq.m), co-working space (817 sq.m), café (160 sq.m) and gym (1,459 sq.m). There is also a retail unit proposed in Block A and a café in Block F.

Thus, the proposed development is considered to meet the requirements of Objective CUO25.

- **Objective CUO26 Co-Design and Audits –** *“Large development applications (over 10,000 sq. m., either in phases or as one application) will, in the absence of a DCC local area culture audit (CUO44 refers), be required to undertake a cultural audit for the local area to identify shortcomings within the area; and to work with DCC Arts Office to identify and agree appropriate arts or cultural uses, preferably as part of a co-design process in advance of lodging an application, for inclusion in the development. Such audits shall be informed by the existing cultural mapping resources in the Dublin City Cultural Infrastructure Study and by Culture Near You map.”*

- **Objective CUO40 Cultural and Artistic Space Audit** – *“To aim to undertake during the life of the development plan, an audit and implementation plan for each Electoral Area of the Council to assess the current and future needs with regard to cultural and artistic spaces, (including music) and to set a series of actions, policy tools and initiatives to address identified shortfalls.”*

## 5.0 FACILITIES AUDIT

The baseline survey is undertaken on the existing facilities within the identified 15 minute and 1km study area of the proposed development site. The relevant facilities within the surrounding area have been divided into separate sub-categories as characterised below and presented spatially. These categories are Healthcare Facilities, Childcare, Education, Sports & Recreation and Other Community and Cultural Facilities. The lists of individual services / facilities are listed in Appendix 1 under Table A1 to A3.

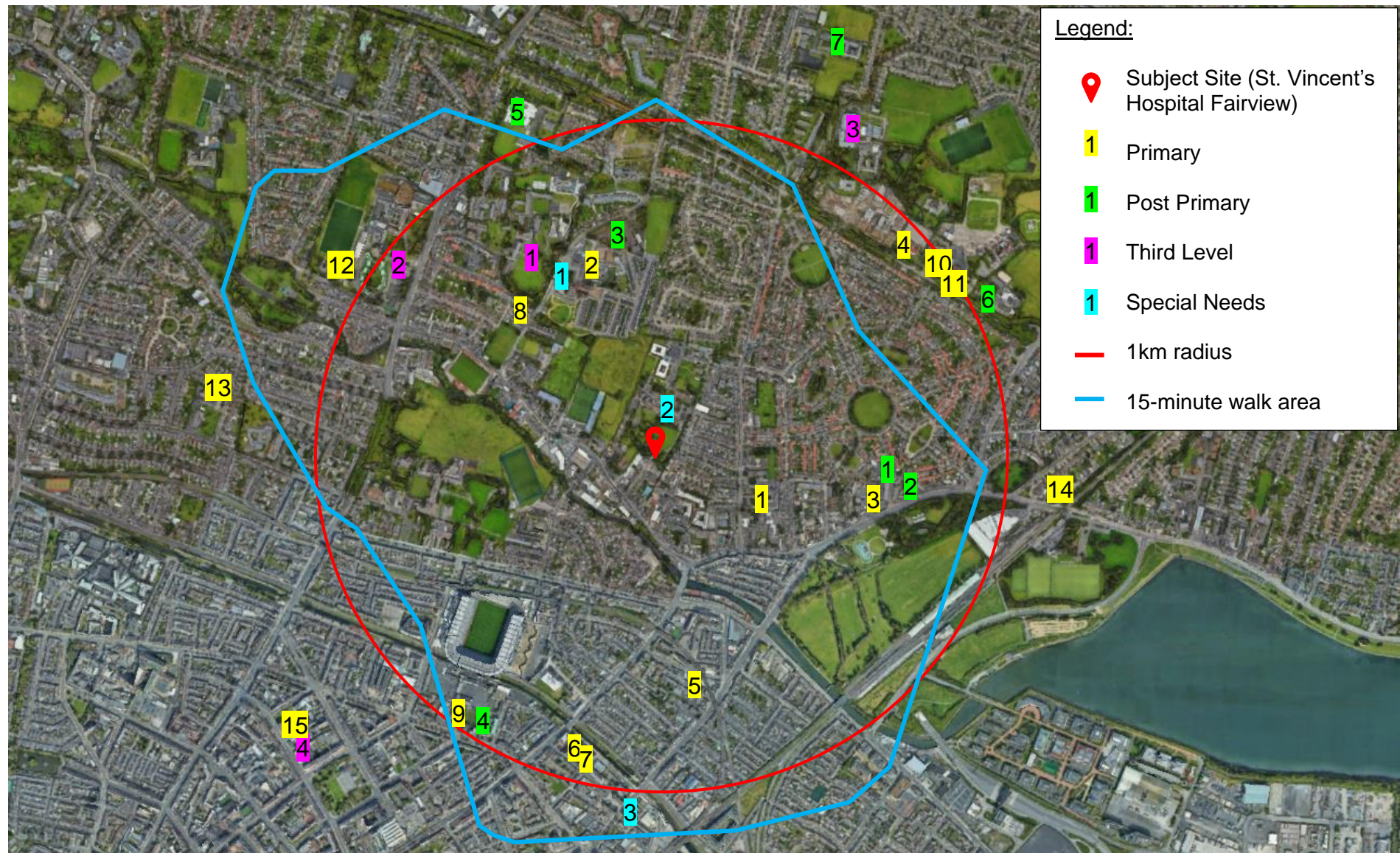
### 5.1 School Demand Assessment

#### 5.1.1 Existing School Network

The proposed development site is located within Drumcondra Marino Dublin 1 School Planning Area identified by the Department of Education (DoE) which is adjoined by the Cabra Phibsboro D7 School Planning Area and Dublin 2 Dublin 4 School Planning Area. The study identifies 11 no. primary schools, 4 no. post primary, 2 no. special needs school and 2 no. third level education centres, within 15 minute walking study area / 1km of the site.

A further 5 no. primary schools, 3 no. post primary schools, 1 no. special needs school and 2 no. third level education centres, are located within a short distance of the 15 minute walking study area / 1km of the subject site.

The Department of Education provide details on enrolment figures, and the enrolment figures for primary schools in 2022/2023 in the study area was 3,584 no. spaces and 2,663 no. spaces for secondary schools.

**Figure 5.1: Location of the Education Facilities within the Study Area**

### 5.1.1.1 Schools' Admissions Notices

As per Section 63 of the Education (Admissions to School) Act, in 2018, the schools are required to publish an Annual Admissions Notice each year with key information about the annual admissions process. This Act further states that, although the schools can decide when to run their admissions process, they cannot accept applications for admissions for the school year concerned before 1 October in the previous year. This review helped determine the trend in schools for admitting students into the classes each year. The admissions notice for almost all the schools (Primary and Post-Primary) indicated the spaces made available are for Junior Infants (507 spaces) in Primary Schools and first year (336 spaces) in Post Primary Schools. It should be noted that these are spaces made available for the academic 2022/2023, not existing capacity. Where schools have not provided sufficient information on their intake for the next academic year these have been assumed to be zero.

The schools have a combined total of 933 spaces available for 2022-2023 academic year of which 588 no. spaces are in primary schools, 342 no. spaces in post primary schools and 3 no. spaces in special schools.

### 5.1.2 Future Growth Projections

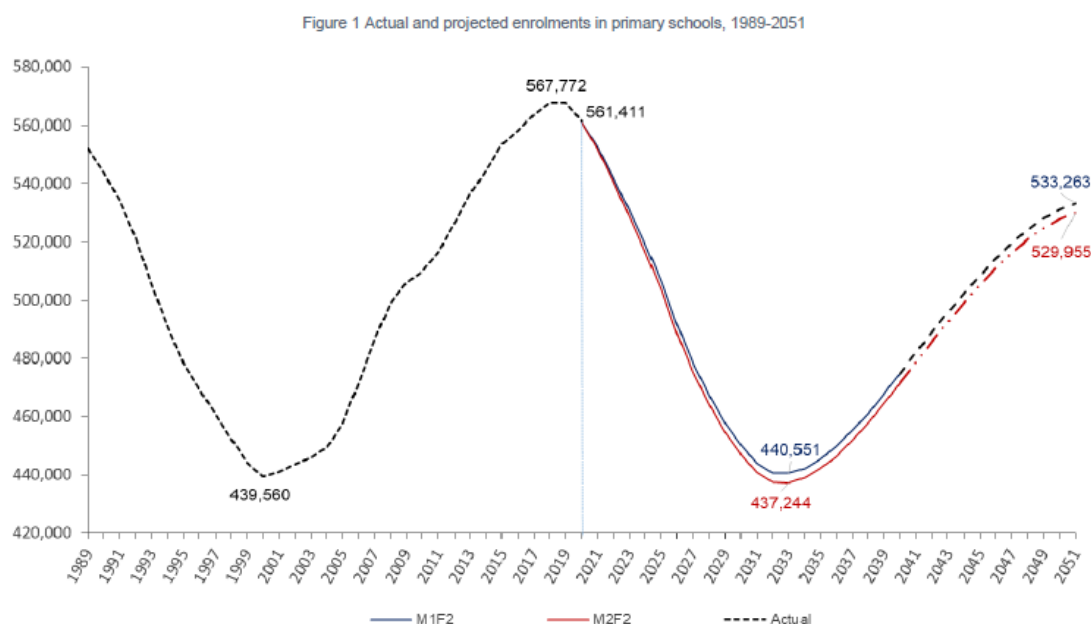
The Department of Education (DoE) reported in November 2021 that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2020 and will fall gradually to a low point in 2033 (see Figure 5.2 overleaf), in line with revised migration and fertility assumptions for the country as a whole. The latest statistical release by the DoE in this respect states:

*“Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,716). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F2 scenario will reach a low point of 440,551 by 2033. This is 120,860 lower than today’s figure. Enrolments will rise again thereafter and are projected to stand at 474,888 by 2040, a rise of some 34,300 over the seven years 2033 to 2040.”*

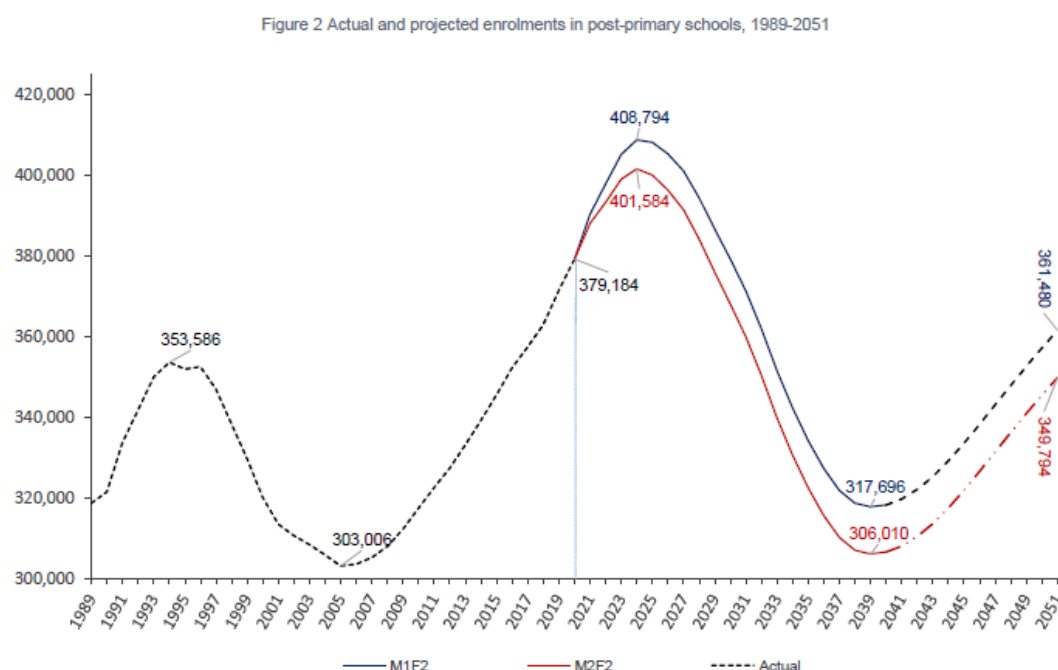
It is anticipated that post-primary enrolments, however, will continue to rise in the short-term and will likely reach record levels in 2024 (see Figure 5.3 overleaf). The DoE report states:

*“Enrolments in post-primary schools have risen by 26,923 (8%) over the past five years and are projected to continue rising over the short term. Under M1F2 they are projected to peak in 2024 with 408,794 pupils, some 29,610 higher than in 2020.”*

**Figure 5.2: Projections of Enrolment at Primary Level, 1989–2051, organized by growth projection scenarios created by the CSO. (Source: DoE, November 2021).**



**Figure 5.3: Projections of Enrolment at Post-Primary Level, 1989–2051, organized by growth projection scenarios created by the CSO. (Source: DoE, November 2021).**



### 5.1.3 Potential Impact on the Study Area

Using the projected enrolment figures for Dublin Region, produced within the Department of Education's publication Projections for full-time enrolment: Primary and Second Level, 2021-2040, we were able to extrapolate the future enrolment for the 2025-26 academic year for Drumcondra Marino Dublin 1 SPA. The report projects the enrolment figures in primary schools within Dublin region to drop by 9.81% between academic years 2020/21 and 2025/26. Applying this future projection figure to the current enrolment figures within the study area it is

estimated that the enrolments in 15 primary schools identified in the assessment are set to reduce by 350 spaces by the 2025/26 academic year.

At the post primary level, the report projects the enrolment figures to increase by 7.65% between the academic years 2020/21 and 2025/26. This would result in an increase of 200 children in the 7 post primary schools identified within the study area by 2025/26 academic year. We note that the indicative change figures provided are an estimate of potential enrolments at each school level based on the regional population projections included in the DoE report and do not represent localized values.

#### 5.1.4 *Potential Demand Generated by Scheme*

To determine the potential maximum population occupancy of the development, which in turn feeds into estimated demand for childcare and school places, it is considered reasonable to allow for an occupancy of 1 person for a studio, 2 persons for a 1-bed, 3 persons for a 2-bed (3 person) unit, 4 persons for a 2-bed (4 person) unit and 6 persons for a 3-bed unit. This results in an estimated maximum occupancy of 2,513 no. persons for the 811 no. residential units proposed, calculated as follows:

- 18 no. studio units x 1 = 18 no. persons
- 387 no. 1 bed units x 2 = 774 no. persons
- 17 no. 2 bed (3 person) units x 3 = 51 no. persons
- 332 no. 2 bed (4 person) units x 4 = 1,328 no. persons
- 57 no. 3 bed unit x 6 = 342 no. persons

Due to the proportion of studio and one-bedroom apartments within the proposed development, the city wide need for housing for single people and families without children and lack of such available housing within the area, it would be expected that the population of the development will not directly reflect the wider area population in terms of the proportion of population in the 0-19 age cohort and will instead have a much higher proportion of adults across all age ranges.

Therefore, it is reasonable to exclude studios and 1 beds in estimating the number of children within the development and from the assessment of estimated children from the development/impact on childcare and schools and assume all 2 beds apartment units and the 3 bed apartments will be occupied by families and no second or third rooms being occupied by adults, with second and third rooms occupied exclusively by children. Therefore, it is estimated that a maximum of 1,721 no. persons would occupy the 349 no. 2 beds and 57 no. 3 beds units.

The average number of children per family recorded in the State in Census 2016 was 1.38 children which generates an indicative population of 560 no. children (between the ages of 0-18 years) when applied to the number of units that can accommodate families within the proposed development (349 no. 2 beds and 57 no. 3 beds units).

Of this figure, an estimated 202 no. primary school children and 196 no. post-primary school children could be generated, as per the age cohorts recorded for the study area (see Table 3.4).

With respect to these calculations, the development has the potential to generate a maximum of 2,513 no. persons within the area, including an estimated 560 no. school-age children, when the proposal is fully occupied. As stated previously, from a review of the schools' websites and admission notices the schools have a combined total of 930 spaces available, of which 588 spaces are in primary schools, 342 spaces in post primary schools and 3 spaces available in

Special School. Therefore, the potential demand generated from the proposed development can be absorbed by the available capacity in existing schools in the wider area.

## 5.2 Childcare

### 5.2.1 Existing Network

This subsection identifies the childcare provisions that are located in proximity to the subject site and fall within the 15 minute walking study area and/or the 1km radius area. The names and locations of all childcare facilities are listed in Appendix 1 and illustrated in Figure 5.4 below. The childcare facilities identified are based upon the Pobal database of providers.

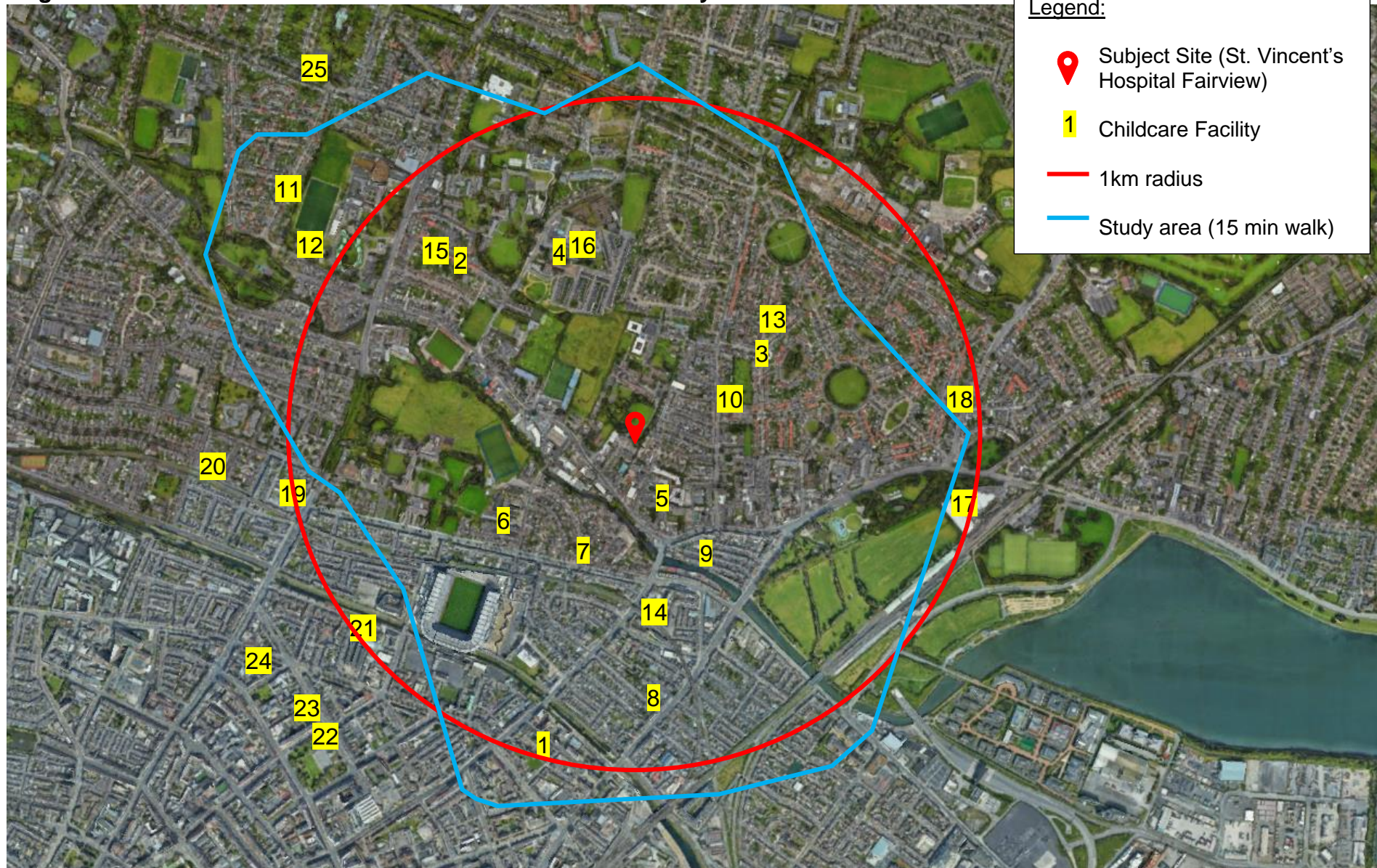
The childcare facilities survey identified 20 no. pre-existing childcare facilities within 15-minute walking study area / 1km of the site (as identified in Figure 5.4). A further 5 no. childcare facilities are located within a short distance of the study area / 1km of the subject site. The information regarding locations and names of childcare providers was taken from the 'Childcare Services' database as provided by Pobal.

To establish available capacity for childcare places, Tiarna Devlin, Associate Director, contacted each identified facility by phone on the 21<sup>st</sup> of September 2022 (which is considered an optimal time of year to undertake such an assessing, aligning with the new school year). Where no information or a response was not available at the time, an online search was also undertaken to establish information via the individual facility website (where available), Pobal and Tulsa.

These facilities were reported as having a combined available capacity of 14 no. childcare spaces at the time of survey. The proposed development includes a childcare facility of 730 sq.m GFA which is estimated as having capacity for 77 no. children (and potentially more depending on the end-users model).

An Bord Pleanála granted permission for a SHD under ABP Ref.: 303296-18 on Griffith Avenue and which includes a childcare facility with a GFA of 279 sq.m, and which was estimated as having capacity for 55 no. childcare spaces. We understand that this childcare facility has been built but is not currently in operation at the time of writing. There is a live planning application under Reg. Ref.: 3268/23 for a change of use of 2 no. existing commercial units and amalgamation to the existing childcare facility, to provide for a larger childcare facility of 522.7 sq.m within this development, known as Griffith Woods. A decision is due on this application on the 20<sup>th</sup> April 2023.

In addition, it is noted that the Board granted permission for a SHD under ABP Ref.: 310860-21 at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9, which included a childcare facility of 627 sq.m, which was estimated as having capacity to cater for 125 no. childcare spaces. However, this permission was the subject of a judicial review challenge, and the permission has been quashed by the Courts.

**Figure 5.4: Location of the Childcare Facilities within the Study Area**

### 5.3 Healthcare Services

Firstly, we wish to highlight that the site contains St. Vincent's Hospital Fairview. As outlined in the accompanying Business and Operational Plan prepared by the applicant, the Hospital provides mental healthcare (inpatient, outpatient and day patient) to the local population of Dublin North City and surrounding areas (including Counties Louth, Meath, Cavan and Monaghan). The study area includes large areas of the north inner city with attendant psychosocial challenges of high levels of unemployment, homelessness, substance abuse and reported crime. The Hospital provides inpatient facilities for adults, including Acute Mental Illness and Psychiatry of Old Age and for adolescent patients.

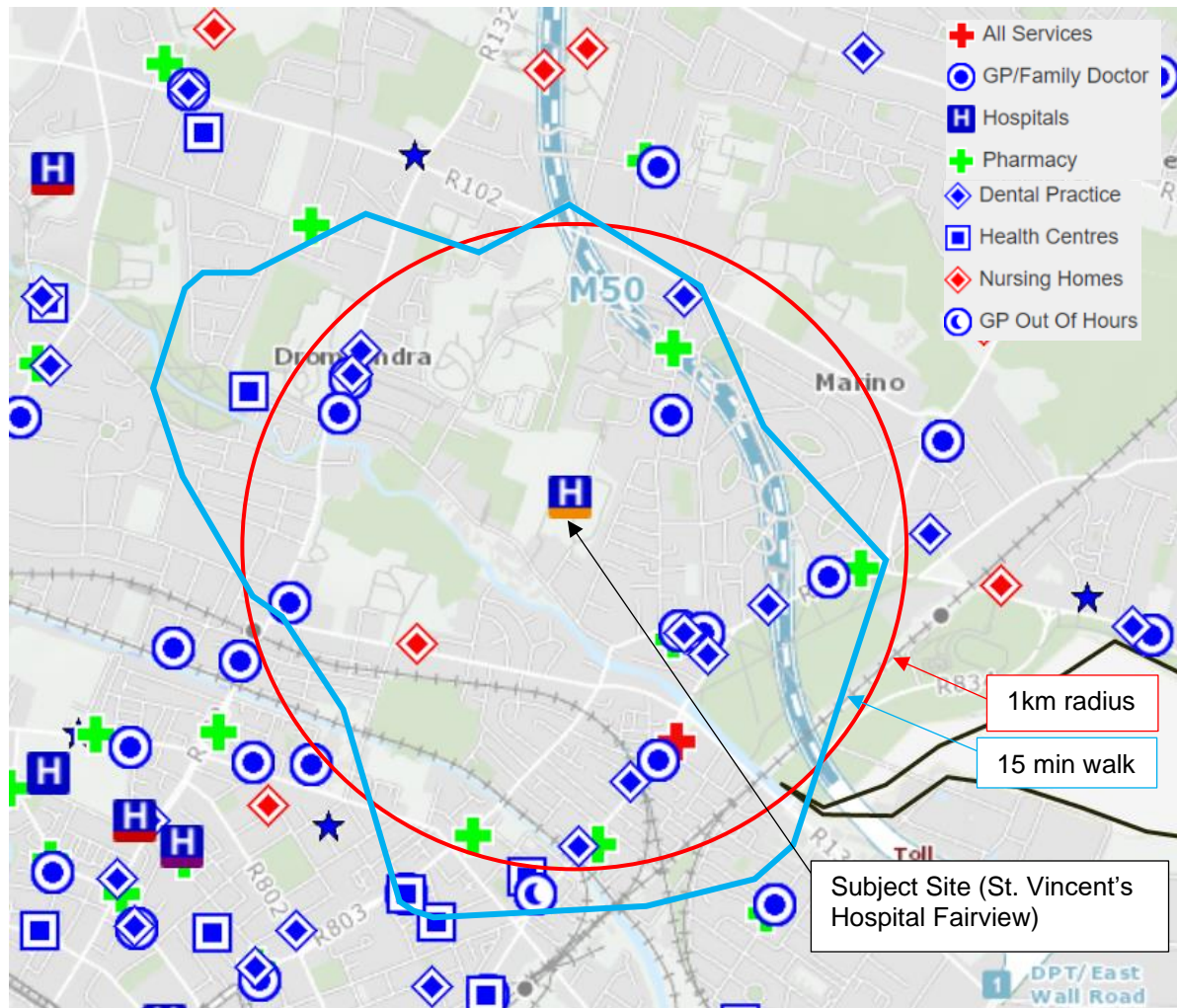
The proposed development provides for the construction of a new hospital, providing mental health services, which will accommodate up to 73 single en-suite bedrooms, a variety of day-care facilities and a new Education Department. The facility also includes a landscaped garden providing private and therapeutic environment for patients. Access to safe and healing outdoor space is an important and essential part of care and recovery. The development includes the retention and restoration of protected structures, Richmond House and Brooklawn, for use by St. Vincent's Hospital Fairview. The location of the new hospital is as close as possible to the existing hospital providing mental health services and will allow existing familiar and private access routes to be continued to be used. The new building and landscape are being designed using principles of therapeutic architecture. Location of the new facility will allow patients to continue to use the outdoor space familiar to them.

This subsection also identifies other the health care provisions that are available nearby to the subject site. A wide range of health and social facilities are located proximate to the subject site.

The names and locations of all GP's, hospitals, pharmacies, health centres, dentists and nursing homes are registered on the HSE's Health Atlas are listed in Appendix 1 and identified in Figure 5.5 below. Of the available provisions, 10 no. GP's, 8 no. Dental Practices, 1 no. Nursing Homes, 4 no. Health Centres and 6 no. Pharmacies, are located within the study area of the development site.

A further 8 no. GP's, 3 no. Dental Practices, 3 no. Nursing Homes, 1 no. Health Centre and 3 no. Pharmacies are located within a short distance of the study area / 1km of the subject site.

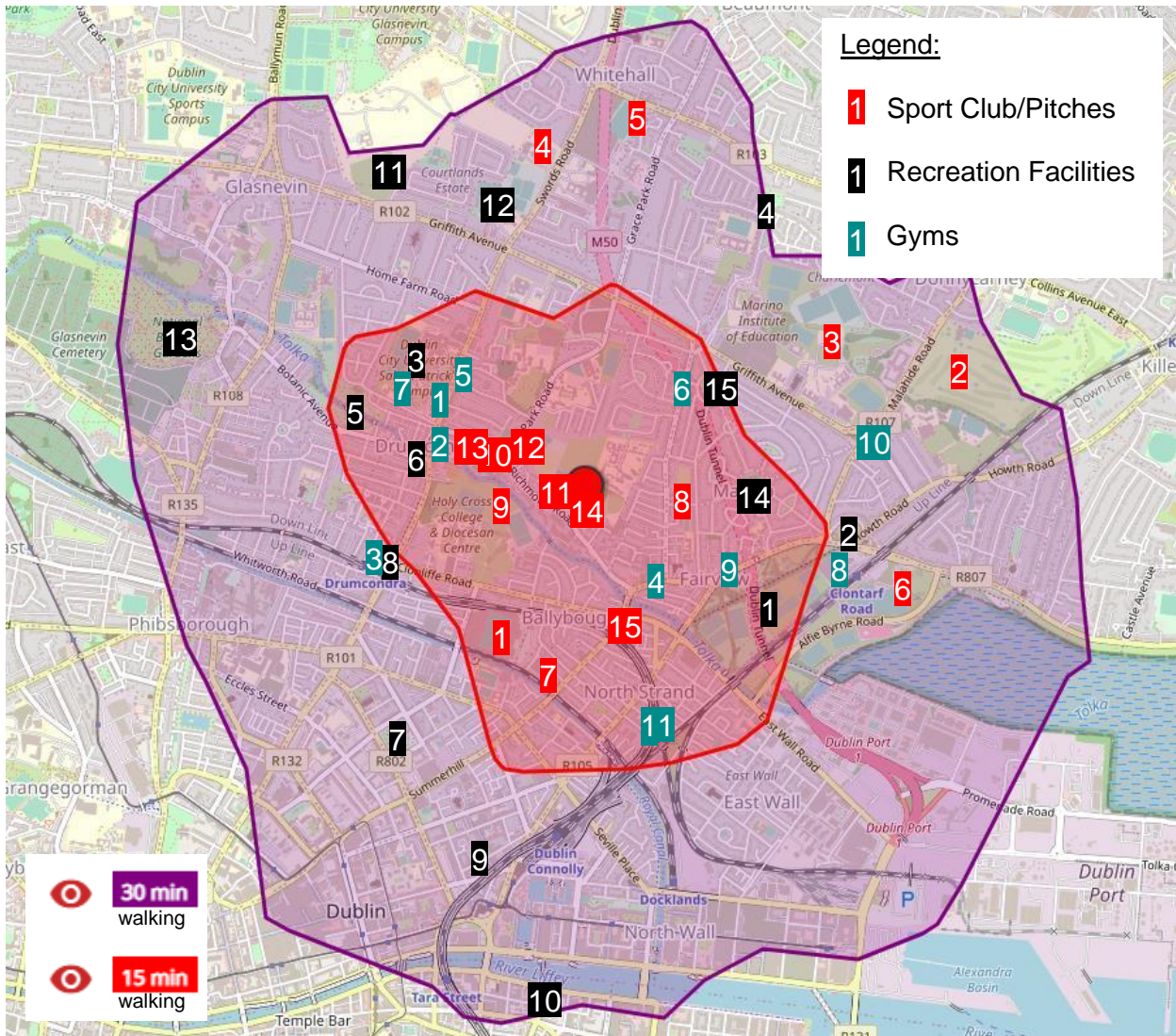
See Table A1 in Appendix 1 for more details about these healthcare facilities.

**Figure 5.5: Location of healthcare facilities in the study area**

#### 5.4 Sport and Recreation

The Study area benefits from a wide array of existing open space and park facilities. These range from large linear parkways with natural planting and meadows to small, highly managed pocket parks at more urban locations. The key open space and park facilities within the study area / 1km of the subject site are identified in Figure 5.6 below. The study also illustrates a number of other sport and recreational facilities located outside the study area / 1km of the site, i.e. within 30 minute walking distance of the subject site.

**Figure 5.6: Key Sports and Recreation Facilities within/proximity to the Study Area**



#### Recreation Facilities

1. Fairview Park
2. Bram Stoker Park
3. DCU Park
4. Grace Park Meadows
5. Griffith Park
6. Our Lady's Park
7. Mountjoy Square Park
8. St Anne's Road Pocket Park
9. Liberty Park
10. Elizabeth O'Farrell Park
11. Albert College Park
12. Courtlands Park
13. National Botanic Gardens
14. Marino Park
15. Croydon Park

#### Sport Club/Pitches

1. Croke Park (Stadium)
2. Clontarf Golf Club
3. Saint Vincents GAA Grounds
4. Rosmini Gaels GAA Club
5. Whitehall Colmcille GAA (sport complex + main pitch)
6. All Weather Pitches Clontarf
7. Hand Ball Alley Croke Park
8. Billie Barry Park
9. Belvedere Rugby Ground
10. Shelbourne Football Club
11. Dublin Port Stadium Stella Maris F.C.
12. Elm Mount, Ierne Sports Club
13. Tolka Park (stadium)
14. The Pool Knight Shack Cuesport Academy
15. Ballybough Community, Youth and Fitness Centre

#### Gym

1. Zest4life
2. St. Pats Gym
3. Active Plus
4. Ronin
- Crossfit
5. FLYEfit
- Drumcondra
6. The Edge
- Marino
7. St. Patricks College sports
8. West Wood Club
9. Bike Row Ski Fairview
10. Neo Gym
11. Fight Club Kickboxing

## 5.5 Other Community Facilities

This portion of the assessment identifies and examines the remaining facilities in the study area and the type of facility they offer. There are a number of facilities in the area including community centres, religious centres, and cultural institutions.

This area contains a broad retail and services provision. The following mix of retail, retail services and other community services have been noted within the study area:

- |                            |                                  |                 |
|----------------------------|----------------------------------|-----------------|
| • Bank                     | • Bike shop                      | • Clothes shops |
| • Credit Union             | • Post Office                    | • Tailors       |
| • Library                  | • Café/ Restaurant               | • Newsagent     |
| • Community Centres        | • Estate Agents                  | • Off-License   |
| • Bookmaker                | • Flower shop                    | • Pharmacy      |
| • Barber shop              | • Fast food take-aways           | • Public House  |
| • Hair/ Beauty Salon       | • Hardware store                 | • Fresh markets |
| • Dry Cleaners/ Laundrette | • Furniture shop                 | • Food shops    |
| • Car repair garage        | • Electrical and appliances shop | • Supermarket   |

## 5.6 Cultural Facilities

As noted in Section 4, Section 12.5.3 of the Development Plan relates to ‘Supporting Cultural Vibrancy in the City’. As part of the preparatory work for the Development Plan, a Cultural Infrastructure Study was undertaken of the city, and is published as a background document for the Plan. The study provides a detailed analysis of the extent of cultural infrastructure within the city; where challenges lie; and makes a number of recommendations. It is noted that there are no significant deficits of cultural space in the immediate vicinity of the application site referenced in the audit.

The report indicates that DCC should aspire to provide 5% increase in the provision of cultural assets per annum over the life of the Development Plan. The report also states that *“It is essential that new neighbourhoods include appropriate cultural infrastructure in order to create a place establish a sense of community and foster social cohesion”*.

As outlined in STW’s Architectural Design Statement and Architectural Conservation Statement, in addition to the new hospital providing mental health services and c. 26% provision of public open space on the overall site, publicly accessible community and social facilities are proposed in Block K (a protected structure) for the benefit of the public. Block K includes a community hall (243 sq.m), a community library (163 sq.m), a childcare facility (730 sq.m), co-working space (817 sq.m), café (160 sq.m) and a gym (1,459 sq.m). There is also a retail unit proposed in Block A and a café in Block F for the benefit of the local community.

In addition to the proposed community/social facilities in the proposed development, we note the following cultural facilities in close proximity to the subject site:

- All Hallows Missionary College Library
- Marino Library
- John Hand Library
- Charleville Mall Library
- Barbara Ward Clonliffe & Croke Park Community Hall
- Carleton Hall (Marino Community Centre)
- Ballybough Community Centre
- ITW Drumcondra
- TRETA Art Studio

## 6.0 ASSESSMENT OF NEEDS

The primary aspect of the proposed development is the delivery of a new hospital providing mental health services on the subject lands. The proposed hospital site area is c. 2.67 ha and comprises the new hospital, the facilities management building, the reuse of Richmond House (RPS Ref.: 8788), Brooklawn (RPS Ref.: 8789), the Laundry Building, the Rose Cottage, and the Gate Lodge, for hospital related uses, with the proposed hospital uses having a total GFA of c. 8,411 sqm, with associated grounds for staff and patients. Thus, the proposals will provide for a new and much-needed state-of-the-art hospital providing mental health services for acute patients on the existing Fairview campus, including potential room for future expansion within the 2.67 ha secure hospital campus site.

The proposed development includes 811 no. residential units (including 494 no. standard designed apartments and 317 no. Build to Rent units). The BTR residential units comprise 8 studios (2.5%), 151 1 beds (48%), 150 2 beds (47%) and 8 3 beds (2.5%). The remaining standard designed apartments comprise 10 no. studios, 236 no. 1 beds, 199 no. 2 beds and 49 no. 3 beds. In total, the development provides 18 no. studio units, 387 no. 1 bedroom units, 349 no. 2 bedroom units and 57 no. 3 bedroom units.

In support of the residential proposals on the subject lands, the social and community infrastructure proposed as part of the application includes the new hospital and associated grounds and buildings (51% of the Z15 zoned portion of the site), public open space (26% of the overall site), and publicly accessible community and social facilities in Block K (involving the retention, reuse and change of the existing hospital building- a protected structure), including a community hall (243 sq.m), a community library (163 sq.m), a childcare facility (730 sq.m), co-working space (817 sq.m), a café (160 sq.m) and a gym (1,459 sq.m). A retail unit is also proposed in Block A and a café in Block F.

### 6.1 Proposed Development Demographic Assessment

To determine the potential maximum population occupancy of the development, which in turn feeds into estimated demand for childcare and school places, it is considered reasonable to allow for an occupancy of 1 person for a studio, 2 persons for a 1-bed, 3 person for a 2 bed (3 person) unit, 4 persons for a 2-bed (4 person) unit and 6 persons for a 3-bed unit. This results in an estimated maximum occupancy of 2,513 no. persons calculated as follows:

- 18 no. studio units x 1 = 18 no. persons
- 387 no. 1 bed units x 2 = 774 no. persons
- 17 no. 2 bed (3 person) units x 3 = 51 no. persons
- 332 no. 2 bed (4 person) units x 4 = 1,328 no. persons
- 57 no. 3 bed unit x 6 = 342 no. persons

Due to the proportion of one-bedroom apartments within the proposed development, the city wide need for housing for single people and families without children and lack of such available housing within the area, it would be expected that the population of the development will not directly reflect the wider area population in terms of the proportion of population in the 0-19 age cohort and will instead have a much higher proportion of adults across all age ranges.

Therefore, it is reasonable to exclude studios and 1 beds in estimating the number of children within the development and from the assessment of estimated children from the development/impact on childcare and schools and assume all 2 beds apartment units and the 3 bed apartments will be occupied by families and no second or third rooms being occupied by adults, with second and third rooms occupied exclusively by children. Therefore, it is estimated that a maximum of 1,721 no. persons would occupy the 349 no. 2 beds and 57 no. 3 beds units.

## 6.2 Healthcare Facilities

The proposed development will provide a new state of the art hospital providing mental health services on the subject site, which will replace the outdated existing facilities at St. Vincent's Hospital Fairview.

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

As outlined in Section 5 above, 10 no. GP's, 8 no. Dental Practices, 1 no. Nursing Home, 4 no. Health Centres and 6 no. Pharmacies, are located within the study area of the development site. A further 8 no. GP's, 3 no. Dental Practices, 3 no. Nursing Homes, 1 no. Health Centre and 3 no. Pharmacies are located within a short distance of the study area / 1km of the subject site. It is evident that there is a wide-ranging number and variety of health care facilities in the area. This level of provision within proximity to the subject site constitutes excellent service provision for the community and is considered sufficient to cater for the additional needs arising from the proposed development.

## 6.3 Education and Childcare

### 6.3.1 Childcare

The Guidelines for Planning Authorities on Childcare Facilities (2001) recommend that 20 childcare spaces be provided for new housing developments of 75 units or more. This would equate to 219 no. childcare spaces ( $811/75 * 20 = 216.2$ ). However, both the Childcare Facilities Guidelines and the Apartment Guidelines 2022 also acknowledge that studios and one-bedroom units can be omitted from this calculation.

In the context of the above statement, studios and one-bedroom units would not be considered to contribute towards a requirement for childcare provision. The total number of units within the scheme that can be used to calculate childcare provision is 406 units (811 minus 18 no. studios and 387 no. 1 bed units). Based on this, the maximum recommended quantum of childcare places to be provided within the proposed development is 108 no. places ( $411/75 * 20 = 108.2$ ). This is without taking into account that the remaining 2- and 3-bedrooms units may not be all occupied by families with children.

This represents a theoretical maximum figure, and assumes all children being cared for in a commercial childcare facility. The CSOs Quarterly National Household Survey (QNHS), Childcare, Quarter 3 2016 is the most current available published data on childcare statistics. It provides the following information of relevance to this assessment:

- 13% of children aged 0-12 years are cared for in a crèche / montessori / Playgroup / After-school, with parental/relative care accounting for 89%.
- 19% of pre-school children are cared for in a crèche/montessori/playgroup/after school facility, with the highest rate of use in Dublin at 25%.

Applying the Dublin uptake percentage of 25% of pre-school children that are cared for in a crèche/Montessori/playgroup/after school facility, then theoretically only c. 27 no. childcare spaces would be required (25% of 108 no. childcare spaces).

The proposed development includes a childcare facility with a GFA of 730 sqm located on lower ground, ground and first floor level of Block K (existing protected structure). The childcare facility has been estimated by STW as being capable of accommodating c. 77 no. childcare spaces, however, based on the classroom sizes and the requirements of Appendix 1 of the Childcare Facility Guidelines for full-day care childcare services it is noted that based on the GFA of the

facility that it has the potential to accommodate greater numbers depending on the end users operational requirements.

Based on the survey discussed in Section 5, it has been established that at least 1,120 no. professional childcare places are provided by the facilities in the study area. 20 no. pre-existing childcare facilities within 15-minute walking study area / 1km of the site. A further 5 no. childcare facilities are located within a short distance of the study area / 1km of the subject site. The survey also identified currently the existing facilities have capacity available for a minimum of 14 no. childcare spaces at present/in the coming months. There is also a live planning application under Reg. Ref.: 3268/23 for a change of use of 2 no. existing commercial units and amalgamation to the existing childcare facility, to provide for a larger childcare facility of 522.7 sq.m, at The Grove, Griffith Wood, Dublin 9.

Given the size of the proposed facility, the nature of the proposed development and the available spaces in the childcare facilities in the surrounding area (14 available spaces), it is considered that the proposed facility will be able to accommodate the demand generated by the proposed development, and should any additional unforeseen demand for childcare spaces arise this can be accommodated by the other facilities in the surrounding area.

Having regard to the nature of the scheme, the predominantly 1 and 2 beds proposed, the demographic profile of expected end users, the proximity of the site to a number of existing and the proposed childcare facility within the subject proposal, it is considered the proposed childcare facility along with existing and proposed childcare facilities available are sufficient to cater for the estimated increased demand for childcare services arising from the proposed development.

### 6.3.2 Primary Education

There are a total of 11 no. primary schools within 15 minute walking study area / 1km of the site and a further 5 no. primary schools are located within a short distance of the study area / 1km of the subject site. Based on the primary school age cohort representing 12% of the total population (based upon the methodology employed by the Department of Education for calculating school demand), the proposed development will create additional demand for c. 206 no. primary school places ( $1,721 \text{ no. persons in 2+ bedrooms} \times 12\% = 206$ ). This figure is based the studios and 1 beds being excluded and the assumption that all 2 beds apartment units are occupied by families and no second or third rooms (2 and 3 beds) are occupied by adults, with second rooms occupied exclusively by children. This figure represents a theoretical maximum and as a result it is likely that child occupation levels will be lower than this figure.

The total enrolment within the 15 schools in close proximity to the site is 3,584 (Department of Education). Based upon this, the proposed development will increase demand by c. 5.7%, which is relatively minor in the overall context and having regard to the conservative catchment scenario assumed for the subject site. Having regard to this estimated level of demand and the surrounding school capacity within close proximity of the subject site, it is considered that the existing and planned primary education infrastructure can accommodate the predicted increase in demand arising from the proposed development and is therefore adequate.

Based on a review of the primary schools' websites and admission notices, the schools have a total of 588 spaces available for 2022/2023. The proposed development would generate an estimated 35% of the available spaces for primary school going age in a particular year, however, in practice this would not occur, and therefore, the potential demand generated from the proposed development can easily be absorbed by the available capacity in the area.

### 6.3.3 Secondary Schools

There are 4 no. post primary within 15 minute walking study area / 1km of the site and a further 3 no. post primary schools are located within a short distance of the study area / 1km of the subject site. Based on the post primary school age cohort representing 8.5% of the total population (based upon the methodology employed by the Department of Education for calculating school demand), the proposed development will create additional demand for c. 146 no. secondary school places (this figure is based upon the assumption of maximum occupancy within the development). As above, this figure is based the studios and 1 beds being excluded and the assumption that all 2 and 3 beds apartment units are occupied by families and no second or third rooms (2 and 3 beds) are occupied by adults, with second rooms occupied exclusively by children. This figure represents a theoretical maximum and as a result it is likely that child occupation levels will be lower than this figure.

Based on the current enrolment figures for the identified schools of 2,663, the anticipated increase in demand represents 5.48% of the local enrolment figures. Having regard to this estimated level of demand and the surrounding school capacity within close proximity of the subject site, it is considered that the existing and planned post-primary education infrastructure can accommodate the predicted increase in demand and is adequate.

This also assumes that all children residents will attend the secondary schools identified in the study area, whereas it is likely that a proportion of children will travel to schools outside the study area.

Based on a review of the schools' websites and admission notices, there are 342 available spaces to post primary schools in the area for 2022/2023. The proposed development would generate demand for an estimated 42.3% of the available spaces for secondary school going age in a particular year, however, in practice this would not occur, and therefore, the potential demand generated from the proposed development can be absorbed by the available capacity.

### 6.3.4 Sport & Recreation

This assessment demonstrates that there are a number of sports and recreational uses within the study area of the subject site.

It is considered that there is plenty of open space and sports activities located in the vicinity of the subject site which can accommodate the additional population that will be generated by the proposed development. The facilities indicated above are deemed to be within a reasonable distance of the subject site. This is in addition to smaller green open spaces in close proximity to the site.

The proposed development also provides for 1.6 ha of public open space which equates to 26.2% of the land in the applicant's ownership (8.554 ha), and the application includes for important linkages and connectivity to adjoining areas and providing improved connections north-south and east-west in this part of the City.

The Public Open Space includes the provision of 1 no. gateway plaza, 1 no. linear park, 1 no. arrival garden, 1 no. central park, woodland / periphery landscape, 1 no. kick about area, 1 no. natural play area (c. 420 sq.m, 3 no. external area for exercise, 1 no. allotments (c. 295 sqm) and 4 no. exercise stations.

Provision is made for 5,645 sq.m of external communal open space, exceeding the Apartment Guidelines requirement of 4,949 sq.m based on the number of residential units and mix proposed. The communal open space is located adjacent to the apartment buildings and

comprises of courtyard spaces, with lawns, outdoor seating, garden areas, communal dining, play facilities, picnic areas and outdoor gym equipment.

A gym with a GFA of 1,459 sq.m is proposed in Block K, which will be available to both residents and the wider community.

Thus, the scheme includes good provision of sports and recreational facilities which will enhance the provision in the area.

### 6.3.5 Other Community Facilities

As set out above, overall, it is considered the existing and proposed uses within the study area offer excellent service provision for the community. The surrounding area also benefits from other community, social, and religious infrastructure, including community centres, and places of worship.

### 6.3.6 Cultural Facilities

In response to the Z15 Community and Social Infrastructure zoning objective, in addition to the proposed new hospital providing mental health services and public open space, publicly accessible community and social facilities are proposed as part of the development. The development includes the reuse of the existing hospital building (a protected structure), referred to as Block K, for the benefit of the proposed residents and the wider public. Block K includes a community hall (243 sq.m), a community library (730 sq.m), a childcare facility (730 sq.m), co-working space (817 sq.m), a café (160 sq.m) and a gym (1,459 sq.m). A retail unit is also proposed in Block A and a café in Block F.

This is considered to accord with the DCC Culture Infrastructure Audit which states that “*It is essential that new neighbourhoods include appropriate cultural infrastructure in order to create a place establish a sense of community and foster social cohesion*”. As outlined in STW’s Architectural Design Statement and Architectural Conservation Report the proposed community and social facilities will foster a sense of place and community.

In response to Objective CUO25 which requires 5% of floorspace for developments above 10,000 sq.m, and as set out in the Planning Report and Statement of Consistency, it is submitted that the redevelopment proposals at St. Vincent’s Hospital Fairview provides for significant planning benefits including the restoration and reuse of protected structures, and other existing older / historic buildings on site, the provision of a new hospital, c. 1.6 ha of public open space, improved permeability / connectivity in this area of the city, and the provision of 811 residential apartments, including 20% of units for social housing.

The total GFA of the development on the site is 83,672 sq.m, comprising 75,261 sq.m on the residential site and 8,411 sq.m on the hospital site, including the new hospital building and reuse of existing protected structures (St. Vincent’s Hospital, Richmond House and Brooklawn) and other historic buildings (the Laundry building, Gate Lodge and Rose Cottage), and which are classified as new community uses proposed as part of this overall mixed use development. The 5% requirement of total floor space arising under CUO25 equates to c. 4,183 sq.m of floorspace being required for community, arts and culture, and artist workspaces.

The proposed development provides the following floorspace to meet this requirement:

- New hospital (including associated administrative buildings for the new hospital) - 8,411 sq.m
- Community Hall – 243 sq.m
- Community Library – 163 sq.m

- Total 8,817 sq.m

Based on the figures above, which do not include the childcare facility, residential amenities, and other commercial uses, which will add to the quality and vibrancy of the scheme, it is apparent that the community / cultural floorspace provision within this development equates to c. 10.54%, which exceeds the 5% requirement under CUO25, and therefore complies with this requirement of the Development Plan. Accordingly, the needs of the future residents within the proposed development regarding community and cultural uses are considered to be more than adequate and the provision will also support existing facilities in the area, thereby addressing the requirements of CUO25.

In relation to a specific request in the LRD Opinion and the statement that “*More weight should be given to the overall proposals within the site including the refurbishment of existing buildings*”, which reflects other relevant provisions of the Development, the proposal provides for the restoration and reuse of protected structures and historic buildings (including RPS Ref.: 2032, 8788 and 8789). As illustrated in STW’s Architectural Design Statement, the existing St. Vincent’s Hospital building (RPS Ref.: 2032), referred to as Block K, will be utilised to provide a mixed-use building including a community hall, a community library, a childcare facility, co-working space, a gym, and a café, to be utilised by the local community as well as residential amenity areas for the proposed residential units, as follows:

**Figure 6.1: Proposed Uses in the St. Vincent’s Hospital Buildings, RPS Ref.: 2032**

Cultural/Community	Building	Area
Community Hall	K4	243 m <sup>2</sup>
Creche	K3	730m <sup>2</sup>
Community Library	K2	163 m <sup>2</sup>
Cafe	K2	160m <sup>2</sup>
Co-working	K2	817 m <sup>2</sup>
Gym	K1	1,459m <sup>2</sup>
Residents' Amenties	K1	711m <sup>2</sup>
<b>Total</b>		<b>4,283m<sup>2</sup></b>

Source: STW’s Architectural Design Statement

Therefore, taking the above floorspace into account which is being delivered through the reuse of the St. Vincent’s Hospital buildings (protected structures under RPS Ref.: 2032) for a mix of community, commercial and ancillary residential uses, this increases the floorspace provision for Objective CUO25 as follows:

- New hospital (including associated administrative buildings for the new hospital in existing protected structures / historic buildings) - 8,411 sq.m
- Community Hall – 243 sq.m
- Community Library – 163 sq.m
- Childcare facility – 730 sq.m
- Café – 160 sq.m

- Co-working – 817 sq.m
  - Gym 1,459 sq.m
- Total 11,983 sq.m (14.3% of total GFA)

The above excludes 711 sq.m of resident's amenities space also proposed in the St. Vincent's Hospital buildings, which also help supports the reuse and conservation of the protected structures, whilst providing supporting amenities for future residents within the overall residential development proposed on the lands, but which we acknowledge will not be available or accessible to the wider community and therefore are excluded from the floorspace considered to be appropriate in contributing towards CU025.

It is respectfully submitted that the proposed redevelopment at St. Vincent's Hospital Fairview provides for significant planning benefits including the provision of a new hospital providing mental health services, reuse of historic buildings, provision of significant public open space, improved permeability and connectivity in this area of the city (which will contribute towards facilitating the 15 minute concept in this part of Fairview / Drumcondra), restoration and reuse of a Protected Structure and other existing buildings on site and the provision of c. 811 residential apartments including 20% social housing.

## 7.0 CONCLUSION

Thus, in conclusion it is respectfully submitted that this report has demonstrated that the Social and Community Infrastructure in the area, including the proposed new hospital providing mental health services, the proposed childcare facility, the significant public open space, and the social / community / cultural facilities proposed in Block K on the subject site, will be sufficient to cater for the needs of the proposed development, as summarised below.

The primary aspect of the proposed development is the delivery of a new hospital providing mental health services on the subject lands. The hospital site area is c. 2.67 ha and comprises the new hospital, providing mental health services, the facilities management building, and the reuse of Richmond House (RPS Ref.: 8788), Brooklawn (RPS Ref.: 8789), the Laundry Building, the Rose Cottage, and the Gate Lodge, for hospital related uses, with the proposed hospital uses having a total GFA of c. 8,411 sqm. Thus, the proposals will provide for a new and much-needed state-of-the-art hospital, providing mental health services for acute patients on the existing Fairview campus, including potential room for future expansion within the secure campus site.

In addition, as part of the residential proposals for the lands, the social and community infrastructure proposed within the application includes public open space, and publicly accessible community and social facilities in Block K, including a community hall (243 sq.m), a community library (163 sq.m), a childcare facility (730 sq.m), co-working space (817 sq.m), a café (160 sq.m) and a gym (1,459 sq.m). A retail unit is also proposed in Block A and a café in Block F.

In respect to the proposed childcare facility, which has a GFA of 730 sq.m and which STW Architects have indicated is design to cater for approximately 77 no. childcare spaces (potentially more depending on the end users operational requirements), the facility has been designed to provide enough spaces to cater for the future demand arising from the proposed development, having regard to the relevant planning policy guidelines, and based on the quantum of 2 and 3 bed units proposed within the application, whilst having regard to existing provision in the wider area. As set out in this report, the proposed facility is considered appropriate to meet the demand which may arise from the proposed development.

The extra demand created by the proposal for primary and post primary educational facilities will be relatively low in relation to current levels of local provision and is unlikely to result in any undue strain on existing services based on the existing capacity per annum.

There is a large range of facilities for sports and recreation within a close proximity of the site which are considered sufficient to cater for the needs of the additional population in the area which the proposed development will deliver, with a wide range and variety of clubs, pitches and related facilities within reasonable distance of the site. Notwithstanding this, the proposed development also includes new pedestrian and cycle connections to adjoining areas (removing current obstacles to permeability / connectivity) and substantial public open space within the subject site which will enhance the amenity of the locality and the accessibility of the surrounding area.

Health care, community, and other facilities are well provided for within the study area of the site and are considered sufficient to cater for the needs of the additional population in the area which the proposed development will deliver. Notwithstanding this, in addition to supporting the existing facilities, the development will deliver additional community benefits in the form of a community library, a gym, a café, a retail unit, co-working space and a community hall to meet demand from the future residents.

Based on the assessment of social and community infrastructure set out in this report, it is considered that the extant provision in the surrounding area, combined with the new facilities incorporated into the proposed development will result in a good standard of amenity and accessibility to necessary infrastructure for future residents and existing residents in the wider area.

**APPENDIX 1 – LIST OF SOCIAL AND COMMUNITY INFRASTRUCTURE FACILITIES WITHIN THE CATCHMENT OF THE SUBJECT SITE****Table A1: Healthcare Provision in the Study Area**

<b>Name</b>	<b>Address</b>	<b>Class</b>
<b>St. Vincent's Dublin (Subject Site)</b>	Convent Avenue, Dublin 3, D03 XK40	Hospital – Mental Health
<b>Drumcondra Medical</b>	40 Drumcondra Road Upper, Dublin 9, D09 C4H3	GP - Family Practice
<b>Drumcondra Village Medical Centre</b>	10 Drumcondra Road Upper, Dublin 9, D09 H3C5	GP - Family Practice
<b>Marino Medical Centre</b>	144 Philipsburgh Avenue, Dublin 3, D03 R6X6	GP - Family Practice
<b>Dr Joseph Yasbeck</b>	13 Marino Mart, Dublin 3, D03 X5V2	GP - Family Practice
<b>Fairview Medical Centre</b>	37/39 Fairview Strand, Dublin 3, D03 F8C2	GP - Family Practice
<b>Fairview Family Practice</b>	17 Fairview Strand, Dublin 3, D03 A5Y9	GP - Family Practice
<b>North Strand Surgery</b>	110 North Strand Road, Dublin 3, D03 KW81	GP - Family Practice
<b>Drumcondra Clinic</b>	53 Drumcondra Road Lower, Dublin 9, D09 N4X8	GP - Family Practice
<b>Summerhill Family Practice</b>	Summerhill Primary Care Centre, Summerhill, Dublin 1, D01 T6C2	GP - Family Practice
<b>Millmount Avenue Health Centre</b>	Millmount Avenue, Dublin 9, D09 WD88	Health Centre
<b>North Clarence Street Health Centre</b>	56 North Great Clarence Street, Dublin 1, D01 VW57	Health Centre
<b>North Strand Primary Care Centre</b>	16 North Strand Road, Dublin 1, D01 CC81	Health Centre
<b>Talbot Centre - Buckingham Street Upper - PCC</b>	Talbot Centre, 29 Buckingham Street Upper, Dublin 1, D01 YV60	Health Centre
<b>Summerhill Primary Care Centre</b>	Summerhill, Dublin 1, D01 T6C2	Health Centre
<b>Dr. John Canavan</b>	86 Griffith Avenue, Dublin 9, D09 A436	Dental Practice
<b>Fairview Dental Clinic</b>	21 Fairview, Dublin 3, D03 K4H0	Dental Practice
<b>Annesley Dental</b>	18 Annesley Bridge Road, Dublin 3, D03 X7W3	Dental Practice
<b>O'Donnell Dental Surgery</b>	35 Fairview Strand, Dublin 3, D03 A7Y4	Dental Practice
<b>Mr. Christopher Lynn</b>	44 Drumcondra Road Upper, Dublin 9, D09 ED27	Dental Practice
<b>Mr. Frankie Lavelle</b>	64 Drumcondra Road Upper, Dublin 9, D09 EV24	Dental Practice
<b>Dental Surgery</b>	63 North Strand Road, Dublin 3, D03 P2V4	Dental Practice
<b>North Strand Dental Surgery</b>	37 North Strand Road, Dublin 3, D03 YT50	Dental Practice

<b>The Crescent Clinic</b>	23 Marino Crescent, Dublin 3, D03 H799	Dental Practice
<b>Shrewsbury House Nursing Home</b>	Shrewsbury House, 162/164 Clonliffe Road, Dublin 3, D03 PF68	Nursing Homes
<b>DDOC</b>	North Strand Primary Health Care Centre, 16 North Strand Road, Dublin 1, D01 CC81	GP Out of Hours
<b>Banks' Pharmacy</b>	195 Philipsburgh Avenue, Dublin 3, D03 H727	Pharmacy
<b>Homepharm</b>	45a Home Farm Road, Dublin 9, D09 V065	Pharmacy
<b>Costello's</b>	25 Marino Mart, Dublin 3, D03 R2F8	Pharmacy
<b>The Strand Pharmacy</b>	The Strand, 149 North Strand Road, Dublin 3, D03 Y0P1	Pharmacy
<b>Allen Pharmacy</b>	10 Summerhill Parade, Dublin 1, D01 W526	Pharmacy
<b>Morgan's</b>	4 Fairview Strand, Dublin 3, D03 P9Y3	Pharmacy
<b>Davis Pharmacy</b>	34 Fairview Strand, Dublin 3, D03 HY42	Pharmacy

**Table A2: Childcare facilities within proximity of the subject site**

No.	Name Childcare Facility	Address	Services	Capacity	
				Total	Available
1	Daughters of Charity, St. Louise's Early Childcare Development Service	26 William St N, Dublin, D01 A5V0	Full Day / Part Time / Sessional	56	No answer
2	Drumcondra Montessori School	33 Ormond Rd, Drumcondra, Dublin 9, D09 R2W5	Part Time / Sessional	11	No answer
3	First Steps Creche and Montessori	53a Carleton Hall, Shelmartin Avenue, Marino, Dublin 3	Full Day	33	No answer
4	The Learning Tree Montessori Pre-school & Creche	Childvision, Grace Park Rd, Drumcondra, Dublin	Full Day / Part Time / Sessional	170	Full capacity – until September 2023
5	Lullaby's Creche & Montessori	Fairview Close, Richmond Ave, Richmond Rd, Drumcondra, Dublin 3	Full day	33	No answer
6	Links Childcare Drumcondra	Corn Mill Row, Distillery Rd., Drumcondra, Dublin 3, D03 TR76	Full Day / Part Time / Sessional	80	No answer
7	Hyde & Seek Childcare (Tolka Road)	29 Tolka Rd, Drumcondra, Dublin, D03 KV77	Full Day / Part Time / Sessional	N/A	Available spaces, unknown how many
8	Larkin Childcare Facility	58 N Strand Rd, North Strand, Dublin	Full Day	18	Full capacity
9	Fairview Creche and Montessori	22 Addison Rd, Clontarf West, Dublin, D03 V308	Full Day	50	No answer

10	Lullabys Montessori & Afterschool	80 / 81 Philipsburgh Ave, Fairview, Dublin, D03 H3F1	Sessional	44	Estimated 14 pre-school / After-school fully booked
11	Old Mc Donalds	1 Fleming Road, Drumcondra	Part Time	22	Full capacity
12	Hyde & Seek Childcare (Millbourne)	Drumcondra South, Dublin	Full Day / Part Time / Sessional	28	Full capacity
13	First Steps	43 Shelmartin Ave, Marino, Dublin 3	Sessional	12	No answer
14	Larkin Early Education Service	Ballybough Community Centre, Ballybough Road	Full Day	30	No answer
15	The Little Montessori	31 Church Avenue, Drumcondra	Childminder	5	Closed permanently
16	ChildVision Early Years Service	Grace Park Road, Drumcondra	Sessional	20	No answer
17	Westwood Childcare	Westwood Club, Clontarf Road, Dublin 3	Full Day / Drop-In	160	No answer
18	Smart Kids Creche/Montessori	25 Malahide Rd, Marino, Dublin, D03 NW02	Full Day	44	No answer
19	Little Learners ABCD	The Arts and Business Campus, 40 Drumcondra Rd Lower, Co. Dublin	Full Day	143	Not disclosing any info
20	Cuddles 'n' Care	1 St Patrick's Parade, Drumcondra, Dublin, D09 Y99E	Full Day / Part time	32	No answer
21	Community After Schools Project (CASPr)	Portland Square, 1 Campbells Row, Dublin 1, D01 VP03	Sessional	15	No answer
22	St. Brigid's Day Nursery	1 Mountjoy Square N, Palatine Square, Dublin 1	Full Day	60	No answer
23	The Georgian Montessori Primary School CLG	40 Belvedere Pl, Mountjoy, Dublin, D01 W3W5	Full Day	22	Full capacity
24	NCR Childcare	466 N Circular Rd, Phibsborough, Dublin 1, D01 P529	Full Day / Part Time / Sessional	22	Full capacity
25	The Montessori Children's Academy	Corpus Christi Parish Hall, Home Farm Road, Drumcondra, Dublin	Sessional	20	Temporarily closed
<b>TOTAL</b>				<b>1120</b>	<b>~14 spaces confirmed</b>

**Table A3: Education Facilities in close proximity of the subject site**

No.	Name Education Facility	Address	Enrolment Numbers for 2021/2022			Available Capacity per School Websites (2022/23)		
			Total	Boys	Girls			
PRIMARY SCHOOLS						Junior Infants	Other Years	Total
1	St Marys N S	Windsor Avenue Fairview Dublin 3, D03AH64	200	53	147	50	0	50
2	Grace Park Educate Together Ns	DCU All Hallows Campus Grace Park Road Drumcondra Dublin 9, D09KDW4	282	155	127	54	0	54
3	S N Seosamh Na Mbrathar	Marino Park Avenue Fairview Dublin 3, D03H524	104	104	0	N/A	N/A	N/A
4	S N Mhuire Na Mbrathar	Griffith Ave. Marino, Dublin 9, D09NW62	348	348	0	0	81	81
5	St Columbas N S	North Strand Dublin 3, D03NH34	113	72	41	16	0	16
6	S N San Vinseann Cailin	William St N, Dublin	224	0	224	32	0	32
7	St Vincents Inf Boys	William St N, Dublin, D01 VW63	88	88	0	45	0	45
8	Drumcondra N S	Church Avenue Drumcondra Dublin 9, D09VY58	58	34	24	8	0	8
9	O'Connell Primary School	North Richmond Street, North Circular Road, Dublin 1, D01H9X5	153	153	0	36	0	36
10	St Vincent De Paul Infant School	67 Griffith Avenue Dublin 9, D09AP26	349	195	154	130	0	130
11	St Vincent De Pauls Girls Senior School	Griffith Avenue Dublin 9, D09AD80	336	0	336	N/A	N/A	N/A
12	St Patricks N School	Millbourne Avenue Drumcondra Dublin 9, D09H008	472	468	4	63	0	63
13	St Columbas Con G And I	Iona Road Glasnevin Dublin 9, D09YX46	371	23	348	60	0	60
14	Howth Road N S	Clontarf Road Clontarf Dublin 3, D03E166	94	38	56	13	0	13
15	Gardiner Street Convent	Gardiner Street Belvedere Court, Mountjoy, Dublin 1, D01H9C5	392	188	204	N/A	N/A	N/A
TOTAL			3584	1919	1665	507	81	588

POST PRIMARY SCHOOLS						First Years	Other Years	Total
1	St Josephs C.B/S	Merville Ave Fairview Dublin 3, D03H524	253	253	0	72	6	78
2	Marino College	14-20 Marino Mart Fairview Dublin 3, D03DR72	248	104	144	62	0	62
3	Rosmini Community School	All Hallows College Campus DCU Gracepark Road Dublin 9, D09N920	101	73	28	20	0	20
4	O'Connell Secondary School	Richmond St N, Drumcondra, Dublin 1, D01Y4A9	171	171	0	60	0	60
5	Dominican College	204, Griffith Ave Drumcondra Dublin 9, D09A5X0	763	0	763	26	0	26
6	Árdscoil Rís	Griffith Avenue Marino Dublin 9, D09AK30	555	555	0	96	0	96
7	Maryfield College	Glandore Road Drumcondra Dublin 9, D09AE64	572	0	572	N/A	N/A	N/A
<b>TOTAL</b>			<b>2663</b>	<b>1156</b>	<b>1507</b>	<b>336</b>	<b>6</b>	<b>342</b>
SPECIAL NEEDS SCHOOLS								
1	St Josephs for Blind NS	St Joseph's School for Visually Impaired Boys Drumcondra Dublin 9, D09C803	53	27	26	3	0	3
2	St Joseph' Adolescent School	St Vincent's Hospital Richmond Road Dublin 3, D03HN80	14	7	7	N/A	N/A	N/A
3	ST L O TOOLES 2 SPEC	Aldborough Parade North Strand Dublin 1, D01P978	22	18	4	N/A	N/A	N/A
<b>TOTAL</b>			<b>89</b>	<b>52</b>	<b>37</b>	<b>3</b>	<b>0</b>	<b>3</b>
THIRD LEVEL								
1	DCU All Hallows Campus	Grace Park Rd, Drumcondra, Dublin, D09 N920	N/A					
2	DCU St Patricks Campus	Drumcondra Rd Upper, Drumcondra, Dublin 9	N/A					
3	Marino Institute of Education	Griffith Ave, Grace Park, Dublin, D09 R232	N/A					
4	Dublin Adult Learning Centre	3 Mountjoy Square N, Mountjoy, Dublin 1, D01 H426	N/A					

