

Economic, Community and Social Infrastructure Audit

SHD Application

**Lands at Broomhill Road,
Tallaght, Dublin 24,
D24 XA52 and Unit 51 Broomhill Road,
Tallaght, Dublin 24, D24E124**

**On behalf of
Garyaron Homes Ltd.**

May 2022



Planning & Development Consultants

63 York Road,

Dun Laoghaire

Co. Dublin www.brockmcclure.ie

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1 Introduction

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin, have prepared this Economic, Community and Social Infrastructure Audit on behalf of **Garyaron Homes** for a strategic housing development at **lands at Broomhill Road, Tallaght Dublin 24, D24 XA52 and Unit 51, Broomhill Road, Tallaght, Dublin 24, D24E124.**

This Economic, Community and Social Infrastructure Statement is lodged as an accompanying report for the proposed development and should be read in conjunction with all plans and particulars submitted as part of the overall SHD planning application.

This Statement has been prepared in compliance with the following policies of the South Dublin County Council Development Plan 2016-2022 and the Tallaght Local Area Plan 2020, which reads as follows.

Section 5 of the LAP - ‘Applicants for significant developments (100+ units) will be required to submit a social infrastructure assessment to include an implementation and phasing programme, which demonstrates the facilities available/required to adequately service their development.’

As such this Economic and Community Infrastructure Statement looks at the following elements of local social infrastructure for the area surrounding the site:

- Local Employment
- Childcare
- Education
- Further Education
- Retail
- Community Facilities
- Sports Clubs
- Public Parks
- Health Care
- Religion

The Methodology approach taken for each of these elements is detailed in each of the following relevant sections.

2 Subject Site

The subject site is located at Lands at Broomhill Road, Broomhill Industrial Estate, Tallaght, Dublin 24 which is identified in the figure below for the purposes of this report.

- The application site consists of a total site area of 1.4ha or 3.6 acres which comprises of vacant industrial buildings (c.4,300sqm).
- The site faces onto Broomhill Road to the west and Broomhill Terrace to the North, the site is bounded by light industrial lands to the east and south.

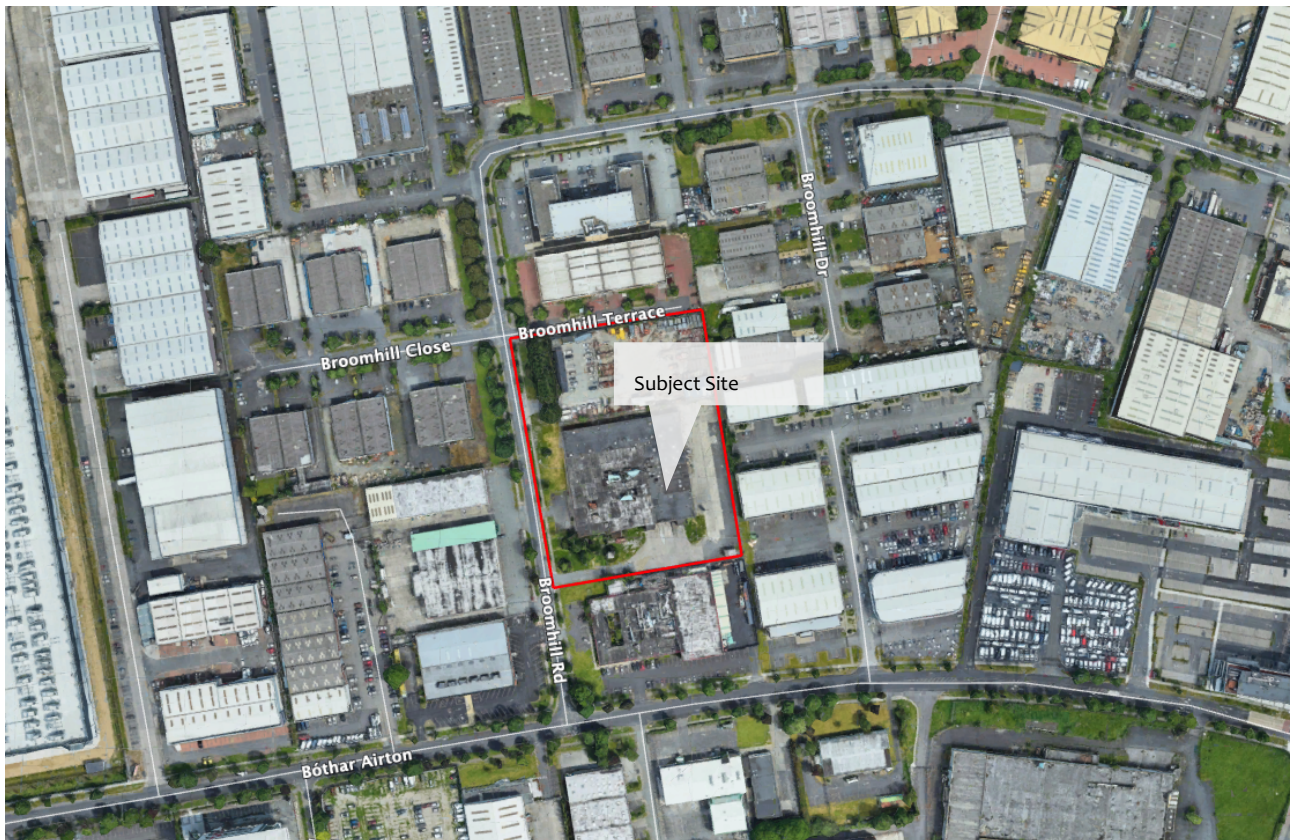


Figure 1 - Aerial view of site boundary

2.1 Surrounding Area

- The site is located within the Broomhill Industrial estate approx. 1km Northeast of Tallaght town Centre and The Square Tallaght/Tallaght shopping Centre.
- Commercial and industrial type uses are present in the immediate surroundings.
- Technical University Dublin (formally The Institute of Technology Tallaght) is located less than 500 m south of the subject site.
- Tallaght hospital is approx. 1km west of the subject site.



Figure 2 - Site Context

2.2 Access to Public Transport

- The subject site is located 1km from Belgard and Kingswood LUAS Stations.
- Bus routes 27 and 76 are approx. 500m walk away from the subject site.
- Bus routes:
 - 27-Clare Hall to Jobstown
 - 76 – Chapolised Towards Tallaght The Square
- Bus stops serving all named routes are within close walking distance of the subject site:
 - Airton Road, stop 2633 (27) located 480m (6min walk) from subject site.
 - Belgard bus stop 2618 (76, 76a) located 800m (9min walk) from subject site.
 - Belgard Retail Park bus stop 2364 (76,76a)
 - Belgard Square North bus stop 5008 (27,54a,65,75,75a, 76a, 77a,175)
 - Tallaght Village stop 4435 (27,54a,65,75,75a,77a,175)
 - Tallaght Blessington road 4436 (27,54a,65,75,75a,77a,175)
 - South Dublin CC bus stop 4647 (27,54a,65,75,75a,76,76a,77a,175)



Figure 3- Public transport surrounding the site

3 Proposed Development

3.1 Development Summary

The proposed development will provide a total of 242 no. apartments consisting of 96 no. of one bed units, 141 no. two bed units and 5 no. three bed units distributed over 4 blocks.

The residential mix is as follows:

- 96 no. 1 bed units (39.7%)
- 141 no. 2 bed units (58.3%)
- 5 no. 3 bed units (2.1%)

3.2 Site Layout

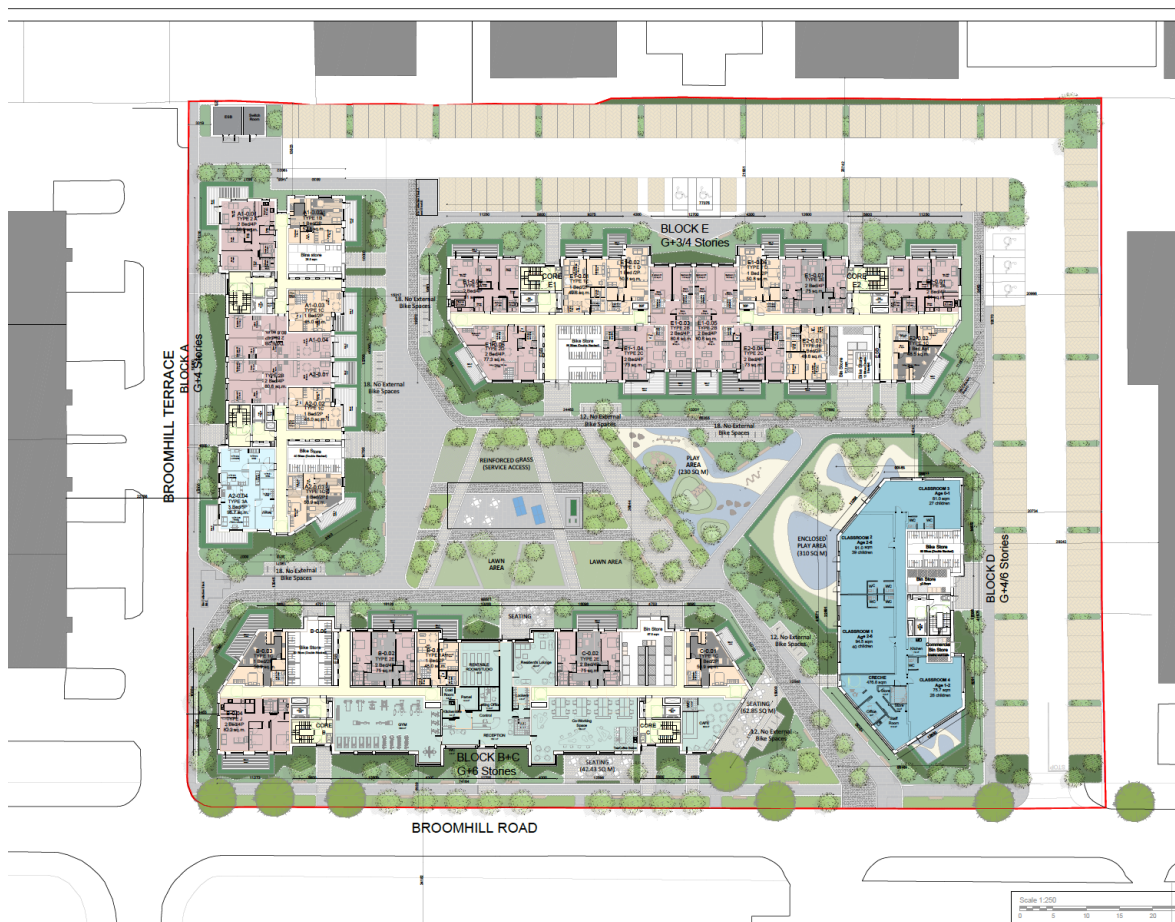


Figure 3 - Site Layout (John Fleming Architects)

3.3 Detailed Description

The proposed development will consist of: (a) the demolition (total area approx. 4,319.9 sqm) of the existing buildings on site and the existing front boundary treatment; and (b) the construction of a new residential and mixed use scheme of 242 no. apartment units in 5 no. blocks (Blocks A to E) ranging from 4 to 7 storeys in height as follows:

- Block A (5 storeys) comprising 40 no. apartments (4 no. 1 bed, 31 no. 2 bed and 5 no. 3 bed units)

- Block B and C (7 storeys) comprising 102 no. apartments (45 no. 1 bed and 57 no. 2 bed units)
- Block D (5 - 7 storeys) comprising 36 no. apartments (16 no. 1 bed and 20 no. 2 bed units)
- Block E (4 - 5 storeys) comprising 64 no. apartments (31 no. 1 bed and 33 no. 2 bed units)

Block D will accommodate a Childcare Facility/creche of approx. 465sqm at ground floor level.

The proposal will also provide for a café of approx. 50.9 sqm at the ground floor of Block C. Residential amenity areas will be provided in the form of a reception of approx. 125.1sqm, resident lounge of approx. 45sqm, a letting office of approx. 11.8sqm, a rentable room/studio space of 39sqm, a public gym of approx. 128.5sqm and a public co-working space of approx. 128.4sqm, all at the ground floor level of Blocks B & C.

Each residential unit will be afforded with private open space in the form of a balcony or terrace. Communal open space of 1,797.4sqm is proposed in the form of 2no. roof top terraces at Blocks D and E, courtyard space at ground level, outdoor seating and planting and pedestrian and cyclist links. Public open space of 1,400sqm is also proposed in the form of outdoor seating, paved areas, a lawn area, play areas and an outdoor seating area to the front of the proposed café at Block C.

A total of 136no. car parking spaces are provided at ground floor level, including 7 no. Accessible spaces at surface level; and 426 no. bicycle spaces (Visitor and Resident in bike stands and secure stacked bike spaces) are proposed.

The development shall be served via a new vehicular access point from Broomhill Road. Upgrade works are proposed to the vehicular access point to facilitate the proposed development and to provide for improved access and egress for the overall development. New pedestrian and cyclist access points will be provided on to Broomhill Road from the site.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; boundary treatment; internal roads and footpaths; waste storage areas and electrical services and all associated site development works.

4 Planning Policy Context

4.1 Planning Context

The South Dublin County Council Development Plan 2016-2022 And the Tallaght Local Area Plan 2020 are the relevant statutory planning context for the subject site.

- The subject site is **zoned REGEN** under the current County Development Plan. The objective is “To facilitate enterprise and/or residential-led regeneration”.

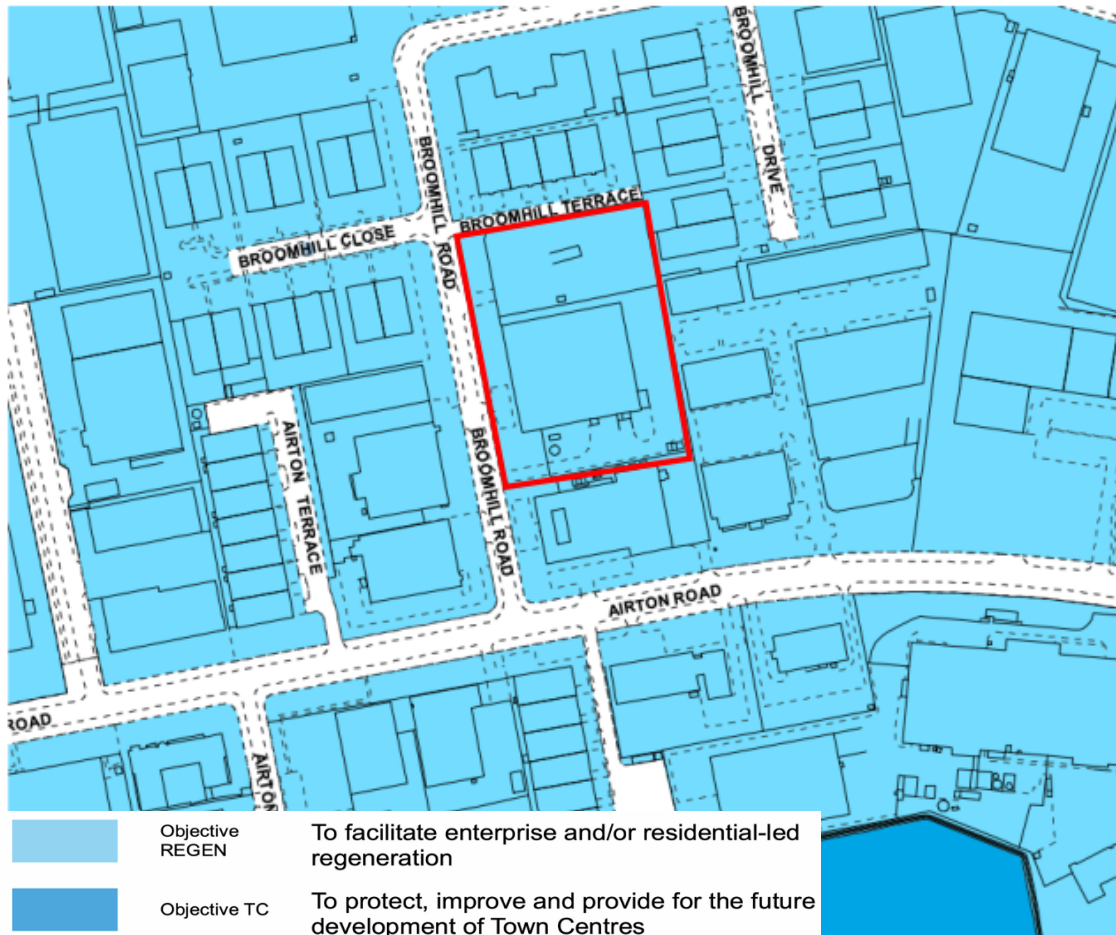


Figure 4 - Subject Site zoning

This section details the relevant strategic and statutory planning policy context associated with Local employment, education, childcare, social facilities, open space and retail provision.

4.2 Sustainable Residential Development in Urban Areas December (2008)

The Department of the Environment Heritage and Local Government Guidelines entitled ‘Sustainable Residential Development in Urban Areas’ were published in final format in December 2008. The aim of these guidelines is to set out the key planning principles which should be reflected in development plans and local area plans, and which should guide the preparation and assessment of planning applications for residential development in urban areas.

Having specific regard to the provision of community facilities and more specifically schools, the Guidelines state that new residential communities can generate a demand for a significant number of new school places, particularly where families are attracted to the area. The guidelines therefore acknowledge that it is vital in the process of supporting sustainable communities that the planning system facilitates the timely provision of new school buildings.

The Guidelines note that detailed guidance on school provision through the development plan, local area plans, development management processes and the roles, responsibilities and specific actions to be taken in relation to forecasting future demand for school places is available in the ‘Joint Code of Practice on Provision of Schools and the Planning System’, a document prepared by both the Department of the Environment Heritage and Local Government and the Department of Education and Science.

The Guidelines state the following:

“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.

Within the development management process, it is recommended that planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generate by the proposal and the capacity of existing schools in the vicinity to cater for such demand. In very large scale developments (say, 800+ units), planning authorities must consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities”.

As the development proposes 242 no. residential units for the subject site, the existing capacity and potential demand arising from this development is now assessed in this report.

4.3 The Provision of Schools and the Planning System July (2008)

In July 2008, the Department of the Environment, Heritage and Local Government together with the Department of Education and Science published a code of practice document entitled ‘The provision of Schools and the Planning System’.

The code of practice document sets out the best practice approaches that should be followed by Planning Authorities in ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities by the Department of Education and Science and in line with the principles of proper planning and sustainable development.

The main focus of the document details the procedures to be adopted by Planning Authorities in integrating schools planning issues into their development planning processes. The document references the draft version of Guidelines on Sustainable Residential Development in Urban Areas, which were published in February 2008 and which draw particular attention to the need for future schools needs and timely consultation with the Department of Education and Science.

Having considered the basis on which the draft version of Guidelines on Sustainable Residential Development in Urban Areas were published, the Code of Practice document details a number of actions envisaged, which have been agreed by the Department of Education and Science and the Department of the Environment Heritage and Local Government. We, Brock McClure, can confirm the following actions specifically:

- *Forecasting Future Demand*
- *Planning for New Schools through Local Authority Development Plans*
- *Location of Schools - Planning Considerations*
- *Site Development Standards*
- *School Development Proposals and the Development Management Process*
- *School Site Identification and Acquisition*

With regards Forecasting Future Demand specifically we note that there are a number of measures identified on which future primary school demand will be based on the following:

- *The anticipated increase in overall population for the city/county plan area over the next nine years;*
- *The current school going age population based on school return;*

- The increase in school-going population, assuming that an average of 12% of the population are expected to present for primary education; and
- The number of classrooms required in total derived from the above.

With reference to post primary schools, the guidelines note that the procedure for establishing demand is more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post primary schools coupled with an assessment of the enrolment patterns in existing and anticipated ‘feeder’ national schools.

In support of the above aims, the Guidelines state that Planning Authorities will make available and in a timely fashion and insofar as possible reasonable estimates of future development potential within their areas through the Development Plan and local area plan processes and in a manner consistent with broader national and regional estimates of growth contained in the NSS and Regional Planning Guidelines.

As the subject proposal is primarily a one and two bed proposal, it is not expected that a significant population of school going children will arise from the subject development. A full appraisal of existing school facilities is provided anyway, to illustrate the range of schools available in the area.

4.4 Childcare Facilities - Guidelines for Planning Authorities (2001)

The Childcare Guidelines provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals. The Guidelines are intended to ensure a consistent approach throughout the country to the treatment of applications for planning permission for childcare facilities.

The Guidelines identify a number of appropriate locations for childcare facilities, which include the following:

- New Communities/Large Housing Developments
- The vicinity and concentrations of workplaces, such as industrial estates, business parks and any other locations where there are significant numbers working
- In the vicinity of schools
- Neighbourhood, District and Town Centres
- Adjacent to public transport corridors, park and ride facilities, pedestrian routes and dedicated cycle ways

Please see the childcare facilities assessment section of this report in Section 6 for detail in relation to compliance with the above guidelines.

4.5 Design Standards for New Apartments (2020)

The 2018 new apartment guidelines reiterate the provision of one child-care facility for every 75 dwelling units, subject to the proposed development mix and existing local childcare facilities:

‘4.7: Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.’

In addition to this it clarifies that ‘unit mix of the proposed development’ relates to one bed and studio apartments, along with the possibility of some or all two or more bedrooms units, not contributing to the childcare provision:

‘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.’

These are key points in consideration of the provision of childcare facilities.

4.6 South Dublin County Council Development Plan 2016-2022

The South Dublin County Council Development Plan 2016 - 2022 is the relevant statutory planning context for the subject site. The Development Plan was published in 2016 and is the statutory plan for the site and its environs. This Plan will remain valid until 2022.

There are a number of provisions detailed within the Plan, which have some relevance to the subject site and surrounding context. For the purposes of this report, we have only identified the key provisions of the Plan that are currently relevant to the site.

The following policies and objectives have been considered as part of this community infrastructure assessment.

Childcare Facilities:

Policy C8 (b): “It is the policy of the Council to require the provision of new childcare facilities in tandem with the delivery of new communities

C8 Objective 2: To require childcare infrastructure to be provided in new communities on a phased basis in tandem with the delivery of residential development, in accordance with the phasing requirements of Local Area Plans or approved Planning Schemes.”

Community Facilities:

Policy C1: “It is the policy of the Council to ensure that all communities have access to multifunctional community centres that provide a focal point for community activities.”

Education:

Policy C9 (a): “It is the policy of the Council to work in conjunction with the relevant education authorities to promote and support the provision of primary and post-primary schools in the County.”

Policy C9 (b): “It is the policy of the Council to engage with the Department of Education and Skills and to support the Department’s School Building Programme by actively identifying sites for primary and post primary schools at suitable locations, based on forecast need.”

Health Care:

Policy C11a: “It is the policy of the Council to support the Health Service Executive (HSE) and other statutory and voluntary agencies in the provision of appropriate healthcare facilities, including the system of hospital care and the provision of community based primary care facilities.”

Policy C11b: “It is the policy of the Council to support and encourage the integration of healthcare facilities within new and existing communities that are appropriate to the size and scale of each settlement.”

Sports & Recreation:

Policy 7: “It is the policy of the Council to ensure that all communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable.”

Open Space:

Policy 12: “It is the policy of the Council that a hierarchical network of high quality open space is available to those who live, work and visit the County, providing for both passive and active recreation, and that the resource offered by public open spaces, parks and playing fields is maximised through effective management.”

These are the key community infrastructure policies for consideration as set out in the South Dublin County Council Development Plan.

4.7 Tallaght Local Area Plan 2020

The following objectives are noted from the Tallaght Local Area Plan:

Childcare Facilities:

It is policy of the plan to facilitate the sustainable development of good quality and accessible early childhood care (early years and general childcare both home based and centre based) and education infrastructure (Objective CF 4).

Community Facilities:

It is an objective of the LAP to provide for 1 no. new community space per 5,000 population growth (delivery of c.2,000 units) in the Centre or Cookstown neighbourhoods. The demand for, and delivery of, this facility to be assessed once 1,500 units have been permitted in the Centre and Cookstown neighbourhoods. The location of such future community services should be provided relative to the location of target user groups and their level of accessibility, insofar as practical to address current dissatisfaction with locations (Objective CF 11).

Education:

It is the policy of the Council to work in conjunction with the relevant educational authorities to promote and support the provision of primary and post-primary schools in the County. It is an objective of the plan to facilitate the development of a post primary school within the town centre and primary schools in tandem with population growth (Objective CF 2)

Health Care:

It is policy of the plan to support and encourage the expansion of healthcare services at Tallaght Hospital, liaise with the Health Service Executive (HSE) to ensure that the scope of services provided are adequate to meet identified local service gaps and to support the provision of healthcare services in Tallaght Town Centre to cater for the future needs of the projected population in the area (Objective CF 5).

Sports & Recreation:

It is policy of the Council to support and facilitate the expansion of Tallaght Stadium and encourage a wide range of uses and events including the development of all-weather playing facilities and expansion of recreational facilities in Tallaght Town Centre (Objective CF 7).

Other:

It is the policy of the Council to ensure the recommendation of the Social Infrastructural Audit (SIA) are implemented (Objective CF 12).

These are the key community infrastructure policies for consideration as set out in the Tallaght Local Area Plan 2020.

5 Local Employment

The Tallaght Local Area Plan 2020 indicates approximately 17,995 people are employed in the wider Town Centre area.

5.1 Methodology

This section details a review of the existing local employment in the surrounding area. Analysis of census data and a review of local employers within a study area of 2km radius of the subject site. This assessment of local employment/commercial uses is augmented by the Brock McClure Response to Opinion Document - Item 1 and attached memo as submitted with the application documentation.

5.2 Findings

2016 census data

Data was collected from the 2016 Census on the surrounding Electoral Divisions to identify what industry and occupation the local population of the area surrounding the subject site are employed in.

Relevant data for the defined catchment areas were reviewed based on the Census 2016 data for the Dublin County area and Small Area Population Statistics (SAPs) for the following District Electoral Divisions (DEDs) of:

- Tallaght - Kingswood
- Tallaght - Springfield
- Tallaght - Tynmon
- Tallaght – Oldbawn

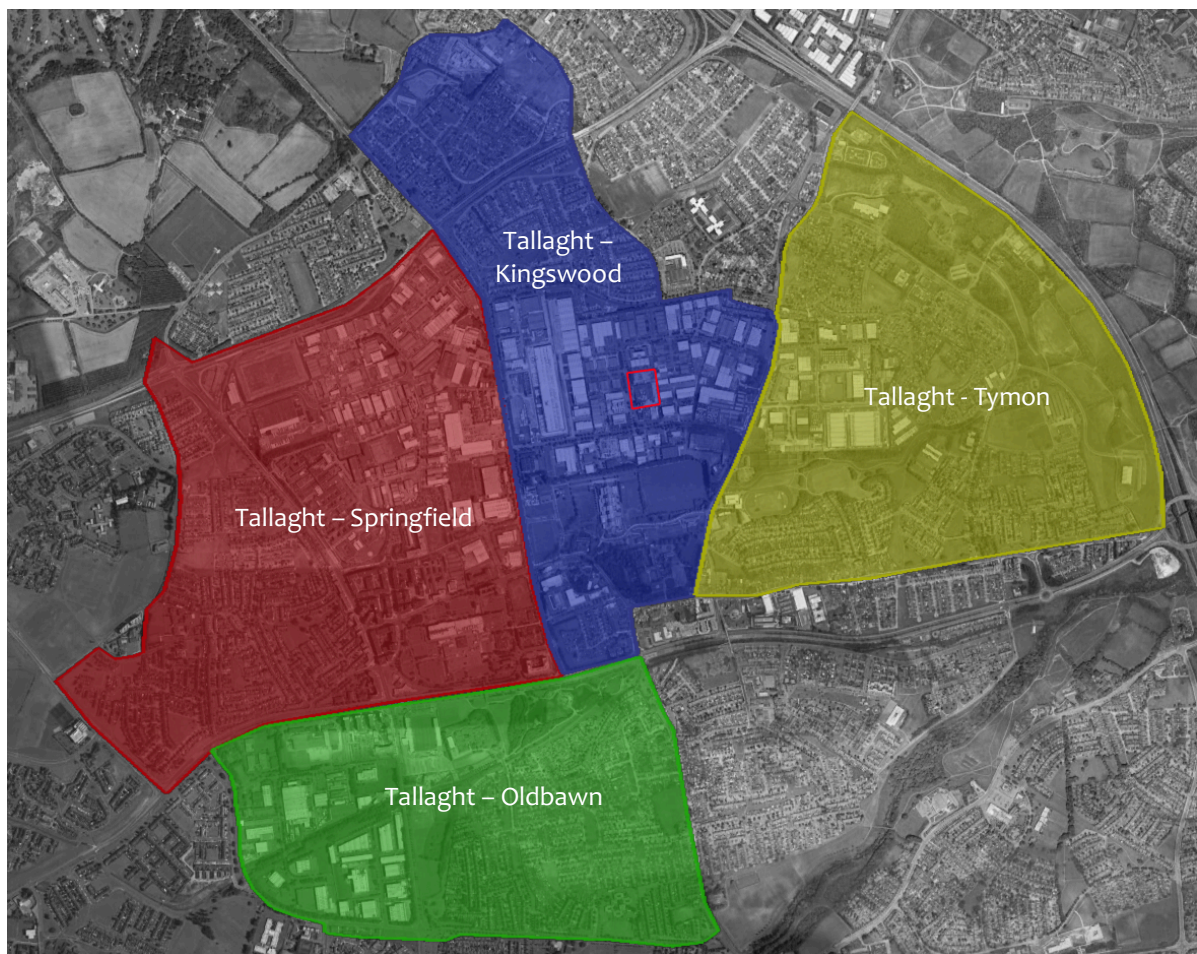


Figure 5 - Map showing EDs with boundary of subject site outline in red

Industry Type

The most recent Employment figures from 2016 for the population of people at work by Industry type are outlined below for the convenience of An Bord Pleanála.

Industry	Tallaght - Kingswood	Tallaght - Springfield	Tallaght - Tymon	Tallaght - Oldbawn	Total
Agriculture, forestry, and fishing	2	3	2	2	9
Building and construction	115	191	112	127	545
Manufacturing industries	179	440	202	236	1057
Commerce and trade	540	1,231	507	517	2795
Transport and communication	203	502	182	227	1114
Public administration	110	143	94	126	473
Professional services	378	1,055	405	418	2256
Other	369	1,243	354	400	2366
Total	1,896	4,808	1,858	2,053	10,615

Table 1 - Number of people at work by Industry in Electoral District Area's (Source: CSO 2016)

The two main areas of employment are commerce and trade and professional services. The following analysis illustrates that there is sufficient employment in these and other industries in the surrounding area to justify predominantly residential development at this location.

Occupation

The most recent Employment figures from 2016 for the population of people at work by occupation type are outlined below for the convenience of An Bord Pleanála.

Occupation type	Tallaght - Kingswood	Tallaght - Springfield	Tallaght - Tynmon	Tallaght - Oldbawn	Total
Managers, Directors and Senior Officials	126	257	114	155	652
Professional Occupations	229	610	166	264	1269
Associate Professional and Technical Occupations	236	463	208	240	1147
Administrative and Secretarial Occupations	321	555	298	332	1506
Skilled Trades Occupations	253	576	313	290	1432
Caring, Leisure and Other Service Occupations	180	420	228	159	987
Sales and Customer Service Occupations	205	514	208	182	1109
Process, Plant and Machine Operatives	173	417	224	210	1024
Elementary Occupations	232	937	274	229	1,672
Not stated	149	957	227	232	1,565
Total	2,104	5,706	2,260	2,293	12,363

Table 2 – Number of people at work by occupation in Electoral District Area's (Source: CSO 2016)

Local Employers

A review of local employers within a study area of 2km radius of the subject site was selected and prepared in May 2021 identifying companies consisting of over 50 employees. This research was carried out using the Google search engine, on the ground checks and direct phone enquiries.

Local employers are listed in the table below. This includes the number of employees in each company, business park or shopping centre that are in the subject site catchment area.

	Name	Type	No. Employees
1	Amazon	Data centre	125 (Phone check)
2	Tallaght University Hospital	Hospital	3000 (Website)
3	Lidl Ireland Head office	Food Store HQ	400 (Phone check)
4	Johnson and Johnson - Janssen	Pharmaceuticals	110 (approx.)
5	Ayrton Group	Safety Training	100 (Website)
6	Valeo Foods	Food Group	52 (Website)
7	Bank of Ireland	Contact Centre	540
8	The Square Tallaght	Shopping Centre (140 or 163 shops)	Est: 5 employees, average per store = 700 (Phone check & approx.)

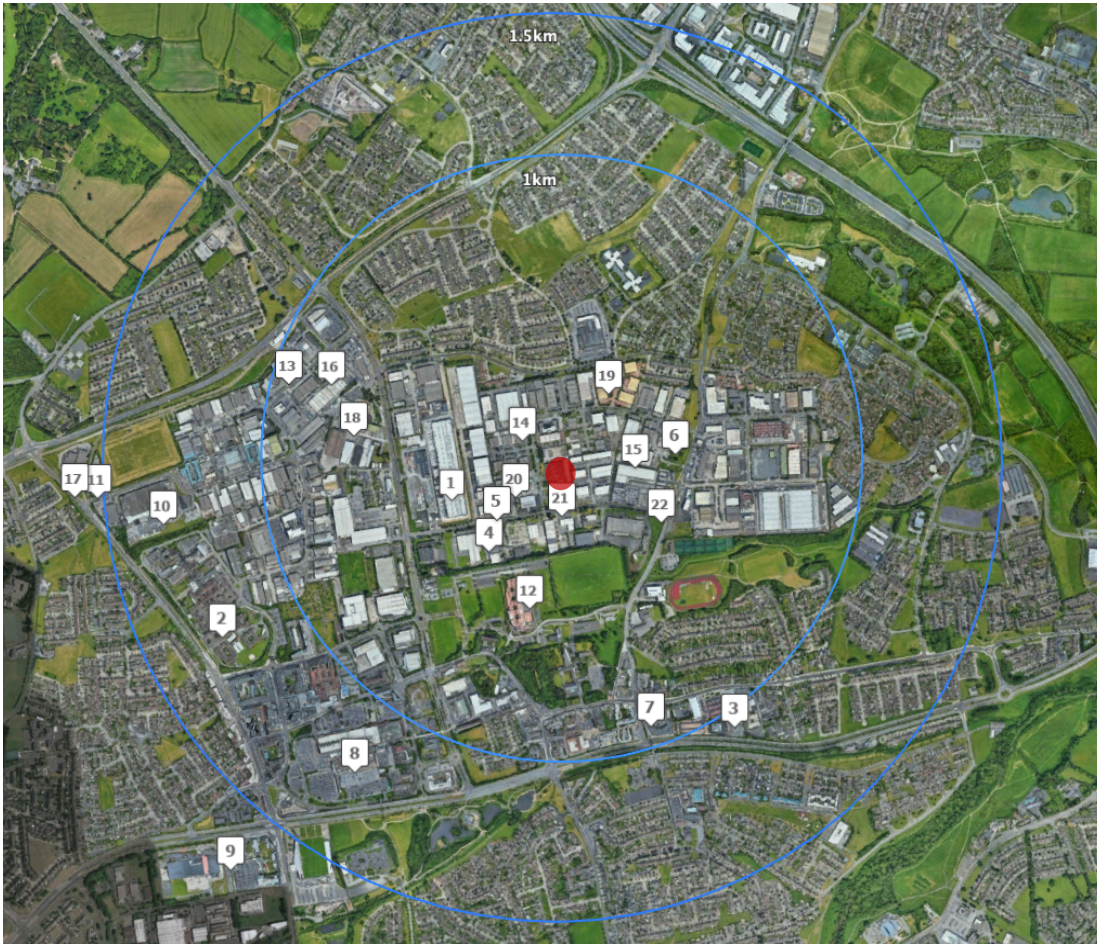
9	Prodieco – Advanced Engineering Solutions	Engineering	177 (Website)
10	TU Dublin Tallaght	Educational	382 (Website)
11	Aveo Global Food Solutions	Food	62 (Website)
12	Harvey Norman Flagship Tallaght	Retail	Approx. 50 (Source: Phone check)
13	Zoetis	Animal Health	75 (Website)
14	Kilnamanagh Tymon Primary Care Centre	Healthcare	50 (Phone check)
15	Cycle superstore	Retail	60 (Phone check)
16	South Dublin County Council	County Council	461 (Website)
17	Tru Life	Healthcare	175 (Website)
18	Allied Logistics Limited La ROUSE Musgrave Tallaght	Logistics	Not Available (N/A)
19	Heineken Ireland Sales	Beer Distributor	200 approx.
20	RSA	Test Centre	
21	Tallaght Business Park	Business park (176 units)	Est: 5 employees average = 880
22	Belgard Retail Park	10 Stores	est. 15 employees per store = 150
23	Broomhill Business Complex	Business Park	N/A
24	Cookstown Court	Business Park	N/A
25	Broomhill Business Park	Business Park	N/A
26	Airton Business Park	Business Park	N/A
Total			Approximately 7,749 Employees (Minimum)

5.3 Conclusion

It can be seen from the above analysis there are key employment centres in close proximity to the subject site in addition to large employers located in the area.

With a total of 7,750 jobs within 2 km of the subject site in a wide range of industry types it is reasonable to assume there will be an appropriate level of employment for people in the local area if they were to be resident at the subject site. It is also reasonable to assume some residents will choose to be employed outside the local area, however the above analysis illustrates appropriate employment capacity within the lifetime of the Tallaght LAP.

Many of the identified employment sites are within 1km of the subject site and can be reasonably expected to continue as employment generating uses in the medium-long terms. The subject site has been vacant for a number of years and therefore is appropriate for regeneration as an alternative use as per the zoning provision for the lands.



- | Company or Business Park | |
|--------------------------|---|
| 1 | Amazon |
| 2 | Tallaght Hospital |
| 3 | Lidl Ireland Head office |
| 4 | Johnson and Johnson |
| 5 | Ayrton Group |
| 6 | Valeo Foods |
| 7 | Bank of Ireland |
| 8 | The Square Tallaght |
| 9 | Tallaght Business Park |
| 10 | Allied Logistics Limited La ROUSE Musgrave Tallaght |
| 11 | Prodieco - Advanced Engineering Solutions |
| 12 | TU Dublin Tallaght |
| 13 | Aveo Global Food Solutions |
| 14 | Broomhill Business Complex |
| 15 | Harvey Norman Flagship Tallaght |
| 16 | Cookstown Court |
| 17 | Doyle's Bakery |
| 18 | Heineken Ireland Sales |
| 19 | Broomhill Business Park |
| 20 | Airton Business Park |
| 21 | Zoetis |
| 22 | Kilnamanagh Tymon Primary Care Centre |

6 Childcare Facilities

6.1 Methodology

The review of childcare facilities in the area generally comprised of the following:

- Establishing Demand for Childcare Places
- Inventory of Existing Facilities

In preparing the review of childcare facilities in the surrounding area, an appropriate starting point was a review of the Childcare Guideline's for Planning Authorities entitled 'Childcare Facilities - Guidelines for Planning Authorities (2001)', with regard to the requirement for childcare facilities for the proposed development of 242 residential units.

In addition, we note that the 'Sustainable Urban Housing: Design Standards for New Apartments (2018)' (The Apartment Guidelines) were also consulted.

One bedroomed units are not considered to contribute to childcare demand under the 2018 Apartment Guidelines. Therefore, a total of 146 no. units (with typically one child) have the potential to require childcare. Additionally, the 2001 Childcare Guidelines have identified that only 50% of units will require childcare. This results in a total of 73 no. units considered to require childcare provision.

While the demand arising from the proposed development is only marginally above the one per 75 unit requirement, it is considered prudent to include a childcare facility as part of the proposed development.

Appropriate drop off and car parking will be provided to cater to this facility within the overall car parking area.

We therefore submit the proposed development is acceptable in addressing the anticipated demand that might arise from the proposed development. The full analysis of childcare provision requirements is provided in the Statement of Consistency enclosed herewith.

6.2 Demand for Childcare Places

The proposed development includes a creche located on the ground floor of Block D which will comprise of 465sqm and outdoor play areas.

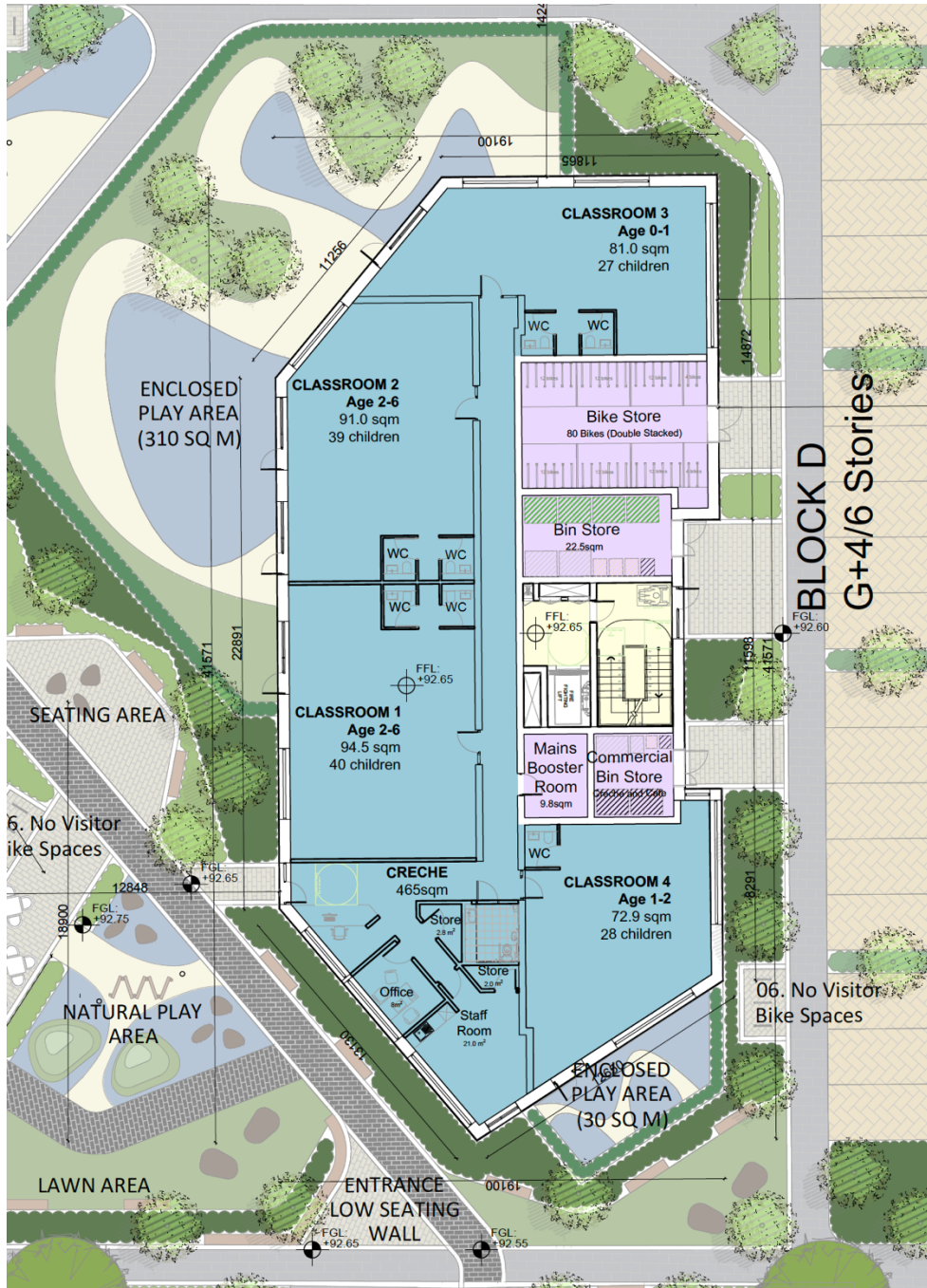


Figure 7 - Location of the Creche Facility (Approx. 465sqm)

The following indicative summary mix is identified for a total of 242 units:

- 96 no. 1 bed units (39.7%)
- 141 no. 2 bed units (58.3%)
- 5 no. 3 bed units (2.1%)

It is noted that the 2 and 3 bed units should only be considered as contributing to a requirement for childcare in accordance with the provisions of the Apartment Guidelines of 2018. **A total of 146 units therefore have the potential to require childcare facilities.** We note the following calculations based on these uppermost requirements.

The Childcare Guidelines (2001) have identified that only 50% of units will require childcare. Notwithstanding the above, childcare is provided as follows:

- 146 units – 1 facility required for every 75 units = $146/75 = 2$
- 20 childcare places required for every 75 units = $20 \times 2 = 40$ spaces are required to address the requirements of the proposed development.

A floor area figure of 2.32sq m is generally applied per child space with extraneous areas delivered in addition. A standard facility of 78.8 sqm (+additional areas) is therefore required to serve the full extent of the proposed development (242 units).

This is based on a calculation of 2.32sq m x 40 spaces required.

We note that extraneous areas such as kitchens, toilets, sleeping and other ancillary areas are deemed to be separate.

Having considered the above, the proposal for a crèche facility of 465sqm is considered acceptable in addressing the requirements of the proposed development and can cater for up to 134 children.

6.3 Existing Local Childcare Facilities

We reviewed existing facilities in the area, namely:

- Glenview Montessori Pre School
- Kilnamanagh Kids Creche
- Little Fairies Creche & Montessori
- Three Little Lambs
- Tallaght Childcare Centre
- Little Lady Bird Creche Montessori Pre-School
- Start Bright
- Tallaght Childcare Centre
- Kingswood Childcare Centre
- Laugh & Learn
- Small World Creche
- Oakview Tallaght
- Wombles
- Ashling Nurseries & Montessori School
- Happy Days Play Group
- Fettercairn Little Ones
- TCU Muppet Creche

It is submitted that the development will therefore be self-sufficient with regard to childcare requirements with a number of alternatives in the surrounding area, which is considered acceptable and in line with national guidance.

We trust that this will be satisfactory to An Bord Pleanála.

7 Education Facilities

7.1 Methodology

As a starting point this audit reviewed the relevant policy context for the provision of schools. We note that the Department of the Environment Heritage and Local Government and the Department of Education and Science have both published guidance on the provision of schools and community facilities. We confirm that the following documents were considered as part of this assessment:

- ‘Sustainable Residential Development in Urban Areas December 2008’ and
- ‘The Provision of Schools and the Planning System July 2008’

The main findings/recommendations from each document are detailed in Section 4 of this report.

Following on from the above, a 2 km radius defined the catchment area for assessment of educational facilities.

A desktop- based review was undertaken to determine the number of pupils currently enrolled in each school. The data was collected from schooldays.ie and education.ie.

We refer to the findings below.

7.2 Findings

Capacity of Primary School Facilities

A list of the primary schools in the subject catchment area is detailed in the table below. The enrolment figures at each school are also detailed.

	Primary School	Type	Enrolment Figure (2019/20)	Total
1	St Kevin’s Girls	Girls	Girls: 296	296
2	St Kevin’s Boys	Boys	Boys: 334	334
3	Belgard Heights National School	Mixed	Boys: 204 Girls: 200	404
4	Scoil Maelruain Senior	Mixed	Boys: 237 Girls: 207	444
5	St Mary’s National School	Mixed	Boys: 177 Girls: 164	341
6	Scoil Aenghusa National School	Mixed	Boys: 96 Girls:137	233
7	St Kilian’s Senior National School	Mixed	Boys: 140 Girls: 120	260
8	Scoil Carmel J.N.S	Mixed	Boys: 217 Girls: 186	403
9	Scoil Maelruain Junior	Mixed	Boys: 227 Girls: 184	411
10	St Kilian’s Junior School	Mixed	Boys: 130 Girls: 144	274
11	Scoil Treasa Firhouse	Mixed	Boys: 204 Girls: 227	431
12	St Anne’s Primary School	Mixed	Boys: 190 Girls: 187	377

13	St Marks Junior Mixed	Mixed	Boys: 261 Girls: 245	506
14	Scoil Santain	Mixed	Boys: 141 Girls: 189	330
15	St Marks Senior NS	Mixed	Boys: 257 Girls: 272	529
16	Scoil Aenghusa Jun NS	Mixed	Boys: 107 Girls: 107	214
17	Scoil losa	Mixed	Boys: 58 Girls: 61	119
18	St Dominic's National School	Mixed	Boys: 191 Girls: 174	365
Total				6271

Figure 8 - Enrolment and Capacity for existing Primary school facilities

The table above illustrates the total enrolment in existing primary schools as **6271 no.** The locations of these schools are shown in the diagram below:



Figure 9 - Location of primary schools in relation to the subject site

Capacity of Post Primary Schools

The table below details the existing post primary schools and the enrolment figures within the catchment area chosen for the subject site.

	Post Primary School	Type	Enrolment	Total
1	Kingswood Community College	Mixed	Boys: 282 Girls: 240	522
2	Colaiste De Hide	Mixed	Boys: 135 Girls: 164	299
3	Tallaght Community School	Mixed	Boys: 417 Girls: 348	765
4	Old Bawn Community School	Mixed	Boys: 470 Girls: 448	918
5	St Marks Community School	Mixed	Boys: 414 Girls: 420	834
6	St Pauls Secondary School	Girls	Girls: 449	449
7	Greenhills Community College Dublin	Boys	Boys: 137	137
	Total			3924

Figure 10 - Enrolment and Capacity for existing Post Primary School Facilities

The table above illustrates the total enrolment in existing post-primary schools as **3924 no. pupil spaces**. The location of these schools are shown in the diagram below:



Figure 11 - Location of Post Primary Schools in relation to the subject site

Educational Facilities Summary

The initial review of the enrolment figures of primary and post-primary school facilities within the area demonstrates that it is possible existing facilities can cater for the small number of school going children that will come from the subject proposal. Given that the subject proposal of 242 no. units are mainly one and two bed units it is therefore not expected to give rise to a high number of families with children of a school going age.

We trust that this will be satisfactory to An Bord Pleanala for the assessment of this application.

8 Community Facilities

A Desktop based review of community and social facilities was prepared in May 2021. A study area of 1-2km was selected as an appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Youth Clubs
- Libraries
- Elderly Care
- Hobby Clubs

Youth Clubs

- St Marks Youth Club
- Foróige The Big Picture Youth Service

Libraries

- South Dublin Mobile Library Stop
- Library Tallaght
- South Dublin County Library
- New Tymon Library

Elderly Care

- Trustus We Care
- Sally Park Nursing Home
- Tymon North Community Unit

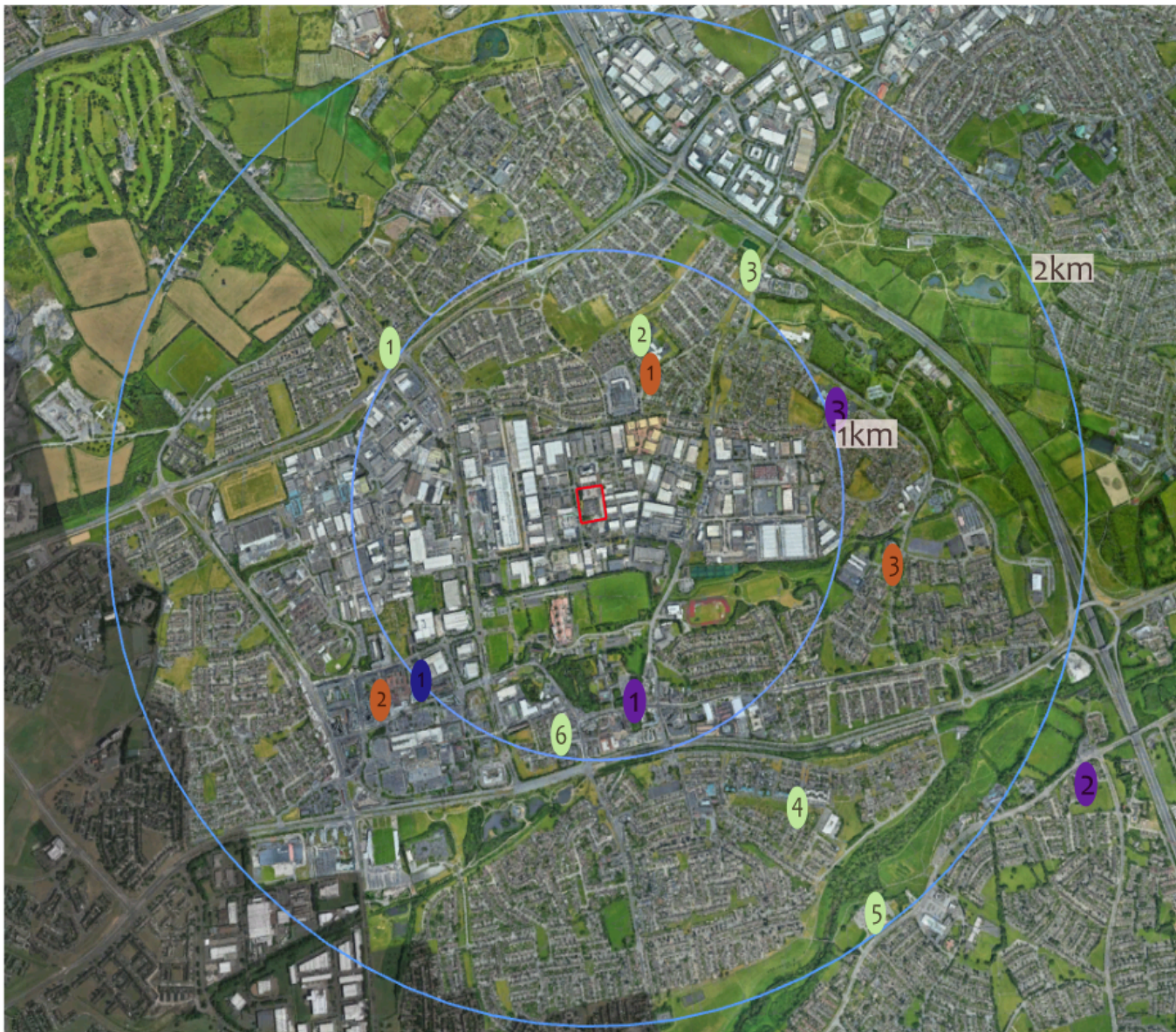
Community Centres

- Belgard Community Centre
- St. Kevin's Family Resource Centre
- Kilnamanagh Family Recreation Centre
- Dominics Community Centre
- Church of Scientology and community centre Dublin
- Tallaght Probation Project Ltd

Community and Social Facilities Summary

It is apparent from our review of community and social facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to An Bord Pleanála.



Libraries
1 South Dublin Mobile Library Stop
2 South Dublin County Library
3 Tymon Library
Youth Clubs
1 St Marks Youth Club
2 Foróige The Big Picture Youth Service
Elderly Care
1 Trustus We Care
2 Sally Park Nursuing Home
3 Tymon North Community Unit
Theatre
1 Civic Theatre
Community Centres
1 Belgard Community and Youth Centre
2 St. Kevin's Family Resource Centre
3 Kilnamanagh Family Recreation Centre
4 Dominics Community Centre
5 Church of Scientology and community centre Dublin
6 Tallaght Probation Project Ltd

9 Sports Clubs/ Leisure

We note that the proposed development provides a resident gym located on the ground floor of block B & C.

A desktop-based review of open space and sports and recreational facilities in the area was also prepared in May 2021. A study area of 2km was selected as an appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Gyms
- Sports Clubs
- Sports centres
- Activities

An initial review of the surrounding area has confirmed the following provision of facilities:

Gyms

- SBG Tallaght
- SBG Dublin
- Spartan Club
- Back2Basics Fitness Studio
- D12 Crossfit
- The Altitude Zone
- Westpark Fitness
- Bodypower Fitness
- One Life Fitness Tallaght
- FLYEFit Tallaght
- Club Vitae Health and Fitness Club Tallaght

Sports Clubs

- Tallaght Athletics Club
- St Kevin's Killian's GAA Club
- Tymon Celtic Football Club
- Shamrock Rovers Football Club
- Glenanne Sports Club
- Kingswood Football Club
- Clondalkin Cricket Club
- Kingswood Castle FC
- Tallaght Rockets Volleyball Club
- South Dublin Panthers American Football Club
- Tymon Bawn Football Club
- St Kevins Knights
- "Excellence Sports Academy" Gymnastics
- Greenhills Archers Club
- Olympian Gymnastics Club
- Phoenix Gymnastics Club
- St Marys Boxing Club
- Senshi Karate Dojo

Sports Centres

- Tallaght Sports Complex
- National Basketball Arena Tallaght
- Astro Park Tallaght
- Tallaght Leisure Centre

Activities

- Future Shock Virtual Reality Arcade
- Tallaght Adventure World
- Cheeky Monkey's Jungle Castle
- Leisureplex Tallaght
- The Dublin Climbing Centre

Sports Club Summary

It is apparent from our review of the sports clubs, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to An Bord Pleanála.

Lands at Broomhill Road Tallaght- Community and Social Infrastructure Audit



Gyms	
1	SBG Tallaght
2	SBG Dublin 24
3	Spartan Club
4	Back2Basics Fitness Studio
5	D12 Crossfit
6	The Altitude Zone
7	Westpark Fitness
8	Bodypower Fitness
9	One Life Fitness Tallaght
10	FLYEFit Tallaght
11	Club Vitae Health and Fitness Club Tallaght
Activities	
1	Future Shock Virtual Reality Arcade
2	Tallaght Adventure World
3	Cheeky Monkey's Jungle Castle
4	Leisureplex Tallaght
5	The Dublin Climbing Centre
Sports Clubs	
1	Tallaght Athletics Club
2	St Kevin's Killian's GAA Club
3	Tymon Celtic Football Club
4	Shamrock Rovers Football Club
5	Glenanne Sports Club
6	Kingswood Football Club
7	Clondalkin Cricket Club
8	Kingswood Castle FC
9	Tallaght Rockets Volleyball Club
10	South Dublin Panthers American Football
11	Tymon Bawn Football Club
12	Excellence Sports Academy Gymnastics
13	Greenhills Archers Club
14	Olympian Gymnastics Club
15	Phoenix Gymnastics Club
16	St Marys Boxing Club
17	Senshi Karate Dojo
18	Limekin Rounders GAA Club
Sports Centres	
1	Tallaght Sports Complex
2	National Basketball Arena Tallaght
3	Astro Park Tallaght
4	Tallaght Leisure Centre

10 Public Parks

10.1 Methodology

A desktop-based review of open space and sports and recreational facilities in the area was prepared in May 2021. A 2km study area was selected as appropriate catchment area for the review of such facilities. The following area of focus were considered:

- Parks
- Beaches
- Urban Squares
- Rivers/ Canals

10.2 Assessment

An initial review of the surrounding area has confirmed the following provision of facilities:

Parks

- Bancroft Public Park
- Tymon Park
- Sean Walsh Memorial Park
- Ballymount Park



Figure 12 – Location of Public Parks and small green spaces in relation to subject site

11 Health Care

11.1 Methodology

A desktop-based review of open space and sports and recreational facilities in the area was also prepared in June 2021. A study area of 2km was selected as appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Doctor's practices
- Medical Centres
- Hospitals

11.2 Findings

An initial review of the surrounding area has confirmed the following provision of facilities:

Medical Centres

- Reeves Day Surgery Centre
- Glenview Clinic
- Birchview Surgery
- Tallaght Medical Centre
- HSE Primary Care Centre
- Springfield Medical Centre
- Millbrook Lawns Health Centre
- Tallaght Medical Centre Castletymon
- Tallaght hospital

Mental Health Facilities

- Tallaght Adult Mental Health Services
- HOPE Drop-In Listening Service
- Spectrum Mental Health

Animal Care

- Priory Veterinary Centre
- The Animal Hospital
- MyVet Firhouse

Healthcare Summary

It is apparent from our review of health care facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed.

There are also 2 other hospitals within a 2km radius of the site:

Tallaght University Hospital
National Children's Hospital

It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to An Bord Pleanála.



- Healthcare
- 1 Reeves Day Surgery Centre
 - 2 Glenview Clinic
 - 3 Birchview Surgery
 - 4 Tallaght Medical Centre
 - 5 HSE Primary Care Centre
 - 6 Tallaght Adult Mental Health Services
 - 7 HOPE Drop-In Listening Service
 - 8 Spectrum Mental Health
 - 9 Priory Veterinary Centre
 - 10 The Animal Hospital
 - 11 MyVet Firhouse
 - 12 Springfield Medical Centre
 - 13 Millbrook Lawns Health Centre
 - 14 Tallaght Medical Centre Castletymon
 - 15 Tallaght University Hospital & National Childrens Hospital

12 Places of Worship

An initial review of the surrounding area has outlined the following provision of places of worship.

- St. Mark's Parish
- Dublin Prayer Fellowship
- The Evangelical Church of Reconciliation
- POLSKI KOŚCIÓŁ CHRZEŚCIJAŃSKI W DUBLINIE
- Saint Maelruain's Church of Ireland
- Nazareth Mar Thoma Church
- RCCG Joseph's Palace Dublin
- St Mary's Priory
- Lifegate Bible Baptist Church
- Biserica Penticostala Filadelfia
- St. Kevin's Parish Church
- Parish of Kilnamanagh Castleview
- Church of our Lady of Mount Carmel
- Firhouse Parish
- Church of Scoentology and community centre Dublin
- St Dominics Church
- St Aengus Church

Summary

It is apparent from our review of religious facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to An Bord Pleanála.



Places of Worship	
1	St. Mark's Parish
2	Dublin Prayer Fellowship
3	The Evangelical Church of Reconciliation
4	POLSKI KOŚCIÓŁ CHRZEŚCIJAŃSKI W DUBLINIE
5	Saint Maelruain's Church of Ireland
6	Nazareth Mar Thoma Church
7	RCCG Joseph's Palace Dublin
8	St Mary's Priory
9	Lifegate Bible Baptist Church
10	Biserica Penticostala Filadelfia
11	St. Kevin's Parish Church & Parish of Kilnamanagh Castleview
12	Church of our Lady of Mount Carmel
13	Firhouse Parish
14	Church of Scientology and community centre Dublin
15	St Dominics Church
16	St Aengus Church

13 Community Facilities within approximately 2km of Subject Site



- Community Centres**
- 1 Belgard Community and Youth Centre
 - 2 St. Kevin's Family Resource Centre
 - 3 Kilnamanagh Family Recreation Centre
 - 4 Dominics Community Centre
 - 5 Church of Scientology and community centre Dublin
 - 6 Tallaght Probation Project Ltd

- Theatre**
- 1 Civic Theatre

- Activites**
- 1 Future Shock Virtual Reality Arcade
 - 2 Tallaght Adventure World
 - 3 Cheeky Monkey's Jungle Castle
 - 4 Leisureplex Tallaght
 - 5 The Dublin Climbing Centre

- Youth Clubs**
- 1 St Marks Youth Club
 - 2 Foróige The Big Picture Youth Service

- Gyms**
- 1 SBG Tallaght
 - 2 SBG Dublin 24
 - 3 Spartan Club
 - 4 Back2Basics Fitness Studio
 - 5 D12 Crossfit
 - 6 The Altitude Zone
 - 7 Westpark Fitness
 - 8 Bodypower Fitness
 - 9 One Life Fitness Tallaght
 - 10 FLYEFit Tallaght
 - 11 Club Vitae Health and Fitness Club Tallaght

- Sports Centres**
- 1 Tallaght Sports Complex
 - 2 National Basketball Arena Tallaght
 - 3 Astro Park Tallaght
 - 4 Tallaght Leisure Centre

- Libraries**
- 1 South Dublin Mobile Library Stop
 - 2 South Dublin County Library
 - 3 Tymon Library

- Elderly Care**
- 1 Trustus We Care
 - 2 Sally Park Nursuing Home
 - 3 Tymon North Community Unit

- Sports Clubs**
- 1 Tallaght Athletics Club
 - 2 St Kevin's Killian's GAA Club
 - 3 Tymon Celtic Football Club
 - 4 Shamrock Rovers Football Club
 - 5 Glenanne Sports Club
 - 6 Kingswood Football Club
 - 7 Clondalkin Cricket Club
 - 8 Kingswood Castle FC
 - 9 Tallaght Rockets Volleyball Club
 - 10 South Dublin Panthers American Football Club
 - 11 Tymon Bawn Football Club
 - 12 Excellence Sports Academy Gymnastics
 - 13 Greenhills Archers Club
 - 14 Olympian Gymnastics Club
 - 15 Phoenix Gymnastics Club
 - 16 St Marys Boxing Club
 - 17 Senshi Karate Dojo
 - 18 Limekin Rounders GAA Club

14 Conclusions and Recommendations

Following a thorough review of community facilities in the area, this Economic, Community and Social Infrastructure Statement makes the following conclusions and recommendations:

- The proposed development provides for a creche facility of c. 465 sq m. This is considered sufficient to cater for the childcare demand that will arise from the proposed development.
- Additional facilities in the proposal include a gym, a café, a remote working hub and residential amenities.
- The total enrolment for schools within the identified catchment is 6271 pupils for primary and 3924 pupils for post-primary.
- There is 1 further education facility within 1km of the subject site and there are additional further education facilities within easy reach of the subject site offering a wide variety of courses.
- There are a range of retail services in the locality including within The Square Shopping Centre and easy accessibility to Dublin City Centre via public transport
- Existing services in the area also include banks, local shops and health services that indicate further mix of uses are not specifically required at the subject site beyond what is now proposed.
- There are 2 youth clubs, 4 local libraries and 16 places of worship located around the Tallaght area proximate to the subject site. It is submitted that this is a sufficient proposed to cater for the proposed development.
- There are a range of sports clubs catering for multiple varieties of sport within 1km of the subject site. This includes GAA, rugby, golf, football and boxing
- There is also a number of fitness centres, in the surrounding area along with the ground floor gym proposed in Blocks B&C to cater for the proposed development.
- Excluding pitch land, sports clubs and land within the subject site there are 4 public parks in the area. It is submitted that this is a sufficient number to cater for the population of the proposed development.
- There are 15 doctors/healthcare centres, pharmacies and hospitals within 2km of the subject site. It is submitted that this is a sufficient number to cater for the population of the proposed development.
- Analysis of employment trends show that the local population are employed across a range of industries with the majority employed in professional services closely followed by skilled trades. These type of roles are notably not locational specific to the Tallaght Area.
- There are a wide range of additional employment generating uses and commercial uses in the immediate area that illustrate this is the predominant land use in the area and residential is only a small percentage of land uses, particularly in the Broomhill Area.
- It has been established there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context beyond what is proposed in the mix of uses proposed within this development.

We trust that this Economic, Community and Social Infrastructure Statement has now provided An Bord Pleanála with a detailed account of demand for community infrastructure arising from the proposed development. We trust that the findings are acceptable to the Authority in this regard.