

Social Infrastructure Assessment

In respect of the proposed development at

**Belgard Square East, Belgard Road & Blessington Road,
Tallaght, Dublin 24**

Prepared by

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On behalf of

Ravensbrook Limited

June 2022



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1.0 INTRODUCTION

- 1.1 The purpose of this report is to provide an audit of the existing community facilities serving the Tallaght area. It provides information on the key population changes occurring in the area and the potential demographic changes arising from the redevelopment opportunities within this area. The report contains an audit of the existing social infrastructure in the area relating to:
- Community and social infrastructure;
 - Open space, sport and recreation;
 - Educational facilities;
 - Healthcare facilities;
 - Religious facilities;
 - Arts and cultural facilities; and
 - Retail provision.
- 1.2 These facilities are assessed to support the proposed development of the subject site for residential use. In particular this assessment will demonstrate that there is sufficient community facilities provision within the study area to cater for the future needs of the population, therefore the development of the subject lands will not result in a loss of community related activities.
- 1.3 This report has been prepared on behalf of Ravensbrook Ltd. who propose to develop lands for a residential development, including 310 no. build to rent apartments, commercial and retail use, creche, new tertiary route, public open space, communal open space and landscaping, car parking access, residential amenity spaces, drainage infrastructure and parking on a vacant, brownfield site.
- 1.4 The purpose of this Social Infrastructure Assessment is to determine if the Tallaght area is well served by community related facilities to support the future residents of the proposed development. The study also forms an important information tool that can be used in the consideration of the redevelopment of other lands in the area.
- 1.5 The site currently provides no community facility or open space for public use. In addition to the residential uses, the proposed development will comprise of public open space comprising a central courtyard and a tertiary pedestrian and cycle route enhancing the public realm and permeability, 10 no. commercial units at ground floor level providing animation to the streetscape at site edges. The proposal will also provide for a childcare (creche) facility which will benefit the local area, and the existing and future residents. These new retail and commercial units will increase the variety of uses and mix in the area. Therefore, the proposed development will result in a significant contribution to community facilities in the area.
- 1.6 We note the provisions of the Tallaght Town Centre Local Area Plan 2020–2026. In particular the following:
- “It is the policy of the Council to promote Tallaght as the priority location for regional level community and social infrastructure in the County. In addition, South Dublin County Council will facilitate the expansion and enhancement of existing community facilities and to facilitate the provision of a range of new community facilities in tandem with population growth to meet the needs of future residents of Tallaght (Objective CF 1).”*
- 1.7 In addition, we note the Tallaght LAP also includes a Social Infrastructure Audit within ‘Appendix 4’ which aims is ‘to examine and analyse the availability and capacity of

existing social infrastructure facilities in Tallaght, and to determine future requirements, and make recommendations based on anticipated settlement growth'. Using this document as a key reference point, we has prepared this Social Infrastructure Assessment.

2.0 INTRODUCTION TO TALLAGHT

- 2.1 Tallaght is a large settlement located c.10 km south-west of Dublin City Centre and approximately 2 km west of the M50, which connects Tallaght to the wider national motorway network.
- 2.2 Tallaght is the largest settlement and the county town of South Dublin County, and the largest satellite town of Dublin City.
- 2.3 The original village developed on the site of a monastic settlement from the 8th century. Up until the 1960s Tallaght was a small village with a population of c.2,500.
- 2.4 Suburban development began in Tallaght during the 1970s as one of Dublin’s “new towns” including Clondalkin, Lucan and Blanchardstown. Over the proceeding years Tallaght developed rapidly with its distinct identity.
- 2.5 Tallaght is highly accessible generally, in particular by public transport such as LUAS and bus connecting it to Dublin City Centre. In terms of road infrastructure, the settlement is principally served by the N81, which links the settlement to the M50, the national motorway network and the Greater Dublin Area.
- 2.6 The Whitestown Stream, a tributary of the Dodder River runs south of Tallaght Town Centre through the Sean Walsh Memorial Park. The Tallaght Town Centre Local Area Plan 2020 relates to an area of approximately 380 hectares, and the area expected to be able to accommodate between 8,410 to 11,090 new homes; 7,800 to 15,300 additional jobs; and a population of up to 34,000 people in the beyond the life of the LAP. The population of the electoral divisions that make up Tallaght is 76,119 (CSO, 2016).
- 2.7 The Town Centre is the centre of civic activity in the County with its range of commercial, social and cultural activities. Due to its proximity to Dublin and Wicklow mountains it is also close to a range of recreational areas and scenic landscapes.



Figure 2.1: The Square Shopping Centre (Source: SDCC, 2022).

3.0 TALLAGHT AREA CONTEXT

- 3.1 Tallaght is situated on the southern extent of Dublin City and Suburbs, just north of the Dublin Mountains. There are many large-scale employment areas in close proximity including Tallaght Hospital, South Dublin County Council, Cookstown Industrial Estate and Tallaght Business Park.
- 3.2 Tallaght is highly accessible via a number of means. The N81 road connects the town centre to the M50 and national motorway network. A range of Dublin Bus routes connects the town centre to the wider Dublin area including the No.'s 27, 49, 54a, 65, 75, 77A, 175.
- 3.3 The Luas Redline provides a high frequency direct connection with Dublin City Centre.
- 3.4 It is anticipated that Tallaght will be served by Bus Connects Core Route Corridor No. 9 'Greenhills to City Centre' in the near future.
- 3.5 Figure 3.1 below shows the locational context of Tallaght. Figure 3.2 shows the subject site in the context of Tallaght town.
- 3.6 We note South Dublin County Council has voted to approve an ambitious programme of work at the April 2021 called the 'Cycle South Dublin'. The approved programme seeks to progress works on new and improved cycle lanes across the County. The programme includes 63 projects that would deliver approximately 260km of space for cycling and walking. This is an increase of nearly 50km from the programme that was publicly consulted on in late 2020.



Figure 3.1: Tallaght wider context (Source: Google Maps, 2022).



Figure 3.2: Location of the subject site in relation to Tallaght Town Centre (approximate outline in red; Source: Google Maps, 2022).

4.0 POLICY CONTEXT

- 4.1 The subject site is located within the Tallaght Town Centre Local Area Plan 2020–2026 ('The LAP') environs, as such this LAP is a key reference point. The LAP states:
- 4.2 *"It is the policy of the Council to promote Tallaght as the priority location for regional level community and social infrastructure in the County. In addition, South Dublin County Council will facilitate the expansion and enhancement of existing community facilities and to facilitate the provision of a range of new community facilities in tandem with population growth to meet the needs of future residents of Tallaght (Objective CF 1)."*
- 4.3 The LAP also includes a Social Infrastructure Audit within 'Appendix 4' which aims is *'to examine and analyse the availability and capacity of existing social infrastructure facilities in Tallaght, and to determine future requirements, and make recommendations based on anticipated settlement growth'*. Using this document as a basis we have prepared this Social Infrastructure Assessment to support the proposed development.
- 4.4 The Local Area Plan itself requires:
- "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."*
- 4.5 In response to the recommendations of the LAP, the proposed development will make a contribution to the creation of sustainable neighbourhoods as set out in Section 6.0 of this report. Primarily this will be through a high-quality residential scheme, public realm, new tertiary route, childcare facility and retail uses.
- 4.6 We also note the provisions of the South Dublin Development Plan 2022, the overall aim of the Development Plan with regard to community infrastructure is to support the planned provision of accessible community and recreational facilities, parks and open spaces.
- 4.7 Policy COS2: Social/Community Infrastructure COS2 Objective at Section 8.4 of the draft Plan seeks to *'support the provision of a wide range of community facilities and to ensure that such facilities are provided in new and existing communities in tandem with housing development, with special consideration for period of review to adapt to the needs of an increasingly multi-cultural and diverse community, in accordance with the phasing requirements of Local Area Plans and Planning Schemes'*.

5.0 DEMOGRAPHICS

5.1 In order to determine a profile of the immediate area for this Audit, it was decided to use to Electoral Division (ED) Tallaght-Springfield as per the CSO SAPMAP, as seen in Figure 5.1 below. As set out in the National Planning Framework, the most recent figures project the population of South Dublin to grow from 279,000 to 308,000 - 314,000 by 2026; and 320,500 – 329,000 by 2031.

5.2 The figures used for the study area were obtained from the 2011 and 2016 Census. The 2021 Census was delayed due to the impact of Covid-19 Pandemic and relate to the Tallaght-Springfield ED of Tallaght. The following areas are discussed:

- Population;
- Age Profile;
- Social Class and Employment; and
- Educational Attainment.

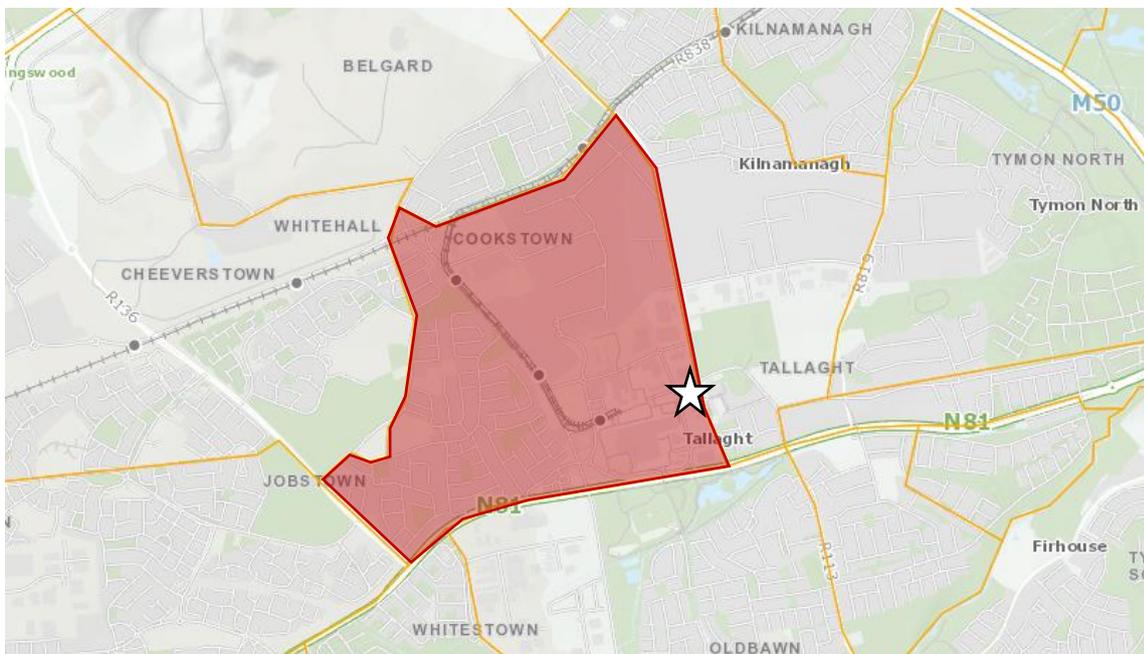


Figure 5.1: Study Area Boundary outlined in red with subject site indicated by white star; (Source: CSO, 2016).

Population

Year	Tallaght		State	
	Population	% Change	Population	% Change
2011	9,123		4,588,252	
2016	11,012	20.7%	4,757,976	3.7

Table 5.1: Population Trends in Tallaght and the State, 2011-2016.

5.3 As can be seen from Table 5.1, Tallaght-Springfield ED has experienced significant population growth well above the growth rate in the State.

Age Profile

Age Group	Tallaght		State	
	2016 Pop.	% of Pop.	2016 Pop.	% of Pop.
0-19	2,840	25.8%	1,309,368	27.4
20-39	4,389	39.9%	1,322,467	27.7
40-59	1,994	18.1%	1,253,607	26.3
60-79	1,626	14.8%	727,831	15.2
80+	163	1.5%	148,592	3.1
Total	11,012	100%	4,761,865	100%

Table 5.2: Age Profile in Tallaght and the State, 2016; Source: CSO.

- 5.4 The table above shows the age profile of the Tallaght area in comparison to the State. The above figure shows that Tallaght has a generally younger population profile than seen more widely in the State with individuals ages 20-39 comprising the largest age group.

Social Class and Employment

Principal Economic Status	Tallaght		State	
	Pop.	%	Pop.	%
At work	4,808	55.8%	2,006,641	53.4
Looking for first regular job	94	1.1%	31,434	0.8
Unemployed having lost or given up previous job	898	10.4%	265,962	7.0
Student	671	7.8%	427,128	11.3
Looking after home/family	655	7.6%	305,556	8.1
Retired	1,039	12.0%	545,407	14.5
Unable to work due to permanent sickness or disability	428	5.0%	158,348	4.2
Other	31	0.4%	14,837	0.3
Total	8,624		3,755,313	

Table 5.3: Employment Statistics of Tallaght and the State, 2016; Source: CSO.

- 5.5 The table above shows that the Tallaght area has an above average amount of the population at work, at 55.8% compared to the State average of 53.4% however it also has a higher-than-average percentage of unemployed at 10.4%. This is related to a lower percentage of the population still in education at 7.8%. Since March 2020, the CSO has been producing a supplementary measure of monthly unemployment in parallel with the routine Monthly Unemployment Estimates, which incorporates those in receipt of the Pandemic Unemployment Payment (PUP) into the calculation to produce a COVID-19 Adjusted Measure of Monthly Unemployment.
- 5.6 The COVID-19 Adjusted Measure of Employment for the number of employed persons aged 15-89 years, decreased from 2,439,099 to 2,430,587 between the end of December 2021 and the end of January 2022. This was accompanied by a decrease from 70.9% in December 2021 to 70.7% in January 2022 in the associated COVID-19 Adjusted Employment Rate for those aged 15-64.

Social Class	Tallaght		State	
	Pop.	%	Pop.	%
Professional workers	383	3.5%	386,648	8.1
Managerial and technical	2141	19.4%	1,336,896	28
Non-manual	1953	17.7%	837,145	17.5
Skilled manual	1730	15.7%	671,890	14.1
Semi-skilled	1507	13.7%	501,103	10.5
Unskilled	514	4.7%	170,391	3.5
All others gainfully occupied and unknown	2784	25.3%	857,792	18
Total	11012	100%	4,761,865	

Table 5.4: Social Class of Tallaght and the State, 2016; Source: CSO

- 5.7 The figures presented in Table 5.3 suggest that the Tallaght area has a close employment trend when compared to the State average. In terms of social class, the above table demonstrates that the Tallaght-Springfield ED has a lower percent of the population working as Professional workers and Managerial and technical. Within the ED workers are more evenly distributed across categories managerial and technical, non-manual, manual and semi-skilled. With a higher population involved in skilled manual work, semi-skilled, and unskilled compare to the State averages.
- 5.8 The social class of an area is directly related to educational attainment. This will be further discussed below.

Educational Attainment

Educational Attainment	Tallaght		State	
	Pop.	%	Pop.	%
No Formal Education	150	2.2%	52,214	1.6
Primary Education	827	12.2%	334,284	10.7
Lower Secondary	962	14.2%	449,766	14.5
Upper Secondary	1256	18.6%	573,643	18.5
Technical or Vocational qualification	781	11.6%	271,532	8.7
Advanced Certificate/Completed Apprenticeship	370	5.5%	182,318	5.8
Higher Certificate	279	4.1%	153,351	4.9
Ordinary Bachelor Degree or National Diploma	459	6.8%	237,117	7.6
Honours Bachelor Degree, Professional qualification or both	559	8.3%	331,293	10.6
Postgraduate Diploma or Degree	364	5.4%	284,107	9.1
Doctorate(Ph.D) or higher	18	0.3%	28,759	0.9
Not stated	736	10.9%	198,668	6.4
Total	6,761	100%	3,097,052	100%

Table 5.4: Education Level in Tallaght and the State, 2016; Source: CSO.

- 5.9 As can be seen from Table 5.4 above, the Tallaght-Springfield area has a lower average level of educational attainment in most third level considerations. For example, the percentage of the population with no formal education in Tallaght (2.2%) is greater than the State average (1.6%). Education attainment at primary / secondary level is

similar to the state averages. However, the percentage of the population in Tallaght a Technical or Vocational qualification exceeds the State average, with figures of 11.6% and 8.7%, respectively.

6.0 EXISTING COMMUNITY FACILITIES

6.1 A survey was carried out of the existing social infrastructure in the defined study area under the following headings:

- Community and Social Infrastructure
- Open Space, Sport and Recreation
- Education Facilities
- Healthcare Facilities
- Religious Facilities
- Arts & Cultural Facilities
- Retail.

6.2 In addition, we have mapped the key resources within 2 km of the subject site in the above categories. 2 km is considered a reasonable maximum distance to travel via range of transport including walking, cycling and public transport. The area is well provided for in many regards, as such the list is not exhaustive due to the number of such facilities nearby, instead the survey focuses on the most convenient and relevant. The site is regarded as being extremely well connected to existing community facilities (as can be seen in Figure 6.1).

Community and Social Infrastructure

6.3 Quality neighbourhoods should be responsive to the needs of local communities, play an important role in quality-of-life factors and foster a wider sense of community and active citizenship. The LAP outlines many of the essential services in existence.

6.4 Community Facilities are considered to include youth services, local authority offices, welfare services, libraries, Garda and fire stations, and community services.

6.5 Tallaght has a strong network of community groups and clubs, many of which are voluntary groups. Our survey identified a large range of community facilities within the study area

6.6 Key providers in the area include Belgard Youth and Community Centre, Dominic's Community Centre Fettercairn Community Centre, *inter alia*. These facilities provide an essential role in responding to local community needs.

6.7 Tallaght also has a large-scale library. Libraries provide useful facilities to local residents including free broadband and wireless internet service, self-service printing/scanning, photocopying, study space, children's learning zone, garden space, citizen's information centre, large print book collection, daily newspapers as well as application forms for motor tax, passport etc. and a community noticeboard / information.

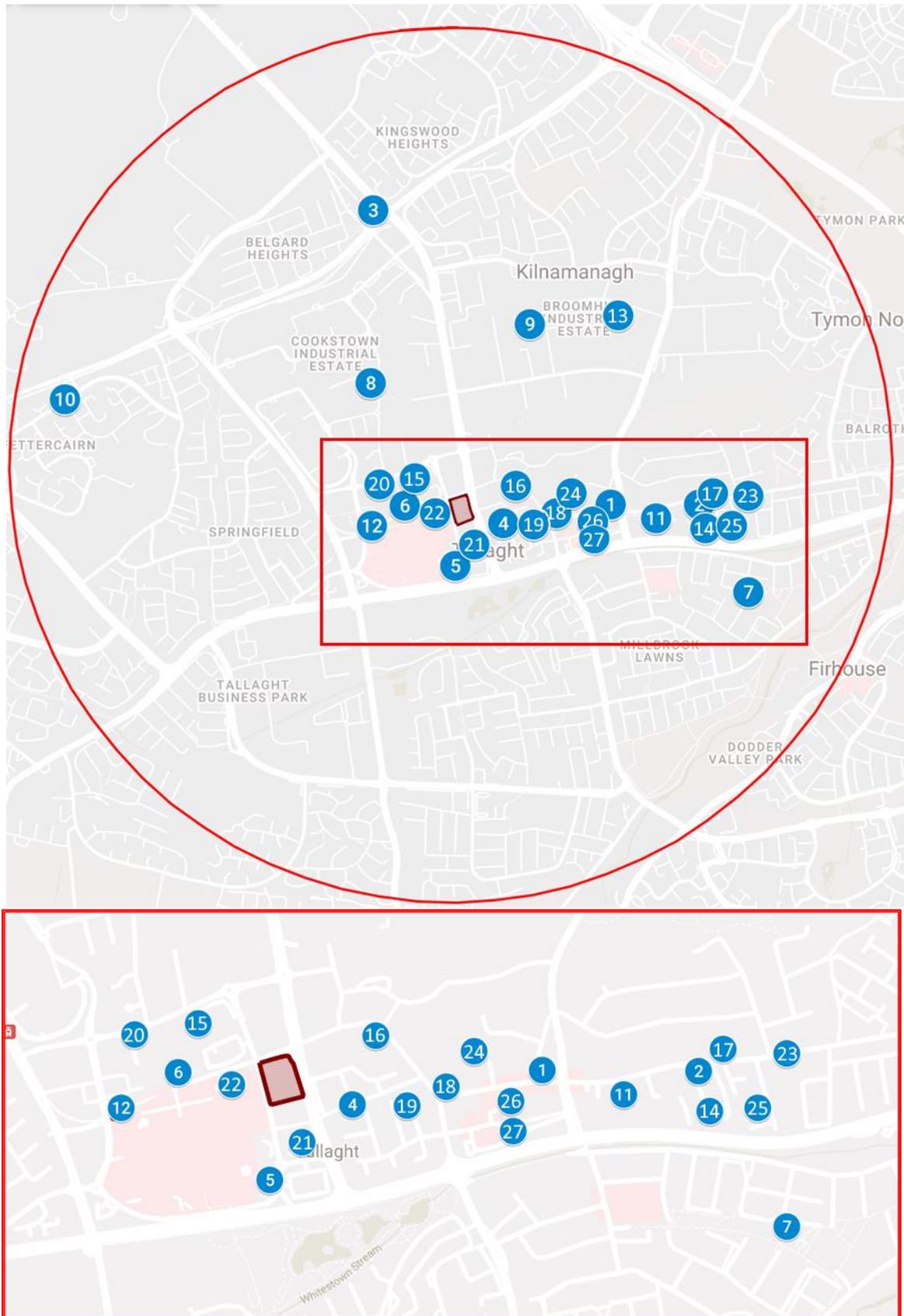


Figure 6.1: Overview of Community facilities within 2km of the subject site.

Name	Address
1. 24th Tallaght Dublin Scout Group Hall	Old Blessington Road, Tallaght, Dublin 24, D24 AE37.
2. Beechpark Service	8. Beechpark Service, Bryan S. Ryan Building, Main Road, Tallaght, D24.
3. Belgard Youth and Community Centre	Belgard Youth and Community Centre, Old Belgard Rd, Tallaght, D24.
4. Cheeverstown Hub	Cheeverstown Hub, Unit 6, Block 2, High Street, Tallaght, D24.
5. Citizens Information Centre	Citizens Information Centre, Hainault House, The Square, Tallaght, D24.
6. County Library	County Library, Library Square, Tallaght, D24.
7. Dominic's Community Centre	60&60A Avonbeg Gardens, Tallaght, Dublin 24, D24 KW58
8. DDLETB Tallaght Training Centre	DDLETB Tallaght Training Centre, Cookstown Industrial Estate, Tallaght, D24.
9. EVE New Horizon	EVE New Horizon, 44 Broomhill Cl, Airton Rd, Tallaght, D24.
10. Fettercairn Community Centre, Fettercairn, Tallaght, Dublin	Fettercairn Community Centre
11. Foróige Office Tallaght	Tallaght Youth Service, Main Road, Dublin 24, Tallaght
12. Foróige The Big Picture Youth Service	Foróige The Big Picture Youth Service, Belgard Square East, Tallaght, D24.
13. National Learning Network Centre	National Learning Network Centre, Unit 77, Broomhill Rd, Tymon North, D24.
14. Partas	Partas, 24 Main Rd, Tallaght, D24.
15. South Dublin Local Enterprise Office	South Dublin Local Enterprise Office, South Dublin County Council, County Hall, Tallaght, D24.
16. St. Maelruan's Church Hall	St. Maelruan's Church Hall, Tallaght, D24.
17. Tallaght Adult Education Services	Tallaght Adult Education Services, The Enterprise Centre (rear of Bryan S. Ryan), 24 Main Road, Tallaght D24
18. Tallaght Centre For the Unemployed	Tallaght Centre For the Unemployed, St Dominic's Hall, Main St., Tallaght, D24.
19. Tallaght District Court	Tallaght District Court, 2 Westpark, Tallaght, D24.
20. Tallaght Drug and Alcohol Local Task Force	Tallaght Drug and Alcohol Local Task Force, South Dublin County Partnership Block 3, County Hall, Belgard Square North, Tallaght, D24.
21. Tallaght Garda Station	Tallaght Garda Station, Belgard Road East, Tallaght, D24.
22. Tallaght MABS	Tallaght MABS, Hainault House, The Square, Tallaght, D24.
23. Tallaght Youth Service	Main Rd, Tallaght, D24.
24. The Priory	The Priory, Main Street, Tallaght, D24.
25. Threshold Training Network	Threshold Training Network, Tallaght Enterprise Centre, Unit 17-19, Main Rd, Tallaght, D24.
26. Trustus	Trustus, Whitestown Way, Tallaght, D24.
27. Trustus	Trustus, Main Street, Tallaght, D24.

Table 6.1: Overview of key community facilities within 2km of the subject site.

Open Space, Sport & Recreation

- 6.8 The purpose of this audit is to support the provision of residential development on the subject site in that the study area is well served by existing community facilities which will adequately serve the needs of the future residents.
- 6.9 Recreation and open space are an important part of every community's life. They require pro-active encouragement and enhancement to ensure participation by all within the local community. This section of the audit seeks to identify the type, functions, location and maintenance requirements of open spaces within the wider area and includes:
- An assessment of the quality and condition of facilities and fitness for purpose;
 - The levels of use, needs and differing aspirations for open space by the Tallaght community; and
 - An evaluation of the existing provision against the identified needs, such as to identify areas of deficiency or surplus and other issues and opportunities.
- 6.10 The immediate area has a large range of open space areas suitable for cycling, running and walking. Despite its predominately developed and urban character, there are a range of open space and recreation areas nearby. For the purposes of this study open space and recreation facilities are considered to include parks, playgrounds, multi-use games areas, leisure facilities and sports pitches used by GAA, football and other clubs.
- 6.11 Quality recreation, leisure and amenity facilities have a fundamental impact on quality of life. It can improve social integration and cohesiveness. Sporting, recreation and leisure activities are of primary importance to the quality of life enjoyed by the local community
- 6.12 There are a number of larger key parks discussed in detail below in addition to other open spaces and sport facilities in the vicinity (see accompanying map Figure 6.7).

(1) Sean Walsh Park

- 6.13 Sean Walsh Park is located in the heart of Tallaght on the N81. It comprises formal gardens, water features such as ponds and waterfalls, trees and vegetation provide variations and allows shaded areas for relaxation. Pedestrian paths around the ponds allow for a pleasant walks and passive recreation.
- 6.14 Other facilities at the park include a sensory garden and playground.



Figure 6.2: Sean Walsh Park (Source: Google Images, 2021).

(2) Tymon Park

- 6.15 Tymon Park is a valuable resource for the local communities and the surrounding neighbourhoods. At 120 ha. in size, it provides opportunities for a wide range of outdoor active and passive recreational activities for all age groups including walking, jogging and participation in active sport including playing pitches for GAA, soccer and rugby and numerous playgrounds.
- 6.16 The Park has a number of woodland trails which include the provision of way-markers and signs to guide the visitor along woodland trails with on-site interpretation of features.
- 6.17 The park has two lakes with interconnecting water features. The environment around the lakes is enhanced by the pedestrian paths and bridges.



Figure 6.3: Tymon Park (Source: Google Images, 2021).

(3) Dodder Riverbank Park

- 6.18 The Dodder Valley Park follows the Dodder through South Dublin from the Dublin Mountains through Tallaght to Ringsend, it is a unique and valuable recreational asset for the people of South Dublin. The Dodder Valley supports a rich variety of birds, animals and insects.
- 6.19 In addition to its natural conservation value, the park offers a rich heritage, outstanding scenery and a sanctuary for peaceful recreation.



Figure 6.4: the Dodder Weir (Source: Google Images, 2021).

(4) Dublin Mountains Way

- 6.20 The Dublin Mountains Way is a waymarked long-distance trail in the Dublin Mountains, which begins nearby in the Tallaght Industrial Estate and connects South County Dublin with Dún Laoghaire–Rathdown. The route is approximately 42 kilometres long and runs from Shankill in the east through the Dublin Mountains to Tallaght in the west.

6.21 The route links Tallaght with many recreational areas in the Dublin Mountains such as Killtipper Park and Bohernabreena Reservoir in the Dublin Mountains.



Figure 6.5: beginning of the Dublin Mountains Way in Sean Walsh Park.

Name	Address
1. Astro Park Tallaght	Astro Park Tallaght, Greenhills Rd, Tallaght, D24.
2. Bancroft Park	Greenhills Road, Tallaght, Dublin, D24 EP9R
3. Club Vitae Health and Fitness Club	Club Vitae Health and Fitness Club, Maldron Hotel, Whitestown Way, Tallaght, D24.
4. Dodder Valley Park	Old Bawn Rd, Tallaght, Dublin
5. Excellence Sports Academy Gymnastics Club	Unit 65, Fourth Avenue, Cookstown Industrial Estate, Belgard Road, D24.
6. Fettercairn Football Club	86 Drumcairn Park, Tallaght, Dublin
7. Kingswood Football Club	Ballymount Great, Dublin
8. Marks Football Club	24 Maplewood Rd, Springfield, Dublin 24
9. Oopsadaisy's Playground	Oopsadaisy's Playground, The Square Shopping Centre, Tallaght, D24
10. Phoenix Gymnastics Club	Phoenix Gymnastics Club, Unit 1, Broomhill Terrace, D24.
11. Sean Walsh Park	Sean Walsh Park, N81, Tallaght, Co. Dublin
12. Shamrock Rovers Football Club	Tallaght Stadium, Whitestown Way, Oldbawn, D24.
13. South Dublin Dance Academy	South Dublin Dance Academy, Tallaght Enterprise Centre, Main Rd, Tallaght, D24.
14. St. Maelruans Football Club	St. Maelruans Football Club 609 VIRGINIA HEIGHTS, Cookstown
15. Tallaght Athletics Club	Tallaght Athletics Club, Bancroft Park, Greenhills Rd, Tallaght, D24.
16. Tymon Bawn Football Club	Tymon Bawn Football Club, Old Bawn Rd, Tallaght, Dublin
17. Tymon Celtic Football Club	Tymon North, Tallaght, Dublin
18. Tymon Park	Tymon Park, Tallaght, Dublin
19. Watergate Playground	Watergate Playground, Sean Walsh Park, Oldbawn, Tallaght, D24
20. Westpark Fitness Gym	Westpark Fitness Gym, Greenhills Road, Tallaght, D24.
21. Aylesbury Park	32 Pineview Park, Oldbawn, Dublin 24
22. Killinarden Park and Football Club	29 Knockmore Ave, Killinarden, Dublin, D24 V9P1
23. The Meadows' park	Bothar Katherine Tynan, Cookstown, Dublin 24.
24. TU Dublin Playing pitches	Blessington Rd, Tallaght, Dublin 24, D24 FKT9

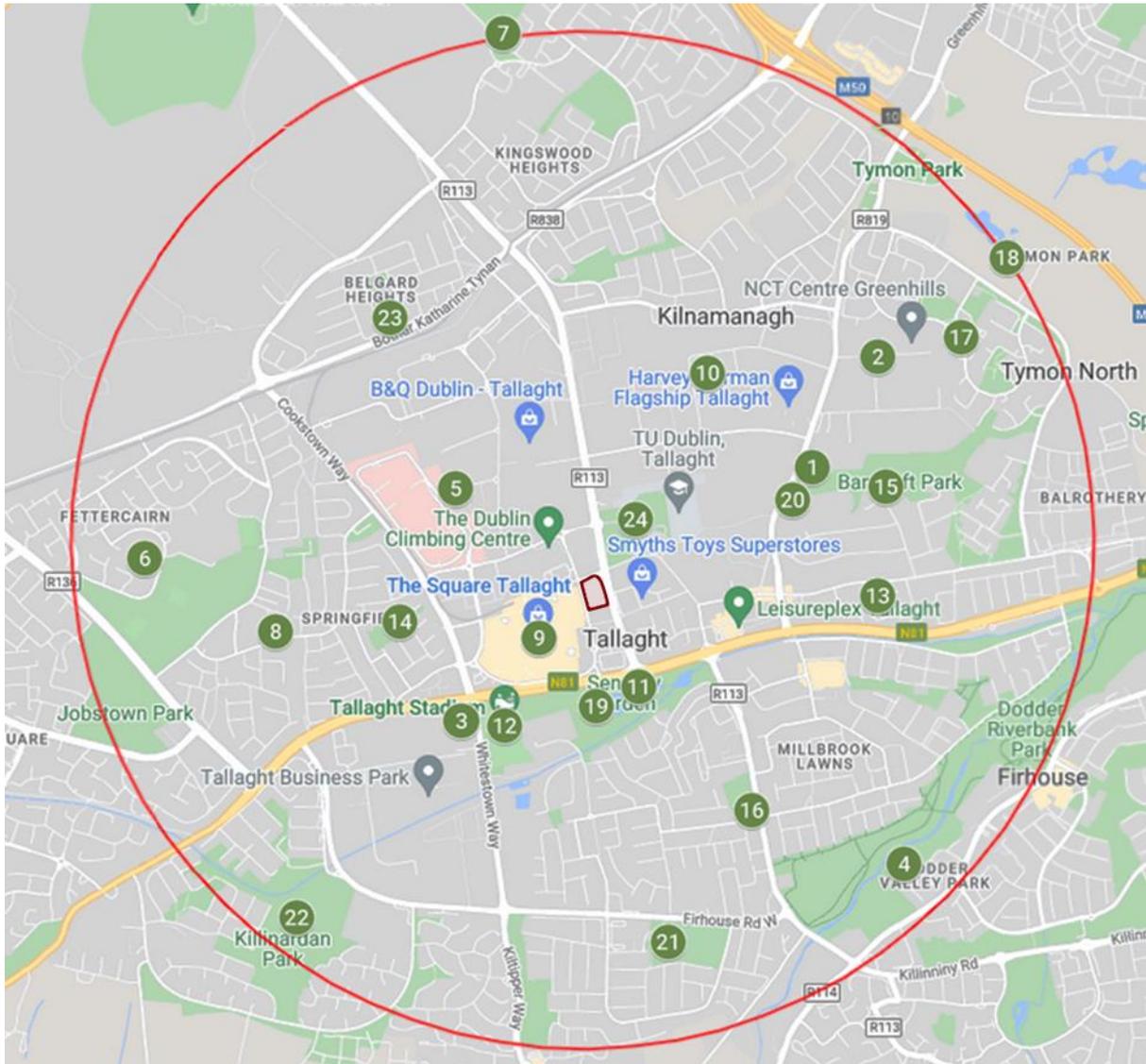


Figure 6.7: Overview of Open Space and Recreation Facilities within 2km.

Educational Facilities

- 6.22 The following range of education facilities including: pre / after school, primary, secondary, third level colleges and further education facilities were identified within close proximity of the subject site.
- 6.23 The map below illustrates the high concentration of schools within a 2km radius of the subject site. Appendix 1-2 lists details of individual facilities. The below figures were obtained from the latest Department of Education statistics for the year 2021/22.¹
- 6.24 The proposed development includes a childcare facility; the rationale and justification for this facility is set out in Appendix 3. These figures were obtained from the latest statistics available on the TUSLA Register of Early Year Services (February 2022).²

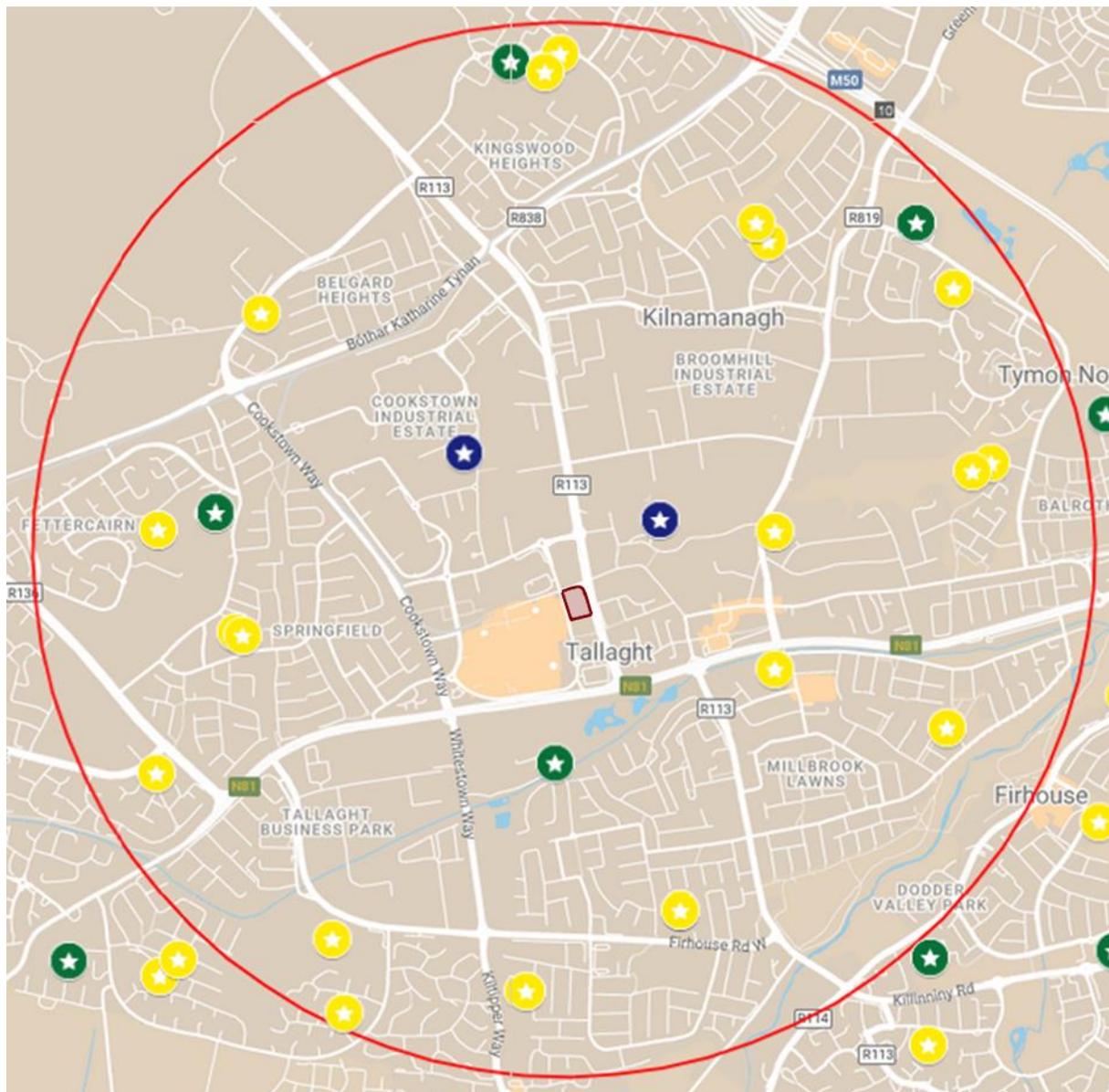


Figure 6.8: Overview of Education Facilities within 2km with approximate locations.

¹ <https://www.gov.ie/en/collection/63363b-data-on-individual-schools/>

² https://www.tusla.ie/uploads/content/Dublin_Feb22.pdf

	Primary Schools
	Secondary Schools
	Third level institutes

Primary Schools

- 6.25 The primary education sector includes a range of school types, including: state-funded schools, special schools and private primary schools. The state-funded schools include religious schools, nondenominational schools, multi-denominational schools and Gaelscoileanna (Irish-medium schools).
- 6.26 The State pays the bulk of the building and running costs of state-funded primary schools. Although children are not obliged to attend school until the age of six, almost all children begin school in the September following their fourth birthday. Nearly 40% of four-year-olds and almost all five-year-olds are enrolled in infant classes in primary schools (sometimes called national schools). Primary education consists of an eight-year cycle: junior infants, senior infants, and first to sixth classes. Pupils normally transfer to post-primary education at the age of twelve.
- 6.27 We note 18 No. primary schools within 2 km of the subject site, catering for 5,831 No. pupils. Please see Appendix 2 for full list of these primary schools.

Secondary Schools

- 6.28 The post-primary education sector comprises secondary, vocational, community and comprehensive schools. Secondary schools are privately owned and managed. Vocational schools are state-established and administered by Education and Training Boards (ETBs), while community and comprehensive schools are managed by Boards of Management.
- 6.29 Post-primary education consists of a three-year Junior Cycle (lower secondary), followed by a two- or three-year Senior Cycle (upper secondary), depending on whether the optional Transition Year (TY) is taken.
- 6.30 Students usually begin the Junior Cycle at age 12. The Junior Certificate examination is taken after three years. The main objective of the Junior Cycle is for students to complete a broad and balanced curriculum, and to develop the knowledge and skills that will enable them to proceed to Senior Cycle education. The Senior Cycle caters for students in the 15-to-18-year age group. It includes an optional Transition Year, which follows immediately after the Junior Cycle. We have surveyed the number of schools in the wider 2km area, as these schools are likely to serve the future residents of the proposed development.
- 6.31 We note 4 No. post-primary schools within 2km of the subject site, catering for 3,013 No. pupils. Please see Appendix 3 for full list of these post-primary schools. We also note Firhouse Community College (805 No. pupils) and Tallaght Community School (754 No. pupils) lie just outside the 2km radius of the site.

Childcare Facilities

- 6.32 Within c.1 km we noted 13 No. childcare facilities providing a range of services from full day to sessional for a range of age profile with a cumulative capacity for 641 No. children. We have prepared a childcare facility assessment as part of this application within Appendix 3 which sets out full details of individual childcare facilities.
- 6.33 Considering the proposed development's characteristics, namely unit mix; the demographic profile of the area; and the permitted provision of childcare facilities; and the scale of development existing, under construction and permitted for the area, we submit that the proposed childcare facilities are sufficient to meet the demand of the future population created by the proposed development.
- 6.34 The provision of a Creche/Childcare Facility of c. 257 sqm in combination with recently permitted and existing childcare facilities in the area, meets the requirements of delivering this proposed scheme of development.

Third Level and Further Education

- 6.35 Third-level education in the Republic of Ireland includes all education after second level, encompassing higher education in universities and colleges and further education on Post Leaving Certificate (PLC) and other courses.
- 6.36 There are a number of third level institutes in the surrounding area which include:
- **Technological University Dublin's Tallaght Campus** is located c.300 m east of the subject site. The university was formed by the amalgamation of three existing institutes of technology in the Dublin area – Dublin Institute of Technology, Institute of Technology, Blanchardstown, and Institute of Technology, Tallaght. TU Dublin now has over 3,000 staff and a student population of 28,500. Its ethos focuses on an entrepreneurial and industry approach, with extensive collaboration with industry for research and teaching.
 - **Tallaght Training Centre** form part of the Dublin and Dun Laoghaire Education and Training Board (DDLETB) which serves the three County areas of Dun Laoghaire-Rathdown, Fingal and South Dublin. The Centre offers a range of day and night courses for individuals to improve their job prospects or return to education. Located at the DDLETB Tallaght Training Centre Cookstown Industrial Estate, Third Ave, Tallaght, Dublin 24.
 - Given the highly accessible nature of the site other large scale universities such as Trinity College and University College Dublin are conveniently accessible via public transport (Luas and Bus respectively).
- 6.37 It is clear that Tallaght is well served by all education facilities.

Healthcare Facilities

- 6.38 Healthcare within the study area is provided by a range of different organisations including public, voluntary and private agencies. The Health Services Executive is the primary agency responsible for delivering health and personal social services in Ireland. In recent years, primary care has been identified as the most effective and cost-efficient way to treat patients. This offsets dependence on the hospital system allowing most patient care to take place at local, community locations which feature multi-disciplinary teams of healthcare professionals working together.

6.39 For specialist services individuals may be willing to travel further, as the proposed development is located within the Great Dublin Area it has access to national public hospitals, private hospitals, high-tech hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospital and hospices.

6.40 Many of the healthcare facilities are clustered around the Square Shopping Centre. Tallaght University Hospital is the closest large-scale hospital to the subject site. In addition, there are 2 other primary care centres in the area including Kilnamanagh Tymon Primary Care Centre and the Academic and Primary Care Centre (APCC), at Tallaght Cross.

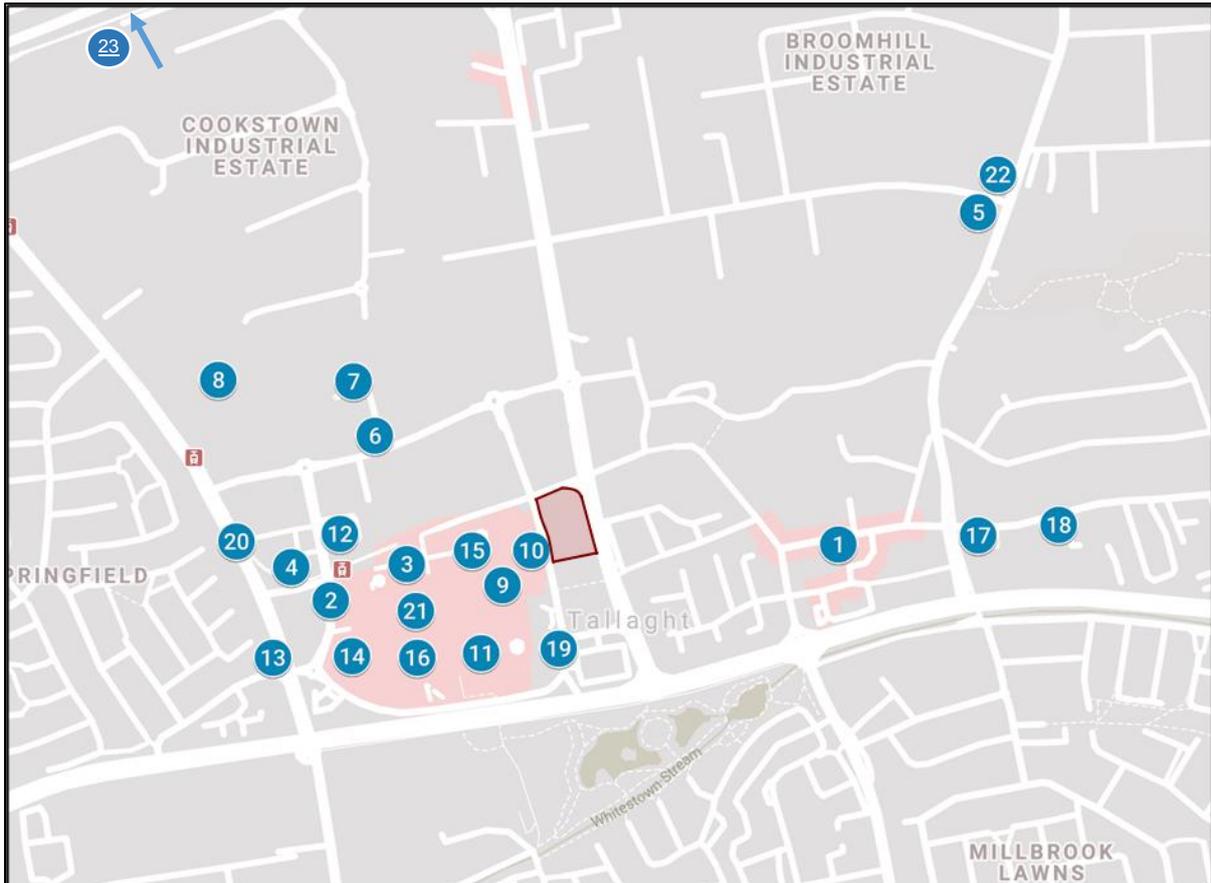


Figure 6.9: Overview of Healthcare Facilities within 2km.

Description Name and address	Address
1. Priory Dentists	Priory Dentists, 5 Main St, Tallaght, D24.
2. Smiles Dental	Smiles Dental, Unit 3B, Belgard Square W, Tallaght, D24.
3. The Square Dental Practice	The Square Dental Practice, 3rd Level, Medical Centre, The Square Shopping Centre, Tallaght, D24.
4. APCC Talacare	APCC Talacare, Russell Centre, Tallaght Cross West, Tallaght, D24.
5. Birchview Surgery	Birchview Surgery, Kilnamanagh/Tymon Primary Care Centre Airton, Greenhills Rd, Tallaght, D24. (3 no. GPs practising)
6. Lucena Clinic	Lucena Clinic, Exchange Hall, Belgard Square, North Tallaght, D24.
7. Tallaght Adult Mental Health Services	Tallaght Adult Mental Health Services, Sheaf House, Exchange Hall, Belgard Square North, Cookstown, D24.
8. Tallaght University Hospital	Tallaght University Hospital

9. Dixon Hempenstall Opticians & Hearing Aid Centre	Dixon Hempenstall Opticians & Hearing Aid Centre, 17 The Square, D24.
10. Specsavers	Specsavers, Unit 15, Level 3 The Square, Tallaght, D24.
11. Vision Express	204 The Square, Tallaght, D24.
12. Affidea Ireland	Affidea Ireland, Unit D1 Tallaght Cross East, D24.
13. Saint John of God Liffey Services	Saint John of God Liffey Services, Unit 15, Block A Gleann na hEorna, Cookstown Way, Whitestown, Springfield, Tallaght, D24.
14. Boots	Boots, 319, The Square, Oldbawn, Tallaght, D24.
15. Health Express	Health Express, 120 & 121, The Square Shopping Centre, Tallaght, D24.
16. Hickeys Pharmacy	Hickeys Pharmacy, The Square Shopping Centre, Oldbawn, Tallaght, D24.
17. Lloyds Pharmacy	Lloyds Pharmacy, Main St, Tallaght, D24.
18. McCabes Pharmacy	McCabes Pharmacy, Lidl Complex, Main St, Tallaght, D24.
19. Superdrug	Superdrug, Unit 106, The Square Shopping Centre, Tallaght, D24.
20. Tallaght Cross Pharmacy	Tallaght Cross Pharmacy, APCC Talacare, Russell Centre, Tallaght Cross West, Tallaght, D24.
21. Tesco	Tesco, The Square, Tallaght, D.24.
22. Kilnamanagh Tymon Primary Care Centre	Kilnamanagh/Tymon Primary Care Centre Airton, Greenhills Rd, Tallaght, D24.
23. TABOR Counselling and Psychotherapy	316A The Lawn, Belgard Heights, Dublin, D24 HC2H

Table 6.2: Overview of Healthcare Facilities within 2km.

Religious Facilities

- 6.41 Religious and community facilities are a very important part in the provision of neighbourhood facilities. Tallaght town is a long established town in South County Dublin and has a range of religious facilities. In many cases, as described below community facilities are associated with these religious facilities.
- 6.42 The predominant religion in the Republic of Ireland is Christianity, with the largest church being the Catholic Church. The second largest Christian denomination, the Church of Ireland (Anglican) has more recently experienced an increase, as have other small Christian denominations.
- 6.43 In the 2016 census, 78.8% (3.7 million) of the population identified as Catholic which is 132,220 fewer than the 2011 census when the percentage stood at 84%.
- 6.44 The next largest group after Catholic was "no religion". 10% of the population (468,421 people) had no religion or did not indicate a religious belief according to the census. Other religious recorded in the Census included: Eastern Orthodox (1.3%), Islam (1.3%), Presbyterian (0.5%), Hindu (0.3%), Apostolic or Pentecostal (0.3%) and 'Not Stated' or 'Other' (4.8 %).
- 6.45 The site borders the Tallaght Architectural Conservation Area which contains St Mealruen's Church yard which is early Medieval. Directly to the east of the Church is the former Archbishop's Palace, now part of the St Mary's Dominican Priory. The late medieval gatehouse is all that survives of the Archbishop's Palace of the later medieval period.
- 6.46 In the Springfield-Tallaght ED the population is more diverse:

Population by Religion		
Religion	Persons	Percentage
Catholic	7395	67.2%
Other stated religion	2047	18.6%
No religion	1026	9.3%
Not stated	544	4.9%
Total	11012	1

Table 6.3: Overview of Population by Religion. (Source: CSO,2016).

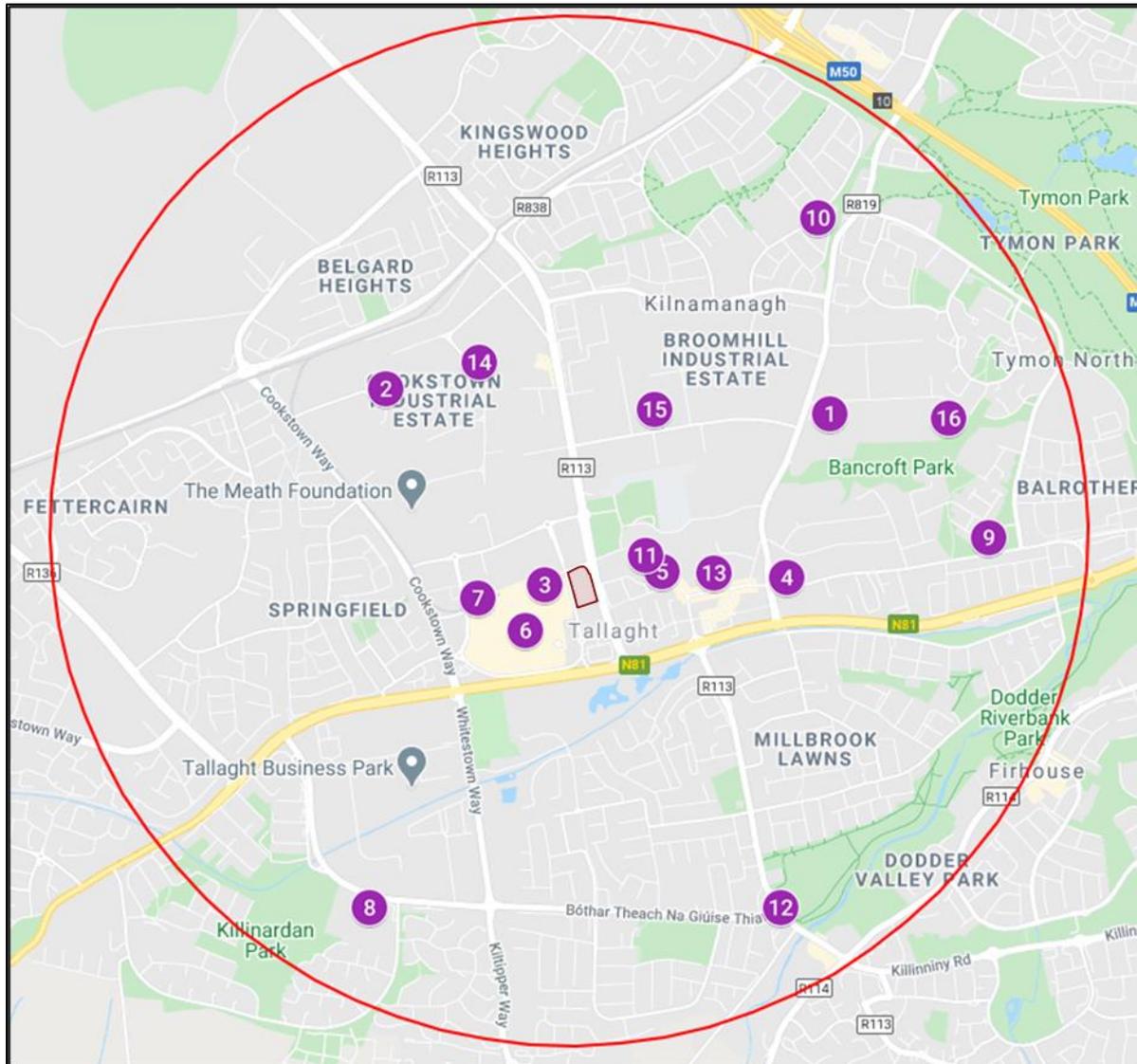


Figure 6.10: Overview of Religious Facilities within 2km.

Name	Description
1. Biserica Pentecostala Filadelfia	16 Greenhills Rd, Tallaght, Dublin 24
2. Christ Apostelic Church,	Christ Apostelic Church, Unit 15B Cookstown Business Centre, Belgard Road Tallaght, D24.
3. ipc dublin	Unit 6, Tuansgate, 24, Belgard Square E, Tallaght, Dublin
4. Lifegate Bible Baptist Church	3 Main St, Tallaght, D24.
5. Nazareth Mar Thoma Church	Main St, Tallaght, Dublin

6. Oratory of the Holy Family	Oratory of the Holy Family, The Square, Tallaght, D24.
7. Polish Pentecostal Church in Dublin	Church in Dublin, Glashaus Hotel, Belgard Square W, Tallaght, D24
8. Sacred Heart Church, Killinarden, South, Dublin	Sacred Heart Church, Killinarden
9. Saint Aengus' Church	Castle Park, Balrothery, Dublin 24
10. St. Kevin's Parish Church - Presbytery	St. Kevin's Parish Church - Presbytery 2, 3 Treepark Rd, Tallaght, Dublin 24, D24 V8W8
11. St. Maelruain's Church Cemetery	St. Maelruain's Church Cemetery, Old Blessington Road, Tallaght, D24
12. St. Martin De Porres Parish	Firhouse Road West, Tallaght, Dublin 24
13. St. Mary's Priory	Main St, Tallaght Village, D24
14. The Evangelical Church of Reconciliation	The Evangelical Church of Reconciliation, A12 Cookstown Industrial Estate, D24.
15. The Redeemed Christian Church of God (RCCG) Joseph's Palace	The Redeemed Christian Church of God (RCCG) Joseph's Palace, Dublin, 34 Airton Terrace, Airton Rd, Tallaght, D24.
16. Word Of Life Church Ireland	Word Of Life Church Ireland, Greenhills Business Pk 14a, D24.

Table 6.4: Overview of Religious Facilities within 2km.

Arts & Cultural Facilities

- 6.47 It is widely recognised that arts and culture are key cornerstones in the sustainable development of new communities, helping to define and preserve identity, promote social activity, and offer valuable educational and economic returns. County Dublin has a strong network of artists, performers and musicians promoting cultural activities.
- 6.48 South Dublin County Council Arts Office provides a service that supports the development of creative people and communities through the Arts. Provision and support of high-quality arts experiences are central to the service. This is realised through research, programmes, events, grants and awards and the development of on-line and off-line resources.
- 6.49 The following arts and cultural facilities have been identified in the study and provided a variety of uses to the community:
- **Civic Theatre**
The Civic Theatre, opened in March 1999, a project of SDCC. The Civic Theatre's aim is to present programme of contemporary and classical Irish and international work in theatre, dance, opera and music for the community of South Dublin county and environs.
 - **Rua Red**
Rua Red is a contemporary art space housing two galleries, a theatre/cinema, a dance studio, a conference room, a digital media suite, recording facilities, music rooms, workshop areas, artist's studios, office space and a café. Rua Red exhibit the work of established Irish and International artists.

Name	Address
Civic Theatre	Belgard Square East, Tallaght, D24.
IMC Tallaght Movie Theatre	The Square Shopping Centre, Oldbawn, D24.
Music Generation South Dublin	South Dublin County Library, Unit 1, The Square Industrial Complex, Tallaght, D24.
Rua Red	South Dublin Arts Centre, Blessington Rd, Tallaght, D24.

Table 6.5: Key cultural Facilities in Tallaght within 2km.

Retail

- 6.50 Tallaght has a wide range of choice and type of retail uses in the immediate area. Key retail facilities are concentrated in the Square Shopping Centre and Tallaght Village. In addition, there are a number of neighbourhood and local centres catering for more everyday needs.
- 6.51 The Square Shopping Centre is a large-scale shopping centre providing a huge range of shops and services.
- 6.52 The following mix of retail uses were noted in these neighbourhood and local centres:

- Clothes and retail
- Book shops
- Restaurants and cafes
- Hairdressers and barbers
- Pharmacies
- Electronics
- Discount food stores
- Post office
- Banks and credit unions
- Mechanics and Car repairs
- Social welfare and other civic services (Intreo Centre Tallaght)

6.53 It is considered that the subject proposal will further develop and enhance the retail offering in the town in response to the site’s retail opportunity site designation. The proposed development will help support the provision of additional retail facilities in the village centre.

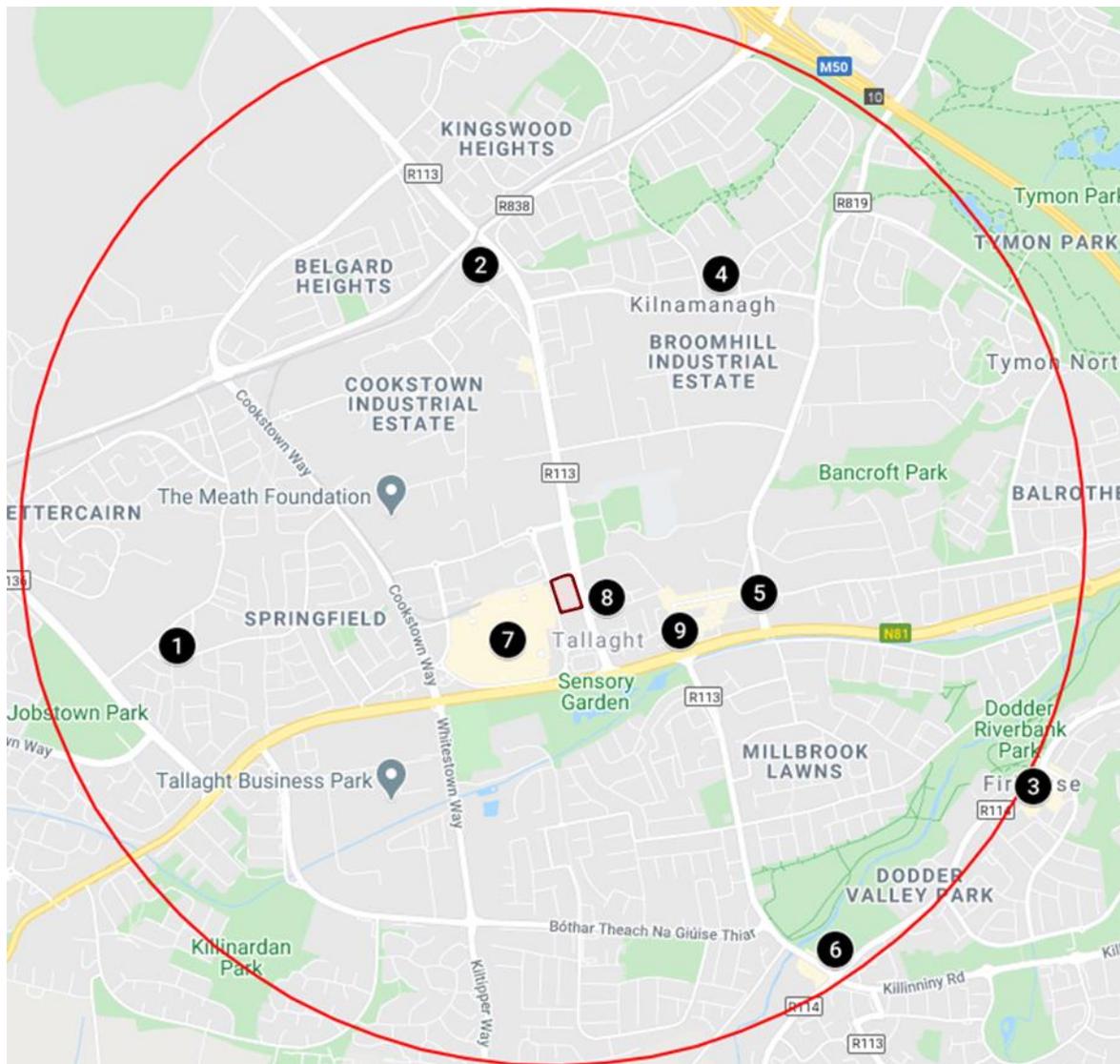


Figure 6.11: Key Retail Facilities in Tallaght within 2km.

Name	Address
1. Fortunestown	Fortunestown Shopping Centre, Springfield, Dublin, D24 PC9W
2. ALDI Convenience Store,	Belgard Rd, Tallaght, D24
3. Firhouse Shopping Centre	15, Firhouse Shopping Centre, Tallaght, Dublin 24
4. Kilnamanagh Shopping Centre	Kilnamanagh Shopping Centre, Mayberry Rd, Tallaght, Dublin 24
5. Tallaght Village	Main St, Tallaght, Dublin
6. Old Bawn Road	Old Bawn Rd, Tallaght, Dublin 24, D24 NXH3
7. The Square Shopping Centre	The Square Shopping Centre, Tallaght, Co. Dublin
8. Tallaght Retail Centre	Tallaght Retail Centre, Tallaght, Co. Dublin
9. Village Green	Village Green, Tallaght, Dublin

Table 6.6: Key Retail Facilities in Tallaght within 2km.

7.0 DEVELOPMENT PROPOSAL AT THE SUBJECT SITE

7.1 It is considered that the proposed development will make a significant contribution to the built environment in Tallaght.

7.2 The development proposal has considered all of the requirements of the LAP and the Development, in particular the provision of the following:

- Public open space
- Childcare facility;
- Tertiary route;
- Other retail and commercial uses

7.3 Each of the above uses/ facilities are addressed below:

Public Open Space

7.4 Detailed consideration has been given to the provision of public open space and landscaping within the development. The landscaping masterplan for the site has incorporated a number of different landscaped areas, such as coherent pedestrian footpath networks, natural play areas, a resident's garden, passive open space and active open space. The proposed landscaping significantly enhances the overall quality of the scheme, improving the natural environment and incorporation of the scheme within the wider area.

Childcare Facility

7.5 A Childcare Facility will be developed on the site in accordance with the requirements of the Childcare Guidelines and will be accessible to both the existing and future residents. The proposed crèche (257 sqm) providing for approximately c. 40 childcare spaces will be located along the south of the development.

Tertiary Route

- 7.6 The proposed development includes a tertiary route which prioritises pedestrian and cyclist permeability through the southern part of the site connecting Belgard Square East and Belgard Road. This assists with promoting alternative modes of travel and complements the town link routed through the public open space in the centre of the site.

Other Retail and Commercial Uses

- 7.7 A range of other retail and commercial uses of varying sizes are provided across the development at ground and first floor levels providing activity, services and retail for the wider area. The proposal includes 10 no. commercial units including 2 no. restaurants, 1 no. café, 4 no. retail spaces, 2 no. financial/professional services/office units and the creche facility. This provision amounts to c. 2,032 sqm of commercial floor space as part of the development, greatly enhancing the available commercial offering in the area.

8.0 CONCLUSION

- 8.1 The purpose of this Assessment is to determine if the Tallaght area is well served by community related facilities to support the future residents of the proposed development.
- 8.2 In summary, it is considered that Tallaght is accessible to a range open space and recreational facilities including; Tymon Park, Sean Walsh Park and Dodder Valley Park a large number of education facilities including a third level university; and a large quantum of community and retail facilities located throughout the Town Centre. As such the facilities that Tallaght currently offers are excellent and will being able to support the future residents of the proposed development.
- 8.3 The site currently provides no contribution to the built environment through public realm or retail for public use. The proposed development will include public open space, childcare, and other commercial uses which will benefit the existing and the future residents in the area.

APPENDIX 1: LIST OF PRIMARY SCHOOLS WITHIN 2KM

Official Name	Address (Line 1)	Eircode	Ethos Description	Female	Male	Enrolment per Return
1. ST MARYS SCHOOL	Greenhills Road	D24K248	Catholic	144	170	314
2. ST MARKS SEN NS	Springfield	D24FV07	Catholic	249	243	492
3. SCOIL MAELRUAIN JUNIOR	Old Bawn	D24T854	Catholic	184	196	380
4. SCOIL MAELRUAIN SENIOR	Old Bawn	D24EV18	Catholic	176	226	402
5. ST KEVINS BOYS	Kilnamanagh	D24A2XF	Catholic		319	319
6. ST KEVINS GIRLS	Kilnamanagh	D24R6PT	Catholic	273		273
7. ST MARKS JUNIOR MIXED	Springfield	D24FT95	Catholic	234	241	475
8. BELGARD HEIGHTS N S	Cookstown Road	D24C621	Catholic	180	211	391
9. ST KILIANS JUNIOR SCHOOL	Kingswood Heights	D24H303	Catholic	147	144	291
10. S N AENGHUSA	Balrothery	D24PXW8	Catholic	126	105	231
11. SCOIL AENGHUSA JUN NS	Balrothery	D24YN34	Catholic	107	107	214
12. SCOIL IOSA	Tymon Road	D24ND34	Catholic	51	52	103
13. ST MARTIN DE PORRES N S	Heatherview Lawn	D24HF54	Catholic	185	219	404
14. SCOIL SANTAIN	Bóthar na hAbhann Móire	D24TW35	Catholic	169	135	304
15. AN CHROI RO NAOFA SOIS (Sacred Heart Senior National School)	Killinarden	D24FY81	Catholic	117	115	232
16. ST KILIANS SENIOR N S	Kingswood Heights	D24F797	Catholic	134	135	269
17. ST ANNES PRIMARY SCHOOL	Kilcarrig Avenue	D24DH55	Catholic	160	167	327
18. St Dominic's National School	Mountain Park	D24P7XC	Catholic	205	205	410

APPENDIX 2: LIST OF POST-PRIMARY SCHOOLS WITHIN 2KM

Name	Gender	Irish Classification	Ethos	Total
Coláiste de hÍde	Mixed	All pupils taught all subjects through Irish	Multi Denominational	297
Kingswood Community College	Mixed	No pupils taught all subjects through Irish	Multi Denominational	870
Old Bawn Community School	Mixed	No pupils taught all subjects through Irish	Inter Denominational	1,000
St Marks Community School	Mixed	No pupils taught all subjects through Irish	Inter Denominational	846

APPENDIX 3: CHILDCARE FACILITIES ASSESSMENT

1.0 INTRODUCTION

- 1.1 The purpose of this Appendix is to provide an audit of the existing childcare facilities serving an area of approximately 1 km from the subject site. The report provides information on the key demographics and population changes within the area.
- 1.2 There are currently 13 no. creche facilities within the study area (c. 1 km radius of the subject site), these facilities are assessed to support the proposed development of the subject site for residential use.
- 1.3 The provision of a Creche/Childcare Facility of c. 257 sqm (equating to c. 40 no. spaces), in combination with recently permitted and existing childcare facilities in the area, meets the requirements of delivering this proposed scheme of development.

2.0 ASSESSMENT

- 2.1 The method for establishing the local demographic profile comprise a brief overview of the Tallaght town centre. The overall study area based on the Electoral District is detailed in Figure 1 below.

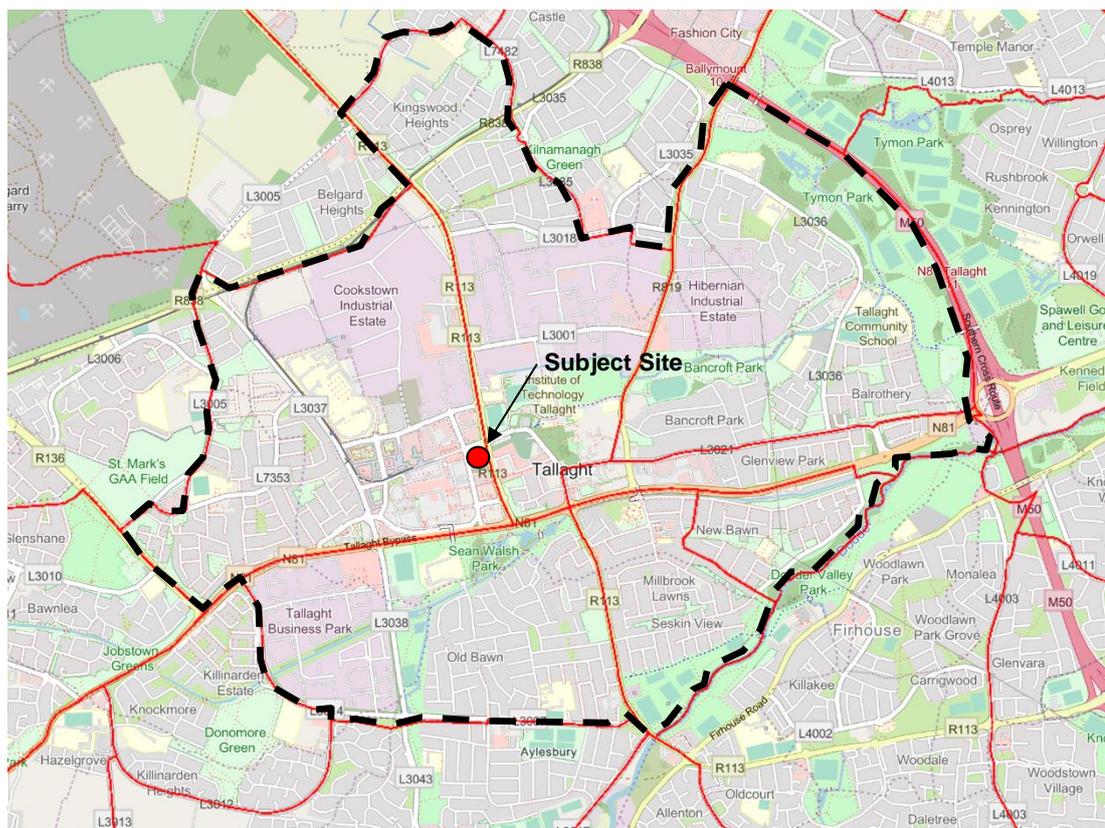


Figure 1: Map showing study area boundary outlined in black.

- 2.2 The emerging demographic profile of this area should provide a reliable gauge as to the current and future requirements for the provision of childcare places in the area. As further outlined in Section 4 Demographics, (2016 census) we have studied the overall population of the subject area in addition to focusing on a number of specific age and gender categories, as well as referencing percentage figures in respect of the 2016 census.

3.0 DEMOGRAPHICS

- 3.1 The demographic trends for the study area are obtained from both the 2011 and 2016 Census and primary relate to settlement boundary of Tallaght town centre.
- 3.2 The population of the Local Authority Area and the study areas are displayed below. The population of the county and the study area recorded a much greater growth rate above than the State rate, the study area recorded a growth of 7.7%. This is reflective of the fact that the study area contains a number of new housing developments constructed in Tallaght town centre up until 2016.

State		
Year	Population	%Change
2011	4,588,252	
2016	4,761,865	3.7%
South Dublin		
Year	Population	%Change
2011	265,205	
2016	278,767	5.1%
Tallaght (Study Area)		
Year	Population	%Change
2011	29,138	
2016	31,401	7.7%

Table 1: Population Trends in State, Local Authority Area, and Study Area.

- 3.3 However, what is more critical is to examine the age breakdown of the population within the study area. Firstly, at County level, South Dublin County experienced a decrease of -5.7% in the number of pre-school population (0-4 years old) between 2011 and 2016. See below map from cso.ie.

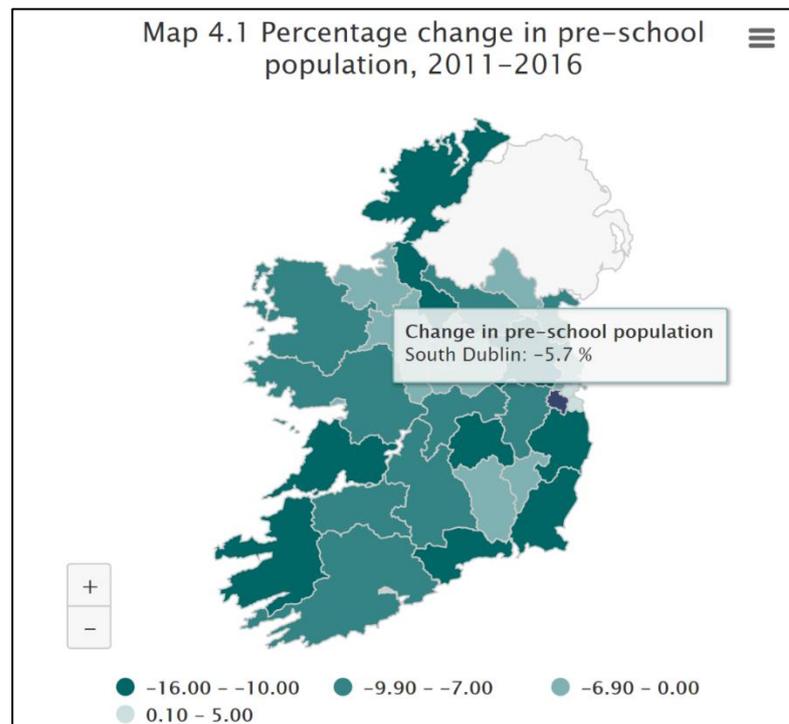


Figure 2: Map showing percentage change in pre-school population in South Dublin (Source: CSO.ie).

3.4 Analysis of the study area was carried out using the Small Area Population Statistics on the CSO website. The Study Area is shown in Figure 1 above. The application site is outlined within the study area.

State		
Year	Population (0-4)	% of Pop.
2016	260,280	5.4%
Study Area		
Year	Population (0-4)	% of Pop.
2016	2,305	7.3%

State		
Year	Population (Females 25-44)	% of Pop.
2016	719,363	15.1%
Study Area		
Year	Population (Females 25-44)	% of Pop.
2016	5,191	16.5%

3.5 The following points were concluded from the above analysis:

- 7.3% of the population in the study area is aged 0-4, a slight increase from the 2011 figure when it was 7.2%. This represents a pre-school population of 2,305 children for the study area in 2016.
- 16.5% of the female population in the study area is aged 25-44, which is down on the corresponding figure from 2011 of 15.8%

3.6 Compared to state level figures (5.4%), the study area comprises on average 1.9% more children under the age of 4 and a higher number of females between the ages of 25-44. The demand for childcare would be based upon both the aforementioned categories.

4.0 EXISTING CHILCARE FACILITIES

4.1 We have carried out a review of the existing childcare facilities in the area. The below map shows that there are 13 no. creche facilities within 1km of the subject site and a further 21 within a 2km radius.

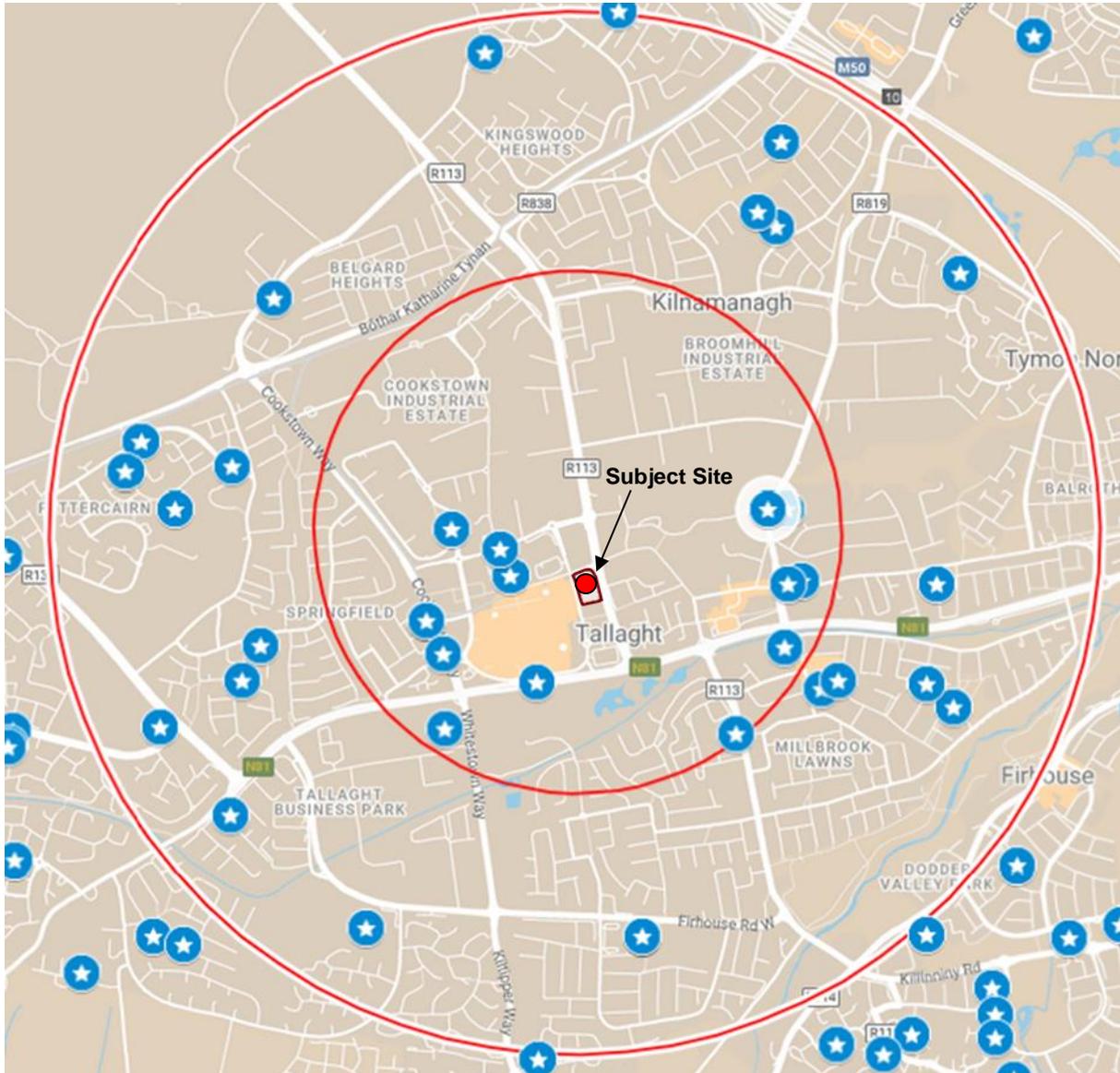


Figure 3: Map from pobal.ie showing creche facilities within 1km and 2km radius of the subject site

Service Name	Address	Town	Age Profile	Service Type	No. Of Children Service Can Accommodate
Ashling Nursery and Montessori	4 Main Road, Tallaght	Dublin 24	0 - 6 Years	Full Day	40
Barnardos Child & Family Service Millbrook	Millbrook Lawns Health Centre, St Dominic's Road, Tallaght	Dublin 24	2 - 6 Years	Part Time	21

Early Steps Playgroup	St. Kevin's Boys School, Kilnamanagh, Tallaght	Dublin 24	2 - 6 Years	Sessional	21
Fledglings St. Annes	St. Anne's Primary School, Fettercairn, Tallaght	Dublin 24	2 - 6 Years	Sessional	25
Glenview Montessori Pre-School	310 Glenview Park, Tallaght	Dublin 24	2 - 6 Years	Sessional	16
Happy Days Early Years Service	Solas Christ National School, Belgard, Cookstown Rd, Tallaght	Dublin 24	2 - 6 Years	Sessional	22
Happy Friends Playgroup	35 Raheen Road, Tallaght	Dublin 24	2 - 6 Years	Sessional	20
Killinarden Family Resource Centre	Killinarden Family Resource Centre, Killinarden Way, Tallaght	Dublin 24	0 - 6 Years	Drop-In	7
Kilnamanagh Kids	36 Tamarisk Lawns, Kilnamanagh, Kilnamanagh	Dublin 24	1 - 6 Years	Full Day Part Time Sessional	55
Kingswood Childcare	2 Tynan Hall Park, Kingswood, Tallaght	Dublin 24	1 - 6 Years	Full Day Part time Sessional	30
Laugh and Learn Montessori	Firhouse Community Centre, Ballycullen Drive, Tallaght	Dublin 24	2 - 6 Years	Sessional	61
Liffey Early Services	St. John of God CLG Liffey Services, Unit 15 Block A, Gleanna na hEorna, Cookstown Way, Springfield, Tallaght	Dublin 24	2 - 6 Years	Sessional	12
Little Ladybird Ltd.	1 Main Road, Tallaght	Dublin 24	1 - 6 Years	Full Day	44
Loreto Playgroup Company Limited by Guarantee	St. Mark's Junior School, Springfield, Tallaght	Dublin 24	2 - 6 Years	Sessional	44

M + E The Wombles Ltd.	8 Old Bawn Road, Tallaght	Dublin 24	0 - 6 Years	Full Day Part Time Sessional	40
Naíonra Santain Teoranta	Scoil Santain, Avonmore Road, Tallaght	Dublin 24	2 - 6 Years	Sessional	33
Nurture Childcare and Early Learning Centre AMNCH	AMNCH Tallaght Hospital, Tallaght	Dublin 24	0 - 6 Years	Full Day Part Time Sessional	46
Oakview Tallaght	TUD Tallaght, Greenhills Road, Tallaght	Dublin 24	0 - 6 Years	Full Day	49
Oakview Village Tallaght	South Dublin County Council, Civic Offices, Tallaght	Dublin 24	0 - 6 Years	Full Day	53
Petals Pre-School	198 Killinarden Estate, Killinarden, Tallaght	Dublin 24	1 - 6 Years	Full Day Part Time Sessional	25
Scoil Íosa Playgroup	Scoil Íosa National School, Tymon North Road, Tallaght	Dublin 24	2 - 6 Years	Sessional	22
St Marks Preschool	St. Mark's House, Cookstown Lane, Tallaght	Dublin 24	2 - 6 Years	Sessional	57
St. Dominic's Tots Playgroup	St. Dominic's National School, Mountain Park, Tallaght	Dublin 24	2 - 6 Years	Sessional	66
St. Kevin's Family Resource Centre Childcare Service	St. Kevin's Girls School, Kilnamanagh, Tallaght	Dublin 24	1 - 6 Years	Part Time Sessional	77
StartBright Greenhills	Bancroft Avenue, Greenhills Road, Tallaght	Dublin 24	2 - 6 Years	Full Day	80
Tallaght Child Care Centre	St. Dominics Road, Millbrook Lawns, Tallaght	Dublin 24	1 - 6 Years	Full Day Part Time Sessional	44
Tallaght Childcare Fettercairn	Fettercairn Community and Youth Centre, Fettercairn, Tallaght	Dublin 24	2 - 6 Years	Full Day Part time Sessional	36
The Little Childrens Centre	St. Annes Primary School, Kilcarrig Avenue, Tallaght	Dublin 24	0 - 6 Years	Full Day Part Time Sessional	90

Tigers Childcare	Belgard Square West, Tallaght Cross East, Tallaght	Dublin 24	0 - 6 Years	Full Day Part Time Sessional	70
Toddling Tots	Tallaght Leisure Centre, Jobstown, Tallaght	Dublin 24	2 - 6 Years	Sessional	22
Twinkle Stars	1 Wooddale Green, Firhouse	Dublin 24	1 - 6 Years	Childminder	5
Young Explorers' Preschool and Afterschool	Dominic's Community Centre, 60 Avonbeg Gardens, Tallaght	Dublin 24	2 - 6 Years	Sessional	42
Four Seasons Preschool	Scouts Den, Tymon Bawn Comm Centre, Firhouse Road West	Tallaght	2 - 6 Years	Sessional	44
Once Upon A Time	Arena Creche, Whitestown Way, Tallaght	Dublin 24	0 - 6 Years	Full Day	75

Table 1: Childcare Facilities within c. 2 km radius of the subject site.

4.2 In addition, we also note the following permitted childcare facilities in proximity to the subject site:

- **SHD Application: ABP-303803-19** - Units 5A - 5C Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24 including creche of 192 sqm.
- **SHD Application: ABP-303306-18** - Junction of Belgard Road and Belgard Square North, Tallaght, Dublin 24 including creche of 380 sqm.
- **SHD Application: ABP 305763**: Site at the corner of Airton Road and Belgard Road, Tallaght, Dublin 24 including creche of 360 sqm.
- **SHD Application ABP 306705**: Permission was granted in 2020 for the construction of 502 no. apartments including a creche of Airton Road and Greenhills Road, approx. 500m east of the subject site.
- **SHD application: ABP 308398-20**: permission was granted in 2021 for development at Units 66 and 67 Fourth Avenue, Cookstown Industrial Estate, Tallaght, Dublin24 including a creche of 274.5 sqm.
- **SHD application ABP-309916-21**: permission granted for development at Glen Abbey Complex, Belgard Road, Cookstown Industrial Estate, Dublin 24 Square for 170 No. units including a childcare unit of 163 sqm

4.3 As evidenced by Table 2 above there are a large number of childcare providers in close proximity to the application site, current capacity provides c. 641 childcare places for the local population. However, this needs to be compared against the actual number of pre-school children living in the catchment area, and in particular those who are likely to require such childcare facilities. We would also note that it would be required to confirm that these facilities remain operating, as there have been a number of facilities closed due to the COVID-19 pandemic. As such, we are mindful that consideration may be necessary of those creche businesses that maintain operation

in light of recent economic events. This report is not an ‘audit’ of ‘open/ closed’, but a reflection of those registered with Tulsa at the date of the survey’

- 4.4 From Census figures it is possible to estimate the percentage of the pre-school population who actually attend childcare facilities versus the numbers who are minded by parents or other family members or other home-based childcare arrangements.
- 4.5 According to the 2016 census there were approximately 2,305 no. pre-school children in the study area. Q3 2016 census figures on childcare outlined that the percentage of pre-school children that are minded by their parent(s) is 62%. The most commonly used non-parental childcare type for pre-school children is a crèche/ Montessori/ playgroup/ after-school facility. Nationally, this type of care is used by 19% of pre-school children, with the highest rate of use being in Dublin at 25%.
- 4.6 Furthermore, some 49% of pre-school children living in a household where both parents are present use non-parental childcare. In lone parent households, 37% of pre-school children use non-parental childcare.

Type of childcare	Pre-school children								State
	Border	Midland	West	Dublin	Mid-East	Mid-West	South-East	South-West	
Parent / Partner	65	56	59	62	65	51	67	65	62
Unpaid relative or family friend	16	13	18	16	16	16	20	22	17
Paid relative or family friend	2	5	2	3	5	1	4	2	3
Childminder / Au Pair / Nanny	13	18	21	8	13	13	13	12	13
Creche / Montessori / Playgroup / After-school facility	15	14	15	25	14	28	17	16	19
Other	1	<1	<1	1	<1	1	1	1	1
Total pre-school children using non-parental childcare	45	47	49	46	45	53	45	45	46

Table 3: QNHS for 2016.

- 4.7 The Quarterly National Household Survey (QNHS) carried out by the Central Statistics Office includes a Special Module on Childcare. The most recent report on this module was published for Quarter 4 2016 (See Appendix A below).
- 4.8 The figures indicate is that 25% of pre-school children in the Dublin attend private childcare (i.e. creche, Montessori etc.). The vast majority are either cared for by the parents, relative, family friend, or a paid nanny based in the family home.
- 4.9 Taking a conservative amount of 35% of pre-school children that use childcare facilities, this would result in a requirement for c. 807 no. spaces (please note this does not include the requirement for children aged 5-6 years which may also avail of childcare/afterschool care). As shown above the study area has a capacity of c. 830 no. spaces. As such, it is considered that within the study area there is likely adequate capacity for existing needs; however available capacity is limited and thus any future developments will most likely need to provide childcare services to cater for the additional demand for childcare spaces by the new resident population.

5.0 POLICY CONTEXT

- 5.1 Childcare Facilities Guidelines for Planning Authorities published in June 2001 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.

- 5.2 The Guidelines state that the local authority policies should focus on: “*The identification of appropriate locations for the provision of childcare facilities including city centres, district centres, neighbourhood centres, residential areas, places of employment, and educational institutions and convenience to public transport nodes as a key element in the development of sustainable communities.*” The LAP and Development Plan both reflect the intent of these Guidelines.
- 5.3 The following objectives are relevant to the provision of childcare services within the LAP area of Tallaght:
- “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).*
- 5.4 The Plan states that “*In individual applications for large scale residential development, the developer shall demonstrate available provision (existing or committed) is provided in the catchment. The plan supports proposals for early childhood care and education use within employment buildings, community buildings such as community centres and schools. Early childhood care in existing residential units should only be provided at an appropriate scale to complement purpose built facilities and are subject to appropriate safeguards.*”
- 5.5 The Local Area Plan also states that following in relation to new development in the town centre “*The indicative long-term unit growth for the area would generate a minimum requirement for 270 spaces. All new residential developments and particularly those in excess of a 10-minute walk-time from existing childcare facilities with sufficient capacity to accommodate that development, will be required to comply with the minimum childcare standards and the provision of childcare facilities as part of specific developments.*”.
- 5.6 The Section 28 Sustainable Urban Housing; Design Standards for New Apartments; Guidelines for Planning Authorities 2018 states that:
- “Notwithstanding the Department’s Planning Guidelines for Childcare Facilities, in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms”.*
- 5.7 The overall proposed development provides for 310 no. residential units. However, the 1-bedroom units are discounted when calculating the childcare provision, as provided for by the 2020 Apartment Guidelines. This exclusion may also apply, in part or whole, to units with two or more bedrooms. As such, a conservative proportion of the two-bedroom units within the proposed development (30%) have also been excluded from the calculation of likely demand generation. This is to reflect that a number of the two-bedroom units may be occupied by single people or couples without children. Thus, the total number of units in the scheme which have been included in relation to the requirements for an additional childcare facility amounts to c. 143 no. units.
- 5.8 Based on the recommended provision of 20 no. childcare places for every 75 no. units, it is calculated the proposed development may generate the need for c. 38 no.

childcare places. The proposed 257 sqm creche is considered to cater for c. 40 childcare places and sufficient to cater for the estimated demand arising from the development.

- 5.9 Based on the above assessment, although it is estimated that the existing childcare provision in the area would accommodate the potential childcare need of the proposed development, a childcare facility has been provided to ensure any additional childcare need generated by the proposed development would be accommodated.

6.0 CONCLUSION

- 6.1 Considering the proposed development's characteristics, namely unit mix; the demographic profile of the area; and, the permitted provision of childcare facilities; and the scale of development existing, permitted for the area, we submit that the proposed childcare facilities are sufficient to meet the demand of the future population created by the proposed development.
- 6.2 The provision of a creche/childcare facility of c.257 sqm (equating to c. 40 no. child spaces), in combination with recently permitted and existing childcare facilities in the area, meets the requirements of delivering this proposed scheme of development.