

COMMUNITY AND SOCIAL INFRASTRUCTURE AUDIT

FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT AT NO. 2
FIRHOUSE ROAD AND THE FORMER 'MORTON'S, THE FIRHOUSE INN',
FIRHOUSE ROAD, DUBLIN 24.



PREPARED FOR:

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TOWN PLANNING CONSULTANTS

1.0 EXECUTIVE SUMMARY

Bluemont Developments (Firhouse) Limited intend to apply to An Bord Pleanála (the Board) for a Strategic Housing Development with a total site area of c.0.46 ha, on lands located at No. 2 Firhouse Road and the former 'Morton's The Firhouse Inn', Firhouse Road, Dublin 24.

The subject land is zoned 'LC – Local Centre' within the *South Dublin County Development Plan 2016-2022* (hereafter *Development Plan*), with the objective 'to protect, improve and provide for the future development of Local Centres'. The zoning of the land remains unchanged in the *Draft County Development Plan 2022-2028*. The south/southwest area of the application site is unzoned and will be reserved for public open space and vehicular access, as agreed with the Local Authority. Primary vehicular access to the land is currently via Firhouse Road to the south, with secondary access from Mount Carmel Park.



Figure 1.1: Indicative extent of subject site outlined in red in local context. Source: Google Earth 202, Cropped and annotated by TPA, 2022.

The proposed development comprises a total of 100 No. residential dwellings, including 2 No. studio apartments, 47 No. one bedroom apartments and 46 No. two bedroom apartments and 5 No. three bedroom apartments as indicated in Table 1.1 overleaf. See Appendix A for full description of development.

Table 1.1: Proposed Schedule of Accommodation – Firhouse Inn, Firhouse		
Unit Type	Proposed	% of Total
Studio	2	2%
1-bedroom	47	47%
2-bedroom	46	46%
3-bedroom	5	5%
Total Units	100	100%



Figure 1.2: Proposed Site Layout Plan. Source: O’Mahony Pike Architects, cropped by TPA, 2022)

1.1 Social Infrastructure Audit Methodology

With respect to this development, Bluemont Developments (Firhouse) Limited has requested that a *Community & Social Infrastructure Audit* be undertaken by Tom Phillips + Associates, Planning Consultants (TPA) for the site, using geospatial survey methods. This audit was conducted in August 2021 which has been updated in May 2022 and identified more than 250 No. relevant social infrastructure facilities in the vicinity of the subject proposal for further assessment.

A large number of public and private geospatial datasets were used in the course of the audit, including but not limited to:

- 2016 and 2011 Census Boundaries and Statistics
- 2022 Eircode Address Database (ECAD)
- 2022 OSM Ireland POI Datasets
- 2022 OSi and ESRI Ireland Basemaps
- 2021-2022 Department of Education and Skills - Irish Schools
- Tusla Early Years Inspectorate Reports – Registered Childcare Facilities
- 2022 Tusla Register of Early Years Services - Dublin

This audit demonstrated that there is an adequate supply of education, childcare, healthcare and retail facilities within c. 15-minutes' drive of the subject lands, as well as a variety of recreational grounds and sports clubs. No significant gaps in the existing service provision of the area were identified; The subject development proposes private, communal and public open space provision (including balconies and terraces on all elevations and at all levels); the provision of a crèche (c. 114 sq. m), a café (c. 58 sq. m), a betting office (c. 66 sq. m), a barber shop (c. 28 sq m), office (c. 30 sq m) and a medical unit (c. 59 sq m) along with car and cycle parking facilities in the basement which further enhance the status as Local Centre. However, additional community (specifically nursing homes) and recreational facilities apart from parks and playgrounds which cater to the growing populations of older and retired persons, as well as primary school children, within the area are likely to be desired.

1.2 Local Area Context

The subject site is located c. 2km southeast of Tallaght, at No. 2 Firhouse Road and the former 'Morton's The Firhouse Inn', Firhouse Road, Dublin 24. The site is bound by Firhouse Road to the south and Mount Carmel Park to the east and is zoned 'LC- Local Centre' with the objective *'to protect, improve and provide for future development of Local Centres'*, as stated in the Development Plan (see Figure 1.2 below). Lands to the south and east are mainly zoned 'RES', with an objective *'to protect and/or improve residential amenity'*, while lands to the north and west are primarily zoned 'HA', with an objective *'to protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas'*, as per the Development Plan. There are also a number of Protected Structures located in the vicinity, the closest being Sally Park – House and Gateway (RPR Ref. 285), located southwest of the site as seen in the map extract below.

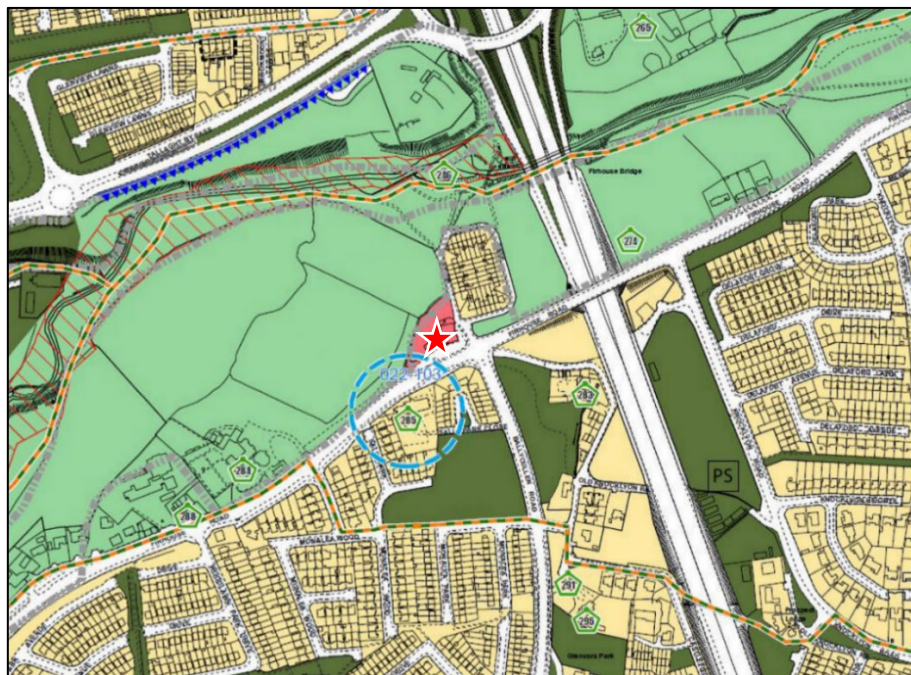


Figure 1.3: Extract of Land Use Zoning Objectives Map 9-10. Location of subject site indicated by red star. Source: South Dublin Development Plan 2016-2022, cropped and annotated by TPA, 2022)

The subject site abuts the Firhouse Road along its southern boundary and lies opposite to the Ballycullen Road to the south. There is also the M50 Road which is located directly beside the subject site to the east. The development lands are currently served by Go Ahead Routes 75 and 75a from Firhouse Road and Dublin Bus Routes 49 and 65B from Ballycullen Road to the south.

2.0 RELEVANT PLANNING GUIDANCE

2.1 *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas*

This audit has regard to the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (DoEHLG, 2009)* set out the following categories of community infrastructure as being most relevant in the development of new residential areas:

Table 2.1: Community Infrastructure Categories as per DoEHLG Guidelines	
Infrastructure Types	Sample Facilities
Schools	Primary, Post-Primary, Special Education, Third-Level Institutions
Childcare	Registered Facilities (Full Time, Part Time, Sessional)
Community Centres	Community Centres, Resource Centres, Sports Centres, Youth Centres, Training Centres. etc
Healthcare Facilities	General Practitioners, Healthcare Centres, Hospitals, Nursing Homes
District Centres	Supermarkets, Shops, Convenience Shops

These criteria were considered in the development of the comprehensive infrastructure categories applied during the course of the Study Area audit, as set out in Section 4.0 of this report to follow.

2.2 Regional Spatial and Economic Strategy 2019-2031 (EMRA)

We note that the *Regional Spatial and Economic Strategy 2019-2031 (RSES)*, prepared by the Eastern & Midland Regional Assembly (EMRA), was published 28 June 2019 and supersedes the previous *Regional Planning Guidelines for the Greater Dublin Area 2010-2022*. This document takes account of the Dublin Metropolitan Area Strategic Plan (MASP), which identifies strategic residential and employment corridors within the area and provides guidance for development opportunities including housing delivery.

With respect to the provision of social infrastructure within Dublin City and Suburbs (to which Firhouse/Ballycullen belongs), the RSES advocates for a wide range of services and facilities to meet local need and contribute towards an improved quality of life for all residents, including:

“...facilities in relation to health, education, libraries, childcare, community centres, play, youth, recreation, sports, cultural facilities, policing, places of worship, burial grounds and emergency facilities.”

[Section 9.6, RSES]

Specific policy objectives for the development of social infrastructure throughout the region are also included in Sections 9.6 and 9.7 of the RSES, as follows:

Table 2.2: Select Regional Policy Objectives for Social Infrastructure (RSES)	
RPO 9.20 Childcare	<i>Support investment in the sustainable development of the Region’s childcare services as an integral part of regional infrastructure to include:</i> <ul style="list-style-type: none"> ○ <i>Support the Affordable Childcare Scheme.</i> ○ Quality and supply of sufficient childcare places. ○ <i>Support initiatives under a cross Government Early Years Strategy.</i> ○ Youth services that support and target disadvantaged young people and improve their employability.
RPO 9.21 Schools	<i>In areas where significant new housing is proposed, an assessment of need regarding schools’ provision should be carried out in collaboration with the Department of Education and Skills and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations.</i>
RPO 9.22 Third Level	<i>To support the role of Higher Education Institutions and Educational Training Boards in addressing skills shortages and life-long learning needs in the Region, and to support the further development of multi-campus Technological Universities to drive research and innovation.</i>
RPO 9.23 Healthcare	<i>Facilitate the development of primary health care centres, hospitals, clinics, and facilities to cater for the specific needs of an ageing population in appropriate urban areas in accordance with RSES settlement strategy and core strategies of development plans.</i>
RPO 9.24 Arts & Culture	<i>Promote and facilitate the role of arts and culture in recognition of its importance to people’s identity and the potential for economic development through a unique cultural tourism offering throughout the Region.</i>
RPO 9.25 Arts & Culture	<i>Seek to work with all relevant stakeholders to promote equality of access to and engagement with arts and cultural services and in the promotion of culture and heritage led urban and rural regeneration.</i>
Section 9.6-9.7, RSES - Our emphasis.	

2.3 South Dublin County Development Plan 2016-2022

The proposed development area is located within the South Dublin County Council administrative area and therefore this audit also has regard to the policies and objectives contained within the *South Dublin County Development Plan 2016-2022*, which states the following with respect to the provision of community infrastructure in new developments in Chapter 3:

“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, and to ensure that all communities in South Dublin County have access to a range of facilities that meet the needs of the communities they serve...”

Community infrastructure, for the purpose of the County Development Plan, includes community centres and halls, libraries and cultural facilities, religious buildings and burial grounds, sporting facilities, health facilities, childcare and educational facilities, and open space and recreational facilities...”

[Ch. 3, SDP – **Our emphasis.**]

Chapter 3 of the *Development Plan* also contains a number of relevant policies for the provision of social infrastructure in support of sustainable communities, which are referenced in Table 2.3:

Table 2.3: Community Infrastructure Policies (SDP)	
Policy C1 Community Centres	<i>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.</i>
Policy C2 Libraries	<i>It is the policy of the Council to continue to provide an innovative, community focused public library service to all who live, work and study in South Dublin County.</i>
Policy C3 Arts & Cultural Facilities	<i>It is the policy of the Council to facilitate the continued development of arts and culture in the County.</i>
Policy C4 Places of Worship	<i>It is the policy of the Council to support and facilitate the development of places of worship and multi-faith facilities at suitable locations.</i>
Policy C5 Fire Stations	<i>It is the policy of the Council to co-operate with Dublin City Council in the development of the fire service in the Dublin Region.</i>
Policy C6 Burial Grounds	<i>It is the policy of the Council to facilitate the sustainable development of cemeteries and crematoria to cater for the needs of the County.</i>
Policy C7 Sports Facilities and Centres	<i>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.</i> Actions: - To investigate the provision of a swimming pool in the Knocklyon/Firhouse area.



<p>Policy C8 Childcare</p>	<p>(a) <i>It is the policy of the Council to support and facilitate the provision of good quality and accessible childcare facilities at suitable locations in the County.</i></p> <p>(b) <i>It is the policy of the Council to require the provision of new childcare facilities in tandem with the delivery of new communities.</i></p>
<p>Policy C9 Primary & Post Primary</p>	<p>(a) <i>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.</i></p> <p>(b) <i>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.</i></p> <p>C9 objective 2: <i>To support and facilitate the provision of additional post primary schools in Kingswood (Tallaght); Lucan; Saggart/Citywest; Newcastle/Rathcoole; and Ballycullen/Firhouse/Knocklyon areas.</i></p> <p>C9 Objective 10: <i>That a secondary school be built in the Firhouse/Ballycullen area over the lifetime of this plan to cater for the school going children of that area. Having regard to the primary school developments on Carrigwood Green this objective should be met without further new school development on that site.</i></p>
<p>Policy C10 Third and Fourth Level Education</p>	<p><i>It is the policy of the Council to support the development and ongoing provision of third level education in the County, and to develop Tallaght as a hub for education and employment to provide further opportunities for the County's workforce.</i></p>
<p>Policy C11 Healthcare</p>	<p>(a) <i>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.</i></p> <p>(b) <i>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.</i></p>
<p>Policy C12 Open Space</p>	<p><i>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.</i></p>
<p>Policy C13 Accessibility</p>	<p><i>It is the policy of the Council to promote the highest levels of universal accessibility in all community facilities.</i></p>
<p>Ch. 3, SDP - Our emphasis.</p>	

3.0 DEMOGRAPHIC ANALYSIS

For the purposes of the demographic analysis, the Study Area comprises 13 No. distinct enumeration areas identified by the Central Statistics Office (CSO) of relevance to the subject development, as follows:

- 1) Firhouse Village Electoral Division ED (within which the subject site is situated)
- 2) Firhouse-Ballycullen ED
- 3) Tempogue-Orwell ED
- 4) Tallaght-Millbrook ED,
- 5) Rathfarnham-Ballyroan ED
- 6) Tallaght-Glenview ED
- 7) Tallaght-Avonberg ED
- 8) Tempogue-Osprey ED
- 9) Ballyboden ED
- 10) Tallaght-Tymon ED
- 11) Tempogue-Cypress ED
- 12) Firhouse-Knocklyon ED
- 13) the larger South Dublin County Statutory Administrative Boundary.

These enumeration areas (identified in Figure 3.1) provide demographic information for the local and regional populations which are likely to be impacted by the subject development and demonstrate historical trends in the various statistical themes explored in the course of this assessment (Sections 3.1 to 3.5 to follow).

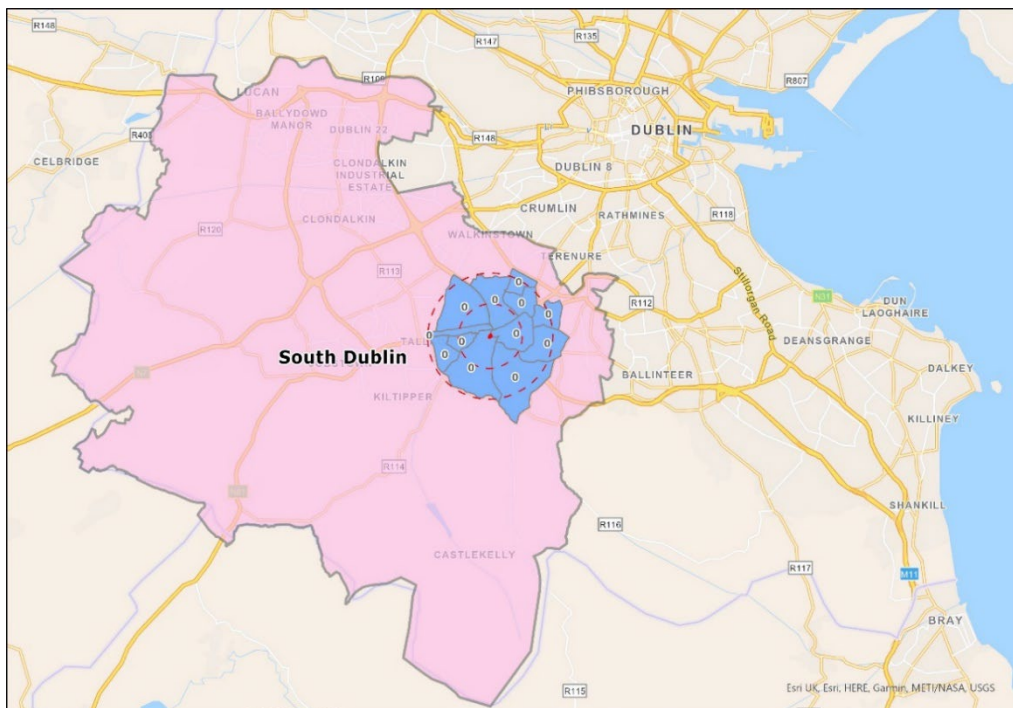


Figure 3.1: Extent of Study Areas utilised in infrastructure audit, incl. ED Area shaded in blue and administrative Area shaded in pink with the indicative 1-2km radius in red dash. Location of subject site shown in red. Source: CSO/TPA, 2022

3.1 Population Trends

The Study Area comprising of the 12 districts (outlined in Table 3.1a) has a total population of 50,419 in 2016 and appears to be growing at a slower rate (2.1%) than the rest of the county (5.1%) and State (3.8%) for the same period (see Table 3.1b). The subject site is located within the 'Firhouse Village' Electoral District, which comprised some 12,214 No. persons at the time of the 2016 Census.

No.	ED ID	ED Name	2011 Population	2016 Population
1	267085	Firhouse-Ballycullen	7773	8230
2	267152	Templeogue-Orwell	2138	2056
3	267145	Tallaght-Millbrook	3290	3386
4	267086	Firhouse-Knocklyon	3602	3505
5	267113	Rathfarnham-Ballyroan	2493	2612
6	267139	Tallaght-Glenview	1723	1934
7	267136	Tallaght-Avonbeg	1613	1538
8	267153	Templeogue-Osprey	2334	2246
9	267084	Firhouse Village	11648	12214
10	267013	Ballyboden	5085	5028
11	267148	Tallaght-Tymon	4888	4956
12	267149	Templeogue-Cypress	2800	2714
Total			49387	50419

More recent population projections for South Dublin were included in the *Regional Spatial and Economic Strategy (RSES)* for the Eastern and Midlands Regional Assembly (EMRA). It is estimated that an additional 40,000-50,000 No. people will need to be accommodated within the local authority by 2031, and an additional 240,000 No. people or more within the larger Eastern and Midland Strategic Planning Area (SPA) (see Table 3.1c).

Enumeration Area	Name	2011	2016	% Change
Elect. Div.	Study Area	49,387	50,419	2.1%
Local Auth.	South Dublin	265,205	278,767	5.1%
State	Ireland	4,588,252	4,761,865	3.8%

Location	2016 Base Year	2026 (low-high)	2031 (low-high)
South Dublin	279,000	308,000-314,000	320,500-329,000
Eastern and Midland SPA	1,347,500	1,489,000-1,517,500	1,549,500-1,590,000

3.2 Age Profile

The majority of the Study Area population falls within the 'Adult' (25-64 years) age cohort, comprising 53% of the total population, which is slightly lower than the county wide percentage for this group. However, the 'Older Adults' (65+ years) cohort is c. 3% higher than the county average, comprising 15% of the total population within the Study Area.

The 'Preschool' (0-4 years) and 'Primary' (5-12 years) age cohorts for this area are 1% lower than the county average, with the 'Young Adults' (19-24 years) and 'Secondary' (13-18 years) cohort on par with the rest of the region at 7% and 8% of the total population respectively.

Age Cohort	Study Area	% of Total	South Dublin	% of Total
Preschool (0-4 years)	3525	7%	21,733	8%
Primary (5-12 years)	5507	11%	34,665	12%
Secondary (13-18 years)	3821	8%	22,270	8%
Young Adults (19-24 years)	3688	7%	19,567	7%
Adults (25-64 years)	26,491	53%	149,607	54%
Older Adults (65+ years)	7,387	15%	30,925	11%
Total	50,419	100%	278,767	100%

The Study Area saw a decline in population among the 'Preschool', 'Secondary', 'Young Adults', and 'Adults' age cohorts with the 'Adults' age cohort experiencing the most significant decline at 10.8% during the last 5 years between 2011 and 2016 as summarized in Table 3.2b below. The only age cohort with the most significant increase is observed for 'Older Adults' which saw a 38.3% increase in the last 5 years.

Age Cohort	2011	2016	% Change
Preschool (0-4 years)	3,595	3,525	-1.9%
Primary (5-12 years)	5,252	5,507	4.9%
Secondary (13-18 years)	3,833	3,821	-0.3%
Young Adults (19-24 years)	4,135	3,688	-10.8%
Adults (25-64 years)	27,229	26,491	-2.7%
Older Adults (65+ years)	5,343	7,387	38.3%
Total	49,387	50,419	2.1%

3.3 Educational Attainment

With respect to the levels of educational attainment within the Study Area, the largest proportion of residents had completed 'Third Level' education (42%) in 2016, which is comparable to the 38% elsewhere in the county. Whereas 32% of the local population had completed 'Secondary' education in 2016, compared to the majority 34% elsewhere in the South Dublin.

We note that 12% of the population had also completed 'Post-graduate Education or higher'¹ at the time of the Census in the local area, compared to 10% elsewhere in the county, and that 1% were recorded as having 'No Formal Education' in the Study Area. These figures indicate higher levels of educational attainment within the Study Area population which is lower compared to the county average.

Education Level	Study Area	% Total	South Dublin	% Total
No Formal Education	383	1%	2,727	2%
Primary Education	3,124	9%	18,045	10%
Secondary Education	10,720	32%	59,363	34%
Third Level Education	13,969	42%	65,970	38%
Postgraduate or higher	3,941	12%	16,582	10%
Not stated	1,292	4%	11,603	7%
Total	33,429	100%	174,290	100%

3.4 Economic Status

The economic profile of the Study Area is similar to the county wide population, with some 55% of the population over the age of 15 being categorized as 'At work' in 2016, which is slightly lower than the county average. However, the Study Area also demonstrated a reduced 'Unemployed' percentage at 5% compared to an 8% in the overall county. A larger proportion of the population was recorded as being 'Retired' (16%) within the Study Area than elsewhere in South Dublin. The remaining economic cohorts (comprising 'Students', homemakers and those unable to work, etc.) each form less than 13% of the population overall (see Table 3.4).

Principal Economic Status	Study Area	% of Total	South Dublin	% of Total
At work	22,091	55%	119,210	56%
Looking for first regular job	249	1%	2,030	1%
Unemployed	2,077	5%	16,235	8%
Student	4,784	12%	23,833	11%
Looking after home/family	3,063	8%	17,074	8%
Retired	6,592	16%	27,258	13%
Unable to work	1,199	3%	8,427	4%
Other	74	0%	612	<1%
Total	40,129	100%	214,679	100%

¹ Comprised of the following CSO sub-categories: Postgraduate Diploma or Degree, Doctorate (Ph.D) or higher

3.5 Demographic Summary

The subject site is located within the 'Firhouse Village' Electoral District of Tallaght, Co. South Dublin, which comprised some 12,214 No. persons at the time of the 2016 Census. The demographic profile of the local ED Study Area (i.e., age, education and economic status) was largely consistent with the rest of South Dublin in 2016; however, this area appears to have grown at a slightly slower rate (c. 2.1% increase) than the rest of the county (c. 5.1% increase) from 2011-2016.

The majority of the ED Study Area population falls within the 'Adult' (25-64 years) age cohort, comprising 53% of the total population, which is on par with the national average for this group. However, the 'Older Adults' (65+ years) cohort is c. 2% higher than the national average, comprising 15% of the total population within the Study Area compared to 13% nationwide. As a result, the 'Secondary' (13-18 years) age cohorts for this area is 1% higher than the national average, with the 'Preschool' (0-4 years) and 'Young Adults' (19-24 years) cohort on par with the rest of the State at 7% of the total population.

The Study Area saw a decline in population among the 'Preschool', 'Secondary', 'Young Adults', and 'Adults' age cohorts with the 'Adults' age cohort experiencing the most significant decline at 10.8% during the last 5 years between 2011 and 2016 as summarized in Table 3.2b. The only age cohort with the most significant increase is observed for 'Older Adults' which saw a 38.3% increase in the last 5 years, which indicates a growing need for facilities that cater to the older population.

We note that a significant proportion of the population aged 15 years or older within the area (32%) had completed 'Secondary' education in 2016, with an additional 42% having completed a 'Third Level' education and 12% in possession of 'Postgraduate' qualifications or higher. The majority of this population (aged 15 years or older) were 'At Work' (55%) at the time of the Census.

This indicates that a higher proportion and variety of community facilities such as Nursing Homes may be required for the working population and older or retired persons at this time than other demographic groups. We note, however, that the current population figures do not account for the development capacity of additional zoned land within the Study Area and potential population growth arising from future developments.

4.0 SOCIAL INFRASTRUCTURE AUDIT

For the purposes of the community and social infrastructure audit, 7 No. categories of development infrastructure were utilised which take into account the guidance provided in this respect in the national and regional planning guidance (incl. the *South Dublin County Development Plan 2016-2022*) and summarise the range of existing facilities and services available to residents of the area:

Table 4.1: Social Infrastructure Categories Applied During Audit	
Category	Sample Facilities
Education and Training	<i>Primary, post-primary, special education, third-level and training</i>
Childcare Facilities	<i>Registered childcare facilities (i.e., full time, part time, sessional)</i>
Community and Cultural	<i>Community centres, libraries, arts facilities, civic services</i>
Religious and Burial	<i>Religious institutions and other facilities incl. burial grounds</i>
Healthcare Services	<i>General practitioners, healthcare centres, hospitals, nursing homes</i>
Open Space and Recreation	<i>Playgrounds, parks, sports centres, clubs, pitches etc.</i>
Retail Centres and Services	<i>Shopping centres and supermarkets, post offices, etc.</i>

With respect to these infrastructural categories, a geospatial survey was undertaken using GIS-software which identified more than 250 No. relevant social infrastructure facilities in the vicinity of the subject proposal for further assessment, as summarised in Figure 4.1 overleaf. The facilities identified in each category are described in more detail in Sections 4.1 through 4.6.

This survey demonstrated that there is an adequate supply of education, childcare, community and cultural, healthcare, religious and retail facilities within c. 15-minutes' drive of the subject lands, as well as an abundance of recreational grounds. No significant gaps in the existing network of services were identified; however, additional community facilities which cater specifically to the growing population of older and retired persons within the area are likely to be desired, specifically nursing homes and related development. We note that the proposed scheme includes a number of supporting residential open spaces and pedestrian links, which will positively contribute to the amenity of the area once completed. See Appendix B for a full map with the indicative location of social infrastructure facilities within the Study Area.

4.1 Education and Training Facilities

The Study Area is served by 21 No. existing primary schools and 9 No. post primary schools located within c. 2km of the site and elsewhere within the larger Firhouse School Planning Area. In addition to this, there were also 3 No. special education facilities operating in the immediate vicinity, including St. Rose's Special School, Saint Joseph's Special School and Cheeverstown Special School. 2 No. third level education facilities was also identified in the Study Area, Tallaght Adult Education Service and TU Dublin University, Tallaght.



Scoil Carmel



Tallaght Community School



Tallaght Adult Education Service



St. Joseph's Special School

Table 4.1: Education and Training Infrastructure within 2km	
Type	Facilities
Primary (22)	Scoil Carmel
	Scoil Colmcille Naofa
	Bishop Galvin NS
	Scoil Aenghusa Jun NS
	Scoil Treasa Firhouse
	S N Aenghusa
	Firhouse Educate Together National School
	Gaelscoil Na Giuise
	St Dominic's National School
	Saint Colmcille Senior NS
	Scoil Santain
	Bishop Shanahan NS
	Gael Scoil Chnoc Liamhna
	Tymon North National School
	St Mary's School
	Rathfarnam Parish National School
	ST Patrick Girls National School
	Scoil Iosa
	Riverview Educate Together National School
	Holy Rosary Primary School
	Scoil Maelruain Junior

	Scoil Maelruain Senior
Post Primary (9)	St. Colmcille's Community School
	Firhouse Community College
	Tallaght Community School
	St Mac Dara's Community College
	Sancta Maria College
	Coláiste de hÍde
	Greenhills College
	Coláiste Éanna C.B.S.
	Saint Paul's Secondary School
Special School (3)	St Roses Special School
	Cheeverstown Special School
	St Joseph's Special School
Third Level and Training (2)	Tallaght Adult Education Service, Tallaght University

4.1.1 Current School's Capacity

The proposed development site is located within the Firhouse School Planning Area (SPA) identified by the Department of Education and Skills (DES). See Appendix D for a map showing the extent of the school planning area in Firhouse.

The Study Area included 24 No. existing primary schools (including special schools) and 9 No. post-primary schools in 2021/22. The entire cohort of existing primary schools (including special schools) within the Study Area held a combined enrolment of 8,020 No. students in 2021/22 (see Table 4.1.1a overleaf). The primary schools nearest to the subject site (Scoil Carmel, Scoil Treasa Firhouse and Gael Scoil Chnoc Liamhna) had a combined population of 1,032 No. students in 2021/22.

Roll No.	School Name	2021/2022 Enrolment ²
17899C	Scoil Carmel	384
19474D	Scoil Colmcille Naofa	766
19494J	Bishop Galvin NS	466
19502F	Scoil Aenghusa Jun NS	182
19565G	Scoil Treasa Firhouse	432
19576L	S N Aenghusa	231
20411J	Firhouse Educate Together National School	353
20412L	Gaelscoil Na Giuise	216
20468P	St Dominic's National School	410
19742C	Saint Colmcille Senior NS	795
19646G	Scoil Santain	304

² The source for this data is the National School Annual Census for 2021-2022, which is returned via the Primary Online Database (POD). This includes both the Mainstream Census and the Special School Annual Census. Data is anchored on the census date of 30th September 2021. This data is provisional and was published in December 2021. Final data will be published in June 2022. The final data will replace the provisional data.



19658N	Bishop Shanahan NS	458
20043G	Gael Scoil Chnoc Liamhna	216
20053J	Cheeverstown Special School	19
18411U	St Mary's School	314
14939T	Rathfarnam Parish National School	227
19114T	ST Patrick Girls National School	534
19577N	Scoil Iosa	103
20494Q	Riverview Educate Together National School	180
19878E	Holy Rosary Primary School	585
19462T	Scoil Maelruain Junior	380
19463V	Scoil Maelruain Senior	402
20010O	St Roses Special School	63
19520H	St Joseph's Special School	84
	Total	8,020

At the post primary level, the 9 No. existing schools held a combined enrolment of 5,197 No. students in 2021/22 within the cohort (see Table 4.1.1b). The post-primary school nearest to the subject site is Tallaght Community School which held an enrolment of 754 No. students in 2021/22.

In addition to the above facilities, 2 No. higher education facilities were identified within the Study Area, namely, Tallaght Adult Education Centre³ and the TU Dublin University, Tallaght.

Roll No.	School Name	2021/2022 Enrolment ⁴
91510M	St. Colmcille's Community School	717
70140L	Firhouse Community College	805
91335U	Tallaght Community School	754
70260V	St Mac Dara's Community College	847
60341P	Sancta Maria College	572
70021D	Coláiste de hÍde	297
70130I	Greenhills College	162
60342R	Coláiste Éanna C.B.S.	619
60902G	Saint Paul's Secondary School	424
	Total	5,197

³ The facility is temporarily closed but is open for enrolments for courses starting September 2021, as seen on the website: <http://dublinadulteducation.ie/>.

⁴ The source for this data is the October Returns for 2021/2022, which are returned via the Post-primary Online Database (P-POD). Data is anchored on the census date of 30th September 2021. This data is provisional and was published in December 2021. Final data will be published in June 2022. The final data will replace the provisional data.

4.1.2 Schools' Demand Generated by Proposed Development

The total proposed development comprises a total of 100 No. residential units, in a mix of 47 No. 1-bedroom, 46 No. 2-bedroom, 5 No. 3-bedroom and 2 No. studio apartments as summarised in Table 4.1.2a. The average household size recorded by the 2016 Census was 2.75 No. persons per unit⁵, which generates an indicative population of 275 No. persons within the development once fully occupied.

Unit Type	No. Units	% of Total
Studio	2	2%
1-bedroom	47	47%
2-bedroom	46	46%
3-bedroom	5	5%
Total Units	100	100%

The average number of children per family recorded in the State in Census 2016 was 1.38 children⁶, equivalent to an indicative population of 70 No. children (between the ages of 0-18 years) when applied to the number of units that can accommodate families within the proposed development (51 No. units comprising 2-bedrooms and more). Of this figure, an estimated 20 No. children would be considered pre-school age, 31 No. children would be considered primary school age (5-12 years) and 20 No. children would be considered secondary school age (13-18 years), with respect to the age cohorts recorded for Co. South Dublin in 2016 as summarised in the table below.

Age Group	2016 Population	% Total Cohort
Pre-school (0-4 years)	21,733	28%
Primary School (5-12 years)	34,665	44%
Secondary School (13-18 years)	22,270	28%
All children (0-18 years)	78,668	100%

With regard to the information set out above, it is considered that the future demand for primary and secondary school places generated by the proposed development (an estimated 51 No. places) will likely be absorbed by the existing schools' network within the Study Area.

⁵ <https://www.cso.ie/en/releasesandpublications/ep/p-cp4hf/cp4hf/hhlds/>

⁶ Source: <https://www.cso.ie/en/releasesandpublications/ep/p-cp4hf/cp4hf/>

4.1.3 Childcare Facilities

A total of 42 No. childcare facilities⁷ were identified within a c. 2km radius of the subject site during the course of the audit, as shown in Table 4.1.3 and Figure 4.1.3 overleaf. Current capacity of these facilities was estimated using the most recent Inspection Report available for each facility (dating c. 2019 to 2022) through the TUSLA Early Years Inspectorate Portal⁸, which suggest that 1,463 No. childcare places are on offer in these existing facilities, with an estimated 168 No. Full Day spaces available for new enrolments. In addition to this there is also one more facility, Rays of Sunshine Preschool which offers services to children with autism.

The estimated capacity indicated in Table 4.1.3 below must be considered against a number of caveats, such as, the possibility of reduced capacity due to the pandemic restrictions to assist infection control. For this reason the respective facilities were contacted to obtain up to date information regarding capacities and the impact of Covid-19 on childcare enrolments. However, it was not possible to retrieve this information for all childcare facilities within the study area due to a lack of response and codes of practice within each facility that dictate against providing such information to the public.

Thus, while it can be concluded that further analysis is required to determine the actual estimated capacity, it is predicted that the demand generated for childcare spaces (c.5-9 spaces only, see Section 4.1.4 and 4.1.5 below) from this development will very likely be absorbed by the creche proposed within the subject development as well as existing facilities within the Study Area. See Appendix C for a full map containing the indicative location of Childcare facilities within the Study Area.

Figure 4.1.3: Childcare facilities within the study area (c.1-2km study area)

No.	Facility Name	Type	Age Group	Max Capacity
1	Ashling Nursery and Montessori	Full Day	0-6 years	40
2	Knocklyon Lodge & Creche Montessori	Full Day	0-5 years	102
3	StartBright Greenhills	Full Day	2-6 years	80
4	Oakview IT Tallaght	Full Day	0-6 years	49
5	Discoveries Creche & Montessori	Full Day Part-time Sessional	0-6 years	45
6	Tallaght Child Care Centre	Full Day Part-time Sessional	1-6 years	44
7	Chuckleberries - Hunterswood	Full Day Part Time Sessional	2-6 years	75
8	Horizons Montessori School	Full Day Part Time Sessional	2-6 years	82

⁷ Certain childcare facilities namely, Twinkle Stars, Ferncourt Preschool and Rainbow Cottage Childcare offer childminder services which have been excluded from the survey as they do not offer sessional or full day services. In addition to this, other facilities were excluded due to the lack of information available on registered capacity within these facilities, i.e., Never Never land, Three Little Lambs, Giddy-ups Pre School, P J's Playschool and Ally's Montessori School.

⁸ Source: <https://www.tusla.ie/services/preschool-services/creche-inspection-reports/>, accessed May 2022.



9	Chuckleberries Montessori & Creche	Full day Part-Time	0-4 years	75
10	MGW Childcare Ltd. T\A Tickles Childcare	Full day Part-Time	0-6 years	60
11	The Learning Curve	Part-Time Sessional	2-6 years	66
12	Crescent Hill Pre-School	Part Time Sessional	2-6 years	44
13	The Lodge Montessori School	Part Time Sessional	2-6 years	15
14	Leapfrog Childcare - Bohernabreena Community Enterprise CLG	Part Time Sessional	2-6 years	22
15	First Rung Early Education	Part Time Sessional	2-6 years	22
16	Barnardos Millbrook Family Support Services	Part-Time	2-6 years	21
17	Laugh and Learn	Sessional	2-6 years	22
18	Little Penguins	Sessional	2-6 years	35
19	Naíonra Santain	Sessional	2-6 years	33
20	Rossmore Playgroup	Sessional	2-6 years	22
21	St. Dominic's Tots Playgroup	Sessional	2-6 years	66
22	Naionra Chnoc Liamhna	Sessional	2-6 years	42
23	Young Explorers' Preschool and Afterschool	Sessional	2-6 years	42
24	Killakee Montessori & Creche	Sessional	2-6 years	22
25	Delaford Montessori	Sessional	2-6 years	21
26	Templeogue Montessori	Sessional	2-6 years	44
27	Pebbles Playgroup	Sessional	3-6 years	7
28	Chuckleberries Treetops	Sessional	2-6 years	40
29	Eager Beavers Montessori	Sessional	2-6 years	12
30	Glenview Montessori Pre-School	Sessional	2-6 years	16
31	Firhouse Montessori School	Sessional	2-6 years	19
32	Kiddy Winks	Sessional	2-6 years	11
33	Let's Play Pre-School	Sessional	2-5 years	22
34	Cool kidz Creche	Sessional	2-6 years	14
35	The Children's House Montessori	Sessional	2-6 years	8
36	Small Steps Together Ltd	Sessional	0-6 years	17
37	Wendys House Montessori	Sessional	3-6 years	12
38	Ballycullen Montessori	Sessional	2-6 years	28
39	Naíonra Na Giúise	Sessional	2-6 years	22
40	Mini Marvels Montessori School	Sessional	2-6 years	10
41	Scoil Iosa Playgroup	Sessional	2-6 years	22
42	Young Days Pre School & Montessori	Sessional	2-6 years	12
Indicative Childcare Provision				1463
	Balrothery Creche and Afterschool	Full Day	1-6 years	<i>Closed in June 2021</i>

4.1.4 Potential Childcare Uptake

The average number of children per family recorded in the State at that time was 1.38, which is equivalent to 70 No. children (0-18 years) when applied to the 51 No. units of 2-bedrooms or more within the development that can reasonably accommodate families. Of this number, an estimated 20 No. children would be considered preschool age (0-4 years) with respect to the age cohorts recorded South Dublin (see Table 4.1.4).

Age Group	2016 Population	% Total Cohort
Pre-school (0-4 years)	21,733	28%
Primary School (5-12 years)	34,665	44%
Secondary School (13-18 years)	22,270	28%
All children (0-18 years)	78,668	100%

However, if the average rate of non-parental childcare uptake for this age-group in the Dublin Region (incl. South Dublin) is applied (46%, see Figure 4.5⁹) to the proposed development population, it is estimated that 9 No. children would be likely to avail of childcare in the area. If the lower average rate of uptake for crèche, Montessori, playgroup and after-school services for the Dublin Region is applied (25%), it is estimated that only 5 No. children would be likely to avail of childcare in the area.

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
Unweighted sample	198	136	234	525	244	189	230	316	2,072

Figure 4.1.4: Types of childcare used by status/region (% children) Source: QNHS, Quarter 3 2016, CSO.

4.1.5 Childcare Demand Generated by Proposed Development

The *Childcare Facilities: Guidelines for Planning Authorities (2001)* (hereafter *Childcare Guidelines*) produced by the Department of Housing, Planning and Local Government require that a new childcare facility be provided for new housing areas which comprise 75 No. units or more, as follows:

“Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are

⁹ QNHS Childcare Module Quarter 3 2016 - Table 3: <https://www.cso.ie/en/releasesandpublications/er/q-chi/qnhschildcarequarter32016/>

adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate...

*The threshold for provision should be established **having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.***

[Our emphasis, Section 2.4, p. 5]

In this regard, *The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018)* also includes specific guidance with respect to childcare provision in the design and development of apartment schemes, as follows:

*“Notwithstanding the *Planning Guidelines for Childcare Facilities (2001)*, in respect of which a review is to be progressed, and which recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, **the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.**”*

(Our emphasis, Section 4.7)

The proposed development comprises only 51 No. unit types which could potentially accommodate families with children (i.e., 2-bedrooms or more), which falls below the unit threshold (75 No. units) to provide a purpose-built childcare facility set out in the national guidance. Based on Section 4.7 of the *Apartment Guidelines* (as per the above), a purpose-built childcare facility at this location is not required but is however provided within the development.

However, as the potential childcare uptake generated by the proposed development is likely to only be 5-9 No. places and the local childcare network having an indicative capacity of c. 11% across 42 No. existing facilities, we submit that the childcare demand generated by the development will most likely be absorbed by the existing childcare facilities network.

Notwithstanding the above, a substantial childcare facility of 114 sq. m is proposed to be provided as part of the subject development, with indicative capacity for 25-27 No. childcare spaces.

4.2 Community and Cultural Facilities

The subject site is supported by a number of local community centres, including the Firhouse Community Centre, Knocklyon Youth and Community Centre, Saint Aengus Parish and Community Centre, St. Dominic's Community Centre, Church of Scientology and Community Centre Dublin and The Park Community Centre in the vicinity of the subject site. See Appendix E of this report for more elevational photographs.

Arts and Cultural Facilities located within the Study Area include the WTA Performing Arts Studios and Encore School of Performing Arts. Other arts and cultural facilities located outside a c. 2km radius from the proposed development include the Civic Theatre and the Rua Red, South Dublin Arts Centre in Tallaght. The area is also supported by a local library, Castletymon Public Library and The Book Haven bookshop.

Other civic services within the Study Area such as a Fire Station, Garda Station and local employment services are located in The Square Tallaght. Tallaght Garda Station is located c.2km from the subject lands.



Saint Aengus Parish and Community Centre



Firhouse Community Centre



Church of Scientology and Community Centre Dublin



Castletymon Public Library

Table 4.2: Community Infrastructure within c. 1-2km radius	
Type	Facilities
Community Centres (selected)	Firhouse Community Centre, Knocklyon Youth and Community Centre, Saint Aengus Parish and Community Centre, St. Dominic's Community Centre, Church of Scientology and Community Centre Dublin and The Park Community Centre.
Cultural Facilities (selected)	WTA Performing Arts Studios and the Encore School of Performing Arts

	<ul style="list-style-type: none"> Other attractions: Knocklyon Castle and the Abandoned Cottages in the Dodder Valley Park.
Libraries	Castletymon Public Library

4.3 Religious and Burial Facilities

A range of religious organisations were also identified within the local community, such as Saint Colmcille's Church, St Dominic's Church, Church of Our Lady of Mount Carmel, St Dominic's Church, Saint Jude the Apostle, Saint Aengus's Church, Knocklyon Church of Christ. The only burial ground located within the Study Area is Templeogue Cemetery.



St Dominic's Church



Saint Colmcille's Church

Table 4.3: Religious Infrastructure within c. 1-2km radius	
Type	Facilities
Religious Institutions (selected)	Saint Colmcille's Church, St Dominic's Church, Church of Our Lady of Mount Carmel, St Dominic's Church, Saint Jude the Apostle, Saint Aengus's Church, Knocklyon Church of Christ
Burial Grounds	Templeogue Cemetery
Memorial	Gary Miller Memorial

4.4 Healthcare Facilities

The subject site is served by two main medical facilities, Ballycullen Medical Centre and Woodstown Medical Centre. A few other specialty clinics are also available within the Study Area, such as, Glenview Dental Surgery, Dental Care Ireland Knocklyon, Woodstown Dental Centre, Orwell Surgery as well as a number of supporting pharmacies.

Only 1 No. facility which provides residential services for older and disabled persons within the Study Area was identified, which is the Sally Park Nursing Home located across the road from the subject site. This indicates a shortage in the provision of facilities catering to the growing older population within the region.

We note that the proposed development provides 1 No. medical facility as part of the development which would support the existing local healthcare provision.

Table 4.4: Healthcare Infrastructure within c. 1-2km radius	
Type	Facilities
Health Centres and GP Clinics (selected)	Woodstown Medical Centre, Ballycullen Medical Centre, St. Jude Family Practice, Scholarstown Family Practice, Millbrook Lawns Primary Care Centre,
Specialty Clinics and Pharmacies (selected)	Lloyds Pharmacy, Dermot Moran Pharmacy, Mark Ellis Pharmacy, Woodstown Dental Centre, Dental Care Ireland Knocklyon, Orwell Surgery, Maxwells Pharmacy, Meaghers Pharmacy, Glenview Dental Surgery, McCabes Pharmacy.
Nursing Homes and Care Facilities	Sally Park Nursing Home

4.5 **Open Space, Sport and Recreation**

Extensive open space and recreational grounds were identified within Firhouse, including the Dodder Riverbank Park and Playing pitches to the north of the proposed development site as well as the National Basketball Arena Stadium & Sports Centre. Other public park facilities within the town includes Tymon Park & Playgrounds to the North and a number of pitches across the Study Area.



National Basketball Arena Stadium



Tymon Park & Playgrounds

A range of other sports facilities are also located within c. 2km of the site, including sports centres such as, Templeogue United, Astropark Tallaght, Tallaght Boxing Club, Ballyboden St. Enda's GAA Club, Knocklyon United FC, Spawell Golf and Leisure Centre containing a golf course.

In addition to this, the subject development proposes private, communal and public open space provision (including balconies and terraces to be provided on all elevations at all levels) which would ensure increased access to open space and recreational facilities.

Table 4.5: Open Space and Recreational Infrastructure within c. 1-2km radius	
Type	Facilities
Open Space, Parks and Playgrounds (selected)	Dodder Valley Park, Knocklyon Park, Tymon Park, Homelawns Playground, Woodland Activity Area, Ballycragh Park, Ballycragh Park, Spawell Golf Course.

Sports Clubs and Playing Pitches (selected)	Astropark Tallaght, National Basketball Arena, Tallaght Boxing Club, Ballyboden St. Enda's GAA Club, Knocklyon United FC, All Weather Pitch, Spawell Golf and Leisure Centre.
Gyms and Other Recreation Facilities (selected)	Curves Knocklyon Womens only Gym, Westpark Fitness, Proactive Fitness, Bodypower Fitness, High Performance Training Centre.

4.6 Retail Centres and Services

With respect to local retail provision, there are a several dispersed shopping centres within the Study Area, including Firhouse Shopping Mall, Old Bawn Shopping Centre, Knocklyon Shopping Centre Woodstown Shopping Centre, Old Court Retail Centre, and Castletymon Shopping Centre. The nearest substantial supermarket to the subject site is the SuperValu Knocklyon located c. 1.4km by road (5-minute drive time) to the south east on Knocklyon Road.



Old Bawn Shopping Centre



Knocklyon Shopping Centre

Table 4.6: Retail Services Infrastructure within c. 1-2km radius	
Type	Facilities
Shopping Centres	Firhouse Shopping Mall, Old Bawn Shopping Centre, Knocklyon Shopping Centre, Woodstown Shopping Centre, Old Court Retail Centre, Castletymon Shopping Centre
Supermarkets and Convenience (selected)	SuperValu, Lidl, Spar, Centra, Aldi, Day-Today, Second to None, Re Store. Saint Dominic's Shopping Centre, Village Green,
Other Retail Services (selected)	Capital Credit Union - Knocklyon Office, Firhouse Credit Union, Firhouse Post Office, Knocklyon Park Post Office, Glenview Post Office, Easy Garden, Knocklyon Hardware.

In addition to these retail facilities, there are The Square to the northwest and Rosemount Shopping Centre which are both located immediately beyond a c.2km radius from the subject development.

We note that the proposed development also seeks to provide 1 no. café unit and 1 No. barber unit along with a creche an medical unit thereby maintaining a status of local centre within the area.

5.0 CONCLUSION

The proposed development site comprises c. 0.46 hectares of developed 'LC - Local Centre' land located at No. 2 Firhouse Road and the former 'Morton's The Firhouse Inn', Firhouse Road, Dublin 24 and will provide a total of 100 No. apartments in a mix of 2 studio units, 47 No. 1-bedroom units and 46 No. 2-bedroom units and 5 No. 3-bedroom apartments once completed with private, communal and public open space provision (including balconies and terraces to be provided on all elevations at all levels); the provision of a crèche, a café, a betting office, a medical unit and barber shop which would maintain the status of Local Centre within the area.

The subject site is located within the 'Firhouse Village' Electoral District of Firhouse, Co. South Dublin, which comprised some 12,214 No. persons at the time of the 2016 Census and appears to have grown at a slightly lower rate (c. 2.1% increase) than the rest of Ireland (c. 3.8% increase) from 2011-2016. We note that a significant proportion of the population aged 15 years or older within the area (32%) had completed 'Secondary' education in 2016, with an additional 42% having completed a 'Third Level' education and 12% in possession of 'Postgraduate' qualifications or higher. The majority of this population (aged 15 years or older) were 'At Work' (55%) at the time of the Census.

This indicates that a higher proportion of community facilities may be required for the working population and older or retired persons at this time than other demographic groups with a specific requirement for facilities such as nursing homes which will cater to the older population which has increased significantly in the last 5 years by 38.3%.

With respect to the range of community facilities identified in the Study Area (comprising a c. 2km radius equivalent to c. 15-minutes' drive time), there is a sufficient provision of existing social infrastructure in the vicinity to support the proposed development. There is an adequate supply of community and cultural, religious, retail, health care and recreational facilities within a reasonable distance of the subject lands, and as well as a significant quantum of educational and childcare facilities to serve the growing population.

The subject site is served by an existing schools' network of 19 No. primary, 9 No. post-primary and 3 No. special educational facilities within the Study Area. The site is also supported by 42 No. existing childcare providers with more than 1,463 No. childcare spaces on offer at the time of the audit. We note that the proposed development falls below the threshold for childcare provision and therefore an additional purpose-built facility is not required but still provided with a capacity of 25-27 No. childcare spaces at this location.

On the basis of this audit, no significant gaps in the existing social infrastructure of the area were identified but were limited to, additional community facilities which cater specifically to the growing populations of older and retired persons within the area are very likely to be desired. We note that the proposed development scheme includes a range of residential amenities such as, café, barber shop, medical unit and creche as well as supporting residential open spaces and pedestrian links, which will positively contribute to the amenity of the Firhouse Study Area once completed.

Appendix A: Description of Development

Bluemont Developments (Firhouse) Limited intend to apply to An Bord Pleanála (the Board) for a Strategic Housing Development with a total site area of c.0.46 ha, on lands located at No. 2 Firhouse Road and the former 'Morton's The Firhouse Inn', Firhouse Road, Dublin 24.

The development will consist of the demolition of all existing structures on site (c. 1,326 sq m), including:

- Two storey building formally used as public house, ancillary off-licence and associated structures (c. 972 sq m);
- Two storey building comprising an existing barber shop and betting office (c. 260 sq m);
- Single storey cottage building and associated structures (c. 94 sq m); and
- Eastern boundary wall and gated entrance from Mount Carmel Park.

The development with a total gross floor area of c. 11,638 sq m, will consist of 100 no. residential units arranged in 2 blocks (Blocks 01 and 02) ranging between 3 and 5 storeys in height, over lower ground floor and basement levels, comprising:

- 96 no. apartments (consisting of 2 no. studio units; 45 no. one bedroom units; 10 no. two bedroom (3 person) units; 34 no. two bedroom (4 person) units; and 5 no. three bedroom units), together with private (balconies and private terraces) and communal amenity open space provision at podium and roof levels; and
- 4 no. duplex apartments (consisting of 2 no. one bedroom units and 2 no. two bedroom units (4 person) located within Block 01, together with private balconies and terraces.

The development will also consist of non-residential uses (c. 355 sq m), including:

- 1 no. café (c. 58 sq m) and 1 no. office (c. 30 sq m) located at ground floor level of Block 01;
- 1 no. medical unit (c. 59 sq m) and 1 no. betting office (c. 66 sq m) located at ground floor level of Block 02;
- 1 no barber shop (c. 28 sq m) located at ground floor level between Blocks 01 and 02; and
- 1 no. crèche (c. 114 sq m) located at lower ground floor level of Block 01 and associated outdoor play area to the rear.

Vehicular access to the site will be from the existing access off Firhouse Road. The proposal includes minor alterations to the existing access, including the provision of new and enhanced pedestrian infrastructure.

The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, pathways and boundary treatments, street furniture, basement car parking (80 no. spaces in total, including accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections to existing public services, (including relocation of existing surface water sewer and water main from within the application site onto the public roads area along Firhouse Road and Mount Carmel Park); ducting; plant; waste management provision; SuDS measures; stormwater management and attenuation; sustainability measures; signage; changes in levels; public lighting; and all ancillary site development and excavation works above and below ground.

Appendix B: Social Infrastructure Map (Selected Features Labelled)

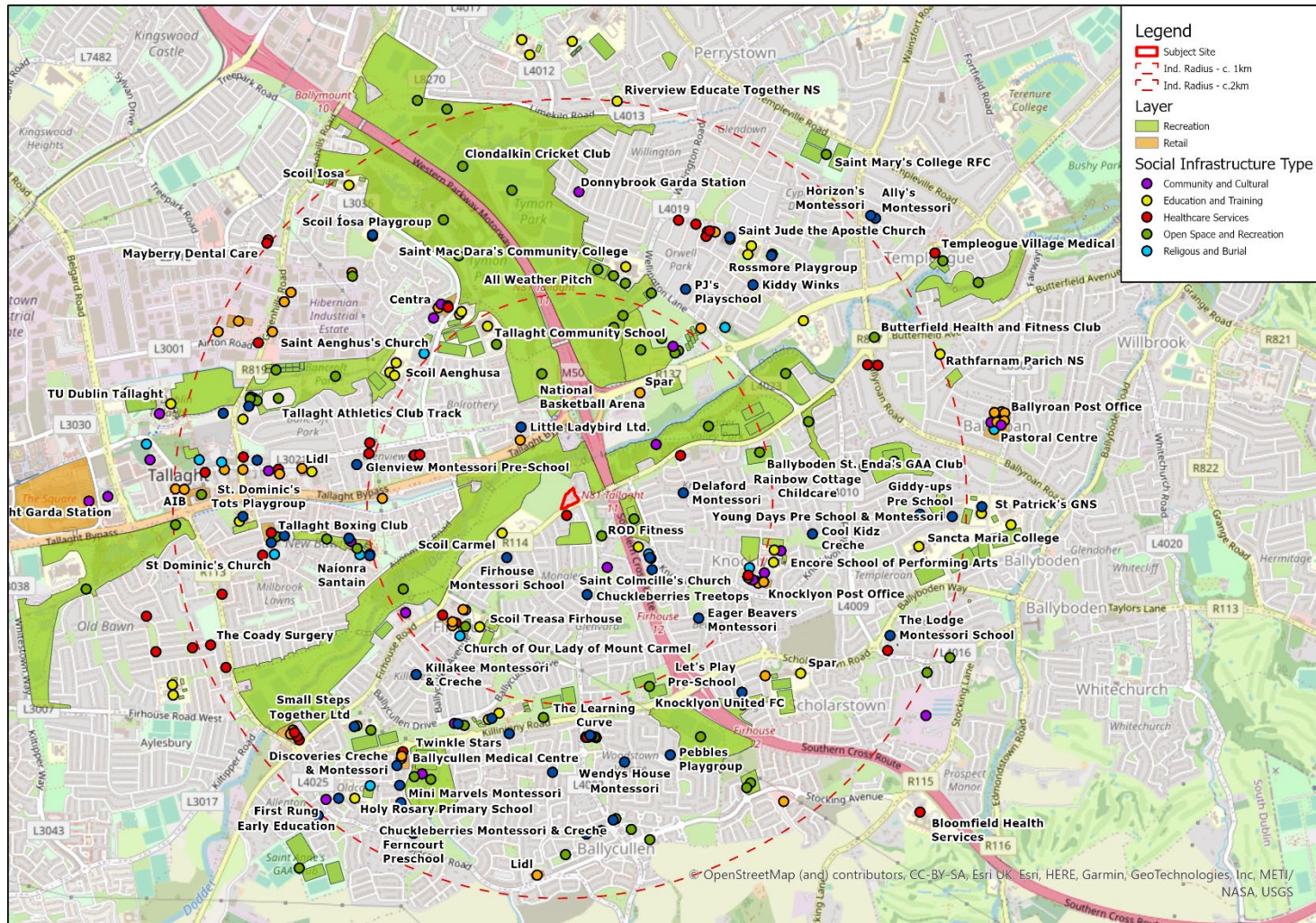


Figure B: Indicative location of 250+ No. social infrastructure facilities in the vicinity of subject site. Indicative 1km and 2km radius from subject site provided in red dash. Source: TPA, 2022.

Appendix C: Childcare Facilities Map

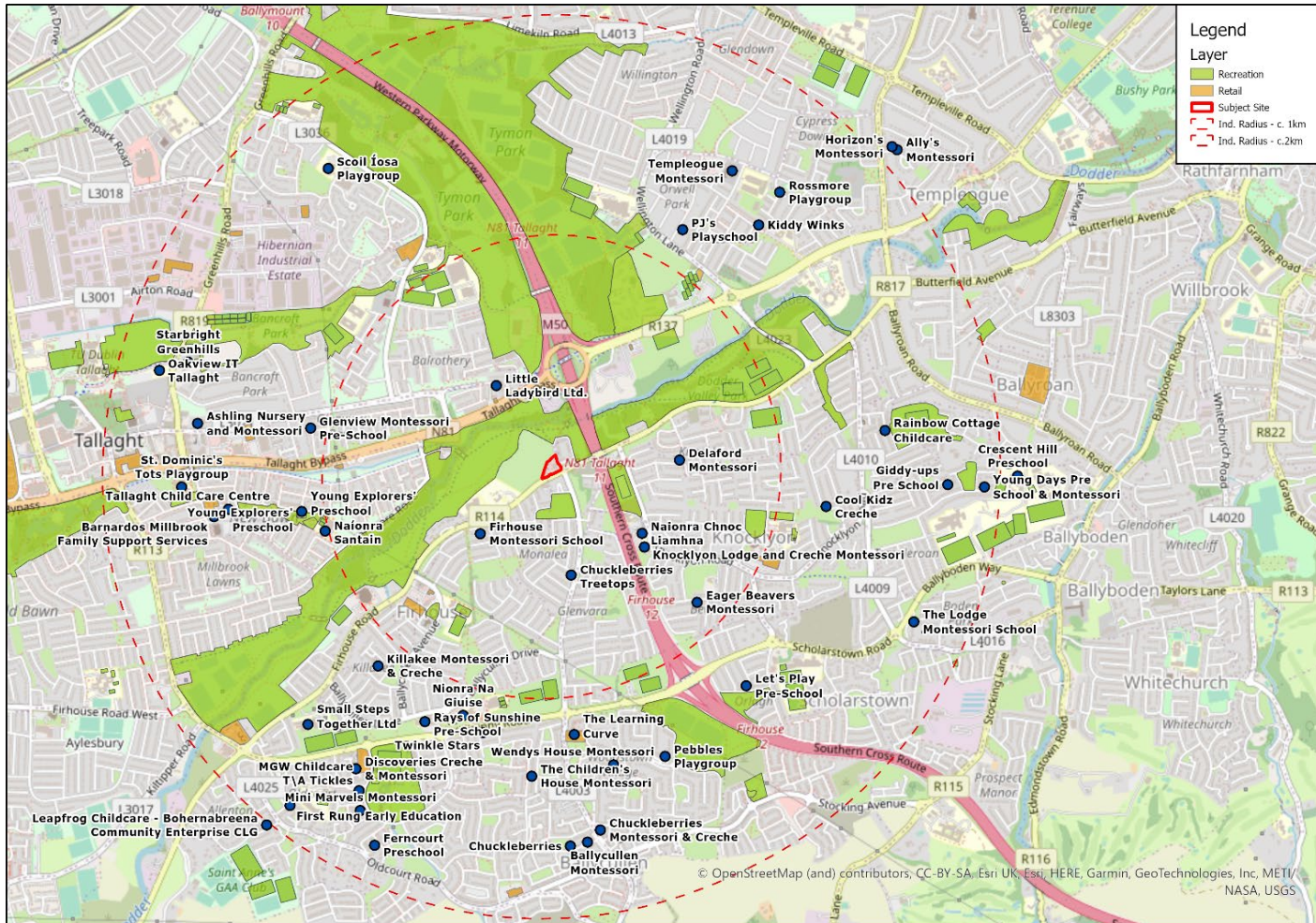


Figure C: Location of existing childcare facilities (shown in blue) within Study Area. Indicative 1km and 2km radius from subject site provided in red dash. Source: TPA, 2022.

Appendix D: Firhouse School Planning Area Map

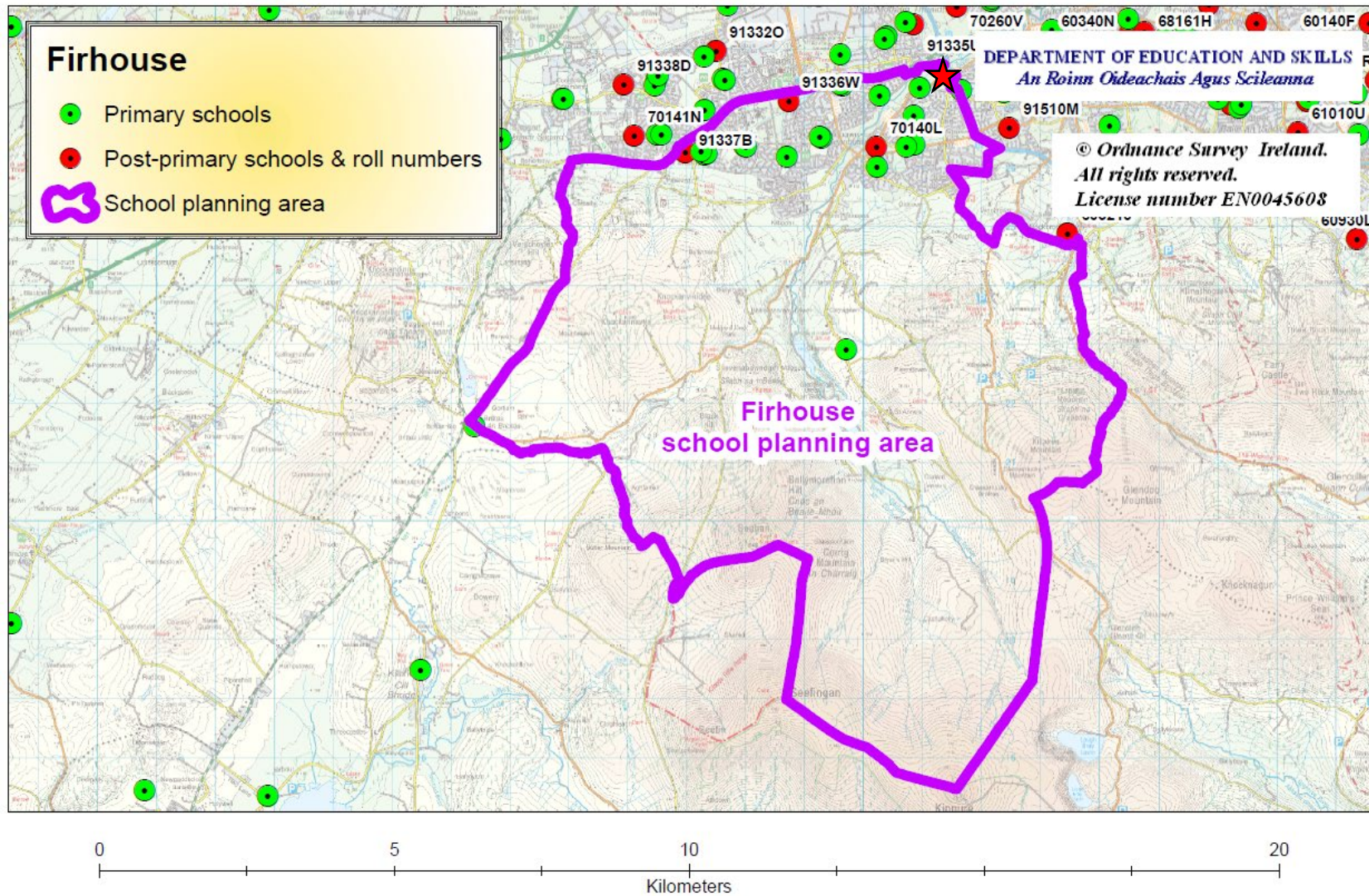


Figure D: Extent of Firhouse School Planning Area. Source: DES, Annotated by TPA, 2022