

Community and Social Infrastructure Audit

PROPOSED LARGE SCALE RESIDENTIAL DEVELOPMENT (LRD) AT SITE AT 72 BEAUMONT ROAD (D09 YD32) (AND LANDS TO THE REAR OF SAME) AND ADJOINING SITE AT THE JUNCTION OF BEAUMONT ROAD AND BEAUMONT GROVE (D09 XR63).

Prepared by MCG Planning

on behalf of Urban Life (BMD) Ltd.

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Contents

1. Introduction	3
1.1 Report Methodology	4
1.2 Subject Site and Study Area	5
1.3 Proposed Development.....	7
1.4 Layout of this Report.....	9
2. Relevant Planning Guidance	10
2.1 National Planning Policy	10
2.2 Regional Planning Policy.....	14
2.3 Local Planning Policy	15
3. Demographic Assessment.....	19
3.1 Population and Age	20
3.2 Household Composition	21
3.3 Education.....	21
3.4 Affluence and Deprivation.....	22
3.5 Employment	22
3.6 Religion, Transport and International Community.....	22
3.7 Summary	23
4. Audit Evaluation.....	24
4.1 Education and Training Facilities	26
4.2 Childcare.....	33
4.3 Social and Community Facilities	38
4.4 Healthcare and Emergency Services	40
4.5 Open Space and Recreation	43
4.7 Faith Institutions	45
4.8 Retail Centres and Services	47
5 Conclusions and Recommendations.....	49

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1. Introduction

This Community and Social Audit (CSA) has been prepared by McGill Planning Limited, 9 Pembroke Street Upper, Dublin 2, on behalf of Urban Life (BMD) Ltd., in support of a Planning Application for a proposed large scale residential development on lands located at Ellenfield Place, Beaumont Road, Dublin 9. The Report provides a detailed review of the statutory, strategic and policy context that relates to the provision of Social Infrastructure with the following aims:

- To provide a survey and audit of existing Community and Social Infrastructure, Open Space and Amenities serving the identified Study Area and the subject site;
- Catalogue all infrastructure under the facilities categories identified through policy guidance;
- Establish if suitable Social Infrastructure is provided in the area to support the needs of the existing population; and
- Assess the nature of the infrastructure and likelihood of the capacity of the existing facilities to support the needs of future residents.

This approach has been set out in line with the requirements of Sections 15.8.2 of the *Dublin City Development Plan 2022-2028*. This Report, therefore, includes

- An assessment of the community and social infrastructure available in the surrounding 750m - 1km of the proposed development.

The Development Plan requires that, where a community and social infrastructure assessment is carried out, it should address the following:

- *"Identify the existing community and social provision in the surrounding area covering a 750m radius."*
- *"Assess the overall need in terms of necessity, deficiency, and opportunities to share/enhance existing facilities based on current and proposed population projections."*
- *"Justify the inclusion or exclusion of a community facility as part of the proposed development having regard to the findings of the audit."*

As part of the community and social audit, an assessment of the childcare facilities in the surrounding 1km radius of the proposed should also be included. The analysis should have regard to:

- *"The make-up of the proposed residential area, i.e. an estimate of the mix of community that the housing area seeks to accommodate (if an assumption is made that 50% approximately of the housing area will require childcare, how does the proposal contribute to the existing demand in the area)."*
- *"The number of childcare facilities within walking distance (i.e. 1km) of the proposal."*
- *"The capacity of each childcare facility and the available capacity by completion of the project."*
- *"The results of any childcare needs analysis carried out as part of the city childcare strategy or carried out as part of a local or area action plan or as part of the development plan in consultation with the city childcare committees, which will have identified areas already well served or alternatively, gap areas where there is under provision, will also contribute to refining the base figure."*

This Report, therefore, identifies existing Community Facilities in the local area and includes an analysis and identification of potential shortfalls in infrastructure. The evaluation has been prepared with regard to the development context of the area, the provisions of the *Dublin City Development Plan 2022-2028*, in particular, the key objectives set out in Chapter 15 of the *Dublin City Development Plan 2022-2028* related to community and social infrastructure.

1.1 Report Methodology

As part of this development proposal, we have carried out an assessment of the existing facilities in the area in order to assess the provision and need for social and community infrastructure. A desktop study was used to collect the baseline information. The facilities in each category were recorded in an Excel table then mapped using the ArcGIS ecosystem. A large number of public and private geospatial datasets were used in the course of the survey, including but not limited to:

- 2026 'Culture Near You' Tool from Dublin City Council;
- 2026 Google Places Dataset;
- 2026 ESRI and Mapbox Ireland Basemaps;
- 2011, 2016 and 2022 Census Boundaries and Small Area Population Statistics;
- 2010-2026 Department of Education and Skills - Irish Schools;
- 2026 Quality and Qualifications Ireland (QQI) Register of Private Higher Education Institutions in Ireland;
- 2026 Tusla Early Years Inspectorate Reports – Registered Childcare Facilities; and
- 2026 HSE – 'Find Your Local Health Service'
- 2021 Dublin City Council Cultural Infrastructure Study

Social Infrastructure (SI) includes a range of services and facilities that contribute to quality of life. SI is a key part of the fabric of an area, not just in terms of wellbeing, but also in terms of creating a sense of place for the population of the area and forming a part of the local identity. For the purpose of this Report, the array of services and facilities defined as Social Infrastructure have been categorised into a defined number of typologies that correspond to those set out the *Dublin City Development Plan 2022-2028* (Table 1.1).

Theme	Facility Type
Education and Training Facilities	Primary, Post-Primary, Third Level, Further Education And Other Lifelong Training Centres
Childcare Facilities	Registered Childcare Facilities Incl. Full Day, Part-Time And Sessional Services
Healthcare Facilities	Hospitals, Health Centres, Primary Care Centres, Doctors And Specialty Clinics, Dental, Physiotherapy, Counselling, Optician, Pharmacy
Sports and Recreation Facilities	Parks, Playing Pitches, Playgrounds, Sports Centres And Clubs, Leisure Centres, Gyms And Training Facilities, Swimming Pools
Social, Community and Cultural Facilities	Community Centres, Libraries, Senior and Youth Centres, Post Offices, Banks and Credit Unions, Museums, Galleries, Theatres, Cinemas, Music Venues, Historical Cultural Sites
Religious Institutions	Areas of Worship, Churches, Cemeteries
Convenience and Comparison Retail	District, Neighbourhood And Local Centres, and Relevant Retail Offering

Table 1.1: Community and Social Infrastructure Themes applied to the Audit (Source: Dublin City Council, MCG Planning, 2026)

A radius of 1km from the subject site was used as the focus for this assessment as it is considered a relatively short distance for residents to access via foot, bicycle or public transport, and reflects the site's location proximate to Dublin City Centre. This was further refined to 750 metres (where relevant) to align with the development standards outlined in Section 15.8.2 of the *Dublin City Development Plan 2022-2028* (outlined in greater detail in Section 2).

A localised demographic analysis was carried out to benchmark population against infrastructure need. The analysis of demographic characteristics utilises The Central Statistics Office (CSO) Census 2016 and 2022 Small Area Population Statistics data to establish the key characteristics of the local population and provide recommendations for what social infrastructure could be provided as part of the subject proposal to address any deficits identified.

1.2 Subject Site and Study Area

The application site, measuring c.0.58ha net, is located in north-east Dublin City (Beaumont, Dublin 9) within an established residential area characterised by predominantly low- to medium-density housing, supported by local services, community facilities, and public open spaces. The site is set back from Beaumont Road fronting a crescent known as Grace Park Court at the corner where it meets Beaumont Grove. The site is currently occupied by a derelict bungalow (No. 72 Beaumont Road), and a former retail/commercial premises and associated car parking areas. There is a vehicular entrance to the rear of the site to the south of No. 72 Beaumont Road that leads to several outbuildings. The surrounding urban context is mature in nature, with a strong residential character and a well-developed streetscape. The site is appropriately integrated into the existing built environment and benefits from proximity to a range of social and community infrastructure.

The site is highly accessible by a variety of transport modes. It is well served by existing public transport infrastructure, with multiple bus services operating in the vicinity, providing frequent and direct connections to Dublin city centre, key employment areas, and surrounding suburbs. The location is also within reasonable walking distance of local amenities, reducing reliance on private car use and supporting sustainable travel patterns in accordance with national and regional planning policy.

Pedestrian and cyclist accessibility is strong, with established footpaths, controlled crossings, and relatively flat topography facilitating safe and convenient movement. The local road network provides good connectivity to the wider city via nearby arterial routes, while maintaining a residential scale and traffic environment. Overall, the site's accessibility and transport provision support its suitability for development in line with the principles of compact growth, sustainable mobility, and the proper planning and sustainable development of the area.

The Study Area for this assessment is defined by a c. 1 km metre radius of the subject site, equivalent to a c. 10- to 12-minute walking distance considered accessible to future residents of the proposed development. A distance of c. 750 metres has also been defined by Dublin City Council within the *Dublin City Development Plan 2022-2028* (Section 15.8.4) as the development standard for future community and social audits. Given that the subject site is located within an urban inner-city context, a combined catchment of c. 1km has been included in the study to capture, survey and include relevant infrastructure that lies tangent to, or immediately outside of this study area.



Figure 1.1: Study Area, with Dublin Bus, rail and Luas stops identified (Source: Bing Maps, annotated by MCG Planning, 2026)

The subject site is served by a range of transport options. Grace Park Court stop 217 is located within 20m of the site (1 minute walk) on Beaumont Road and is served by a number of Dublin Bus routes (14, 16). The site is also located 450 metres away (c.8 min walk) from the Whitehall Church which is further served by a range of Dublin Bus routes (N4, 1, 16D, 33, 41, 41B, 41C, 41D). The site is located c.2.7km from Drumcondra Station providing local and commuter services on the Dublin City to Longford or Sligo railway lines.

BusConnects is the National Transport Authority's (NTA) programme to greatly improve bus and sustainable transport services across the Dublin Region. In this regard, the BusConnects initiative proposes a range key high frequency 'Spine' Routes all within walking distance of site. Specifically, the nearby Swords Road (A2, A4 Spines) and Beaumont Road (A1 Spine) to the west of the site, Skelly's Lane (D4 Spine) to the east of the site, and further Orbital Routes along Collins Avenue (N4) to the south of the site, and Kilbarron Lane (N6) to the north of the site. An excerpt of this upgraded network is visualised below in the context of the proposed site in Figure 1.2 below. BusConnects also proposes other local routes along Beaumont Road to improve local connectivity. This will provide significantly improved bus transport access to the subject site in the coming years.



Figure 1.2 BusConnects Network (Source: BusConnects.ie, September 2024, annotated by MCG Planning, 2026)

1.3 Proposed Development

Urban Life (BMD) Ltd. intend to deliver a high-quality, large-scale residential development that will contribute to the sustainable growth of the area and respond to identified housing need within Dublin City. The proposed scheme has been designed to optimise the use of a serviced urban site, while respecting the established residential character of the surrounding area and adhering to relevant national, regional, and local planning policy.

Per the statutory public notices, the proposed development is as follows:

“The proposed Large Scale Residential Development (LRD) will comprise 100 no. apartments/duplexes (17 no. studios, 45 no. 1-beds, 27 no. 2-beds and 11 no. 3 beds) within 4 no. blocks ranging in height from 3 to 6 storeys. All residential units will be provided with associated private balconies/terraces to the north/south/east/west elevations. Provision of internal amenity space and lobby/reception area at ground floor of the apartment block. Vehicular/pedestrian/cyclist access from Grace Park Court and pedestrian/cyclist and

emergency access via Ellenfield Road. All associated site development works including import, export and reuse of material to achieve appropriate site levels, infrastructure and enabling works including water services provision and upgrades, public utilities, open spaces (including play areas), surface car parking, set down areas, cycle parking areas/buildings, landscaping and boundary treatment works, plant areas (at ground and roof level), green roofs, roof mounted photovoltaic (PV) panels, ESB substation, and waste storage.

Unit Type	Units	% of Total
Studio Units	17	17%
1-Bedroom Units	45	45%
2-Bedroom Units	27	27%
3-Bedroom Units	11	11%
Total No. of Units	100	100%

Table 1.2: Schedule of Accommodation (Source: MCG Planning, 2026)



Figure 1.3: Proposed Landscape Site Plan (Source: Parkhood, 2026)

1.4 Layout of this Report

The remaining Sections of this Report will follow the approach outlined in Section 1.1 as a structural framework with the identification and categorisation of all current Community, Recreational and Social Infrastructure in the area, followed by a demographic analysis that provides valuable insight into the characteristics of the population of the Study Area, prior to determining the potential demand impacts of the proposed development. The Report will comprise a further four Sections:

- **Section 2.0** provides the policy context and considers standards against which provision can be assessed;
- **Section 3.0** provides an overview of the population and demographic profile of the Study Area and assesses the likely future demographic trends as a result of the implementation of the proposed development;
- **Section 4.0** reviews existing local Community, Recreational and Social Infrastructure; and
- **Section 5.0** provides a cultural audit of the existing level of cultural infrastructure within the Study Area
- **Section 6.0** identifies gaps in the existing provision of Community Infrastructure and makes recommendations to address deficiencies.

2. Relevant Planning Guidance

For the purposes of this Community and Social Infrastructure Audit, a range of National, Regional and Local Planning Policies relating to Social Infrastructure have been reviewed, including those within the *Dublin City Development Plan 2022-2028*. These documents provide guidance with respect to the provision of new social and community facilities in residential development areas in a number of categories, including education and childcare services, healthcare facilities, cultural institutions, recreational facilities and other key services. The key points relating to this study, as derived from each policy document, will be highlighted in this Section.

2.1 National Planning Policy

2.1.1 National Planning Framework – Project Ireland 2040

The *National Planning Framework – Project Ireland 2040* ('NPF') sets a vision for the planning and development of Ireland to 2040 which is to be implemented through Regional, County and Local Plans. The NPF sets out 50% of future population are to be accommodated within the existing footprint of Dublin and the four other cities. The proposed development will contribute to this target.

A key focus of the NPF is on sustainable and compact development within pre-existing urban areas and the provision of accessible services and facilities for all communities. Chapter 6 of the NPF states that the *"ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment"* is intrinsic to providing a good quality of life for new and existing communities.

The NPF includes National Strategic Outcome 10 which seeks to provide access to quality childcare, education and health services. This requires an evidence-led planning approach. While there is no guidance on what infrastructure is required to service developments of different sizes, the NPF does provide a hierarchy of settlements and related infrastructure.

With the lack of alternative guidance and in order to provide a policy and evidence-based approach to the Assessment, within this Report we use the NPF hierarchy to assess the infrastructure but defer to catchment specification prescribed in Local Development Plan Policy.

2.1.2 First Revision to the National Planning Framework (2025)

On the 10th July 2024, in accordance Section 20C(5)(a) of the Planning and Development Act 2000 (as amended), the Government published a draft of the first 6-year revision of the National Planning Framework (NPF). The Draft Revision focuses on updates to the NPF to reflect significant and sustained population growth observed since the publication of the NPF in 2018 and updates to Government policy, amongst other factors. This section focuses on the main changes reflected in the Draft Revision which can be summarised as follows:

- National Population Growth Target increased from 5.8 million to 6.1 million by 2040. This represents an additional 300,000 people compared with the original NPF and would result in a total increase of 950,000 people over 2022 Census population figures. This projected increase in population is in line with the Economic and Social Research Institute's (ESRI) baseline population projections contained in their July 2024 outlook.
- Extension of policy directing 50% of national growth amongst Ireland's five cities of Dublin, Cork, Limerick, Galway and Waterford. Establishes new minimum growth targets for Ireland's

five cities.

- Amends regional population growth targets with the Eastern and Midland Region (EMRA) increasing by approximately 470,000 additional people between 2022 and 2040 (c. 690,000 additional people over 2016-2040) i.e. a population of almost 3 million. Dublin City and Suburbs is expected to absorb a majority of this increase and is projected to grow by 295,000 people over the period.
- Reinforces compact urban form objectives of the 2018 NPF requiring 40% of all new housing to be built within existing urban footprints (50% in cities/30% elsewhere).
- Outlines a national requirement for 50,000 homes to be completed per year to satisfy demand. This is also in line with the ESRI projections, however, it is noted that this does not take account of existing structural pent-up demand nor a significant fall in household size (as outlined by the Housing Commission).
- Places greater emphasis on the accelerated delivery of transport orientated development (TOD) opportunities at greenfield and brownfield sites adjacent to major public transport hubs in the five cities, suburbs and metropolitan towns.

Taken together, the revised framework presents the same National Strategic Objectives with regards to social infrastructure and childcare, but places revised figures in relation to expected demographic demands and the requirements for significantly more residential units to be completed to meet demand.

2.1.3 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

The *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities* provide national planning policy and guidance on sustainable residential development and the creation of compact settlements in both urban and rural areas in Ireland. The aim is to promote environmentally friendly practices, efficient land use, and community-focused development. The guidelines recognise the importance of compact growth in urban areas and the importance of walkable well-designed neighbourhoods that can meet day-to-day needs of residents within a short 10 to 15 minute walk of homes. These day-to-day needs refer to social infrastructure, including access to educational facilities and childcare, as essential to good quality of life, and state that new development should take into consideration the SI needs of the community and the existing provision of same. Under the chapter titled 'Sustainable and Compact Settlements', the process for the delivery of successful quality placemaking is reviewed and the provision of key community facilities such as amenities, schools, crèches and other community services are referenced as forming essential elements. In applying this methodology, the guidelines note it will be necessary to make an *"informed estimate of net developable area taking account of factors such as the need for roads and parks, schools"* and planning for same.

The Guidelines promote a move away from segregated land use areas (residential, commercial and employment) that have reinforced unsustainable travel in favour of mixed-use neighbourhoods. Ensuring that there is a good mix and distribution of activities around a hierarchy of centres has many benefits in terms of reducing the need to travel and creating active and vibrant places. It states that specific key principles (noted below) should be applied in the preparation of local plans and in the consideration of individual planning applications:

- a) *"In city and town centres and at high capacity public transport nodes and interchanges (defined in Table 3.8), development should consist of high intensity mix-use development (residential, commercial, retail, cultural and community uses) that responds in scale and intensity to the level of accessibility. At major transport interchanges, uses should be planned in accordance with the principles of Transport Orientated Development."*

- b) *In city and town centres, planning authorities should plan for a diverse range of uses including retail, cultural and residential uses and for the adaption and re-use of the existing building stock (e.g. over the shop living). It is also important to plan for the activation of outdoor spaces and the public realm to promote more liveable city and town centres. Much of this can be achieved through the implementation of urban enhancement and traffic demand management measures that work together to free up space for active travel and create spaces that invite people to meet, mingle and dwell within centres.*
- c) *In areas that are less central, the mix of uses should cater for local services and amenities focused around a hierarchy of local centres that support residential communities and with opportunities for suitable non-residential development throughout.*
- d) *In all urban areas, planning authorities should actively promote and support opportunities for intensification. This could include initiatives that support the more intensive use of existing buildings (including adaption and extension) and under-used lands (including for example the repurposing of car parks at highly accessible urban locations that no longer require a high level of private car access).*
- e) *It will be important to align the integration of land uses and centres with public transport in order to maximise the benefits of public transport.*
- f) *The creation of sustainable communities also requires a diverse mix of housing and variety in residential densities across settlements. This will require a focus on the delivery of innovative housing types that can facilitate compact growth and provide greater housing choice that responds to the needs of single people, families, older people and people with disabilities, informed by a Housing Needs Demand Assessment (HNDA) where possible. Development plans may specify a mix for apartment and other housing developments, but this should be further to an evidence-based Housing Needs and Demand Assessment."*

This audit has regard to these Guidelines which set out the distribution of uses and community infrastructure as being most relevant in the development of new residential areas. These criteria were considered in the development of the comprehensive infrastructure categories applied during the course of the study area audit.

2.1.4 Planning Design Standards for Apartments, Guidelines for Planning Authorities (2025)

The Planning Design Standards for Apartments Guidelines for Planning Authorities 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), which are subject to review, 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, 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 on-site childcare provision and subject to the factors above, this may also apply in part or whole, to units with two or more bedrooms."

The document specifies the provision of 1 No. childcare facility (equivalent to a minimum of 20 No. child places) for every 75 No. proposed residential units. The application of this standard is however informed by the demographic profile of the area and the existing capacity of childcare facilities.

In line with the above National Guidelines, any studio units and one-bedroom units within the proposed

development would have been discounted in estimating the total number of minors (children aged 0–4 years) and school going children (5–18 years) expected to reside within the development. Instead, in the case of the proposed development, 40 No. units have been included. The estimation of children population and the likely demand for childcare services arising from them has been further detailed in the Audit in Section 4.0.

2.1.5 Action Plan for Education (Statement of Strategy 2023-2025)

The Department of Education has operated an *Action Planning Framework* to provide an overview of the activity associated with the strategic progress of the 2021-2023 strategy and priorities since 2021. The plan sets out key priorities on an annual basis, with the most recent Plan published in September 2023. This Plan translates the strategic priorities to actions and makes progress towards achieving the high-level goals for the Department and the sector. The high-level roadmap of how to achieve the Department's priorities over 2023–2025 are:

1. Enable the provision of high-quality education and improve the learning experience to meet the needs of all children and young people, in schools and early learning and care settings;
2. Ensure equity of opportunity in education and that all children and young people are supported to fulfil their potential;
3. Together with our partners, provide strategic leadership and support for the delivery of the right systems and infrastructure for the sector;
4. Organisational Excellence and Innovation

The *Action Plan for Education (Statement of Strategy 2023–2025)* provides useful insights into the requirements for new schooling infrastructure and the standards to ensure high-quality learning for all students.

2.1.6 The Provision of Schools and the Planning System: A Code of Practice (2008)

The Provision of Schools and the Planning System: A Code of Practice is part of a wider package of initiatives designed to facilitate the provision of schools and schools-related infrastructure within the planning system and in line with the principles of proper planning and sustainable development. The following core objectives aim to provide an effective integration of schools in relation to the planning system:

1. Schools provision should be an integral part of the evolution of compact sustainable urban development and the development of sustainable communities;
2. The provision of any new schools (both primary and post-primary) should be driven by and emerge from an integrated approach between the planning functions of Planning Authorities and the Department of Education; and,
3. Local Authorities, as Planning Authorities, will support and assist the Department in ensuring the timely provision of school sites.

The document provides guidance when assessing future development potential of certain areas and establishing demand for schools. This document states that in some cases it “*may be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated ‘feeder’ national schools.*”

The Code of Practice stipulates the methodology for forecasting future education demand. Identification of future primary school demands should be based upon:

- *“The anticipated increase in overall population for the city/county plan area over the next nine years (as set out in relevant development or local area plans);*
- *The current school-going population based on school returns;*
- *The increase in school going population, assuming that an average of 12% of the population are expected to present for primary education; and*
- *The number of classrooms required in total derived from the above.”*

The Report addresses reasonable estimates of future demand based on the influx of population arising from the proposed development in a manner that is consistent with national and regional estimates sourced by CSO results.

2.1.7 Childcare Facilities: Guidelines for Planning Authorities (2001)

Appendix 2 of the *Childcare Facilities: Guidelines for Planning Authorities (2001)* produced by the Department of Housing, Planning and Local Government state the following with respect to the provision of new communities/larger new housing developments (Paragraphs 2.4 and 3.3.1 also refer to this standard):

“Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate [...]

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

This document establishes an indicative standard of 1 No. childcare facility per 75 No. dwellings in new housing areas, where the facility provides a minimum of 20 No. childcare places. However, the guidance acknowledges that other case-specific insights may lead to an increase or decrease in this requirement. Appendix 2 of the Guidelines states that the threshold and level of potential provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of an area.

The results of any childcare needs analysis carried out as part of a County Childcare Strategy should also be considered.

2.2 Regional Planning Policy

2.2.1 Regional Spatial and Economic Strategy for the Eastern and Midland Region

The *Regional Spatial and Economic Strategy* (Eastern and Midland Regional Assembly) (‘RSES’) states that Social Infrastructure plays an important role in developing strong and inclusive communities. Section 9.1 of the RSES details that the availability of, and access to, services and facilities, inclusive of healthcare services, education facilities and community/recreational facilities is key to creating healthier places. The RSES includes the following Regional Policy Objectives which relate to access to Social Infrastructure and its overall improvement:

RPO 9.14 – *“Local authorities shall seek to support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve.”*

RPO 9.18 – *“Support the implementation of local authority Local Economic and Community Plans, in collaboration with Local Community Development Committees (LCDCs) and through the use of spatial planning policies, to seek to reduce the number of people in or at risk of poverty and social exclusion in the Region.”*

RPO 9.19 – *“EMRA shall work collaboratively with stakeholders including the wide range of service providers through the LECs to effectively plan for social infrastructure needs.”*

Regarding childcare facilities and schools, the RSES states that Local Authorities should consider demographic trends and patterns when carrying out an assessment of the need for Social Infrastructure.

RPO 9.20 – *“Support investment in the sustainable development of the Region’s childcare services as an integral part of regional infrastructure to include:*

- *Support the Affordable Childcare Scheme.*
- *Quality and supply of sufficient childcare places.*
- *Support initiatives under a cross Government Early Years Strategy.*
- *Youth services that support and target disadvantaged young people and improve their employability.”*

RPO 9.27 – *“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 the statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations.”*

Section 9.7 highlights that SI should be easily accessible by walking, cycling and public transport. Shared use and co-location of facilities should be encouraged, in order to align service provision, use land more efficiently and facilitate opportunities for further inclusion and community participation.

The RSES has been consulted in this Social Infrastructure Audit to ensure the range of services, community facilities, and standards deemed to improve quality of life are considered.

2.3 Local Planning Policy

2.3.1 Dublin City Development Plan 2022-2028

The *Dublin City Development Plan 2022-2028* provides the overarching planning policy that applies to the subject site and its immediate environs. The subject site is zoned under land use zoning objective Z14 for Strategic Development and Regeneration Areas. The Z14 objective is *“to seek the social, economic and physical development and/or rejuvenation of an area with mixed use of which residential and 'Z6' would be the predominant uses”*. Z14 areas are capable of accommodating significant mixed-use development, of which residential would be the predominant use. It is noted that developments on Z14 zoned lands must include proposals for additional physical and social infrastructure/facilities to support same. A key priority of the Development Plan is to provide for the creation of mixed-use residential and enterprise communities, while promoting the principle of a 15-minute city. The 15-

minute city concept envisages that within 15 minutes on foot or bike from where they live, that people should have the ability to access most of their daily needs.

“QHSN11 - 15-Minute City: *To promote the realisation of the 15-minute city which provides for liveable, sustainable urban neighbourhoods and villages throughout the city that deliver healthy placemaking, high quality housing and well designed, intergenerational and accessible, safe and inclusive public spaces served by local services, amenities, sports facilities and sustainable modes of public and accessible transport where feasible.*

Given the aforementioned key priority of the Council to create sustainable neighbourhoods, the Development Plan includes several policies relating to the provision schools, childcare, and other community and social infrastructure, including but not limited to:

“QHSN47 - High Quality Neighbourhood and Community Facilities: *To encourage and facilitate the timely and planned provision of a range of high-quality neighbourhood and community facilities which are multifunctional in terms of their use, adaptable in terms of their design and located to ensure that they are accessible and inclusive to all. To also protect existing community uses and retain them where there is potential for the use to continue.”*

“QHSN48 - Community and Social Audit: *To ensure that all residential applications comprising of 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and identify whether there is a need to provide additional facilities to cater for the proposed development. Refer to Section 15.8.2 of Chapter 15: Development Standards.”*

“QHSN50 - Inclusive Social and Community Infrastructure: *To support the development of social and community infrastructure that is inclusive and accessible in its design and provides for needs of persons with disabilities, older people, migrant communities and children and adults with additional needs including the sensory needs of the neurodiverse.”*

“QHSN51 - Amenities and Retail: *To ensure all areas of the city, including those that have Local Area Plans, deliver social infrastructure, sports and recreational facilities, retail outlets, schools and infrastructure in accordance to an agreed phasing programme to ensure large neighbourhoods are not left isolated without essential services.”*

“QHSN53 - Education Provision: *(i) To support the provision of new schools and the expansion of existing school facilities having regard to the requirements of the DES. (ii) To protect and retain the entire curtilage of school sites, including buildings, play areas, pitches and green areas, that may be required for the expansion of school facilities in the future, unless the Council has determined in agreement with the Department of Education that the use of the site for school provision is no longer required. (iii) To support the ongoing development and provision of third level education, further education and lifelong learning in the city.”*

“QHSN55 - Childcare Facilities: *To facilitate the provision of appropriately designed and sized fit-for-purpose affordable childcare facilities as an integral part of proposals for new residential and mixed-use developments, subject to an analysis of demographic and geographic need undertaken by the applicant in consultation with the Dublin City Council Childcare Committee, in order to ensure that their provision and location is in keeping with areas of population and employment growth.”*

“QHSN56 - Places of Worship and Multi-faith Facilities: *To support and facilitate the development of places of worship and multi-faith facilities at suitable locations within the city and to liaise and*

work with all stakeholders where buildings are no longer required to find suitable, appropriate new uses and to retain existing community facilities where feasible. To ensure that new regeneration areas respond to the need for the provision of new faith facilities as part of their masterplans/Local Area Plans/SDZs where such need is identified.”

“QHSN58 - Culture in Regeneration: *To recognise culture as an important mechanism in regeneration, with the potential to act as a catalyst for integration, community development and civic engagement.”*

“QHSN60 - Community Facilities: *To support the development, improvement and provision of a wide range of socially inclusive, multi-functional and diverse community facilities throughout the city where required and to engage with community and corporate stakeholders in the provision of same.”*

The Development Plan has placed renewed emphasis on the provision of sufficient infrastructure for Community, Arts, and Culture. It includes targeted policy objectives aimed at promoting and supporting essential social infrastructure within SDRAs and Large Scale Developments. According to the Plan, Culture is a universal and essential aspect of the human experience, playing a pivotal role in defining society and the City. As such, a key objective relating to the proposed development and the provision of community, arts and culture infrastructure is outlined below:

“CUO25 - SDRAs and large Scale Developments; *All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area* must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need.*

**Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector.”*

This objective specifies minimal thresholds for community, arts and culture spaces, and has been used as a benchmark in determining social infrastructure allocation as part of the proposed development.

The methodology for the assessment of Community and Social Audits has been developed in accordance with the development standards outlined in Section 15.8.2 of the Dublin City Development Plan 2022-2028. The details of these provisions are further described below;

Development Standards for Community and Social Audits - Section 3.2 of Appendix 3 of the Development Plan states that *“All proposals for higher densities must demonstrate how the proposal contributes to healthy place making, liveability and the identity of an area, as well as the provision of community facilities and/or social infrastructure to facilitate the creation of sustainable neighbourhoods”*. Whilst higher densities are not defined, it can be reasonably assumed that the proposal constitutes a higher density scheme through its proposed density in excess of 200 uph. This report outlines the contribution which is made toward the surrounding area and the existing provision of social and community facilities. Section 15.8.2 of the *Development Plan* outlines the criteria for a Community and Social Audit, as per below:

- *“Identify the existing community and social provision in the surrounding area covering a 750m*

radius.”

- *“Assess the overall need in terms of necessity, deficiency, and opportunities to share/ enhance existing facilities based on current and proposed population projections.”*
- *“Justify the inclusion or exclusion of a community facility as part of the proposed development having regard to the findings of the audit.”*

In the interest of robustness, this report has assessed the existing surrounding infrastructure within a 750 metre and 1km radii. It is respectfully submitted that this provides greater detail as to the level of facilities which are available that residents may avail of. Where it is determined that new facilities are required the following design criteria should be considered:

- *“The design of the facility should allow for multi-functional use.”*
- *“Community facilities must be located so that they are conveniently accessible by both residents and others who may have reason to use the facility.”*
- *“Community facilities should be well integrated with pedestrian and cycle routes and, where they serve a wider community, located on or close to a quality public transport route.”*
- *“Re-development proposals on sites containing a pre-existing community use / and / or recreational use should ensure that this use in terms of floor / ground space is no less than that on-site prior to redevelopment, and if possible, should represent increased provision.”*
- *“Community facilities must be accessible to all members of society including persons with disabilities and the elderly.”*

This CSA has been completed by using the polices above to review the existing capacity of community facilities in the area that DCC deem vital to creating healthier communities. Please refer to Section 4.0 of the report for the results of the audit.

3. Demographic Assessment

To fulfil the strategic priorities of Dublin City Council, it is essential that all areas have a strong sense of community, provides access to natural surroundings, and is well integrated with essential services, public amenities, and open spaces. This will contribute to fostering a healthy, resilient, and sustainable community. To gain insights into the specific requirements of the local residents, an in-depth examination of the demographic features of both the Study Area and the broader Dublin City region has been conducted using data from the Census of 2016 and 2022. This analysis aims to identify the significant traits of the local population.

The assessment of the subject lands was examined using the Census 2016 and 2022 results, as the latest Census available on the CSO website. The scope of the assessment was determined by overlaying a 1 km radius buffer zone over the application lands and assessing the relevant Small Area Population Statistics (SAPS) Statutory Boundaries. For the subject site, the CSO Small Area (SA) Statistical Unit (as outlined in purple in Figure 3.1) was selected as the optimal measurement of local level demand. The Study Area selected refers to the aggregated data of 76 Small Area statistical units. Specifically, the study reviews the population's age profile, education attainment and economic status, to best understand the needs of the population regarding social and community facilities. This Study Area is also compared to larger trends within Dublin City.

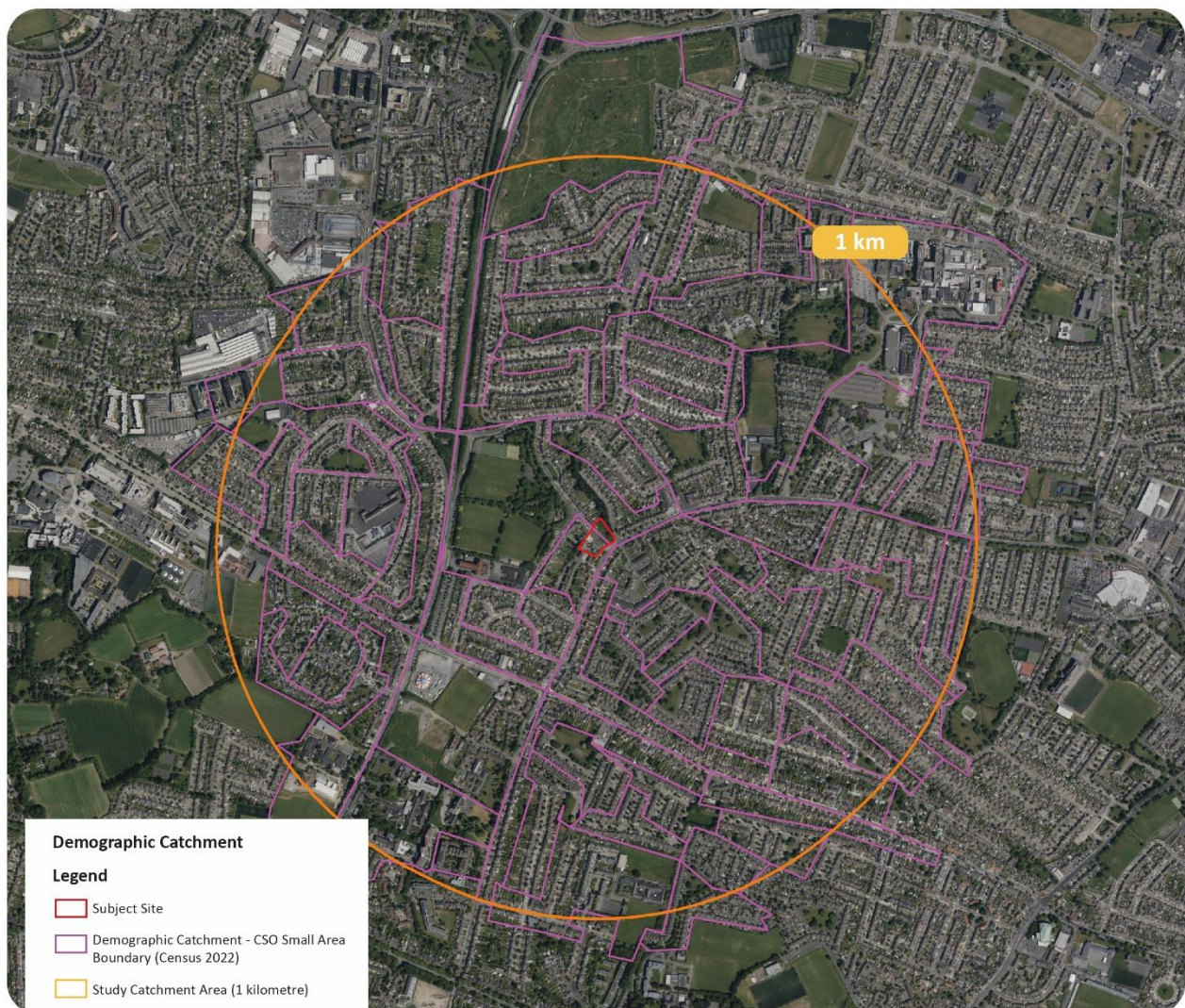


Figure 3.1: Extent of Demographic Study Area Comprising 76 No. of the CSO Defined Small Area Boundaries relevant to the Subject Site (Source: CSO, 2022, and MCG Planning, 2026)

3.1 Population and Age

According to the 2022 Census, Ireland's population reached 5,149,139 in April 2022 – representing growth of 8.1% from the previous Census in 2016. Dublin City's population stood at 592,713 at the time, an increase from 2016 of 6.9%, or just over 38,000 people, and accounts for 11.5% of Ireland's population (Table 3.1). The NPF identifies a minimum target population of between 638,500-655,000 for Dublin City by 2031, representing a 8-11% population growth range over the next 9 years. Further breakdowns show that 18.8% of the City population in 2022 was 18 years old or under, while 233,837 people (37.7%) were under 30. This compares to 19.0% of the population under 18 years old and 39.1% under 30 years old in 2016.

Area	Population, 2016	Population, 2022	2016-2022 Change (Number)	2016-2022 Change (%)
Study Area - 1 kilometre	20,687	21,229	542	2.6%
Dublin City	554,554	592,713	+38,159	+6.9%

Table 3.1: Population Change 2016-2022 (Source: CSO, 2022)

Over the same period, the population within the Study Area grew at a moderately lower rate, increasing by 542 persons (2.6%). Analysis of CSO data (Table 3.2) illustrates a strong representation of working age population within the 20–65 age groupings, with 58.7% of the total resident population classified within these age cohorts. The 20–49 age cohort further highlights this concentration of younger professionals, with 41.8% of the total population classified in this group. The area had an average age at 41.6 years which is significantly above the Dublin City average. Some 15.9% of the population is aged under 14 years old, with a higher proportion (20.7%) aged over 65 years old.

Age Cohort	Study Area 2016 (Number)	Study Area 2016 (% Total)	Study Area 2022 (Number)	Study Area 2022 (% Total)
0-4	1,094	5.29%	1,129	5.32%
5-9	1,073	5.19%	1,130	5.32%
10-14	926	4.48%	1,118	5.27%
15-19	1,072	5.18%	1,001	4.72%
20-24	1,630	7.88%	1,363	6.42%
25-29	1,569	7.58%	1,528	7.20%
30-34	1,592	7.70%	1,533	7.22%
35-39	1,498	7.24%	1,596	7.52%
40-44	1,257	6.08%	1,591	7.49%
45-49	1,216	5.88%	1,268	5.97%
50-54	1,275	6.16%	1,216	5.73%
55-59	1,088	5.26%	1,270	5.98%
60-64	935	4.52%	1,091	5.14%
65-69	1,138	5.50%	916	4.31%
70-74	1,008	4.87%	1,025	4.83%
75-79	970	4.69%	932	4.39%
80-84	746	3.61%	757	3.57%
85+	600	2.90%	765	3.60%
Total	20,687	100.00%	21,229	100.00%

Table 3.2: Number and Percentage of the Total Population with each Age Cohort 2016-2022 (Source: CSO, 2022)

In terms of cohort stability, the working age population has remained broadly the same in the period since 2016, increasing by 325 persons, and maintaining a similar proportion of total population at 63.4% in 2022, versus 63.5% in 2016. This is also true for younger cohorts with persons aged 14 or under growing by 284 persons since 2016. By contrast, the proportion of population under 14 years of age has decreased since 2016, with 274 less children in the catchment. Higher concentrations of population in younger age groups would indicate an increasing demand for facilities and services such as childcare and sport and recreation. It also indicates increased demand for schooling and childcare infrastructure into the future. A lower than average proportion of population in older age groups indicates decrease demand for health facilities and aged care in the Study Area.

3.2 Household Composition

The Study Area predominantly consists of family houses with 89.1% of dwelling units in 2022 registered as such, and apartments accounting for 10.7% of units. Some 73.8% of households are owner-occupied, with 17.4% of households privately rented, and the remaining a further 4.6% socially rented. The average household size in 2022 was 2.69 persons per household, above the average for Dublin City (2.48 persons per household). Some 23.5% of all households consist of 1 No. person, with a further 29.5% consisting of 2 person households, and just 28.5% of all households consisting of 4 No. or more persons living together (Table 3.3). Both Dublin City and the Study Area have a similar profile of persons per household but the Study Area has higher concentrations of persons in 4+ person households.

The majority (60.9%) of all households in the area contain children headed by either a single or dual-parent household. Compositional data also indicates that 23.5% of all households contain Single persons living alone, with a further 10.2% consisting of 'non-related' persons living in Group Accommodation (Shared). Some 24.1% of all households are classified as 'retired' or 'empty nest' indicative of mature neighbourhoods. Taken collectively, the data suggests that the unit composition of the catchment area largely consists of married couples with children living in single family dwellings.

Household Type	Study Area Households 2022	Dublin City Households 2022
1 Person Households	23.5%	28.3%
2 Person Households	29.5%	32.0%
3 Person Households	18.5%	17.1%
4 Person Households	17.2%	13.2%
5+ Person Households	11.3%	9.4%
Total	100.0%	100.0%

Table 3.3: Persons Per Household in the Study Area and Dublin City – 2022 (Source: CSO, 2022)

3.3 Education

The largest proportion of residents had completed 'Third Level' education (40.1%) in 2022. This is significantly higher than the levels of educational attainment in Dublin City (32.0%), and is significantly higher than the national average. It should be noted that a further 14.9% of the population have also completed 'Post-Graduate Education or Higher' at the time of the Census, compared to 15.5% in Dublin City, and just 1.3% were recorded as having 'No Formal Education'. Taken together, these figures indicate an extremely well educated population in the Study Area, that surpasses attainment in the wider county and nationally.

Education Level	Study Area	% of Total	Dublin City	% of Total
No Formal Education	189	1.3%	5,807	1.5%
Primary Education	1,242	8.3%	43,102	11.3%
Secondary Education	4,073	27.1%	100,278	26.3%
Third Level Education (Any Level)	6,030	40.1%	131,339	34.5%
Postgraduate or Higher	2,237	14.9%	58,960	15.5%
Not Stated	1,253	8.3%	41,268	10.8%
Total	15,024	100.0%	5,807	1.5%

Table 3.3: Population Aged 15+ Years by Highest Level of Education Completed in Dublin City – 2022 (Source: CSO, 2022)

3.4 Affluence and Deprivation

The purpose of an affluence and deprivation index is to assess social conditions using a single indicator. The Pobal HP Deprivation Index (2022) is used by public bodies across Ireland to identify potentially disadvantaged communities and target investment/policy to improve the quality of life and access to opportunities for those living in them. The subject site is located in an area (based on Small Areas) that is classified in aggregate as 'Marginally Above Average'. This profile is highly contrasted spatially, with areas closer to Drumcondra in the south classified as 'Affluent', while areas closer to Kilmore to the north are largely classified as 'Deprived' or 'Below Average'. The profile suggests a need to provide for a diverse mix of social and community infrastructure to cater for both needs. The aggregate scoring of 'Marginally Above Average' indicates that the area has higher than average educational attainment, lower levels of unemployment, low age dependency, lower rates of disability, etc. relative to other parts of the country.

3.5 Employment

The economic profile, based on Census 2022, indicates a young population with a large cohort of the population in the 20-49 age cohorts. The area continues to have an active workforce age bracket, with a high proportion of the population at work. The majority of the population over 15 years of age are categorised as 'At Work' in 2022 (56.1%). The percentage of people unemployed in the area is lower (3.9%) than Dublin City (8.4%). The number of people retired in the Study Area is significantly larger (22.6%) than that of Dublin City (13.5%). The percentage of students (9.1%) in the Study Area is marginally lower than the percentage of students in Dublin City (11.3%).

The catchment area would be classified as a large employer, given the proximity to the City Centre, Beaumont Hospital and Omni Shopping Centre. The daytime population of the Study Area was registered at 29,872 No. persons in 2016. This refers to those persons that are typically located within the area during the daytime hours for school, work or living and not leaving for work. Some 9,066 No. persons are employed within the Study Area, classifying it a larger employment destination in Dublin City. Those working in the area largely do so in either 'education, human health and social work activities' (65.9%), or 'wholesale, retail trade' (8.9%). Given these employment opportunities the Study Area will continue to attract population of working age.

3.6 Religion, Transport and International Community

Within the Study Area, 19.3% of the population identify as 'Not Religious' with the remaining 76.0%¹ identifying as religious and likely have some need for religious place of worship. Equally, ensuring there is adequate SI to help diverse communities feel included and empowered is critical. The Study Area has a comparably large international community with 18.1% of the local population

¹ 4.7% of the population did not state their religion in 2022, which constitutes the remaining percentage value.

born outside of Ireland.

A minority (45.0%) of the resident population rely on green modes of transport for daily activities, with 'Bike' (9.0%), 'Walking' (18.0%), and 'Public Transport' (17.9%) making up a large portion of transportation. Daily commuting patterns show 51.8% of trips to work/school are under 30 minutes, with just 8.5% indicating a travel time of over an hour. Trips by 'Private Car (Driver or Passenger)' constitute a comparably higher 37.5% of all daily movements indicating a car-dependent community. Only 17.6% of households do not access to a Car with 32.7% of all households having 2 or more Cars.

3.7 Summary

The majority of the population in the catchment of the Study Area are living in lower density family housing estates. They are more likely to live in owner-occupied family houses, rather than private or socially renting, than recorded nationally. Population growth in the catchment has been lower than average over the past 6 years, increasing by just 542 No. persons, living within the 64 No. new units recorded as completed since 2016. This population growth to new unit occupancy rate is in line with the increasing average household size identified in the catchment over the period (up from 2.65 persons per household in 2016). The population has a higher than average ethnic diversity, with an above average number of residents from Poland, EU accession countries and countries outside of Europe, aligning with a lower than average proportion of persons stating their country of birth as Ireland. The resident population in the area is heavily reliant are car-based transportation for all daily movements.

The population of the Study Area is characterised by a young population within the active workforce age bracket, and a large minority are young families with children. The population aged under 14 years of aged has increased significantly since 2016 with this trend likely to continue into the future. Jobs in the catchment reflect the major employers in the area (civil service, hospital, schools and retail) requiring a mix of lower skilled residents and those with higher educational attainment. The resident population of the catchment is very highly educated with majority of adult persons holding a Bachelors Degree or higher. The area is classified as 'Marginally Above Average' in terms of affluence and deprivation, signifying higher than average rates employment, in high skilled occupations, and usually indicates higher disposable income, and lower demand for social infrastructure, with a higher level of social mobility and means to travel.

The demographic assessment indicates that a higher proportion of community facilities may be required for the working population and families with school-aged children in this area than other demographic groups. Moreover, it is important to note the shifting old age dependency rate with a decline population in older age cohorts indicating a reducing need for health and community infrastructure catering to their needs.

4. Audit Evaluation

As stated previously, the application site, measuring c 0.58 ha, is located in north-east Dublin City (Beaumont, Dublin 9) within an established residential area characterised by predominantly low- to medium-density housing, supported by local services, community facilities, and public open spaces. The site is set back from Beaumont Road fronting a crescent known as Grace Park Court at the corner where it meets Beaumont Grove. The site is currently occupied by a derelict bungalow (No. 72 Beaumont Road), and a former retail/commercial premises and associated car parking areas. There is a vehicular entrance to the rear of the site to the south of No. 72 Beaumont Road that leads to several outbuildings. The surrounding urban context is mature in nature, with a strong residential character and a well-developed streetscape. The site is appropriately integrated into the existing built environment and benefits from proximity to a range of social and community infrastructure. The site is highly accessible by a variety of transport modes. It is well served by existing public transport infrastructure, with multiple bus services operating in the vicinity, providing frequent and direct connections to Dublin city centre, key employment areas, and surrounding suburbs. The location is also within reasonable walking distance of local amenities, reducing reliance on private car use and supporting sustainable travel patterns in accordance with national and regional planning policy.

The Study Area for this assessment is defined by a c. 1 km metre radius of the subject site, equivalent to a c. 10- to 12-minute walking distance considered accessible to future residents of the proposed development. A distance of c. 750 metres has also been defined by Dublin City Council within the Dublin City Development Plan 2022-2028 (Section 15.8.4) as the development standard for future community and social audits. Given that the subject site is located within an urban inner-city context, a combined catchment of c. 1km has been included in the study to capture, survey and include relevant infrastructure that lies tangent to, or immediately outside of this study area.

The survey identified a large range of community facilities within the Study Area. A total of 7 No. categories of facilities that align with the Policies set out in the Development Plan were utilised for this Audit. Some 95 No. social infrastructure facilities were identified as part of this Audit within a radius of 1 km of the subject site across the 7 No. thematic areas.

Theme	Facility Type
Education and Training Facilities	Primary, Post-Primary, Third Level, Further Education And Other Lifelong Training Centres
Childcare Facilities	Registered Childcare Facilities Incl. Full Day, Part-Time And Sessional Services
Healthcare Facilities	Hospitals, Health Centres, Primary Care Centres, Doctors And Specialty Clinics, Dental, Physiotherapy, Counselling, Optician, Pharmacy
Sports and Recreation Facilities	Parks, Playing Pitches, Playgrounds, Sports Centres And Clubs, Leisure Centres, Gyms And Training Facilities, Swimming Pools
Social, Community and Cultural Facilities	Community Centres, Libraries, Senior and Youth Centres, Post Offices, Banks and Credit Unions, Museums, Galleries, Theatres, Cinemas, Music Venues,
Religious Institutions	Areas of Worship, Churches, Cemeteries
Convenience and Comparison Retail	District, Neighbourhood And Local Centres, and Relevant Retail Offering

Table 4.1: Community and Social Infrastructure Themes applied to the Audit (Source: Dublin City Council, MCG Planning, 2026)

Figure 4.1: Map of Subject Site, and Catchment Area (Source: Google Maps API, MCG Planning, 2026)



Context Map

Legend

-  Subject Site
-  750 metre Buffer Area
-  Study Catchment Area (1 kilometre)

4.1 Education and Training Facilities

The site is located within the existing school network serving parts of Dublin 9 and within the catchment *Beaumont – Coolock D5 School Planning Area*. The area is well served by primary and post-primary schools, and has third-level colleges and further education institutes located within close proximity. Table 4.2 identifies the names of each service and the enrolment numbers for the 2025/2026 academic year.

Roll Number	Facility	Type	Female	Male	Total Enrolment 2025/2026
19297H	Cromcastle Green B N S	Primary School	0	183	183
20052H	Gaelscoil Cholmcille	Primary School	111	98	209
16759E	S N Mhuire Na Mbrathar	Primary School	26	311	337
19496N	Scoil Fhiachra Soisir	Primary School	292	265	557
19298J	Scoil Nais Ide Cailini	Primary School	154	2	156
19919P	St Davids N S	Primary School	19	289	308
19628E	St Fiachras Sen N S	Primary School	319	290	609
19920A	St John Of God N S	Primary School	179	3	182
16753P	St Vincent De Paul Senior School	Primary School	283	22	305
16754R	St Vincents De Paul Junior N S	Primary School	158	176	334
60420L	Árdscoil Rís	Post-Primary School	0	563	563
60471F	St. David's College	Post-Primary School	72	478	550
60550B	Chanel College	Post-Primary School	0	451	451
60840K	Maryfield College	Post-Primary School	527	0	527
60870T	Our Lady Of Mercy College	Post-Primary School	407	0	407
70321P	Ellenfield Community College	Post-Primary School	79	71	150
70330Q	Coolock Community College	Post-Primary School	85	120	205

Table 4.2: Inventory of Educational Facilities identified within Audit (Source: DES 2026, MCG Planning, 2026)

4.1.1 Existing Primary School Facilities

The 10 No. existing primary schools identified within the catchment *Beaumont – Coolock D5 School Planning Area* held a combined provisional enrolment of 3,180 No. students during the 2025-2026 school year as per Department of Education records. Some 9 No. of the schools identified were co-educational (mixed) schools. The primary school that is located nearest to the subject site (Scoil Fhiachra Soisir), held an enrolment of 557 No. students in 2025/2026.

Table 4.3 below provides information on each of the primary schools, inclusive of their enrolment numbers over the past 10 academic years 2015-2016, 2020-2021 and 2025-2026. The overall enrolment figure associated with the 10 No. primary schools within the catchment has decreased by +7.7% over the past decade, and has remained static over the past 5 years. No new National

Schools have opened in the area in the last 5 years, but a total of 9 No. National Schools have experienced a decline in student numbers over this period. This is in alignment with demographic trends for the area which indicate reducing numbers of primary school aged children, and would demonstrate that there is a healthy available capacity within the existing primary schools network.

Catchment		Enrolment Year			Historic Change	
Roll No.	School Name	15/16	20/21	25/26	5-year	10-year
07546J	GOLDENBRIDGE CONVENT	206	210	185	-25	-21
13611D	PRESENTATION PRIMARY SCHOOL	244	261	221	-40	-23
14556D	South City CNS	317	349	342	-7	25
15625B	ST CATHERINES WEST N S	740	646	582	-64	-158
16786H	ST BRIGIDS PRIMARY SCHOOL	164	159	156	-3	-8
17083B	S N MUIRE GAN SMAL B	314	289	278	-11	-36
17893N	SANCTA MARIA C B S	633	720	633	-87	0
18477E	Scoil na mBrathar	175	168	189	21	14
19480V	ST PATRICKS	305	336	297	-39	-8
19589U	GAELSCOIL INSE CHOR	409	380	354	-26	-55
Total		3,507	3,518	3,237	-281	-270

Table 4.3: Historic Change in Enrolment (Primary) in Recent 5- and 10-year Period (Source: DES 2026, MCG Planning, 2026)

4.1.2 Existing Post-Primary School Facilities

There were 7 No. post-primary schools identified within the catchment which held a combined co-educational enrolment of 2,853 No. students during the 2025/2026 school year, as per Department of Education records. The post-primary school located nearest to the subject site (Ellenfield Community College), held an enrolment of 150 No. students in 2025/2026.

As highlighted in Table 4.4, the overall enrolment figure associated with the 7 No. post-primary schools in the catchment area has decreased over the past 10 year periods. Likewise, over this period, no new schools have been added within the catchment, and the total enrolment figures decreased from 3,179 pupils in 2015-2016, to 2,798 pupils in 2020-2021, and then decreased to 2,856 pupils in 2025/2026. This is representative of an decrease of 326 pupils (a 10.3% decrease) over the past 10 years. The demand for spaces has decreased at all but one the 2 No. schools over the past 10 years indicating stronger geographic demand for post-primary places in the catchment. The rate of demand decrease over the past decade is in line with changing demographic trends in the area and wider Dublin region. This rationale for an upcoming reduction in demand for post-primary places is documented and modelled by the Department of Education and is reviewed in Section 4.1.4 of this report.

Catchment		Enrolment Year			Historic Change	
Roll No.	School Name	15/16	20/21	25/26	5-year	10-year
60420L	Árdscoil Rís	525	555	563	8	38
60471F	St. David's College	523	469	550	81	27
60550B	Chanel College	603	548	451	-97	-152
60840K	Maryfield College	659	583	527	-56	-132
60870T	Our Lady Of Mercy College	421	372	407	35	-14
70321P	Ellenfield Community College	209	127	150	23	-59
70330Q	Coolock Community College	239	144	205	61	-34
Total		3,179	2,798	2,853	55	-326

Table 4.4: Historic Change in Enrolment (Post-Primary) in Recent 5- and 10-year Period (Source: DES 2024, MCG Planning, 2025)

4.1.4 Future Demand Analysis

In November 2021, the Department of Education reported that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2020, and will fall gradually to a low point in 2033, in line with revised migration and fertility assumptions for the country as a whole. The latest statistical release² by the Department of Education in this respect states:

“Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,716). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F2³ scenario will reach a low point of 440,551 by 2033. This is 120,860 lower than today’s figure. Enrolments will rise again thereafter and are projected to stand at 474,888 by 2040, a rise of some 34,300 over the seven years 2033 to 2040.”

The study also concluded that post-primary enrolments, however, will continue to rise in the short-term and will likely reach peak enrolment levels in 2024. The Department of Education report⁴ states:

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

² Source: Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040 (DES, November 2021), p.6.

³ The CSO’s Regional Population Projections utilise six variant scenarios with relative assumptions in relation to regional fertility, mortality trends and external migration from and to each region. The Department of Education anticipates that the M1F2 is the most likely scenario regarding migration and fertility, which encompasses the assumption of high migration and low fertility falling from 1.8 to 1.6 by 2031.

⁴ Source: Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040 (DES, November 2021), p.11

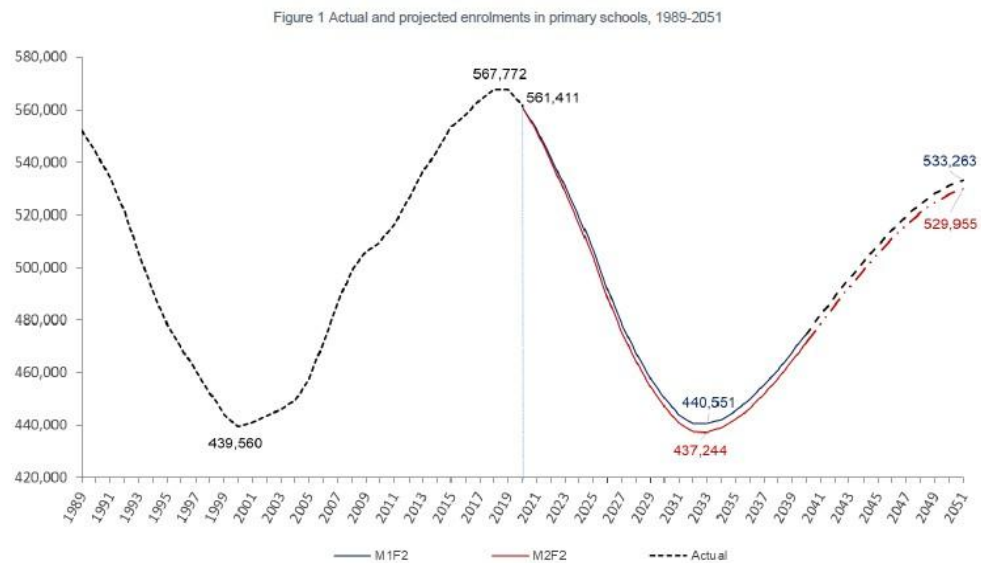


Table 4.5: Actual and Projected Enrolments in Primary Schools, 1989–2051, Organised by Growth Projection Scenarios Created by the CSO (Source: DES 2021)

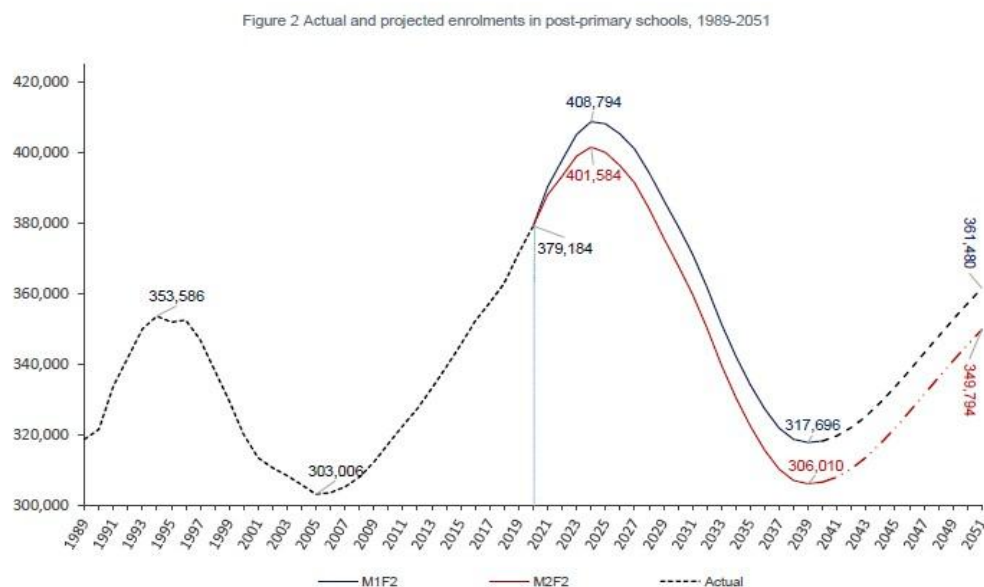


Table 4.6: Actual and Projected Enrolments in Post-Primary Schools, 1989–2051, Organised by Growth Projection Scenarios Created by the CSO (Source: DES 2021)

Given the wider trends in demography, the working age demographics predicted for the unit typology of the proposed scheme and the Department of Education projections for future student enrolments, it is not envisaged that the development when completed would contribute to notable increases in local populations or put pressures on existing schooling infrastructure in the local area.

4.1.4.1 Planned/Completed Infrastructure

No new schools are currently proposed to be delivered within the Beaumont – Coolock D5 School Planning Area in the short term under the national school building programme, although a number of capital projects are planned in neighbouring SPA areas proximal to the subject site, including a new 16 classroom school for Gracepark ETNS and expansions at St. Aidan’s CBS, Dominican College, Clonturk College and Scoil Caitriona. Furthermore, a new primary school and new post primary school were announced to be established to serve the Drumcondra-Marino D1 school planning area and the primary school, Gaelscoil Áine, was established in 2019 and is currently located in interim accommodation on St. Mobhi Road. The additional capacity being provided by all of these projects is being considered in the context of the projected future requirements in the area.

Following an examination of projected primary and post-primary demand within the Beaumont – Coolock D5 School Planning Area in 2023, then Minister for Education, Norma Foley, responded in Parliamentary Questions (February 2024⁵) about the status of educational infrastructure within the SPA. She indicated that;

“The 2023 demographic analysis indicate primary school enrolments in the Beaumont_CoolockD5 school planning area reached their projected peak year in 2022 and enrolments are projected to decrease thereafter. The Department will continue to liaise with Local Authorities in respect of their County Development Plan and any associated Local Area Plans with a view to identifying any potential long-term school accommodation requirements across school planning areas.”

Thus, it is judged by the DES regional and local level modelling that no additional infrastructure is necessary in the catchment at this time. Given the nature and unit typology of the proposed development it is unlikely to create additional pressures on schooling infrastructure into the future.

4.1.4.2 Potential Impact of Scheme on Catchment Schools

Using the projected enrolment figures⁶ for the Dublin Region, as set out in the Department of Education and Skills’ *Projections for Full-Time Enrolment: Primary and Second Level, 2021–2040*, the study can extrapolate future enrolment for the 2029/2030 academic year for the catchment area . The 2029/2030 academic year has been selected in this study as the year the proposed development should be completed and occupied. The Report projects the enrolment figures in primary schools within the Dublin Region to drop by 12.2% between the academic years 2025/2026 and 2029/2030 (4 year period). Applying this future projection figure to the current enrolment figures within catchment it is estimated that enrolments in the 10 No. primary schools identified in the Assessment are set to reduce by 395 No. spaces by the 2029/2030 academic year.

At the post-primary level, the Report projects the enrolment figures to decrease marginally by 3.9% between the 4 academic years from 2025/2026 to 2029/2030. This would result in a decrease of 192 No. children in the 7 No. post-primary school identified within the catchment by the 2029/2030 academic year. We note that the indicative change figures provided are an estimate of potential enrolments is based on the regional population projections included in the DES Report⁷ and do not represent localised values.

⁵ <https://www.kildarestreet.com/wrans/?id=2024-02-07a.647>

⁶ Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021–2040* (DES, 2021), Table 4.

⁷ Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021–2040* (DES, 2021), Table 7.

Catchment	Enrolment Year		% Change Estimate	Change
	25/26	29/30		
Primary Schools (10)	3,237	2,842	-12.2% decrease	-395
Post-Primary Schools (7)	4,930	4,738	-3.9% decrease	-192

Table 4.6: Projected Enrolment Trends – 2026 to 2030 (Source: DES 2026)

4.1.5 Evaluation

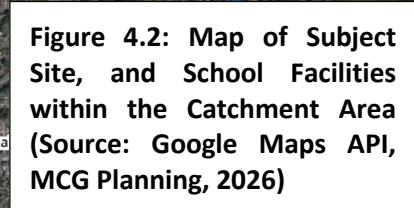
There are 10 No. existing primary schools, and 7 No. existing post-primary school in the catchment area, to which the subject site belongs. These facilities cater to a student population of 3,237 No. primary school students and 2,853 No. post-primary school students and have demonstrated similar levels of decline in the recent 10 year period, with primary school enrolments decreasing by 7.7% and post-primary school enrolments decreasing by 10.3% over the same period.

With respect to future enrolments, it is projected within the latest Department of Education and Skills' *Projections for Full-Time Enrolment: Primary and Second Level, 2021–2040* that the region will experience a c. 12.2% decrease in primary school enrolments and a c. 3.9% decrease in post-primary school enrolments between the academic years 2025/2026 and 2029/2030, and will continue to fall gradually to a low point by 2039, with respect to the most recent regional population projections published by the DES. **The decline in existing enrolments at primary school level is already visible in the SPA and is estimated to be in line with government demographic projections, and is expected to fall until 2033. Post-primary school enrolments are projected to peak in 2024/2025, and it is thus likely that the Beaumont – Coolock D5 school planning area will see a reduction in the need for places into the remainder of the decade.**

No new schools are currently proposed to be delivered within the Beaumont – Coolock D5 School Planning Area in the short term under the national school building programme, although a number of capital projects are planned in neighbouring SPA areas proximal to the subject site, including a new 16 classroom school for Gracepark ETNS and expansions at St. Aidan's CBS, Dominican College, Clonturk College and Scoil Caitriona. Furthermore, a new primary school and new post primary school were announced to be established to serve the Drumcondra-Marino D1 school planning area and the primary school, Gaelscoil Áine, was established in 2019 and is currently located in interim accommodation on St. Mobhi Road. The additional capacity being provided by all of these projects is being considered in the context of the projected future requirements in the area. Recent demographic analysis of the SPA has determined that there is not sufficient unmet demand in the area to establish a new primary/post-primary school.

The subject development comprises 100 No. units, of which 38 No. units can reasonably accommodate families. Given the additional demand for primary and post-primary school infrastructure generated by the proposed development, the shifting age profile and demographic needs of the population, and the planned additional capacity to be provided by the DES at primary and post primary level, it is considered that surplus student populations can be effectively absorbed by the existing facilities network.

Special Schools



4.2 Childcare

This assessment identifies 11 No. TUSLA registered childcare facilities within 1km radius of the subject site (and some 1 No. additional facility currently granted permission), it illustrates their latest enrolment based on the latest TUSLA inspection data, and their levels of accessibility with respect to walkable distances from the subject lands. These facilities were reported as having a combined total enrolment of 355 No. childcare places (428 no. including planned capacity) within 1km at the time of the survey (January 2026). Table 4.6 below provides facility-level detail for each of the childcare providers considered in the study alongside current enrolment, maximum insured capacity and available spaces, including full day, part-time and sessional services. An additional 6 no. facilities were identified in the audit, but have closed over the past number of years⁸.

TUSLA ID	Childcare Facility	Distance from Site (km)	Service Type	Latest TUSLA Enrolment
TU2015DY053	Cocoon Childcare Santry	1.00	Full Time / Part Time / Sessional	69
TU2015DY065	Early Journeys - Beaumont	0.70	Full Time / Part Time / Sessional	60
TU2015DY084	Grace Park Montessori	0.75	Sessional	16
TU2015DY107	Larkhill Playgroup	0.55	Part Time	19
TU2015DY120	Little Learners ABCD	0.80	Full Time / Part Time / Sessional	77
TU2015DY130	Lorcan Montessori	0.90	Sessional	14
TU2015DY231	Tots & Co.(Cosy Tots Ltd)	0.85	Full Time / Part Time / Sessional	44
TU2016DY036	Early Journeys – Shantalla Road	0.30	Sessional	8
TU2020DY002	Pinocchios Little Treasures	0.90	Full Time	26
TU2021DR001	Larkhill Playgroup	0.55	Part Time	18
TU2023DY004	Maple Montessori	1.00	Sessional	4
			Total	355

* Source: Combination of: Tusla Inspections (based on AM) and Tusla listing (January 2026) provided by DCC.

Table 4.7: Current Capacity of Existing Childcare Facilities in a 1km Study Area (Source: TUSLA Inspections (based on AM) and TUSLA listing (January 2026) provided by DCC, MCG Planning, 2026)

An examination of Dublin City Council's Online Planning Register showed the planning and development pipeline consisted of 1 no. planning applications in the Study Area as of January 2026. This granted application is currently under construction, and when delivered, will create a considerable additional childcare capacity of 73 no. childcare spaces to the Study Area, and the wider catchment area around Whitehall. Table 4.7 below provides facility-level detail for the planned childcare providers in the study area alongside planned enrolment.

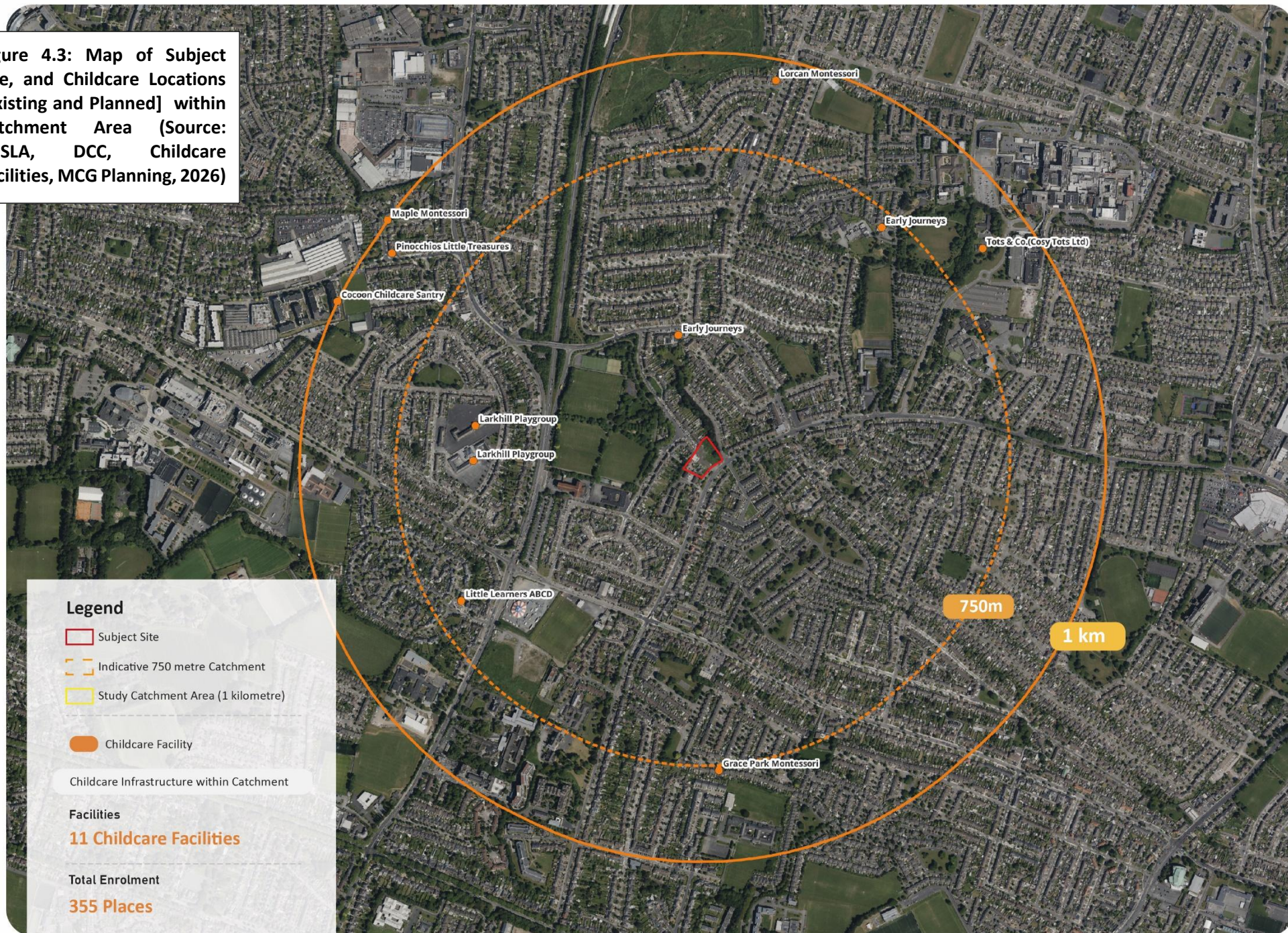
⁸ Closed TUSLA registered facilities identified within catchment: Adrienne's Playschool, Beaumont Montessori School, Scribbles, The Rosewood Playschool, The Little Montessori, Little Stars Childcare

Reg Ref	Location	Childcare Facility Size	No. of Residential Units (excl. 1 beds)	Capacity	Distance from Subject Site
3405/19	Site at Swords Road, Whitehall, Dublin 9	446 sq m	242	73	700m
	Total			73	

Table 4.7: Planned Capacity of Existing Childcare Facilities in a 1km Study Area (Source: DCC 2026, MCG Planning, 2026)

Figure 4.3 overleaf provides the spatial location of each childcare facilities considered in the study.

Figure 4.3: Map of Subject Site, and Childcare Locations [Existing and Planned] within Catchment Area (Source: TUSLA, DCC, Childcare Facilities, MCG Planning, 2026)



4.2.1 Evaluation

As stated previously in Section 2.0, the *Childcare Facilities: Guidelines for Planning Authorities (2001)* recommend that a crèche or childcare facility with capacity for 20 No. children should generally be provided for every 75 No. dwellings within new residential developments. However, both the Guidelines and Dublin City Council further advise that regard should be had to existing childcare provision when considering the delivery of new facilities as part of residential development in order to avoid overprovision.

This Assessment aims to determine what the nature of local supply and demand is within the catchment, in parallel with the estimation of 0–6-year-old residents that may reside in the proposed development. The total number of units in the development which are included in this estimation amounts to 38 No. In order to calculate the number of 0–6-year-old residents in the proposed development, the study utilises 3 No. key number of indicators:

1. The proposed unit mix of the development;
2. Persons per unit proposed (this is calculated by using the average household size within the Study Area, established as 2.69 No. persons per unit⁹ using the Census 2022); and
3. Proportion of the Study Area's population within the 0–6 years age cohort (determined as 7.49% using Census 2022 data).

Analysis of these factors allows for a determination of the total number of 0–6-year-old residents in the proposed development. As highlighted in Table 4.7, it is estimated that 8 No. children aged 0–6 years may reside in the proposed development (rounded from 7.65).

Description	No.	Value	Method
Units in Proposed Development (excl. 1 bed)	a	38	a
Average Household Size	b	2.69	b
Potential Residents (Number)	c	102.22	a * b = c
0-6 Years (% of Total Population)	d	7.49%	d
Potential 0-6 Years (Number)	e	8	d * c = e

Table 4.7: Estimation of Children Aged 0–6 Years in the Proposed Development (Source: MCG Planning, 2026)

In 2023, the Central Statistics Office, as part of the latest Census release, provided a detailed statistical module¹⁰ on the rates of take-up for childcare at a national and county level for 2022. This analysis highlighted that almost one-third (331,783) of children under the age of 15 in the State were in some form of formal childcare. This release is relevant for this Assessment as it indicates the extent to which childcare facilities are utilised by the general population. An adaption of a table found within this module (Table 4.8) shows the range of methods parents use for the purposes of childcare for their pre-school attending children in the State and at county level.

Type of Childcare	Parent/ Partner	Unpaid Relative/Friend	Paid Relative/ Friend	Childminder/ Au-Pair/Nanny	Childcare Facility	Other
Dublin City	60%	8%	1%	7%	23%	1%
State	55%	10%	2%	10%	22%	1%

Table 4.8: Type of Childcare Utilised By Parents of Pre-School Children (Source: CSO, 2023)

The Study indicates that the vast majority of pre-school children across Ireland are cared for by their parents or partners of their parents, while 22% of pre-school children attend a childcare facility

⁹ CSO statistics record a total of 24,717 No. residents in 10,384 No. households within the catchment in 2022.

¹⁰ CSO Census of Population, 2022. <https://www.cso.ie/en/releasesandpublications/ep/p-cpp3/censusofpopulation2022profile3-householdsfamiliesandchildcare/childcare/>

nationally, and 23% in Dublin City. This module from the CSO is not an approximation or a random sample survey, but a direct representation of the population in 2022. Since the previous analysis carried out in 2016, the level of pre-school children attending a childcare facility has not materially increased (increased in raw numbers, decreased in proportion). Table 4.9 applies the CSO's 23% figure to the estimated number of residents aged 0–6 years old¹¹ in the proposed development, as determined under the quantitative demographic analysis above. The results indicate a potential need for c. 2 No. childcare places to be available to support the additional local need (value rounded from 1.84).

Description	Ref.	Value	Method
Units in Proposed Development (excl. 1 bed)	a	38	a
0-6 Years (Number)	b	8	b
0-6 Years Total at 23%	c	2	b * 23% = c

Table 4.9: Number of Pre-School Children Requiring Access to Childcare Facilities (Source: MCG Planning, 2026)

The subject development comprises 100 No. units, of which 38 No. units can reasonably accommodate families. The potential childcare uptake of the proposal is likely to be 2 No. places, and the local childcare network will have an indicative maximum capacity of 355 No. spaces based on existing enrolment. The Dublin City Planning Register indicates a significant future pipeline of an additional 73 childcare places within the catchment based on granted applications.

Consultation with childcare facilities in the catchment area indicated no notable spare capacity for new enrolments as of January 2026 in the majority of facilities. Moreover, certain childcare facilities have waitlists indicating a pent up demand for childcare that is not currently being met by existing services in the area. Notably, physical clear floor space was not the principal issue impacting enrolment for many facilities but rather financial, administrative or staffing constraints. Based on 2025 TUSLA reporting, the catchment facilities had further physical capacity for some 189 no. childcare spaces based on their maximum insured capacity¹². It was also identified in the audit that 6 No. TUSLA registered childcare facilities, identified within the catchment area, have closed in recent years.

Given the childcare demand generated by the proposed development, its unit typology, alongside the shifting age and demand profile, and the nature of the constraints on existing infrastructure not primarily related to physical space, it is considered that demand from the proposed scheme could readily be absorbed by the existing and planned facilities network.

¹¹ This analysis adopts the rate of formal childcare utilisation for children aged 0–8 years old for Dublin City. While a like-for-like analysis of those aged 0–6 would be ideal, the CSO only provides outputs for specific cohorts (specifically, 0–2, 3–4, 5–8, 9–14, and under age 15 cohorts). In order to capture the key demographic of formal childcare take-up for those children aged 5–6, the percentage rate of take-up for all children aged 0–8 was selected and applied to the study.

¹² Cocoon Childcare Santry (+25 spaces), Early Journeys (+32 spaces), Little Learners ABCD (+132 spaces)

4.3 Social and Community Facilities

Access to quality community services and facilities can have a significant bearing on the quality of life and health and well-being of a community, by encouraging social interaction, promoting learning and providing support services for those living, working and visiting an area. An urban neighbourhood should be big enough to support a range of services and small enough to foster a sense of belonging and community; it should be sufficiently dense to enable all of its essential facilities to be within easy walking distance of the urban centre.

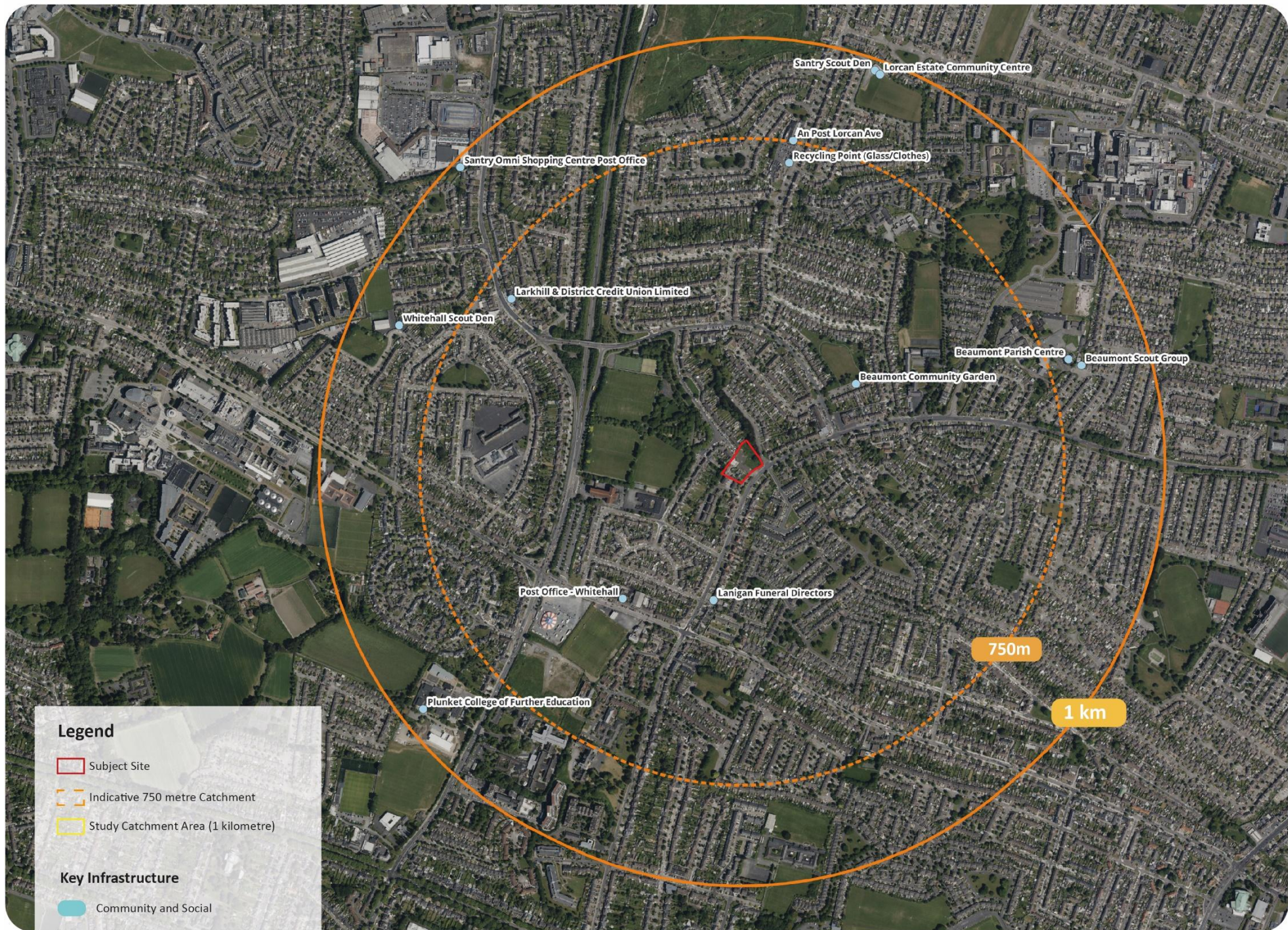
The baseline study undertaken identified 13 No. community and social services and facilities in the 1km Study Area, including a community centre, 3 no. scout groups, a centre for further education, a parish centre, and a community garden. These facilities support social interaction, community engagement, and the delivery of social programmes within the Beaumont and Dublin 9 area. The distribution of community facilities is generally balanced, with many located within walking distance or a short journey from the subject site. Existing pedestrian and public transport networks provide effective access, supporting inclusive and sustainable patterns of use.

In addition to key community facilities, sustainable communities require a range of ancillary facilities and services such as state or local authority provided services e.g. credit unions, libraries, retail centres, emergency facilities, post offices and general community facilities. The catchment area has 2 no. post offices, recycling banks, and community centre. A local Fire Station and Garda Station were identified outside the Study Area in nearby Santry and Finglas. Both of these facilities would provide necessary emergency provisions as needed and are sufficient to support the needs of current and future residents.

In relation to the provision of community services and facilities, the Dublin City Development Plan outlines that large scale residential developments should include community facilities, unless it can be established that the needs of the new residents can be adequately served within existing or committed community facilities in the area. Having regard to the quantum, quality and range of community services and facilities in the area, it is considered that the proposed development could be adequately served by the existing services and facilities. The facilities discussed above are represented in the map below and accompanying table.

No.	Name of Asset	Facility Type
1	Lanigan Funeral Directors	Social and Community
2	Plunket College of Further Education	Social and Community
3	Recycling Point (Glass/Clothes)	Social and Community
4	Beaumont Parish Centre	Social and Community
5	Santry Scout Den	Social and Community
6	Lorcan Estate Community Centre	Social and Community
7	Beaumont Scout Group	Social and Community
8	Whitehall Scout Den	Social and Community
9	Post Office - Whitehall	Social and Community
10	An Post Lorcan Ave	Social and Community
11	Santry Omni Shopping Centre Post Office	Social and Community
12	Larkhill & District Credit Union Limited	Social and Community
13	Beaumont Community Garden	Social and Community

Table 4.10: Social and Community Infrastructure within c. 1 km Radius of the Subject Site (Source: MCG Planning, 2026)



4.4 Healthcare and Emergency Services

Supported and facilitated by Local Authorities, access to quality health services and facilities is a key element to creating sustainable neighbourhoods. A total of 26 No. health services and facilities, comprising 7 No. General Practitioners and Health Centres, 1 No. large Hospital, 6 No. Pharmacies, and 4 No. Dental Care Practices, and a nursing home, were identified within the Study Area during the baseline survey.

No.	Name of Asset	Facility Type
1	Calderwood Family Clinic	Healthcare and Emergency Services
2	Northside dentists, Dr John Canavan	Healthcare and Emergency Services
3	Hampson Practice	Healthcare and Emergency Services
4	Beaumont Hospital	Healthcare and Emergency Services
5	Beech Lawn Nursing Home	Healthcare and Emergency Services
6	Molloy Dental	Healthcare and Emergency Services
7	Beaumont Dental	Healthcare and Emergency Services
8	Whitehall Clinic	Healthcare and Emergency Services
9	Beaumont Park Clinic	Healthcare and Emergency Services
10	O'Dea's Pharmacy	Healthcare and Emergency Services
11	O'Sullivan's Life Pharmacy	Healthcare and Emergency Services
12	Conway's Pharmacy	Healthcare and Emergency Services
13	Sion Hill Pharmacy	Healthcare and Emergency Services
14	Haven Pharmacy	Healthcare and Emergency Services
15	Adrian Dunne Pharmacy Whitehall	Healthcare and Emergency Services
16	Dublin Counselling and Wellness, D9 Therapy	Healthcare and Emergency Services
17	DC Therapy	Healthcare and Emergency Services
18	Highfield Healthcare	Healthcare and Emergency Services
19	McCabes Pharmacy Omni S.C	Healthcare and Emergency Services
20	Green Dental - Omni Shopping Centre	Healthcare and Emergency Services
21	The Medical Centre	Healthcare and Emergency Services
22	OMNI PARK SHOPPING CENTRE - Optical Centre	Healthcare and Emergency Services
23	OmniVision	Healthcare and Emergency Services
24	Swords Road Medical	Healthcare and Emergency Services
25	Donal MacNally Opticians	Healthcare and Emergency Services
26	Santry 365Physiotherapy Back Physio Shoulder Physio Dublin 9 Physio Home Visit Physio Neuro Physio	Healthcare and Emergency Services

Table 4.11: Health and Emergency Infrastructure within c. 1 km Radius of the Subject (Source: MCG Planning, 2026)

The subject site benefits from a high level of healthcare provision within its immediate and wider catchment. The audit identifies Beaumont Hospital, a major acute teaching hospital of regional and national importance, alongside a range of primary healthcare facilities including GP practices, dental surgeries, pharmacies, and specialist medical services. This established healthcare cluster reflects the strategic role of the Beaumont area within Dublin's health infrastructure network. provides for a comprehensive range of core and specialist services to the local community. For specific specialist services not provided at Beaumont Hospital, individuals may be willing to travel further. The proposed development is located in close proximity to Dublin's wide range of health facilities (10 No. minute drive to the city centre) and is close to the national motorway network and public transport provision either by bus or by rail. This provides access to national public

hospitals, private hospitals, high-tech hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospitals and hospices.

As the demographic profile of the Study Area continues to change, it will be critical to ensure that the provision of health services and facilities takes into consideration not only the needs of the existing population but future demand for such services and facilities. As highlighted in Section 3.1, the number of people within the older age cohort in the catchment is small and the requirement for regular care and specialist care is comparatively lower than in area that have higher concentrations of older persons and young children.

With regard to the provision of health services and facilities, the Dublin City Development Plan outlines that new or extended health care facilities should be provided where new residential development is proposed. However, having regard to the extensive range of health services and facilities available within the Study Area, it is considered that the proposed development would not place any undue stress on the health services and facilities available in the area.



4.5 Open Space and Recreation

Having access to open spaces is a key factor in maintaining good health and wellbeing. This is compounded when living in a dense, built-up urban environment where access to green spaces can be limited. Recreation and open space form an important part of placemaking and community development.

The baseline study undertaken identified 16 No. sport, open space and recreational infrastructures within the 1 km Study Area, including playground, large parks, and a range of other sporting facilities and clubs.

The audit identifies a strong provision of sports and recreational infrastructure serving the subject site. Ellenfield Park, located immediately adjacent to the site, provides a high-quality public open space offering opportunities for informal recreation, passive leisure, and amenity use. Additional parks, playing pitches, sports clubs, and recreational facilities are located throughout the surrounding area. This level of provision is consistent with national and regional planning policy objectives which seek to ensure access to open space and recreational amenities within established urban areas.

The provision of well-managed and maintained open spaces can provide an amenity that enhances the area and be beneficial to the wellbeing of local residents. Having regard to the open space and existing amenities provided, it appears that the site at Beaumont Road is well served and would provide future residents with choice and variety that would be engaged with. It appears that there are no deficiencies in this area in relation to provision of open space, sport and leisure facilities, and the presence of substantial public open space adjacent to the site represents a notable asset in supporting the proposed development. All of the facilities identified in the Audit seem to be of good quality and there are no known capacity issues at present.

The facilities discussed above are represented in the map below and accompanying table.

No.	Name of Asset	Facility Type
1	Whitehall Colmcille GAA New Pitch	Open Space and Recreation
2	Remy park	Open Space and Recreation
3	Whitehall Colmcille GAA	Open Space and Recreation
4	Ellenfield Park	Open Space and Recreation
5	Dublin City Council Astro Pitch	Open Space and Recreation
6	Rockfield Park	Open Space and Recreation
7	Beaumont Woods	Open Space and Recreation
8	Celtic Park FC (UCFL & AFL 35s)	Open Space and Recreation
9	St. Kevin's FC - All Weather Pitch	Open Space and Recreation
10	Ellenfield Playground	Open Space and Recreation
11	Ellenfield Tennis Courts (Dublin City Council)	Open Space and Recreation
12	Singleton Personal Training Studio	Open Space and Recreation
13	Ellenfield Football Fields	Open Space and Recreation
14	St. Kevin's Football Club.	Open Space and Recreation
15	Shanliss Park	Open Space and Recreation
16	JackPott's Bingo Whitehall Grand	Open Space and Recreation

Table 4.12: Open Space and Recreation Infrastructure within c. 1 km Radius of the Subject Site (Source: MCG Planning, 2026)



4.7 Faith Institutions

The predominant religion in the Republic of Ireland is Christianity, with the largest denomination being Catholicism. The second largest Christian denomination, the Church of Ireland (Anglican) has more recently experienced an increase, as have other small Christian denominations. Within the Study Area 76.0% of the population identify as religious, and 67.5% within the Catholic faith. The timely provision of faith facilities is of considerable importance to ensuring the religious needs of the existing and future population is met.

The baseline study undertaken identified 4 No. faith institutions within the 1km Study Area.

No.	Name of Asset	Facility Type
1	Holy Child Catholic Church	Faith
2	Church of the Nativity of Our Lord	Faith
3	IPC HEBRON NORTH DUBLIN	Faith
4	Beaumont Parish Centre	Faith

Table 4.14: Faith Infrastructure within c. 1 km Radius of the Subject Site (Source: MCG Planning, 2026)

Accessibility to religious facilities is good, with institutions located within walking distance or a short public transport journey of the subject site. Their integration within the existing residential fabric reflects long-standing settlement patterns and community structure. Holy Child Catholic Church is located on Thatch Road, and is closest the subject site just 300 metres, or a 5-minute walk. While patterns of religious participation have evolved over time, existing facilities remain sufficient to accommodate current levels of use. Many institutions also provide ancillary community functions, enhancing their contribution to social infrastructure provision.

All of these faith facilities appear to be in good condition and there are no reported capacity issues and no specified unmet needs of note at present. However, the changing cultural profile of Ireland means that Local Authorities may need to facilitate the development of additional places of worship to accommodate different religions in the future.



4.8 Retail Centres and Services

Analysis of convenience retailing indicates that there is adequate provision within the Study Area. The offering within 1 km is classified as smaller top-up shopping, restaurants, take-aways, a butcher, chemists and personal services like hairdressers and post offices serving a localised catchment population (within walking distance of the site), but also includes a large SuperValu for a full convenience retail experience.

The convenience retail infrastructure in and around Beaumont, Dublin, is characterised by a mix of long-standing local businesses and newer additions catering to a diverse, urban population. The main commercial strips along nearby Lorcan Avenue or Collins Avenue features several small grocery shops, pharmacies, off-licences, coffee shops, and takeaways, offering residents easy access to day-to-day essentials. The presence of pharmacies, bakeries, and barber shops further supports the area's function as a neighbourhood retail destination.

In the immediate surroundings, nearby Santry expands the convenience retail offering. The catchment area includes a major shopping centre, Omni Shopping Centre, means that larger retail and commercial options are easily accessible. Overall, the convenience retail network in Beaumont is sufficient, well-integrated with the community, and supported by good public transport links.

There was minimal retail vacancy identified and there is no deficit of retail facilities in the area. Moreover, it is considered that increasing the level of residential development in the area would contribute to the sustainability and viability of local businesses in the area.

The baseline study undertaken identified 8 No. retail destinations within the 1km Study Area.

No.	Name of Asset	Facility Type
1	Shay's Costcutter	Retail Centres
2	MACE Beaumont	Retail Centres
3	SuperValu	Retail Centres
4	Omni Shopping Centre	Retail Centres
5	Tesco Superstore	Retail Centres
6	Centra Santry Village	Retail Centres
7	Centra Bonnington	Retail Centres
8	Gala	Retail Centres

Table 4.15: Retail Centre Infrastructure within c. 1 km Radius of the Subject Site (Source: MCG Planning, 2026)



5 Conclusions and Recommendations

In our opinion, there is a sufficient existing provision of community social infrastructure in the vicinity of the subject site (i.e., within a c. 1 km radius) to support the proposed development. As the above survey demonstrates, there is an adequate supply of education, healthcare, and community facilities within reasonable walking distance of the subject site, as well as a number of parks and amenity areas, playing pitches and sporting facilities available to local residents. The area has a frequent public transport link to quickly connect the subject site directly to a wider range of facilities located in nearby Dublin City Centre. The proposed development will stitch into an already established neighbourhood with adequate local facilities.

The baseline study undertaken identified a significant range of services and facilities which contribute to quality of life for local residents, comprising 95 No. social infrastructure facilities were identified as part of this Audit within a radius of 1 km of the subject site.

Overall, healthcare, sports and recreation, community, education are all well-represented within the area and cater for the existing and proposed new residential community. The proposed development also includes passive and active open spaces as well as pedestrian links throughout the site. Childcare provision was highlighted as an area for improvement with most facilities in the catchment stating that they had no additional capability to add places in January 2026. Given the additional childcare capacity planned for the area, alongside the minimal potential future demand associated from the proposed development, it was not considered suitable or economically feasible to provide a childcare facility at this location. Having regard to the above we submit that the catchment area provides a wide range of existing social and community infrastructure to support the development and this is an ideal location for the proposed residential development.

This Community and Social Audit has been completed with regard to national, regional and local policy relating to the provision of suitable community facilities. Consideration has also been made to the policies on social and community infrastructure in the *Dublin City Development Plan 2022–2028*. The recommended types of facilities have been examined, and the result of this audit has identified that there is adequate existing capacity of these services and facilities within a reasonable catchment of the subject site. It is concluded that the existing school provision in the area is sufficient to cater for the needs of the current and future population of the area and the proposed development will be adequately catered for both in terms of school and childcare provision.

Despite this, it is important to continually ensure good accessibility to quality services and facilities, inclusive of but not limited to health services and facilities, education facilities, community facilities and sports and recreation facilities. **The size of the proposed development is unlikely to impact on the quality of services and facilities currently available in the locality.**