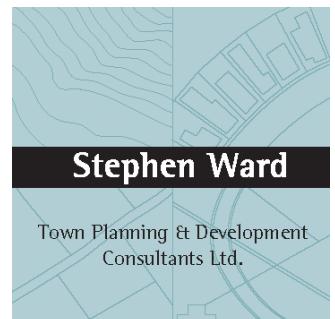


Social Infrastructure Audit

Woodtown, Ballycullen, Dublin 16



Prepared on behalf of
Lagan Homes Ballycullen



Stephen Ward

Town Planning & Development
Consultants Ltd.

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1.0 INTRODUCTION

This Social Infrastructure Audit has been prepared by Stephen Ward Town Planning and Development Consultants Limited in support of an LRD Meeting Request under Section 32B of the Planning and Development Act 2000 (as amended). Following on the LRD meeting and receipt of the opinion of the Planning Authority (PA), the applicant will lodge a planning application for a large-scale residential development (LRD) under Section 32A of the Planning and Development Act 2000.

Section 247 pre-planning meetings were held with South Dublin County Council on the 19th of July 2024 and the 26th of September 2024 as required under Section 32B (1) of the Planning and Development Act 2000 (as amended).

This Social Infrastructure Audit (SIA) was undertaken in November-December of 2024 by Stephen Ward Town Planning and Development Consultants Limited on behalf of the applicant, Lagan Homes. It assesses the existing community and social infrastructure available to future residents of the proposed development and establishes whether any gaps or deficits exist.

2.0 PROPOSED DEVELOPMENT

The application site extends to 10.35ha and is located to the south of Stocking Avenue, in the townland of Woodtown, Ballycullen, Dublin 16. The lands are located to the east of Abbots Grove Park, south-east of Abbots Grove Avenue and south of Stocking Wood estate and west of White Pines Park. There will be two vehicular entrances to the development from Stocking Avenue via Abbots Grove Avenue and Stocking Wood Drive.



Figure 1 - Satellite Image with approx. site boundaries in red.

The proposed development will consist of 502no residential units in total, a breakdown of 197no houses and 305no apartments. A crèche is proposed as part of the development, with capacity for 109no full-time childcare spaces.

3.0 POLICY CONTEXT

3.1 SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2022-2028

The statutory Development Plan that affects the application lands is the South Dublin County Development Plan 2022-2028 (SDCDP). The full extent of the application lands are zoned RES-N in the SDCDP, which has the objective *“To provide for new residential communities in accordance with approved area plans.”* This zoning category specifically seeks to provide new residential communities. The application lands are within the defined settlement boundary of South Dublin.



Figure 2 - Extract from SDCDP Zoning Map with approx. site boundaries in red.

For full details of the application’s compliance with RES-N Zoning Objectives, please refer to the Statement of Consistency by Stephen Ward Town Planning & Development Consultants that accompanies this application under separate cover.

The SDCDP seeks to establish and encourage sustainable neighbourhoods throughout its jurisdiction. In order to achieve sustainable neighbourhoods, there must be a range of local services and facilities in the vicinity of a given site. These services and facilities include employment, commercial, educational, health, spiritual, and civic amenities. These should be accessible from residential areas by safe and convenient routes, and preferably by walking, cycling, and public transport.

Policy QDP1: Successful and Sustainable Neighbourhoods

Support the development of successful and sustainable neighbourhoods that are connected to and provide a range of local services and facilities.

Policy QDP5: Connected Neighbourhoods

Promote short-distance neighbourhoods and strive towards the achievement of 10-minute settlements over the lifetime of the Plan, promoting a more compact development form, sustainable movement, and ease of access to services, community facilities, jobs and amenities.

3.2 NATIONAL PLANNING FRAMEWORK 2040

The *National Planning Framework* (NPF) (Department of Housing, Planning and Local Government, 2018) is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040. It is a National Policy Objective (NPO3a) of the NPF for at least 40% of all new housing to be delivered within the existing built-up areas of cities, towns, and villages on infill and/or brownfield sites.

This is in keeping with the policy to ensure compact, sequential, and sustainable development, particularly along the Dublin-Belfast economic and transportation corridor (p.35). It is also a National Policy Objective (NPO35) to increase residential density in settlements through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

3.3 SUSTAINABLE RESIDENTIAL DEVELOPMENT AND COMPACT SETTLEMENT GUIDELINES (2024)

The 'Sustainable Residential Development and Compact Settlements—Guidelines for Planning Authorities' (SRDGs) strongly promote the concept of the '15-minute city,' a place where people can live, work and access the vast majority of their daily needs within 15 minutes of active transport i.e. by walking or cycling or, in the case of larger settlements, by public transport and other sustainable modes to more central and accessible locations. Such daily needs would include for food, healthcare, education, sports and professional services (p4).

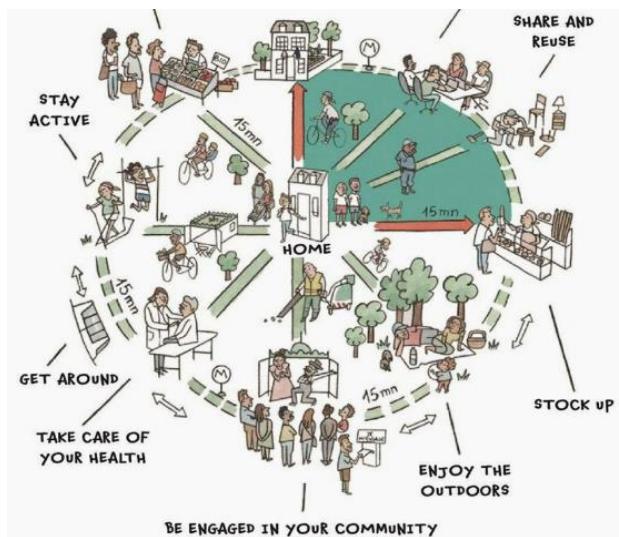


Figure 3 - Extract from the SRDGs.

It is acknowledged in the SRDGs that, in the case of larger settlements, the residents of less central neighbourhoods should have opportunities to travel by public transport and other sustainable modes to access higher order services, employment and amenities at more central and accessible locations.

Appendix C of the Sustainable and Compact Settlement Guidelines for Planning Authorities (2024) stipulate that planning application for residential developments comprising 100 units or more or on sites in excess of 1 hectare should be subject of an audit of existing community and social infrastructure.

4.0 ASSESSMENT

This SIA aims to identify local services such as food, healthcare, education, sports, employment, spiritual and outdoor amenities within a 2-kilometre distance of the application site. These aforementioned services have been categorised as done so in Chapter 8 of the SDCDP, 'Community Infrastructure & Open Space.'



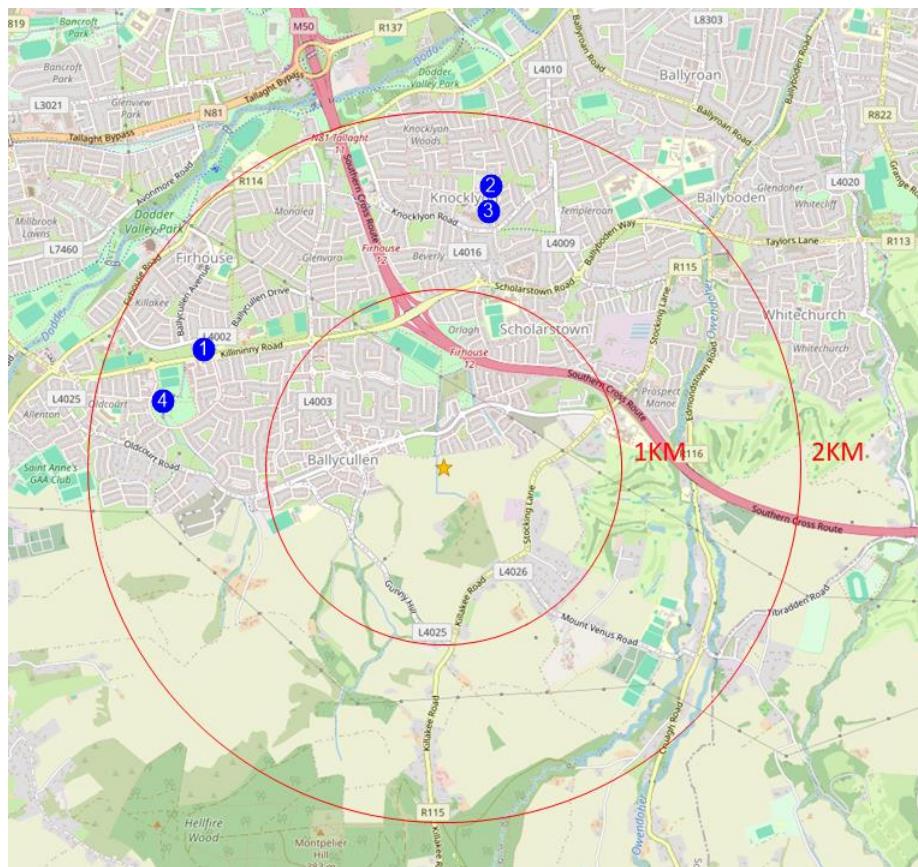
Figure 4 - Satellite Image showing 2KM radius from subject site.

4.1 COMMUNITY CENTRES

Community centres are defined in the SDCDP as places to "meet and hold social, cultural, educational and recreational activities across all ages and sections of a community, enabling people to get involved in their community and enhance their quality of life" (p300). There are a number of community centres within 2-kilometres of the application site.

Policy COS3: Community Centres

Ensure that communities across the county have access to multifunctional and intergenerational community centres that provide a focal point for community activities.



Map 1 - Community Centres

No.	Name
1	Firhouse Community & Leisure Club
2	Iona Pastoral Centre
3	Knocklyon Community Centre
4	The Park Community Centre

Appendix 12 of the SDCDP, 'Our Neighbourhoods,' mentions a community centre for White Pines, the housing development immediately east of the application site. As of the writing of this Assessment, there is a community centre proposed as part of a Strategic Housing Development for 241no apartments at White Pines, which is awaiting decision with An Bord Pleanála (ABP Ref. No. 320062, previously ABP Ref. No. 309836). If this application is successful, it will provide c550sqm of community space close to the application site.



Figure 5 - Satellite Image showing Application Site & ABP Ref. No. 320062.

In addition to this, the Park Community Centre is earmarked for an extension under the Three Year Capital Programme.

4.2 SPORTS FACILITIES AND CENTRES

The SDCDP states that the Council is “committed to ensuring that all communities have access to a range of [Sports Facilities and Centres] to meet a diversity of needs” (p302). There is a large number of sports facilities and centres in proximity to the application site, including but not limited to football pitches, equestrian centres, golf clubs and gyms.

Policy COS4: Sports Facilities and Centres

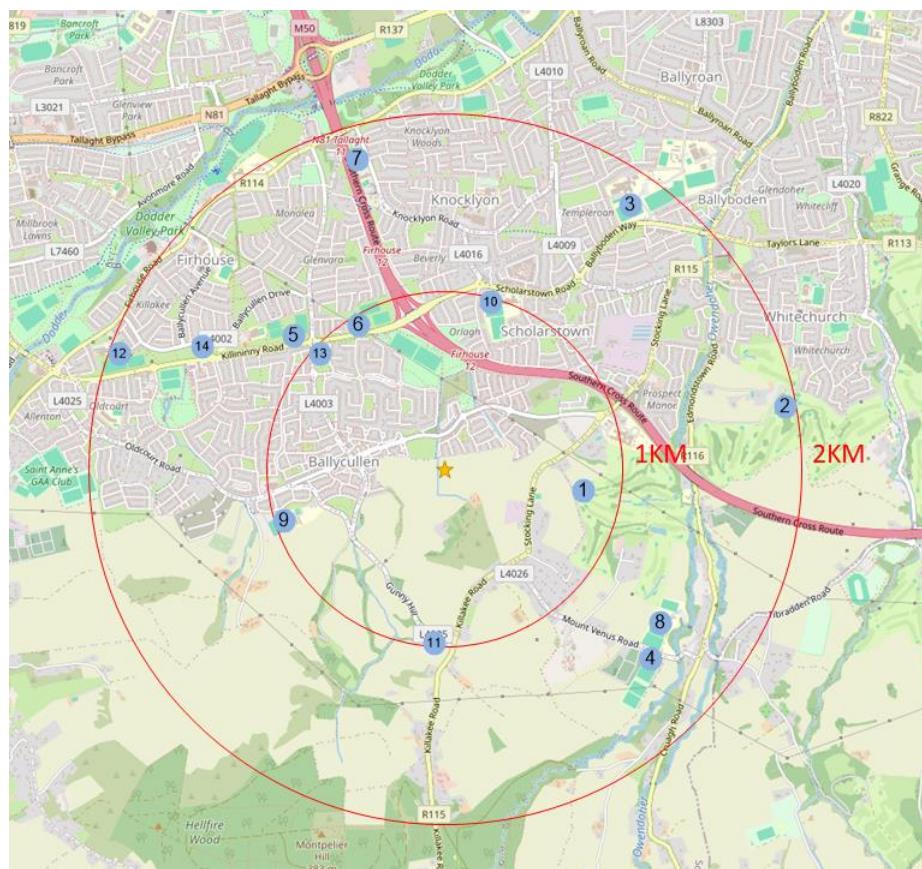
Ensure that communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable.

COS4 Objective 4

To support and encourage the co-location and sharing of community and sporting facilities within the County where feasible.

COS4 Objective 15

To provide a swimming pool with leisure facilities in the Rathfarnham / Knocklyon / Firhouse / Ballycullen areas.



Map 2 - Sports Facilities and Centres

Golf Clubs	
1	Rathfarnam Golf Club
2	Edmondstown Golf Club
Football / Gaelic Clubs	
3	Ballyboden St Enda's All Weather Pitch
4	Ballyboden Wanderers GAA
5	Firhouse Carmel FC Clubhouse
6	Knocklyon United FC Ballycullen Pitches
7	Knocklyon United FC Delaford
8	Parkvale FC
9	St Anne's GAA Pitch Ballycullen
Other Sports Clubs	
10	Olympian Gymnastics – Knocklyon
11	Rathfarnam Equestrian Centre
12	Tallaght Rockets Volleyball Club
Gymnasiums / General Fitness Facilities	
13	Curves Knocklyon – Women's Only Gym
14	The Workroom Gym

In addition to the above facilities, there are a number of personal trainers, yoga studios and Pilates studios within a 2-kilometre radius of the application site.

4.3 PARKS AND PUBLIC OPEN SPACE

Public open space is defined in the SDCDP as “open space which has purposefully been designed and laid out for the use of the public” (p308). It is identified as being central to the delivery of sustainable communities and the promotion of biodiversity, contributing to the health and well-being of communities, enhancing visual amenity and promoting biodiversity.

Policy COS5: Parks and Public Open Space – Overarching

Provide a well-connected, inclusive and integrated public open space network through a multi-functional high-quality open space hierarchy that is accessible to all who live, work and visit the County.

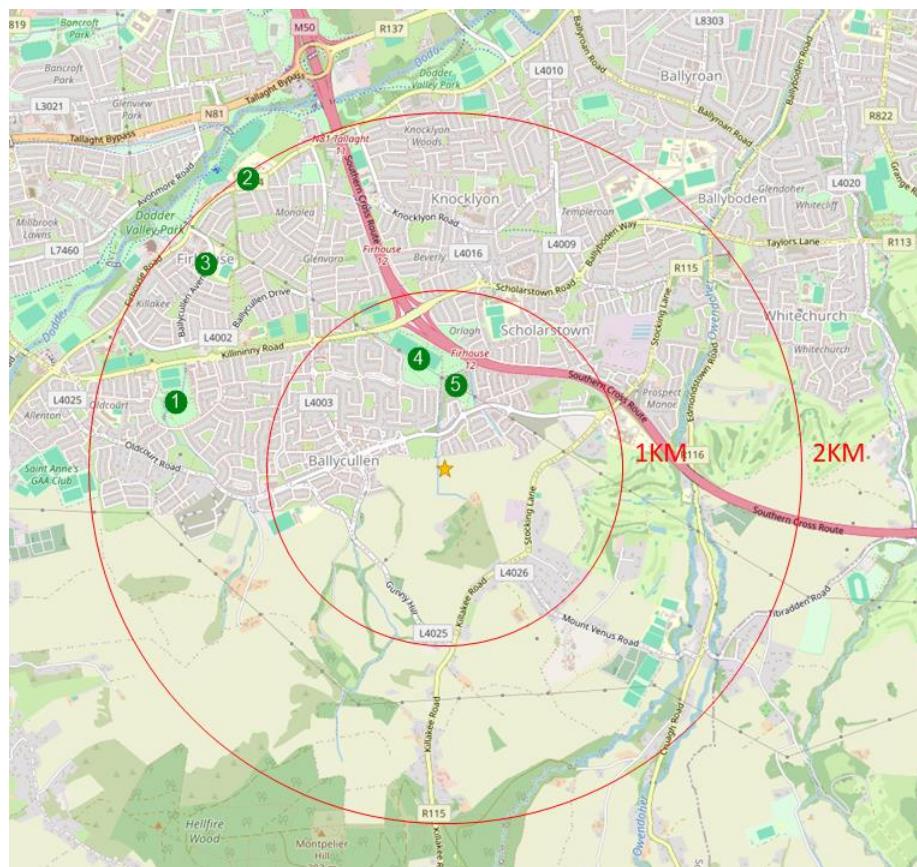
SDCC operate five basic principles for open space provision; hierarchy, environmental sustainability, quantity, quality and accessibility. Table 8.1 of the SDCDP provides a hierarchy of public open space types.

Park Type	Features
Regional Parks	<ul style="list-style-type: none"> • 100-200ha in size. • Generally serves a 5km radius. • Tourist destinations. • Easily accessible by public transport.
Neighbourhood Parks	<ul style="list-style-type: none"> • 20-50ha in size. Occasionally to 100ha. • Catchment of 800m. • May include a variety of facilities e.g. playing pitches, cycling routes.
Local Parks / Open Spaces	<ul style="list-style-type: none"> • 2-20ha in size. • Catchment of 400m. • Amenity and passive recreation. • May have playing pitches / play equipment. • Close proximity to residential areas.
Small Parks / Open Spaces	<ul style="list-style-type: none"> • 0.2-2ha in size. • Catchment of 300m. • Amenity and passive recreation. • May include small-scale play facilities.
Smaller Residential Open Spaces	<ul style="list-style-type: none"> • Up to 0.2sqm in size. • Should be within 100m of all homes. • Usually smaller areas within residential developments. • Informal play / recreation activities.
Civic Spaces / Squares	<ul style="list-style-type: none"> • Mostly less than 0.2ha in size. • Civic areas, market squares, other hard-surfaced and soft areas. • Neighbourhood function / social interaction in urban spaces. • Designed for pedestrian movement.

The general surrounding area of the application site is well-served by a network of green spaces from all park typologies as specified in Table 8.1 of the SDCDP, including a number of residential open space areas. In addition to this existing network, the proposed development includes for a total public open space provision of 19,687sqm, which amounts to 19% of the overall site area. This public open space provision will take the form of a large network of public open spaces throughout the development.

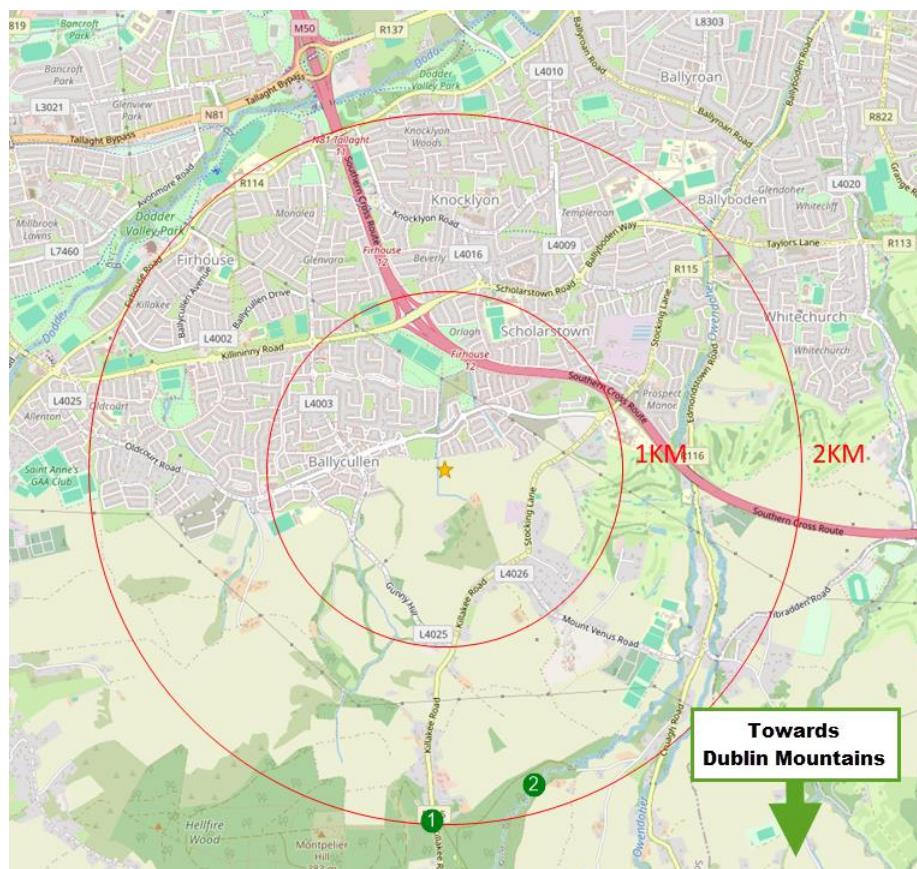
Table 1 - Extract from Table 8.2 of the SDCDP

Land Use	Public Open Space Standards (minimum)
Overall Standards	2.4ha per 1,000 Population
New Residential Development on Lands Zoned RES-N	Minimum 15% of site area



Map 3 – Parks

Parks	
1	Ballycragh Park
2	Dodder Riverbank Park & Dodder Valley Park
3	Firhouse Village Park
4	Knocklyon Park
5	Knocklyon Wilderness and Wetland Park



Map 4 - Outdoor Amenity Spaces

Outdoor Amenity Spaces	
1	Hell Fire Club Walk
2	Massy's Estate Forest / Massy's Woods

It is submitted that there is a sufficient number of parks and public open space for the residents of the proposed development to avail of, from all hierarchies within the SDCDP Table 8.1. There is an appropriate combination of active and passive recreational facilities within 2 kilometres of the site, accessibly by walking, cycling and public transport. The site further benefits from its proximity to the **Dublin/Wicklow Mountains**, which offers a wide range of recreational opportunities such as hiking, running, and mountain biking.

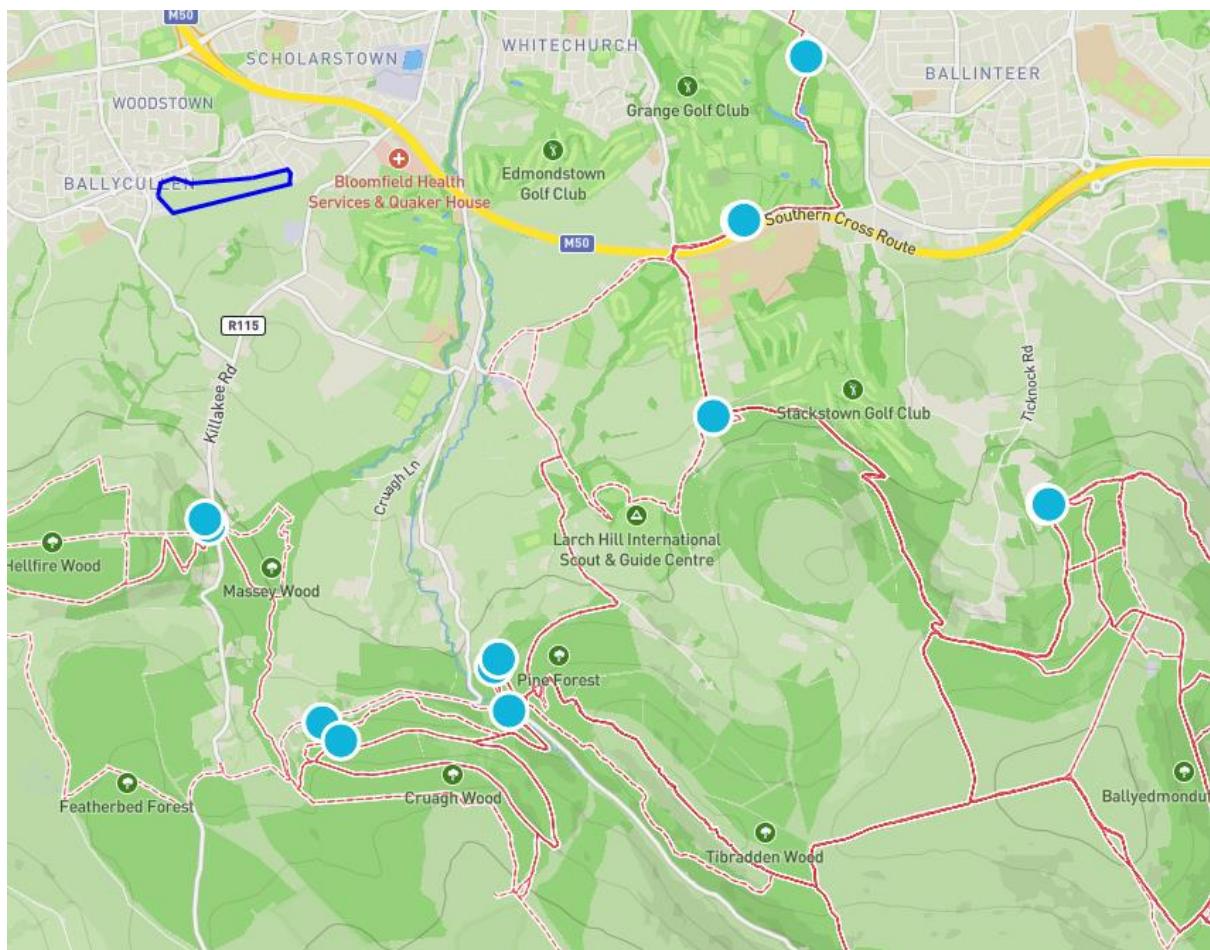
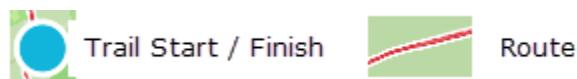


Figure 6 - Image showing site's proximity to the Dublin Mountains and available hikes (Source: hiiker.app/explore).
Application site outlined in blue.



4.3.1 PLAY FACILITIES

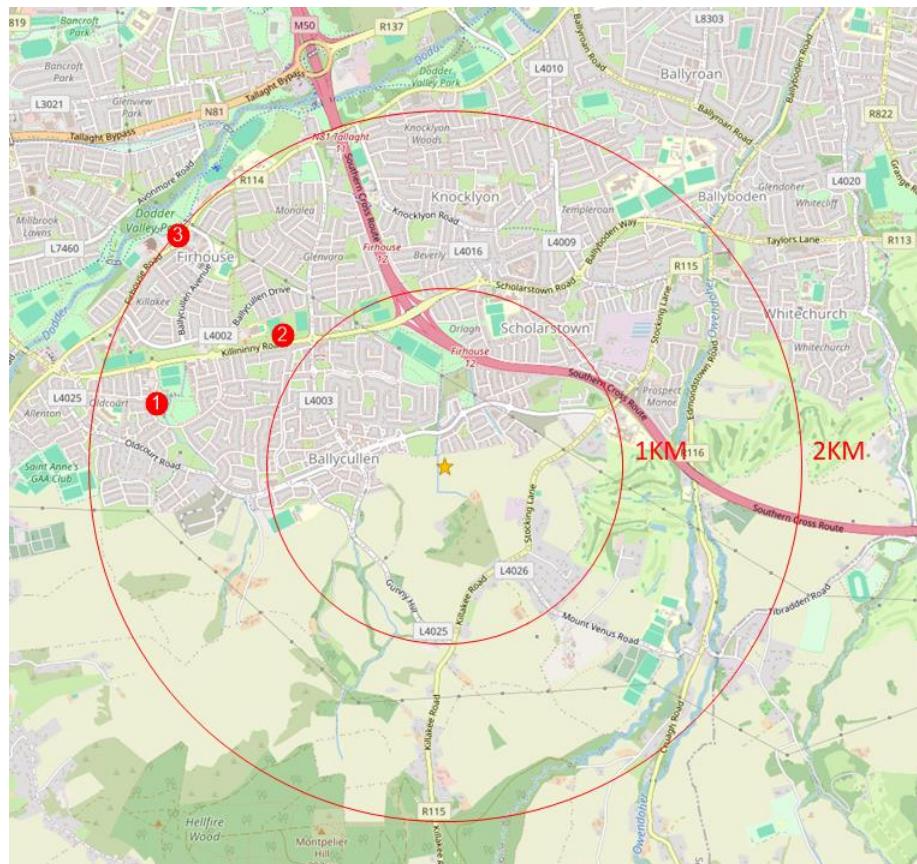
It is an aim of the SDCDP that children should have access to safe and secure outdoor play opportunities. Children's play areas include traditional playgroups with formal play equipment and natural play spaces with natural features that promote informal play.

Policy COS5 Objective 19

To support the provision within new residential developments and parks and public open spaces, of formal and informal play areas with appropriate equipment and facilities, incorporating nature-based play opportunities where appropriate, ensuring that the needs of differing age groups including young children, older children and teenagers are catered for and that different abilities and needs are accommodated to be able to access and participate in play, and to ensure playspaces and play facilities comply with universal design principles.

Policy COS5 Objective 20

To ensure that children's play areas are provided as an integral part of the design and delivery of new residential and mixed-use developments and addressed as part of a landscape plan in accordance with the requirements set out in Chapter 12: Implementation and Monitoring.



Map 5 - Play Facilities

Play Facilities	
1	Ballycragh Playground
2	Firhouse Carmel Pitches and Playground
3	Dodder Riverbank Park Playground

The SDCDP requires children's play areas to be provided as an integral part of the design of new residential developments. It is a requirement that residential developments of over 30no units shall include provision for children's play.

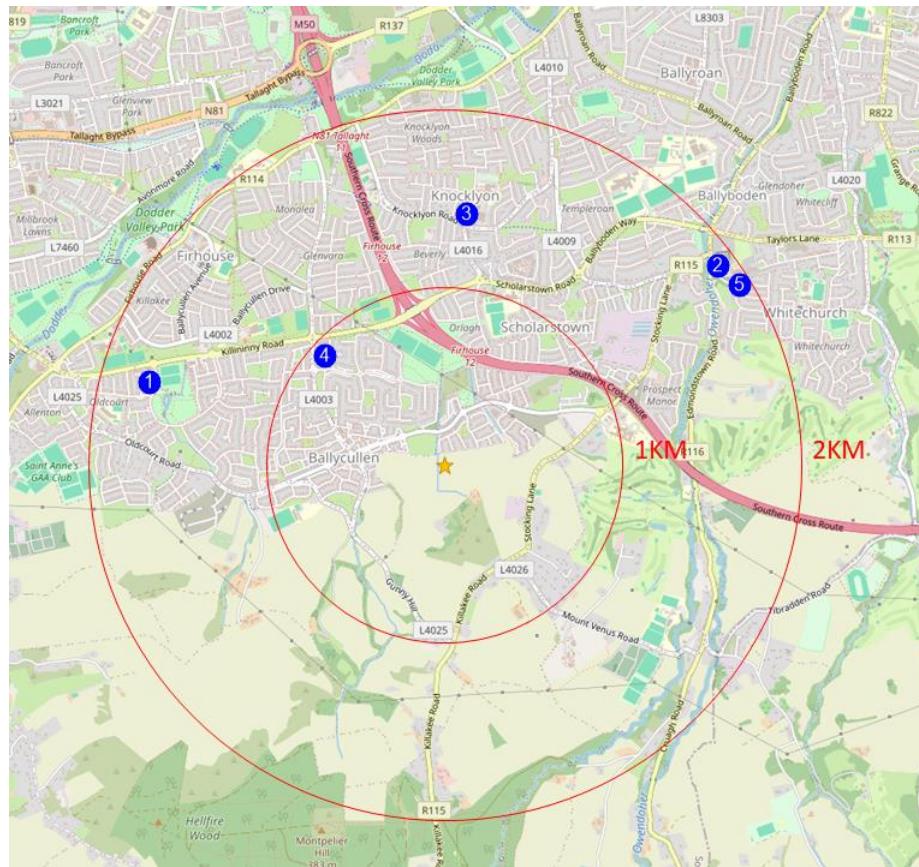
COS4 Objective 6

To facilitate the provision of appropriately scaled children's play facilities and teen space facilities at suitable locations across the County within existing and new residential development.

Play areas will be provided within the public open space as part of the proposed development.

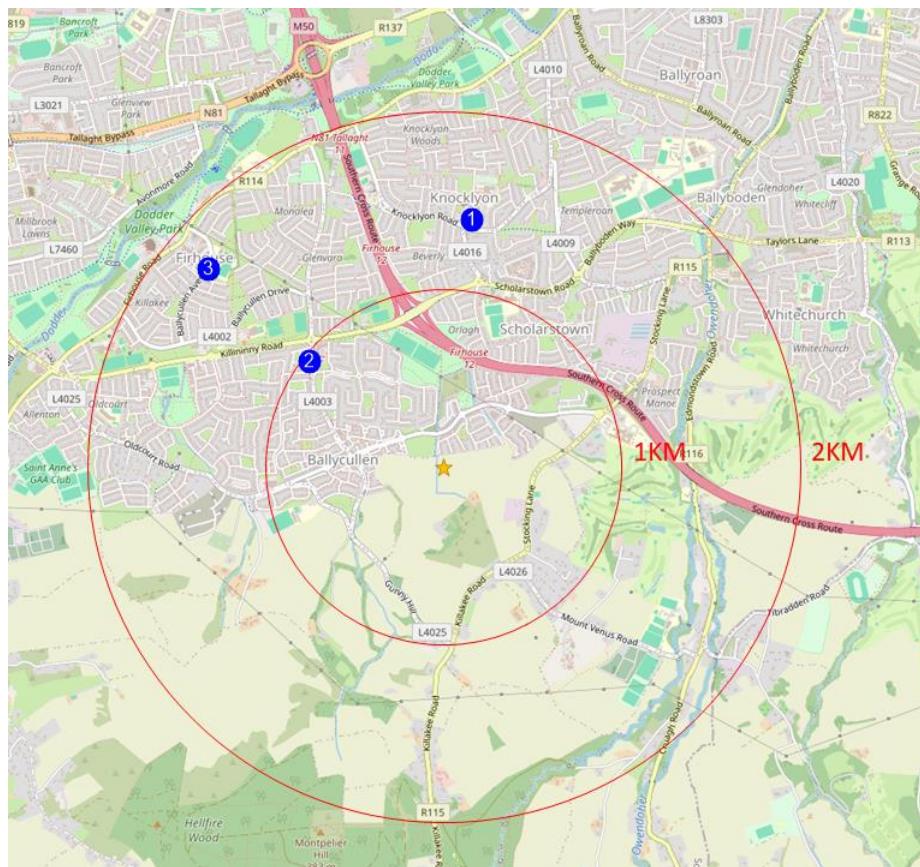
4.4 HEALTHCARE FACILITIES

Healthcare provision ranges from small-scale GP surgeries to primary care centres and hospitals. The nearest hospital to the application site is Tallaght University Hospital within Tallaght town centre.



Map 6 - General Practitioners / Medical Clinics

General Practitioners / Medical Clinics	
1	Ballyboden Medical and Aesthetic Clinic
2	Ballyboden Medical Practice
3	Knocklyon Medical
4	Scholarstown Family Practice
5	Solas Medical Ballyboden



Map 7 - Pharmacies

Pharmacies	
1	McCabe's Pharmacy Knocklyon SC
2	McCabe's Pharmacy Woodstown
3	Moran's Pharmacy Firhouse

4.5 EARLY CHILDHOOD CARE AND EDUCATION FACILITIES

The 2001 *Childcare Facilities—Guidelines for Planning Authorities* recommends that in new housing areas at least one childcare facility for each 75 dwellings would be appropriate. In this regard the Guidelines states, “*For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate*” (p.5).

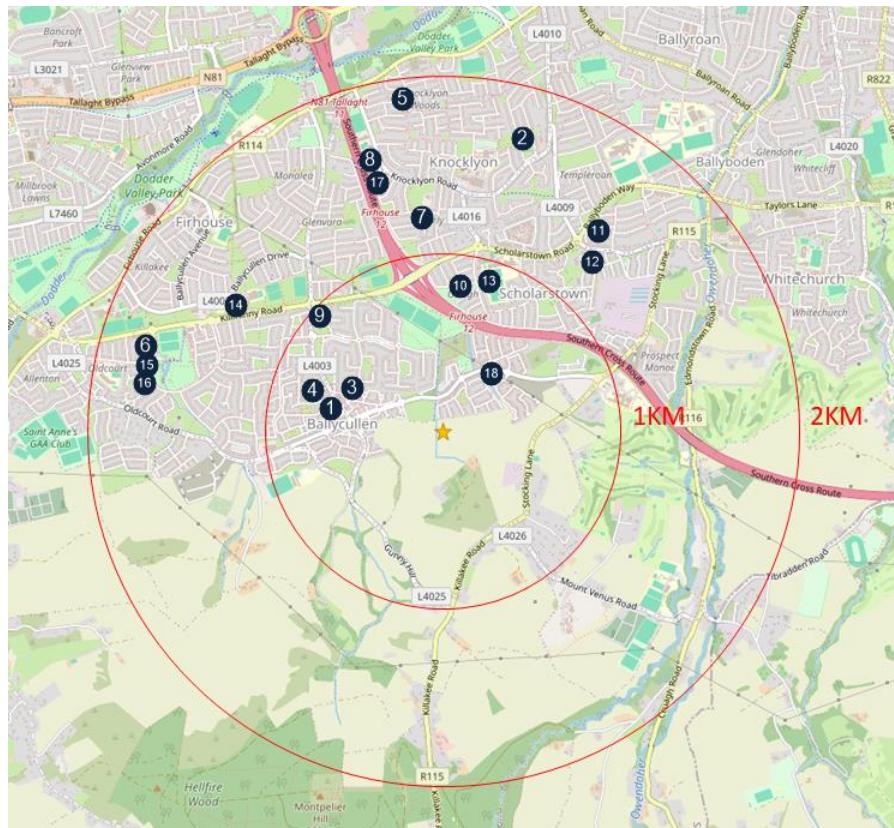
By reference to Circular Letter PL 3-2016 issued by the Department of Environment, Community and Local Government dated 31st of March 2016, it is noted the Department is considering revising the 2001 Childcare Guidelines. This is acknowledged in the recently published *Sustainable Urban Housing: Design Guidelines for New Apartments* which state;

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

bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms."

The proposed development includes a stand-alone childcare facility. Based on the total of 495no. dwellings, the benchmark requires the provision of a facility with 132no. childcare spaces. Discounting the one-bedroom apartments, as recommended in Circular Letter PL 3-2016, this requirement is reduced to 110no. childcare spaces. The proposed childcare building is designed to provide 110no. full-time childcare spaces.

4.5.1 CRÈCHES, MONTESSORIS AND PLAYSCHOOLS



Map 8 - Childcare

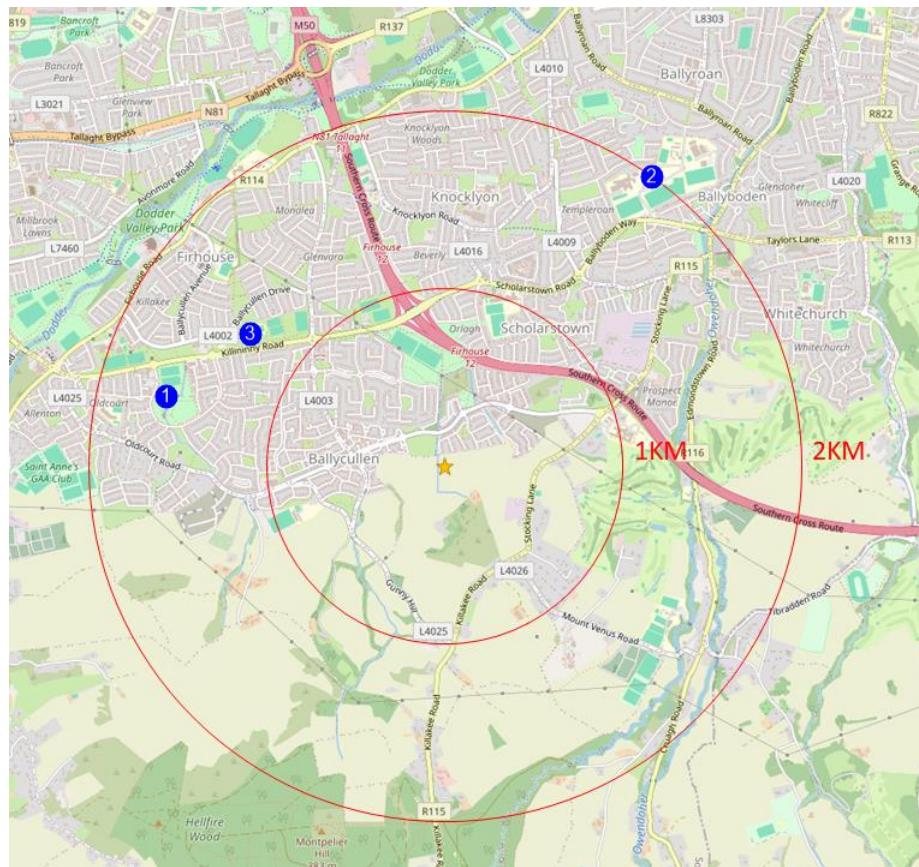
No.	Name	Tusla Number	Age Range	Service Type	Capacity
1	Ballycullen Montessori	TU2015DS039	0-6 Years	Sessional	28
2	Cool Kidz Crèche	TU2015DS158	2-6 Years	Sessional	14
3	Chuckleberries Dalriada Montessori & Crèche	TU2015DS012	0-6 Years	Full Day Part Time	75
4	Chuckleberries Hunterswood Montessori & Crèche	TU2015DS007	2-6 Years	Full Day, Part Time, Sessional	75
5	Delaford Montessori	TU2015DS166	2-6 Years	Sessional	21
6	Discoveries Crèche & Montessori	TU2015DS025	0-6 Years	Full Day, Part Time, Sessional	45
7	Eager Beavers Montessori	TU2015DS100	2-6 Years	Sessional	12

8	Knocklyon Lodge Crèche & Montessori	TU2015DS048	0-6 Years	Full Day	102
9	The Learning Curve Playschool & Montessori	TU2015DS108	2-6 Years	Part Time Sessional	66
10	Let's Play Pre-School	TU2016DS011	2-6 Years	Sessional	22
11	The Lodge Montessori Preschool	TU2015DS023	2-6 Years	Sessional	16
12	Little Harvard Crèche & Montessori	TU2022DR001	0-6 Years	Full Day, Part Time, Sessional	70
13	Little Penguins	TU2015DS121	2-6 Years	Full Day	44
14	Little Penguins Firhouse T/A Firhouse Childcare*	TU2023DS004	2-6 Years	Sessional	61
15	MGW Childcare Ltd. T/A Tickles Daycare	TU2015DS208	0-6 Years	Full Day, Part Time, Sessional	60
16	Mini Marvels Montessori	TU2015DS122	2-6 Years	Sessional	11
17	Naionra Chnoc Liamhna	TU2015DS070	2-6 Years	Sessional	22
18	Safari Childcare Rathfarnham	TU2022DR002	1-6 Years	Full Day, Part Time, Sessional	95

**As of the writing of this report, Firhouse Childcare has applied to SDCC for an expansion of their premises to allow for an additional pre-school/Montessori classroom for up to 24no children (PA Ref. SD24A/0218W). No decision has yet been issued on the application.*

The above table shows an overall combined capacity of 839no children within 2-kilometres of the application site.

4.5.2 SCHOOL-AGE SERVICES



Map 9 - School Age Childcare Services

No.	Name	Tusla Number	Age Range	Service Type	Capacity
1	Lily's Before & After School Childcare (Firhouse Carmel)	TU2022DS008SA	4-12 Years	Standalone	60
2	Lily's Before & After School Childcare (The Park)	TU2019DS006SA	4-12 Years	Standalone	60
3	Primary Pals	TU2019DS0075A	4-12 Years	Standalone	100

The above table shows an overall combined capacity of 220no children within 2-kilometres of the application site.

4.6 PRIMARY AND POST-PRIMARY SCHOOLS

The SDCDP zoning map for the area identifies a site earmarked for a school directly north of the application site. As of the writing of this Assessment, no application has been made for a school on the lands.

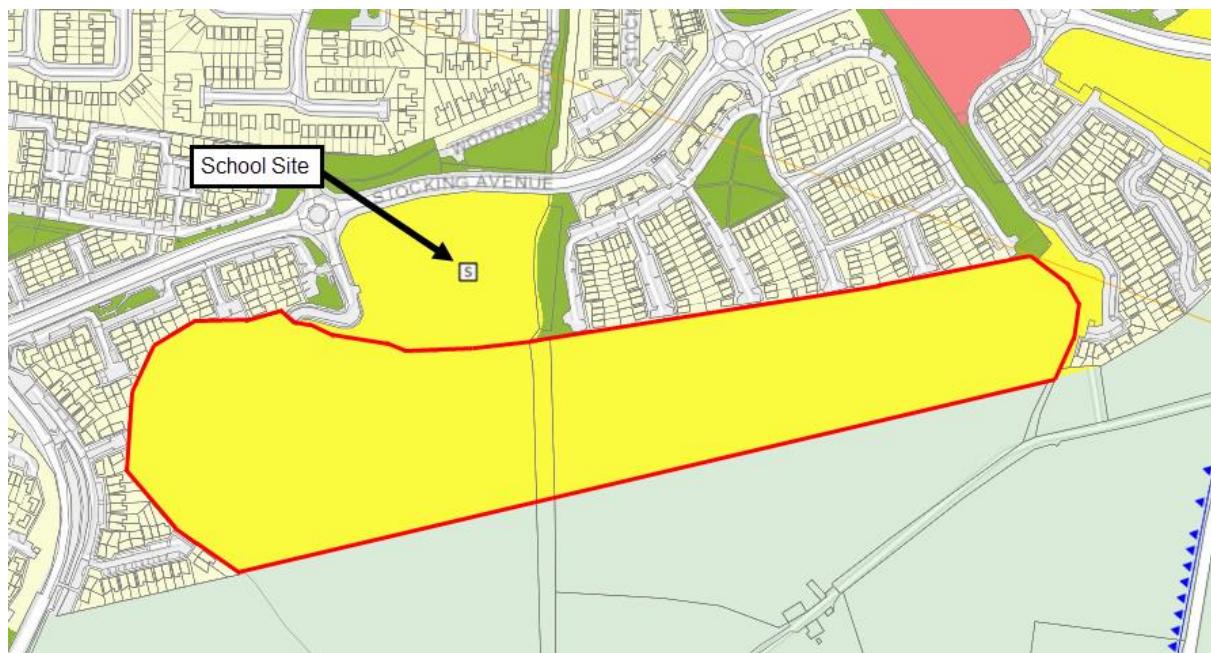
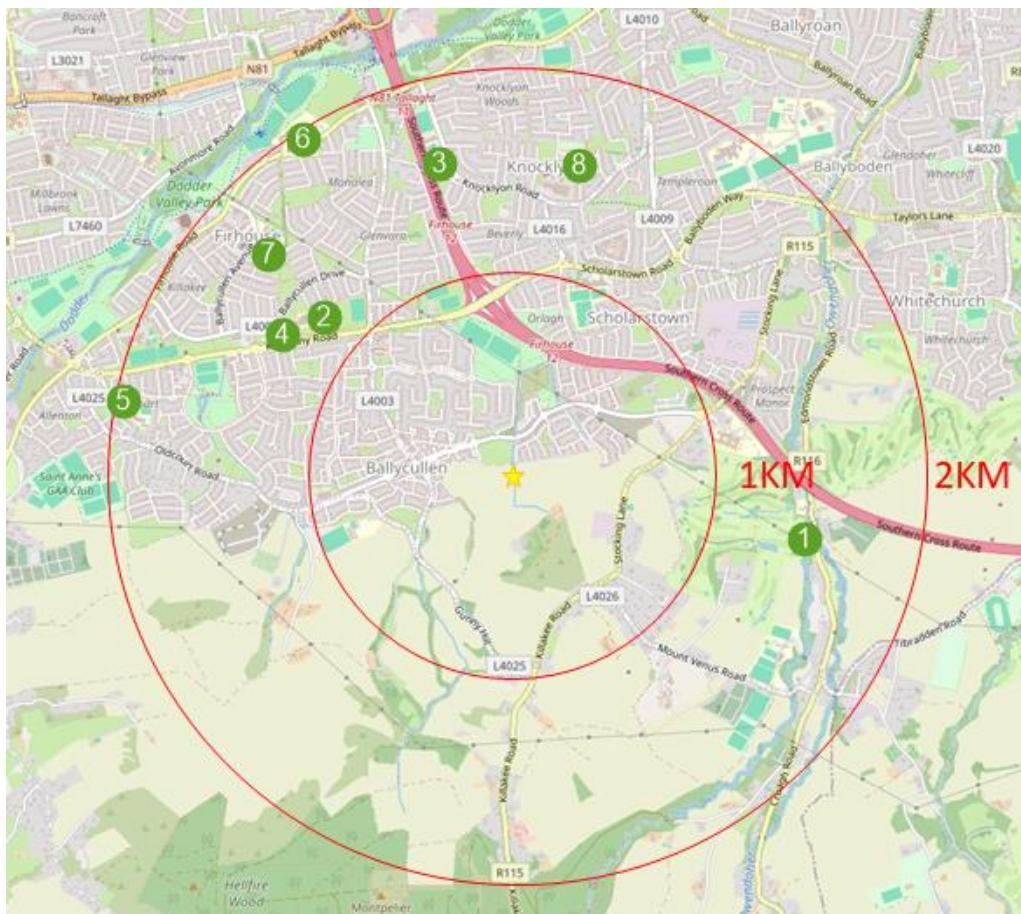


Figure 7 - Extract from SDCDP Zoning Map with school site identified.

4.6.1 PRIMARY SCHOOLS

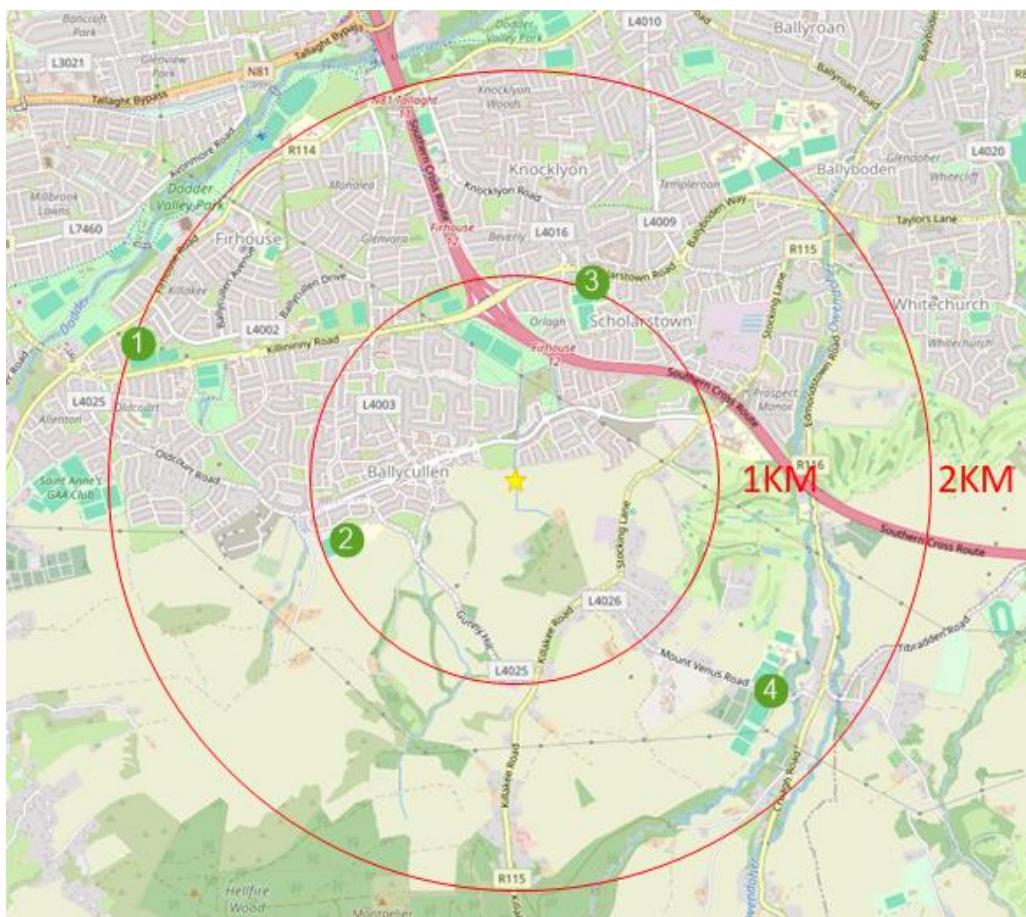


Map 10 - Primary Schools

No.	Name	Roll Number	Latest Enrolment Figures
1	Edmondstown National School	17953F	77
2	Firhouse Educate Together National School	20411J	398
3	Gaelscoil Chnoc Liamhna (Dublin)	20043G	214
4	Gaelscoil na Giúise	20412L	261
5	Holy Rosary Primary School	19878E	547
6	Scoil Carmel	17899C	368
7	Scoil Treasa	19565G	394
8	St Colmcille's National School	19742C	768

This above table shows a combined capacity of 3,027 no students within 2-kilometres of the subject site, according to the latest enrolment figures available.

4.6.2 POST-PRIMARY SCHOOLS



Map 11 - Post-Primary Schools

No.	Name	Roll No.	Latest Enrolment Figures
1	Firhouse Community College	70140L	810
2	Firhouse Educate Together Secondary School*	68307J	328
3	St Colmcille's Community School	91510M	723
4	Rockbrook Park School	60321J	157

*This campus operates out of a temporary structure granted under PA Ref. SD21A/0137. Planning permission was granted for a permanent campus in April 2024 under PA Ref. SD23A/0149.

The most recent enrolment numbers¹ for the above secondary schools 2023-2024 are 810, 328 and 723 respectively. This is a combined capacity of 2,018no students.

4.7 HIGHER LEVEL EDUCATION AND FURTHER EDUCATION FACILITIES

It is highly common for college and university students to either commute to their campus or to temporarily move closer to their campus in order to facilitate easier access. The nearby town of Tallaght is host to the Tallaght branch of **Technological University Dublin**. Beyond this, Dublin city centre has a number of high level education and further education facilities, including but not limited to **University College Dublin**, **Trinity College Dublin** and **Dublin City University**.

Further education facilities are accessible in a similar fashion. There is a **National Learning Network Centre²** located in Tallaght, which provides specialised supports to students with Specific Learning Difficulties, such as dyslexia and autism, or individuals who may be recovering from long-term illnesses. There are also two **Youthreach³** facilities in Tallaght, which provides education, training, and work experience opportunities to individuals who may have left school without a formal qualification.

4.8 LIBRARIES

SDCC operate a **Mobile Library** service every week from Monday to Thursday. Three of these stops are within a 2-kilometre radius of the application site, with one of them being within 1-kilometre.

It is an objective of the SDCDP to provide for a public library to serve Ballycullen, Knocklyon and Firhouse:

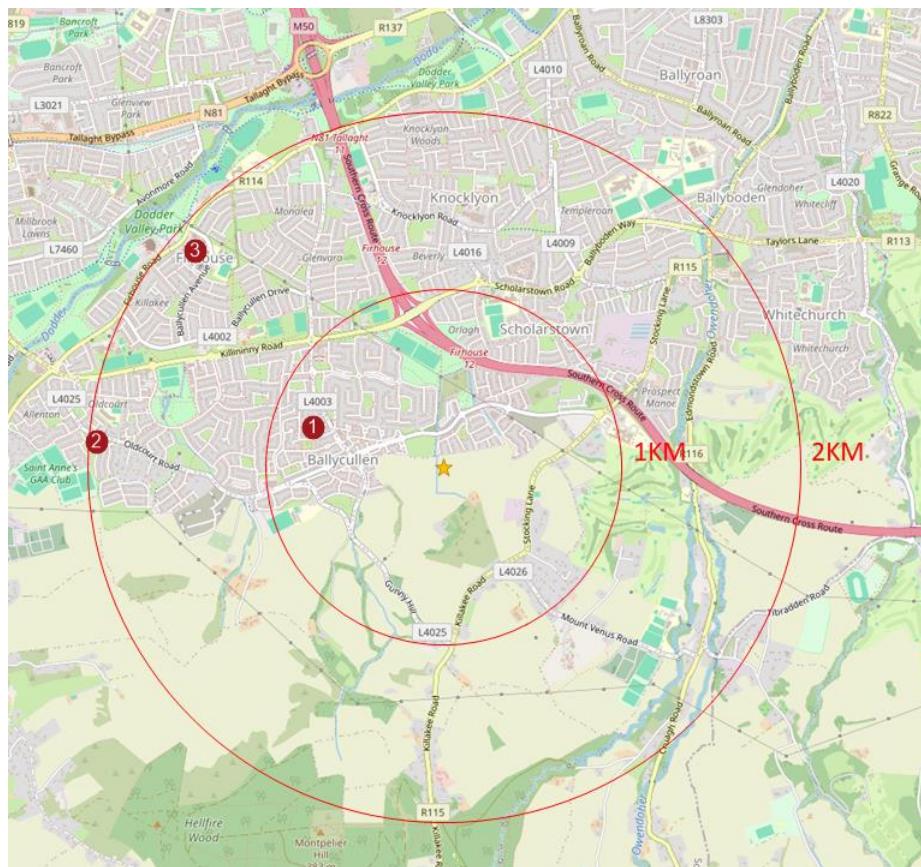
Policy COS10 Objective 5

To provide for a public library to serve the growing Ballycullen, Knocklyon and Firhouse communities and indoor civic space to meet the inter-generational requirements of local communities including performance and exhibition space, indoor sports and artistic, cultural and recreational use.

¹ <https://www.gov.ie/en/directory/category/495b8a-schools/>

² <https://rehab.ie/national-learning-network/find-out-more-about-nln/about-nln/>

³ <https://www.citizensinformation.ie/en/education/further-education-and-training/youthreach/>



Map 12 - Library Facilities

4.9 ARTS AND CULTURAL FACILITIES

There are limited arts and cultural facilities within a 2-kilometre distance of the application site. To the southwest of the site there is **Oldcourt Hill Farm Allotments**⁴, which allows individual to rent a plot on the farm and grow their own produce. There are some privately-run art studios that offer classes in the vicinity of the site, such as **Emma Higgins Art**⁵ and **Studio Vidya Vivek**⁶, both within 1-kilometre of the application site.

Taking into account the application site's location in a less central residential neighbourhood in the larger settlement of Dublin, it is possible to access other urban settlements and the arts and cultural facilities present there. In the nearby town of Tallaght, there is the **Civic** theatre and the **Rua Red** arts centre. The Civic has two performance spaces, a visual arts gallery space, a restaurant, and two foyer spaces often used as art galleries⁷. The Civic offers a varied programme including music, dance, opera and comedy. Rua Red is a contemporary art space housing gallery, a theatre / cinema, a dance studio, a conference room, a digital media suite, recording facilities, music rooms, workshop areas, artist's studios, office space and a café⁸.

The application site also benefits from public transport linkages to Dublin city centre where there are a vast number and variety of arts and cultural facilities. Performance theatres include but not limited to the **Bord Gáis Energy Theatre** and the **Gaiety Theatre**. There are multiple popular live music venues in the city centre, such as

⁴ <http://oldcourthillfarm.com/oldcourthillallotments.html>

⁵ <https://emmahiggins.ie/>

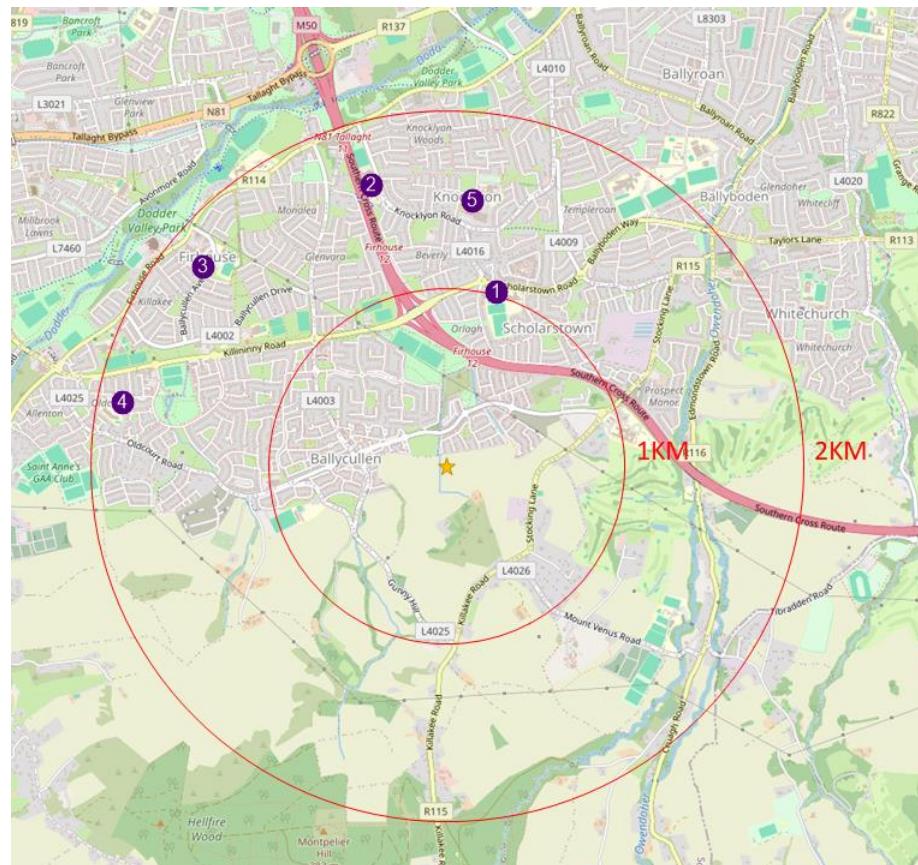
⁶ <https://www.vidyavivek.com/>

⁷ <https://www.civictheatre.ie/>

⁸ <https://www.ruared.ie/about-us/about-rua-red>

the **3Arena**, the **3Olympia**, and **Vicar Street**, and a variety of museums, such as the **National Museum of Ireland**, the **National Gallery of Ireland**, and the **Irish Museum of Modern Art**.

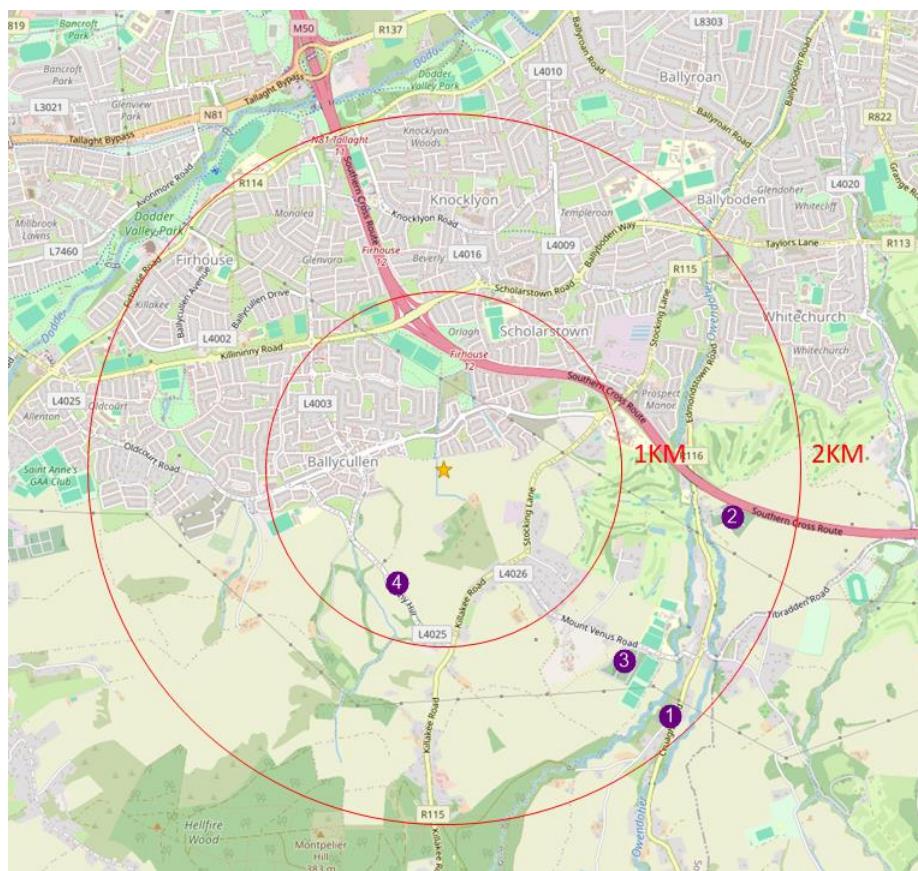
4.10 PLACES OF WORSHIP & BURIAL GROUNDS



Map 13 - Places of Worship

Places of Worship	
1	Ballycullen Community Church
2	Church of Christ
3	Church of Our Lady of Mount Carmel
4	Holy Rosary Church
5	St Colmcille's Church

Regarding faiths such as Islam, Judaism and Hinduism, there are places of worship located in both Tallaght town centre and Dublin city centre. There are also a number of cultural centres for followers of these faiths which also function as places of worship.



Map 14 - Burial Grounds

Cemeteries	
1	Cruagh Cemetery
2	Kilmashogue Cemetery
3	Mount Venus Cemetery
4	Woodtown Cemetery

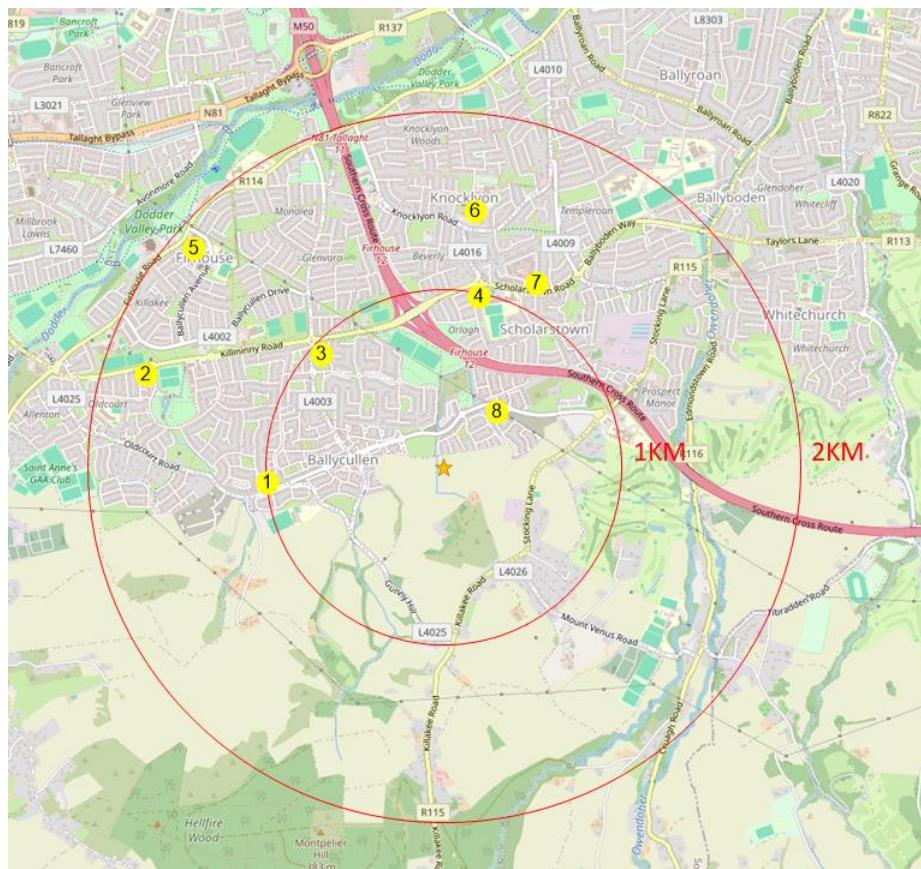
4.11 FIRE STATIONS

The nearest Dublin Fire Brigade stations are located in Tallaght and Rathfarnham.

Location of Fire Station	Distance from Application Site
Rathfarnham Fire Station	4.35 KM
Tallaght Fire Station	5.9 KM

4.12 SHOPS & RETAIL

There are multiple convenience top-up shops and supermarkets located within 2-kilometres of the application site. These include a Tesco superstore, a Lidl, and a SPAR within a 1-kilometre distance of the site.



Map 15 - Shops & Retail

Shops and Retail	
1	Lidl
2	Spar (Ballycullen Road)
3	Spar (Oldcourt Shopping Centre)
4	Spar (Orlagh Grove)
5	Supervalu (Firhouse)
6	Supervalu (Knocklyon)
7	Tesco Express
8	Tesco Superstore

In addition to the above, the subject site benefits from its close proximity to Tallaght, especially with the introduction of BusConnects (see Section 4.13 of this SIA for further detail). In the South Dublin jurisdiction, Tallaght and Liffey Valley comprise Level 2 of the Retail Hierarchy. Settlements at Level 2 are described as having a “full range of all types of retail services from newsagents to specialist shops and boutiques, department stores, foodstores of all types and a high level of mixed uses including the arts and culture to create a vibrant living place.” It is further stated that these centres should be well connected and served by high quality public transport and should be serving population catchments in excess of 60,000 people.

There are a number of policies within the SDCDP that encourage Tallaght’s role as a significant retail centre and support its progression in this manner, aiming to “facilitate the provision of the highest level and broadest range of retailing in the County” in Tallaght.

4.13 PUBLIC TRANSPORT & SUSTAINABLE MOVEMENT

4.13.1 CONNECTION TO DUBLIN CITY CENTRE

The nearest bus stops to the application site are the Woodtown Bus Stops 6279 and 6286. These stops are served by the **15B Merrion Square–Dalriada** bus service. This bus service travels into Dublin city centre, stopping at Dame Street and Pearse Station, among others.

The next nearest bus stop to the application site is located a c8-minute walk west on Ballycullen Road. This stop is served by the **15 Ballycullen Road–Clongriffin** bus service. This bus service also travels into Dublin city centre and is a high frequency bus route, operating every 5-12 minutes throughout the day and running until 3:30am.

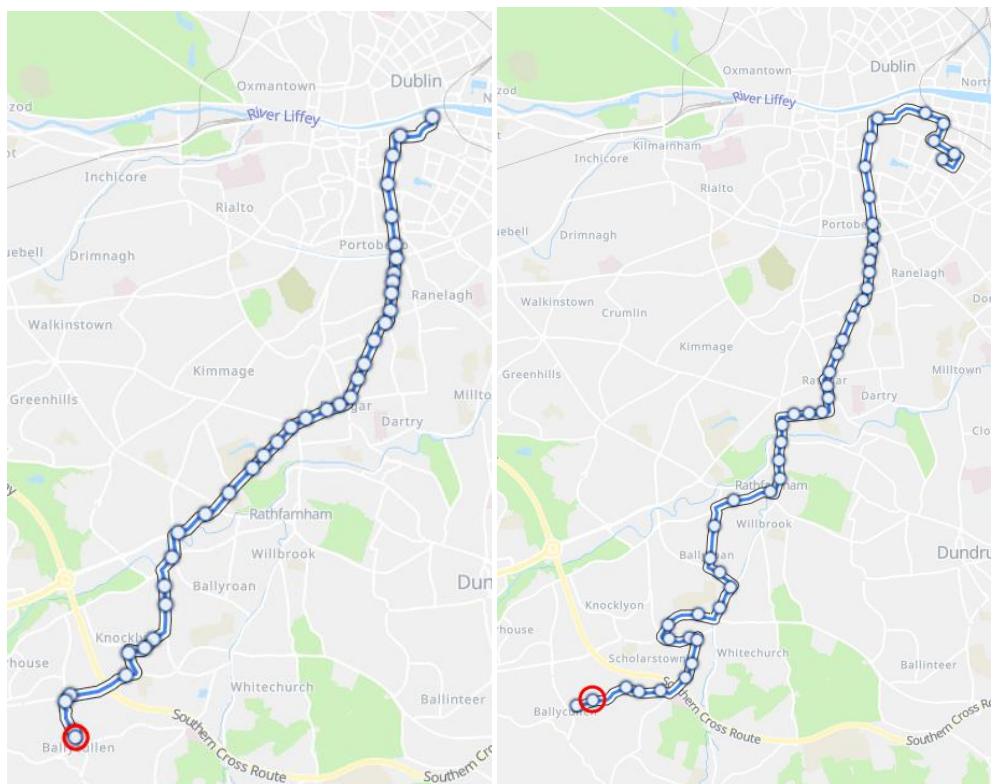


Figure 8 - Bus Services 15 and 15B with closest stops circled in red (Source: moovitapp.com).

4.13.2 CONNECTION TO TALLAGHT

A high frequency bus connection from Woodtown (c.15 walk north from subject site) to Tallaght is provided by the **S8 Blanch SC–Dublin Airport–Clongriffin** bus route, which operates on a 24-hour schedule. This Orbital Route was introduced as part of the BusConnects scheme.

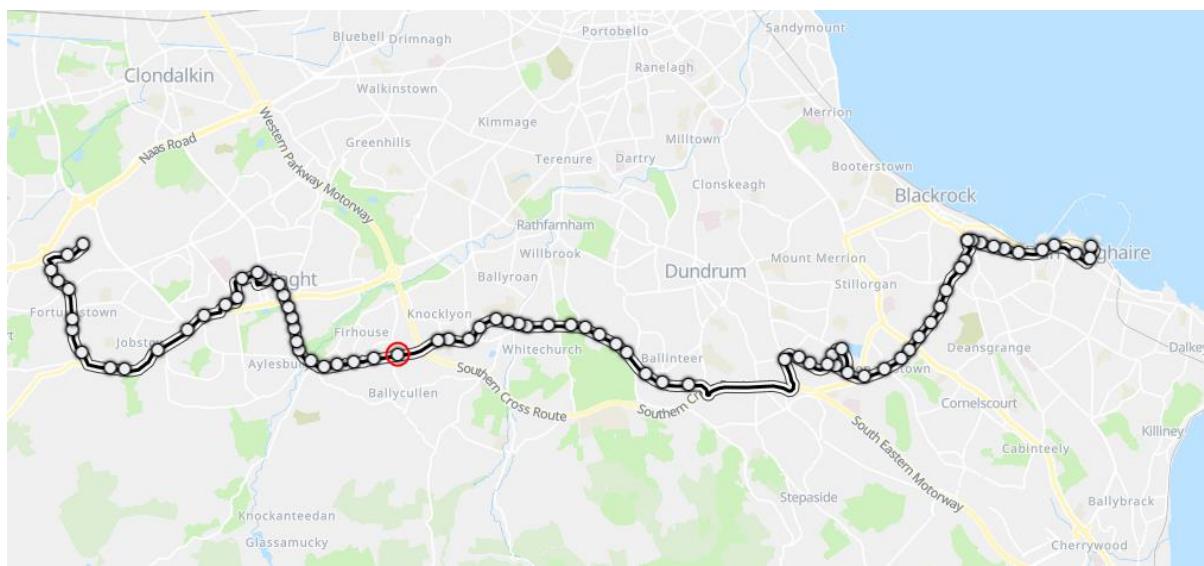


Figure 9 - The S8 Route with closest bus stop to site circled in red.

A further new route in the BusConnects scheme, which is not yet in operation but will be of great benefit to future residents of the subject site, is **Route 85 Tallaght-Ballyboden-Harold's Cross-Parnell Square**. This route will run along Stocking Avenue to the north of the subject site and provide high-frequency bus connections on a 24-hour schedule to both Tallaght and to Dublin City. It is envisioned that Tallaght will evolve as a key transport hub as part of the BusConnects programme.

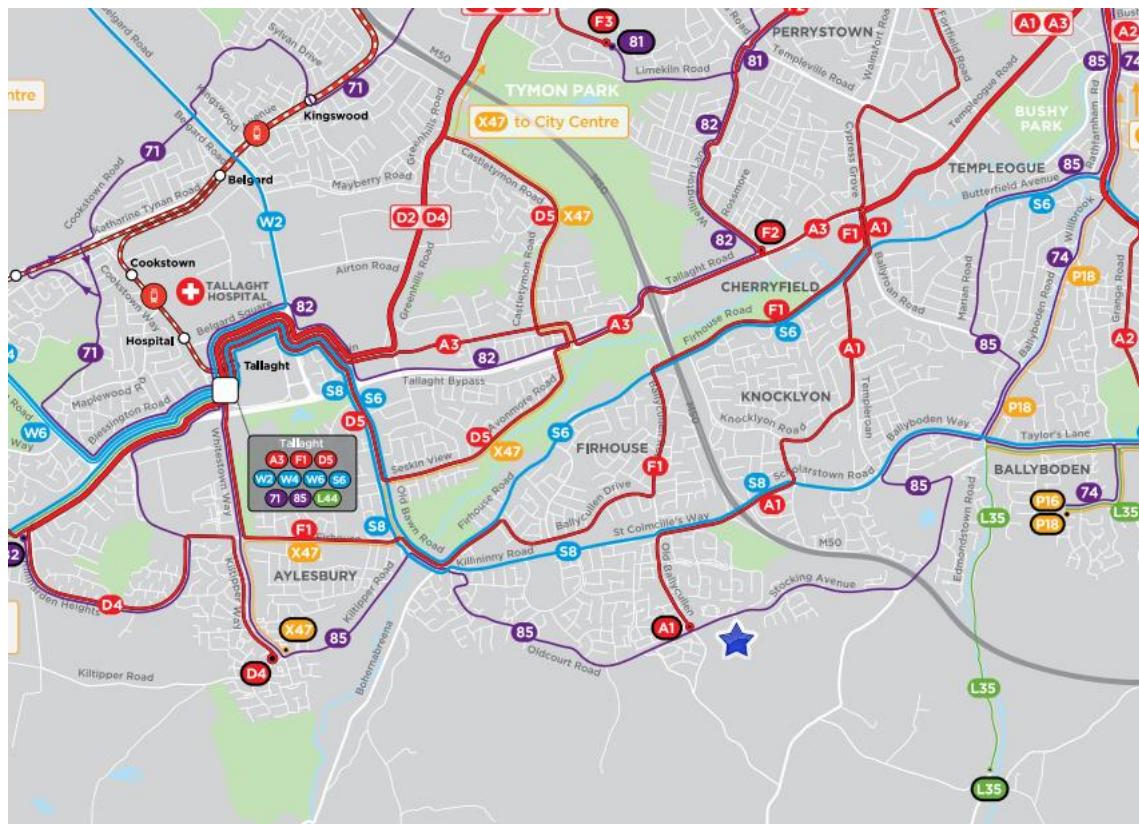


Figure 10 - Bus Connects map showing approx. site location with blue star.

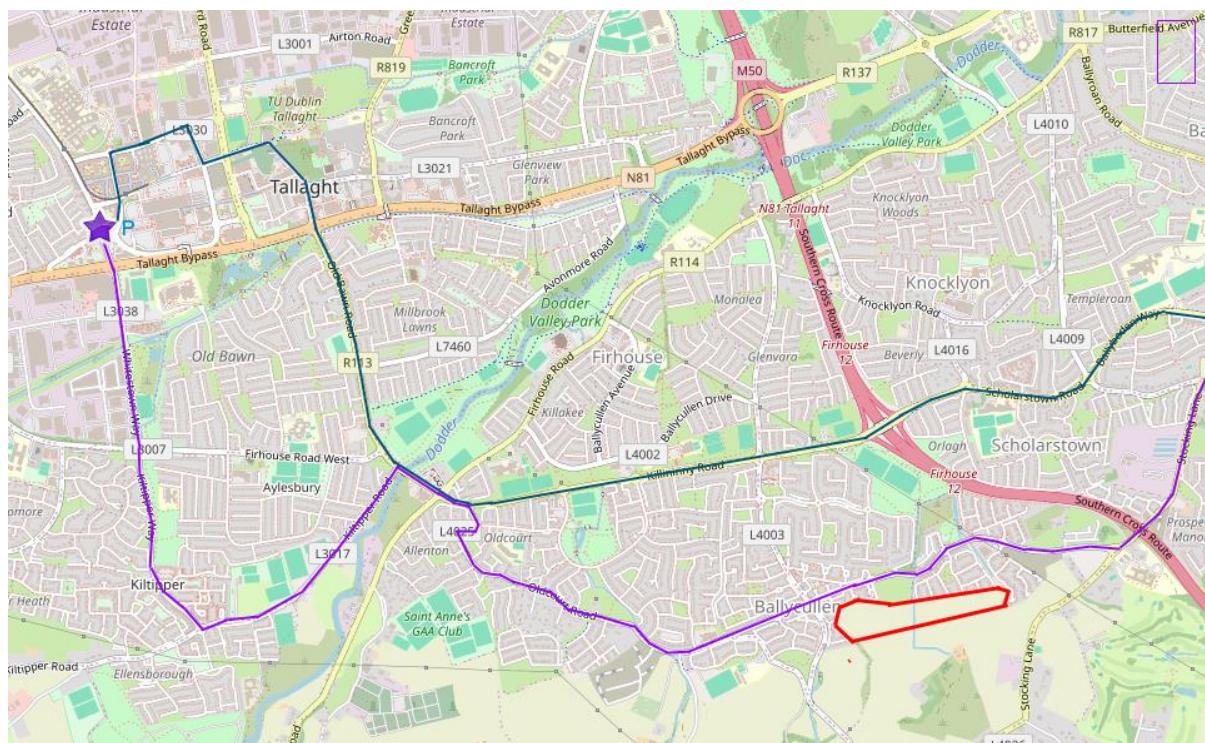


Figure 11 - Map Extract with subject site outlined in red and Route 85 (purple) and Route S8 (dark blue) connecting to Tallaght.

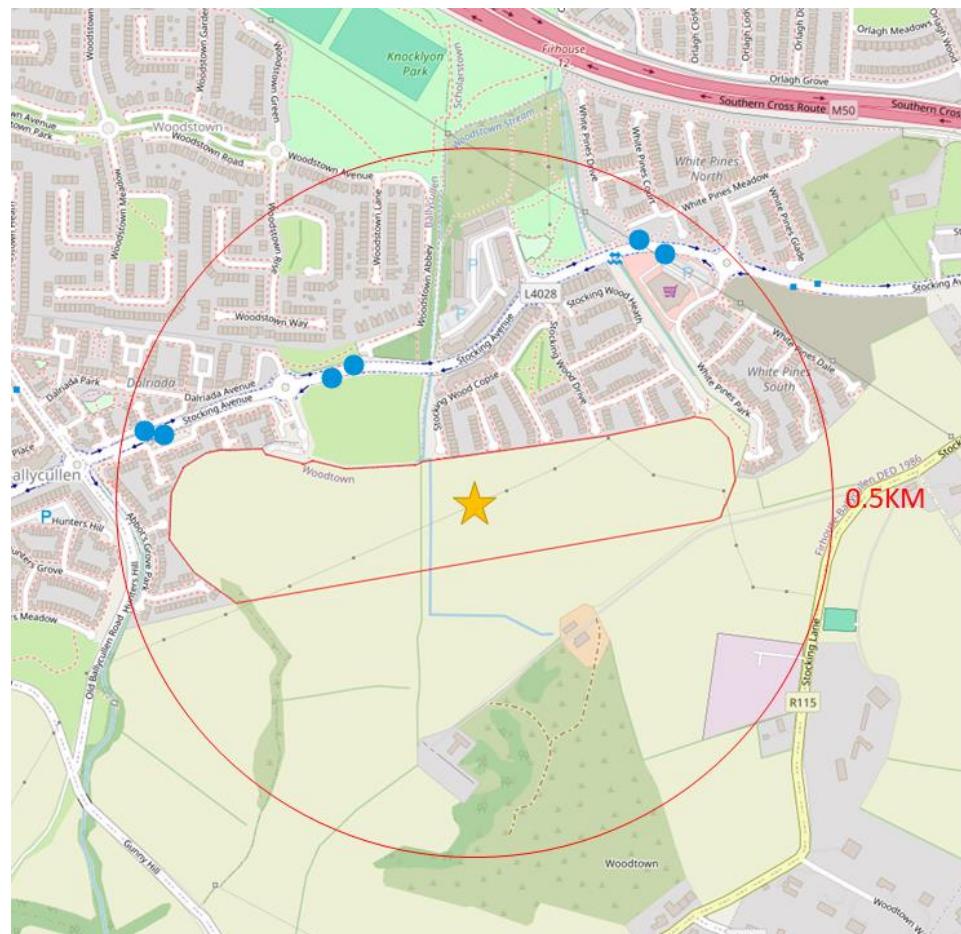
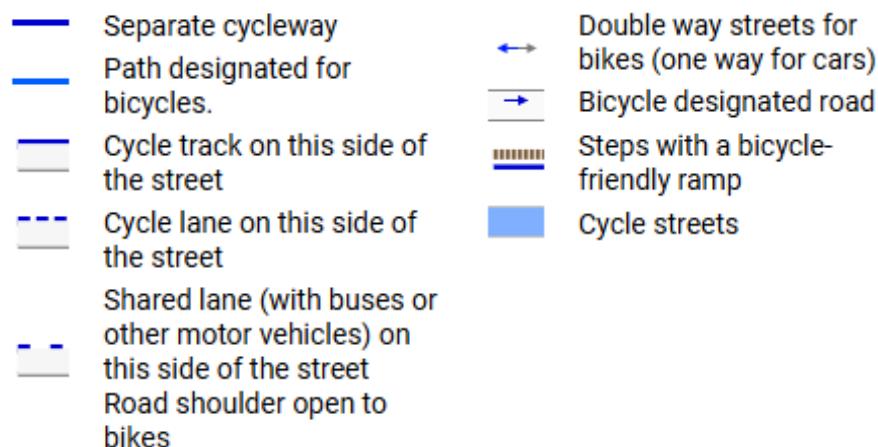


Figure 12 - Bus stops within a 0.5KM distance of the application site marked by blue dots.

4.13.3 CYCLE INFRASTRUCTURE



Figure 13 - Extract from Cyclosm with site marked by red star.



As visible in Fig. 11, there is a reasonably sufficient amount of cycle infrastructure in vicinity of the application site that provide for sustainable transport options for future residents. Cycle lanes along Stocking Avenue are fully segregated from the road with buffer provision. Those along the Ballycullen Road are on-road cycle lanes.

5.0 CONCLUSION

This SIA has found that future occupants of the proposed residential scheme will have access and available to a diverse range of existing community and social infrastructure. Within a reasonable walking distance of the proposed development (c.1,000m), the following essential facility requirements were satisfied: sports clubs and facilities, open green spaces, recreational facilities, childcare facilities, educational facilities (post-primary), top-up shopping facilities and supermarkets, and public high-frequency transportation. Within 2,000m, there are community centres, play facilities, education facilities (primary), and places of worship.

The access standards of the proposed development coincide with those described in the *Sustainable Residential and Compact Settlements—Guidelines for Planning Authorities* (2024), wherein the subject site has a good mix and distribution of uses within walking distance, but can access higher order services and amenities via public transport to other urban settlements. The application site benefits from nearby bus routes which provide high-frequency access to urban settlements such as Tallaght town centre and Dublin city centre, wherein there are additional facilities such as higher-level and further education campuses and centres.

It is submitted that the application site is well served by the existing community and social infrastructure, with a vast range of services and facilities within 2-kilometres of the application site, accessible by both walking and cycling. There are higher order amenities available in urban settlements accessible by public transport.

It is therefore concluded that, as no deficiencies were identified in the provision of social and community facilities, no further facilities beyond the provision of a childcare facility are required to be included within this development proposal.

Yours faithfully,



Stephen Ward