

5.0 EFFECT ON THE ENVIRONMENT: Human Beings.

5.1 General Introduction.

5.1.1 This chapter has been prepared by Cunnane Stratton Reynolds and assesses the potential impact of the Draft Planning Scheme on human beings. The issue of impact upon human beings is also, partially, covered by other environmental topics, such as air quality, noise and vibration and traffic and transportation. The impact upon human beings within this chapter is subdivided into four sub-headings, namely population, employment, community and human health & safety.

5.2 POPULATION.

5.2.1 Introduction.

5.2.1.1 This section of Chapter 5 – Human Beings, concentrates on the human environment of the Planning Scheme Area and surrounding area in the context of *population*.

5.2.2 Assessment Methodology.

5.2.2.1 This chapter was undertaken by reviewing population trends at a national, county and local (city) level. A desk study of various sources was completed, including the *Census of Population 1991-2006*, the *Dublin Docklands Master Plan 2003*, the *2008 Docklands Master Plan* and the *Dublin City Development Plan 2005-2011* and the most recent *Economic and Social Research Institute's Quarterly Commentaries*.

5.2.2.2 The impact of the proposed development upon population is based on the increase of population on the immediate area having regard to available demographic data and the currently known demographic particulars of the Draft Planning Scheme.

5.2.3 The Receiving Environment.

5.2.3.1 During the intercensal period 2002-2006, the population of Dublin City grew by 2.1% as indicated in Table 5.2.3.1 below. Table 5.2.3.1 also indicates that the growth in population in Dublin City was considerably less than the 61.8% growth experienced in

the City and County and was about a quarter of that experienced over the same period in Leinster and in the State.

Table 5.2.3.1					
Population Change at					
National, County, Administrative & Local Level – 1996 to 2006					
	1996	2002	2006	Percentage Change	
				1996 - 2002	2002 - 2006
Dublin City	481,854	495,781	506,211	+2.9%	+2.1%
City & County	1,058,264	1,122,821	1,817,176	+6.1%	+61.8%
Leinster	1,924,702	2,105,579	2,295,123	+9.4%	+9%
State	3,626,087	3,917,203	4,239,848	+8%	+8.2%

Source: Census of Population 1996 – 2006; CSO.

5.2.3.3 Since its inception in 1997, the DDDA's mandate to secure the social and economic regeneration of the Docklands Area through improving its physical environment has resulted in a dramatic change to its demographic character, in terms of number, age group and profile. Table 5.2.3.2 below sets out the population growth of the Dublin Docklands Area from 1996 to 2006.

Table 5.2.3.2						
Historic Population Trends within Dublin Docklands – 1996 to 2006						
	1996	2002	2006	Percentage Change		
				1996 – 2002	2002 - 2006	1996 - 2006
Docklands Area	17,414	19,705	22,086	13.2%	12.1%	26.8%

Source: Draft Dublin Docklands Master Plan 2008.

5.2.3.4 Between the years 1996 to 2002 and 2002 to 2006 the Docklands Area population grew by 13.2% and 12.1% respectively. Overall the Docklands experienced an overall growth of 26.8% between the years 1996 to 2006.

- 5.2.3.5 The *2008 Docklands Master Plan* outlines the DDDA's estimation that the overall Docklands population is likely to increase from 22,086 persons to 32,000 to 42,000 persons by 2013.
- 5.2.3.6 The growth of population of the last eleven years within the Docklands Area excludes any significant growth within the Planning Scheme Area. Development within the peninsula has tended to concentrate around the various existing industrial activities and public infrastructure facilities rather than provide for an increased residential population. Consequently the population of the Planning Scheme Area has remained relatively static in comparison to the remainder of the Dublin Docklands Area.
- 5.2.3.7 The Planning Scheme Area does however accommodate 11no. dwellings, known as Coast Cottages, along Pigeon House Road at its western extremity and a small, sometimes infrequent community of travellers usually at the eastern end of the peninsula.
- 5.2.3.8 Applying Dublin City's current average household size of 2.5¹ persons per dwelling, the Planning Scheme Area would therefore accommodate an existing resident population of approximately 28 persons living within the 11no. dwellings at Coast Guard Cottages. The small traveller community within the Draft Planning Scheme Area is difficult to establish or even estimate as its number and size fluctuates throughout the year and its presence is sporadic.

5.2.4 Relevant Characteristics of the Draft Planning Scheme.

- 5.2.4.1 The Draft Planning Scheme proposes to create a new city quarter for Dublin City by comprehensively redeveloping the lands within the Draft Planning Scheme Area. In addition to commercial floorspace, community and cultural facilities the Draft Planning Scheme also proposes the provision of approximately 3,811 residential units. The target residential population of the Draft Planning Scheme is 10,100, allowing for some 'headroom' in the calculation of the residential population and the target employment population is 16,000. The residential element of the Draft Planning Scheme will provide social and affordable and privately owned residential units across a range of

¹ Number of private households, persons in private households and average number of persons per private households in each Province, County and City, Central Statistics Office of Ireland, 2006.

residential types accommodating single people, couples, the elderly, and families with children etc.

5.2.5 Likely Impact of the Draft Planning Scheme.

Estimated Future Population.

- 5.2.5.1 The Draft Planning Scheme seeks that all new residential developments will be required to comply with the minimum floor area standards of the *Dublin City Development Plan 2005-2011*, as expressed in Variation 21 to the Development Plan and reflected in the relevant policies of the 2008 Docklands Masterplan. In addition to this, the Draft Planning Scheme seeks to encourage families into the area by requiring the provision of 4 bedroom units within Developments Zones 1, 3 and 4. The Draft Planning Scheme also promotes the provision of townhouse units in Development Zone 3 to further encourage families to live in the area. The minimum floor area per unit is detailed on Table 5.2.5.1 below.

Table 5.2.5.1	
Minimum Floor Area Standards	
Unit Typology	Minimum Floor Area
1 Bedroom	55 sq m
2 Bedrooms ²	80 sq m
3 Bedrooms	100 sq m
4 Bedrooms	120 sq m
Town Houses	150 sq m
<i>Source: Dublin City Development Plan 2005-2011 & the DDDA</i>	

- 5.2.5.2 Under the provisions of the Draft Planning Scheme, the area would yield a ‘maximum build scenario’ of 3,811 new residential units.

² The *Dublin City Development Plan 2005-2011* stipulates a minimum floor area of 80-90 sq m for 2 bedroom units. In order to facilitate a ‘maximum build scenario’ impacts prediction of the Draft Planning Scheme, a minimum floor area of 80 sq m has been used in calculations.

- 5.2.5.3 The Draft Planning Scheme proposes a mix of residential typologies and unit sizes intended to encourage a diversity of household sizes. The proposed mix of unit types is detailed in Table 5.2.5.2 below:

Table 5.2.5.2 Proposed Maximum Mix of Units Proposed in the Scheme Amendment Area	
1 Bedroom	571
2 Bedrooms	2,283
3 Bedrooms	628
4 Bedrooms	190
Town Houses	139
Total	3,811

- 5.2.5.4 There is likely to be a significantly increased population within the peninsula with little or no impact in pure population terms upon the existing indigenous population as a result of the Draft Planning Scheme proceeding. It is likely that the increased population of the Draft Planning Scheme will support enhancements to facilities, amenities and services for the existing population.

'Do Nothing' Scenario.

- 5.2.5.5 A 'do nothing' scenario would result in no increase in the existing population within the Planning Scheme Area with potentially limited stimulus to enhancing public and social facilities and amenities both within the Draft Planning Scheme Area, the remainder of the peninsula and further afield.

5.2.6 Mitigation.

- 5.2.6.1 Given that the Draft Planning Scheme proposes a significant new residential population (10,100 persons) and employment workforce (16,000 persons) and will facilitate the provision of a diverse range of commercial, recreational, sporting and cultural uses and

activities which will serve the new and existing populations, it is not foreseen that any remedial, mitigation measures or monitoring purely relating to population is required.

5.2.7 References.

Central Statistics Office, Dublin, *Census of Population 1991-2006*.

Dublin Docklands Development Authority, 2003, *Dublin Docklands Master Plan 2003*.

Dublin Docklands Development Authority, *Draft 2008 Docklands Master Plan*.

Dublin City Council, 2005, *Dublin City Development Plan 2005-2011*.

Economic and Social Research Institute (ESRI) Quarterly Reports and data.

5.3 EMPLOYMENT.

5.3.1 Introduction.

5.3.1.1 This section of Chapter 5 – Human Beings, concentrates on the human environment of the Planning Scheme Area and its immediate surrounding hinterland within the context of *employment*.

5.3.2 Assessment Methodology.

5.3.2.1 This section of Chapter 5 – Human Beings was undertaken by reviewing employment trends at a national, county and local level and setting these against the likely employment characteristics of the Draft Planning Scheme. A desk study of various sources was completed, including the Census of Population 1986-2006 and Live Register and the ESRI Quarterly Economic Commentary Autumn 2008, and the adopted Dublin Docklands Master Plan 2008.

5.3.3 The Receiving Environment.

5.3.3.1 In line with more recent global trends, Ireland has experienced a substantial slowdown of economic growth in the last number of months. Long term economic forecasts, however, had anticipated such a slowdown as the level of growth since 1995 had been

unprecedented and such a level of economic growth was widely considered to be unsustainable. A more detailed analysis of economic trends is provided below.

National Employment.

- 5.3.3.2 The Results for the 2006 Census reveal that the number of persons in the State's labour force grew by 308,500 or 17.1% between 2002 and 2006. The number of persons unemployed increased by 20,200 between both censi. There was a decline of 22,900 (or 1.8%) in the number of persons who were classified as being outside the labour force between 2002 and 2006.
- 5.3.3.3 The most recent trends in national employment patterns are reviewed in the *Economic and Social Research Institute (ESRI), Quarterly Commentary, Autumn 2008*. This document forecasts a contraction in the economy in 2008, with both Gross National Product (GNP) and Gross Domestic Product (GDP) falling by 1.3%. For 2009, the ESRI forecasts a downturn in the economy with GNP and GDP expected to fall by 0.7%. The ESRI forecasts that the rate of unemployment will rise to 8% by the end of 2008. It predicts that employment will fall in 2008 by 14,000 and by a further 47,000 in 2009. According to the ESRI *Quarterly Commentary, Autumn 2008*, nominal wage growth of 3.5% in 2008 and 2.5% in 2009, will mean that real wage growth will be generally depressed for the remainder of 2008 and 2009. This is in line with the weakening labour market. A consequence of this weakening labour market will be the resumption of net outward migration in 2009, with a net outflow of 30,000 foreseen.
- 5.3.3.4 The rate of unemployment is projected to increase to 8% in 2009.

Month	2002	2003	2004	2005	2006	2007	2008
	%						
January	4.4	4.8	4.6	4.3	4.5	4.5	4.9
February	4.4	4.7	4.5	4.3	4.5	4.6	5
March	4.5	4.5	4.5	4.4	4.5	4.6	5.4
April	4.3	4.5	4.5	4.4	4.5	4.7	5.4
May	4.3	4.5	4.5	4.4	4.5	4.6	5.7
June	4.3	4.7	4.4	4.3	4.5	4.5	6
July	4.3	4.8	4.4	4.3	4.5	4.4	6.3
August	4.4	4.7	4.4	4.4	4.4	4.4	6.6

September	4.5	4.6	4.4	4.4	4.3	4.5	6.9
October	4.6	4.6	4.4	4.5	4.3	4.6	7.4
November	4.6	4.5	4.3	4.5	4.3	4.7	7.8
December	4.7	4.5	4.4	4.5	4.4	4.7	8.3
Annual Average	4.4	4.6	4.4	4.4	4.4	4.6	6.3

Source: Central Statistics Office (CSO) of Ireland data.

5.3.3.5 Table 5.3.3.1 illustrates that unemployment has remained relatively static between 2002 and 2007. However, information currently available for 2008 shows that the first half of 2008 has witnessed a steady and sustained increase in national unemployment levels. The unemployment rate of 8.3% recorded for December 2008 exceeds the forecast projected by the ERSI for the end of the year.

5.3.3.6 Having regard to the above, and the projected relatively declining performance of the economy for 2008 and beyond, the construction and operational phases of the Draft Planning Scheme could potentially play an important role as an employment generator for the local area, the wider City, regionally and nationally over the first phase of development (0 – 10 years).

Unemployment Trends – Live Register.

5.3.3.7 The Live Register comprises persons under 65 years of age (including part-time, seasonal and casual workers entitled to Unemployment Benefit/Assistance) who are registered at local offices of the Department of Social, Community and Family Affairs. Table 5.3.3.2 below sets out this data for an eleven year period for the month of November of each year from 1997 to 2008 inclusive. Figures for both the State and Dublin (County and City) are shown.

Table 5.3.3.2		
Live Register - Average Numbers 1997 - 2008 during month of November		
Year	State	Dublin
1997	239,960	71,926
1998	207,174	59,120
1999	171,786	44,790
2000	136,962	32,737
2001	147,121	34,269
2002	158,636	39,951
2003	164,541	42,331

2004	151,966	37,880
2005	150,073	38,959
2006	148,529	37,343
2007	161,722	39,276
2008	268,586	62,319

Source: Live Register Figures – Central Statistics Office: December 2008.

5.3.3.8 Table 5.3.3.2 above shows fluctuating but recently rising unemployment levels, both nationally and in Dublin, from 1997 to 2008, as well as the more pronounced increase in unemployment levels between November 2007 and November 2008.

Local Employment – the Planning Scheme Area.

5.3.3.9 The stimulation of economic activity is an essential element of the DDDA’s vision for the regeneration and development of the Docklands. It is a policy of the DDDA to encourage employment development throughout all of the Docklands Area. The economic development of the Docklands Area continues to be driven by the development of three key factors:

- The Docklands as a great place *to locate a business*.
- The Docklands as a great place *to live*.
- The Docklands as a great place *to visit*.

5.3.3.10 The DDDA’s success in facilitating the sustainable economic development of the Docklands Area is reflected in the area’s unemployment rates falling from 5.9% to 5.1% between 2002 and 2006. Employment rose from 20,800 in 1997 to 40,000 in the 10 years to 2006. The relative economic success of the Docklands is reflected in a total of approximately 765,280sqm. commercial space being permitted in the Docklands Area.

5.3.3.11 Given its potential as a strategic location in relation to high quality public transport, the peninsula provides an excellent opportunity to expand the range of employment in the area to compliment the existing sources of employment.

5.3.3.12 The Planning Scheme Area has a long tradition of employment generating uses including seafaring and Dublin Port, general and heavy industry and, in relatively more recent times, public utilities and infrastructure. In broad sectoral terms however industry and manufacturing generally continue to decline. Some existing occupiers and industrial owners within the Planning Scheme Area and the Docklands Area in general have relocated to more accessible locations.

5.3.3.13 Despite their overall scale, the public infrastructure utilities and other industrial activities within the peninsula do not provide significant employment.

5.3.4 Relevant Characteristics of Draft Planning Scheme.

5.3.4.1 The Draft Planning Scheme proposes the creation of approximately 752,255 sqm. of development of which 270,120 sqm is commercial floorspace. The Draft Planning Scheme document defines commercial development as office development, retail development, leisure and entertainment development operated commercially as opposed to community based. Within the context of this definition the Draft Planning Scheme would provide a wide and diverse range of employment generating activities, with a target of 16,000 workspaces / new jobs being created within the Draft Planning Scheme Area.

5.3.4.2 As the Draft Planning Scheme is proposing to create a new city quarter for Dublin and facilitate a range of commercial land uses and employment generating activities, the subsequent range and type of jobs that may be expected are quite varied. These will include full time / part time skilled and unskilled employment within a diverse range of sectors including retail, leisure and recreational, tourism and travel, financial, commerce, community and education.

5.3.5 Likely Impact of the Draft Planning Scheme.

5.3.5.1 The potential impact on the receiving environment may include impacts during the construction and operational phases of the Draft Planning Scheme.

Construction Phase.

- 5.3.5.2 Given the overall scale of development and building envisaged the Draft Planning Scheme would provide considerable construction related employment and significant direct and indirect economic benefit to the surrounding communities and to Dublin City, County, region and State within a wider context.
- 5.3.5.3 The development of the Draft Planning Scheme Area represents a capital investment of approximately €3.4bn over the delivery period of the Scheme at current estimates. This level of investment is a significant and positive contribution to the City, regional and national economy. The average number of people directly employed on the site per €20m spend would be in the region of 70 full time employees. For Phase 1, which has a €1.3bn spend over 10 years, the number would be 455 per year.
- 5.3.5.4 Direct and indirect construction related services, off site manufacture and the supply of materials will also help Dublin's regional economy as most of the basic materials (concrete, blocks, plasterboard etc) will be Dublin sourced. The economic impact of this will benefit the Dublin region and probably the local area as there are suppliers of these materials in the locality.
- 5.3.5.5 Whilst developers/contractors tend to employ their own workforce rather than relying on neighbouring communities as a source of labour, the Draft Planning Scheme will benefit the local economy and unemployment levels by virtue of the DDDA's Local Labour Charter. The Charter seeks to help the local community by reducing the number of unemployed people in the Docklands Area and requires that 20% of all construction jobs on projects undertaken within the Docklands Authority's remit are filled by local people. The 20% stipulation was applied to recent development programmes at Spencer Dock and Grand Canal Harbour. On the second phase of the IFSC development, for example, 120 local people were employed, 90% of these had been on the Long Term Unemployment Register. The local economy (i.e. corner shops, restaurants, public house etc.) is also likely to benefit indirectly from the construction of the Draft Planning Scheme from the presence of 455 construction workers during Phase 1.

Operational Phase.

- 5.3.5.6 The Draft Planning Scheme proposes the provision of 270,120 of commercial floorspace which would equate to the creation of some 16,000 jobs. Table 5.3.3.3

overleaf sets out the split of proposed floorspace between commercial (office space, hotel etc.) and retail and the associated workspaces created.

Table 5.3.3.3				
Commercial Floorspace and Created Workplaces / Jobs				
Type	Quantum of floorspace (gross)	% of total floorspace quantum	Workspaces	% of total workspaces
Commercial	243,480sqm.	90%	12,815 (1 person per 19sqm) ³	94%
Retail	26,640sqm.	10%	880 (1 person per 20sqm. Net) ³	7%
Total	270,120sqm.	100%	14,194	100%

5.3.5.7 The Draft Planning Scheme will positively contribute to the growing development of the Docklands Area as a major global financial service centre by providing for a range of employment opportunities including office based employment such as: high specification, large floorplate, professional and business office space; mid-range administration and back office functions (e.g. research and development, telemarketing etc.); as well as small office units and enterprise centres.

5.3.5.8 The provision of some 270,120sqm. of commercial floorspace, which will be provided within proximity to the high capacity public transportation network, will provide for a considerable range of new jobs within the business and labour markets.

'Do Nothing' Scenario.

5.3.5.9 A 'do nothing' scenario would result in relatively little development arising within the Draft Planning Scheme Area and therefore little job creation. With no development proceeding there would be no impact, either positive or negative, whatsoever and therefore no benefit to the economy of the immediate area, City, region or State.

³ Source: *Employment Densities: Report for English Partnerships and the Regional Development Agencies*, Arup Economics & Planning, July 2001.

5.3.6 Mitigation.

- 5.3.6.1 It is not foreseen that any remedial, mitigation measures or monitoring relating to employment will be required to compensate for any potential negative impact of the Draft Planning Scheme.

5.3.7 References.

Central Statistics Office, Cork, *Census of Population 1986-2006*

Central Statistics Office, Cork, *Live Register*

Economic and Social Research Institute, Dublin, *Quarterly Commentary, Autumn 2008*.

5.4 COMMUNITY.

5.4.1. Introduction.

- 5.4.1.1 This section of Chapter 5 – Human Beings, assesses the likely impact on existing and proposed *communities*.

5.4.2 Assessment Methodology.

- 5.4.2.1 The assessment methodology involved consideration of the previous audits of existing community and social facilities, recreational amenities and green spaces within the Planning Scheme Area, within the wider peninsula and within the surrounding communities of Ringsend, Irishtown and Sandymount. A desk survey of various sources was undertaken including the 2004 *Dublin Docklands Development Authority Civic Infrastructure Audit*, the 2006 *Dublin Docklands Development Authority Civic Audit Review – Final Summary Report*, the 2003 *Dublin Docklands Master Plan*, the 2004, 2005 and 2006 *Master Plan Monitoring Reports* and the recently adopted 2008 *Docklands Master Plan*.

5.4.3 The Receiving Environment.

5.4.3.1 The Draft Planning Scheme Area has historically served Dublin City in a number of seafaring, industrial, commercial and in more recent times by accommodating various public infrastructure facilities and open spaces. The community within the Planning Scheme Area comprises of the 11no. dwellings along Pigeon House Road at the western extremity of the Planning Scheme Area and the fluctuating population of travellers who would traditionally occupy areas further east. The local community would be perceived as Ringsend, Irishtown and Sandymount.

5.4.3.2 The DDDA undertook a *Social Infrastructure Audit* in 2004 which was reviewed in 2007 by Colin Buchanan Associates. A copy of this is attached as Appendix 5.1. The 2007 Audit was subsequently reviewed again in December 2008 within the context of the emerging Draft Planning Scheme by Urban Initiatives. A copy of this review dated December 2008 is attached as Appendix 5.2. The 2007 Audit Review identified several key issues regarding civic / social infrastructure provision within the Docklands Area including:

Sport and Recreation.

- New areas will require physical linkages to residential areas. Linkages between Irishtown Nature Park and the South Bank Road should be encouraged.
- The provision of a waterside boulevard and coastal walks and cycle ways.
- The need to enhance the quality and range of existing and the provision of new sporting and recreational facilities.
- Improve the layout of existing areas of open space.
- Possibility of developing a community focal point in Sean Moor Park.

Parks

Sean Moore Park is vastly under utilised.

Library

Library facility considered necessary.

Education / Training.

- The requirement of new primary and secondary level educational facilities (dependant upon capacity of existing facilities and population increases).

Religious and Community Facilities.

- The potential provision for multi-denominational facilities or non-Christian religious facilities to meet a range of religious beliefs of the area's new population.
- The potential provision of a new library to serve the existing and predicted population of the Docklands.
- The provision of community and youth centres in accessible locations befitting their importance within the development.

Health

- The provision of a one-stop shop style primary health care facility of a scale suitable to meet all the anticipated needs of the existing and new population and comprising doctors, dentists, physiotherapists, pharmacists, day nurses etc.
-

Shops

A new district centre to meet the retailing need of the projected population locally.

Entertainment

- Entertainment facilities in tandem with development.

Other Facilities

- Arts and Cultural provision required.

- 5.4.3.4 The assessment of the Audit by Urban Initiatives (December 2008) noted that the potential of a Draft Planning Scheme represented the greatest opportunity for providing the scale and range of civic infrastructure required to meet the needs of the existing populations of surrounding neighbourhoods identified and a new potential population arising from the Draft Planning Scheme.

5.4.4 Relevant Characteristics of the Draft Planning Scheme.

- 5.4.4.1 The Draft Planning Scheme proposes to provide approximately 3,811 new residential units to be delivered over the course of the anticipated twenty year long phasing programme. This will, in effect, create an entirely new and substantial community within the Draft Planning Scheme Area where there is presently little.
- 5.4.4.2 The proposed 3,811 new residential units will seek to provide a range of one to four bedrooms as set out above.
- 5.4.4.3 Whilst the predominate residential unit type to be provided is the two bedroom unit, the Draft Planning Scheme proposes a great variation in bedroom numbers with a particular emphasis on accommodating families and larger households also. The provision of a greater range of units is being proposed in compliance with current Government Guidance, Dublin City Council and the DDDA policies and objectives. The provision of a greater range of units of mixed bedroom types and sizes is in order to offset the relatively recent and predominant trend in other Planning Schemes within the Docklands Area of providing one and, in particular, two bedroom units.
- 5.4.4.4 In addition to the above mixture of residential typologies being provided, the Draft Planning Scheme also proposes that 20% of the residential quantum proposed will be social and affordable housing.
- 5.4.4.5 Chapter 17 (Retail Impact) of this EIS concludes that the peninsula has capacity for an additional 20,000sqm. of net convenience retailing floorspace and 17,500sqm. net of comparison retail floorspace in the form of a new District Retail Centre. Additional local level retail floorspace is also being proposed in a centre of 1,000sqm. net.
- 5.4.4.6 The Draft Planning Scheme will also make provision for cultural, leisure, entertainment and tourism development, community amenities in the form of educational facilities (one new primary school and possibly one new secondary school should this be required), medical centres (one health centre and up to six doctor's or dentist's surgeries), library, community centre youth clubs, child minding facilities etc., and new public open spaces, sports and recreational facilities. These facilities will not only serve

the new emerging population of the Draft Planning Scheme Area but will also support and enhance similar facilities within the existing neighbouring communities.

5.4.4.7 The Draft Planning Scheme proposes to provide a network of coordinated open / green spaces which will integrate with existing green spaces and recreational facilities outside the Draft Planning Scheme Area.

5.4.4.8 The Draft Planning Scheme also proposes to improve existing natural amenity areas and sporting facilities such as Irishtown Nature Park respectively and Sean Moore Park thereby increasing the amenity values of such spaces. Increasing access to open space, through the provision of new and improved pedestrian and cyclist connections is considered a vital component to ensure that they are more readily accessible and utilized by existing and future communities.

5.4.4.9 The Draft Planning Scheme also proposes the provision of the following new public open spaces:

- *Dublin Bay Valley* – a wedge shaped public space which includes an urban plaza in the District Centre and an urban ‘cascade park’ which will incorporate a range of landscapes including amenity grassland, layers of planting and reed beds or ponds which will collect and filter rain and surface water run off.
- *The Beach Park* – a city wide recreational resource comprising open spaces, enhanced and accessible beach, a connecting promenade, a ‘cove park’, amenity grassland and small ‘sand dune’ topographical formations.
- *Southshore Green* – a linear ecological ‘buffer park’ located between the major public infrastructure and services located in the centre of the peninsula and the proposed development to the west and along the southern shore.
- *The Beach Walk* – A continuous and accessible public route along the southern shore of the peninsula connecting Irishtown Nature Park with Shellybanks and the Poolbeg Lighthouse.
- *Pigeon House Dock Park* – An urban green space created on top of the capped Waste Water Treatment Plan’s overflow tanks. The *Dock Park* will be connected to Pigeon House Dock, a marina (which is located outside of the Draft Planning Scheme Area) and surrounding development.

5.4.5 Likely Impact of the Draft Planning Scheme.

5.4.5.1 Impacts on the receiving community may be experienced during the construction and operational phases of the Draft Planning Scheme by both the existing communities or surrounding neighbourhoods and the new emerging community within the Draft Planning Scheme Area. The operational phase may also include impacts upon existing local community services / facilities, impacts from an increase in population and landscape and visual impacts.

Construction Phase.

5.4.5.2 Construction of the Draft Planning Scheme Area is likely to take place over 3 related phases. The first phase will comprise mainly of the Draft Planning Scheme's residential and commercial components with supporting community facilities and public transport. Construction impact is likely to arise from sources such as the frequency and volume of associated construction traffic; which is considered in more detail in the Chapter 16 – Traffic, Transportation and Parking; or from possible noise, vibration, dust and odour nuisances. Construction will only be undertaken following the approval of a Construction Management Plan.

5.4.5.3 Having due regard to phased delivery of the Draft Planning Scheme, which gradually moves eastwards away from existing communities, and remedial measures proposed during the construction period, it is expected that impact on the existing communities of Ringsend, Irishtown and Sandymount and the new community within the peninsula itself will be temporary and insignificant and will reduce as development proceeds eastwards.

Operational Phase.

Predicted Impact upon Local Community Services and Facilities.

5.4.5.4 In proposing a diverse range of social, community and cultural services and facilities the Draft Planning Scheme represents the most significant opportunity to date to address the deficiencies of existing services and facilities within surrounding communities identified by the DDDA. The Draft Planning Scheme will not only provide for the social and community needs of the peninsula's new population but will provide new and enhanced facilities for the communities within Ringsend, Irishtown and Sandymount.

5.4.5.5 The extent and scale of retailing provision proposed, from District Retail Centre to local corner shop, will also be of significant benefit to the community by providing the range and type of accessible retailing which is required to serve the new and emerging population. The proposed retailing provision will also address the established deficiency in existing retailing provision in this strategic sector of Dublin City which, itself, will also be of benefit to the surrounding communities by reducing the need to undertake travel outside the area.

5.4.5.6 The educational needs of the new and emerging community will be served through the provision of one new primary school and, if necessary, a secondary school. The community's health needs would be serviced by a new health centre and three new doctor's surgeries proposed. The new and emerging community would also benefit from the provision of a new community centre and youth club, post office, new nurseries or crèches and new public open spaces, sports and recreational facilities. The provision of certain leisure facilities such as restaurants, cafes, public houses, and theatres etc. would meet the cultural, leisure and entertainment requirements of any new community.

Predicted Impact from Increases in Population.

5.4.5.7 The Draft Planning Scheme's population can be divided into residential and working populations.

5.4.5.8 Given that the Draft Planning Scheme Area is relatively unpopulated with no substantial indigenous population the increase in resident population by some 10,100 persons over time is considered a positive impact upon the community by creating a balance between both working (16,000 persons) and residential populations which can sustain new community facilities, employment and facilitate the provision of improved and new leisure, recreational, cultural and sporting facilities.

5.4.5.9 It is predicted that the provision of 270,120sqm. of commercial floorspace facilitating an estimated working population of 16,000 persons will also assist in sustaining local amenities and facilities.

5.4.5.10 Social and affordable housing provision within the Draft Planning Scheme will be provided at 20% of total provision which is in accordance with statutory requirements and the adopted *2008 Docklands Master Plan*. The provision of social and affordable housing throughout the proposed development would likely significantly enhance the sense of community by providing accommodation for a greater range of people of different social backgrounds.

5.4.5.11 New residential units are to be constructed in compliance with all relevant and up to date Government Guidance and standard specified in the *Dublin City Development Plan 2005 – 2011*. In particular new residential units within the Draft Planning Scheme will accord with the City Council's '*Achieving Liveable Sustainable New Apartment Homes*' and Variation 21 to the *Dublin City Development Plan 2005 – 2011* which stipulates larger apartment sizes to promote family occupation of such units. Consequently the Draft Planning Scheme would positively contribute to community by providing a life-long living environment⁴ through compliance with these Guidelines and the provision of a range of residential formats which will serve the changing spatial requirements of its population, and encouraging more sustainable living practices.

'Do Nothing' Scenario.

5.4.5.12 A 'do nothing' scenario would result in development not occurring within the peninsula. As the Draft Planning Scheme proposes a range of co-ordinated community facilities and represents the best opportunity to respond to facility deficits, it is concluded that the Draft Planning Scheme would provide a greater net benefit to the receiving community than a do nothing scenario or potential piecemeal development.

5.4.6 Mitigation.

5.4.6.1 Mitigation of the Draft Planning Scheme can come under one of two sub-categories during its construction or its operation. These are namely, construction phase and operational phase.

⁴ A life-long living environment may be described as a development which provides a range of residential accommodation within which one can move from unit to unit to meet specific spatial requirements as one ages. For example a single person may occupy a one / two bed unit, progress to a 4 / 5 bed unit and move back to one / two bed unit at retirement age if personal circumstances determine.

Construction Phase.

- 5.4.6.2 The impact of this construction is largely unavoidable, but can be mitigated against, or at least minimised, through various means including restricting construction work to normal operating hours, effective management of construction traffic on adjoining road networks, effective site management and continual monitoring of the construction operation. These issues can and will be addressed in a Construction Management Plan. Continuous monitoring of the construction phase works will be undertaken.

Operational Phase.

- 5.4.6.3 Mitigation, remedial or monitoring measures are not considered necessary during the operation of the Draft Planning Scheme.

5.4.7 References.

Dublin Docklands Development Authority, 2004 *'Dublin Docklands Development Authority Civic Audit'*.

Dublin Docklands Development Authority, June 2006 *'Dublin Docklands Development Authority Civic Audit Review – Final Summary Report'*.

Dublin Docklands Development Authority, 2004, *2004 Master Plan Monitoring Report*.

Dublin Docklands Development Authority, 2005, *2005 Master Plan Monitoring Report*.

Dublin Docklands Development Authority, 2006, *2006 Master Plan Monitoring Report*.

Dublin Docklands Development Authority, 2008 *Docklands Master Plan*.

5.5 HUMAN HEALTH AND SAFETY.

5.5.1 Introduction.

5.5.1.1 This section of Chapter 5 – Human Beings assesses the likely impact on *human health and safety*.

5.5.1.2 Health and safety is also assessed within the context of various other potential environmental impacts such as water, waste, air quality, noise & vibration, geotechnical, soils & ground conditions and traffic & transportation.

5.5.2 Assessment Methodology.

5.5.2.1 This section of Chapter 5 – Human Beings involved a desk study of various sources, including the NHS's 'A Short Guide to Health Impact Assessment – Informing Healthy Decisions' 2000; The Institute of Public Health in Ireland's 'Health Impact Assessment – A Practical Guidance Manual' 2003 and 'Health Impact Assessment Guidance' 2006 and consideration of the use of existing sports and recreational facilities presently available within the Draft Planning Scheme Area and wider peninsula.

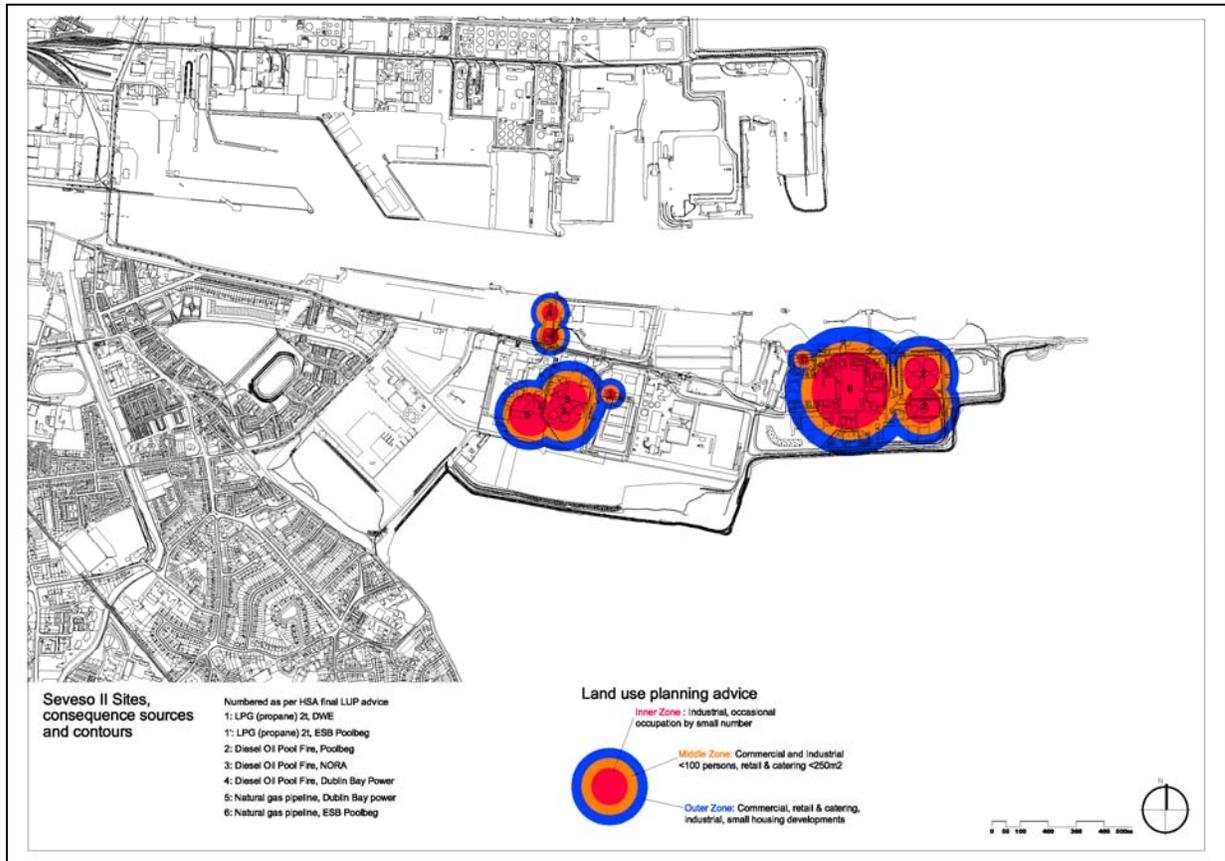
5.5.2.2 The HSA were consulted with regard to Major Accident Hazard Installations. The advice provided to the DDDA is contained within Appendix 5.3.

5.5.3 The Receiving Environment.

5.5.3.1 The Draft Planning Scheme Area is dominated by large scale public infrastructure facilities in the form of the ESB and Synergen Power stations, the Waste Water Treatment Plant and the future Waste to Energy Plant, as well as other heavy industries such as Dublin Port Company's Lo-Lo storage operation which potentially have their own existing impacts on public health and safety. However the Draft Planning Scheme Area and wider peninsula also accommodate the Clanna Gael GAA Football club at Sean Moore Park, the former ESB pitch and putt course, several man made grassed areas and various formal and informal footpaths and pathways which provide access throughout the peninsula between Irishtown Nature Park, Sandymount Strand, the South Bull Wall and Poolbeg Lighthouse beyond. These amenities, which it is sought to largely retain, are conducive to maintaining healthy lifestyles.

- 5.5.3.2 Several of the public utility sites within the Draft Planning Scheme Area and the future Waste to Energy plant and potential NORA sites are covered by the *Council Directive 96/82/EC*, or Seveso II Directive which aims to prevent major accidents which involve dangerous substances and limit the potential negative consequences for man and the environment. Figure 5.5.3.1 below illustrates the Seveso II sites within the Draft Planning Scheme Area and shows the associated consequence contours and land use planning (LUP) advice. This information has been provided by the Health and Safety Authority. Appendix 5.3 provides further detail.
- 5.5.3.3 Following consultation with the Health and Safety Authority (HSA) the layout of the Draft Planning Scheme has been designed to avoid encroachment into any of the zones of potential risk associated with the identified Seveso II sites within the Planning Scheme Area (see Figure 5.5.3.1 overleaf). A copy of the report provided by the HSA on their assessment of the development potential of the Draft Planning Scheme Area is contained as Appendix 5.3.
- 5.5.3.4 Local residents have advised of a methane tank on the WWTP site which could explode or present a fire risk to future development. The tank in question is located midway along the western boundary of the WWTP with the proposed Waste to Energy plant.
- The tank is a biogas holder and has a capacity to hold 4000m³ of biogas. It has lightning protection and a methane gas leak detector to monitor the atmosphere in the space between the inner and external membranes of the tank. Biogas is a mixture of 55-65% methane, 35 -38% carbon dioxide with the remainder comprising sulphurous compounds, therefore it is classed as flammable, however the quantities stored are under the threshold for classification as a Major Accident Hazards site.
- 5.5.3.5 The effects of a fire at the proposed WtoE plant on the gas holder were considered by the EIS team for the WtoE plant and a firewall is recommended.

Figure 5.5.3.1 – Seveso II Site and Consequence Contours within the Draft Planning Scheme Area.



5.5.4 Relevant Characteristics of Draft Planning Scheme.

5.5.4.1 The Draft Planning Scheme proposes to provide a network of coordinated open / green spaces which will integrate with existing green spaces and recreational facilities outside the Planning Scheme Area. For example careful consideration has been given to the linkage and accessibility within the Planning Scheme Area between existing, enhanced and proposed areas of open space and recreation.

5.5.4.2 The Draft Planning Scheme also proposes to improve existing natural amenity areas and sporting facilities such as Irishtown Nature Park and Sean Moore Park thereby increasing the amenity values of such spaces therefore assisting in participation in healthy activities. Increasing access to open space, through the provision of new and improved pedestrian and cyclist connection is considered a vital component to ensure they are more readily accessible and utilized by existing and future communities.

5.5.4.3 The Draft Planning Scheme also proposes the provision of a variety of new public open spaces within the Draft Planning Scheme including Dublin Bay Valley, the Beach Park, Southshore Green, The Beach Walk and Pigeon House Dock Park as described above.

5.5.5 Likely Impact of the Draft Planning Scheme.

5.5.5.1 Other chapters throughout the EIS have identified and assessed, the potential impact upon health from a number of environmental sources. Enhancements to existing natural amenity, recreational and sporting facilities and the provision of new ones throughout the Draft Planning Scheme Area will be of significant benefit to the overall health and general well being of the new and emerging population by promoting and encouraging a healthier lifestyle through provision for passive and active recreational activities such as walking, cycling, nature watching, play etc. These health benefits will not be restricted to the new and emerging population of the Draft Planning Scheme. By creating ‘recreational destination’ facilities and by integrating accessibility between the Draft Planning Scheme Area and adjacent sporting and recreational facilities the health of neighbouring communities and Dublin City overall will also greatly benefit.

5.5.5.2 Whilst the Draft Planning Scheme does not propose any use or activity which could potentially generate any significant or substantial risk to human health, it is located within proximity to existing public infrastructure utilities in the form of the ESB & Synergen Power Stations, Dublin City Council’s Waste Water Treatment Plant as well as proposed public infrastructure in the form of the proposed Waste to Energy Plant.

5.5.5.3 The issue of potential odour from the Waste Water Treatment Plant is dealt with in Chapter 11. The potential impact of the Waste Energy plant proposed on the peninsula has also been assessed in regard to air quality (Chapter 9.0). Potential impacts on water are identified and assessed in Chapter 8.0. The issue of contamination has been addressed in Chapter 7.0 – Geotechnical, Soils and Ground Conditions.

Construction Phase.

5.5.5.4 Construction impacts are likely to be associated with construction activities, traffic and possible nuisance associated with such movement in the form of increases in ambient noise levels, dust and odour. The impact on adjacent residential neighbourhoods as well as the Draft Planning Scheme’s new population may be minimised and mitigated

against through careful on site management of the construction site, plant and machinery and the hours of construction and means being controlled. A Construction Management Plan may also be approved and implemented with the local planning authority. The potential negative impacts of developing contaminated lands may be reduced to acceptable levels by compliance with the relevant environmental legislation pertaining to contamination, hazardous substances and pollution. These issues are dealt with in more detail in the appropriate chapters of the EIS.

Operational Phase.

5.5.5.5 Far from impacting negatively upon health, a number of facilities and amenities to be provided in the Draft Planning Scheme would encourage the pursuit of healthy activities and lifestyles.

5.5.5.6 As the development proposed within the Draft Planning Scheme is located outside the consequence contours associated with the consequence sources on the Seveso II sites (see Figure 5.5.3.1 above), it is not envisaged that the proximity of proposed development to these sites will negatively impact upon the health and safety of the new and emerging residential or working population. Acceptable densities for different landuses e.g commercial, residential were calculated using the Scaled Risk Integral (SRI) method, as advised by the HSA.

5.5.5.7 A safe and healthy environment for the proposed residential and employment development will be maintained having regard to compliance with the necessary and appropriate standards controlling issues of odour, noise, contamination etc.

'Do Nothing' Scenario.

5.5.5.8 The peninsula does have a substantial area of contaminated land. If there is to be no development, there is a strong likelihood that existing environmental circumstances would not change or improve and that existing contamination or potential hazards would remain in situ.

5.5.6 Mitigation.

5.5.6.1 In terms of contamination a number of mitigation measures are proposed including:

- Further site specific investigations and contaminated land risk assessments to be conducted by developers and operators for construction and future users in accordance with the appropriate standards for site investigation;
- Contamination that is encountered within the Draft Scheme Area should be assessed by developers against remedial targets derived from a site specific risk assessment;
- Where the previous history of a site suggests that contamination may have occurred developers will be responsible for undertaking a detailed site survey and analysis;
- The DDDA will prohibit development until it is satisfied that the affected ground and any associated risks have been satisfactorily remediated.
- Remediation measures involving the excavation, removal or disposal of contaminated soil, where required, will be completed in accordance with the requirements of the *Waste Management Act 1996* and all subsequent regulations and standards that are current at the time the work is carried out.
- Design of all commercial and residential buildings will comply with current and relevant Building Regulations and any subsequent regulations, amendments and standards that are current at the time the work is carried out.
- Landfill gas emissions, where observed on site, will require suitable engineering design for gas mitigation and control at design stage by developers.
- All roadways will be effectively sealed with surface water discharges draining to sealed surface water drains and any run-off collecting in subterranean basement car parking areas will also be collected in a sealed foul drainage system.

Construction Phase.

5.5.6.2 The impact upon human health may be minimised and mitigated against through careful on site management and monitoring of the construction site, plant and machinery and the hours of construction operation. These potential causes of nuisance can be controlled by way of a Construction Management Plan to be produced by developers.

5.5.6.3 Monitoring of public health during both the construction and implementation phases may be achieved through undertaking a Health Impact Assessment (HIA) where considered necessary at the Section 25 Certificate Stage.

Operational Phase.

- 5.5.6.4 As the operation of the Draft Planning Scheme will not give rise to any direct or indirect negative impacts upon the health of the resident population or the population in surrounding communities no post construction monitoring or mitigation measures are considered necessary.

5.5.7 References.

NHS Executive London, 2000. *A Short Guide to Health Impact Assessment – Informing Healthy Decisions*, London.

Process Safety Progress, Vol 19, No. 2, p 78 – 85. ‘*A Worst Case Methodology for Risk Assessment of Major Accident Installations*’. K. Hirst & D.R Carter, Summer 2008.

The Institute of Public Health in Ireland, September 2001 ‘*Health Impact Assessment – An Introductory Paper*’.

The Institute of Public Health in Ireland, June 2003 ‘*Health Impact Assessment – A Practical Guidance Manual*’.

The Institute of Public Health in Ireland, April 2006 ‘*Health Impact Assessment Guidance*’.

5.6 Appendices.

Appendix 5.1 Community Facilities Audit, Colin Buchanan Associates, September 2007

Appendix 5.2 Community Facilities Review, Urban Initiatives, December 2008

Appendix 5.3 Technical Land-Use Planning Advice (Required under Reg. 27 of SI 74 of 2006) for DDDA in relation to Dublin Waste to Energy Project, VOMS/Dublin Bay Power, ESB Poolbeg, NORA at Ringsend, Dublin, HSA, July 2008

Appendix 5.1 Community Facilities Audit, Colin Buchanan Associates,
September 2007

DDDA Civic Infrastructure Audit Poolbeg & Sandymount

Dublin Docklands Development Authority
April 2008

DDDA Civic Infrastructure Audit Poolbeg & Sandymount

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Executive Summary

Introduction

In July 2007, Colin Buchanan (CB) was commissioned by the Dublin Docklands Development Authority (DDDA) to undertake a Civic Infrastructure Audit for Poolbeg and Sandymount. CB has gained a wealth of knowledge in relation to this subject matter, as we previously produced the Social and Civic Infrastructure Audit in 2004, and undertaken a review of 2004 Study in 2006 which was entitled 'Review of Civic Infrastructure Audit 2006'.

Context

The study area differs significantly to those of previous audits undertaken by CB on behalf of DDDA, as the study area has been reduced and altered. The study area encompasses a land mass of approximately 171 hectares, comprising of Poolbeg and parts of Sandymount. The area includes two Electoral Divisions (EDs), Pembroke East A (70% within study area) and Pembroke East B (30% within study area).

Methodology

A detailed land use study was undertaken which included identifying civic infrastructure facilities, mapping each facility, photographing each facility and recording other forms of relevant information on the prepared audit form, such as opening times, building condition etc.

The community profile was drawn from the 2006 Census data and alternative data sources such as the Economic and Social Research Institute (ESRI) and the Department of Education were also included. Three scenarios were considered: Scenario One which included the current population and existing planning permissions and Scenario Two, which incorporated projections for development on the Poolbeg Peninsula. Scenario Three was based on a new residential population of 17,250 in addition to the current population and existing planning permissions.

From the data collection and analysis, it was possible to answer the key questions posed by the study, including provision of existing facilities, gap analysis between the existing community facilities and the requirements identified in the previous study for the Poolbeg area, area analysis and forward strategy.

The Findings

The main findings from the study are as follows:

- The number of facilities in the Poolbeg / Sandymount study area is 93¹.
- There is already a sufficient supply of facilities for the existing population and population resulting from existing planning permissions.
- While some of these facilities will benefit the new residents there will be a need for additional support facilities in Poolbeg which is due to be the subject of considerable redevelopment (Scenarios Two and Three).

Recommendations for Action

The recommendations for action are largely relevant to Scenarios Two and Three and are summarised below:

¹ Including key infrastructure such as schools and churches outside but in close proximity to the study area.

Sport and Recreation

Improvement to physical linkages to residential areas including the layout of open space, especially with regard to Sean Moore Park.

Provision of a waterside boulevard with a docking area for a floating swimming pool and coastal walks and cycle ways within the new area.

Provision of a street / urban beach

Education / Training

The development of Scenarios Two and Three would significantly increase pressure on existing primary schools in the area. St. Matthew's National School and St. Mary's Star of the Sea National School are identified as schools with potential for development.

Cross-use of Sean Moore Park by both St Matthew's and St Mary's schools for play and sports space.

Health

Provision of one or two central and accessible health centres (depending on Scenario Two or Three respectively) as part of the new development on the Poolbeg Peninsula. Consideration of the provision of a primary care / one stop shop facility.

Provision of a community centre and youth centre(s) to be provided in a location befitting their importance within the development.

Provision of a library in the format of the Idea Store concept.

Provision of a rooftop child play space to service the childcare facility provided in the Idea Store.

Religious and Community Facilities

Provision of a multi denominational facility should be considered in close proximity to the new residential area.

Shops

If Scenarios Two or Three are developed a new district centre should be considered in order to meet the retailing needs of the projected population locally and to maintain vitality, vibrancy and a sustainable local economy.

Entertainment

Scenarios Two and Three would require the provision of entertainment facilities in tandem with development. These facilities are likely to be market driven but should be developed in liaison with DDDA.

Provision of temporary and seasonal entertainment facilities should be encouraged by the DCC and DDDA.

Conclusion

Major redevelopment proposals throughout the study area will provide the foundation for changing, and often entirely new demands on the availability, usage, quality and range of resources provided by civic facilities within the area.

It is fundamental to ensure that effective use is made of existing facilities, spaces and resources given the number, range and capacity of facilities within the study area.

As outlined in the three population projections which range from just under 1,500 people to just under 18,600 people, the study area has been identified as an area to accommodate significant population growth in the short to medium term. With such large scale development this study has justified significant investment in civic infrastructure to accommodate such an influx of population as per Scenarios Two and Three.

1. Introduction

1.1 Aims and Objectives

1.1.1 In July 2007, Colin Buchanan (CB) was commissioned by the Dublin Docklands Development Authority (DDDA) to undertake a Civic Infrastructure Audit for Poolbeg and Sandymount. CB has gained a wealth of knowledge in relation to this subject matter, as we previously produced the Social and Civic Infrastructure Audit in 2004, and undertaken a review of 2004 Study in 2006 which was entitled 'Review of Civic Infrastructure Audit 2006'.

1.1.2 The aim of this study is to record and assess the existing civic infrastructure in the areas of Poolbeg and Sandymount. This report provides a comprehensive inventory of the existing civic infrastructure in the study area, identifies gaps in existing and future provision and devises a strategy to address these gaps.

1.1.3 The provision of good quality and sustainable civic infrastructure in tandem with new residential and related development is considered to be of major importance if new residents are to be successfully integrated into existing and new communities. Both the DDDA and Dublin City Council (DCC) are committed to such a strategy in both policy and implementation terms, especially in relation to city centre and Dockland areas, which continue to experience significant population growth. In using 2006 Census data in tandem with master plan zoning maps, existing planning permissions and anticipated permissions and future residential unit forecasts from DCC, the maximum quantum of development was projected. These figures were then used to calculate the projected maximum population increase for the study area. The amount of facilities required for the existing and future population is included as part of this study. This report aims to be more targeted and specific in identifying need gaps in provision and the resources necessary to redress deficiencies.

1.1.4 The critical differences between this study and previous studies undertaken by CB for DDDA are threefold:

- The study area has been significantly reduced and altered to include only a portion of the DDDA's area.
- Part of Sandymount has been included in the study.
- The DDDA did not require CB to undertake consultation with stakeholders and community representatives for the purposes of this study. Public consultation will be carried out in the context of the making of the Planning Scheme under Section 25 of the DDDA Act 1997.

1.1.5 Civic infrastructure was assessed under the following categories:

- Sport and Recreation
- Education/Training
- Health
- Social Services
- Religious and Community Facilities

- Other Facilities

1.2 Methodology

1.2.1 In order to complete the study, the following methodology was employed:

1.2.2 **Inception** - The short inception phase provided the opportunity for a start-up meeting between the client and consultant team to enable key dates, contacts and methods to be agreed. The inception phase was utilised to begin collating data and relevant information drawn from previous studies and research. Previous studies, relevant research material, and best practice examples were reviewed as a prelude to the later study phases.

1.2.3 **Method Development** – The project team availed of this time to finalise and agree the methodology which included the preparation of a structured audit form for primary data collection and confirmation of the DDDA's requirements regarding the study area boundary. The audit form used in previous studies was amended to reflect the specific needs of this study as well as being pre-coded to allow ease of data entry. The project team under the instruction of the DDDA did not undertake public consultation with relevant stakeholders and community members.

1.2.4 **Research and Surveying** – Site surveying played a key role in identifying current civic infrastructure in the study area. A detailed land use study was undertaken which included identifying civic infrastructure facilities, mapping each facility, photographing each facility and recording other forms of relevant information on the prepared audit form, such as opening times, building condition etc.

1.2.5 The community profile has been drawn from the 2006 Census data and other published data sources have been reviewed during this stage. Alternative data sources such as the Economic and Social Research Institute (ESRI) and the Department of Education have also been included.

1.2.6 The final work component of this phase included an initial analysis of the completed research which allowed a database catalogue of community facilities to be compiled. All reviewed community facilities were categorised and the existing GIS map base updated from previous studies².

1.2.7 **Information Analysis** – This work phase progressed directly from the findings of the previous stages and involved a number of work components. All the data gathered from each site visit was drawn together to form an up to date database of facilities. Identified facilities were plotted by geographical area and by category updating and consolidating existing information.

1.2.8 From the data collection and analysis, it was possible to answer the key questions posed by the study.

1.2.9 **Existing Facilities** – This identified all facilities available in the area, commentary on their condition based on external appearance and potential (if any) for expansion.

1.2.10 **Gap Analysis** – This re-examined the gap between the existing community facilities and the requirements identified in the previous study for the Poolbeg area. The gap analysis assisted in identifying the necessary list of facilities required in the area. This was based on previous, revised and new projected

² Mapping supplied by DDDA under Ordnance Survey Ireland Licence No EN 0059108.

population figures and examples of good practice applied to similar population size and catchment areas.

- 1.2.11 **Area Strategy** – The area strategy seeks to guide how new facilities should be planned and developed in the future by establishing broad catchments and the necessary criteria for locating facilities and linking this to the regeneration plans for the study area. The area strategy sets out a series of principles for the location of facilities as well as identifying specific areas for the location of future facilities where this is possible and practical. The strategy will therefore guide future investment priorities and particularly where developer contributions and any other public funding can best be utilised to meet facility needs. In the case of committed land, sites could be considered for Compulsory Purchase (CPO).
- 1.2.12 **Forward Strategy** – The forward strategy identifies a prioritised series of actions to bridge gaps and implement the Area Strategy.
- 1.2.13 **Reporting** – The final work involved the preparation and submission of a draft and then final report, which provide a comprehensive document surmising all the work undertaken and providing a comprehensive review of the original report to include, *inter alia*:
- Community Profile
 - Facilities Audit Database
 - Community Requirements
 - Gap Analysis
 - Area Strategy
 - Forward Strategy
 - Prioritised Recommendation Action Plan
 - An executive summary of the document as appropriate
- 1.2.14 Following a review of the Draft Report by the client team, final revisions will be made and the Final Report submitted in accordance with the study brief.
- 1.2.15 CB expect to make a final presentation to the client, highlighting the study conclusions and recommendations, following completion of the Final Report. We will also provide the client team with the appropriate databases and catalogues of facilities developed during the course of the study.
- 1.3 Report Structure
- 1.3.1 Following this introductory section, the Report is structured as follows:
- Background and Context – Section 2 provides the background and context to the commission.
 - Current situation, Gap Analysis and Area Analysis – Sections 3 and 4 provides a description of the current situation with regard to community facilities and identifies any gaps in current civic infrastructure provision within the Study Area.
 - School Analysis – Section 5 sets out an analysis of the likely number of school places which will be required based on the three population scenarios.

- Forward Strategy – Section 6 details the Forward Strategy, identifying principles for facility development and interventions which will encourage more effective use of community facilities and which seek to resolve gaps identified in provision.
- Conclusions and Recommendations – Section 7 sets the overall conclusions and identifies appropriate recommendations for action.
- Supporting Appendices – The audit forms and other supplementary material used to carry out this study have been included in the appendices.

1.4 Qualifier

- 1.4.1 It should be noted that the purpose of the study is to assess in strategic terms the current civic infrastructure provision and the likely implications of future development in Poolbeg and Sandymount on civic infrastructure. This study focuses on physical infrastructure that houses facilities, as opposed to the soft infrastructure comprising community networks and support organisations etc. Soft infrastructure will be taken into account in the context of the public consultation carried out for the making of the Planning Scheme.
- 1.4.2 CB were instructed by the client team not to undertake any public consultation, whilst undertaking this study. Public consultation will be carried out in the context of the making of the Planning Scheme under Section 25 of the DDDA Act 1997.
- 1.4.3 In addition, CB was advised that arts and cultural facilities should not be audited, as DDDA has commissioned a separate audit to deal specifically with arts and culture.
- 1.4.4 The likely cost of implementing the recommendations outlined in this study, understood to include the upgrading of existing facilities and the establishment of new ones, cannot be determined by CB as part of this project. This work however, can be undertaken by a quantity surveyor to be employed at the end of the project, if required.

2. Background and Context

2.1 Introduction

2.1.1 This section provides a brief summary of the background and context to this study, defining the study area, the need for and the definition of civic infrastructure and demographics and profiling.

2.2 The Study Area

2.2.1 This study differs significantly to previous audits undertaken by CB on behalf of DDDA, as the study area has been reduced and altered. The definitive study area is shown at **Appendix 2**. The study area encompasses a land mass of approximately 171 hectares, comprising of Poolbeg and parts of Sandymount. The area includes two Electoral Divisions (EDs), Pembroke East A (70% within study area) and Pembroke East B (30% within study area).

2.2.2 In the previous DDDA Infrastructure Audits the study area was divided into nine neighbourhoods, to enable a more detailed breakdown of facilities for each area. The same principle has been applied in this study and a detailed breakdown of facilities has been provided for Poolbeg and Sandymount.

2.3 The Need for a Civic Infrastructure Audit for Poolbeg and Sandymount

2.3.1 The DDDA is charged with the physical, social and economic regeneration of the Dublin Docklands Area. This regeneration is guided by the Dublin Docklands Master Plan 2003, which outlines the strategic objectives and policies of the Authority for the regeneration of the area.

2.3.2 Social issues play a prominent role in the plan. Under paragraph 2.2.3 of the Master Plan, it is stated that it is the policy of the DDDA to:

- Promote accommodation for all those in the community including families;
- Promote arts, sports and recreation;
- Seek the retention of public parks and open play areas; and
- Review community needs and promote a range of physical improvements.

2.3.3 In 2004, CB was commissioned by the DDDA to conduct an audit of social infrastructure in the Docklands and adjoining areas and to project future requirements. In 2006, CB was commissioned to perform a review of the 2004 study to identify and analyse civic infrastructural changes in the area. In 2007, CB were commissioned to undertake a more focused review of civic infrastructure, focusing on Poolbeg and part of the adjoining neighbourhood, Sandymount, which is outside the Dublin Docklands area.

2.3.4 This review seeks to provide comprehensive information on availability and gaps in provision of civic infrastructure facilities and potential types and locations for future provision. A considerable amount of research has already been undertaken by the DDDA on civic infrastructure provision in the area, particularly as part of the various Action Area Plans and Planning Schemes prepared. This has resulted in the identification of a significant number of civic

infrastructure proposals with many already delivered, under construction or being progressed.

2.3.5 This study has an important role in providing a comprehensive inventory of civic infrastructure facilities and potential sites that will assist future provision of civic facilities in the area.

2.4 Defining Civic Infrastructure Facilities

2.4.1 As per the previous audits “civic infrastructure” is defined under the following categories;

- **Sport and Recreation** – including sports centres, sports clubs, public and private children’s play areas, playing pitches, swimming pools, gyms, pool halls, etc.
- **Education / Training** – including pre-school, (commercial and non-commercial crèches), primary, secondary and third-level, workshops, etc.
- **Health** – health centres, GPs, health nurses, dentists and other health care professionals, (e.g. Opticians, chiropractors etc.)
- **Social Services** – local authority offices, statutory welfare services, libraries etc.
- **Religious and Community Facilities** – churches, community centres, youth clubs etc.
- **Other Facilities** – post offices, banks, credit unions etc.

2.4.2 The Civic Infrastructure Audit Review focuses heavily on the physical provision of facilities / buildings that support the community, which the market economy if left to its own devices is unlikely to provide. Community groups, organisations and clubs form another vital element of soft civic infrastructure as recognised by the 2003 Master Plan. These groups and organisations already fulfil an important role in co-ordinating and liaising between the multiplicity of groups. However, the brief for this study was to primarily address facilities and their future potential relative to rapid demographic and physical change in the Docklands area within the next 10 – 15 years.

2.5 Demographics

2.5.1 Demographic information presented in this study is primarily sourced from census data relating to the years 1996, 2002 and 2006.

2.5.2 Figures 2.1 and 2.2, illustrates population densities, defined by EDs for the entire DDDA area and Sandymount in 2002 and 2006 respectively. This clearly illustrates that population densities are slowly increasing in the study area. The average population density for the entirety of the DDDA area in 2002 was 47.6 persons per hectare, which increased to 58.6 persons per hectare in 2006, representing an 11 person per hectare (or 23%) increase in average population density between 2002 and 2006. This is a reflection of the implementation of widespread regeneration and renewal schemes within Dublin Docklands and adjoining areas.

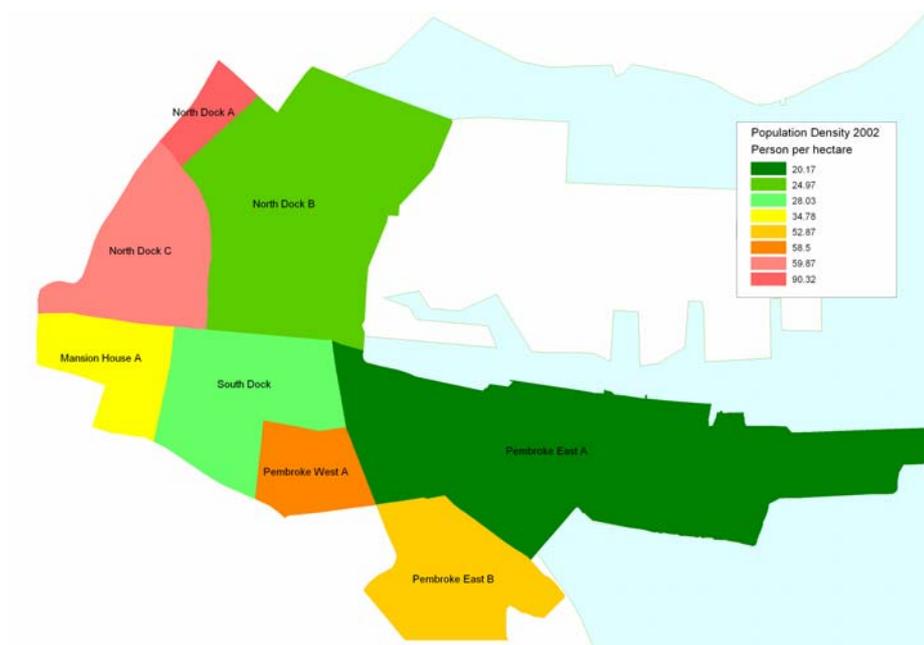


Figure 2.1: Dublin Docklands & Adjoining Areas Average Population Density Census 2002

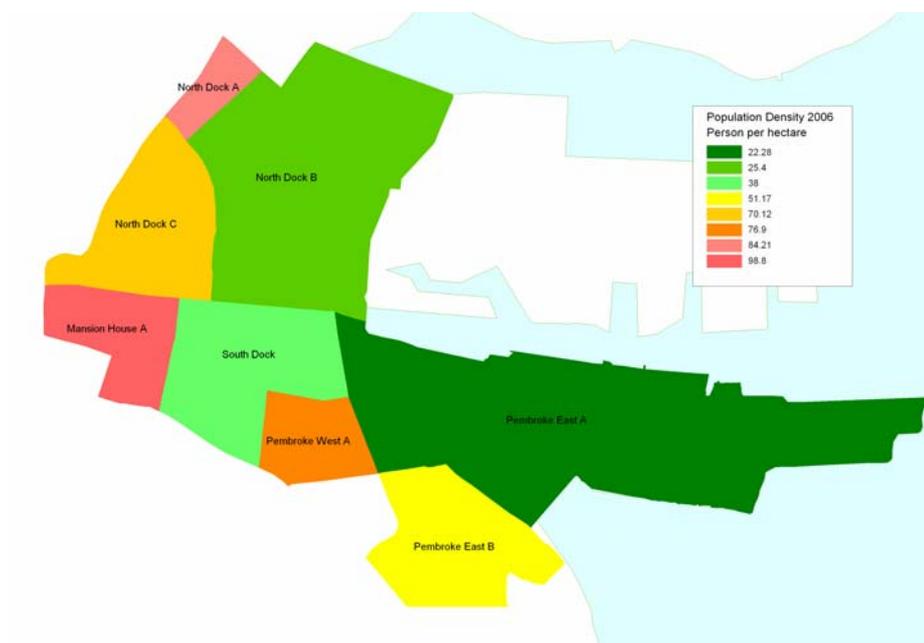


Figure 2.2: Dublin Docklands & Adjoining Areas Average Population Density Census 2006

2.5.3

Figures 2.3 and 2.4 illustrate population densities, defined by Pembroke East A (Poolbeg and Ringsend) and Pembroke East B (Sandymount and Irishtown) EDs in 2002 and 2006 respectively. Figure 2.3 illustrates that average population density increased slightly in Pembroke East A ED between 2002 and 2006, from 20.17 persons per hectare to 22.28 persons per hectare representing an increase in average population density of 2.11 persons per hectare (or 10.5%). This falls well below the average population density

increase within the Dublin Docklands area. This trend may be attributed to the fact that large parts of Poolbeg remain in industrial use and sites which have been earmarked for regeneration have not been developed to date, although a number of sites are subject to emerging proposals. In addition, existing residential areas in Ringsend provide limited scope for further development.

2.5.4 Figure 2.4 illustrates that average population density decreased slightly in Pembroke East B ED between 2002 and 2006, from 52.87 persons per hectare to 51.17 persons per hectare, representing a decrease in average population density of 1.7 persons per hectare (or 3.3%). A decrease in average population density, however slight, is significant. This decrease may be due to the fact that Pembroke East B is not within the Dublin Docklands Area, and has therefore not been subjected to regeneration and renewal initiatives. In addition, Sandymount and Irishtown are established residential areas with limited scope for further development.

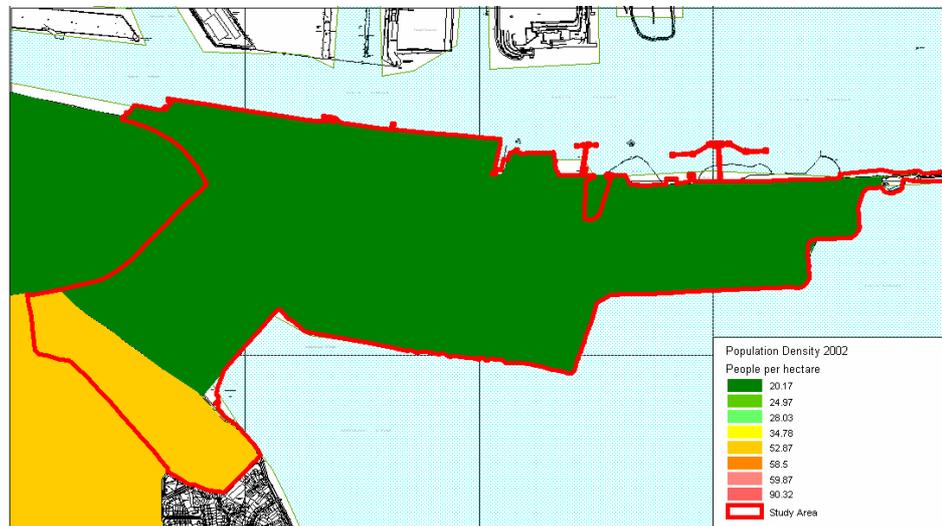


Figure 2.3: Pembroke East A and B Average Population Density Census 2002



Figure 2.4: Pembroke East A and B Average Population Density Census 2006

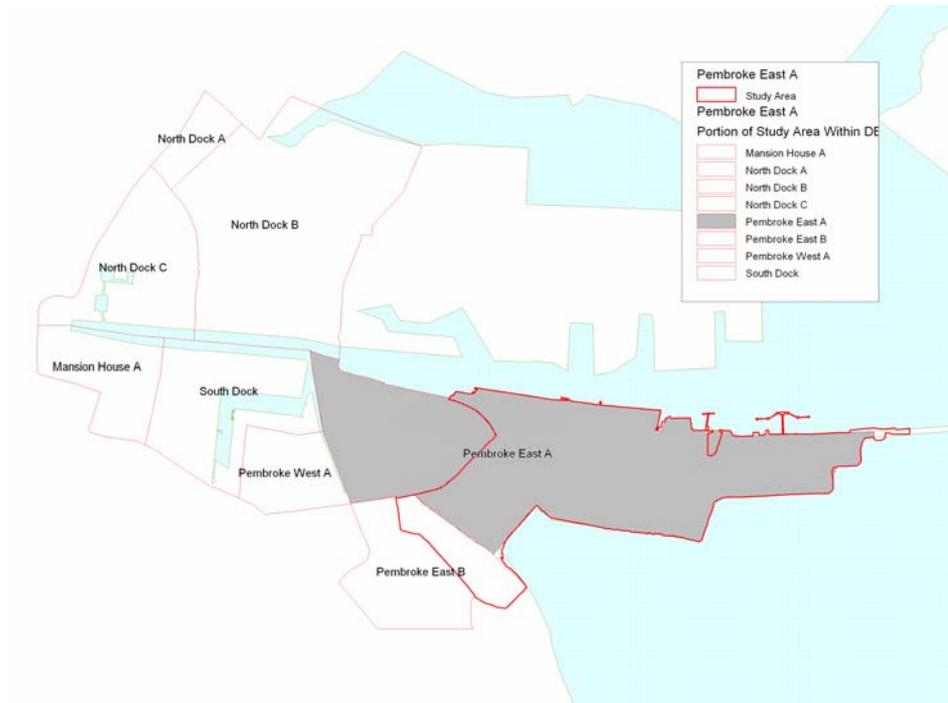


Figure 2.5: Portion of Pembroke East A ED located within study area

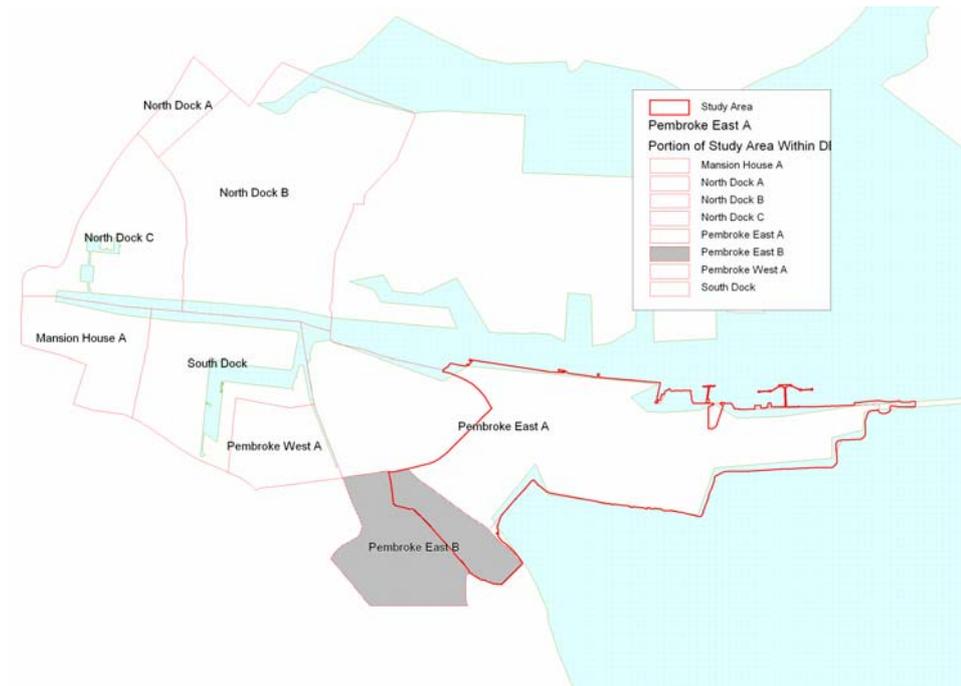


Figure 2.6: Part of Pembroke East B ED located within study area

2.5.5 Figure 2.5 shows that the Poolbeg area encompasses the majority of the Pembroke East A ED. Using GIS MapInfo area calculation methods, it has been established that 70% of Pembroke East A ED is located within the study area.

- 2.5.6 As shown in Figure 2.6, the Sandymount Area, encompasses a small part of Pembroke East B ED. Using GIS MapInfo area calculation methods, it has been established that 30% of Pembroke East B ED is located within the study area.
- 2.5.7 In order to assess the need for civic infrastructure within the study area, it is first necessary to calculate the population of Poolbeg and Sandymount. We have cross referenced the Thom's Dublin Street Directory 2007 and GIS mapping to calculate the exact number of houses in the study area. The Thom's Dublin Street Directory 2007 is based on the edited electoral register from February 2007. The results of the exercise are shown in **Table 2.1**.

Table 2.1: Breakdown streets and numbers of houses in study area

Street name	Pembroke East A	Pembroke East B	Number of houses
Beach Avenue		✓	17
Beach Drive		✓	16
Beach Road		✓	42
Church Avenue		✓	1
Cranfield Place		✓	28
Dromard Terrace		✓	20
Leahy's Terrace		✓	18
Marine Drive		✓	30
Newgrove Avenue		✓	13
Oswald Road		✓	15
Pigeon House Road	✓		13
Prospect Terrace		✓	6
St. James Terrace		✓	5
Sandymount Court		✓	17
Sandymount Road		✓	16
Seafort Avenue		✓	43
Seafort Cottages/Crescent		✓	6
Seafort Gardens		✓	44
Seafort Villas		✓	26
Sean Moore Road	✓		0
Shellys Bank Road	✓		0
South Bank Road	✓		0
Tritonville Avenue		✓	23
Tritonville Road		✓	20
Whitebank Road	✓		0
Total			419

- 2.5.8 Once the total number of households in the study area had been established, the average household size for each ED (Pembroke East A = 2.5 people per household, Pembroke East B = 2.7 people per household) was calculated by dividing the 2006 Census population for the ED by the number of households in the ED. The number of households within the ED was then multiplied by the

average household sizes, as shown in **Table 2.2**. By using this method it has been possible to calculate that the approximate population of the study area is **1,130**.

- 2.5.9 The vast majority of residential development is expected to take place in the Pembroke East A ED, which incorporates the Poolbeg Peninsula. The current average household size of 2.5 for Pembroke East A which corresponds to the Dublin City average is therefore to be used to calculate future population in the study area.

Table 2.2: Population calculations for the study area

ED	2006 Census population	Number of households in ED	Average household size	Number of houses in study area	Approximate population within study area
Pembroke East A	4,754	1,881	2.5	13	33
Pembroke East B	3,480	1,286	2.7	406	1,097
Total		3,167		419	1,130

Existing Planning Permissions

- 2.5.10 Planning consents that fall within or immediately adjoining the study area have been considered in addition to census data in order to complete the demographic analysis. At present, a total of **88 residential units** have been given planning consent within or immediately adjoining the vicinity of the study area. This results in a projected population of **219 persons**, based on the average household occupancy rate of 2.5 persons per household.

- 2.5.11 On 20th September 2007 An Bord Pleanála refused permission on appeal (the application was granted by DCC) for an application for a mixed development on the former Irish Glass Bottle Company lands. The proposed development was to include a total of 783 residential units, which, based on the Dublin City average household occupancy rate, would have resulted in an additional population of 1,958 persons. An Bord Pleanála stated as its reason for refusal:

“Notwithstanding that the site is generally suitable for development of the kind proposed, it is considered that the proposed development would be premature by reason of existing deficiencies in the capacity of the local road network, serving the area of the proposed development, and in the extent of public transport and associated infrastructure, necessary to serve this area, and the period within which the constraints involved may reasonably be expected to cease. Such deficiencies would render the network unsuitable to carry the increased traffic likely to result from the proposed development and would result in increased congestion on adjoining roads. In particular, the Board is not satisfied that a viable, sustainable quality public transport service can be provided within an appropriate timeframe, having regard to uncertainties in the funding, design and implementation of the proposed Dodder Bridge, approach routes and connections to the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.”

2.6 Social Class

- 2.6.1 Provision of civic infrastructure should in theory cross the class divide and should be provided in equal terms throughout the varying classes of an area. In reality the provision of civic infrastructure is seen as being of more importance in lower class areas. On the positive side, this helps to create better neighbourhoods and communities for the residents, who may not have the same access to private civic infrastructure facilities due to cost.

2.7 Strategic Context

- 2.7.1 An extensive range of statutory and non statutory reports, guidance, and background information has been reviewed as part of this exercise. The review of policy gives an insight into the development being encouraged within the general area.

Dublin City Development Plan 2005-2011

- 2.7.2 The Dublin City Development Plan sets out the policy that will guide development in the City. The Development Plan proposes:

“A sustainable and vibrant city in the context of the strategy for the development of a Greater Dublin. It focuses on intensification of the core area and protects the future of Dublin City Centre as the heart and pulse of the Dublin Region.”³

- 2.7.3 The Development Plan also outlines how it will seek to reference international experience to achieve excellence in urban development matters. Major changes have taken place in Dublin City since the introduction of renewal incentives in the 1980s, and a more guided approach to development is sought. The Development Plan proposes a flexible framework in order to draw together different initiatives in different locations, nurture a knowledge based economy with a capacity to create economic clusters, embrace the emergence of cultural clusters which are seen as increasingly important factors with regard to quality of life issues, and vitally foster a sense of place and community within the city centre and suburbs.

- 2.7.4 Moving west to Heuston Station and east to the Docklands plays a central role within the Development Plan, this is planned to accommodate increased demand for housing. The Development Plan notes that moving east to the Docklands presents many opportunities, primarily the chance to exploit the maritime character of the land, and achieve sustainable densities in a historically industrial area.

- 2.7.5 Social policy in the Development Plan refers to the equitable access to all social facilities and is one of the key determinants of the measure of quality of life for an individual. The Development Plan emphasises its goal of integrating social policy within traditional policies of economics, cultural, physical and environmental:

“Dublin City Council is anxious to ensure that the social themes of city planning are given appropriate weight and are integrated with other critical themes, including economic, cultural, environmental and physical.”⁴

³ Dublin City Council, Dublin City Development Plan 2005 – 2011, Page ii.

⁴ Dublin City Council, Dublin City Development Plan 2005 – 2011, Page 12.

- 2.7.6 Social facilities play a vital role in community building and in order to maintain a high level of social facilities the Development Plan sets out the following objectives⁵:
- To ensure that major new development is accompanied by the provision of appropriate community and social facilities
 - To ensure the efficient use of new and existing community services
 - To rectify present deficiencies in community services
 - To protect and promote the health and well-being of the local population
 - To develop a learning community which values education as a life-long process for all
 - To promote sustainable communities which have a mix of people and services making the city a good place to live and work
 - To realise an integrated network of quality Dublin City Council services, that are accessible at one point of contact
 - To ensure that new community infrastructure is accessible by public transport, walking and cycling
 - To encourage the implementation of best practice standards to ensure equality of access for everybody to all community infrastructure
 - To give consideration to the provision of day facilities/centres for the elderly in residential estates

2.7.7 Recreational facilities are becoming increasingly important today especially in urban areas, which are seen as beneficial to both the physical and mental health and quality of life of the population. The Development Plan also refers to the theory that the provision of recreational facilities contributes to the reduction of crime and anti-social behaviour and to the development of stable communities. DCC commits itself to endeavour to provide suitable recreational facilities for all groups within the population, regardless of age, gender, ethnicity, mobility or social class.

POLICY R014⁶

It is the policy of Dublin City Council to maintain its beaches at Dollymount, Sandymount, Merrion and Poolbeg/Shellybanks to a high standard and develop their recreational potential as a seaside amenity, in order to bring them to a Blue Flag standard within the development plan timeframe.

Policy R015⁷

It is the policy of Dublin City Council to ensure the availability of a range of recreational facilities, including indoor sports facilities and swimming pools, to the general population at locations throughout the City. In areas where a proven deficiency exists, Dublin City Council will work with the providers of such facilities, including schools, institutions and private operators, to ensure access to the local population.

⁵ Dublin City Council, Dublin City Development Plan 2005 – 2011, Pages 34 – 35.

⁶ Dublin City Council, Dublin City Development Plan 2005 – 2011, Page 86.

⁷ Dublin City Council, Dublin City Development Plan 2005 – 2011, Page 87.

- 2.7.8 The Development Plan also commits itself to develop both Sean Moore Park (including the provision of an appropriately sized children's playground subject to available funding) and Irishtown Nature Park (unless and until protected by a Special Amenity Order) Under Objective RO1.
- 2.7.9 The rapid economic and physical development over the past decade has increased pressure on the infrastructure of the capital city, thus the integration of infrastructure into the urban fabric has an increasingly important role to play in the growth of the City. The Development Plan commits DCC to exploring the full potential of new infrastructures in terms of positive impact on the dynamic linkages and promoting a range of initiatives in the public domain. With regard to specific infrastructural developments the Development Plan outlines its belief that the expansion of Dublin Port is favourable in order to cope with increased need for space and ensure competitiveness. The Development Plan also encourages the proposal for the completion of an eastern by pass in the form of a bored tunnel under Sandymount and Booterstown. With regards the proposal for a thermal treatment plant on Poolbeg Peninsula the Development Plan states it is the policy of the elected members of DCC to oppose such a development.
- 2.7.10 The extension of the city core eastwards to the Docklands has created the potential for the city to embrace the coastline like many other continental cities have in recent years. In addition to this the completion of the Poolbeg treatment plant has cleaned up Dublin Bay considerably improving the local environment and increasing the potential to exploit this natural amenity:
- Dublin City Council has commissioned a land use and urban design framework plan for an extensive area of the south bank adjacent to Poolbeg (South Bank/Poolbeg Study). The objective of the study is to provide an overall development and landscape framework, where the need to protect and develop utilities of regional importance can be combined with opportunities to provide sustainable mixed use development, in the context of the unique landscape qualities of the Poolbeg Peninsula.⁸*
- Dublin Docklands Area Master Plan 2003**
- 2.7.11 The Dublin Docklands Area Master Plan 2003 sets out the policy for the Docklands area over the next five year period. The overall goal of the Master Plan is to facilitate the physical and social regeneration of the area in order to provide an attractive and sustainable place to live.
- 2.7.12 The area has experienced unprecedented growth over the last decade and with a projected population of 25,000 people by 2012, the area can expect significant changes in the near future. The population of the Docklands increased by 11.8% from 17,425 to 19,467 between 1996 and 2002, however the established neighbourhoods of Pembroke East A experienced a slight decline.
- 2.7.13 The Master Plan highlights the need to integrate new residential communities within the existing traditional neighbourhoods and significantly regards the provision of social infrastructure as a method of encouraging integration. The Master Plan also highlights the implications such a significant population change will have on the provision of social facilities, such as community and leisure centres, health facilities, libraries, Garda stations, government services, religious organisations and education.

⁸ Dublin City Council, Dublin City Development Plan 2005 – 2011, Page 19, 3.1.6.

- 2.7.14 The Master Plan also highlights issues that will need to be addressed in the near future to accommodate the expanding population of the area, for example school and childcare facilities in the area are seen to be inadequate with many parents sending their children outside the neighbourhood and district catchment areas. The lack of provision of open space as a facility for both passive and formal recreation is also noted as a problem.
- 2.7.15 The neighbourhood concept is a key element of the Master Plan. Five traditional neighbourhoods within the DDDA area (North Strand, East Wall, Sheriff Street/North Wall, City Quay and Ringsend/Irishtown) are identified in addition to the redevelopment areas of North Lotts, Grand Canal Dock and the East Wall. The distinction of the overall area into neighbourhoods allows one to analyse the provision of civic infrastructure at different levels. The concept of sustainable neighbourhoods is a key element within the Master Plan. The implementation of such a concept suggests that each neighbourhood should be to some degree self sufficient with regard to facility provision.
- 2.7.16 The Poolbeg Peninsula is viewed as an area that is currently under utilised, with the idea of the area accommodating marginal uses that cannot be situated elsewhere in the area being noted. The Master Plan states that the interface between the industrial nature of Poolbeg and the high amenity of Sandymount strand needs to be carefully considered and protected. Finally with respect to the Poolbeg Peninsula the establishment of an Eco Park is proposed to provide passive recreation and a more effective link between Irishtown Nature Park and Sean Moore Road.

Master Plan Monitoring Report 2004, 2005 and 2006

- 2.7.17 The 2006 DDDA Master Plan Monitoring Report seeks to measure the degree of implementation that has occurred consequent to the 2003 Master Plan. As such it endeavours to include the principles of sustainable development indicators created from the Aalborg Charter. The Report refers to the Preliminary 2006 Census results to highlight how the population of the area has increased by 11% from 19,704 in 2002 to 22,061 in 2006, with just under 10,000 living units certified as habitable throughout the Docklands area.
- 2.7.18 A primary sustainable development indicator is the level of education in the area, and this factor is heavily emphasised in each monitoring report:
- “In order to avail of the physical regeneration of Docklands, residents of the existing communities should be furnished with the skills to take advantage of developments. The Social Regeneration Unit in the Authority run 20-25 educational programmes and 2006 saw the introduction of a new Community Enterprise Course and a Return to Education Course. The Authority recognises that training and education are vital components in the social and economic regeneration of communities.”⁹*
- 2.7.19 The Report refers to the fact that a higher proportion of the population had attained a degree or equivalent third level education. Most notably though since 1997 the number of children dropping out of school has halved, and the number of students that completed their leaving cert increased from 10% in 1997 to 60% in 2005. However these numbers must be considered in the context of a 13% population increase.
- 2.7.20 Community facilities are vital factors identified in the Monitoring Report in helping to bind a community and create an identity for an area:

⁹ Master Plan Monitoring Report 2006, Page 12

“Social integration can be achieved by improved community facilities.”¹⁰

2.7.21 There has therefore been a persistent effort to ensure a high quality and quantity of community facilities have been provided in the Docklands area under the auspice of the Community Development Projects Initiative. One of the results of this policy is the Sean O’ Casey Community centre which received planning permission in 2006. The facility will include:

“a multi-purpose hall that could be used for theatre and sports use, a gym room with showers and changing facilities, an internet café, a kitchen to provide for meals on wheels, an art/pottery room, a community crèche with spaces for approximately 50 children, a day care centre, a nurses room and a number of smaller rooms for various uses.”¹¹

2.7.22 Play spaces have been provided in the residential development of Gallery Quay, Longboat Quay, Hannover Quay and Teeling Way. These play areas will be supplemented by the Grand Canal Dock Square and Chimney and Chocolate Factory Park which are both at the feasibility stage.

2.7.23 The 2006 Monitoring Report refers to the previous CB Report in 2004 entitled Dublin Docklands Development Authority Civic Infrastructure Audit and Review, stating:

- In less than 2 years the number of facilities had increased by 19 to a total of 207. The 1997 Master Plan stated that at that time there were over 100 community organisations and groups in the area.
- There is already a broad geographic spread of civic facilities throughout the area of existing population.
- While some of these facilities will benefit the new residents there is a need for additional support facilities in anticipation of the increased population projections for the area.
- Most of the facilities are in reasonable structural condition though many would benefit from increased maintenance.
- There is a requirement for additional childcare facilities with an emphasis on the ‘affordable’ provision of childcare.
- Many organisations indicated a willingness to share their facilities and this is likely to continue in the future.
- The provision of internet facilities within community facilities have proved to be very significant in advancing community participation and education, such as in St. Andrews Resource Centre, Pearse Street¹².

2.7.24 Inadequate childcare facilities is highlighted as a serious problem especially in the context of increasing population in the area. To address this issue the Docklands Childcare Forum was initiated in 2006 to monitor provision of such facilities and examine future needs.

¹⁰ Master Plan Monitoring Report 2006, Page 13

¹¹ Master Plan Monitoring Report 2006, Page 24

¹² Master Plan Monitoring Report 2006, Pages 14 – 15

Poolbeg Framework Plan – Dublin South Bank 2003 and Dublin South Bank Strategic Development Framework, Nov 2002

- 2.7.25 The Poolbeg Framework Plan sets out policy for the Poolbeg Peninsula. The Plan identifies three major challenges for the future development of the site; firstly the unique character of the site, secondly the role of the plan within a context of uncertainty and finally the definition of capacity and character outside of an existing context and service plan. The Plan attempts to design flexible policies that cater for these challenges.
- 2.7.26 The reasons for development on the Poolbeg site include the site's proximity to the city, the site's adjacency to the River Liffey and Dublin Bay, the large tracts of brownfield land, the potential for character creation and the existing local regeneration initiatives in the DDDA area.
- 2.7.27 One of the key objectives of the Plan is to generate a sufficient residential component to support local amenity provision and an employment component to encourage diverse patterns of activity throughout a 16 hour period.
- 2.7.28 The plan aims to take advantage of the potential for residential development and employment creation within the area. The importance of creating a significantly large development in order to create a contiguous character of environment is highlighted. However the plan notes that the site is too isolated to draw built context from the surrounding area. Additionally the public realm network is weak and the site is poorly connected in the wider area. Significantly the provision of amenity is non-existent in the South Bank, with the exception of open space areas.
- 2.7.29 The development has the potential to provide 338,156 sq metres of residential space and 114,924 sq metres of commercial space, with a projected population of 21,342. In addition to residential and commercial provision development opportunity sites for amenity, recreational and cultural facilities have been identified.
- 2.7.30 Central to development of the site is the provision of a network of amenity to ensure that future working and living populations on the South Bank will integrate with the existing adjacent neighbourhood shops, services and restaurants. The plan identifies the development opportunities including the development of Pigeon House Harbour, with potential uses including recreational, leisure, rowing, cultural centre and possibly an art gallery. Potential for a new sporting facility adjacent to Beach Road is noted. The longer term potential development of the Poolbeg power stations into a multi events centre (rock climbing / diving / ecological / education centre / arts and crafts studios) depending on the ESB's future strategy could be considered. An Amenity Park in the vicinity of the existing Irishtown Nature Park is proposed including large scale landscape intervention, a natural shore line habitat, connected by a network of pedestrian and cycle paths to the greater area.

Dublin City Council Sports and Recreation Strategy

- 2.7.31 Dublin City Council published the Sports and Recreation Strategy in order to guide the development and provision of sports and recreation facilities within the DCC area. The Strategy refers to the importance of providing facilities for all including under-represented individuals. It also highlights the priority of providing appropriate facilities for the youth in the area in order to develop at an early stage a healthy lifestyle, self-discipline, self-esteem, team work, and community spirit and experience the fun, enjoyment and companionship of sport.

- 2.7.32 The Strategy aims to improve where necessary playing surfaces, refurbishment of changing rooms and showers, develop a network of playgrounds and to upgrade the surface and changing facilities for tennis and basketball courts and where suitable to provide floodlighting.
- 2.7.33 Clubs will be encouraged to develop relationships with schools in their area in order to develop sport in schools thus developing feeder trails from the schools to the club.
- 2.7.34 With the completion of the Dublin Bay Project, the water quality of Dublin will be significantly improved and the Strategy will encourage the development of water based activities in order to exploit this improved natural resource.

Sports And Recreation Audit For Dublin Docklands Development Authority 2000

- 2.7.35 The Sports and Recreation Audit for DDDA comprehensively illustrates the reasoning behind facility provision in the area and calculates the required provision in line with the projected population for the area.
- 2.7.36 The Audit identifies the need for a sports hall either side of the Liffey. Such a facility would generally include a small hall as well as a fitness gym and ancillary accommodation. The Audit suggests the Point Village as a possible location for the sports hall on the north side of the Liffey. On the south side the Audit highlights the potential of Ringsend Park to become an economically viable operation with a new hall, proposed athletics track and five a side pitches.
- 2.7.37 The provision of swimming pools is addressed with the recommendation of an additional 25m swimming pool. As the south side of the city is seen as adequately provided for with regards swimming pool (Sportsco has increased its focus on public access in addition to Markievicz (open to the public) and Trinity College pools (students only) this additional facility would be provided on the north side of the Liffey. The Audit also highlights the absence of leisure pools in the Dublin region, due to the significantly larger costs involved. The Report also notes the potential for a leisure pool to become an anchor development in a large scale commercial development.
- 2.7.38 The concept of adventure parks incorporating skateboarding facilities, climbing walls, multi use games areas etc. are identified as possible factors in reducing the level of anti social behaviour and are included in the potential development section of the Audit Report.

People Living In The Dublin Docklands And Their Health, The Health Needs Of People Living In The Pearse Street Area, Ringsend And Irishtown 2002

- 2.7.39 People Living in the Dublin Docklands and their Health is a study of healthcare provision in the Docklands which sets out to assess health needs of households and individuals in the aforementioned areas. The report highlights the social deprivation experienced in the study areas. The provision of a health care centre on Pearse Street is agreed upon as well as the regeneration of the medical centre at Irishtown / Ringsend.
- 2.7.40 From the study of both service providers and general public the provision of health services at local level was deemed the most critical gap in service provision.

- 2.7.41 The need for facilities to cater for the elderly were highlighted, in addition to adequate crèche or childcare facilities.

Play Space Guidelines, Dublin Dockland Development Authority, 2007

- 2.7.42 The Play Space Guidelines produced by the DDDA attempt to encourage private developers to consider the need to incorporate successful play spaces into individual developments. The Guidelines highlight how open space provision is not evenly distributed throughout the DDDA area.
- 2.7.43 The Guidelines identify key goals in addressing the play space deficiencies within the DDDA the first being the improvement of connectivity between each facility. Secondly the report highlights the potential of exploiting the waterside nature of the area, to provide interesting and innovative play areas, and finally the implementation of home zone type developments transforming existing streets into child friendly areas.

3. Current Situation and Gap Analysis

3.1 Overview of Existing Community Facilities

3.1.1 A total of **65** civic infrastructure facilities have been identified within the study area and **28** facilities outside but close to the study area. All civic infrastructure facilities are included at **Appendix 3**.

3.1.2 The Audit entailed locating, recording, mapping and photographing civic infrastructure within the study area. The initial ground survey was conducted between 10th - 13th of August 2007. The aim of this exercise was to re-audit civic infrastructure previously identified in Poolbeg, in addition to auditing civic infrastructure in Sandymount. A follow up survey of facilities just outside the study area was then conducted on 19th March 2008.

3.1.3 On completion of the Audit in mid August, the data was recorded, organised and inserted into GIS MapInfo. MapInfo was used to create a GIS database under the categories of Sport and Recreation, Education / Training, Health, Social Services, Religious and Community Facilities, Other Facilities, Shops and Entertainment. The civic infrastructure identified was categorised in order to analyse the provision of each type of civic infrastructure within the study area.

3.1.4 The following section illustrates civic infrastructure provision by category and subsequently provides a demographic analysis of the study area and the gap between civic infrastructure provision and need.

3.1.5 Table 3.1 illustrates civic infrastructure provision by category. The facilities recorded vary in their degree of relevance, in terms of perceived community benefit, for example a health centre has much more significance in terms of community benefit than a newsagents. However, the newsagents provides a community service and should not be underestimated. Due to the large number of shops identified, they have been assigned their own category within the Civic Infrastructure Map at **Appendix 2**. The categories used are therefore the same as the previous audits.

Table 3.1: Community Facilities by Category

Category	Inside Area	Study	Outside Study Area	Total Infrastructure
Sport and Recreation	6		5	11
Education/training	4		7	11
Health	7		1	8
Social Services	1		1	2
Religious and Community	3		2	5
Other	3		2	5
Shops	39		7	46
Entertainment	2		3	5
Total	65		28	93

3.1.6 Public houses have been included in the entertainment category due to the capability of public houses to act as a meeting place and to cater for small scale

functions. Hotels have also been included in the entertainment category due to their ability to provide conference and meeting space for community groups and for their entertainment and leisure provision, such as swimming pools, bars and nightclubs.

3.2 Sport and Recreation

3.2.1 Recreation facilities include parks, playing pitches, all public sports facilities, marinas, club centres, etc.

3.2.2 The audit identified a total of **six sport and recreation facilities** within the study area. These comprised of Sean Moore Park (approximately 9 ha), Irishtown Nature Park (approximately 6.5 ha), Sandymount Green (approximately 0.3 ha), Poolbeg Marina, Clanna Gael Fontenoy GAA club and a yoga centre.

3.2.3 The only variation between this audit and the 2006 audit is that the ESB pitch and putt course located at the end of the South Bank Road is now confirmed to be closed.

3.2.4 In addition, **five sports and recreation facilities** were identified just outside of the study area which would provide a service to the population of the study area. These include: Ringsend Park, Irishtown Stadium, Marian College Swimming Pool, Enable Ireland Swimming Pool and YMCA Sandymount.

3.3 Education / Training

3.3.1 Educational / training facilities include all childcare and school facilities, third level institutions, further education and training facilities.

3.3.2 **Four educational or training facilities** were identified during the Audit. These included two primary schools, an after school care facility and the Rehab Ireland campus which offers facilities for people with disabilities. St. Matthew's National School (co-educational) and St. Mary's Star of the Sea National School (boys only) are located approximately 200 metres apart, in the north western portion of the study area. Magic After School Care is located on the site of St. Mary's Star of the Sea Boys National School and offers a post school hours childcare service. The Rehab Headquarters is located in the south eastern portion of the study area and encompasses a relatively large site (approximately 1.96 hectares). The facility provides classes, counselling and advice for people with disabilities as well administration services.

3.3.3 St. Matthew's and St. Mary's Star of the Sea National Schools were both identified in the 2006 Audit and remain in operation today. However, the Magic After School Facility was not included in the previous audit.

3.3.4 In addition to the above facilities, a number of education facilities were identified outside the study area but in close proximity to the boundary. These include St. Patrick's Boys National School, St. Patrick's Girls National School and Ringsend Technical Institute on Cambridge Road, Scoil Mhuire on Gilford Road, Marian College on Lansdowne Road, Sandymount School and Pre-School (Enable Ireland) on Sandymount Avenue and Sandymount School of Art on Londonbridge Road.

- 3.4 Health
- 3.4.1 The health category includes all health related facilities including hospitals, doctors' surgeries, medical centres, dentists, physiotherapists, chiropodists, opticians etc.
- 3.4.2 **Seven health service facilities** were identified within the study area. These include two dental clinics, one doctor's surgery, one optician, a physiotherapy clinic, one laser treatment centre and a plastic surgery clinic.
- 3.4.3 The seven health facilities are located within the study area of Sandymount; therefore there are no comparisons with the 2006 report.
- 3.4.4 The audit also identified the Spellman Centre, located just outside the study area on Irishtown Road. The Spellman Centre provides family support and drug rehabilitation services.
- 3.5 Social Services
- 3.5.1 Social services include local authority offices, statutory welfare services, libraries etc.
- 3.5.2 **One social service facilities** was identified within the study area: Mount Tabor Nursing Home adjacent to Sandymount Green.
- 3.5.3 The Irishtown Garda Station is located outside of the study area but in close proximity to the boundary. The Station was being renovated at the time of the audit. This was also identified in the 2006 Audit.
- 3.6 Religious and Community
- 3.6.1 Religious and community facilities include churches, gospel halls, multi denominational congregation halls and community halls etc.
- 3.6.2 **Two religious facilities** were recorded within the study area: the Christchurch Methodist Church and St. Mary's Star of the Sea Church. **One community facility** was identified during the study: Christ Church Community Hall adjacent to Sandymount Green.
- 3.6.3 St. Mary's Star of the Sea was identified in the previous audit. However, Christchurch Methodist Church is part of the new study area.
- 3.6.4 In addition to the above facilities, two churches were identified just outside the study area: St. Matthew's Church of Ireland and Metropolitan Church Dublin, both on Irishtown Road.
- 3.7 Other
- 3.7.1 The 'other' category was included in order to ensure the inclusion of vital civic infrastructure that does not fall within an identified category. This category includes other civic facilities that are of benefit to the community within the study area.
- 3.7.2 **Three 'other' facilities** were identified within the study area: the Post Office on Sandymount Road, Pigeon House Road Recycling Centre and the Allied Irish Bank (AIB) Sandymount.

- 3.7.3 The Pigeon House Road Recycling Centre was not included in the 2006 Audit, and is therefore considered a new facility. The Post Office and AIB Sandymount are located within the new study area. In addition a bring centre was identified on Londonbridge Road, approximately 250 metres from the boundary of the study area.
- 3.7.4 In addition to the above facilities, the audit identified **two 'other' facilities** outside of the study area but in close proximity to the boundary: PJ O'Dwyer & Co Estate Agents and Ringsend and District Credit Union.
- 3.8 Shops
- 3.8.1 Shops have been included in this study as they offer an invaluable service to the community.
- 3.8.2 Shops represent the most dominant civic facility within the study area, with a total of **39 shops** identified. This represents 63% of all civic facilities within the study area. The majority of shops are located in the vicinity of Sandymount Green and adjacent streets. Further shop type facilities can be found in close proximity to the Sean Moore Road.
- 3.8.3 The 39 shops can be summarised as: 5 fashion shops / boutiques, 3 supermarkets / convenience stores, 3 restaurants, 3 hairdressers / barbers, 2 fast food outlets, 2 coffee shops / cafes, 2 shoe shops, 2 pharmacies, 2 furniture stores, 1 florist, 1 stationary store, 1 motor sales yard, 1 beauty salon, 1 launderette, 1 bookmaker, 1 bookshop, 1 off licence, 1 grocer, 1 hardware shop, 1 delicatessen, 1 butcher, 1 gallery, 1 video shop and 1 newsagent.
- 3.8.4 The 2006 study identified two facilities within the then study area, Rays Newsagents on Sean Moore Road and the Mace and Maxol petrol station on Beach Road. Star School Supplies, Winfield Motors and the Chip Wagon which are located within the study area are now operational. In addition, the 2006 Study includes Jenny's Hairdressers and E. Lawless general convenience outside the current study area but within 200 metres of the boundary.
- 3.8.5 The audit also identified the following facilities outside but in close proximity to the study area: 2 fast food outlets, 1 coffee shop, 1 pharmacy, 1 bookmakers, 1 newsagents and 1 physiotherapy shop.
- 3.9 Entertainment
- 3.9.1 The entertainment section typically includes facilities such as public houses, cinemas, theatres, concert venues etc.
- 3.9.2 The survey identified **two entertainment facilities** within the then study area, both of which are public houses: O'Reilly's Public House on Seafort Avenue and Ryan's also known as the Sandymount Inn on the northern corner of Sandymount Green.
- 3.9.3 No entertainment facilities within the study area were identified during the 2006 audit.
- 3.9.4 The survey also identified three public houses outside but in close proximity to the study area.

3.10 Gap Analysis

3.10.1 The location and distribution of civic infrastructure are key factors in determining their accessibility and usability to local communities (both individuals and more organised community and voluntary groups).

3.10.2 It is useful to apply indicative standards for the provision of civic infrastructure in order to give a preliminary indication of whether the needs of the local population are met. In the absence of any Irish recommended standards, guidelines have been taken from Barton *et al* (1995) *Sustainable Settlements*, Barton *et al* (2000) *Sustainable Communities* and Barton *et al* (2003) *Shaping Neighbourhoods*.

3.10.3 It is necessary to benchmark populations and catchment areas for certain civic facilities. We are largely reliant on UK standards in the absence of Irish standards. These standards are indicative and will be context dependent, however they provide a baseline to consider and agree standards for this study. Table 3.2 illustrates a range of guideline local facility catchments. These standards are based on city-scale catchments however it is important to note that they are indicative only and should take into account local context and conditions. The same standards were used in the previous DDDA audits undertaken by CB and are considered a relevant benchmark for the purpose of this audit.

Table 3.2: Possible Local Facility Catchments¹³

Civic Infrastructure	Requirement by Population
Primary School	1: 2,500 – 4,500
Secondary School	1: 7,000 – 15,000
Doctor's Surgery	1: 2,500 - 3,000
Public House	1: 5,000 – 7,000
Corner Shop	1: 2000 – 5,000
Local Shopping Centre	1: 5,000 – 10,000
Post Office	1: 5,000 – 10,000
Health Centres	1: 9,000 – 12,000
Library	1:12,000 – 30,000
Church	1: 9,000 minimum
Community Centre	1: 7,000 – 15,000
Youth Club	1: 7,000 – 11,000
Sports Centre	1: 25,000 – 40,000
Superstore/district	1: 25,000 – 40,000

3.10.4 Table 3.3 illustrates catchment populations for local facilities with the added dimension of recommending distances from residence to each facility.

¹³ Source: Barton et al (1995) *Sustainable Settlements*. Page 113.

Table 3.3: Accessibility Standards¹⁴

Local Facility	Illustrative catchment populations (to be adapted to local conditions and policies)	Minimum reasonable accessibility standards at different gross population per hectare densities			
		40 ppha	60 ppha	80 ppha	100 ppha
Nursery / First School	2000	600 m	500 m	400 m	400 m
Primary / Middle School	4000	800 m	700 m	600 m	500 m
Secondary School (small)	8000	1,200 m	1,000 m	700 m	700 m
Secondary School (large)	16000	1,500 m	1,200 m	1,000 m	1,000 m
Health Centre	10000	1,200 m	1,000 m	900 m	800 m
Local Shop	1500	500 m	400 m	400 m	300 m
Pub	6000	1,000 m	800 m	700 m	600 m
Post Office	5000	800 m	700 m	600 m	600 m
Community Centre	4000	800 m	600 m	600 m	500 m
Local Centre	6000	1,000 m	800 m	700 m	600 m
District centre / superstore	24000	1,900 m	1,500 m	1,300 m	1,200 m
Leisure Centre	24000	1,900 m	1,500 m	1,300 m	1,200 m
Bus Stop		300 – 400m			
Light Rail Stop		600 – 800m			
Parks Playing Fields		800 – 1,000m			

3.10.5 The Six Acre Standard for the provision of open space is a strategy promoted by Fields in Trust (formerly the National Playing Fields Association). The Standard recommends the provision of 6 acres (2.4 hectares) of open space per 1,000 people. A further breakdown of play facilities is provided by Fields in Trust and is illustrated in Table 3.4.

¹⁴ Source: Barton, H (2003) *Shaping Neighbourhoods*. Page 98.

Table 3.4: Recommended Play Area Catchment¹⁵

Facility	Time	Walking Distance	Radial Distance	Minimum Distance	Nearest Dwelling	Characteristics
LAP (Local Area for Play)	1 min	100m	60m	100m ²	5m from activity zone	Small, low-key games area
LEAP (Local Equipped Area for Play)	5 min	400m	240m	400m ²	10m from activity zone	Five types of equipment, small games area
NEAP (Neighbourhood Equipped Area for Play)	15 min	1,000m	600m	1,000m ²	30m from activity zone	Eight types of equipment, opportunities for ball games or wheeled activities

- 3.10.6 In order to apply the above benchmarks it is necessary to assess existing civic infrastructure provision in relation to population and future population projections. In the previous audit in 2004 and its review in 2006, nine neighbourhoods were identified within the DDDA area. For the purposes of this Study only the areas of Poolbeg and Sandymount have been considered. The needs are addressed on an overview basis as per the original audit with the future supply of infrastructure corresponding with geographical areas defined in **Appendix 2**.
- 3.10.7 Table 3.5 sets out the requirements and gap analysis for civic infrastructure for a population of **1,130** persons. These standards are based on those outlined above.

¹⁵ Fields in Trust www.fieldsintrust.org

Table 3.5: Facilities Required for Current Population¹⁶

Facility	Catchment Population	Facilities Required for Population of 1,130	Provided within Study Area	Gap Analysis – What is Required?
Nursery / First School (up to five years)	1:2,000	0	0	0
Primary School	1:2,500 – 4,500	0	2 (3)	0
Secondary School	1:7,000 – 15,000	0	0 (2)	0
Doctor's Surgery	1:2,500 – 3,000	0	1	0
Public House	1:5,000 – 7,000	0	2 (3)	0
Corner Shop	1:2,000 – 5,000	0	1 (1)	0
Local Shopping Centre	1:5,000 – 10,000	0	1	0
Post Office	1:5,000 – 10,000	0	1	0
Health Centres	1:9,000 – 12,000	0	0	0
Library	1:12,000 – 30,000	0	0	0
Church	1:9,000 minimum	0	2 (2)	0
Community Centre	1:7,000 – 15,000	0	1	0
Youth Club	1:7,000 – 11,000	0	0	0
Sports Centre	1:25,000 – 40,000	0	0 (2)	0
Superstore/district	1:25,000 – 40,000	0	0	0

3.10.8 It would appear that the level of civic infrastructure provision within the study area far exceeds requirements. Based on the above standards the population could reach 2,000 before any new infrastructure provision would be required. Therefore there is currently capacity for an **additional 870 people** in the study area. Once the population of the area reaches 2,000 it would be necessary to provide a nursery / first school (up to five years).

¹⁶ Numbers in brackets indicate additional facilities identified outside the study area but in close proximity to the boundary.

- 3.10.9 The level of open space provision within the study area exceeds the six acre per 1,000 people requirement by more than eight times. Figure 3.1 illustrates that open space is provided on three separate sites within the study area and one site close to the boundary of the study area.



Figure 3.1: Open Space Provision within Study Area

3.11 Summary

- 3.11.1 The following civic infrastructure is currently available in and close to the Poolbeg and Sandymount study area¹⁷:

- 11 Sports and Recreation (6 in study area, 5 outside)
- 11 Education/Training (4 in study area, 7 outside)
- 8 Health (7 in study area, 1 outside)
- 2 Social Services (1 inside study area, 1 outside)
- 5 Religious and Community (3 inside study area, 2 outside)
- 5 Other (3 inside study area, 2 outside)
- 46 Shops (39 inside study area, 7 outside)
- 5 Entertainment (2 inside study area, 3 outside)

- 3.11.2 Existing civic infrastructure provision was assessed against Barton and the Six Acre Standards for the provision of social infrastructure and it has been established that the provision of civic infrastructure far exceeds requirements.

¹⁷ Numbers in brackets indicate additional facilities identified outside the study area but in close proximity to the boundary.

4. Area Analysis

4.1.1 This section of the report provides a community profile for Poolbeg and Sandymount, projects the future population for the study area and the impact that this will have on the provision of civic infrastructure within the study area.

4.2 Poolbeg / Sandymount



Figure 4.1: Poolbeg / Sandymount

4.2.1 The Poolbeg / Sandymount area encompasses approximately 171 hectares and is located east of Dublin City Centre. Poolbeg has traditionally accommodated the City's industrial needs, whilst Sandymount is an established residential area. The current population of the Poolbeg / Sandymount area is approximately **1,130 persons**, which results in a density of **6.6 people per hectare**. However, it is important to note that the majority of the existing population currently reside in the Sandymount area rather than the Poolbeg Peninsula.

4.2.2 The Poolbeg Peninsula is primarily zoned Z7: Industrial in both the Dublin City Development Plan 2005-2011 and the Dublin Docklands Master Plan 2003. However, the Dublin South Bank: Strategic Development Framework 2002, recommends developing the western portion of the Peninsula to accommodate 338,156 sq m of residential space resulting in a projected population of **21,342 persons**. Although this plan has been superseded by the Poolbeg Framework Plan 2003, which projects the possible population closer to **8,000 persons**, it offers an indication of the development parameters being considered for this area.

4.3 Population Growth Scenarios

4.3.1 Due to development uncertainties in the Poolbeg / Sandymount area the population has been projected assuming three separate scenarios. The first scenario assumes an almost static situation where only existing planning consents are implemented, and therefore the population does not increase significantly. Scenario Two provides the projected population resulting from the

development of an additional **4,500 residential units**, as currently anticipated by DCC. Scenario Three assumes the development of a further 6,900 units in addition to the current population and existing planning permissions. Scenarios Two and Three would significantly alter the character of the area, in both physical and social terms, and have a significant and long lasting impact on the provision of civic infrastructure in the area.

Scenario One: All Planning Permissions Already Granted

- 4.3.2 There are currently a total of **88 residential units** with planning consent in the vicinity of the study area. However, it should be noted that two of these developments are outside the study area but are included due to their proximity to the study area. When applying the average household rate of 2.5 for Pembroke East A and B, 88 residential units would equate to a projected population of approximately an additional **219 persons**. This would result in a population of **1,349 persons** and a density of **8 people per hectare** within the study area. Although the population increase is marginal it would impact upon the civic infrastructure requirements. Details of planning consents are included at **Appendix 5**.

Scenario Two: Statutory Zonings

- 4.3.3 Both the DCC Development Plan 2005 and the DDDA Master Plan 2003 zone the majority of the Poolbeg Peninsula for industrial or industrial friendly uses, leaving little or no scope for residential development and resultant population increase.
- 4.3.4 However, the DCC Dublin South Bank Strategic Development Framework Plan 2002 identifies potential development sites east of Sean Moore Road, with a significant population projection of **21,342** people, which would represent a population increase of **1,482%** on Scenario One. However in the Draft Poolbeg Framework Plan 2003, the Poolbeg Peninsula is divided into three zones for development, with a total quantum of 3,050 residential units. This would result in a population of **7,625** based on an average household size of 2.5. A population increase ranging from approximately 8,000 to 21,000 people would significantly alter the character of the area and would require major infrastructural provision to be included in the development.
- 4.3.5 Due to the large variance between projected populations from the Dublin South Bank Framework Development 2002 and the DCC Draft Poolbeg Framework Plan, CB contacted DCC to ascertain their current position regarding the likely number of residential units to be accommodated in the Poolbeg area. CB were informed that the DCC Draft Poolbeg Framework Plan and Dublin South Bank Strategic Development Framework were now considered to be superseded. The projected number of residential units was reviewed by DCC in light of their decision to grant the Fabrizia development and DCC now estimate the development of a further **4,500 residential units** in Poolbeg. This would result in a new population of **11,250 persons** which would lead to a total population within the study area of **12,599 persons** (incorporating current population (assumed to be 1,130) and extant planning permissions), and a density of **74 people per hectare**. A newly established population of 12,599 persons would represent an **834%** population increase. This would have a significant effect on the character of the study area. It is therefore imperative that adequate civic infrastructure is provided to create a sustainable community for the existing and future population.

Scenario Three: DDDA Projections

- 4.3.6 Scenario Three has been based on a suggested scenario from DDDA which includes a new residential population of 17,250, based on an additional 6,900 units. Scenario Three also takes into account the current population (1,130 persons) and existing planning permissions (219 persons), leading to a total population of **18,599 persons** and a density of **109 people per hectare**. A new population of 18,599 would represent a population increase of **1,279%**. As with Scenario Two, population growth of this scale would place great pressure on the current civic infrastructure of the area and would require the provision of significant additional facilities to serve the future population.

4.4 Existing Facility Provision

- 4.4.1 The following facilities were identified and recorded as part of the audit of the Poolbeg / Sandymount study area:

Table 4.1: Sport and Recreation Facilities within Study Area

Recreational Facilities	Inside Area	Study	Outside Area	Study	Total Infrastructure
Parks	3		1		4
Marina	1				1
GAA clubhouse	1				1
Yoga centre	1				1
Sports centre			2		2
Swimming pool			2		2
Total	6		5		11

Table 4.2: Education / Training Facilities within Study Area

Educational Facilities	Inside Area	Study	Outside Area	Study	Total Infrastructure
Primary schools	2		3		5
Secondary schools			2		2
After school care centre	1				1
Special schools / Disabilities rehab centre	1		1		2
Art School			1		1
Total	4		7		11

Table 4.3: Health Facilities within Study Area

Health Facilities	Inside Area	Study	Outside Area	Study	Total Infrastructure
Dental clinics		2			1
Doctors surgery		1			1
Physiotherapy clinic		1			1
Laser treatment centre		1			1
Plastic surgery clinic		1			1
Optician		1			1
Family support / drug rehabilitation centre				1	1
Total		7		1	8

Table 4.4: Social Service Facilities within Study Area

Social Community Facilities or	Inside Area	Study	Outside Area	Study	Total Infrastructure
Nursing Home	1				1
Garda Station			1		1
Total	1		1		2

Table 4.5: Religious and Community Facilities within Study Area

Religious Facilities	Inside Area	Study	Outside Area	Study	Total Infrastructure
Churches	2		2		4
Community Centre	1				1
Total	3		2		5

Table 4.6: Other Facilities within Study Area

Other Facilities	Inside Area	Study	Outside Area	Study	Total Infrastructure
Post office	1				1
Bank	1				1
Recycling Facility	1				1
Credit Union			1		1
Estate Agent			1		1
Total	3		2		5

Table 4.7: Shop Facilities within the Study Area

Shops	Inside Area	Study	Outside Area	Study	Total Infrastructure
Fashion shops / boutiques	5				5
Supermarkets / convenience stores	3				3
Restaurants	3				3
Hairdressers / barbers	3				3
Fast food outlets	2		2		4
Coffee shops	2		1		3
Shoe shops	2				2
Pharmacies	2		1		3
Furniture stores	2				2
Florist	1				1
Stationery store	1				1
Motor sales yard	1				1
Beauty salon	1				1
Launderette	1				1
Bookmaker	1		1		2
Bookshop	1				1
Off licence	1				1
Hardware shop	1				1
Delicatessen	1				1
Butcher	1				1
Art gallery	1				1
Video shop	1				1
Grocer	1				1
Newsagent	1		1		2
Physiotherapy Shop			1		1
Total	39		7		46

Table 4.8: Entertainment Facilities within Study Area

Entertainment Facilities	Inside Area	Study	Outside Area	Study	Total Infrastructure
Public Houses	2		3		5
Total	2		3		5

4.5 Projected Facility Provision

4.5.1 Due to the variance in the projected population (figures ranging from 1,349 to 18,599) the projected civic infrastructure provision has been calculated for each scenario:

Scenario One

4.5.2 Table 4.9 illustrates the civic infrastructure which would be required for a population of 1,349. This is based on Barton's indicative standards as discussed at 3.10 of this Report:

Table 4.9: Facilities Required Scenario One¹⁸

Facility	Catchment Population	Facilities Required for Population of 1,562	Provided within Study Area	Gap Analysis – What is Required?
Nursery / First School (up to five years)	1:2,000	0	0	0
Primary School	1:2,500 – 4,500	0	2 (3)	0
Secondary School	1:7,000 – 15,000	0	0 (2)	0
Doctor's Surgery	1:2,500 – 3,000	0	1	0
Public House	1:5,000 – 7,000	0	2 (3)	0
Corner Shop	1:2,000 – 5,000	0	1 (1)	0
Local Shopping Centre	1:5,000 – 10,000	0	1	0
Post Office	1:5,000 – 10,000	0	1	0
Health Centres	1:9,000 – 12,000	0	0	0
Library	1:12,000 – 30,000	0	0	0
Church	1:9,000 minimum	0	2 (2)	0
Community Centre	1:7,000 – 15,000	0	1	0
Youth Club	1:7,000 – 11,000	0	0	0
Sports Centre	1:25,000 – 40,000	0	0 (2)	0
Superstore/district	1:25,000 – 40,000	0	0	0

Scenario Two

4.5.3 Scenario Two considers a development situation involving an additional 4,500 units, leading to a total population of 12,599 persons. Scenario Two would require the provision of the following civic facilities:

¹⁸ Numbers in brackets indicate additional facilities identified outside the study area but in close proximity to the boundary.

Table 4.10: Facilities Required Scenario Two¹⁹

Facility	Catchment Population	Facilities Required for Population of 12,599	Provided within Study Area	Gap Analysis – What is Required?
Nursery / First School (up to five years)	1:2,000	6	0	6
Primary School	1:2,500 – 4,500	3 - 5	2 (3)	0
Secondary School	1:7,000 – 15,000	1	0 (2)	0
Doctor's Surgery	1:2,500 - 3,000	4 - 5	1	3 - 4
Public House	1:5,000 – 7,000	2	2 (3)	0
Corner Shop	1:2000 – 5,000	2 - 6	1 (1)	0 - 4
Local Shopping Centre	1:5,000 – 10,000	1 - 2	1	0 – 1
Post Office	1:5,000 – 10,000	1 - 2	1	0 – 1
Health Centres	1:9,000 – 12,000	1	0	1
Library	1:12,000 – 30,000	1	0	1
Church	1:9,000 minimum	1	2 (2)	0
Community Centre	1:7,000 – 15,000	1	1	0
Youth Club	1:7,000 – 11,000	1	0	1
Sports Centre	1:25,000 – 40,000	0	0 (2)	0
Superstore/district	1:25,000 – 40,000	0	0	0

Scenario Three

4.5.4 Scenario Three considers a maximum development situation, leading to a total population of 18,599 persons. Scenario Three would require the provision of the following civic facilities:

¹⁹ Numbers in brackets indicate additional facilities identified outside the study area but in close proximity to the boundary.

Table 4.11: Facilities Required Scenario Three²⁰

Facility	Catchment Population	Facilities Required for Population of 18,599	Provided within Study Area	Gap Analysis – What is Required?
Nursery / First School (up to five years)	1:2,000	9	0	9
Primary School	1:2,500 – 4,500	4 – 7	2 (3)	0
Secondary School	1:7,000 – 15,000	1 – 2	0 (2)	0
Doctor's Surgery	1:2,500 – 3,000	6 – 7	1	5 – 6
Public House	1:5,000 – 7,000	2 - 3	2 (3)	0
Corner Shop	1:2000 – 5,000	3 – 9	1 (1)	1 - 7
Local Shopping Centre	1:5,000 – 10,000	1 – 3	1	0 – 2
Post Office	1:5,000 – 10,000	1 – 3	1	0 – 2
Health Centres	1:9,000 – 12,000	1 - 2	0	1 - 2
Library	1:12,000 – 30,000	1	0	1
Church	1:9,000 minimum	2	2 (2)	0
Community Centre	1:7,000 – 15,000	1 – 2	1	0 – 1
Youth Club	1:7,000 – 11,000	1 - 2	0	1 - 2
Sports Centre	1:25,000 – 40,000	0	0 (2)	0
Superstore/district	1:25,000 – 40,000	0	0	0

4.6 Conclusions

Scenario One

4.6.2 Scenario One provides a population projection for the study area, subsequent to the implementation of all existing planning consents of **1,349 persons**. Having conducted a gap analysis at Table 4.9, it is evident that the majority of necessary civic infrastructure is provided for within the study area.

²⁰ Numbers in brackets indicate additional facilities identified outside the study area but in close proximity to the boundary.

Scenario Two

- 4.6.3 Scenario Two provides a population projection based on the current population, extant planning permissions, the granting of permission at the Fabrizia site and the additional provision of 4,500 residential units at Poolbeg as anticipated by DCC. This would result in a projected population of **12,599 persons** within the study area. A population of this size would put significant pressure on existing civic infrastructure within the study area and would require the provision of an array of facilities, to meet the needs of the existing and future population.
- 4.6.4 When Barton's standards are considered, as outlined in Table 3.2, and applied to the study area in Table 4.10, it is evident that there would be a need for 6 childcare facilities, 3 - 4 doctors surgeries, up to 4 corner shops, 0 - 1 local shopping centres, 0 - 1 post offices, 1 health centre, 1 library and 1 youth club in order to meet the needs of a population of this size.

Scenario 3

- 4.6.5 Scenario Three provides a population projection based on the current population, existing planning permissions and an additional 6,900 dwellings, resulting in a projected population of **18,599 persons** within the study area. This population scenario would require the provision of a number of additional facilities to cater for the needs of the future population.
- 4.6.6 On applying Barton's standards to Scenario Three, as set out in Table 4.11, it is evident that there would be a requirement for an additional 9 nursery / first schools, 5 – 6 doctor's surgeries, 1 - 7 corner shops, up to 2 local shopping centres, up to 2 post offices, 1 - 2 health centres, 1 library, up to 1 more community centre and 1 - 2 youth clubs.

4.7 Development Opportunities

- 4.7.1 As part of the area analysis a review of sites and premises has been undertaken to identify possible development opportunities for the future provision of civic infrastructure in the DDDA area. Each site was identified during the survey work in early August and on subsequent visits to the study area. Due to the built context and residential development type within the study area, potential development sites are limited. However, the following have been identified as possible sites for the provision of social or civic facilities:

Poolbeg Peninsula - Natural Infrastructure

- 4.7.2 It is considered that the existing recreational facilities on the Poolbeg Peninsula could be upgraded to increase the attractiveness and accessibility of the Peninsula. The area is generally viewed as one of the most aesthetic locations in Dublin City, but due to its relative isolation, activity in the area is limited. In this case the facilities are already present in the form of natural attractions (beach, sea, wildlife, views etc.). Accessibility and screening therefore are essential factors in the success of the location.

Irishtown Nature Park and Fabrizia site – Physical Link

- 4.7.3 In order to attract people to use the recreational facilities on Poolbeg Peninsula practical linkages between the Peninsula and residential areas must be improved. In order to do this the site south of the old pitch and putt course could be utilised to provide more practical linkages possibly in the form of an extension of Irishtown Nature Park westwards.

South Wall and existing industrial sites on the Poolbeg Peninsula – Development

- 4.7.4 The Poolbeg Peninsula has vast potential for development. The South Wall for example, is one of Dublin’s most attractive recreational facilities, however this facility is under utilised and poorly serviced. The introduction of facilities to compliment this facility should be encouraged. Such facilities could range from small scale tourist facilities, for example adequate signage to a small scale restaurant.
- 4.7.5 The industrial nature of the Poolbeg Peninsula should not detract from the potential of the area. International best practice especially in Germany has shown how old large scale industrial sites can be enlivened by introducing small scale phased civic initiatives. The example of Landschaftspark, Duisburg Nord, Germany shown in Figures 4.2 and Figures A6.1 – A6.3 in **Appendix 7**, is particularly relevant. Landschaftspark was a former large scale industrial site of approximately 230 hectares. By the mid 1980s the site was completely closed. From 1989 the local authority in partnership with the owners began breathing life into the site by introducing short term, cumulative organic projects. Projects included cleaning out old industrial canals to create green corridors, appropriate planting to reduce the toxicity of the land, large scale arts projects using the existing building stock and finally the introduction of scuba diving and rock climbing clubs that use the existing canals and silos respectively to pursue their sport. Such initiatives have reintroduced life to a previously barren landscape.



Figure 4.2: Rock climbing, Landschaftspark, Duisberg Nord, Germany

Reduce traffic severance of Sean Moore Park

- 4.7.6 Sean Moore Park offers a “green lung” recreational space to the areas of Irishtown, Poolbeg and Sandymount, however the western portion of the park is severed by roads. This has resulted in a triangular portion of parkland being created west of the Sean Moore Park, which is unusable. We would recommend that this portion of land should either be developed as a separate park with adequate facilities or be connected to Sean Moore Park to form one larger park.

- 4.7.7 Once the severance issue has been dealt with the development of a civic plaza in the park could be considered, this would offer an attractive focal point for recreation in a central location within the study area.

Potential development of Roslyn Park (Rehab Centre)

- 4.7.8 The Rehab Centre Ireland is currently located at Roslyn Park on Beach Road south of Sean Moore Park and east of Sandymount Green. The site area is approximately 1.96 hectares, which is quite large in relation to the surrounding area. From an external viewpoint there seems to be a large amount of land under utilised on the site including excessive surface car parking. It is therefore considered that consultation between the DDDA and Rehab Ireland with a view to alternative uses could improve the utilisation of this land.

Development of St. Mary's Star of the Sea National School

- 4.7.9 It is considered that St. Mary's Star of the Sea National School located on the Leahy's Terrace has the potential for significant expansion, possibly extending the existing school to include one or two more floors. Such an expansion would be justified by the need to facilitate the primary school places requirement of the population scenarios (Two and Three) as outlined in Section Six.

Development of St. Matthew's National School

- 4.7.10 It is believed that the site of St. Matthew's National School located just off Cranfield Place has been under utilised and there is significant room for development. It is considered that land to the north of the school could be further developed to improve capacity. In addition, due to the fact that the school is located to the rear of residential developments, the site layout and vegetation seem to hinder circulation and generally give the impression of an unattractive school. To combat this large scale landscaping in conjunction with the proposed development could be employed to improve the local environment.

Derelict Sites

- 4.7.11 It is considered that derelict sites within the study area offer potential for redevelopment. The possible development of a tele-working centre that would provide affordable crèche facilities should be considered. A tele-working centre is a commercial venture that provides employment in conjunction with crèche facilities thus having the advantage of enabling work within close proximity to ones child. The benefits created by a tele working centre include employment creation (including employment inclusion of people with disabilities, possibility of sharing facilities, exchange of expertise, support for entrepreneurs, reduction in travel time to work and the ease of incorporating childcare facilities within the development. Kite Ltd (Kinawley Integrated Teleworking Enterprise) Kinawley, Co. Fermanagh is a successful example of such a venture. The initiative was created in response to the declining viability of agriculture in the locality. The company employs 19 people, 15 of which work in data management services, while the remaining four work in the on site crèche.

Temporary Use of Sites whilst Regeneration is being Pursued

- 4.7.12 The creation of temporary land uses as a means of regeneration, has become a popular concept especially in continental Europe. The concept is based on the idea of re using existing infrastructure with strong community involvement in

order to reinvent a space. Temporary land uses tend to create cultural spaces, as artists and cultural organisations are traditionally priced out of the open market and can only afford the lower rents in areas in need of regeneration.

- 4.7.13 These installations can offer many positive impacts on the locality; they often become spaces for social interaction, which facilitates the goal of community integration. Temporary land uses also pay rent, so the land owners benefit from the increased use which also has the positive externalities of informal building maintenance and passive surveillance. The new space can offer an area a new address altering existing impressions of a space and helping it to integrate into the urban fabric. In addition, successful cultural installations and spaces are inevitably followed by commercial uses that take advantage of the increased patronage; this therefore leads to more choice for the population in the area and encourages the goal of mixed uses. Further information and examples of temporary land uses are included at **Appendix 7**.

5. School Analysis

5.1 Introduction

5.1.1 This section examines the existing situation with regard to school capacity and presents likely future requirements applying population projections to the ESRI and Department of Education Methodologies. It is vital to ensure an adequate number of educational facilities are provided in the area, especially in relation to the study area where large scale development is proposed. Therefore, the potential school places consequent to each development scenario has been presented.

5.2 Existing Capacity

5.2.1 In addition to calculating the required number of school places within the study area, the capacity of existing schools must be ascertained. Table 5.1 illustrates the existing capacity of the five primary schools that are within the catchment of the study area (as defined by Barton). It is evident that **165** primary school places and **350** secondary school places are currently available within the study area. This equates to a total of **515** school places.

5.2.2 Consultation with Marian College revealed that the College has made an application to the Department of Education for additional school buildings. This will increase the capacity of the school by 50, to 475. This increase in capacity will result in a total number of **400** secondary school places available.

Table 5.1: Existing Schools Capacity²¹

School	Current No. of Pupils	School Capacity	No. of available School Places
St. Matthew's National School	125	125	0
St. Mary's Star of the Sea National School	296	300	4
St. Patrick's Boys National School (outside study area)	93	200	107
St. Patrick's Girls National School (outside study area)	130	180	50
Scoil Mhuire (outside study and map area)	266	270	4
Primary School Total	910	1075	165
Ringsend Technical College (outside study area)	150	500	350
Marian College (outside study area)	425	425 (possibly increasing to 475)	0 - 50
Secondary School Total	575	925 – 975	350 - 400
Primary and Secondary School Total	575	2,000 – 2,050	515 - 565
Sandymount School (Enable Ireland) (outside study area)	53	60	7
Total	1538	2060 - 2110	522 - 572

5.3 Methodology 1 – ESRI Sample Survey Standards 2004

5.3.1 The provision of education facilities is a key element in relation to regeneration plans for an area. Such facilities allow residents to avail of employment opportunities and realise their full potential, which is an important indicator of sustainable development. In the absence of 2006 Census data, the 2004 Audit Report calculated the need for school places by multiplying the potential residential units within the area by an average household figure of 2.4, which was considered to be appropriate in the absence of up to date Census data. The 2006 Review relied on the Economic, Social Research Institute (ESRI)

²¹ Note that Sandymount School has not been included in the schools analysis due to the special requirements of children at the school.

- survey completed on request by the DDDA to analyse the projected number of additional school going children in the DDDA apartment development 2005-2012.
- 5.3.2 DDDA estimated that a total of 10,000 apartments will be built in the area between 2005 and 2012 in their 2003 Master Plan. It is estimated that 80% of these new developments will be open to the private market and the remaining 20% classified as being “social and affordable”.
- 5.3.3 The ESRI based their derived projections from trends in household size and structure of similar developments in the Dublin region over recent years. A reasonable indicator is based on the average number of school going children in households already resident in different types and sizes of apartments in the Dublin region.
- 5.3.4 As part of the calculations, tenure is important in determining size and structure of the household. Private sector ownership and private rentals are characterised as having substantially lower average numbers of children than, for example, Local Authority residents. In broad terms there are actually very few school-going children resident in private sector apartments.
- 5.3.5 Estimates were derived from sample surveys – National Household Quality Survey by ESRI on behalf of the DoELG in 2002. 7,500 respondents were from the Dublin Region and a total of 800 of these households were classified as apartments. These were spread across both the private and public sectors.
- 5.3.6 Estimates of the average number of categories of children were as follows:
- Those aged 5 - 12 years (approx those in primary school)
 - Those aged 13 - 16 years (approx those in second level school)
 - Those aged 17 to 18 years in education (approx those in second level completing the Leaving Certificate)
- 5.3.7 The average number of children in each category was derived separately for households in public and private sector apartment accommodation. The figures were then broken down by the number of bedrooms in apartments – The figures for the average number of school going children, classified by public/private tenure and no. of bedrooms in the apartment were then applied to the estimated 10,000 apartments to be developed over 2005 - 2012 according to public/private and size categories.
- 5.3.8 There were three assumptions based on the number of affordable and social units provided. It was considered the assumption of 95% of new developments will be similar to private sector apartments and 5% similar to local authority. (all of the “affordable” will be akin to private sector and half of the “social” similar to private sector).
- 5.3.9 These figures were then used to calculate the additional spaces required by the three population scenarios set out in Section Four:
- 5.3.10 Scenario One which projects the population consequent to the development of all existing planning permissions within close proximity to the study area, projects a requirement of an additional **six primary school places** and **no secondary places**, consequent to the development of 88 residential units.
- 5.3.11 Scenario Two calculates provision required consequent to the development of Poolbeg Peninsula in line with DCC’s most recent projections of 4,500 residential units. It is estimated that an additional **320 primary school places**

and **58 secondary school places** would be required to adequately accommodate the incoming population.

- 5.3.12 Scenario Three is based on a population projection of an additional 6,900 dwellings, as well as the current population and existing planning permissions. It is estimated that an additional **527 primary school places** and **100 secondary school places** would be required to cater for the development of an additional 6,900 dwellings.

Table 5.2: ESRI based school places required

	Existin g Units	Existin g Planni ng Permis sions	Scenar io One	Dublin City Council Project ion	Scenar io Two	Additio nal 6,900 units	Scenar io Three
Numbe r of Reside ntial Units	419	88	507	4,500	5,007	6,900	7,407
Primary School Places	31	6	37	320	357	490	527
Second ary School Places	6	0	6	58	64	94	100
Total School Places Requir ed	37	6	43	378	421	584	627

5.4 Methodology 2 – Department Of Education Standards

- 5.4.1 An alternative way of calculating the required quantum of school places is provided by the Department of Education (DoE). This method calculates the number of school places required based on an average of three persons per household where 11.3 % of the population are of primary school going age and 8.5% are of secondary school going age. Using these standards and applying them to a minimum household size of 2.1, the Dublin City Household average of 2.5, the national average of 2.7 and the Department of Education recommended maximum of 3 persons per household, the number of school places can be calculated. Tables 5.3 and 5.4 provide a breakdown of likely places for each population scenario and for the above mentioned average household occupancy rates.

Table 5.3: Primary School Places Required Based on DoE Standards

	Existin g Units	Existin g Planni ng Permis sions	Scenar io One	Dublin City Counci l Project ion	Scenar io Two	Additio nal 6,900 units	Scenar io Three
Numbe r of Reside ntial Units	419	88	507	4,500	5,007	6,900	7,407
Populat ion (averag e 2.1) (minim um occupa ncy previou s report)	83	14	97	746	843	1,133	1,230
Populat ion (averag e 2.5) (Dublin City Averag e)	98	21	119	1,057	1,176	1,625	1,744
Populat ion (averag e 2.7) (Nation al Averag e)	114	24	138	1,239	1,377	1,896	2,034
Populat ion (averag e 3) (DoE averag e)	142	30	172	1,525	1,697	2,217	2,389

Table 5.4: Secondary School Places Required Based on DoE Standards

	Existin g Units	Existin g Planni ng Permis sions	Scenar io One	Dublin City Counci l Project ion	Scenar io Two	Additio nal 6,900 units	Scenar io Three
Numbe r of Reside ntial Units	419	88	507	4,500	5,007	6,900	7,407
Populat ion (averag e 2.1)	51	11	62	557	619	864	926
Populat ion (Dublin City averag e 2.5)	73	15	88	757	845	1,223	1,311
Populat ion (averag e 2.7) (Nation al Averag e)	86	18	104	923	1,027	1,426	1,530
Populat ion (averag e 3)	109	22	131	1,147	1,278	1,758	1,889

5.5 Conclusions

5.5.1 The two methodologies used to calculate the number of school places required are both considered adequate, however the disparities between both sets of results are significant, hence the figures must be viewed with caution.

5.5.2 The ESRI data is considered to be dependable due to the fact that the survey was based on a sample survey of apartments elsewhere in the Dublin City Region. However, given that the sample survey was relatively small in comparison to the population of the city as a whole there may be discrepancies in the data.

5.5.3 From an analysis of the planning applications granted in the Docklands area, the percentage of the social and affordable housing provided has been evenly distributed i.e. half of the 20% requirement is affordable and half is social. Therefore the more likely assumption is that 95% of the new apartment developments will be similar to private sector developments and the remaining 5% similar to local authority. This would require an additional **6 school places** for Scenario One, an additional **378 school places** for Scenario Two and an

additional **584 school places** for Scenario Three as shown in Table 5.2. The difference between primary school places and secondary school places is significant as the assumption is that once children reach secondary school, they move out of the area. Given the apartment size requirements within the Docklands Master Plan, and the current demand for housing, it is expected that the Docklands will accommodate families over the lifetime of the 2003 Master Plan and beyond.

- 5.5.4 The application of the Department of Education standards is based on a household standard of 3 persons per household. This was the average household size nationally under the 2002 Census of population. Given that the average household size of Dublin at the time was 2.6, and in consideration of the subsequent release of the 2006 Census, numbers need to be reduced. Another factor to be considered is the type of housing to be provided. The majority of the lands to be developed for residential uses under the Master Plan and Poolbeg Framework Plan will comprise of apartment units. The household size of apartments is generally lower than that of dwellings. However using the Hooke and McDonald sample survey of recently occupied apartments in the Docklands area, the average household size of those living in the area was 2.1. Therefore the Department of Education standards have been amended to include an occupancy rate of 2.1 (Hooke and McDonald minimum occupancy rate), 2.5 (Dublin City average), 2.7 (National average 2006 Census) and 3 (Department of Education average).
- 5.5.5 Tables 5.3 and 5.4 illustrate both the primary school and secondary school places required in relation to the various occupancy averages and development scenarios. Primary school place requirements at the Dublin City average range from an additional **21 places** in Scenario One to **1,625 additional places** in Scenario Three. Similarly with regard to secondary school places at the Dublin City occupancy average range from an additional **15 places** for Scenario One to an additional **1,223 places** for Scenario Three. Given the vast the difference in the numbers, these figures should be viewed cautiously with respect to future developments.
- 5.5.6 As discussed both methodologies will have discrepancies and need to be considered with caution. Add to this the uncertainty related to the degree of development and subsequent population increase, the need for primary school places will have to be looked at in the short term and reviewed in the long term.
- 5.5.7 In relation to the existing capacity of schools in the catchment of the study area Table 5.1 illustrates the potential capacity of the area at **515 – 565 places**. The majority of these are secondary school places in the Ringsend Technical College which is currently underutilised with approximately **350 potential places vacant**. It also worth noting that from both the ESRI standards and the Department of Education standards the pinch point is more likely to be related to primary school places.
- 5.5.8 The ESRI projections for the study area are summarised in Table 5.2. The projected places required for Scenario One could easily be met by the existing capacity within the catchment of the study area. However the places required for Scenarios Two and Three are significantly larger and would require a total of 378 places (320 primary school places and 58 secondary school places) and 584 places (490 primary school places and 94 secondary school places) respectively. It is considered that existing capacity could cope with an additional 165 primary students, therefore an **additional 155 - 325 school places would have to be provided**. The 58 – 94 secondary school places could easily be accommodated within the secondary schools capacity.

- 5.5.9 Projections for the required school places based on the Department of Education guidelines are illustrated in Tables 5.3 and 5.4. Assuming a 2.5 occupancy rate for all new developments the projected primary school places for Scenario One could be accommodated with the existing school's capacity. Scenario Two would require a total of an additional **1,057** school places and Scenario Three would require an additional **1,625** school places. This obviously cannot be accommodated with the existing schools network and would require the development of appropriate educational facilities to meet these needs. Similarly with regard to secondary schools, Scenario One could be accommodated within the existing schools capacity however the 757 places required in Scenario Two would require extra accommodation to facilitate **357 - 407 students** and Scenario Three would require an additional 1,223 secondary school places, requiring extra accommodation to facilitate **823 - 873 students**.

6. Forward Strategy

6.1 Introduction

6.1.1 An effective forward strategy designed to resolve the identified supply and demand gaps in provision of community facilities within the Poolbeg / Sandymount Area must consider not just what should be achieved, but should strive to link these objectives to the actions of other strategic bodies and define the best methods of meeting the needs of local organisations. The provision of a network of social and civic infrastructure to help integrate communities should take a cumulative and organic form, instead of the implementation of large scale specific capital infrastructural projects.

6.2 Spatial Development of Facilities

6.2.1 Drawing from the previous CB report and the analysis of the location of community facilities within the study area it has been possible to draw up a set of overarching principles which will ensure that facilities are maintained, developed and supported to create a network and mix of facilities. These are:

6.2.2 **Accessibility and Spheres of Influence** – It is essential that community facilities, whether existing or proposed in the future are accessible to all their users by a range of transportation means.

6.2.3 It is evident from the range of existing community facilities within the study area that a number of the larger facilities provide services and resources for user groups both within and outside of the study area. It is therefore essential in ensuring these facilities viability that efficient transport to and from each facility is ensured. In relation to the provision of new social infrastructure within the study area this factor must be included in the decision relating to the location of such facility. However it must also be ensured that social facilities do not become clustered in one or two locations, which significantly reduce their sphere of influence.

6.2.4 Small scale developments must also be provided in order to accommodate users that do not wish to avail of large scale facilities, in this case it essential that such facilities are multi purpose and resources available at a neighbourhood level. This supply should complement other facilities and spaces available and should be flexible to ensure that they are functionally multi-purpose.

6.2.5 The study area is reasonably well serviced by Resident's / local Community facilities. These are generally halls which together provide a significant amount of space for small and medium sized community groups to meet and have activities. The community hall adjoining the Christ Church Methodist Church adjacent to Sandymount Green is the only dedicated community facility of this type; this reflects the fact that the Sandymount area is the only location within the study area with sufficient population to justify such a facility. The option of existing organisations opening their doors to other groups out of hours should also be encouraged ensuring a mix of uses.

6.2.6 **Availability of Facilities and Resources** – Analysis of the current situation within the study area highlights a broad range of facilities and general availability of a wide range of resources. It is essential that this level of availability of facilities and resources is safeguarded and not eroded over time. There must be an adequate provision of general meeting and activity spaces

and resources as well as access to more specialised community facilities, resources and advice services. This is to ensure that community groups and individuals can have access to facilities which fulfil the majority of their requirements.

6.2.7 **Diversity and Mix** – Community facilities must relate to the needs of their catchment area. It is critical to ensure that adequate capacity is available locally and that the facilities and resources provided are those which local communities require and expect.

6.2.8 **Profile and Visibility** – The relative profile and visibility of community facilities can be enhanced through a coherent spatial distribution of such facilities coupled with mechanisms to effectively publicise their availability, location and resources on offer. While some facilities already enjoy a high visibility and profile within their immediate catchment area, there are many others which do not and subsequently tend to have under utilised spaces and resources. The relocation of existing facilities alongside suitable siting of any new facilities can therefore aid overall facility usage and thus value for money achieved.

6.2.9 **Co-Location and Clustering** – Clustering of community facilities has already been identified from the location analysis of the study area. There are clear advantages of co-location of community facilities and resources, particularly where this can occur within a single building, or linked group of buildings. Economies of scale and value for money can be achieved in terms of resource sharing, purchasing, management, space sharing, security and maintenance, increased utilisation rates for spaces and resources, and increased flexibility in space and resources available to community and voluntary groups.

6.3 Defining the Scope and Need For New Community Facilities

6.3.1 A matrix and development flowchart which defines a series of tests and questions for identifying the need for new and additional community facilities is provided in **Appendix 4**. This should be used as a basis for identifying the placement of facilities and services, avoiding duplication and reducing less than ideal premises. It promotes a culture of “best situation assessment”.

6.4 Management Support Initiatives

6.4.1 In relation to the management and sharing of facilities it emerged from the 2006 review that sharing of facilities among different user groups is a sustainable and realistic option. This will result in a more efficient and sustainable use of facility and in some cases, more financially viable facilities. It will also make it easier to manage one facility than several smaller rarely used facilities however it is recommended that the smaller facilities are dissolved, only where it is proven as a more sustainable option.

6.5 Childcare and Educational Support

6.5.1 A recurring gap from the previous Audit, Review and this study is the provision of childcare facilities within the Docklands and especially within the study area. The gap analysis illustrates that currently Barton’s recommendation of one childcare facility per thousand of population is not currently being provided for. Additionally the Dublin City Development Plan 2005-2011, Guidelines for Childcare Facilities state the requirement of 20 childcare places per 75 new residential units which equates with 0.26 childcare places per dwelling. In

applying this figure to Scenarios Two and Three approximately 1,302 (Scenario Two) and 1,926 (Scenario Three) childcare places would be required. Effective childcare and educational support can assist in building the capacity of local people to access local employment or training themselves as well as providing a high quality environment within which to encourage child learning and development. It should be noted that the Authority has established a Childcare Forum and have recently commissioned consultants to carry out an analysis of facilities needs within the Docklands Area.

6.5.2 The Making London Better for Children Report outlines key strategies for the future development of a child friendly city, the same principles should be considered in relation to Poolbeg / Sandymount. The report sets out the key strategies as;

- Delivering improvements for children – the delivery of more child friendly and health promoting neighbourhoods that are equipped to tackle inequality
- Enjoying and achieving – the ensured access to play and recreational facilities and cultural activities and opportunities, and ensuring that key London attractions are child friendly.
- Staying safe – ensuring the safety on the streets and in the parks of the city.
- Positive contribution – all Londoners are required to become active in the issues that relate to the provision of child friendly facilities.

6.5.3 Forward strategy measures to improve childcare and educational facilities should therefore include:

6.5.4 A detailed plan to cover childcare gaps should be developed from the assessment. Gaps in provision can be dealt with in three ways: firstly, by encouraging facilities to put forward grant bids for capital improvements to expand existing childcare capacity where possible (revenue bids or support will also be need to be considered to provide the necessary trained staff); secondly through the construction of additional childcare facilities in the longer term future (either as extensions to existing community facilities or through new purpose built facilities); and finally ensuring that all new development meet the DCC requirement of 0.26 childcare facilities per dwelling.

6.6 Sports and Leisure Facilities

6.6.1 The provision of adequate sports and leisure facilities are essential in promoting a healthy lifestyle for the population of the area. Also sporting and leisure facilities have an ability to integrate a community through a shared hobby or goal, therefore the provision of sports and leisure facilities is a crucial element in ensuring the swift integration of an incoming population.

6.6.2 The forward strategy for sports and leisure facilities should seek to implement planning gain policies to provide facilities for the public. Such a strategy could be used to develop practical physical linkages between Irishtown Nature Park and the existing residential settlements west of the Sean Moore Road. Consequent to the development of such linkages the existing recreational facilities on Poolbeg Peninsula would become more accessible and attractive to leisure seekers.

6.6.3 Additionally the existing severance of Sean Moore Park has been identified in the development opportunities section as a possible site for intervention. This again could be done through planning gain, by allowing relatively small scale

commercial development in the form of a new urban plaza to act as focal point in the park, the parks existing severance could be addressed.

6.7 Phasing Recommendations

6.7.1 This report has considered three population scenarios based on current population estimates, existing planning permissions and future population projections. In order to enable calculations of infrastructure which may be required for alternative scenarios, Table 6.1 sets out facility requirements for population scenarios starting at no population to a total of 25,000. This tool should assist planning for future population scenarios not covered in the report so far.

6.7.2 As far as immediate requirements are concerned, the current population is sufficiently provided for in terms of civic infrastructure. Based on Barton's standards there is scope for the current population to reach 2,000 before any new infrastructure would be required (a nursery / first school (up to 5 years)).

Table 6.1: Phasing Recommendations based on Barton’s Possible Local Facility Catchments and Fields in Trust’s Open Space Standards²²

	Requirement by Population	Current Provision	0	1,000	2,000	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000	11,000	12,000	13,000	14,000	15,000	16,000	17,000	18,000	19,000	20,000	21,000	22,000	23,000	24,000	25,000	
Nursery / First School (up to five years)	1:2000	0	0	0	1	1	2	2	3	3	4	4	5	5	6	6	7	7	8	8	9	9	10	10	11	11	12	12	
Primary School	1:2,500 – 4,500	2 (3)	0	0	0	1	1	1-2	1-2	1-2	1-3	2-3	2-4	2-4	2-4	2-5	3-5	3-6	3-6	3-6	4-7	4-7	4-8	4-8	4-8	5-9	5-9	5-10	
Secondary School	7,000 – 15,000	0 (2)	0	0	0	0	0	0	0	1	1	1	1	1	1	1	2	1-2	1-2	1-2	1-2	1-2	1-2	1-3	1-3	1-3	1-3	1-3	
Doctor’s Surgery	1:2,500 – 3,000	1	0	0	0	1	1	1-2	2	2	2-3	3	3-4	3-4	4	4-5	4-5	5-6	5-6	5-6	6-7	6-7	6-8	7-8	7-8	7-9	8-9	8-10	
Public House	1:5,000 – 7,000	2 (3)	0	0	0	0	0	1	1	1	1	1	1-2	1-2	1-2	1-2	2	2-3	2-3	2-3	2-3	2-3	2-4	3-4	3-4	3-4	3-4	3-5	
Corner Shop	1:2,000 – 5,000	1 (1)	0	0	1	1	2	1-2	1-3	1-3	1-4	1-4	2-5	2-5	2-6	2-6	2-7	3-7	3-8	3-8	3-9	3-9	4-10	4-10	4-11	4-11	4-12	5-12	
Local Shopping Centre	1:5,000 – 10,000	1	0	0	0	0	0	1	1	1	1	1	1-2	1-2	1-2	1-2	1-2	1-3	1-3	1-3	1-3	1-3	2-4	2-4	2-4	2-4	2-4	2-5	
Post Office	1:5,000 – 10,000	1	0	0	0	0	0	1	1	1	1	1	1-2	1-2	1-2	1-2	1-2	1-3	1-3	1-3	1-3	1-3	2-4	2-4	2-4	2-4	2-4	2-5	
Health Centres	1:9,000 – 12,000	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1-2	1-2	1-2	1-2	1-2	1-2	2	2	
Library	1:12,000 – 30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1-2	1-2	
Church	1:9,000 minimum	2 (2)	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	
Community Centre	1:7,000 – 15,000	1	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-3	1-3	1-3	1-3	1-3
Youth Club	1:7,000 – 11,000	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-3	2-3	2-3	2-3	2-3	
Sports Centre	1:25,000 – 40,000	0 (2)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Superstore / district centre	1:25,000 – 40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Open Space (ha)	2.4 ha of open space per 1,000 people	-	0	2.4	4.8	7.2	9.6	12	14.4	16.8	19.2	21.6	24	26.4	28.8	31.2	33.6	36	38.4	40.8	43.2	45.6	48	50.4	52.8	55.2	57.6	60	

²² Numbers in brackets indicate additional facilities identified outside the study area but in close proximity to the boundary.