

# DOWNEY

29 Merrion Square, D02RW64

## COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT



### Proposed Mixed-Use Development

**No. 2 Firhouse Road and the former Morton's The  
Firhouse Inn,  
Firhouse Road,  
Dublin 24.**

**Applicant: Bluemont Developments (Firhouse) Ltd.**

**November 2025**

## TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>4</b>
<b>2.0</b>	<b>SITE LOCATION &amp; DESCRIPTION .....</b>	<b>4</b>
<b>3.0</b>	<b>DESCRIPTION OF PROPOSED DEVELOPMENT .....</b>	<b>5</b>
<b>4.0</b>	<b>REQUIREMENTS FOR A COMMUNITY &amp; SOCIAL INFRASTRUCTURE AUDIT .....</b>	<b>6</b>
4.1	Early Childcare & Educational Facilities .....	7
4.1.1	Childcare Facilities .....	7
4.1.2	Potential Childcare Demand Arising from Proposed Development .....	10
4.1.3	Primary Schools .....	12
4.1.3	Post-primary Schools.....	14
4.2	Recreational Facilities .....	16
4.2.1	Indoor Leisure & Recreational Facilities .....	16
4.2.2	Outdoor Leisure & Recreational Facilities .....	18
4.3	Retail Provision .....	20
4.4	Healthcare Facilities.....	22
4.5	Religious and Community Provision .....	24
4.6	Demographic Profile .....	26
<b>5.0</b>	<b>CONCLUSION .....</b>	<b>29</b>

© DOWNEY 2025

DOWNEY Document Control			
	Name	Date	Version
Prepared by	Stephen Mahony Executive Planner	17/07/2025	DRAFT_V_01
		10/10/2025	DRAFT_V_02
Approved by	Donal Duffy MIPI Director	10/11/2025	FINAL_V_03

## LIST OF TABLES

Table 1. Childcare Facilities within 2km Radius of the Subject Lands (source: Tulsa.ie updated by DOWNEY) .....	9
Table 2. Population by Age Cohort for Children .....	11
Table 3. Primary Schools within 2km Radius of the Subject Lands (source: DoES & Schooldays.ie updated by DOWNEY) .....	13
Table 4. Post-primary Schools within 2km Radius of the Subject Lands (source: Schooldays.ie) .....	15
Table 5. Indoor Leisure & Recreational Facilities within 2km Radius of the Subject Lands .....	17
Table 6. Outdoor Leisure & Recreational Facilities within 2km Radius of the Subject Lands .....	19
Table 7. List of Retail Facilities in Proximity of the Subject Site .....	21
Table 8. List of Healthcare Facilities in Proximity of the Subject Site .....	23
Table 9. List of Religious & Community Facilities in Proximity of the Subject Site .....	25
Table 10. Population Change in the Study Area against the overall Stats for the County, 2016-2022 .....	27
Table 11. Population by Age Cohort in Census 2022 .....	28
Table 12. Population by Age Cohort comparing Census 2022 to Census 2016 .....	28

## LIST OF FIGURES

Figure 1. Site in Context (site in red outline) .....	5
Figure 2. Site in wider context (site in red outline) .....	5
Figure 3. Land Use Zoning Map Extracted from the County Development Plan (application site outlined in red) .....	7
Figure 4. Location of Childcare Facilities within 2km of the Subject Lands (approximate boundaries of the lands outlined in red) (Source: pobal.ie) .....	9
Figure 5. Types of childcares used by children by school-going status and region, Quarter 3 2016 .....	11
Figure 6. Location of Primary Schools (approximate boundaries of the subject site outlined in red) .....	13
Figure 7. Location of Post-primary Schools (approximate boundaries of the subject site outlined in red) .....	15
Figure 8. Location of Indoor Recreational Facilities (approximate boundaries of the subject site outlined in red) .....	16
Figure 9; Parish and Community Centres within the area .....	18
Figure 10; Location of Outdoor Recreational Facilities (approximate boundaries of the subject site outlined in red) .....	19
Figure 11; Subject Site in red outline and its surrounding Shopping Centres .....	21
Figure 12; Location of Healthcare Facilities within 2km Radius of the Subject Site (approximate boundaries of the subject site outlined in red) .....	23
Figure 13; Location of Religious & Community Facilities within 2km Radius of the Subject Site and its Wider Area (approximate boundaries of the subject site outlined in red) .....	25
Figure 14; Subject Site (red dot) Location within the Assessment Area, 12no. Electoral Divisions (in yellow fill) and South Dublin administrative Area (Source: CSO SAPMAPs 2022) .....	27



## 1.0 INTRODUCTION

DOWNEY, Chartered Town Planners, 29 Merrion Square, D02 RW64, have prepared this Community and Social Infrastructure Audit, on behalf of the applicant, Bluemont Developments (Firhouse) Ltd. This Community & Social Infrastructure Audit has been prepared to accompany a proposed Large-Scale Residential Development Stage 3 Planning Application on the subject site. The proposed development provides for amendments of the previously granted Largescale Residential Development granted on the subject site for 78 no. units and commercial development under Reg. Ref. LRD24A/0001 / ABP Ref. 319568-24. The subject amendment application will provide for a total of 83 no. residential units and commercial units, set out in 2 no. blocks ranging from 3- 4-storeys over basement level. The proposed development will also provide for 1 no. barbershop, 1 no. betting office, 1 no. café, 1 no. medical unit, 1 no. office space, and 1 no. creche with associated outdoor play area.

This Community and Social Infrastructure Audit demonstrates that there is an adequate supply of education, childcare, healthcare, and retail facilities within a 2 km radius of the subject site, along with a variety of recreational and sports facilities.

## 2.0 SITE LOCATION & DESCRIPTION

The subject lands, which extend to approximately 0.46 ha. is located at the junction of Firhouse Road, Ballycullen Road, and Mount Carmel Road, in Firhouse, Dublin 24.

The site itself previously contained 3 no. buildings providing commercial use in the form of a barbershop, public house, office, and betting office. Clearance of the site commenced following the grant of the parent planning permission under Reg. Ref. LRD24A/0001 / ABP Ref. 319568-24 with the barbershop and betting office still operating. There are numerous services within close proximity to the site, including education (creche, primary, and secondary), religious, health, community, and retail facilities within walking distance of the site; all of which are detailed in the below sections.

The site is bound to the south by Firhouse Road, the north-east by Mount Carmel Park, with open space located to the west and north of the site; under Reg. Ref. SD20A/0140, permission was granted for the construction of 2 no. grass playing pitches at this open space, which is currently under construction for Ballyboden St. Enda's GAA club. The River Dodder and Riverbank Park are located further north of the site with associated public open space amenities. The site can be easily accessed by the R114 road and the public transport system, with various public transport systems in operation. The site is also within close proximity to the M50 motorway. South Dublin County Council have also published plans to provide an upgraded Cycle Path from Old Bawn to Ballyboden, via the Firhouse Road passing by the subject site.

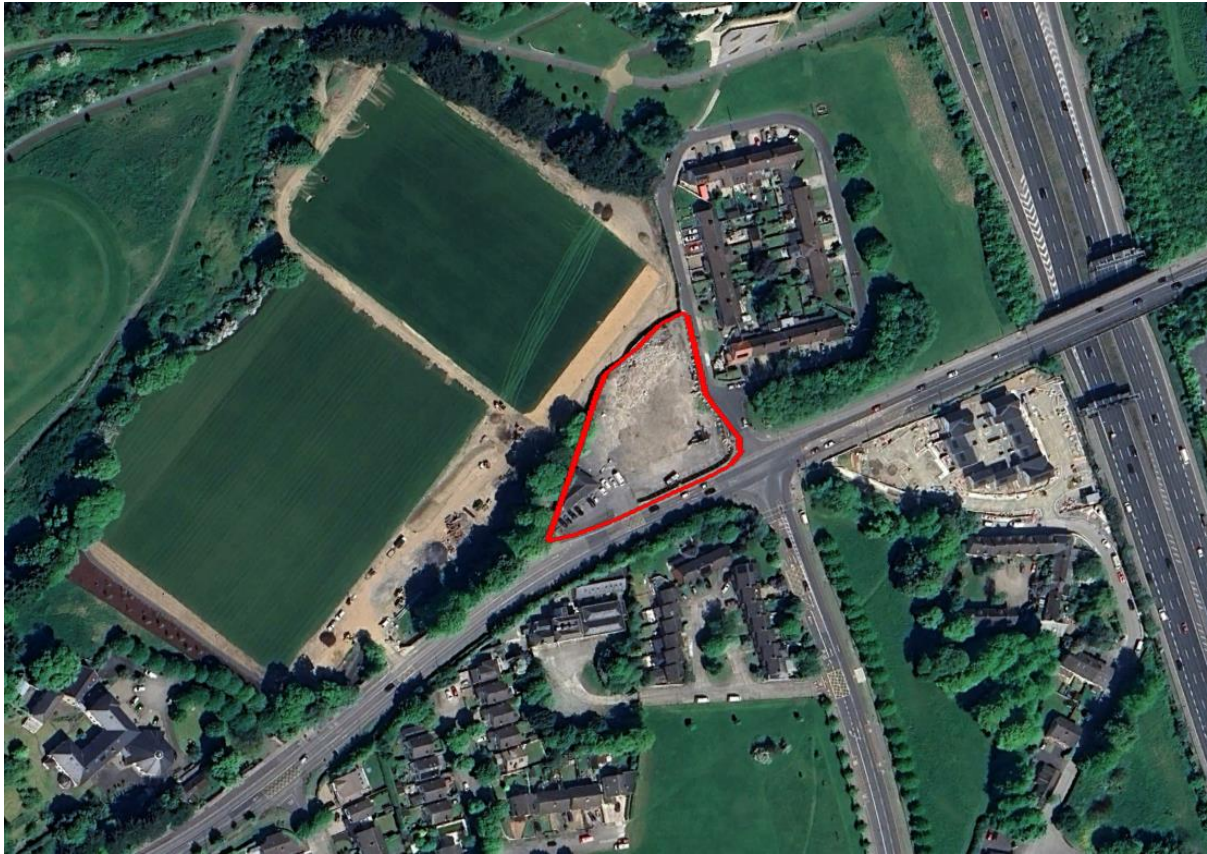


Figure 1. Site in Context (site in red outline)



Figure 2. Site in wider context (site in red outline)

### 3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development subject to this application is for amendments of the previously granted Largescale Residential Development granted on the subject site for 78 no. units and commercial development under Reg. Ref. LRD24A/0001 / ABP Ref. 319568-24. The subject amendment application



will provide for a total of 83 no. residential units, set out in 2 no. blocks ranging from 3- 4-storeys over basement level. The proposed development will also provide for 1 no. barbershop, 1 no. betting office, 1 no. café, 1 no. medical unit, 1 no. office space, and 1 no. creche with associated outdoor play area.

It is proposed to provide 1 no. studio units, 56 no. 1-bedroom units, and 26 no. 2-bedroom units, all with private balconies and communal amenity open space.

#### 4.0 REQUIREMENTS FOR A COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT

This document outlines the range of services and facilities that are available within the immediate vicinity of the subject lands and discusses their capacity to accommodate the proposed development.

As stated within the South Dublin County Development Plan 2022-2028, the vision of Chapter 8 'Community Infrastructure and Creative Places' is as follows:

*"The creation of healthy, inclusive, and sustainable communities where all generations have local access to social, community, and recreational facilities, and parks and green spaces, to suit their needs."*

In this regard, The County Development Plan sets out the following Policies in relation to social infrastructure:

**"COS1 Objective 1:** *To provide appropriate and accessible community facilities to meet the needs of all citizens of the county, comprising of a fast-growing young population and including an ageing population, consistent with NPOs 28 and 30 of the NPF."*

**"COS2 Objective 1:** *To support the provision of a wide range of community facilities and to ensure that such facilities are provided in new and existing communities in tandem with housing developments, with special consideration of a period of review, to adapt to the needs of an increasingly multi-cultural and diverse community, in accordance with the phasing requirements of Local Area Plans and Planning Schemes."*

**"COS6 Objective 1:** *To facilitate the development of community-based care including primary health care centre, hospitals, clinics, and facilities to cater for the specific needs of an ageing population in appropriate urban areas in accordance with the Development Plan core and settlement strategy, consistent with RPO 9.23 of the RSES."*

**"COS7 Objective 2:** *To require a provision of appropriate childcare facilities as an essential part of new residential developments in accordance with the provisions of the 'Childcare facilities Guidelines for Planning Authorities (2001)', or any superseding guidelines, or as required by the Planning Authority. The Guidelines recommend one childcare facility with a minimum of 20 places for each 75 units for new residential developments, with any variations to this standard being justified having regard to factors such as type of residential units, emerging demographic, and availability of existing childcare services in the vicinity."*

Under the current South County Dublin Development Plan 2022-2028, the subject lands are zoned 'Objective LC'. The objective of this zoning is as follows:

*"To protect, improve, and provide for the future development of Local Centres."*

The location of the subject lands within the zoning 'Objective LC', as such the proposed mixed-use is considered permitted in principle uses under the pertaining zoning objective.

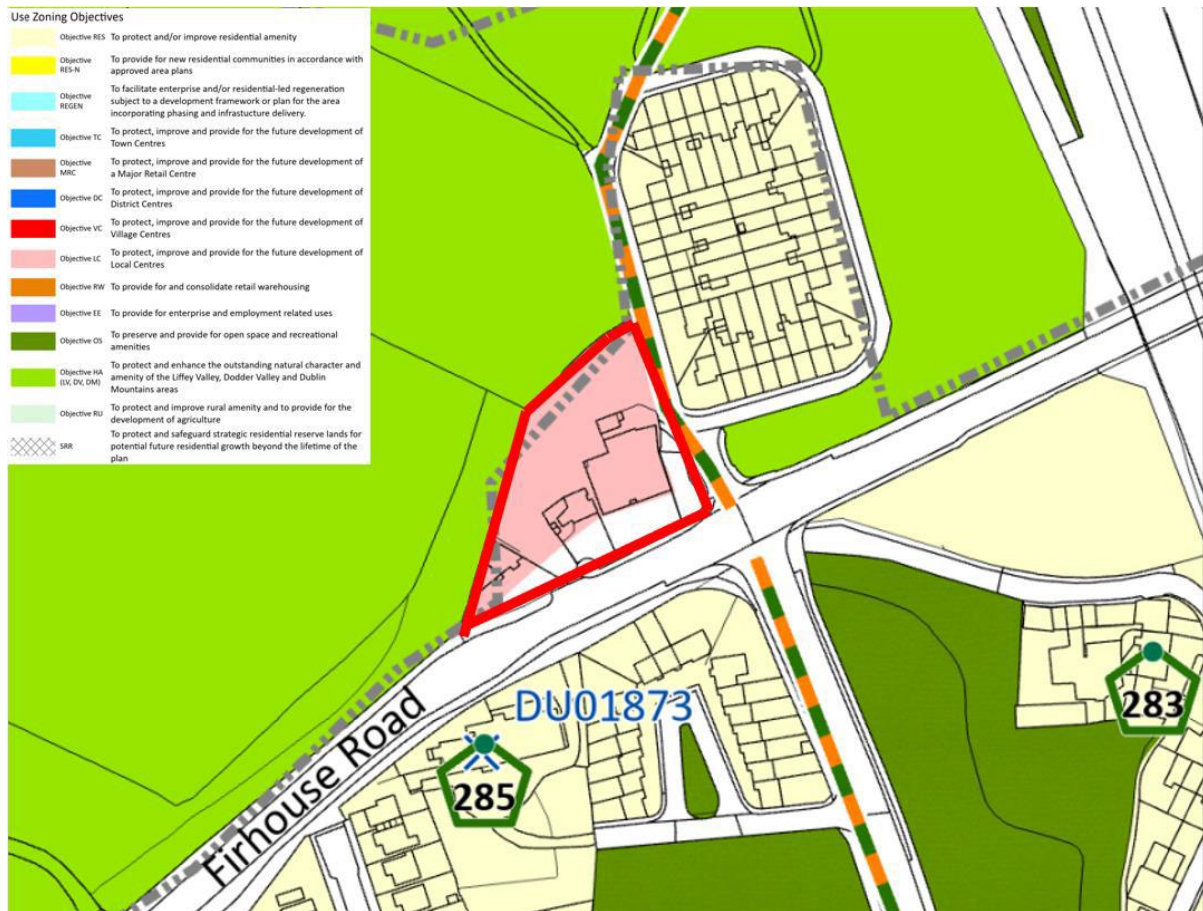


Figure 3. Land Use Zoning Map Extracted from the County Development Plan (application site outlined in red)

The following provides an assessment of the level of existing social and community infrastructure which can cater the proposed development. This includes early childcare and educational facilities, recreational facilities, retail provision, healthcare facilities, religious, and community provision, accompanied by a study of the demographic profile of the area. Accordingly, it is submitted that the proposed scheme would be appropriate for its context, ensuring there is sufficient population to sustain community and social infrastructure in the area.

## 4.1 Early Childcare & Educational Facilities

As part of this Audit, DOWNEY carried out an analysis of the provision and capacity of childcare and educational facilities in the surrounding area that will help to serve the proposed development. Noted that these facilities were identified within a 2-kilometre radius of the subject lands.

### 4.1.1 Childcare Facilities

With regard to childcare facilities, the South Dublin Development Plan 2022 - 2028 sets out the following policies and objectives in relation to the provision of childcare social infrastructure:

**Policy COS7 Childcare Facilities:** *“Support and facilitate the provision of good quality and accessible childcare facilities at suitable locations within the County in consultation with the County Childcare Committee.”*

**COS7 Objective 2:** *“To require provision of appropriate childcare facilities as an essential part of new residential developments in accordance with the provisions of the Childcare Facilities Guidelines for Planning Authorities (2001) or any superseding guidelines, or as required by the Planning Authority. The Guidelines recommend one childcare facility with a minimum of 20 places for each 75 units for new residential developments, with any variation to this standard being justified having regard to factors such as type of residential units, emerging demographic profile and availability of existing childcare services in the vicinity.”*

Government policy on childcare is to increase the number of childcare places and facilities available and to improve the quality of childcare services for the community. The ‘Guidelines for Planning Authorities on Childcare Facilities’ provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals.

The following definition of ‘Childcare’ is included in the Guidelines:

*“In these Guidelines, “childcare” is taken to mean full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education, and socialisation opportunities for children. Thus, services such as pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups, and after-school groups are encompassed by these Guidelines. Conversely childminding, schools, (primary, secondary, and special) and residential centres for children are not covered by these Guidelines.”*

For housing schemes, the Guidelines provide a benchmark provision of 1 no. 20 space childcare facility per 75 dwellings. The threshold for provision should be established having regard to existing location of facilities and the emerging demography of the area where new housing is proposed. The recommendations provided within the Guidelines must be considered in the context of the ‘Sustainable Urban Housing: Design Standards for New Apartments’ (2018), which state that:

*“Notwithstanding the Department’s Planning Guidelines for Childcare Facilities, which are currently subject to review and recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision in apartment scheme should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile for the area.”*

As recommended in the Guidelines, 1 no. childcare facility would be required as part of the proposal to cater for the influx of population arising from the proposed scheme. It is important to note that as stated within the apartment guidelines, *“one-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms”*.



As seen in figure 4 below, there are a number of registered childcare providers in the area and DOWNEY have attempted contacted them to determine their current capacity, many noting that they are at full capacity with long waiting lists. The details of these childcare facilities are outlined in Table 1 below. With respect to the location of the subject lands, as illustrated on the map, the site has access to numerous childcare providers within a 2km radius.

It is noted however, that there is still a high demand for childcare services within the area. It is submitted that the proposed creche, subject to this application, will contribute to the supply needed within the wider Firhouse and South Dublin County area.



**Figure 4. Location of Childcare Facilities within 2km of the Subject Lands (approximate boundaries of the lands outlined in red) (Source: pobal.ie)**

**Table 1. Childcare Facilities within 2km Radius of the Subject Lands (source: Tulsa.ie updated by DOWNEY)**

Facility	Address	Max Capacity	Type of Service Age Profile
<b>Aishling Nursery and Montessori</b>	4 Main Road, Tallaght, Dublin	40	Full Day 0-6 years
<b>Knocklyon Lodge &amp; Creche Montessori</b>	Old Knocklyon Road, Knocklyon.	102	Full Day 0-5 years
<b>StarBright Greenhills</b>	Bancroft Avenue, Greenhills Road, Tallaght.	130	Full Day 2-6 years
<b>Oakview TUD Tallaght</b>	Technological University Dublin, Greenhills Road, Tallaght.	49	Full Day 0-6 years

Facility	Address	Max Capacity	Type of Service Age Profile
Discoveries Creche & Montessori	Parklands Road, Dublin.	45	Full Day / Seasonal 0-6 years
Tallaght Child Care Centre	24 St. Dominic's Road, Tallaght.	42	Full Day / Seasonal 1-6 years
Chuckleberries - Hunterswood	55 Hunter's Walk, Ballycullen	75	Full Day / Seasonal 2-6 years
Chuckleberries Dalriada Montessori & Creche	1 Dalriada Court, Ballycullen, Dublin 16.	75	Full Day 0-4 years
The Learning Curve	Woodstown Shopping Centre, Ballycullen, Dublin 16	66	Part-time Seasonal
The Lodge Montessori School	1 Templeroan Lodge, Scholarstown Road, Ballyroan Road, Dublin 16	15	Part-time / Seasonal 2-6 years
Little Penguins	Unit 2, Orlagh Park, Scholarstown, Knocklyon, Co. Dublin	35	Seasonal 2-6 years
Naíonra Santain	Avonmore Road, Tallaght	33	Seasonal 2-6 years
Naíonra Chnoc Liamhna	Knocklyon Road, Knocklyon	42	Seasonal 2-6 years
Delaford Montessori	40 Delaford Drive, Knocklyon, Dublin 16.	21	Seasonal 2-6 years
Templeogue Montessori	53 Orwell Park, Templeogue	44	Seasonal 2-6 years
Eager Beavers Montessori	3 Beverly Downs, Scholarstown	12	Seasonal 2-6 years
Glenview Montessori Pre-School	310 Glenview Park, Tallaght.	16	Seasonal 2-6 years
Cool Kidz Creche	51 Coolamber Park, Ballyroan, Dublin.	14	Seasonal 2-6 years
Ballycullen Montessori	69 Hunter's Walk, Hunter's Wood, Dublin 24	28	Seasonal 2-6 years
Naíonra na Giúise	Ballycullen Drive, Tallaght	22	Seasonal 2-6 years
Mini Marvels Montessori School	16 Ferncourt Green, Firhouse, Co. Dublin.	11	Seasonal 2-6 years
Scoil Íosa Playgroup	Tymon North Road, Tallaght	22	Seasonal 2-6 years
Little Ladybird Creche, Montessori & Preschool	1 Main Rd, Tallaght, Dublin, D24 YP48	44	Full Day 1-6 years
Lily's Childcare*	The Park Community Centre, Parklands Rd, Ballycullen, Dublin, D24 AH70	76	Full Day 2-6 years
Safari Childcare Rathfarnham*	White Pines Park, Rathfarnham, Dublin, D16 V3K2	95	Full Day 1-6 years
<b>Total (25 Facilities)</b>		<b>1,249 children</b>	

#### 4.1.2 Potential Childcare Demand Arising from Proposed Development

It is proposed to provide 1 no. studio units, 56 no. 1-bedroom units, and 26 no. 2-bedroom units, all with private balconies and communal amenity open space.

According to the apartment guidelines, “one-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms”. The calculation shown below thus excludes studio and 1-bedroom apartments.

Based on the above, it is considered that the proposed scheme at Firhouse Inn may accommodate a maximum of 26 no. families (i.e. 2-bedrooms or more). Additionally, the average number of children per family at a state average was 1.38, resulting in c. 36 no. children (0-18 years age band) generated by the proposed development as illustrated in the below calculations. Table 2 of this report indicates that, as an average, according to Census 2022 results, 23% of children are within the pre-school age category (0-4 years), based on this percentage it is submitted that the proposed development would generate a demand of approximately 8 no. children (aged 0-4 years). The calculations can be found below.

Table 2. Population by Age Cohort for Children

Population by Age Cohort – Study Area (Source: CSO 2022)		
Age Cohort	Study Area	% of Total
Preschool (0-4 years)	3,142	23%
Primary (5-12 years)	7,547	54%
Secondary (13-18 years)	3,243	23%
Total	13,932	100%

Number of children generated by the proposed scheme:

**26 no. families \* 1.3 children/family = 36 no. children (0-18 years)**

Number of children generated by the proposed scheme (0-4 years age band):

**36 no. children (0-18 years) \* 23% = 8 no. children (0-4 years)**

The CSO's Quarterly National Household Survey (QNHS), Childcare, Quarter 3 2016 contains the most current available published data on childcare statistics. The statistics shown below (Figure 5) relate to the types of childcares used by children by school-going status and region, it records 25 out of 115 no. children are cared for in a crèche/Montessori/playgroup/after school facility in Dublin. This indicates a **25%** of children are cared for in a childcare facility for the Dublin region.

Type of childcare	Pre-school children								State
	Border	Midland	West	Dublin	Mid-East	Mid-West	South-East	South-West	
Parent / Partner	65	56	59	62	65	51	67	65	62
Unpaid relative or family friend	16	13	18	16	16	16	20	22	17
Paid relative or family friend	2	5	2	3	5	1	4	2	3
Childminder / Au Pair / Nanny	13	18	21	8	13	13	13	12	13
Creche / Montessori / Playgroup / After-school facility	15	14	15	25	14	28	17	16	19
Other	1	<1	<1	1	<1	1	1	1	1
<b>Total pre-school children using non-parental childcare</b>	<b>45</b>	<b>47</b>	<b>49</b>	<b>46</b>	<b>45</b>	<b>53</b>	<b>45</b>	<b>45</b>	<b>46</b>
Unweighted sample	196	136	234	525	244	189	230	316	2,072

Figure 5. Types of childcares used by children by school-going status and region, Quarter 3 2016.



Applying the above percentage for Dublin to the approximate demand generated by the proposed development (8 no. children) it is predicted that the development would need 2 no. childcare space for children in the pre-school age band (0-4 years).

Proposed development potential demand:

$$8 \text{ no. children (0-4 years)} * 25\% = 2 \text{ no. childcare space}$$

As such, the calculations submitted as part of this report have taken cognisance of the above and demonstrate that a childcare facility is not required in this instance. However, given the increase in population within the area, and given that many of the current creche facilities in the area are occupying long waiting lists, the applicant has proposed to provide for creche which will relieve any potential demand arising as a result and contribute to the wider area provision of childcare facility supply.

Therefore, DOWNEY is of the considered opinion that while there are a large number of childcare facilities within the area, given the demographic profile and increasing population within the area, along with the increase proposed within the subject development, the provision of a creche facility within the development is deemed justifiable.

#### **4.1.3 Primary Schools**

As illustrated in Figure 6 below, there are 17 no. primary school within a 2km radius of the subject site, catering the emerging demand of the proposed scheme. The details of these schools are summarised in Table 3 below.

DOWNEY attempted to contact the schools with regard to their available capacity, however, the level of feedback was low. The identified capacity of each school was found online at schooldays.ie using the 2024/2025 enrolment (being the most recent available data). It is however, suggested that there is sufficient capacity within the primary-school level in the vicinity of the site to cater for the proposed development.

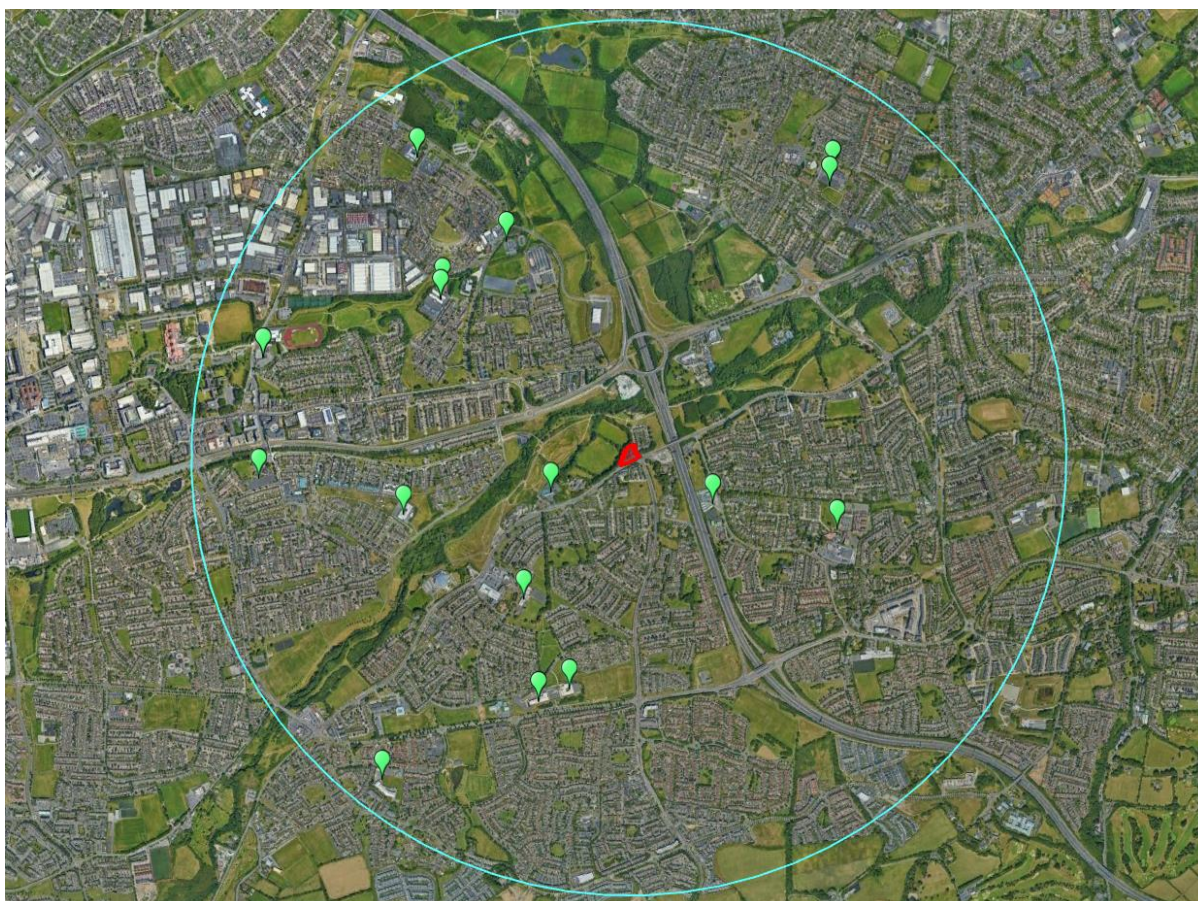


Figure 6. Location of Primary Schools (approximate boundaries of the subject site outlined in red)

Table 3. Primary Schools within 2km Radius of the Subject Lands (source: DoES & Schooldays.ie updated by DOWNEY)

	Roll No.	Name	Address	Enrolment (2023/24)
	17899C	Scoil Carmel	Firhouse Road, Tallaght, Dublin 24	Boys: 162 Girls: 175
	19474D	Scoil Colmcille Naofa	Idrone Avenue, Knocklyon	Boys: 371 Girls: 367
	19742C	St. Colmcille Senior NS	Idrone Avenue, Knocklyon	Boys: 398 Girls: 359
	19494J	Bishop Galvin National School	Templeogue Village, Dublin.	Boys: 254 Girls: 209
	19502F	Scoil Éanna Náisiúnta Aenghusa Naofa	Balrothery Estate, Tallaght	Boys: 90 Girls: 83
	19576L	Scoil Aenghusa Senior NS	Balrothery Estate, Tallaght	Boys: 102 Girls: 103
	19565G	Scoil Treasa	Ballycullen Avenue, Tallaght	Boys: 196 Girls: 190
	20411J	Firhouse Educate Together NS	Ballycullen Drive, Tallaght	Boys: 201 Girls: 179

	20412L	Gaelscoil na Giúise	Ballycullen Drive, Tallaght	Boys: 141 Girls: 120
	20468P	St. Dominic's National School	Mountain Park, Tallaght	Boys: 211 Girls: 200
	19646G	Scoil Santain	Avonmore Road, Tallaght.	Boys: 136 Girls: 146
	19658N	Bishop Shanahan NS	Orwell Park, Templeogue.	Boys: 231 Girls: 210
	20043G	Gael Scoil Chnoc Liamhna	Knocklyon Road, Knocklyon	Boys: 102 Girls: 112
	18411U	St. Mary's School	Bancroft Avenue, Tallaght	Girls: 307
	19577N	Scoil Íosa	Tymon North Road, Tallaght	Boys: 52 Girls: 51
	19878E	Holy Rosary Primary School	Old Court Avenue, Ballycullen	Boys: 258 Girls: 286
	19520H	St. Joseph's Special School	Balrothery, Tallaght	Boys: 67 Girls: 21
Total Maximum Potential Capacity				Boys: 2,972 Girls: 3,118
				Overall: 6,090

In light of the above, DOWNEY is of the considered opinion that there is suitable capacity within and in close proximity to the area at a National School level to accommodate the proposed development.

#### 4.1.3 Post-primary Schools

As illustrated in Figure 7 below, there are 6 no. post-primary schools within the 2km radius of the subject lands, to cater the proposed scheme. The details of these educational facilities are summarised in the Table 4.

DOWNEY attempted to contact the schools with regard to their available capacity, however, the level of feedback was low. The identified capacity of each school was found online at schooldays.ie using the 2024/2025 enrolment (being the most recent available data). It is however, suggested that there is sufficient capacity within the primary-school level in the vicinity of the site to cater for the proposed development.

It is also noted that the subject site is located in proximity to 2 no. 3<sup>rd</sup> level educational facilities, Tallaght Adult Education Centre, and the TU Dublin University Tallaght Campus, providing further educational facilities to the area.



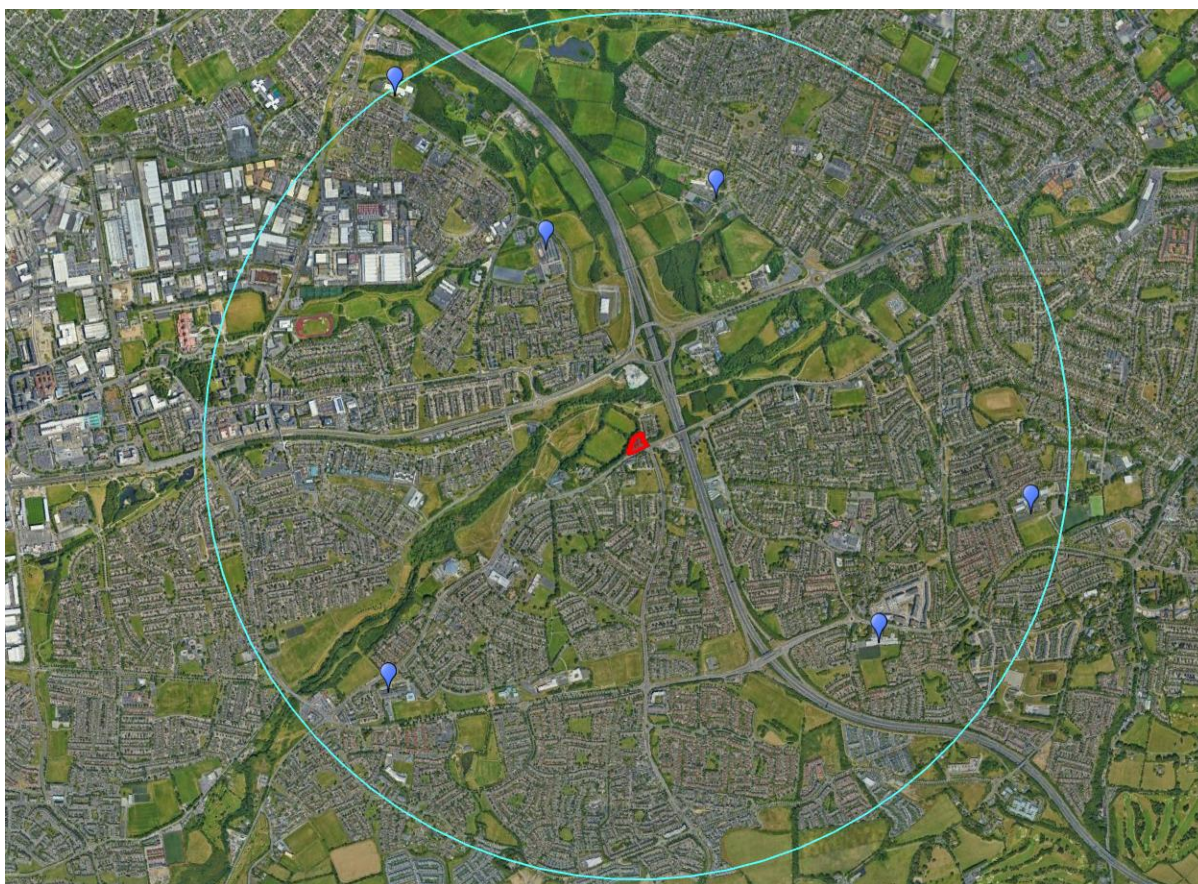


Figure 7. Location of Post-primary Schools (approximate boundaries of the subject site outlined in red)

Table 4. Post-primary Schools within 2km Radius of the Subject Lands (source: Schooldays.ie)

	Roll No.	Name	Address	Enrolment (2023/24)
	91510M	St. Colmcille's Community School	Scholarstown Road, Knocklyon	Boys: 383 Girls: 342
	70140L	Firhouse Community College	24 Firhouse Road, Tallaght	Boys: 417 Girls: 407
	91335U	Tallaght Community School	Balrothery, Tallaght	Boys: 392 Girls: 437
	70260V	St. Mac Dara's Community College	Wellington Lane, Templeogue.	Boys: 429 Girls: 472
	60341P	Sancta Maria College	Ballyroan, Rathfarnham, Dublin 16	Girls: 568
	70021D	Coláiste de hÍde	Bothair Chaisleáin Thigh Motháin, Tamhlacht	Boys: 130 Girls: 151
Total Maximum Potential Capacity				Boys: 1,751 Girls: 2,377
				Overall: 4,128



With regard to the existing post-primary schools in the area, DOWNEY are of the considered opinion that there is suitable capacity within the area at a secondary school level to accommodate the proposed development.

## 4.2 Recreational Facilities

This part of the Audit assesses the number and location of existing recreational facilities that are within a 2km radius of the subject lands. It will include parks, playing fields, community centres and gyms, etc. categorised as indoor and outdoor recreational facilities.

### 4.2.1 Indoor Leisure & Recreational Facilities

As can be seen in Figure 8 below, there are a number of sport centres and fitness facilities within close proximity to the subject site. Accordingly, there is a notable range of indoor sporting activities within a 2km radius of the subject lands including, gyms and clubs, yoga studios, martial arts centres etc. It is noted that many of these facilities, cover a considerable range of services for different age groups with a variety of levels catered for. Full details on the existing indoor leisure and recreational facilities within the immediate area can be found in Table 5 below.



Figure 8. Location of Indoor Recreational Facilities (approximate boundaries of the subject site outlined in red)

Table 5. Indoor Leisure &amp; Recreational Facilities within 2km Radius of the Subject Lands

	No.	Name	Location	Type
Gyms and Leisure Facilities	1	Firhouse Community & Leisure Centre	Ballycullen Drive, Tallaght	Sports hall, Dance Studio, Yoga
	2	Curves Knocklyon Women's Only Gym	Village Shopping Centre, Unit 17, Woodstown Drive, Ballycullen Road.	Fitness Centre
	3	Westpark Fitness	Greenhills Road, Greenhills, Tallaght.	Gym / Physical Fitness Centre / Swimming Pool / Taekwondo
	4	High Performance Training Centre	The Spawell Complex, Wellington Lane, Templeogue.	Fitness Centre
	5	Ground Up Dublin	Sancta Maria Complex, Ballyboden Way, Rathfarnham, Dublin	Gym
	6	National Basketball Arena	Tymon Lane, Castletymon Road, Tallaght	Basketball Arena, Concert Hall, Exhibitions
	7	Pilates with Kate	Firhouse Road, Tallaght, Dublin	Pilates
	8	Butterfly Yoga & Pilates	Ballycullen Drive, Firhouse Road, Tallaght.	Pilates
	9	Zen Movement	Unit 14, Oldbawn Shopping Centre, Tallaght	Pilates
	10	Tallaght Sports Complex	Tallaght Community School, Balrothery	Swimming Pool, Multi-Purpose Hall, Gym,
	11	Leisureplex Tallaght	Village Green Centre, Tallaght	Bowling, Quasar, Indoor Play Area
Community Facilities	1	Firhouse Community & Leisure Centre	Ballycullen Drive, Tallaght	Youth Centre, Function Room, Boardroom, Bar and Lounge
	2	Knocklyon Youth and Community Centre	Idrone Avenue, Templeogue.	Parish Centre
	3	Saint Aengus Parish and Community Centre	Tallaght, D24 NCX3	Community Centre
	4	St. Dominic's Community Centre	Avonberg Gardens, Tallaght.	Community Centre – Bingo, YOGA, Crochet, Guitar classes, Bible Study
	5	Church of Scientology and Community Centre Dublin	Firhouse Road, Tallaght.	Community Centre
	6	The Park Community Centre	Parklands Road, Dublin 24.	3no. Indoor Hall, Meeting Room, Kid's Play area, Coffee Shop
Cultural Facilities	1	WTA Performing Arts Studio	The Spawell Complex, Wellington Lane, Templeogue.	Dance Studio
	2	South Dublin Dance Academy	Tallaght Enterprise Centre, Main Road, Tallaght.	Dance Studio
	3	Castletymon Public Library	Castletymon Road, Tymon North.	Library





*Saint Aengus Parish and Community Centre*



*Firhouse Community Centre*



*Church of Scientology and Community Centre Dublin*



*Castletymon Public Library*

*Figure 9; Parish and Community Centres within the area*

#### 4.2.2 Outdoor Leisure & Recreational Facilities

There is a wide range of outdoor recreational facilities within the 2km radius of the subject site and its wider area. This includes various sports centres, community centres, and multiple parks and open spaces. The relevant details of all outdoor leisure and recreational facilities can be seen in Figure 10 and Table 6 below.

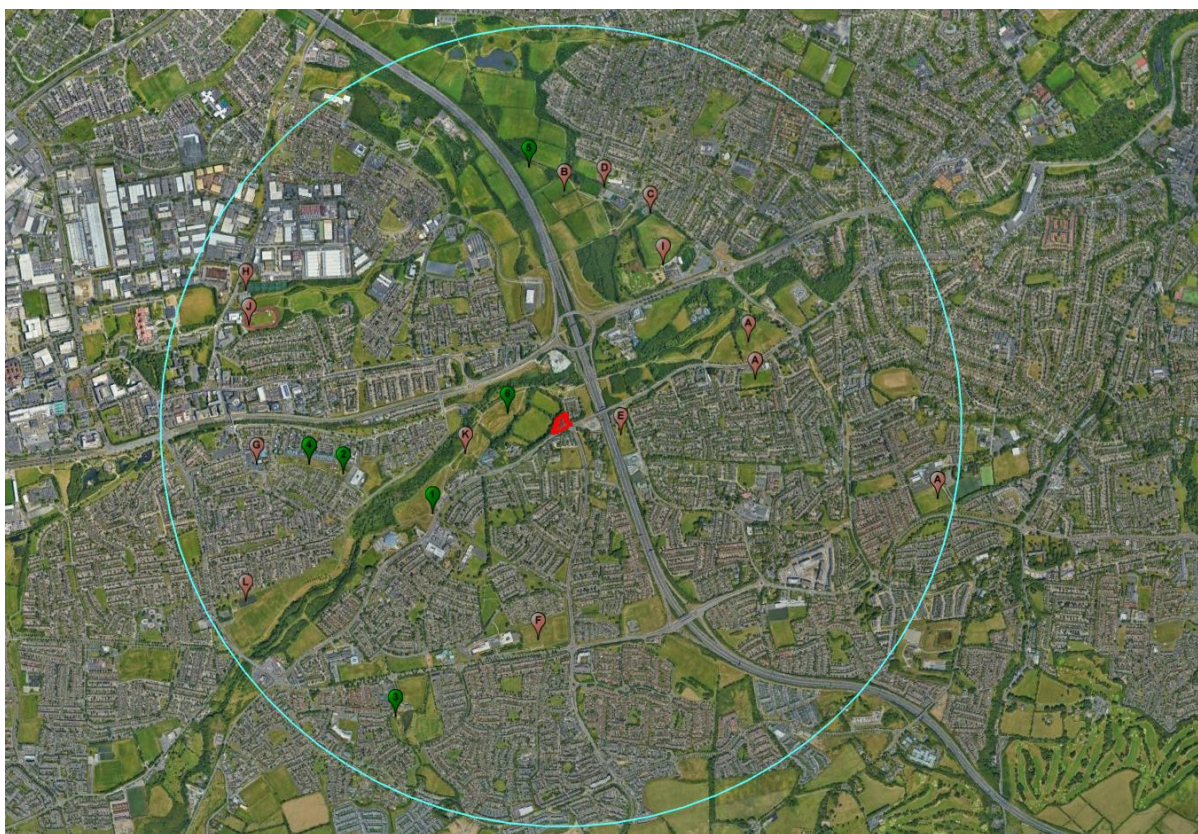


Figure 10; Location of Outdoor Recreational Facilities (approximate boundaries of the subject site outlined in red)

Table 6. Outdoor Leisure & Recreational Facilities within 2km Radius of the Subject Lands

	No.	Name	Location	Type
Sport Clubs & Outdoor Exercise	A	Ballyboden St. Enda's GAA	Multiple Locations	GAA Club
	B	St. Jude's GAA	Tymon Park, Wellington Lane, Templeogue	GAA Club
	C	Faugh's GAA	Tymon Park, Wellington Lane Templeogue	GAA Club
	D	Templeogue United FC	Tymon Park, Wellington Lane Templeogue	Football Club
	E	Knocklyon United FC	Knocklyon Road, Knocklyon	Football Club
	F	Firhouse Carmel FC	Ballycullen Drive, Tallaght	Football Club
	G	St. Mary's Boxing Club	St. Dominic's Road, Tallaght	Boxing Club
	H	Astro Park Tallaght	Greenhills Road, Tallaght	Astroturf pitches
	I	Spawell Golf Academy	Spawell Leisure Complex, Templeogue	Golf Course

	No.	Name	Location	Type
	J	Tallaght Athletics Club	Bancroft Park, Greenhills Road, Tallaght	Athletics Club
	K	Dodder Skatepark	Dodder Valley Park	Skatepark
	L	Dodder Valley Park Sports Pavilion	Seskin View Park, Oldbawn.	Basketball Courts (2)/ Tennis Court (3)
Outdoor Recreational & Park Facilities	1	Dodder Valley Playground	Ballycullen Avenue, Tymon South.	Playground
	2	Homelawns Playground	Homelawns Gardens, Tallaght	Playground
	3	Ballycragh Park and Playground	Parklands Road, Dublin 24	Park and Playground
	4	Avonberg Field	Avonberg Gardens, Tallaght	Neighbourhood Park
	5	Tymon Park	Templeogue	Park
	6	Dodder Valley Park	Firhouse Road	Park

In addition to the parks and outdoor recreational facilities located within the vicinity of the subject site, the proposed development also includes areas designated for public open space. These open spaces will serve not only the future residents of the development but will be accessible through multiple pedestrian access points which also increases the permeability of the development block.

Therefore, DOWNEY is of the considered opinion that there is suitable capacity within the area for the recreational and leisure facilities to accommodate the proposed development.

### 4.3 Retail Provision

The Audit will now look further into the subject site within the retail hierarchy in its wider area, providing details on the number and location of retail provision within proximity of the subject site. These provide an important factor in the overall quality of life for the future residents of the proposed development.

Within the South Dublin County Development Plan 2022-2028, Firhouse is defined as a 'Level 4 Neighbourhood Centres, Local Centres-Small Towns and Villages.' As stated within the Development Plan:

*"These centres usually contain one supermarket ranging in size from 1,000 – 2,500 sq. m. with a limited range of supporting shops and retail services and possibly other services such as post offices, community centres or health clinics grouped together to create a focus for the local population. These centres meet the local day-to-day needs of surrounding residents."*

Within this context, the Development Plan sets out the following objectives:



**“EDE8 Objective 4:** To support the viability and vitality of the existing retail centres in the County, in particular in town, village, and district centres and to facilitate a competitive and healthy environment for the retail industry, while reinforcing sustainable development.”

**“EDE13 Objective 1:** To support and facilitate the development of an appropriate level of retail, retail services, and niche retailing in the traditional village centres.”

**“EDE14 Objective 1:** To support the development and enhancement of local centres as sustainable, multifaceted, retail led mixed use centres, enhancing local access to daily retail needs, which do not adversely impact on or draw trade from higher order to retail centres.”

There is a wide range of various retail facilities within the 2km radius of the subject site and its wider area. This includes various shopping centres, supermarkets, and convenience stores. The relevant details of all outdoor leisure and recreational facilities can be seen in Figure 11 and Table 7 below.

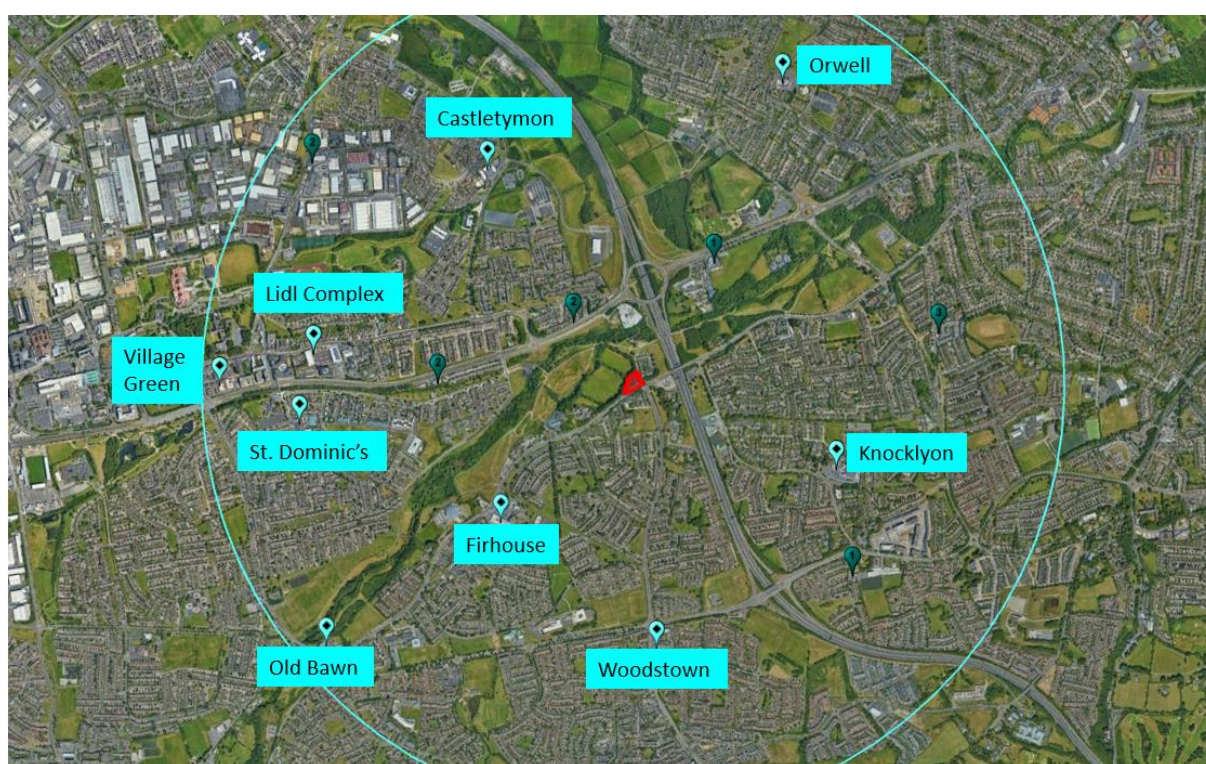


Figure 11; Subject Site in red outline and its surrounding Shopping Centres

Table 7. List of Retail Facilities in Proximity of the Subject Site

No.	Name	Location	Type
	Firhouse Shopping Centre	Ballycullen Avenue, Tymon South	SuperValu, Pharmacy, Post Office, Hairdresser, Café, Takeaway, Bookmakers, Dry Cleaners, Barbers, Veterinary Clinic.
	Old Bawn Shopping Centre	Old Bawn Road, Killinney	Centra, Pharmacy, Chiropractor, Café, Takeaway, Solicitor Office, Computer Repair, Hairdresser, Car wash, Off License

	<b>Knocklyon Shopping Centre</b>	Idrone Avenue, Scholarstown	SuperValu, Donnybrook Fair, Post Office, Credit Union, Boutique, Pharmacy, Bookstore, Hardware, Dry Cleaners, Hairdresser, Florist, Café.
	<b>Woodstown Shopping Centre</b>	Ballycullen	Spar, Pharmacy, Takeaway, Offices, Hair & Beauty, Medical Centre, Clothing store
	<b>Castletymon Shopping Centre</b>	Tymon Road, Tymon North	Centra, Pharmacy, Bookmaker, Hairdresser, Fruit & Veg, Butchers, Barbers, Takeaway, Cafe
	<b>St. Dominic's Shopping Centre</b>	Tallaght	Newsagent, Post Office, Takeaway, Off License, Interior Design, Barber, Butchers, Hardware
	<b>Village Green</b>	Tallaght	Spar, Iceland, Off-License, Florist, Animal Centre, Clothing Store, Hair & Beauty, Barbers, Takeaway
	<b>Orwell Shopping Centre</b>	Wellington Lane, Templeogue	SuperValu, Takeaway, Newsagent, Home Goods Store, Butchers, Florist, Beauty Store, Pharmacy, Restaurant
	<b>Lidl Complex</b>	Main Road, Tallaght	Lidl, Pharmacy, Sporting Goods, Pet Store, Café, Dry Cleaners
<b>1</b>	<b>Spar</b>	Various Locations	Convenience Store
<b>2</b>	<b>Circle K</b>	Various Locations	Petrol Station
<b>3</b>	<b>Applegreen</b>	Knocklyon Road, Ballyroan	Petrol Station

In light of the above, DOWNEY is of the considered opinion that there is adequate and diverse retail provision catering for the influx of new population into the area, which the proposed development would also help to sustain these existing facilities, through the provision of various commercial units within the subject application.

DOWNEY also note that the subject site is located nearby Tallaght, which is a Level 2 – Major Town Centre comprising of 'The Square Shopping Centre' including a wide range of retail and shopping stores.

#### 4.4 Healthcare Facilities

As shown in Figure 12, there is a wide range of healthcare facilities within a 2km radius of the subject site and its wider area. This includes health centres, a pharmacy, and dental practices. The relevant details on the healthcare provision in the area are listed in Table 8.





Figure 12; Location of Healthcare Facilities within 2km Radius of the Subject Site (approximate boundaries of the subject site outlined in red)

Table 8. List of Healthcare Facilities in Proximity of the Subject Site

	Name	Location	Type
1	Woodstown Medical and Dental Centre	Woodstown Shopping Centre, Ballycullen	Medical Centre / Dental Care
2	Ballycullen Medical Centre	Parklands Road, Ballycullen	Medical Centre
3	St. Jude Family Practice	69a Orwell Park Rise, Templeogue	GP / Family Doctor
4	Millbrook Lawns Primary Care Centre	St. Dominic's Road, Tallaght	GP / Family Doctor
5	Orwell Surgery	Orwell Shopping Centre, Templeogue	Surgery
6	Tallaght Medical Centre	Castletymon Green, Tymon North	Medical Centre
7	Family Medical Centre	4a Ballyroan Road, Templeogue Village	Medical Centre
8	Old Bawn Surgery	Killinney	Surgery
9	Birchview Surgery	Greenhills Road, Tallaght	Surgery



	Name	Location	Type
 1	Lloyds Pharmacy	Scholarstown, Knocklyon	Pharmacy
 2	Dermot Moran Pharmacy	Firhouse Shopping Centre, Ballycullen Avenue, Tymon South	Pharmacy
 3	Meagher's Pharmacy	192 Glenview Park, Tallaght	Pharmacy
 4	McCabe's Pharmacy	Lidl Complex, Main Road, Tallaght	Pharmacy
 5	Village Green Pharmacy	Village Green, Tallaght	Pharmacy
 1	Dental Care Ireland Knocklyon	Scholarstown, Knocklyon	Dental Practice
 2	Glenview Dental Surgery	189 Glenview Park, Tallaght	Dental Practice
 3	Oldbawn Smile Clinic, Orthodontics	1 Oldbawn Terrace, Oldbawn	Dental Practice
 4	Oldbawn Dental Practice	72 Old Bawn Road, Tallaght	Dental Practice
 5	Mountain Park, Dental Practice	51 Mountain Park, Tallaght	Dental Practice
 6	Priory Dentist	5 Main Street, Tallaght	Dental Practice

With respect to concentration of healthcare services and their proximity to the subject lands, it is suggested that there is an appropriate level of access to these facilities and services. We also note that the proposed development is to provide for no. 1 medical centre, contributing to the provision of healthcare facilities for the immediate area.

#### 4.5 Religious and Community Provision

There are 10 no. religious centres in the area serving a range of denominations and faith for residents of Firhouse. As mentioned earlier, there are also various parish and community centres in the area. The details on these facilities are summarised in Table 9 below.



Figure 13; Location of Religious & Community Facilities within 2km Radius of the Subject Site and its Wider Area (approximate boundaries of the subject site outlined in red)

Table 9. List of Religious & Community Facilities in Proximity of the Subject Site

No.	Name	Location	Type
A	St. Colmcille's Church	Idrone Avenue, Scholarstown	Catholic
B	St. Dominic's Church	St. Dominic's Road, Tallaght	Catholic
C	Church of our Lady of Mount Carmel	Ballycullen Avenue, Tallaght	Catholic
D	Saint Jude the Apostle	Rossmore Road, Templeogue	Catholic
E	Saint Aengus' Church	Castle Park, Balrothery	Catholic
F	Knocklyon Church of Christ	Knocklyon Road, Knocklyon	Catholic
G	Lifegate Bible Baptist Church	3 Main Street, Tallaght	Baptist
H	Muslim Association of Ireland & Mosque	Greenhills Business Centre, Unit 1, Greenhills Road	Muslim
I	Dawah Islamic Group	Taurus Business Park, Unit F, Greenhills Road, Tymon North	Islamic

No.	Name	Location	Type
J	Church of Scientology and Community Centre Dublin	Firhouse Road, Tallaght.	Scientology
1	Firhouse Community & Leisure Centre	Ballycullen Drive, Tallaght	Youth Centre, Function Room, Boardroom, Bar and Lounge
2	Knocklyon Youth and Community Centre	Idrone Avenue, Templeogue.	Parish Centre
3	St. Dominic's Community Centre	Avonberg Gardens, Tallaght.	Community Centre – Bingo, YOGA, Crochet, Guitar classes, Bible Study
4	The Park Community Centre	Parklands Road, Dublin 24.	3no. Indoor Hall, Meeting Room, Kid's Play area, Coffee Shop

Taking into consideration the scale of the proposal, and the influx of new population into the area, the existing facilities prove to be sufficient and meet the needs of the proposed development.

#### 4.6 Demographic Profile

The following provides a demographic profile of the Assessment Area as the context to the subject lands. This is to provide a study of population distribution and movement in the area, where the subject lands are located in. With respect to the site location at Firhouse Road, the lands are located within a 2km range of 12no. Electoral Divisions (ED) as per below:

1. Firhouse Village ED (within which the subject site is situated).
2. Firhouse-Ballycullen ED.
3. Templeogue-Orwell Ed.
4. Tallaght-Millbrook ED.
5. Rathfarnham-Ballyroan ED.
6. Tallaght-Glenview ED.
7. Tallaght-Avonberg ED.
8. Templeogue-Osprey ED.
9. Ballyboden ED
10. Tallaght-Tymon ED
11. Templeogue-Cypress ED.
12. Firhouse-Knocklyon ED.



These areas, identified in Figure 14 below, provide demographic information for the local and regional populations which are likely to be impacted by the subject development. For the purposes of this report, these 12 no. ED's will be referred to as 'the study area.'

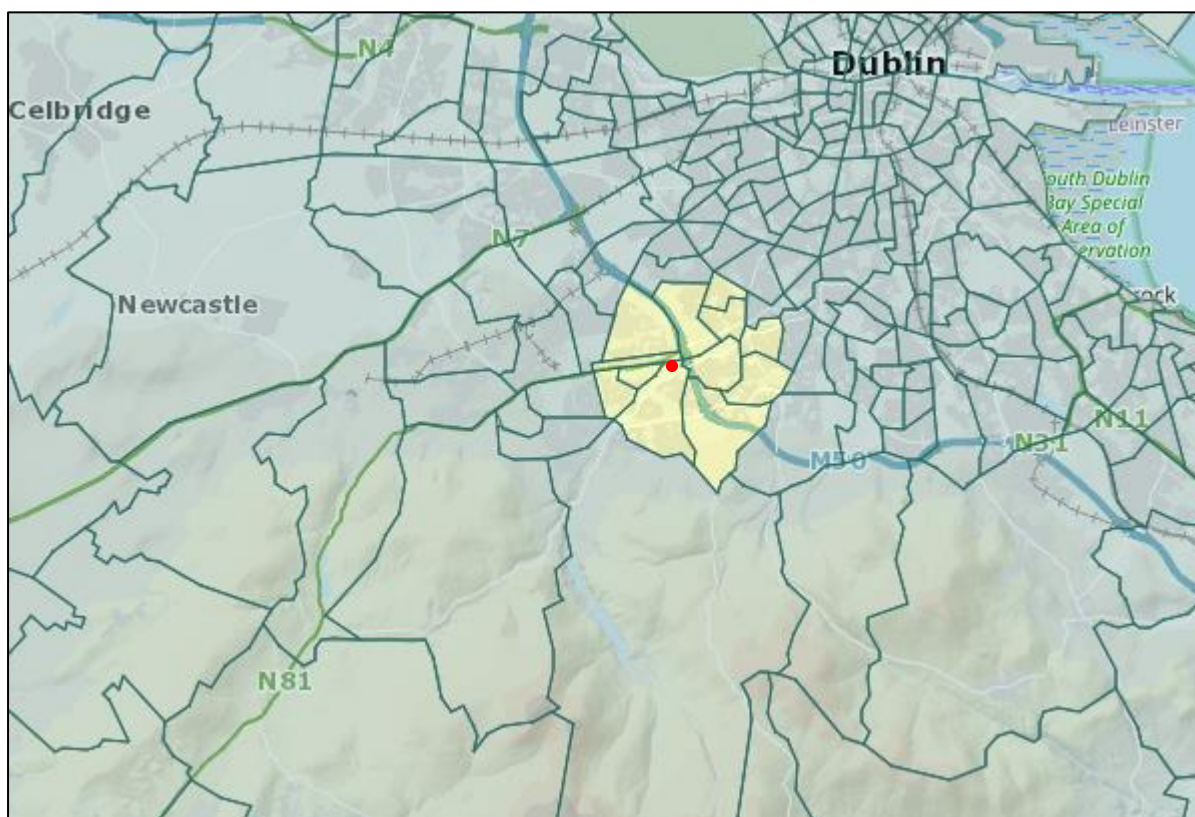


Figure 14; Subject Site (red dot) Location within the Assessment Area, 12no. Electoral Divisions (in yellow fill) and South Dublin administrative Area (Source: CSO SAPMAPs 2022)

Census 2022 results show that the study area had a total population of 53,521 in 2022, which indicated an increase of 3,102 (6.2%) since the last Census in 2016. This growth rate is submitted to be below the growth rate recorded for the overall South Dublin County (8%) and the State (8.1%). It is also noted that Firhouse Village ED (within which the subject site is situated) has experienced a growth of 0.5% over the Census period. The study area has therefore experienced a growing population over the last two Census, and this is submitted to reveal a growing demand for housing in the town. A summary of the population changes between 2016 and 2022 can be seen in Table 10 below.

Table 10. Population Change in the Study Area against the overall Stats for the County, 2016-2022

Electoral Division	Census 2016	Census 2022	Actual Change	% Change
Firhouse-Ballycullen	8230	10522	2,292	27.8%
Templeogue-Orwell	2056	1991	-65	-3.16%
Tallaght-Millbrook	3386	3338	-48	-1.4%
Firhouse Knocklyon	3505	3510	5	0.1%
Rathfarnham-Ballyroan	2612	2743	131	5%
Tallaght-Glenview	1934	2171	237	12.3%
Tallaght-Avonberg	1538	1543	5	0.3%
Templeogue-Osprey	2246	2258	12	0.5%
Firhouse Village	<b>12214</b>	<b>12254</b>	<b>40</b>	<b>0.5%</b>
Ballyboden	5028	5246	218	4.3%

Tallaght-Tymon	4956	5138	182	3.7%
Templeogue-Cypress	2714	2807	93	3.4%
<b>Total</b>	<b>50,419</b>	<b>53,521</b>	<b>3,102</b>	<b>6.2%</b>
<b>South Dublin County</b>	<b>278,767</b>	<b>301,075</b>	<b>22,308</b>	<b>8%</b>
<b>State</b>	<b>4,761,865</b>	<b>5,149,139</b>	<b>387,274</b>	<b>8.1%</b>

Source: CSO StatBank

In addition to the increasing population, it can be seen in Table 11 below, the majority of the study area population falls within the 'Adult' (25-64) age cohort, comprising 49% of the total population, which is slightly lower than the county wide percentage for this group (53%). However, the 'Older Adults' age cohort comprises 17% of study area population, which is above the county wide percentage (13%), indicating a higher old age dependency rate in this area. The younger age dependency rate in the study area accounts for 5% of the population, compared to 6% of the County population, indicating less of a young age dependency rate in the study area.

Table 11. Population by Age Cohort in Census 2022

Population by Age Cohort 2022 compared to the County				
Age Cohort	Study Area	% of Total	South Dublin	% of Total
Preschool (0-4 years)	3,142	5%	18,677	6%
Primary (5-12 years)	7,547	13%	45,312	15%
Secondary (13-18 years)	3,243	6%	20,390	7%
Young Adults (19-24 years)	3,546	10%	18,540	6%
Adults (25-64)	27,102	49%	158,322	53%
Older Adults (65+ years)	9,351	17%	39,834	13%
<b>Total</b>	<b>53,931</b>	<b>100%</b>	<b>301,075</b>	<b>100%</b>

Source: CSO StatBank

The study area saw a decline in the population among the 'Pre-School', 'Secondary', and 'Young Adults', age cohort with the 'Secondary' age cohort experiencing the most significant decline at -15% between Census 2016 and Census 2022, as can be seen in Table 12 below. A significant increase occurred in the 'Older Adult' cohort, once more, emphasising the increase in the older age dependency rate.

Table 12. Population by Age Cohort comparing Census 2022 to Census 2016

Population by Age Cohort comparing Census 2022 to Census 2016			
Age Cohort	2022	2016	% Change
Preschool (0-4 years)	3,142	3,525	-10%
Primary (5-12 years)	7,547	5,507	37%
Secondary (13-18 years)	3,243	3,821	-15%
Young Adults (19-24 years)	3,546	3,688	-3.98%
Adults (25-64 years)	27,102	26,491	2.3%
Older Adults (65+ years)	9,351	7,387	26.6%
<b>Total</b>	<b>53,931</b>	<b>50,419</b>	<b>6.9%</b>

Source: CSO StatBank

As illustrated in the tables above, a significant portion of the population are dependent on others; specifically, the old age dependency group, with an increase in the older age population.

Based on the aforementioned results, the context of the area subject to the proposed development is expected to have a steady population growth, while having a considerable share of the population growth in the County as well. Spatial distribution of the population indicates a tendency for the greater densities in the town. This population is characterised with young age profile and small to medium sized households. This would render the profile of housing market in the area, where smaller households for young professionals and young families are the main target groups. This would also support the proposed development, where a balanced mix of dwellings have been provisioned.

This is further supported by the existing infrastructure and community facilities and amenities assessed in the Audit, i.e., the emerging community will benefit the surrounding electoral divisions as well as its wider context within South Dublin County, as this will offer the social support needed for further improvements to the accessibility and connectivity of the area. The new consumers the proposed development will bring to the area will also benefit the retail activity and other shops in the vicinity creating more business opportunities for the existing offerings, thus facilitating the future growth and sustainable development of the wider Firhouse area.

## 5.0 CONCLUSION

DOWNEY have prepared this Audit on Community and Social Infrastructure on behalf of Bluemont Developments (Firhouse) Limited, in support of the LRD application submitted to South Dublin County Council. The proposed development is seeking permission for amendments of the previously granted Largescale Residential Development granted on the subject site for 78 no. units and commercial development under Reg. Ref. LRD24A/0001 / ABP Ref. 319568-24. The subject amendment application will provide for a total of 83 no. residential units, set out in 2 no. blocks ranging from 3- 4-storeys over basement level. The proposed development will also provide for 1 no. barbershop, 1 no. betting office, 1 no. café, 1 no. medical unit, 1 no. office space, and 1 no. creche with associated outdoor play area.

This Audit has found that there is a suitable quantity and available capacity of educational facilities and community and social services in the surrounding area to cater for the needs of the future residents of the scheme.

In terms of recreational amenities, there is a significant array and variety of indoor and outdoor recreational facilities and amenities within close proximity of the site. The site is located in the vicinity of the Dodder River which provides for an ecological corridor. Additionally, there are a number of sports pitches, community centres, tennis courts, and recreational parks within the area surrounding the subject site, all available and capable of catering for future residents of the proposed development.

In relation to retail offerings, there is a wide range of commercial and retail shops within a 2-kilometre distance from the subject site, which would cater for the influx of population into the area as well as current residents. The new population will further support the existing retail environment and will assist in the consolidation of the village's retail core as well as the surrounding environs. It is considered, given the 'LC' zoning of the site, and the growing population trends, that the provision of retail and commercial units at the subject site is deemed appropriate to serve both the existing and the future residents of the area.



In light of the foregoing, DOWNEY is of the considered opinion that there is generally sufficient capacity of community and social infrastructure to cater for the proposed development, save for the need of additional childcare facilities within the site; as such it is respectfully requested that South Dublin County Council grant permission to the proposed development.



