



# ***Community & Social Infrastructure Audit***

Proposed Strategic Housing Development on  
Lands at Palmerstown Retail Park  
Kennelsfort Road Lower, Palmerstown,  
Dublin 20

*April 2020*

*Randelswood Holdings Ltd.*

# Table of Contents

- 1.0 Introduction .....2
- 2.0 Site Location and Description .....2
- 3.0 Description of Proposed Development .....3
- 4.0 Requirement for a Community and Social Infrastructure Audit .....6
  - 4.1 Early Childhood Care and Educational Facilities .....8
  - 4.2 Recreational Facilities .....11
  - 4.3 Retail Provision .....14
  - 4.4 Healthcare Facilities .....18
  - 4.5 Religious and Community Provision .....19
  - 4.6 Demographic Profile .....20
- 5.0 Conclusion .....22
  - 5.1 Map of Existing and Proposed Community and Social Infrastructure.....24

## 1.0 Introduction

Downey Planning, Chartered Town Planners, No. 1 Westland Square, Pearse Street, Dublin 2, have prepared this Community and Social Infrastructure Audit on behalf of Randelswood Holdings Ltd., for a proposed strategic housing development on lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20. Planning permission is sought for the demolition of all existing structures on site and the construction of a residential development of 250 no. 'Build to Rent' apartments consisting of 134 no. 1 beds and 116 no. 2 beds with café and ancillary residential communal facilities.

This document outlines the range of services and facilities that are available within the surrounding area of the subject site and discusses their capacity to accommodate the proposed development. As stated in the South Dublin County Council Development Plan 2016 – 2022, *“the overall aim of the Development Plan with regard to community infrastructure is to support the planned provision of accessible community and recreational facilities, parks and open spaces, and to ensure that all communities in South Dublin County have access to a range of facilities that meet the needs of the communities they serve.”*

## 2.0 Site Location and Description

The subject lands, which extend to approximately 1.27 hectares, are located in Palmerstown Village which is within the functional area of South Dublin County Council. The subject lands are located at the junction of Kennelsfort Road Lower and the Chapelizod Bypass (N4), with extensive frontage onto this road. The lands are accessed via an existing vehicular entrance from Kennelsfort Road Lower.

The subject site enjoys excellent connectivity given its proximity to the adjoining Chapelizod Bypass, which provides access directly to the M50 and M4 motorways as well as to Dublin City Centre. The Chapelizod Bypass also comprises a Quality Bus Corridor (QBC) which ensures that the lands are easily accessible by public transport, the subject site is less than 100m from this QBC bus stop.

The lands currently comprise of a number of units in multiple occupation including car showrooms/car dealerships, furniture stores, barbers, etc. The surrounding built environment is characterised by a variety of land uses noting the site's location within Palmerstown Village, such uses include residential, commercial, retail, medical, ecclesiastical, leisure, etc.



*Fig. 1 – Site Location Map (approximate boundaries of site outlined in red).*

### 3.0 Description of Proposed Development

Randelswood Holdings Ltd. intend to apply for permission for a Strategic Housing Development on lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20.

The proposed development will consist of the demolition of all existing structures on site and the construction of a total of 250 no. 'build to rent' apartments (134 no. 1 beds, 116 no. 2 beds) in 5 no. blocks; with a café and ancillary residential amenity facilities, to be provided as follows:

- Block A containing a total of 27 no. apartments comprising of 13 no. 1 beds and 14 no. 2 beds, in a building ranging from 3-6 storeys over basement in height, with 1 no. communal roof garden (at third floor level), and most apartments provided with private balconies/terraces. Block A also provides a café, a reception/concierge with manager's office and bookable space at ground floor level; meeting rooms and workspace/lounge at first floor level, a gym at second floor level; and a cinema and a games room at basement level;
- Block B containing a total of 46 no. apartments comprising of 18 no. 1 beds and 28 no. 2 beds, in a building 6 storeys over basement in height, and all apartments provided with private balconies/terraces;
- Block C containing a total of 47 no. apartments comprising of 30 no. 1 beds and 17 no. 2 beds, in a building 6 storeys over basement in height, and all apartments provided with private balconies/terraces;

- Block D containing a total of 67 no. apartments comprising of 33 no. 1 beds and 34 no. 2 beds, in a building 7 storeys over basement in height, and most apartments provided with private balconies/terraces;
- Block E containing a total of 63 no. apartments comprising of 40 no. 1 beds and 23 no. 2 beds, in a building 8 storeys over basement in height, and all apartments provided with private balconies/terraces.

The development also includes the construction of a basement providing 120 no. car parking spaces, 10 no. motorcycle spaces, 250 no. bicycle spaces, and a plant room and bin stores. The proposal also incorporates 5 no. car parking spaces and 26 no. bicycle spaces at surface level; upgrades and modifications to vehicular and pedestrian/cyclist access on Kennelsfort Road Lower; utilisation of existing vehicular and pedestrian/cyclist access via Palmerstown Business Park (onto Old Lucan Road); 1 no. ESB sub-station; landscaping including play equipment and upgrades to public realm; public lighting; boundary treatments; and all associated engineering and site works necessary to facilitate the development.

The proposed 'Build to Rent' scheme is designed to cater for a range of potential future residents with a demographic profile comprising of all age groups, and assuring it is sustainable, adaptable and flexible for their future needs, be it, single professionals, young couples, small young families, the elderly, those looking to downsize, etc. This is evidenced in the proposed mix of units, as the options provided for the 2 bedroom apartments can accommodate 3 people (21 no. units) or 4 people (95 no. units)—suitable depending on the future residents' needs.

It is important to note that whilst the 'Build to Rent' model tends to cater for a younger demographic, the proposal is intended for all age groups and type of residents. This will ensure that the village centre will be re-vitalised as a result of the new influx of population generated by the proposed development and their needs.

The Palmerstown Village area is characterised as predominantly 3-beds or 4-beds dwellings. It is therefore considered that the proposed addition of 1-bed and 2-beds (3-person and 4-person options) units to the housing provision would improve the current mix and types of units within the area. The inclusion of a diverse mix of units would be beneficial for Palmerstown and surrounding environs given the existing housing provision and demographic profile for the area.

Additionally, the provision of a café on site presents an opportunity to integrate the new scheme with Palmerstown Village even further given that the café will be open to the local community, therefore allowing and encouraging community integration. The outdoor seating area for the café and the proposed public plaza fronting Kennelsfort Road Lower, are considered to promote integration and interaction with the wider community as most of the projected footfall will be from the local community.

The proposal promotes high density development immediately adjacent to a QBC. The proposed density of the subject site is c.197 units per hectare, which is more than the recommended minimum of 50 units per hectare, as advised under Section 28 Ministerial Guidelines. The subject site is located on a high-quality transport route, in an existing centre within an urban context (within the M50 ring), and therefore has the capacity to achieve higher densities. This higher density development has the potential to revitalise Palmerstown Village by increasing the footfall in the area, which in turn will increase the demand for access to local facilities such as cafés, convenience shops, butchers and so forth.



## 4.0 Requirement for a Community and Social Infrastructure Audit

This document outlines the range of services and facilities that are available within the immediate vicinity of the subject site and discusses their capacity to accommodate the proposed development. It also examines the existing facilities in the area beyond Palmerstown Village. This Audit outlines the current level of community and social infrastructure in the area, including schools, childcare facilities, recreation and retail provision, while providing further details on the information stated in the South Dublin County Council Development Plan 2016 - 2022.

The Development Plan identifies Palmerstown as a Consolidation Area within the Gateway, and as such, lists the facilities within Palmerstown and surrounding areas as follows:

CONSOLIDATION AREAS WITHIN THE GATEWAY (NO RPGs POPULATION TARGET)	
Palmerstown, Naas Road, Templeogue, Ballyroan, Ballyboden, Knocklyon, Firhouse/Ballycullen and parts of Greenhills, Terenure and Rathfarnham (2011 combined population 89,752)	
<b>Community Centre</b>	7 no community centres distributed throughout the area. Good distribution and level of provision is considered adequate.
<b>Library</b>	3 libraries located in the area, with a number of proximate public libraries in adjoining council areas. Overall a good level of provision.
<b>Sports and Leisure including swimming pool</b>	Number of proximate leisure facilities offering public 'pay as you go' access to swimming pools and leisure facilities including Tallaght and Clondalkin Leisure Centres and Stewarts Hospital Swimming Pool. A number of proximate facilities in adjoining County Council areas also (e.g. Ballyfermot Leisure Centre, Dublin City Council; Meadowbrook Leisure Centre, Dun Laoghaire Rathdown).
<b>Local Park</b>	4 local/neighbourhood parks located in the area and proximate parks in adjoining County Council areas (e.g. Bushy Park, Dublin City Council; Marlay Park, Dun Laoghaire Rathdown).
<b>Playgrounds/Play spaces</b>	6 public playgrounds in the area, including 3 new playspaces completed under the SDCC 5 Year Play Space Programme.
<b>Playing Pitches</b>	55 playing pitches distributed throughout the area. Distribution and level of provision is considered adequate.
<b>Medical Centre(s)</b>	Health centres, doctors and clinics distributed throughout the area.
<b>Childcare Facilities</b>	Childcare facilities distributed throughout the area.

The surrounding built environment of Palmerstown Village provides a wealth of services and amenities for the use and enjoyment of the community, including local shops, supermarkets, schools, healthcare facilities, church, community centre, swimming pool, public parks, etc. These facilities can accommodate and will be further supported by the proposed development that is the subject of this current SHD application which includes a total of 250 no. apartments.

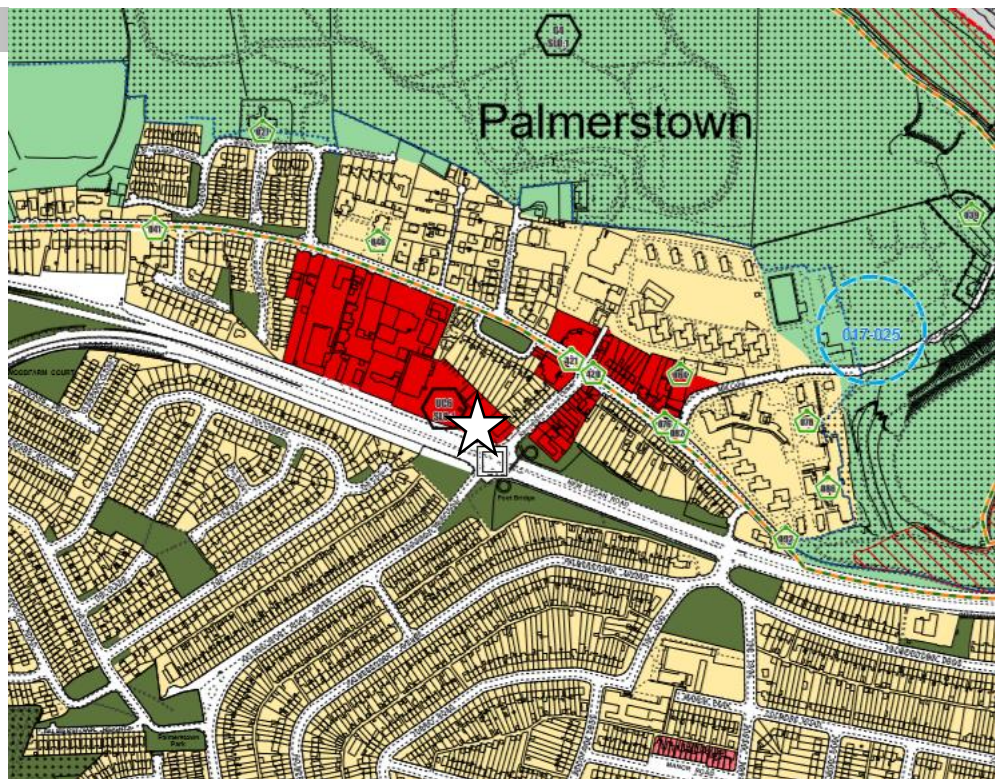


Fig. 2 – SDCC Zoning for Palmerstown area, site location denoted with white star.

The subject site is located under the land use zoning for Village Centre (VC) as can be seen on the map above, and as such, the primary objective is “to protect, improve and provide for the future development of Village Centres.”

In recognition of the opportunities offered by Palmerstown Village, particularly in relation to its ability to grow and thrive as a village centre, the influx of new population facilitated by the proposal will encourage connectivity and reinforce the established network of the local centre. Thus, enhancing and supporting the retail strategy as set out in the South Dublin County Council Development Plan 2016 – 2022.

As per the Audit results, it is known that the subject lands are serviced by sufficient public transport and road capacity to accommodate the new community, which is in keeping with the Development Plan objective where high density development is encouraged to be located within walking distance of town and district centres, as well as high capacity public transport facilities.

The land use zoning for Village Centres (VC) will also “provide for enhanced retail and retail services, tourism, residential, commercial, cultural and other uses that are **appropriate to the village context.**” It is submitted that the proposed development would be appropriate for its context, ensuring there is sufficient population to sustain community and social infrastructure in the area.



## 4.1 Early Childhood Care and Educational Facilities

As part of this Audit, Downey Planning 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.

### Childcare Facilities

As seen on the TUSLA map below, there are a number of registered childcare providers in the area and Downey Planning have contacted them to determine their current capacity. This is outlined in Table 1 below. The information obtained from our efforts indicates that there is spare capacity within the existing operators in the area to cater for the proposed development, i.e. a total of 8 no. childcare spaces. It is important to note that the one-bedroom type apartments proposed as part of this residential development are not considered to be of a significant nature for childcare demands, as they cater for single persons or young professionals only. For further information in this regard, please refer to the Childcare Provision Assessment Report submitted as part of this SHD application.

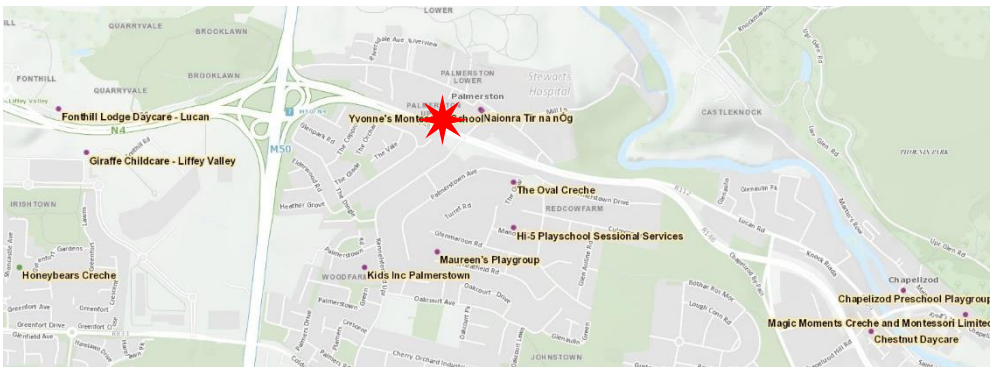


Fig. 3 – Location of childcare facilities within 2km of the subject site, site denoted by red star.

Childcare Facilities (Source: Tusla.ie)			
Name	Address	Max Capacity	Available Capacity
The Oval Creche	2 Palmerstown Ave, Redcowfarm, Dublin 20	60 children	Full
Kids Inc Palmerstown	1st Floor Palmerstown Shopping Centre, Kennelsfort Road Upper, Palmerstown, Dublin	40 children	1 space
Maureen's Playgroup	84 Turret Rd, Palmerstown, Dublin 20	20 children	7 spaces
Hi-5 Playschool Sessional Services	22 Manor Rd, Redcowfarm, Dublin	36 children	Full
Naionra Tir na nog	Palmerstown Parish Centre, Dublin 20	22 children	Unknown
Yvonne's Playschool	Palmerstown Parish Centre, Dublin 20	22 children	Full
T/a Fonhill Lodge Daycare	Old Lucan Road, Palmerstown, Dublin 20	109 children	Full
Magic Moments Creche & Montessori Ltd.	Quadrant House, Chapelzod Road, Chapelzod, Dublin 20	36 children	Unknown

Table 1 – Childcare facilities in the area.

## National Schools

Downey Planning attempted to contact the local national schools with regard to their available capacity. Although not all of the schools replied to this request, it is known that there are available spaces in some of the primary schools. Downey Planning are of the considered opinion that there is suitable capacity within the area at a National School level to accommodate the proposed development, given the nature and scale of the proposed scheme.



Fig. 4 - Location of primary schools marked by a green flag, site denoted by red star.

Primary Schools in Dublin 10 & Dublin 20 (source: schooldays.ie)			
Name	Address	Enrolment	Available Capacity
St Louise De Marillac Primary School	Drumfinn Rd, Ballyfermot, Dublin 10 (01 6234153)	Boys: 26 Girls: 297	3
Mary Queen Of Angels 1	Ballyfermot, Dublin 10 (01 6265207)	Boys: 171 Girls: 0	Unknown
Mary Queen Of Angels 2 BNS	Ballyfermot Upper, Dublin 10 (01 6235067)	Boys: 118 Girls: 0	12
St. Brigid's Girls National School	Palmerstown, Dublin 20 (01 6265431)	Boys: 0 Girls: 382	Unknown
Scoil Lorcaín	Palmerstown, Dublin 20 (01 6267493)	Boys: 381 Girls: 0	1
Stewarts Hospital Special School	Palmerstown, Dublin 20 (01 6267526)	Boys: 84 Girls: 37	Unknown

Table 2 – Primary schools within the area.

## Post Primary Schools

There are a number of Post Primary Schools within the surrounding area of the subject site. Since students will travel slightly greater distances to attend secondary school compared to primary school, Downey Planning have assessed schools within a wider area of the Dublin 10 and Dublin 20 postal districts, stretching beyond the M50 to the west. Table 3 below lists these schools in detail. Downey Planning attempted to contact these schools with regard to their available capacity, however, the level of feedback was relatively low. The feedback received did not indicate exact numbers, but it was suggested there is some spare capacity within the secondary schools in the immediate vicinity of the site.

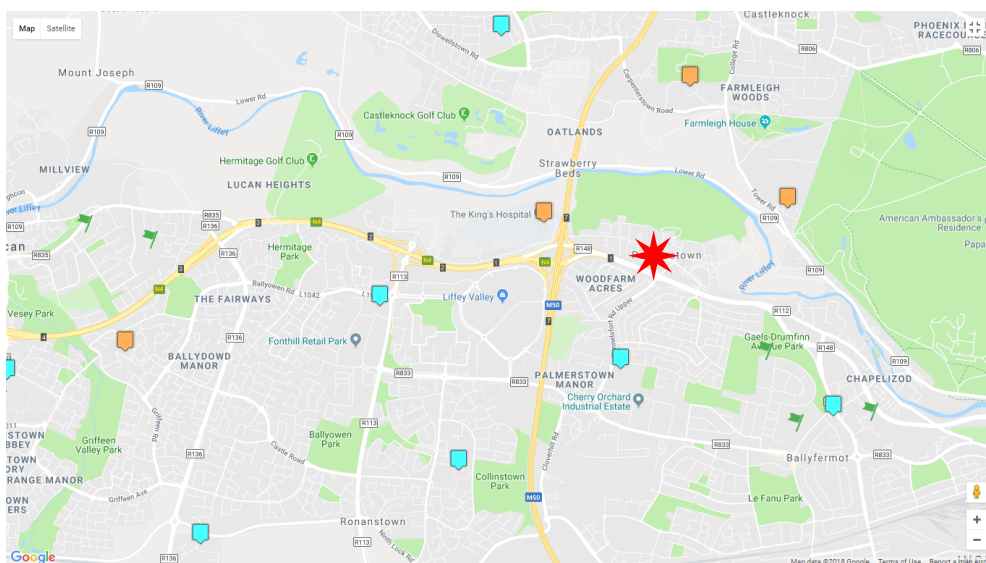


Fig. 5 – Location of post primary schools highlighted in turquoise, site denoted by red star.

### Secondary Schools in Dublin 10 & Dublin 20 (source: schooldays.ie)

Name	Address	Enrolment
Phobaiscoil Iosolde / Palmerstown Community School	Palmerstown, Dublin 20 (01 6265991)	Boys: 430 Girls: 312
Caritas College	Drumfinn Road, Ballyfermot, Dublin 10 (01 6265927)	Boys: 0 Girls: 184
St Dominic's Secondary School	Kylemore Road, Ballyfermot, Dublin 10 (01 6266493)	Boys: 0 Girls: 320
Kylemore College	Kylemore Road, Ballyfermot, Dublin 10 (01 6265901)	Boys: 226 Girls: 122
St Johns College De La Salle	Le Fanu Rd, Ballyfermot, Dublin 10 (01 6264943)	Boys: 328 Girls: 0
The Kings Hospital	Palmerstown, Dublin 20 (01 6436500)	Boys: 408 Girls: 319

Table 3 – Post primary schools within the area.

## 4.2 Recreational Facilities

This part of the Audit assesses the number and location of existing recreational facilities that are within a convenient distance of the site. It includes parks, playing fields, community centres and gyms.



Fig. 6 – Location of recreational facilities, application site denoted by red star.

Recreational Facilities			
No.	Name	Location	Type
1	Earlsfort Community Centre	58 Earlsfort Rd, Balgaddy, Lucan	Montessori, Art, Italian & French Classes, Guitar Lessons
2	CEEDS	Neilstown Rd, Rowlagh, Dublin	Get Ahead Club, Sports Clubs, Dancing, Prayer Groups. CYC, training room, Playschool, Indoor Football, Salsa Dancing, Shotokan Karate, Indoor Bowling, Sky Twirlers, Tae Kwon-do, Local Training Initiative
3	Palmerstown Community & Youth Centre	Kennelsfort Green, Woodfarm, Dublin 20	50+ Club, Parent & toddler, Knitting Club, Irish Trad Music, Order of Malta, Social Tea Dance, Hip-hop, Acting, Singing, & Drama for children, Bokwa, Irish Dance, Karate, Ballroom Dance, Latin Dance
4	Quarryvale Community Centre	Greenfort Gardens, Quarryvale, Dublin	Soccer clubs, Irish dancing groups, training courses, public cafe
5	The John Jennings Library	Stewarts Care Limited, Palmerstown, Dublin	Public library
6 & 7	Ballyfermot Library Ballyfermot Leisure Centre	Ballyfermot Rd, Kylemore, Dublin	Public library Sports Complex & Pool
8	Vue	Fonthill Rd, Liffey Valley Park, Lucan, Co. Dublin	Movie Theatre
9	Scandi Pools and Leisure	1 The Dingle, Woodfarm Acres, Dublin	Pool
10	Palmerstown Parish Centre	Lower Kennelsfort Road, Dublin 10	Boxing, Choir, Active Retirement Club, Meals on wheels
11	Stewarts Sports Centre	Waterstown Avenue, Stewarts Care Palmerstown Campus, Dublin 20	Sports Complex & Pool, Tennis, Pilates, Tai Chi, Box Fit, Walking Club, Aqua Aerobics, Yoga 4 All, Tag Rugby, Power Lifting Club, Athletics Club, Hell Bootcamp, Boogie Dance Fit

Table 4 – List of recreational facilities.



### ***Indoor recreational facilities immediately adjoining the site***

To the north of the subject site, on the other side of the Old Lucan Road—and within a 10 minutes' walk—is the Stewarts Sports Centre in Palmerstown. It operates a public library and a sports and leisure centre, including a swimming pool, which the wider community residing in West Dublin can use. This centre provides a wide range of classes and activities for both children and adults.

The Palmerstown Parish Centre—a five minutes' walk from the site—is a very active multi-functioning award-winning space which has operated for over 30 years. This centre has a boxing club, two playschools (one in Irish and one in English), meals on wheels, choir and active retirement group, amongst other activities.

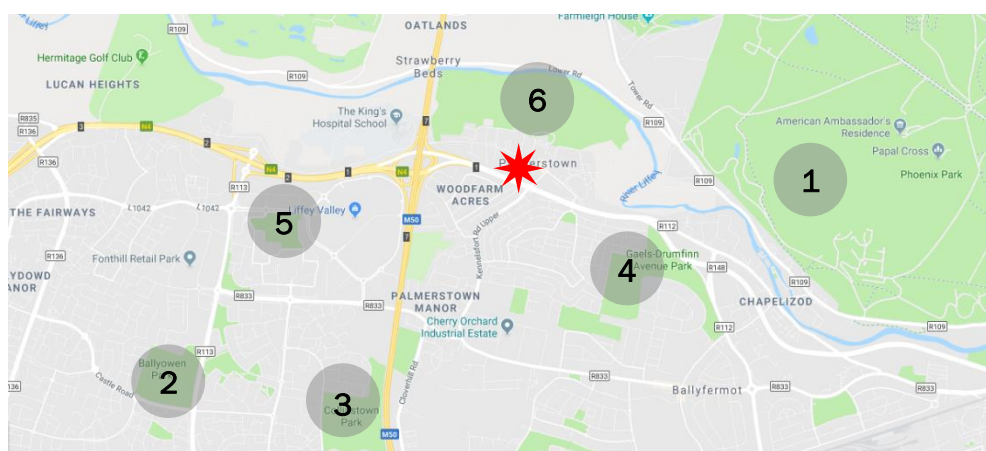
### ***Indoor recreational facilities in the wider area***

As set out in Table 4 above, there is a huge range of indoor recreational facilities within the wider area, including a cinema in Liffey Valley, multiple libraries, and other community centres with a variety of classes, all within a 15-minute drive of the site.

### ***Parks***

The closest park to the subject site is Waterstown Park—within a 10 minutes' walk. This park lies within the Liffey Valley Special Amenity Area Order, and is one of the most ecologically important parks in Dublin. It consists of 8 distinct habitats including woodland, wet grasslands, mature hedgerows and over 300 species of plants, animals, birds and insects.

Waterstown Park's facilities include exercise equipment, cycle track and picnic areas, but there are no playgrounds for children—there are no playgrounds within the vicinity of the site. The proposed scheme includes the addition of a children's playground to fill this existing gap. The 5km track is used for walking, jogging and cycling.



*Fig. 7 – Location of parks around the area, application site denoted by red star.*

Parks		
No.	Name	List of Services
1	Phoenix Park	707-hectare site
2	Ballyowen Park	Playing pitches
3	Collinstown Park	Playing pitches (nearby a college)
4	Gaels- Drumfinn Avenue Park	Playing pitches, leisure walks (nearby a college)
5	Quarryvale Park	Leisure walks
6	Waterstown Park	Walking/jogging, cycle track, organised park runs, river walks, wildlife viewing, exercise equipment, cycle track, picnic

*Table 5 – List of recreational parks.*

Table 5 sets out the larger parks, playing fields and facilities which are located further away but still within reach of the subject site. There are also a number of pocket parks and open spaces in the immediate vicinity of the subject site which are associated with existing residential developments.

The proposed development will also include areas of open space, containing play equipment for children, that will serve not only the future residential population of the proposed development subject to this SHD application but also the wider community as it will be accessible via new pedestrian connections.

The Audit will now look further into the number and location of retail provision within proximity of the subject site. These provide an important function in the overall quality of life for the future residents of the proposed development. In this regard, it is noted that the retail provision ranges from large convenience food supermarkets to comparable goods facilities within a 15-minute drive of the subject site.

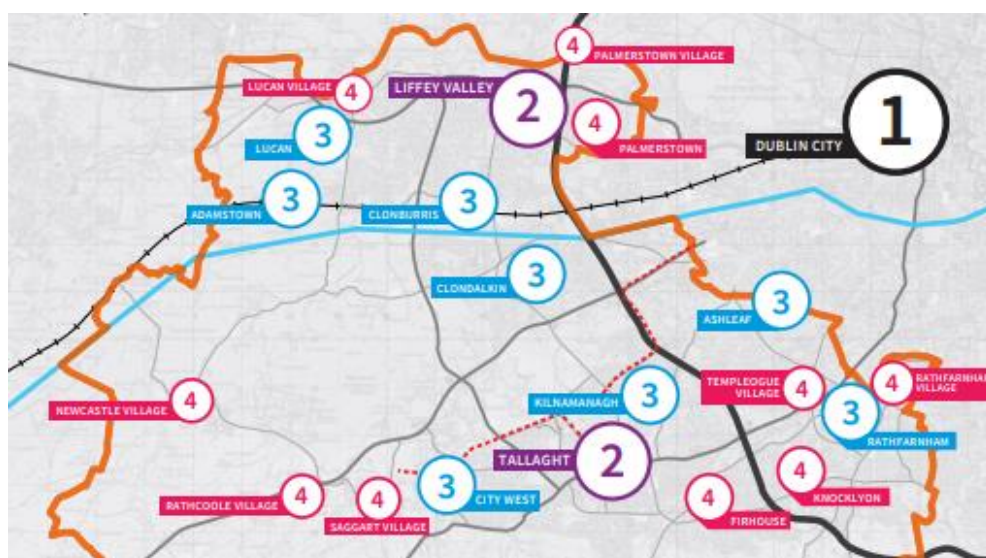


Table 5.2: Settlement Hierarchy and Retail Hierarchy

Settlement		Centres & Retail		
RPG Destination	Settlement Hierarchy Area	Centre Name	Centre Destination/Land Use Zoning	SDCC Retail Hierarchy Level
Consolidation Areas within the Gateway	Palmerstown, Naas Road, Templeogue, Ballyroan, Ballyboden, Knocklyon, Firhouse, Ballycullen and parts of Greenhills, Terenure and Rathfarnham	Ashleaf Shopping Centre	District Centre	Level 3
		Firhouse Shopping Centre	District Centre	Level 4
		Knocklyon Shopping Centre	District Centre	Level 4
		Palmerstown Shopping Centre	District Centre	Level 4
		Rathfarnham Shopping Centre	District Centre	Level 3
		Palmerstown Village Core	Village Centre	Level 4
		Rathfarnham Village Core	Village Centre	Level 4
		Templeogue Village Core	Village Centre	Level 4
		Local Centres (various)	Local Centre	Level 4

*Fig. 8 – Settlement Hierarchy and Retail Hierarchy.*

The Development Plan 2016 – 2022 identifies two Level 4 retail centres within proximity of the site. The closest one, Palmerstown Village Core, is failing. On the terrace of 9 shops on Kennelsfort Road Lower, 2 are closed, 3 are take-aways (and only open in the evening), and the remaining four include a bookmaker, a nail salon, a funeral parlour (only opens by appointment) and a bespoke furniture/craft shop. There are some offices in this section of the road, but there is a lack of shops which cater for daily necessities in this part of the village.





Fig. 9 – Retail offerings within Palmerstown.

Further into the village—off the Old Lucan Road—there is another collection of shops which include a large Aldi, a Palmerstown Veterinary Hospital and a pharmacy. There is also the Palmerstown House public house, the Coach House café and The Old Beehive restaurant—all of them spread throughout the village. However, the considerable number of vacant commercial buildings and shops in the area is noticeable.



Fig. 10 – Retail offerings within Palmerstown.





Fig. 11 – Retail offerings within Palmerstown.

On 15<sup>th</sup> October 2018, South Dublin County Council granted planning permission, under Reg. Ref. SD18A/0221, for the change of use from office to retail shop at Westlink House, Old Lucan Road. This retail shop will extend to c.1,500sq.m., thus strengthening and increasing the retail offering within the village centre and the surrounding area. It is important to note the location and nature of the aforementioned planning permission and its proximity to the subject site (Fig. 12 below), which would complement the proposed residential scheme thus supporting the omission of additional retail floor space for the proposed development.

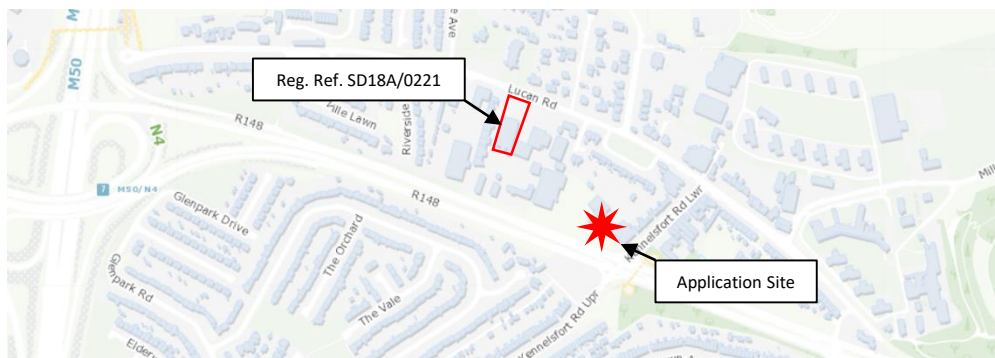


Fig. 12 – Location of planning permission Reg. Ref. SD18A/0221 to application site.

Palmerstown Village core, due to its location to the north of the Chapelized Bypass, the dominance of commercial/industrial buildings in the area alongside its relatively small number of residential properties, has struggled to maintain traditional retail uses. The injection of new population into the subject lands will enable the vacant local shops to re-open and will also provide the population to support its viability.

Overall, it is considered more appropriate to enable the re-opening of the existing retail premises in the village and encouraging the regeneration of the existing buildings. These units are in the heart of the village, have existing parking and would rejuvenate the area if their status is operational.

Furthermore, the proposed development provides for a café on site along Kennelsfort Road Lower which will be open to the public and thus provide an active street presence serving the residents of the scheme and the local community.

The proposed café seeks to encourage the interaction among the local Palmerstown community and future residents of the scheme. It is considered that the café will help further integrate the local community and village centre retail offerings as a complementary use to those existing.

Within the wider area—and within a 15 minute drive—is the Palmerstown Shopping Centre, which has a supermarket, crèche, hardware and paint shop. Also within a 15 minute drive is Liffey Valley Shopping Centre and Retail Park, which has a wider range of shops (clothing, footwear, food offerings, car sales garages and DIY suppliers).

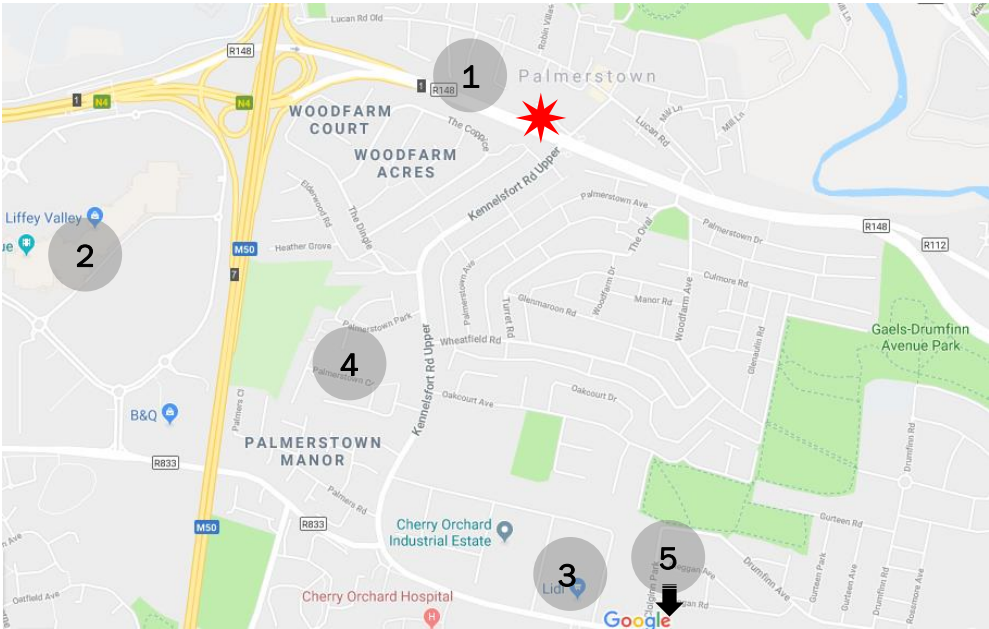


Fig. 13 – Location of retail facilities around the area, application site denoted by red star.

Retail Facilities			
No.	Name	Address	Type
1	Aldi	Unit 3, Aldi Complex, Old Lucan Road, Palmerstown Lower, Dublin 20	Supermarket, veterinary, petrol station
2	Liffey Valley Shopping Centre	22 Fonthill Rd, Clondalkin, Dublin	Shopping centre offerings, Tesco supermarket, range of local convenience shops, cinema
3	Lidl	Ballyfermot Rd, Ballyfermot, Dublin 10	Supermarket
4	Palmerstown Shopping Centre	Unit 9, Palmerstown Shopping Centre, Kennelsfort Rd Upper, Woodfarm, Dublin 20	SuperValu supermarket, petrol station, bakery
5	Tesco Superstore	Upper Ballyfermot Rd, Ballyfermot, Dublin 10	Supermarket

Table 6 – List of retail facilities in proximity of the site.

## 4.4 Healthcare Facilities

There is a range of healthcare provision in the vicinity of the subject site, including GP clinics, health centres and pharmacies. The subject site is located equidistant between Tallaght Hospital and St James Hospital. There are a wide range of GP surgeries in the area. There is one pharmacy in Palmerstown Village itself and there are others in the surrounding areas. These facilities are listed in Table 7 below.

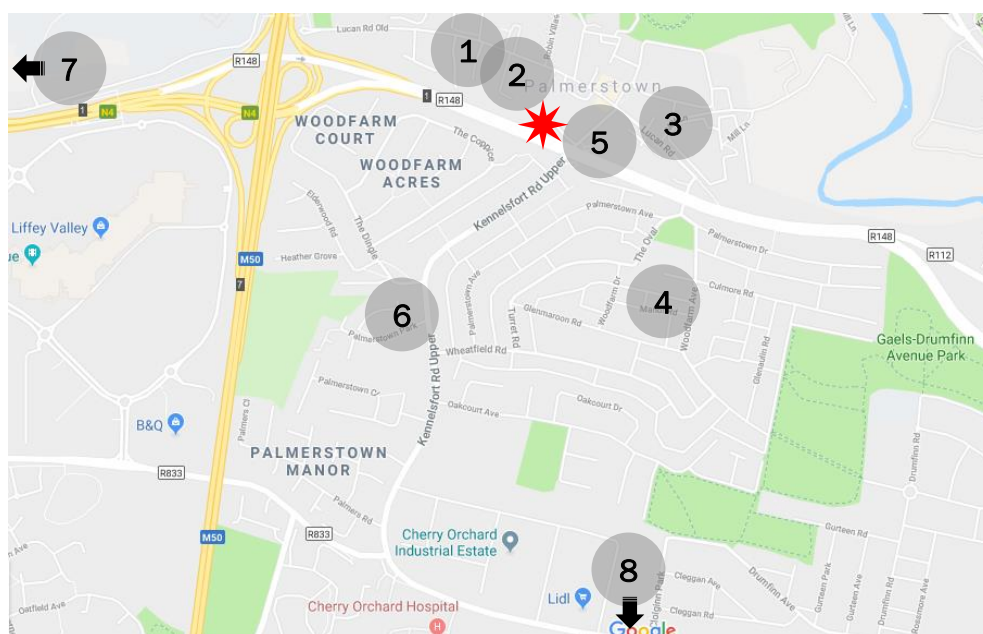


Fig. 14 – Location of healthcare facilities around the area, application site denoted by red star.

Healthcare Facilities			
No.	Name	Address	Type
1	Palmerstown Pharmacy	Unit 3, Aldi Complex, Old Lucan Road, Palmerstown Lower, Dublin 20	Pharmacy
2	Palmerstown Medical Centre	Aldi complex, Palmerstown Village, Old Lucan Road	GP Surgery
3	Stewarts Care	Redcowfarm, Dublin	Community Health Centre, doing almost everything
4	Manor Road Surgery	31 Manor Rd, Redcowfarm, Dublin 20	Doctor
5	Dr Haastrup	20 Kennelsfort Road Lower, Palmerstown, Dublin 20	GP Surgery
6	GP Practive	14 Palmerstown Park, Dublin 20	GP Surgery
7	Hermitage Medical Clinic	Old Lucan Road, Dublin 20	Private Hospital
8	Claddagh Surgery and Ballyfermot Primary Care Centre	Ballyfermot Road, Dublin 10	GP Practice and medical centre

Table 7 – List of healthcare services in proximity of the site.

## 4.5 Religious and Community Provision

There are several religious centres in the area including a Catholic Church, an Orthodox Church along with a graveyard. 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.

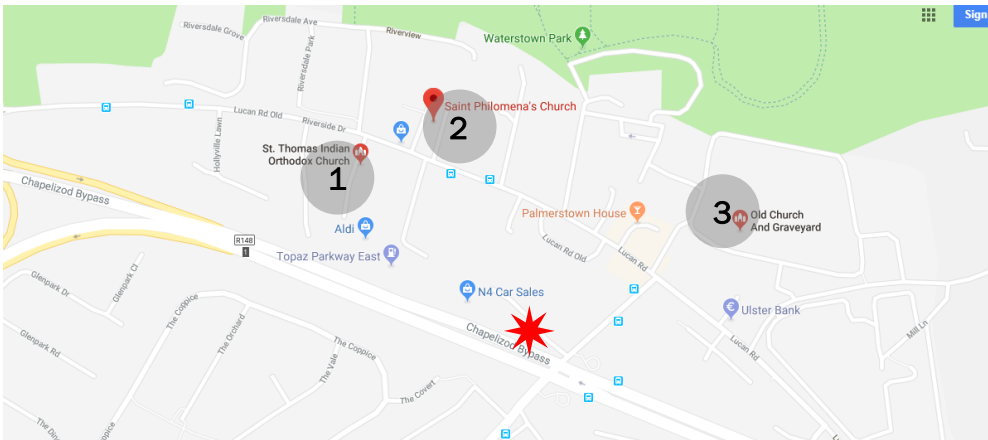


Fig. 15 – Location of religious centres around the area, application site denoted by red star.

Religious and Community Services			
No.	Name	Location	Type
1	St. Thomas Indian Orthodox Church	Palmerstown Lower, Dublin	Orthodox Church
2	Saint Philomena's Church	Lucan Rd Old, Palmerstown Lower, Dublin 20	Parish Centre
3	Old Church and Graveyard	Mill Ln, Redcowfarm, Dublin 20	Church and Graveyard

Table 8 – List of religious centres in proximity of the site.



## 4.6 Demographic Profile

### *Population Distribution and Movement*

A study of the Census results from 2011 and 2016, by electoral division, was done in order to provide a more accurate profile of the population in Palmerston West (ED). The site for the proposed development falls under this electoral division.

Based on the aforementioned results, there has been a population decline in the area relating to Palmerston West (ED), albeit it has not achieved major discrepancies from the 2011 Census.

#### Population change in Ireland's cities and towns, 2011-2016

	Dublin city and suburbs	Palmerston West
Census 2016	1,173,179	7,521
Census 2011	1,110,627	7,593
Actual change	62,552	- 72
Percentage	5.6 %	- 0.95 %

*Table 9 – Comparison of population change (data taken from the CSO Census Results).*

Taking into account that the results from the 2006 Census show a population total of 7,719 persons for Palmerston West (ED), the change from the 2016 Census is of –198 (a percentage of –2.57% decrease), proving that the population numbers in the area have been consistently in decline.

#### Average Age of Population, 2011-2016

	Palmerston West
Census 2016	36.9
Census 2011	34.2

*Table 10 – Average age of population showing a relatively older profile than previous results (data taken from the CSO Census Results).*

#### Age Dependency, 2011-2016

Palmerston West			
	Old Age Dependency	Young Age Dependency	Total Age Dependency
Census 2016	14.2	24.8	38.8
Census 2011	8.9	27.4	36.3

*Table 11 – Average age of population showing a relatively older profile than previous results (data taken from the CSO Census Results).*

As can be seen on Tables 10 and 11 above, the population age has declined somewhat from the previous Census. When reviewing the dependency ratios, there is an increase for the old age dependency, as it rose from 8.9 to 14.2 in 2016; the opposite applies for the young age dependency, as it has decreased from 27.4 to 24.8 in the 2016 Census. This shows the need for a younger demographic, making the proposed 'Build to Rent' scheme suitable and appropriate in order to lower the total dependency rate given that the 'Build to Rent' models tends to attract younger demographics. The proposed scheme is not solely intended for a young demographic but available to all age groups, thus allowing for potential economic growth for Palmerstown Village and the greater Palmerstown area.

The influx of population arising from the proposed development will benefit the electoral division as well as the surrounding area, as it will offer the social support needed for further improvements to the accessibility and connectivity of Palmerstown Village, even favouring the use of public transport and a sustainable Liffey Valley greenway in the future.

In terms of the 'Build to Rent' scheme, a young, economically active population is a promising context for its delivery. The 'Build to Rent' model has been found to appeal to young professional singles, couples and young families, not only to young sharers. Given the proximity of the subject site to Dublin city centre as well as other employment areas, the proposed development envisions such a demographic for the scheme.

The new consumers the proposed development will bring to the area will also benefit the retail activity and other shops in the village creating more business opportunities for the existing offerings. This is in full compliance with the zoning objectives pertaining to the Village Centre (VC) facilitating the future growth and development of Palmerstown Village as set out in the South Dublin County Council Development Plan 2016 – 2022.

## 5.0 Conclusion

Downey Planning have prepared this Audit on Community and Social Infrastructure on behalf of Randelswood Holdings Ltd., in support of a planning application for the proposed strategic housing development on lands at Palmerstown Retail Park site, Kennelsfort Road Lower. Planning permission is sought for the demolition of all existing structures on site and the construction of a residential and mixed-use development of 250 no. 'Build to Rent' apartments (134 no. 1 beds and 116 no. 2 beds) with café and ancillary residential communal facilities, in 5 no. blocks.

This Audit has found that there is a suitable quantity and available capacity of early childcare facilities, primary and post primary educational facilities in the surrounding area to cater for the needs of the future residents of the scheme.

The demographic envisaged for the proposed 'Build to Rent' development relates to a young, economically active population, which includes young professional singles, couples and young families, however it is available to all age groups and type of residents. This will benefit the Palmerstown area and surrounding environs and will generate the social support needed for further improvements to the existing infrastructure within the area.

As set out in the Development Plan 2016 – 2022, there is a significant array and variety of indoor and outdoor recreational facilities and amenities within proximity of the site. There is a large park and a swimming pool within walking distance of the site, however there is no purpose-built playground within 10 minutes' walk of the subject site, the proposed public open space with children's play equipment will fill this existing gap.

There is ample vacant sites and commercial retail shops within a five minute walk of the site that could be rejuvenated as a result of the influx of new population into the area. The local convenience grocery store appears to have closed down in recent years and the only shop available within a 10 minutes' walk of the site is Aldi. The new population will create further demand for these existing vacant units to re-open, this could be in the form of a butchers/green grocers or local shops. Given the existing vacant retail units in the immediate area it is considered unnecessary to provide further units on the edge of the village, which would further spread the already-dispersed retail-offering through the village. It is considered more appropriate to consolidate and strengthen the retail-offering along the Lower Kennelsfort Road.

In addition to the above, the proposed café on site will be available to the general public and will afford a complementary use to the existing offerings within the village, as well as further integrating the scheme with the local community by encouraging the interaction among the local Palmerstown community and future residents of the scheme.

In light of the foregoing, Downey Planning are of the considered opinion that there is generally sufficient community and social infrastructure to cater for the proposed development. The gap in the offering is in the form of children's playgrounds, which this development proposes to provide. The proposed development will also help to sustain the existing facilities through increased patronage.

As stated in the pertaining Development Plan, and in relation to the Consolidation Areas within the Gateway, *“recent Census data identifies an aging population and stagnant or falling populations, which presents a serious risk for the viability of services and facilities into the future.”* This is acknowledged in the demographic profile provided in this Audit, and further supports the need for the injection of population to the subject area.

High-quality design standards put forward by the proposed development will facilitate the rejuvenation and revitalisation of the area and attract further social events and activities to Palmerstown Village and its surroundings, which will increase its overall desirability while supporting the viability of services and community infrastructure in the future.



## 5.1 Map of Existing Community and Social Infrastructure

