



Tallaght Town Centre
Local Area Plan 2020

Appendix 4
Social Infrastructure
Audit



Appendix 4: Social Infrastructure Audit

A4.1 Introduction

A4.1.1 Purpose

The following Social Infrastructure Audit (SIA) was prepared by South Dublin County Council (SDCC) for the purposes of informing the preparation of the Tallaght Town Centre Local Area Plan 2020-2026 (LAP).

The function of the SIA is to examine and analyse the availability and capacity of existing social infrastructure facilities in Tallaght, and to determine future requirements, and make recommendations based on anticipated settlement growth. This report is a statement of the outcome of the SIA.

Social Infrastructure relates to the provision of services and facilities which are essential for health, wellbeing and social development of a town/place. Social infrastructure facilities include for example, education, health services such as schools, surgeries and community specific services, as well as areas which can offer active sports and passive recreational activities. In addition to the actual activity and function, 'social infrastructure' facilities can provide an invisible platform of community

and social interaction which some residents may rely upon for personal well-being. The provision of the requisite levels of social infrastructure within Tallaght is therefore important and vital to support the existing and planned residential base in both physical facilities and for social engagement.

The extent of the study area is shown in Figure 1. Figure 1 illustrates the SDCC County Development Plan 2016-2022 (CDP) Core Strategy Boundary for 'Tallaght'. The study area is defined by the LAP boundary located in the middle and identifies each individual neighbourhood.

A4.1.2 Policy Context

The assessment of 'social infrastructure' has been considered in the context of the spatial development objectives for Tallaght Town Centre set out in statutory policy documents at national, regional and local level.

The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040. It recognises the importance of quality of life and notes that how future

development in Ireland is planned will continue to be a significant determinant of people's quality of life. National Policy Objective 33 seeks to "prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location".

The 'Regional and Economic Spatial Strategy' (RSES) prepared for the Eastern & Midland Region promotes and supports the strategic function of Tallaght as one of several highly urbanised settlements within the Dublin Metropolitan Area (DMA) with strong connectivity and synergy with Dublin City. The strategy recognises that Tallaght, through its identification within a 'Strategic Development Corridor', will play a contributory role in supporting future residential and employment services for the DMA.

In addition, the Metropolitan Area Strategy (MASP) set out in the RSES supports ongoing collaboration with regional stakeholders to ensure that social infrastructure such as education, health and community facilities are provided in tandem with the development of strategic

development areas, and in particular to ensure that opportunities for social as well as physical regeneration are realised. There are a number of regional policy objectives (RPO's) within the RSES which support the provision of and access to social infrastructure, including RPO 9.13, which ensure that new social infrastructure developments are accessible and inclusive for a range of users, and RPO 9.19, which states that the Eastern and Midland Regional Assembly (EMRA) shall work collaboratively with stakeholders including the wide range of service providers through the Local Economic and Community Plans (LECP) to effectively plan for social infrastructure needs.

The importance of Tallaght at a County level is emphasised in the SDCC CDP, where Tallaght is designated as a 'Metropolitan Consolidation Town' whose function is to play a key role in creating a strong active urban place with strong transport links supporting a long term growth, which could see Tallaght expanding to a population of up to 100,000 people in a planned and phased manner. This assessment is guided by demographic projections adopted by SDCC, which anticipates housing unit

The strategy recognises that Tallaght, through its identification within a ‘Strategic Development Corridor’, will play a contributory role in supporting future residential and employment services for the DMA.

growth of 3,715¹ as per the CDP. However, in the longer term, over a period of up to 20 years, it is envisaged to deliver between 8,410 to 11,090 new homes, achieving a population of up to 34,000 people within the LAP lands.

A4.1.3 Methodology

The SIA was conducted using desktop research, as well as incorporating data previously logged and mapped by SDCC. The SIA assessment comprises 3 parts: Assessment of the Existing Situation and Infrastructure Provision; Future Demand Analysis; and Social Infrastructure Recommendations.

1. *Existing Infrastructure Provision*
The ‘baseline’ assessment was derived from; desk-top examination of available information and use of digital mapping techniques to identify spatial relationships between community infrastructure and population catchment. This assessment included the identification and catalogue of existing community infrastructure

features (including where relevant, their capacity) under a number of predefined themes including: Education/Training, Childcare, Health, Sports/Recreation and Open Space, Social/Community Services, Arts & Culture, Faith, and other features.

2. *Future Demands Analysis*
Consideration of existing infrastructure provision relative to the existing and planned population and best practice provision.
3. *Recommendations*
Recommendations for future social infrastructure provision which can be taken into consideration by SDCC in the preparation of the LAP, and, in the assessment of other social and community programmes.

¹ South Dublin County Council County Development Plan 2016–2020, Section 1 ‘Introduction and Core Strategy’ - Table 1.8 Tallaght Available Regen Housing Capacity (2,271) plus Table 1.9 Tallaght New Regen Housing Capacity (1,444) = 3,715 (Tallaght Regen Housing Capacity up 2022) minus 5412 = 1697 (Remaining ‘infill’ for Tallaght Area up to 2022)



St Marys School



Development Plan Core Strategy area Neighbourhoods Plan boundary

Figure A4.1: Study Area in relation to SDCC County Development Plan 2016-2022 (CDP) Core Strategy Boundary for 'Tallaght'.

A4.2 Existing Social Infrastructure Provision

The SIA assessed the existing social infrastructure within the Tallaght LAP lands and analysed the future demand for additional social infrastructure under the following headings:

- **A.** Education/Training
- **B.** Childcare
- **C.** Health
- **D.** Sports/Recreation and Open Space
- **E.** Social/Community Services
- **F.** Arts & Culture
- **G.** Faith, and
- **H.** Other features

A. Education/Training

Existing:

Schools

Name and address	Enrolled
1 no. primary school – St. Mary’s National School, Greenhills Road, Tallaght, D24.	Boys: 167 Girls: 170
1 no. post-primary school – Old Bawn Community School, Old Bawn, Tallaght, D24.	Boys: 455 Girls: 457
1 no. third level institution – Technological University Dublin/ Tallaght Campus (TUD/TC), Blessington Rd, Tallaght, D24.	Student population: approx. 4,000
1 no. further education and training institution – Solas, DDLETB Tallaght Training Centre, Cookstown Rd, Tallaght, D24.	

It must also be noted that the following primary schools **lie immediately adjacent** to the boundary of the LAP lands:

Name and address	Enrolled	Location relative to LAP boundary
Sacred Heart Senior National School, Killinarden Tallaght D24.	Boys: 127 Girls: 148	South-west
Scoil Aenghusa Junior National School, Castle Park, Tymon North, D24.	Boys: 115 Girls: 117	East
Scoil Aonghusa Senior National School, Castle Park, Tymon North, D24.	Boys: 97 Girls: 121	East
St Roses Special School, Castle Park, Tymon North, D24.	Boys: 39 Girls: 24	East
St. Dominics National School, Mountain Park, Tallaght, D24.	Boys: 188 Girls: 175	South-east

The DoES is monitoring the demand for and provision of schools in the LAP area on an ongoing basis and SDCC will continue to consult and liaise with the DoES in this regard.

Furthermore, there are 14 additional primary schools and 3 additional post-primary schools that are within walking distance from various locations within the LAP lands. According to the Department of Education and Skills (DoES), the majority of these schools are not running at full capacity.

Training Facilities

Name and address

Tallaght Academy of Languages – TAL, 2a, Riverside Business Park, Whitestown Rd, Whitestown Industrial Estate, D24.

Tallaght Youthreach, Whitestown Road, Whitestown Industrial Estate, D24.

Priory Youthreach, Greenhills Rd, Tallaght, D24.

Demand Analysis:

The provision of primary and secondary school facilities in Ireland is determined on an area specific basis by the DoES, having regard to available school capacity, demographic projections, an analysis of child benefit records, and local GIS travel pattern modelling.

SDCC, in conjunction with the DoES and in accordance with Policy C9 (a) and Policy C9 (b) of the CDP, have identified a brownfield site within the LAP lands (between Fourth Avenue and Belgard Square North) for the future provision of 1 no. new post-primary school. Potential primary school sites are currently being investigated and will be agreed between SDCC and the DoES to meet the demands of a growing population.

The DoES is monitoring the demand for and provision of schools in the LAP area on an ongoing basis and SDCC will continue to consult and liaise with the DoES in this regard.

B. Childcare

Existing:

Creches

Name and address	Capacity
Startright Greenhills (Dublin West St. Mary's Creche), Greenhills Road, Tallaght, D24.	80
Nurture Childcare AMNCH, Tallaght Hospital, D24.	46
Oakview, TU Campus, Greenhills Road, Tallaght, D24.	60
Oakview Village Tallaght, County Hall, Belgard Square North, Tallaght, D24.	53
Once Upon a Time, Arena, Kiltipper Rd, Whitestown, Tallaght, D24.	72
Little Fairies Creche and Montessori, Belgard Square North, Cookstown, D24.	105 altogether – 3 babies, 10 wobblers, 12 toddlers, 42 ECCE morning, 22 ECCE afternoon, 16 full-time afternoons
Little Ladybird Creche, Montessori & Preschool, 1 Main Rd, Tallaght, D24.	40
Laugh and Learn, Block H, Gleann na hEorna, Cookstown Way, Tallaght, D24.	22

Demand Analysis:

The minimum figure for child places is derived from ensuring a space for the anticipated children in the 3-4 age range within the population of the LAP. It is considered that a proportion of children will not use childcare, will access childcare outside the site (adjacent to workplace etc) or will be minded in the home environment by family members.

C. Health

Existing:

Description	Name and address
1 no. Hospital	1. Tallaght University Hospital
2 no. GP Surgeries	1. Birchview Surgery, Kilnamanagh/Tymon Primary Care Centre Airton, Greenhills Rd, Tallaght, D24. (3 no. GPs practising) 2. APCC Talacare, Russell Centre, Tallaght Cross West, Tallaght, D24. (5 no. GPs practising)
1 no. Adult Mental Health Clinic	1. Tallaght Adult Mental Health Services, Sheaf House, Exchange Hall, Belgard Square North, Cookstown, D24.
1 no. Child and Adolescent Mental Health Clinic	1. Lucena Clinic, Exchange Hall, Belgard Square, North Tallaght, D24.
1 no. Primary Care Centre (includes GP practice, 1 no. pharmacy, 1 no. out-of-hours GP service, and other HSE services (i.e. Health Centre)	1. APCC Talacare, Russell Centre, Tallaght Cross West, Tallaght, D24.
8 no. Pharmacies	1. Hickeys Pharmacy, The Square Shopping Centre, Oldbawn, Tallaght, D24. 2. Health Express, 120 & 121, The Square Shopping Centre, Tallaght, D24. 3. Boots, 319, The Square, Oldbawn, Tallaght, D24. 4. Superdrug, Unit 106, The Square Shopping Centre, Tallaght, D24. 5. McCabes Pharmacy, Lidl Complex, Main St, Tallaght, D24. 6. Lloyds Pharmacy, Main St, Tallaght, D24. 7. Tesco, The Square, Tallaght, D.24. 8. Tallaght Cross Pharmacy, APCC Talacare, Russell Centre, Tallaght Cross West, Tallaght, D24.
3 no. Dental Surgeries	1. Smiles Dental, Unit 3B, Belgard Square W, Tallaght, D24. 2. Priory Dentists, 5 Main St, Tallaght, D24. 3. The Square Dental Practice, 3rd Level, Medical Centre, The Square Shopping Centre, Tallaght, D24.
3 no. Opticians	1. Specsavers, Unit 15, Level 3 The Square, Tallaght, D24. 2. Vision Express, 204 The Square, Tallaght, D24. 3. Dixon Hempenstall Opticians & Hearing Aid Centre, 17 The Square, D24.
Other	1. Affidea Ireland (minor injuries & illnesses walk-in clinics), Unit D1 Tallaght Cross East, D24. 2. Saint John of God Liffey Services, Unit 15, Block A Gleann na hEorna, Cookstown Way, Whitestown, Springfield, Tallaght, D24.

It must also be noted that:

- there are **no nursing homes** within the LAP lands;
- the GP surgery *Tallaght Medical Practice, 1 Alderwood Park, Springfield, D24 (4 no. GPs practising)* **lies immediately adjacent** to the western boundary of the LAP lands; and
- the pharmacy *ODC Chemists, 6 Kilnamanagh Shopping Centre, Mayberry Rd, Kilnamanagh, D24* **lies immediately adjacent** to the northern boundary of the LAP lands.

Demand Analysis:

There are no national standards for health provision in Ireland relating to the provision of primary care facilities, residential care facilities or the number GPs practising per head of population.

The Health Service Executive (HSE) estimates that a typical primary care centre can serve a population of between 10,000–

20,000 people. With regard to GPs, in 2016 there were 8,514 actively practising GPs registered in Ireland². At the time Ireland had a population of 4,761,865³. This amounts to a GP to population ratio of 1.79 per 1,000 population. According to the data collected here, Tallaght town centre currently has a GP to population ratio of 1.93 per 1,000 population (this includes the GPs practising at Tallaght Medical Practice immediately adjacent to but outside of the LAP lands) and the requirement of GPs is met.

In light of the above, and in the event that the maximum level of projected population growth occurs in Tallaght town centre, in the long-term a second primary care centre may be required in Tallaght. Furthermore and, at the very least, to maintain the 2016 average national ratio of 1.79 GPs per 1,000 population, it is envisaged that in such a scenario Tallaght town centre would require approx. 50 additional GPs to those currently practising in the area (in 2040), which could amount to a further 13 no. GP surgeries,

given that the local average number of GPs per surgery in the area is 4.

In addition, Ireland has an ageing population. By 2036, the most conservative estimate is that Ireland is likely to have a national population of 5.33million⁴. The HSE states that by the same year over 1.13 million Irish people will be aged 65+ and that 45,000 of those people will require long stay residential care beds⁵.

Based on the above figures, it is projected that if Tallaght Town Centre reaches a population of c.34,000 by 2040 then approx. 7,208 of the resident population will be aged 65+. A total of 1,417 of those people could require long-term residential care beds, such as those provided by nursing homes or alternatives such as community nursing unit facilities (which include residential care places in various settings (e.g. sheltered housing, home care and use of telecare). In addition, the HSE predicts that by 2036, 8.5 rehabilitation/assessment/

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respite beds per 1,000 65+ population will be required⁶, which would amount to approx. 61 short term residential care beds being required by residents of Tallaght town centre. While these projections exceed the timescale of the current Tallaght LAP, the long-term provision of residential care and/or community nursing in Tallaght will undoubtedly need to be addressed as the population of the town grows.

Provision of health facilities and GP surgeries are a matter for the HSE, however the LAP endeavours to facilitate the provision of such facilities in development proposals in consultation with the HSE in tandem with growing population.

² Source: <https://ec.europa.eu/eurostat/statistics-explained/pdfscache/37382.pdf>

³ Source: <https://www.cso.ie/en/media/csoie/newsevents/documents/pressreleases/2017/prCensussummarypart1.pdf>

⁴ Source: <https://www.cso.ie/en/csolatestnews/pressreleases/2019/pressreleases/pressstatementregionalpopulationprojections2017-2036/>

⁵ Source: <https://health.gov.ie/wp-content/uploads/2015/12/2015-07-30-DoH-Nursing-Homes-Study-Final-Report.pdf>

⁶ Source: *ibid.*



D. Sports/Recreation and Open Space

Existing:

Sports

Description	Name and address
1 no. Soccer Stadium	1. Tallaght Stadium, Whitestown Way, Oldbawn, D24. Total area of playing pitch: 10,530 sqm/1.05Ha
2 no. Soccer Clubs	1. Shamrock Rovers Football Club, Tallaght Stadium, Whitestown Way, Oldbawn, D24. 2. St. Maelruans Football Club (ADDRESS IS OUTSIDE LAP BOUNDARY - 609 VIRGINIA HEIGHTS, COOKSTOWN - BUT THE PITCHES THEY PLAY ON ARE IN SEAN WALSH PARK (Total area of pitches= approx. 5971 sqm/0.59Ha AND BANCROFT PARK (Total area of pitches = approx. 8983sqm/0.9Ha)
11 no. All-weather Pitches	1. Astro Park Tallaght, Greenhills Rd, Tallaght, D24. (fee-paying) Total area: approx. 8,248 sqm/0.82Ha
2 no. Playgrounds	1. Oopsadaisy's Playground, The Square Shopping Centre, Tallaght, D24. Total area: approx. 205.92 sqm/0.02Ha 2. Watergate Playground, Sean Walsh Park, Oldbawn, Tallaght, D24. Total area: approx. 1,590 sqm/0.16Ha
1 no. 400m Outdoor Athletics Track	1. Tallaght Athletics Club, Bancroft Park, Greenhills Rd, Tallaght, D24.
2 no. Gymnastics Clubs	1. Excellence Sports Academy Gymnastics Club, Unit 65, Fourth Avenue, Cookstown Industrial Estate, Belgard Road, D24. 2. Phoenix Gymnastics Club, Unit 1, Broomhill Terrace, D24.
1 no. Dance Academy	1. South Dublin Dance Academy, Tallaght Enterprise Centre, Main Rd, Tallaght, D24.
2 no. Swimming Pools but NO PUBLICLY-OWNED SWIMMING POOLS	1. Westpark Fitness Gym, Greenhills Road, Tallaght, D24. 2. Club Vitae Health and Fitness Club, Maldron Hotel, Whitestown Way, Tallaght, D24.

It must also be noted that there are **no GAA Clubs** within the LAP lands. However, *Croi Ro Naofa GAA Club, Killinarden Park, Killinarden, Tallaght, D24* lies **immediately adjacent** to the south-western boundary of the LAP lands.

An improved network of streets and permeable neighbourhoods is envisaged within the plan area with a particular emphasis on regeneration and population growth within the neighbourhoods of Cookstown, Town Centre and Broomhill.

Existing:

Open Space

Description/Location	Total Area (Hectares)
2 no. Neighbourhood Parks	1. Sean Walsh Park. Total area: approx. 300,000sqm/30Ha 2. Bancroft Park (majority but not entirety of Bancroft Park included in LAP lands). Total area in LAP lands: approx. 135,326 sqm/13.5Ha
Rest of LAP Lands	Urban Squares, spaces and Pocket Parks. Total approx: 10.6ha

Demand Analysis:

In policy terms, standards relating to quality, quantity and accessibility of open space is a matter for local determination. Fields in Trust⁷ (FIT) are a UK organisation who establish general benchmarks for the provision of open space. While these are formed on the basis of survey returns in England, they are often used as a starting point in which to examine local standards. They establish a standard of 1.6 hectares (4 acres) per 1,000 people for all outdoor space in urban areas and 0.8 hectares (2 acres) for children’s play. Within this, it is acknowledged that the term ‘urban area’ is very broad and not readily transferrable to all areas.

A total of 43.5⁸ hectares within the LAP boundary make up the main parkland and

green infrastructure spaces within the LAP area, which equates to a per 1000 standard of c.4 hectares. The extent of open space areas provided in Seán Walsh Park and Bancroft Park, however, serve not only the existing population of the LAP lands, but the wider residential population of Tallaght.

It is considered, however, that the achievement of the FIT standard could be difficult within a very urban metropolitan environment⁹ such as the LAP lands. Where constraints inhibit the delivery of quantity standards, the overall quality and accessibility of open space and facilities should be very high. The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) outline, that where appropriate, local

plans should have regard to a wider network of spaces which may serve a development area. This allows for a more flexible approach to open space provision, including the location of playing pitches and larger recreation spaces in wider accessible areas.

The LAP can be divided into 8 distinct but interlinked neighbourhoods comprising of Cookstown, Broomhill, Greenhills, The Centre, Technological University Dublin/ Tallaght Campus (TUD/TC), the Village Centre, Sean Walsh Park area and Whitestown. An improved network of streets and permeable neighbourhoods is envisaged within the plan area with a particular emphasis on regeneration and population growth within the neighbourhoods of Cookstown, Town Centre and Broomhill.

Each of these three neighbourhoods are identified as having the capability of delivering the majority of the long term population growth for the LAP up to 2040 and while the large parkland areas at Bancroft and Sean Walsh park are capable of serving part of the open space requirements

of this projected population, the plan will require new sports and recreation spaces, pocket parks and amenity green spaces to be provided. It is also required that any proposed future development complies with a requirement to provide at least 10% of a site area as public open space.

In this regard, the SIA has identified that there is a requirement for new Sports, Recreation and Open space facilities to be provided in order to meet the future population need. Applying a holistic approach to future provision and taking into consideration the close proximity of each of these neighbourhoods, the plan recognises that there will be some neighbourhood crossover in regard to the provision of particular playing pitches and outdoor sports areas, however the overall quantum of space delivered should be capable of meeting the overall envisaged demand for such facilities, which will be provided in tandem with population growth. In this regard, the recommendations of the World Health Organisation (WHO) that a minimum of 9sqm¹⁰ of green open space be provided per person should be applied.

7 Formerly the National Playing Field’s Association.

8 Note this figure excludes existing urban squares and relates to the parklands and green infrastructure only.

9 The Greater London Authority deem that this general standard is not applicable in very urban metropolitan areas.

10 World Health Organization (WHO) 2009. Urban planning and Human health in the European City, Report to the World Health Organisation, International Society of City and Regional Planners (ISOCARP)

E. Social/Community Services

Existing:

Description	Name and address
6 no. Youth Services	<ol style="list-style-type: none"> 1. Belgard Youth and Community Centre, Old Belgard Rd, Tallaght, D24. 2. Tallaght Youth Service, Main Rd, Tallaght, D24. 3. Tallaght Youth Theatre (BASED AT CIVIC THEATRE) 4. 24th Tallaght Dublin Scout Group Hall, Old Blessington Rd, Tallaght, D24. 5. Foróige Office Tallaght, Tallaght Youth Service, Main Road, Tallaght, D24. 6. Foróige The Big Picture Youth Service, Belgard Square East, Tallaght, D24.
8 no. Community Services	<ol style="list-style-type: none"> 1. County Library, Library Square, Tallaght, D24. 2. Citizens Information Centre, Hainault House, The Square, Tallaght, D24. 3. Tallaght MABS, Hainault House, The Square, Tallaght, D24. 4. The Priory, Main Street, Tallaght, D24. 5. St. Maelruan's Church Hall, Tallaght, D24. 6. Cheeverstown Hub, Unit 6, Block 2, High Street, Tallaght, D24. 7. Tallaght Drug and Alcohol Local Task Force, South Dublin County Partnership Block 3, County Hall, Belgard Square North, Tallaght, D24. 8. Beechpark Service, Bryan S. Ryan Building, Main Road, Tallaght, D24.
2 no. Services for Older People	<ol style="list-style-type: none"> 1. Trustus, Whitestown Way, Tallaght, D24. 2. Trustus, Main Street, Tallaght, D24.
8 no. Education/training and Employment Services	<ol style="list-style-type: none"> 1. EVE New Horizon, 44 Broomhill Cl, Airton Rd, Tallaght, D24. 2. National Learning Network Centre, Unit 77, Broomhill Rd, Tymon North, D24. 3. South Dublin Local Enterprise Office, South Dublin County Council, County Hall, Tallaght, D24. 4. Partas, 24 Main Rd, Tallaght, D24. 5. Tallaght Centre For the Unemployed, St Dominic's Hall, Main St., Tallaght, D24. 6. Threshold Training Network, Tallaght Enterprise Centre, Unit 17-19, Main Rd, Tallaght, D24. 7. DSP Training Centre, Cookstown Industrial Estate, Tallaght, D24. 8. Tallaght Adult Education Services, The Enterprise Centre (rear of Bryan S. Ryan), 24 Main Road, Tallaght, D24.
Other	<ol style="list-style-type: none"> 1. Tallaght District Court, 2 Westpark, Tallaght, D24. 2. Tallaght Garda Station, Belgard Road East, Tallaght, D24.

It must also be noted that:

- the *Intercultural Drop-In Centre, R113, Tallaght, D24* **lies immediately adjacent** to the south-eastern boundary of the LAP lands; and
- SDCC have approved a Part 8 application to develop an older person's residential development comprising of a total of 81 no. units at Sean Walsh Park, Whitestown Way, Tallaght, D24 (planning application reference number: SD188/0008).

Demand Analysis:

There are no national standards for the provision of social or community services. However, good neighbourhood planning can be achieved by following the recommendation of 0.3 community facilities per 1,000 population¹¹. It must be borne in mind, though, that this guiding standard is quite crude as it does not distinguish between the various kinds of facilities, measuring only their quantity. Nevertheless, applying this benchmark indicates that Tallaght currently has a ratio of 4.18 facilities per 1,000 population. This suggests that

¹¹ See: Barton et al. (2010). *Shaping Neighbourhoods: For Local Health and Global Sustainability* 2nd Edition. London: Routledge.



St Marks Community Centre

Tallaght is currently very well served with community services and facilities and that no additional community or social services will be required to facilitate a population of 34,000. However, without doubt the populations of the surrounding residential suburban areas make use of many of these

facilities also and, even if the quantity of services does not increase, the capacity and, potentially, the variety of them may have to, regardless of the benchmark guide quoted above.

F. Arts & Culture

Existing:

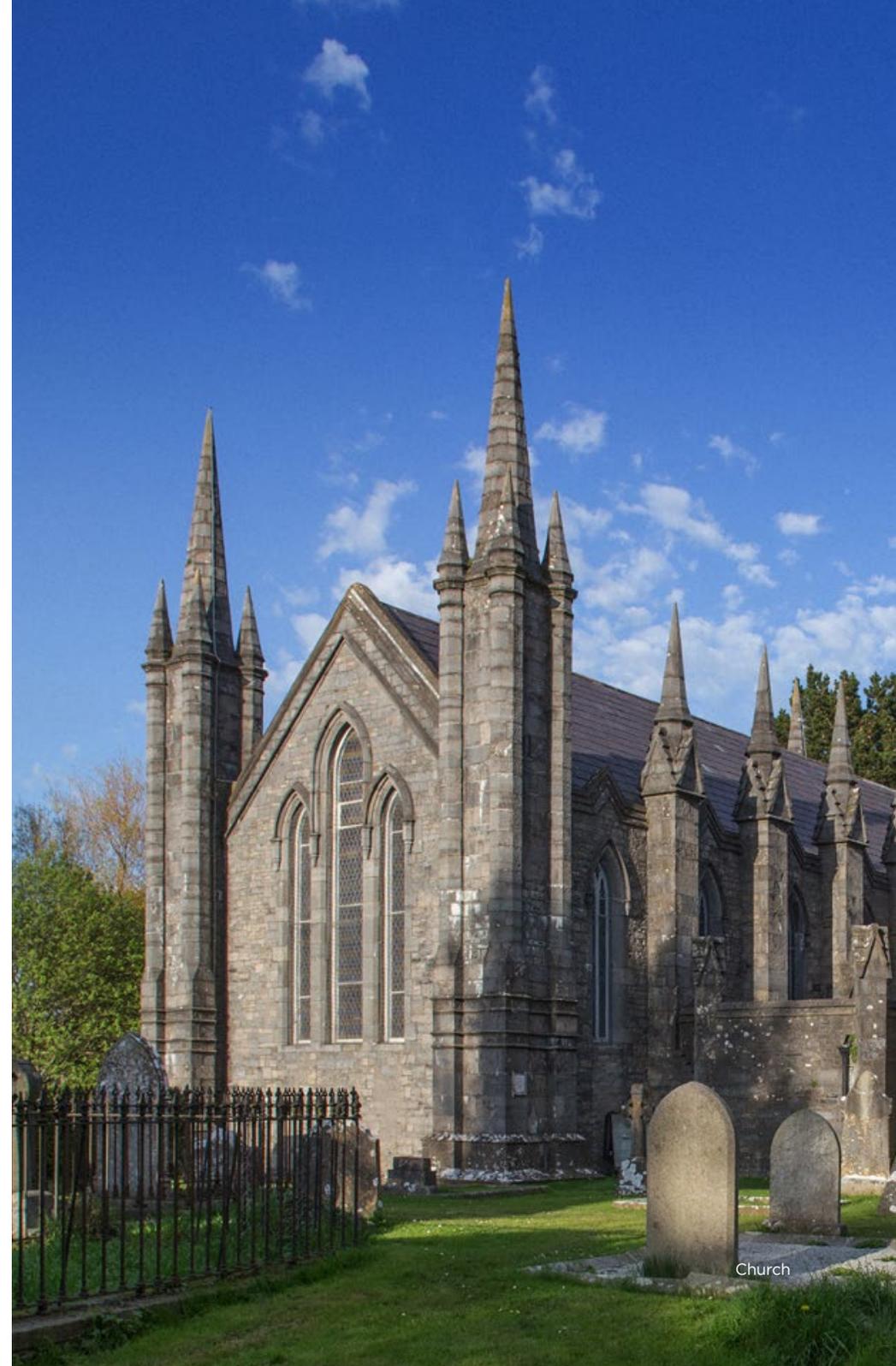
Description	Name and address
3 no. Civic Arts and Culture Facilities	1. Civic Theatre, Belgard Square East, Tallaght, D24. 2. Rua Red, South Dublin Arts Centre, Blessington Rd, Tallaght, D24. 3. IMC Tallaght Movie Theatre, The Square Shopping Centre, Oldbawn, D24.
1 no. Music Facility	1. Music Generation South Dublin, c/o South Dublin County Library, Unit 1, The Square Industrial Complex, Tallaght, D24.

It must also be noted that *In Tune Music Academy, The Stonehouse Building, Old Blessington Rd, Whitestown, D24* lies **immediately adjacent** to the western boundary of the LAP lands.

and services typically relates to the spend per capita in the given area. As there is no record of such spending in the Tallaght area, it is not possible to project how many arts and cultural services would need to be provided for an increase in population of the area.

Demand Analysis:

The provision of arts and cultural facilities



Church

**G. Faith
Existing:**

Description	Name and address
5 no. Centres of Worship (in locations zoned Objective TC and Objective VC)	1. 1 no. Roman Catholic church – St. Mary’s Priory, Main St, Tallaght Village, D24. 2. 1 no. Church of Ireland church - Saint Maelruain’s Church of Ireland, 24 Main St, Tallaght, D24. 3. Oratory of the Holy Family, The Square, Tallaght, D24. 4. Lifegate Bible Baptist Church, 3 Main St, Tallaght, D24. 5. Polski Kościół ZielonoŃwiŃtkowy w Dublinie (Polish Pentecostal Church in Dublin), Glashaus Hotel, Belgard Square W, Tallaght, D24.
4 no. Centres of Worship (in locations zoned Objective EE and Objective REGEN)	1. Christ Apostelic Church, Unit 15B Cookstown Business Centre, Belgard Road Tallaght, D24. 2. Word Of Life Church Ireland, Greenhills Business Pk 14a, D24. 3. The Evangelical Church of Reconciliation, A12 Cookstown Industrial Estate, D24. 4. The Redeemed Christian Church of God (RCCG) Joseph’s Palace Dublin, 34 Airton Terrace, Airton Rd, Tallaght, D24.
1 no. Cemeteries	1. St. Maelruain’s Church Cemetery, Old Blessington Road, Tallaght, D24.

Demand Analysis:

There are no known national or other benchmarking standards for providing this category of social infrastructure.



The Square SC

**H. Other Facilities including Neighbourhood Centres
Existing:**

Description	Name and address
2 no. Neighbourhood Centres	1. The Square Shopping Centre 2. Main Street and Old Bawn Road, Tallaght Village
1 no. Other	1. ALDI Convenience Store, Belgard Rd, Tallaght, D24 (zoned Objective REGEN).

It must also be noted that *Kilnamanagh Shopping Centre, Mayberry Road, Tallaght, D24* lies **immediately adjacent** to the northern boundary of the LAP lands.

Demand Analysis:

There are no national or other standards regarding the provision of neighbourhood centres.



A4.3 Recommendations

The Social Infrastructure Audit (SIA) has identified certain specific requirements for future provision of community infrastructure facilities for the LAP area. These requirements are based on current and anticipated population growth, with forecasts in the SDCC CDP Core Strategy of an additional 3,715-5,412 residential units by 2022, with long term projection of up to 8,410 to 11,090 units by 2040. This assessment will inform the future spatial development objectives for the LAP area and in this regard makes a number of recommendations¹². Lead agents for the delivery of related actions have been identified where possible.

Fundamentally, when recommending social infrastructure, it is vital that there is equitable access for all members of the new and existing community. Conditions therefore include:

- that facilities and services are adaptable to changing demographic/social needs (flexibility in terms of scope and scale);
- there is sufficient capacity to meet needs;

- they are located within 10-15 min walk of the majority of homes;
- access is legible and perceived as safe;
- there are no physical barriers preventing access (busy roads, etc.);
- facilities/services are affordable;
- they can be accessed when required; and
- there are appropriate long-term governance arrangements in place (such as financial management structures) so that facilities and services are adequately maintained.

Given the overall size and nature of the LAP lands, it is considered reasonable that social infrastructure provision in high density areas are more relaxed and flexible, are multipurpose or co-location community hubs, where possible which are strategically located, and have good access to transport. Furthermore, it is noted that the neighbourhoods within the LAP area are located in close proximity to each other and the wider area to enable facilities serve a wider population than their immediate area. Planning for Walking (CIHT,

¹² Recommendations are based on projections up to 2040 where a high range unit and population projection of 12,700 units 38,188ppl is envisaged.

2015) provides the following guidance on walking distances “Most people will only walk if their destination is less than a mile away. Land use patterns most conducive to walking are thus mixed in use and resemble patchworks of “walkable neighbourhoods”, with a typical catchment of around 800m, or a 10 minute walk” (CIHT, 2015, p.29).¹³ Each of the neighbourhoods in the LAP plan area are within walking distance of an adjacent neighbourhood or lands located immediately outside the LAP boundary. Moreover, the LAP seeks to promote a permeable and connected urban structure that integrates movement, through the development of a framework of routes and spaces that promote place-making and movement by different modes of transport, while connecting Tallaght Town Centre with existing communities. Based on the above, it is recommended that the development of social infrastructure facilities to meet identified requirements be pursued on this basis.

A. Education/Training

The requirement for possibly 2/3no. additional primary school and 1 no. post

primary school has been identified. SDCC, in conjunction with the DoES and in accordance with Policy C9 (a) and Policy C9 (b) of the CDP, have identified a brownfield site within the LAP lands (between Fourth Avenue and Belgard Square North) for the future provision of 1 no. new post-primary school. Potential primary school sites are currently being investigated and will be agreed between SDCC and the DoES to meet the demands of a growing population.

A second new primary school may also be provided for within the LAP lands at a later date. The locational decisions for new school infrastructure, and future landuse zoning objectives, should seek to complement existing school provision by addressing the identified deficiency of existing primary school ‘coverage’ and school’s should be provided in locations responsive to the school age dynamic (10 minute walktime) as well as areas identified for future urban/ neighbourhood expansion.

It is noted that educational investment should be viewed as a leading catalyst for positive renewal, rather than a service that

follows demographic trends. The DoES is monitoring the demand for and provision of schools in the LAP area on an ongoing basis and SDCC will continue to consult and liaise with the DoES in this regard. With respect to education/training, the lead agent for delivery in this regard is both the Department of Education and Skills (DoEs) and South Dublin County Council (SDCC).

Technological University Dublin/ Tallaght Campus (TUD/TC) is an important education anchor located in the heart of Tallaght. In addition, there are a number of training centres with strong links to community education programmes. Applied learning from this successful model of joint institutional and community working should be integrated into the development of future education initiatives.

B. Childcare

The minimum figure for child places is derived from ensuring a space for the anticipated children in the 3-4 age range within the population of the LAP. All new residential developments and particularly those in excess of a 10-minute walk-time

Each of the neighbourhoods in the LAP plan area are within walking distance of an adjacent neighbourhood or lands located immediately outside the LAP boundary.

from existing childcare facilities with sufficient capacity to accommodate that development, will be required to comply with the minimum childcare standards and the provision of childcare facilities as part of specific developments. In addition, it is recommended that a policy is included in the LAP where future residential developments must justify how childcare provision have been met (i.e. existing capacity) in instances where childcare facilities are omitted from a scheme. With respect to childcare, the lead agent for delivery in this regard is developer led.

13 Chartered Institute of Highways & Transportation (2015) Planning for Walking, London: Chartered Institution of Highways & Transportation.



C. Health

Following a review of the current baseline data, it is considered that there are adequate health services and provisions in place for the lifetime of the LAP. However, based on the demand analysis and long term projected growth, up to 50 additional GP's may be required (up to 2040). This may be in the form of an additional Primary Care Centre and larger surgeries. In addition, the long-term provision of residential care and/or community nursing in Tallaght will need to be addressed as the population of the town grows.

It is recommended that the Planning Authority should liaise with the HSE to ensure that the scope of services provided are adequate to meet identified local service gaps and that it is sufficiently resourced to cater for the future needs of the projected population in the area. The potential need for additional GP services to serve the LAP area should be kept under review, having regard to the roll out of the LAP. With respect to health, the lead agents for delivery will consist of developers, the Health Service Executive (HSE) and South Dublin County Council (SDCC).

D. Sports/Recreation and Open Space

The World Health Organisation (WHO) recommends that a minimum of 9sqm of green open space be provided per person should be applied. In line with this minimum recommendation the LAP area with a long-term projected population of 34,000 in 2040, would require a minimum of 306,000 (30.6ha) of green open space within the overall plan area. At present and within the LAP area, Sean Walsh Park and Bancroft Park provide for a total of 43.5ha of green open space. While these significant green open space areas fall within the LAP boundary, it would be disingenuous to assume that these existing facilities would cater for the projected new population alone, given these existing facilities serve a much wider population catchment within the Tallaght area. In this regard, it is considered reasonable to take into consideration that only 50% of the area of each of these parks would be included in the calculations for green open space within the LAP Area up to 2040.

In order to achieve the acceptable minimum provision of open space for the long term development of the LAP lands an open space strategy should be included in the

LAP which sets out requirements for the delivery of a network of public spaces and a requirement for on site delivery of public open space in tandem with the development.

The delivery of open space areas should be carried out in a phased manner. The purpose of phasing is to ensure that infrastructure, facilities and amenities are provided together with new residential development. The phasing schedule should be based on the premise that the number of dwellings which may be permitted in each phase of development is dependent on the provision of a pre-determined amount of infrastructure, facilities and amenities to serve each phase. To ensure flexibility, the delivery of open space should be linked to the provision of housing in that neighbourhood or local area. In addition and in accordance with the provisions of Section 49 of the Planning and Development Act 2000 (as amended), it is recommended that a Supplementary Development Contribution Scheme be investigated for the Plan area to provide for the delivery of strategic open space, which could support the delivery of the required social infrastructure as identified in this SIA, where developments cannot provide the same.

Furthermore, it is recommended that a provision be made for flexible sports and play spaces, with the shared use of facilities prioritised. Opportunities for more intensive use of schools, clubs and public sports facilities should be examined, as well as the flexible use of community floorspace.

A high-quality innovative approach to public realm befitting the heritage, culture and economic standing of the LAP area is required. It is recommended that a public realm strategy is completed that includes engagement with local community stakeholders to foster an inclusive and positive approach to meeting local needs. It should explore opportunities to better integrate the concept of play into public space, contributing to the development of family-based community.

E. Social/Community Services

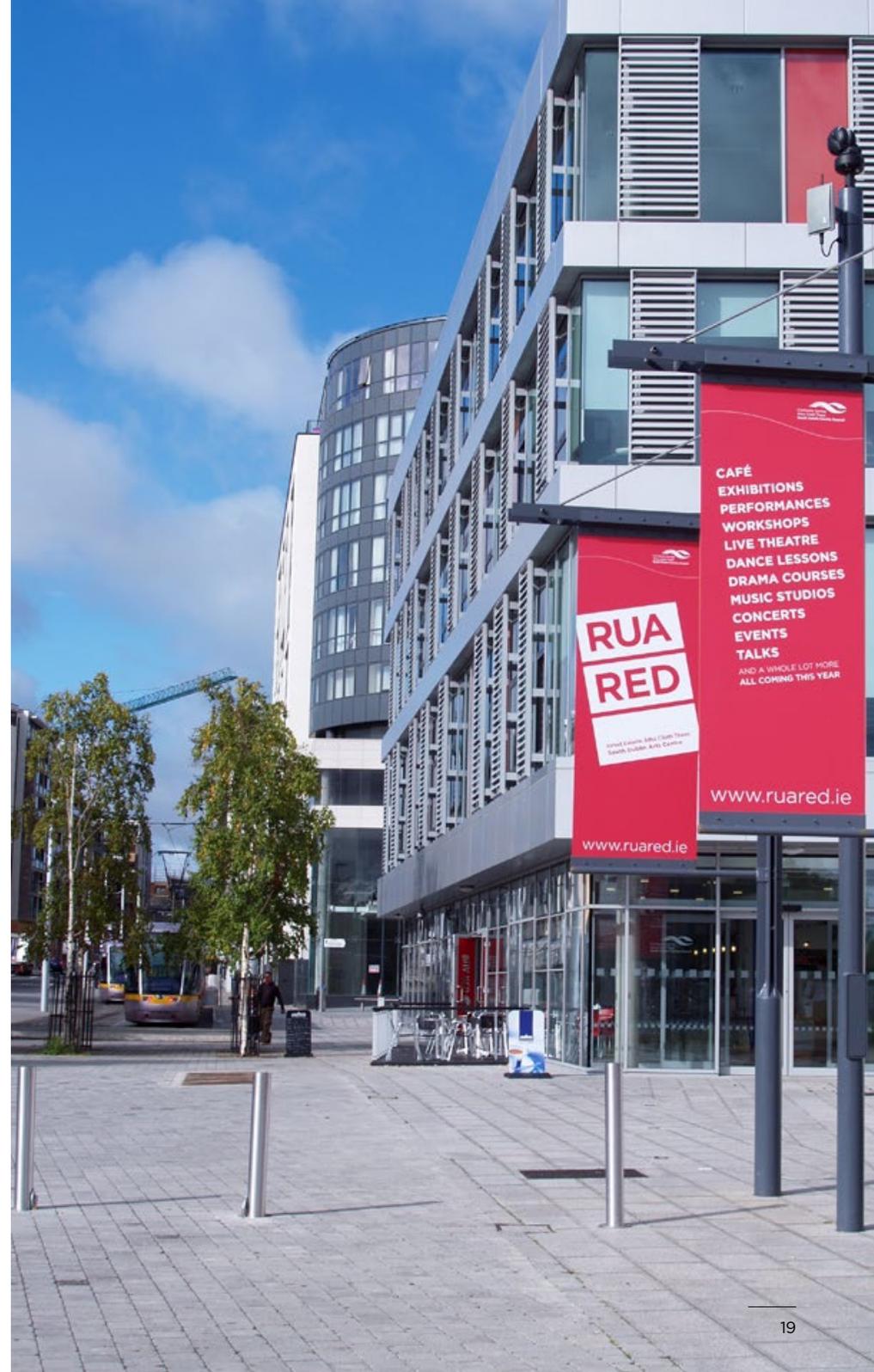
The future development needs of community centres in the area should be supported in recognition of the pivotal role they play in identifying and addressing social issues locally. While the analysis notes that Tallaght is currently very well served with community services and facilities and that no additional community or social services will be required to facilitate a population of 34,000, it is considered that even if the

quantity of services does not increase, the capacity and variety of such services may need to be further augmented. In this regard, it is recommended that the LAP allow for the provision of an additional 2 no. community services within the Tallaght LAP lands in order to satisfy population increases and changing demographics over the long term. The location of such future community services should be provided relative to the location of target user groups and their level of accessibility, insofar as practical to address current dissatisfaction with locations.

Furthermore, it is recommended that support be given to the established Age Friendly community facilities, and in particular, to ensure that the needs of the elderly are appropriately considered in relation to the continued development of the LAP area.

F. Arts & Culture

While no benchmark exists for such a service, it is considered that support should be given to maintaining the existing concentration of a shared community space/creative venues in Tallaght Town Centre. It is considered important for young people to progress the development of youth arts and assist in the addressing any issues of social





Bancroft Park



Brookfield Community Centre

integration. In addition, it is recommended that provision for small galleries and flexible studio spaces in the area should be investigated.

G. Faith

The LAP area is well served and there are currently no plans for future facilities. The provision of future services in this respect will be monitored through the lifetime of the plan. It is recommended to support the continued use of the Priory.

H. Other Facilities including Neighbourhood Centres

The demand and need for additional neighbourhood centres / local retail services is determined in the LAP.

In addition to the above specific social infrastructure requirements and given the high density nature of the study area, this assessment recommends the following practices in the provision of social infrastructure consistent with best practice and the sustainable and effective use of resources:

Co-location: Co-location and clustering of complementary community services thus facilitating coordination, convenience and access for service users;

Multi-purpose and multi-function:

Facilities and spaces should offer flexible and diverse space and uses over a range of times to maximise efficiency, utilisation and adaptability of physical assets;

Place making and community identity:

Promotion and encouragement of community facilities that create a sense of place and identity, that have a civic quality, and level of amenity that can foster community ownership and offer a focus to support community engagement;

Partnership: Encourage delivery of infrastructure services and facilities through partnerships between different bodies for maximum efficiency and co-ordination; and

Community Asset Management: For the local authority to maintain and enhance their strategic role in co-ordination and engagement between different service providers to ascertain up-to-date information on community infrastructure and facilities for the benefit of the community and service providers.

Conclusions

Social & community infrastructure is essential to achieving a balanced approach to sustainable local communities and it is of critical importance to the economic as well as social development of a town/ place. This study examined the current context with respect to social infrastructure facilities in the LAP area and to determine future requirements based on projected population growth. The findings highlight the presence of some excellent social infrastructure facilities in the LAP area, as well as a number of key challenges and opportunities that will influence the delivery of future improvements.

The role of social infrastructure in integrating new and existing communities in the LAP area is critical. A mix of uses will provide opportunities for community activity and places for people to meet and connect. Local facilities within easy walking distance are supported and promoted in order to facilitate community cohesion, as well as to reduce transport requirements and meet stringent carbon dioxide reduction targets. Continuity of public realm and interconnected neighbourhoods ensure

people can easily access facilities and services they need by walking or cycling. With higher density living in urban areas, co-housing and living with extended family, or in multiple family units is commonplace, therefore there is a much greater demand for highly flexible, multi-use facilities within communities. A flexible approach to developed floorspace, as well as the capacity to retrofit existing community facilities, is also important to address changing demographics and evolving community needs.

The study will function as an important evidence base for the Tallaght Town Centre Local Area Plan 2020-2026. In essence, the provision of social infrastructure in the LAP area is fundamentally about making the most of and developing the local network of assets, be they facilities, services or the programmes that bring this together.



