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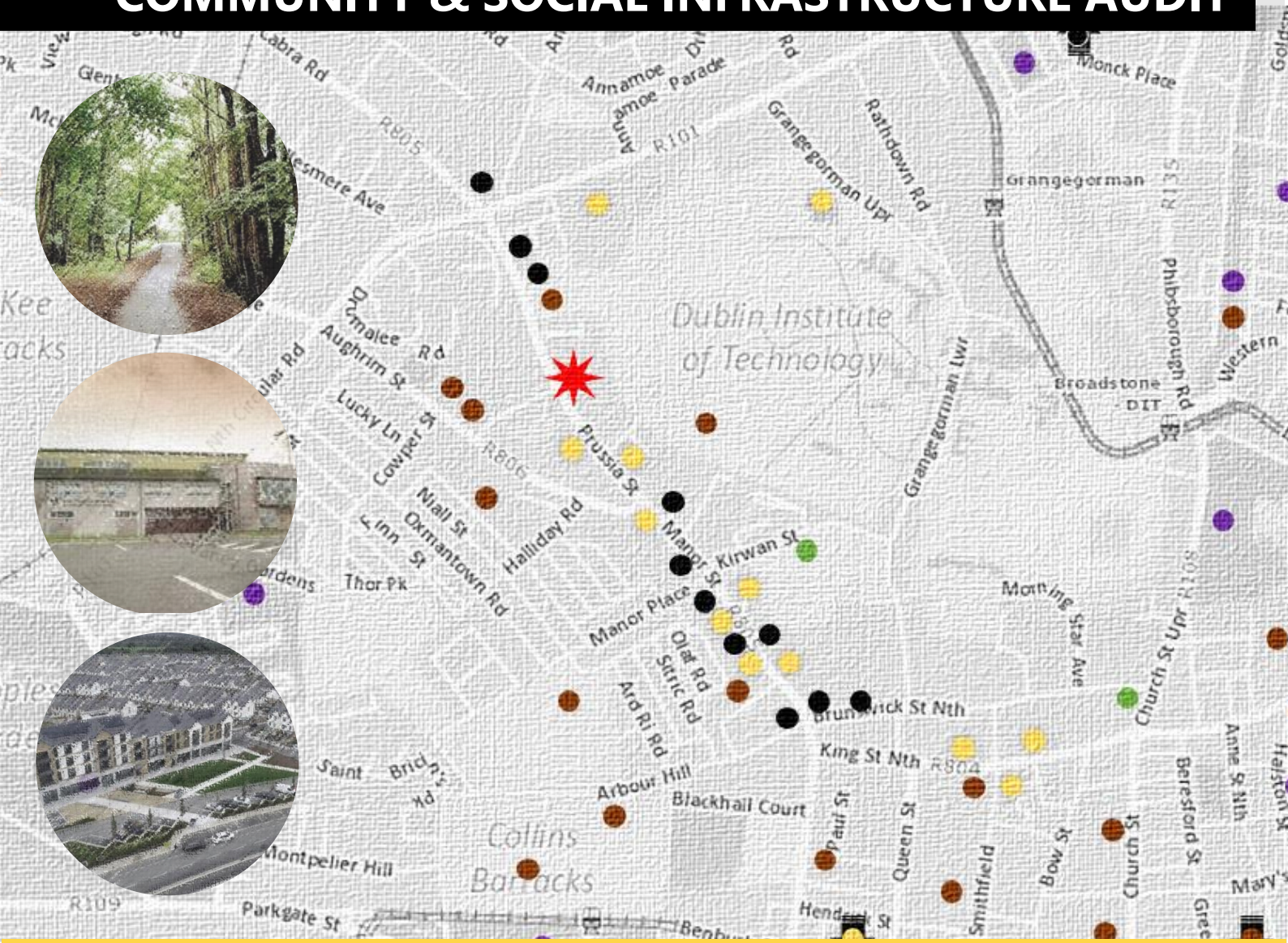
COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT



Proposed Large-Scale Residential Development (LRD) Amendment Application

Lands at 23 – 28 Prussia Street, Dublin 7

Applicant: Randalswood Construction Ltd.

September 2026

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1.0 INTRODUCTION

DOWNEY, Chartered Town Planners, 29 Merrion Square, Dublin 2, D02 RW64, have prepared this Community and Social Infrastructure Audit on behalf of our client and the applicant, Randalswood Construction Ltd., for proposed modifications to a previously permitted Large-scale Residential Development (LRD) on lands at 23-28 Prussia Street, Dublin 7.

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 Dublin City Development Plan 2022-2028, it is the policy (QHSN48) of Dublin City Council "*To ensure that all residential applications comprising of 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and identify whether there is a need to provide additional facilities to cater for the proposed development. Refer to Section 15.8.2 of Chapter 15: Development Standards.*"

This assessment is being prepared to support a planning application for proposed modifications to a previously permitted Large-scale Residential Development (LRD) granted under planning permission Reg. Ref. LRD6057/24-S3A, and as amended by Reg. Ref. WEBLRD6103/26-S3, on lands at 23 - 28 Prussia Street, Dublin 7. Under Reg. Ref. LRD6057/24-S3A, permission was granted for the construction of 102 no. residential units and a café at the subject site, and this acts as the parent permission for development on site, for which construction is underway. This application was supported by several supporting assessments, including a Community & Social Infrastructure Audit and Childcare Infrastructure Audit prepared by DOWNEY. Under Reg. Ref. WEBLRD6103/26-S3, permission was granted for modifications to the parent permission, which provided an increase in units in Block B and Block C, providing a total of 110 units (increase of 8 no. units). This increase was provided through a change in the unit mix of the permitted development, including an increase 1-bedroom units, and a decrease in 2- and 3-bedroom units.

The subject application is now seeking permission for an amendment to the permitted development, which will provide a total of 120 no. units on site. This is being facilitated in Block C only, through the change in unit mix of the permitted 7th storey, and the provision of an additional 2-storeys. A detailed breakdown of the unit mix of the parent permission, permitted amendment, and proposed development is provided in Table 1 below, which also calculates the total persons that can be accommodated in the future development:

Table 1. Breakdown of Unit Mix of Development on site

Unit Type	Parent Permission Reg. Ref. LRD6057/24-S3A	Amended Permission Reg. Ref. WEBLRD6103/26-S3	Proposed Development
1-bed	49	68	74
2-bed	48	39	43
3-bed	4	2	2
4-bed	1	1	1
Total Units	**102**	**110**	**120**
Total Persons	**312**	**301**	**327**

As such, while the subject application is seeking permission for an additional 18 no. units from what was previously assessed under Reg. Ref. LRD6057/24-S3A, it is only providing for an increase of 15 no. persons, based on the unit mix of the development. It is also noted that under Reg. Ref. WEBLRD6103/26-S3 permission was granted for a total of 110 no. units, which was dully assessed and deemed acceptable by Dublin City Council, and as such the subject application is only seeking permission an additional 10 no. units of what has already been accepted. It can therefore be considered that the findings of the previous assessments remain valid. Nonetheless, DOWNEY have prepared an updated assessment to accompany this application.

2.0 SITE LOCATION & DESCRIPTION

The subject site is located to the east side of Prussia Street (Nos. 23-28) opposite the junction with St. Joseph's Road. The site is a skewed rectangle in shape, which extends to approximately 0.38 hectares and fronts onto Prussia Street. It is bound to the north by No. 29 Prussia Street (a Protected Structure) and a car repair centre, and by residential dwellings to the south. The TU Dublin Grangegorman Campus is adjacent the subject site to the east, with the stone boundary wall of the campus forming the east (rear) boundary of the site. This site is strategically positioned within an area of the city centre that is well connected, enjoys excellent access to the road network, and will see significant re-development in the coming years.

Construction of the permitted LRD scheme has since commenced in recent months on site, as well as other construction in the surrounding area.



Figure 1: Site Location Map (Approximate boundary of the site outlined in red)

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

Randalswood Construction Ltd. intend to apply for permission for modifications to a previously permitted Large-scale Residential Development on lands at 23-28 Prussia Street, Dublin 7. The project is described, as per the planning application statutory notices, as follows:

"We, Randalswood Construction Ltd., intend to apply for permission for development on lands at 23-28 Prussia Street, Dublin 7 (D07 X9X6, D07 FW30 & D07 PAF1), (located at the junction of Prussia Street and St. Joseph's Road, and bounded by No. 29 Prussia Street (Protected Structure) to the north, No. 22 Prussia Street to the south, and TU Dublin, Grangegorman Campus and boundary wall (Protected Structure) to the east). The development will consist of proposed modifications to the previously permitted Large-scale Residential Development (LRD) (permitted under planning permissions Reg. Ref. LRD6057/24-S3A and amended under Reg. Ref. WEBLRD6103/26-S3), including the provision of 10 no. additional apartment units (110 no. permitted units to now provide a total of 120 no. apartment units i.e. a total of 74 no. 1 beds, 43 no. 2 beds, 2 no. 3 beds, and 1 no. 4 bed) as follows: Modifications to Block C from a total of 53 no. permitted apartments comprising of 34 no. 1 beds and 19 no. 2 beds, in a permitted building ranging from 7-8 storeys in height, to now provide two additional storeys to this block, to provide for a total of 63 no. apartments comprising of 40 no. 1-beds and 23 no. 2-beds, with modifications to the unit mix of the permitted seventh floor, in a building now ranging from 7-10 storeys in height, and all apartments provided with private balconies/terraces to south, east and west elevations; 16 no. additional cycle parking spaces to now provide a total of 240 no. cycle parking spaces on site including spaces at undercroft, surface and on Prussia Street, and all associated site works necessary to facilitate the development"

4.0 DEMOGRAPHIC PROFILE

4.1 Demographic Profile

The following provides a study of population distribution and movement in Prussia Street as the context area to the subject lands, also providing further details on demographic profile of the Arran Quay E Electoral Divisions (ED). For the purposes of this audit, Arran Quay E will be used as the Electoral Division for demographic purposes.

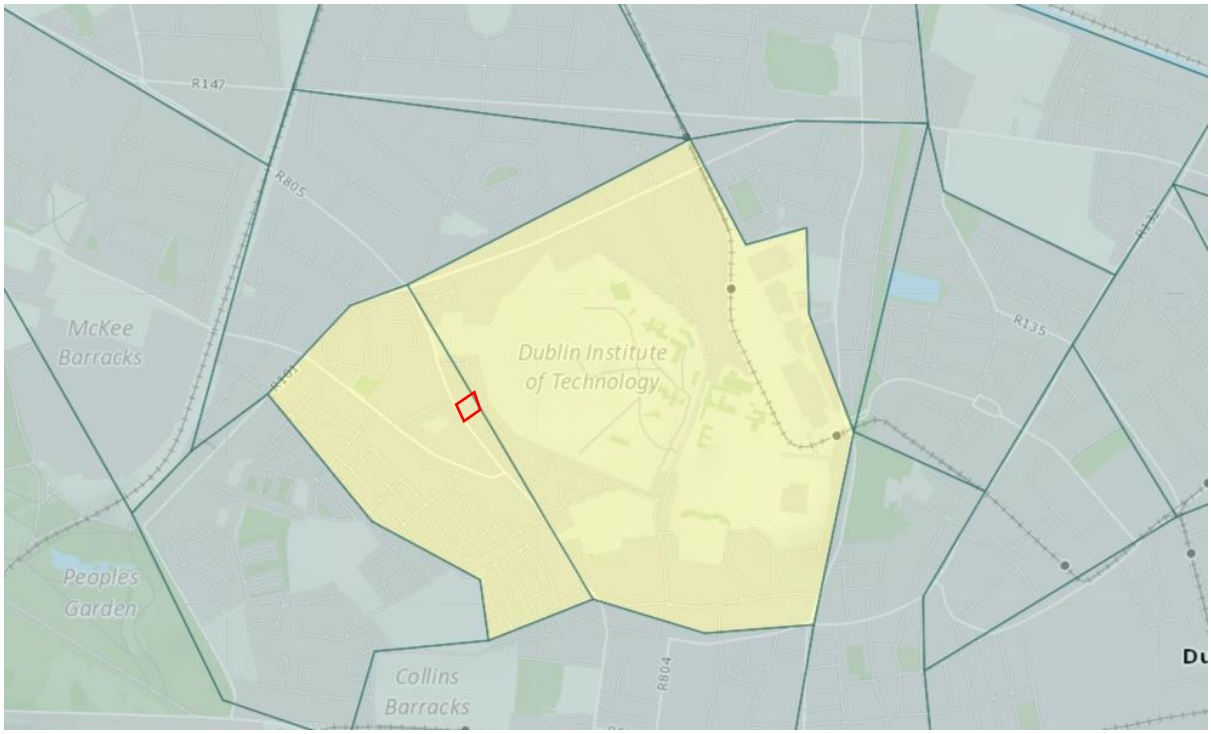

Figure 2: Map of Arran Quay B & E ED highlighted, with subject lands approximately outlined in red

4.1.1 Population Distribution and Movement

A study of the Census results from 2016 and 2022, by electoral division, was done in order to provide a more accurate profile of the population in the Arran Quay E (ED).

Based on the aforementioned results, there has been a population increase in the area relating to Arran Quay E (ED).

Table 2. Population Change in Arran Quay E (Source: CSO)

Population changes in Ireland's Electoral Division, 2016 - 2022		
	Dublin city and suburbs	Arran Quay E
Census 2022	1,458,154	3,377
Census 2016	1,173,179	3,293
Actual change	110,795	84
Percentage	8%	2.56%

Taking into account that the results from the 2016 Census show a population total of 3,293 persons for Arran Quay E (ED), the change from the 2022 Census is of 84 (a percentage of 2.56% increase), proving that the population numbers in the area have risen over the past two Censuses, but at a substantially lower rate than the wider Dublin city and suburbs average growth of 8%.

Table 3: Age profile in Arran Quay E (Source: CSO)

Average Age of Population, 2016 - 2022	
	Arran Quay E
Census 2022	39.7
Census 2016	38.7

Table 4: Age Dependency in Arran Quay E (Source: CSO)

Age Dependency, 2016 - 2022			
Arran Quay E			
	Old Age Dependency	Young Age Dependency	Total Age Dependency
Census 2022	14.8	16.2	31.0

Census 2016	11.3	11.1	22.4

As can be seen in Table 3 above, the population age has increased from the previous Census. When reviewing the dependency ratios (Table 4), the old age dependency ratio is quite low compared to the State average (20.4 in the 2016 Census), however it increased throughout the Censuses from 2016 to 2022, increasing by 3.5; a similar trend applies for the young age dependency, as it increased from 11.1 to 16.2 in the 2022 Census. A low dependency ratio indicates that there is a sufficient quantum of working-age people who can support the dependent population, and promote economic growth, in which the state average age dependency ratio is 53.2.

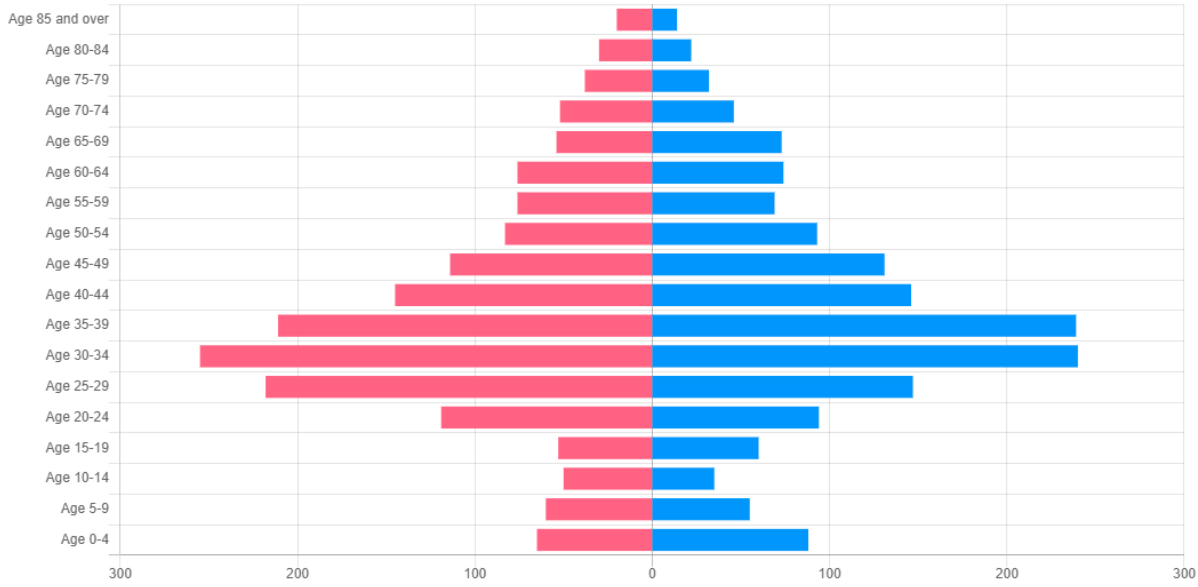

Figure 3: Population Pyramid of Arran Quay E (Source: CSO Census 2022 Results)

The CSO data shown above demonstrates that there is an existing younger demographic within the area compared to the State average, making the proposed scheme suitable and appropriate in order to maintain the total dependency rate allowing for potential economic growth, not solely for the Grangegorman area but also for the surrounding environs. Furthermore, around 76% of residents currently living in the area belong to the 18-64 age group, which indicates a significant quantum of graduates, young professionals and working professionals who could be catered for by the proposed scheme.

It is considered that the influx of population arising from the proposed development will benefit the electoral division and nearby area; in particular, a younger demographic profile—such as the one being proposed—will offer the social support needed for further improvements to the existing infrastructure in the area, thus encouraging accessibility and connectivity.

The new community that the proposed development will bring to the area will also benefit the existing retail activity and commercial provision in the vicinity creating more business opportunities for the existing offerings, thus supporting the consolidation and sustainable growth of the Grangegorman area.

5.0 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. This Audit outlines the current level of community and social infrastructure in the area, including schools, childcare facilities, recreation, and retail provision.

Under the Dublin City Development Plan 2022 - 2028, the subject lands are zoned 'Objective Z1 – Sustainable Residential Neighbourhoods' and 'Objective Z2 - Residential Neighbourhoods (Conservation Areas)'.

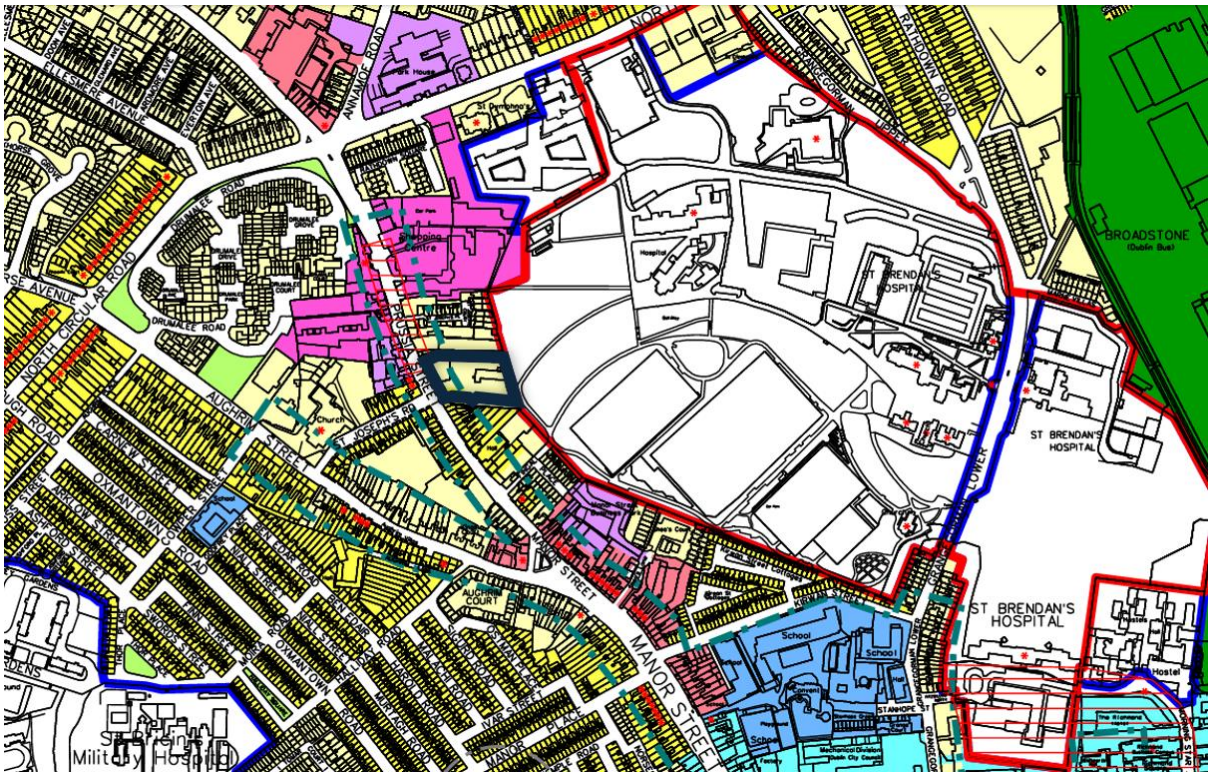

Figure 4: Extract of zoning map Dublin City Development Plan 2022 - 2028, subject site outlined in black

The 'Objective Z1' zoning seeks "*to protect, provide and improve residential amenities*", and the 'Objective Z2' zoning seeks "*to protect and/or improve the amenities of residential conservation areas*". The provision of residential use is permitted in principle under both objectives.

The current Development Plan states that, "*the inner city of Dublin is the most connected destination in the country and at international level, and supports a dynamic range of economic, educational and cultural clusters, together with a growing residential population*". As such, "*a central part of the core strategy is to enhance the links between the existing and emerging clusters in the city*". This is particularly important given the implementation of the Grangegorman SDZ. The relocation of TU Dublin (formerly DIT) to this area and the provision of other services and facilities connects directly with its surrounding area and will anchor the regeneration of this part of the north inner city. This is

reflected in the design and layout of the proposed scheme where it is sought to create a pathway linking the Grangegorman campus with Prussia Street.

Dublin City Council supports the sustainable development of good quality and accessible early childcare and education infrastructure in the County. Childcare facilities comprise full-day care, sessional facilities and after school services, and form part of the required community infrastructure necessary to foster sustainable communities.

It is stated within the Dublin City Development Plan 2022-2028 that it is the policy (QHSN48) of Dublin City Council "*To ensure that all residential applications comprising of 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and identify whether there is a need to provide additional facilities to cater for the proposed development. Refer to Section 15.8.2 of Chapter 15: Development Standards.*"

Section 15.8.2 of the Dublin City Development Plan 2022 – 2028 specifies the requirements for the inclusion of a social and community infrastructure audit to accompany planning applications. The following is stated:

> "*Community facilities, such as local parks and playgrounds, community centres, local hubs, schools, childcare are an integral component of a successful neighbourhood. Applications for large residential developments or mixed-use developments should include provision for community type uses. All residential applications comprising of 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and identify whether there is a need to provide additional facilities to cater for the proposed development. Each of the subsections below shall be assessed as part of the community and social audit. A community and social audit should address the following:*
>
> - ***Identify the existing community and social provision in the surrounding area covering a 750m radius.***
> - *Assess the overall need in terms of necessity, deficiency, and opportunities to share/ enhance existing facilities based on current and proposed population projections.*
> - *Justify the inclusion or exclusion of a community facility as part of the proposed development having regard to the findings of the audit*."

DOWNEY have prepared this social infrastructure audit report identifying the existing community and social provision of infrastructure including for the surrounding area covering an area of 750m radius, however we have also provided for beyond this reach due to the proximity of public transport accessibility and permeability of Dublin City in assessing surrounding facilities.

The following provides an assessment of the level of existing social and community infrastructure which can cater to 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 additional units to this permitted scheme would be appropriate for its context, ensuring there is sufficient population to sustain community and social infrastructure in the area.

5.1 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 1 kilometre radius of the subject lands as per the requirements of the Development Plan 2022 – 2028 to identify childcare facilities within a 1km radius rather than 0.75 km. DOWNEY have also carried out a detailed assessment of the existing capacity of early childcare and educational facilities capable of catering the proposed development, as well as future demand for these facilities with respect to the existing demographics and trending, and the influx of population arising from the proposed scheme.

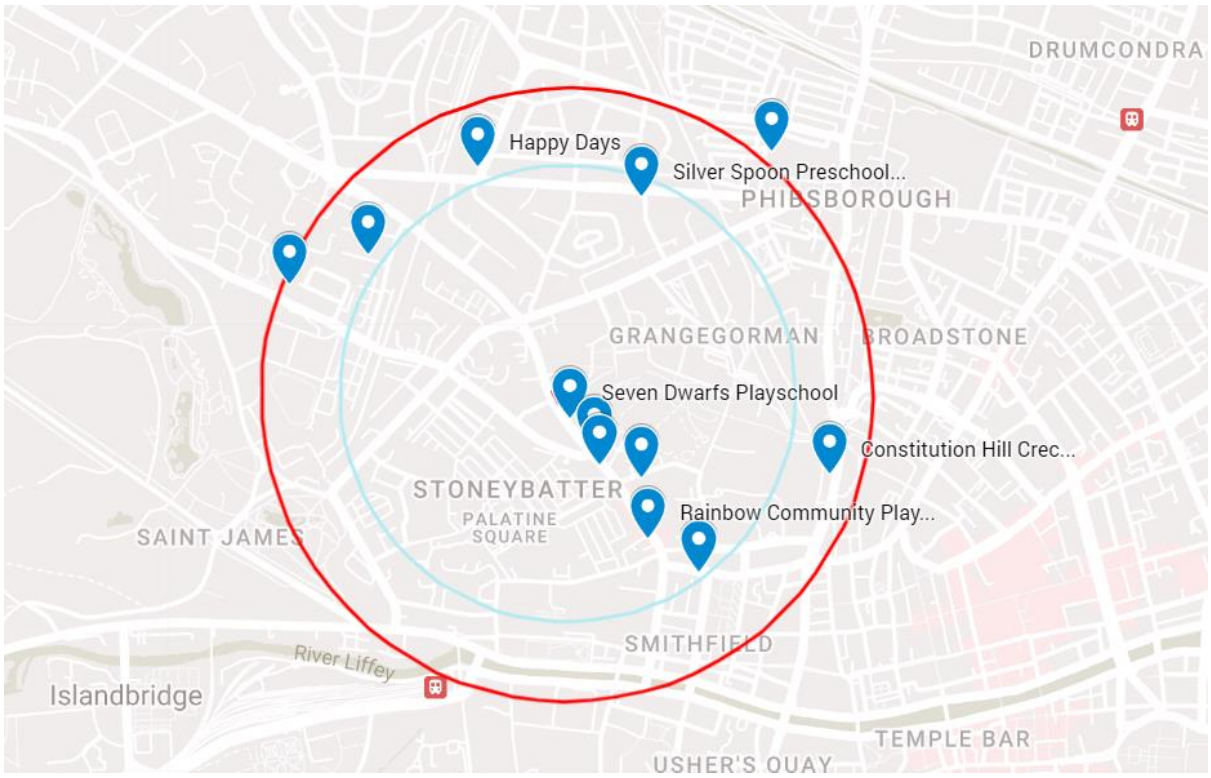

Figure 5: Childcare facilities within proximity of subject lands (approximate boundaries of the subject site outlined in red with light blue indicating 0.75 km radius, red line indicating 1 km radius)

Table 5: Childcare facilities in proximity to subject lands

Facility	Address	Max Capacity	Type of Service Age Profile
Pitter Patter Community Play Group	Macro Resource Centre, Green St. Dublin 7. 01 8737013	34	Full Day (1 – 5 years)
Seven Dwarfs Playgroup	Holy Family Parish Centre, 13 Prussia Street, Dublin 7, Co. Dublin	30	Sessional (2 – 6 Years)
Tiny Toes Community Creche	42 Manor St, Stoneybatter, Dublin 7, D07 FYP7	34	Full Day (2-6 years)
St. Peter's Montessori School	18 St. Peters Road, Phibsboro, Dublin 7, Co. Dublin	37	Sessional (2 – 6 Years)

Facility	Address	Max Capacity	Type of Service Age Profile
Little Stars	116 North King Street, Dublin 7, Co. Dublin D07K500,	22	Full Day/Part Time/ Sessional (1-6 years)
Tracey's Tots Preschool	Dunard Community Centre Dunard Road Blackhorse Avenue Dublin 7. D07ETC6.	22	Sessional (2-6 years)
Happy Days	2A Quarry Road, Cabra, Dublin 7, Co. Dublin.	34	Part Time, Sessional (2 - 5 Years)
Silver Spoon Preschool and Creche	41 Charleville Road, North Circular Road, Dublin 7, Co. Dublin.	18	Sessional (2 – 6 Years)
Constitution Hill Creche	50/51 Constitution Hill, Dublin 7, Co. Dublin	11	Sessional (2-5 Years)
Rainbow Community Playgroup	28 Stoneybatter, Stoneybatter, Dublin 7, Co. Dublin	21	Part Time (2 – 5 Years)
Total Operating Capacity		**263 Childcare Spaces**	

The subject site is located in an area with 10 no. registered childcare facilities in proximity to the site which show the max capacity of these creches.

In light of this, it is submitted that there is sufficient available capacity of no. 10 childcare facilities within the area to cater for the childcare needs of the existing population and the proposed development, which would not generate a significant additional demand based on the nature and scale of the development and the proposed mix of units. It is submitted that the maximum capacity illustrates that the existing childcare within the area can absorb the generated demand of the additional 10 units proposed as part of this application.

5.1.1 Demographic Profile of the Area

Based on CSO Population Data, the population of the electoral division that the subject site falls within, Arran Quay E, increased from a total of 3,293 in 2016 to 3,377 in 2022, with a reduction of 17 persons which were aged between 0-4 years of age.

Of the 3,377 persons residing in Arran Quay E, there were 153 persons which belong to the pre-school attending age group (i.e. 0-4 years), thus representing 4.53% of the total population for the pertaining ED. This figure, when compared to the 2016 Census result of 170 no. children (0-4 years) out of a total 3,293 population for Arran Quay E (representing 5.2%), indicates a decline in the pre-school attending age group within the electoral division the subject site is situated within.

CSO Population and Families Data

The **average number of children per family** remained at **1.38** for the State in both 2011 and 2016 Census, and reduced to **1.34** in the 2022 Census, meanwhile Dublin City shows an average of **1.11** for the 2022 Census. This figure varies for the Electoral Division (ED) pertaining to the subject site (i.e. Arran Quay E) with an average of 0.7 in 2016 and 0.82 in 2022, this illustrates a steady growth in the number of children per family for the subject ED, but lower than the state and Dublin City's average. However, this is declining for the 0-4 age cohort, as illustrated in the tables below.

Table 6. Comparison of population change (data taken from the CSO Census Results).

Population in Pre-school Ages, Arran Quay E						
	0-1 years	1-2 years	2-3 years	3-4 years	4 years	Total
Census 2016	50	40	31	25	24	170 children
Census 2022	31	39	30	20	33	153 children

Table 7. Comparison of number of families by size (data taken from the CSO Census Results).

Families by Size, Arran Quay E				
	2 persons	3 persons	4 persons	5+ persons
Census 2016	473	158	87	23
Census 2022	489	127	77	24

Table 8. Comparison of number of children in families by size of family (data taken from the CSO Census Results).

Number of Children in families, by Size of Family, Arran Quay E					
		2 persons	3 persons	4 persons	5+ persons
Census 2016	no. of families	473	158	87	11
	no. of children in families	99	206	191	37
Census 2022	no. of families	489	127	77	24
	no. of children in families	88	170	165	84

Table 9. Comparison of family units with children under 15 (data taken from the CSO Census Results).

Family Units with Children (All children under 15), Arran Quay E				
	1 child	2 children	3 children	4+ children
Census 2016	115	68	10	2
Census 2022	92	62	14	3

Table 10. Comparison of families by age of youngest child (data taken from the CSO Census Results).

Families by Age of Youngest Child, Arran Quay E						
	0-4 years	5-9 years	10-14 years	15-19 years	20+ years	Total
Census 2016	137	57	44	27	102	367

Census 2022	108	63	31	32	82	316

According to the data provided by the CSO census results and pertaining to the Arran Quay E ED, the quantum of families with children in the 0-4 years category is 108 out of 316 families, which represents a **34.17%** for the area—a decline from the 37.3% recorded in the 2016 Census.

It is important to note that projection figures may differ from the actual outcome, however these figures assist in forecasting demand and have been taken into consideration for the purpose of this childcare provision assessment.

5.1.2 Proposed Development Demand

The proposed development comprises an amendment to a previously permitted development (Reg. Ref. LRD6057/24-S3A and as amended by Reg. Ref. WEBLRD6103/26-S3). The proposed scheme in total shall provide 120 no. units, consisting of 74 no. 1-bedroom units, 43 no. 2-bedroom units, 2 no. 3-bedroom units, and 1 no. 4-bedroom units.

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 1-bedroom apartments on the basis that these will not be occupied by families with children. Therefore, the proposed development comprises a total of 46 no. units which could be potentially family-occupied. It is noted that under the parent permission's childcare infrastructure assessment, it was assessed against the provision of 53 no. units based on the unit mix at the time.

Based on the above, it is considered that the proposed scheme at Prussia Street may accommodate a maximum of 46 no. families. Additionally, the average number of children per family for Prussia Street is 0.82 children/family, resulting in c. 38 no. children (0-18 years age band) generated by the proposed development. Section 3.2 of this report indicates that, as an average, 34.17% of families have children 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 13 no. children (aged 0-4 years). The calculations can be found below.

Number of children generated by the proposed scheme:

46 no. families * 0.82 children/family = *38 no. children (0-18 years)*

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

38 no. children (0-18 years) * 34.17% = *13 no. children (0-4 years)*

The CSO's Census 2022 Results contains the most current available published data on childcare statistics. The statistics shown below (Fig. 3) relate to the types of childcares used by children by school-going status and region, it records 68 out of 153 no. children are cared for in a crèche/Montessori/playgroup/after school facility in Arran Quay E. This indicates **44.4%** of children are cared for in a childcare facility for the area.

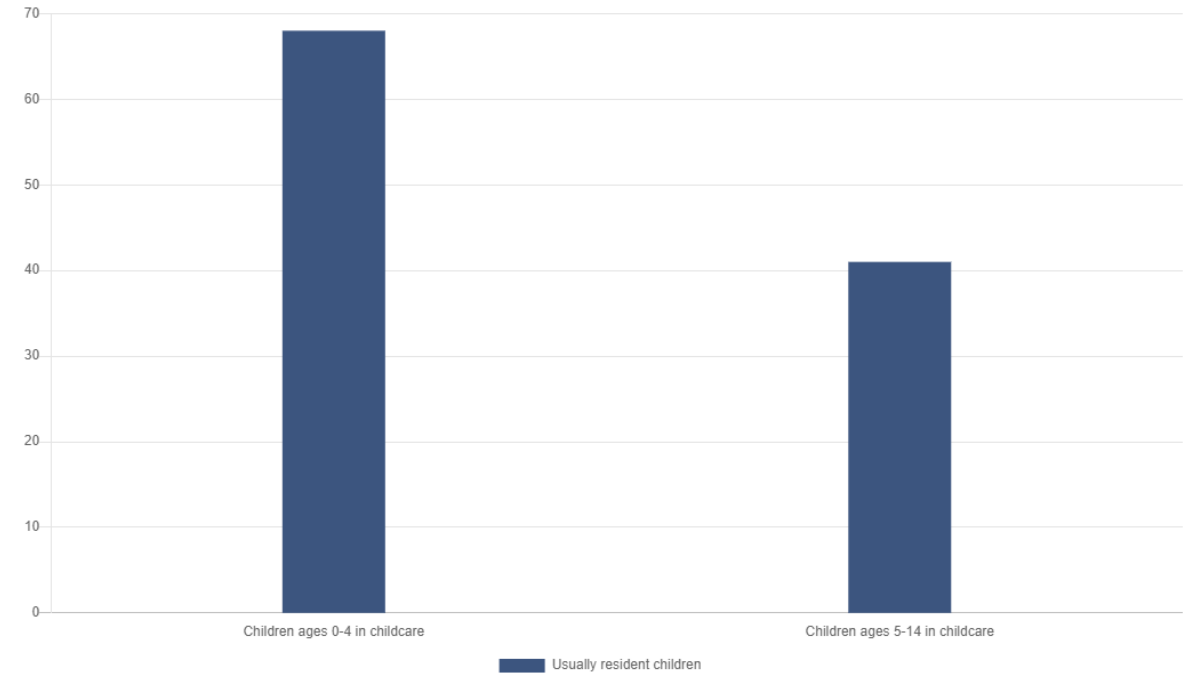

Figure 6. Number of children attending Childcare within Arran Quay E Electoral Division

Applying the above percentage for Dublin to the approximate demand generated by the proposed development (13 no. children) it is predicted that the development would need 5.7 no. childcare spaces for children in the pre-school age band (0-4 years).

Proposed development potential demand:

13 no. children (0-4 years) * 44.4% = *5.7 no. childcare space*

Within the Prussia Street Area, there are 10 no. existing childcare facilities according to data provided by Tusla and Pobal. It is noted that the area shows available capacity. According to the calculations shown above, the proposed development would generate an approximate demand of 5.7 no. childcare spaces which can be considered to be within the available capacity. Therefore, it is considered that there is sufficient capacity within the area to cater for the proposed development.

In light of the above, it is respectfully submitted that the omission of a childcare facility from the proposed development is appropriate, given the existing geographical distribution of childcare facilities in the area, the available capacity for same and the potential demand arising from the proposed scheme and the geographical location of the proposed development within the inner-city. The calculations provided within this report indicate that the proposed scheme does not generate a significant quantum for a childcare facility in an area which is considered to have enough capacity to cater for future residents. Furthermore, given the unit breakdown of the development, the omission of a childcare facility from within the development is justified in this instance, which has already been accepted under the parent permission, Reg. Ref. LRD6057/24-S3A.

5.2 Primary Schools

There are 9 no. primary schools within or near 0.75-1-kilometre radius of the subject lands as identified on Figure 7. For further information regarding the school demand generated by the scheme,

we invite the Planning Authority to refer to the prepared School Demand Assessment Report prepared by DOWNEY and submitted with the parent permission for further information in this regard.

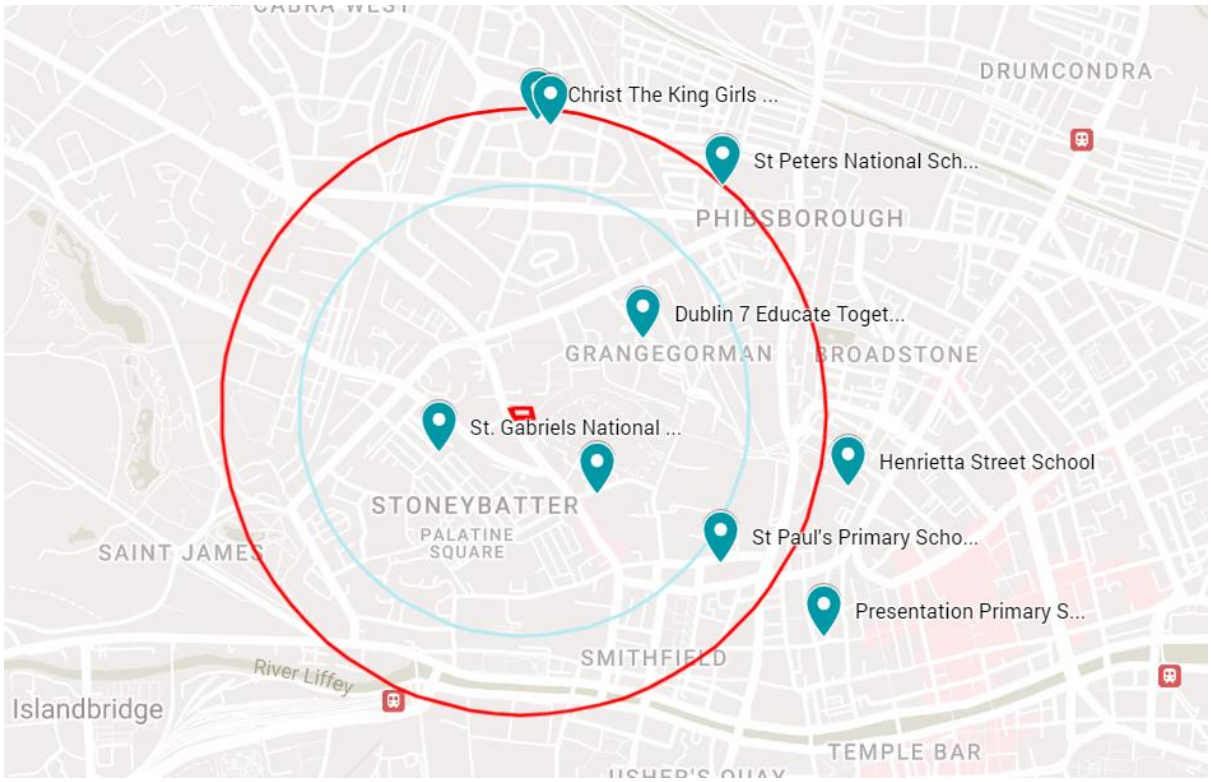

Figure 7. Location of Primary Schools (approximate boundaries of the subject site outlined in red with light blue indicating 0.75 km radius, red line indicating 1 km radius)

Table 11: Primary schools within 0.75 km proximity to subject lands (Source: Tusla & Schooldays)

Name	Address	Enrolment 2025 - 2026
St. Gabriel's National School	Cowper Street Dublin 7	Boys: 107 Girls: 75 Total: 182
Educate Together National School	Fitzwilliam Place North, Lower Grangegorman, Dublin 7	Boys: 257 Girls: 233 Total: 490
Stanhope Street Primary School	Stanhope Street Dublin 7	Boys: 123 Girls: 273 Total: 396
St Paul's Primary School	North Brunswick Street, Dublin 7	Boys: 134 Girls: 11 Total: 145
Henrietta Street School	Henrietta St, Dublin 1	Boys: 14 Girls: 6 Total: 20
Presentation Primary School	Halston Street, Dublin 7	Boys: 48 Girls: 97 Total: 145
Christ The King Girls' National School	Cabra, Dublin 7	Girls: 85

Christ The King Boys' National School	Cabra, Dublin 7	Boys: 107
St Peter's National School	Phibsboro, Dublin 7	Boys: 218 Girls: 200 Total: 418
Total Operating Capacity		**1,988 School Spaces**

Therefore, DOWNEY are of the considered opinion that there is suitable capacity within and close proximity to the area at a primary school level to accommodate the proposed development. We invite the Planning Authority to refer to the previously prepared and approved School Demand Assessment report for further details in this regard.

5.3 Post-Primary Schools

As illustrated on Figure 8, there are 2 post-primary schools within the 1-kilometre radius, and 8 surrounding the 1-kilometre radius of the subject site, under the justification that considering that secondary students would travel further distances, it is suggested that theses secondary schools would cater for the scheme as well.

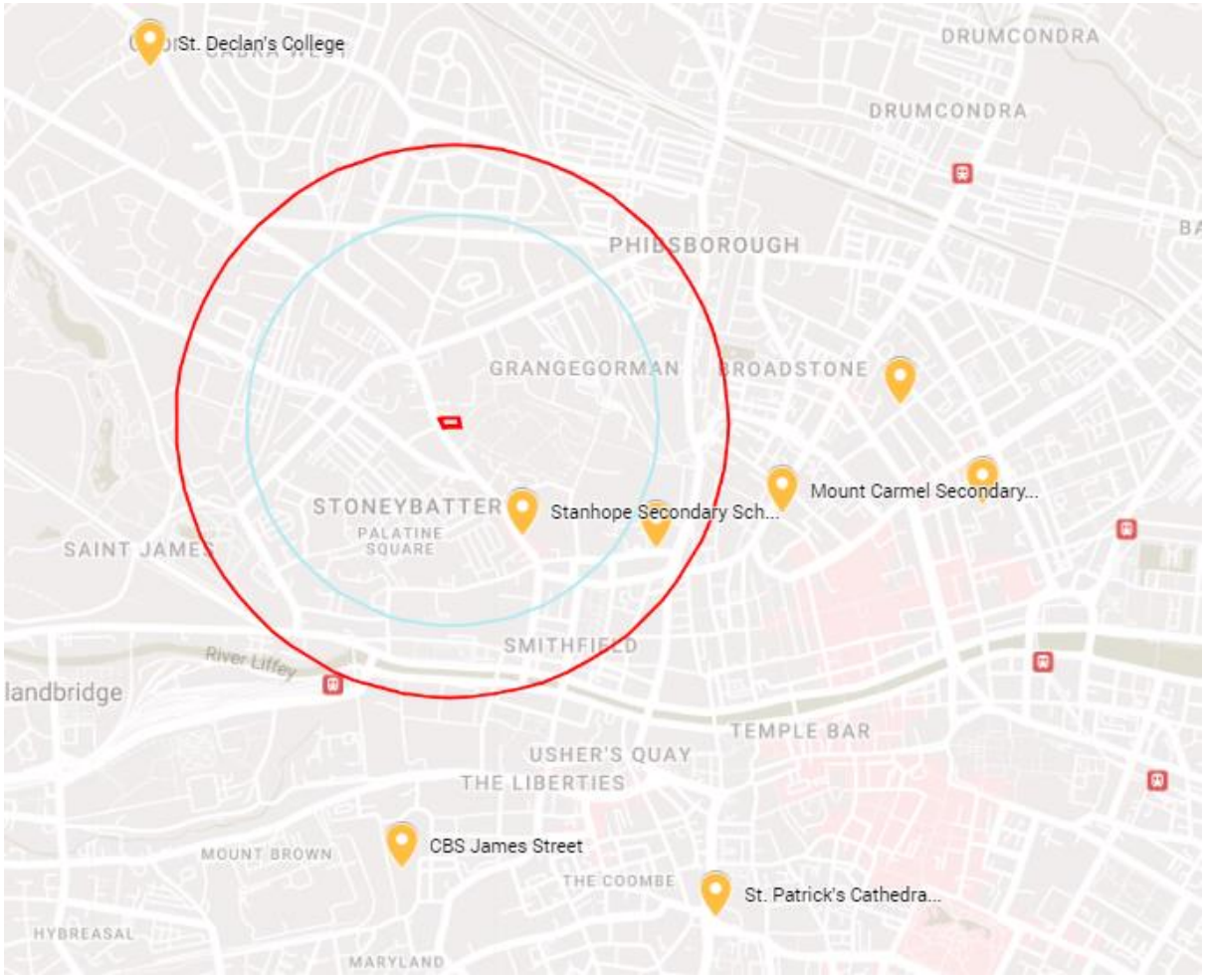

Figure 8. Location of Post-primary Schools (approximate boundaries of the subject site outlined in red, with red line indicating 1 km radius)

Table 12. Post-primary Schools within 0.75 km Radius of the Subject Lands (source: Schooldays.ie)

Name	Address	Enrolment 2023 - 2024
Stanhope Street Girls' Secondary School	Stanhope Street, Dublin 7	Girls: 244
The Brunner	North Brunswick Street, Dublin 7	Boys: 221
Larkin Community College	Champions Avenue, Cathal Brugha Street Dublin 1. D01WD93	Boys: 185 Girls: 217 Total: 402
Belvedere College S.J.	6 Gt Denmark Street Dublin 1. D01TK25	Boys: 999
St. Declan's College	Nephin Road, Cabra, Dublin 7	Boys: 663
Mount Carmel Secondary School	Kings Inn Street, Dublin	Girls: 405
CBS James Street	James Street, Dublin 8. D08K338	Boys: 129 Girls: 78 Total: 207
St. Patrick's Cathedral Grammar School	St. Patricks Close, Dublin 8. D08WK19	Boys: 151 Girls: 150 Total: 301
Total Operating Capacity		**3,442 School Spaces**

In light of the above, DOWNEY are of the considered opinion that there is suitable capacity within the area at a secondary school level to accommodate the proposed development.

5.4 Post-Secondary Education

As illustrated on Figure 9, there are no. 2 colleges, institutes, and universities within the 0.75 radius of the subject site, and no. 7 in close proximity. DOWNEY wish to note that the subject site has direct access to Dublin Bus, including for the 39A, which leads directly to University College Dublin and Trinity College Dublin in the wider context of Dublin.

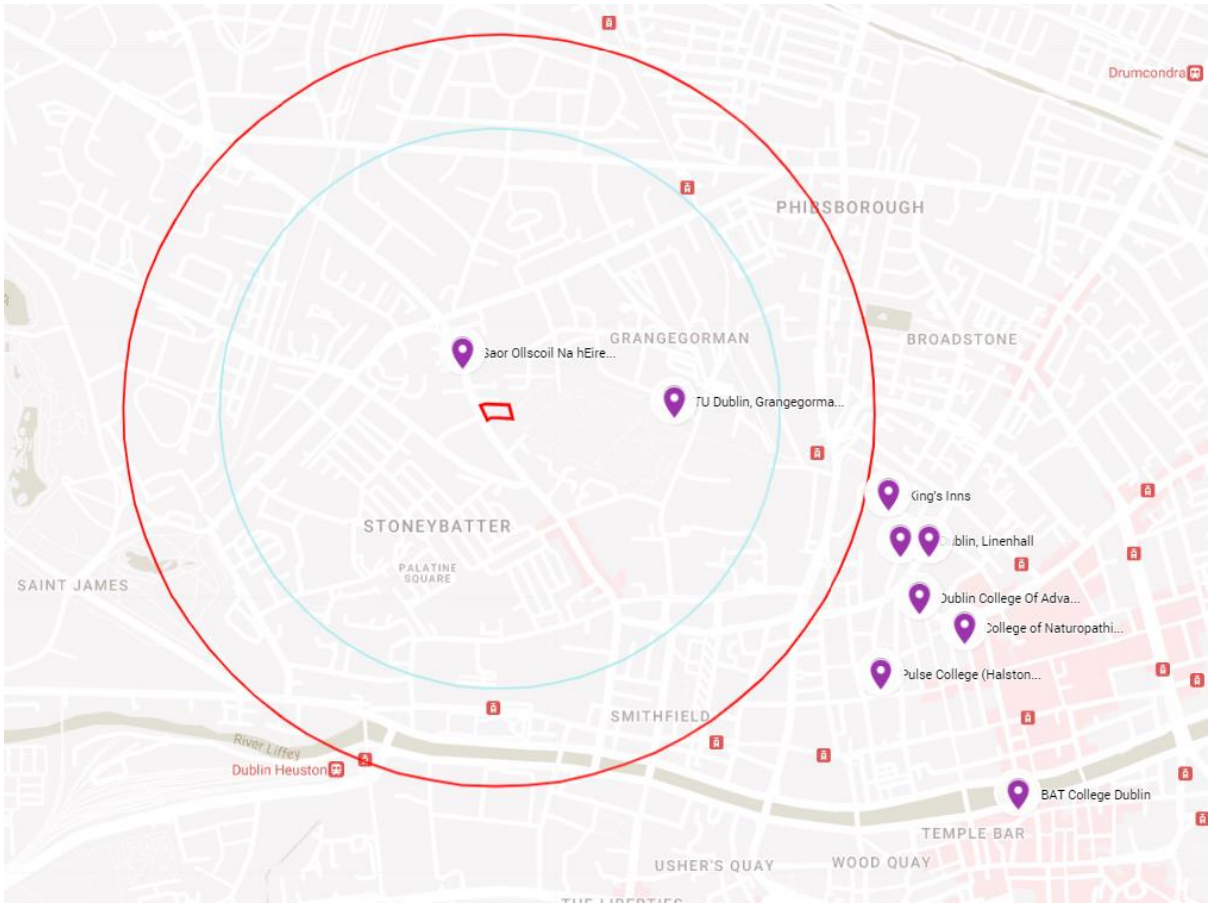

Figure 9: Location of post-secondary facilities within the subject area (approximate boundaries of the subject site outlined in red with light blue indicating 0.75 km radius, red line indicating 1 km radius)

Table 13. Post-secondary facilities within 1-2 km radius of the subject lands

Colleges, Institutes and Universities		
Name	**Location**	**Type**
TU Dublin Grangegorman	Grangegorman Lower, Northside, Dublin 7	Technological University
Dublin College of Advanced Studies	98 Capel St, Rotunda, Dublin 1	College
Pulse College (Halston Street)	The Market Studios, Halston St, Dublin	College
College of Naturopathic Medicine	CNM Ireland, 25 Wolfe Tone St, North City, Dublin 1	College

IBAT College Dublin	24 Frederick St N, Rotunda, Dublin 1	College
TU Dublin Linenhall	Henrietta Pl, Northside, Dublin 7	Technological University
TU Dublin Bolton Street	Bolton St, Rotunda, Dublin 1	Technological University
Saor Ollscoil Na hEireann (Free University of Ireland)	55 Prussia St, Stoneybatter, Dublin 7	University
King's Inns	11 Henrietta St, Northside, Dublin 1	Law School

DOWNEY submit that the subject lands benefits from sufficient access to a wide range of post-secondary education options due to its proximity to the city centre.

5.5 Open Space, Sports, Indoor Leisure & Recreational Facilities

As it can be seen in the Figure 10 below, there are a few sport centres, a couple of community centre, a public library, and a number of community-related facilities within the 0.75 km radius, and the wider 1-2km radius of the proposed development in Prussia Street. 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.

The sport centres cover a considerable range of services for different age groups, and this includes swimming pools, spa facilities, studios, specialist equipment or service areas for beauty and health treatments. The details on these facilities and type of services they provide are summarised in the Table 14 on the next page.

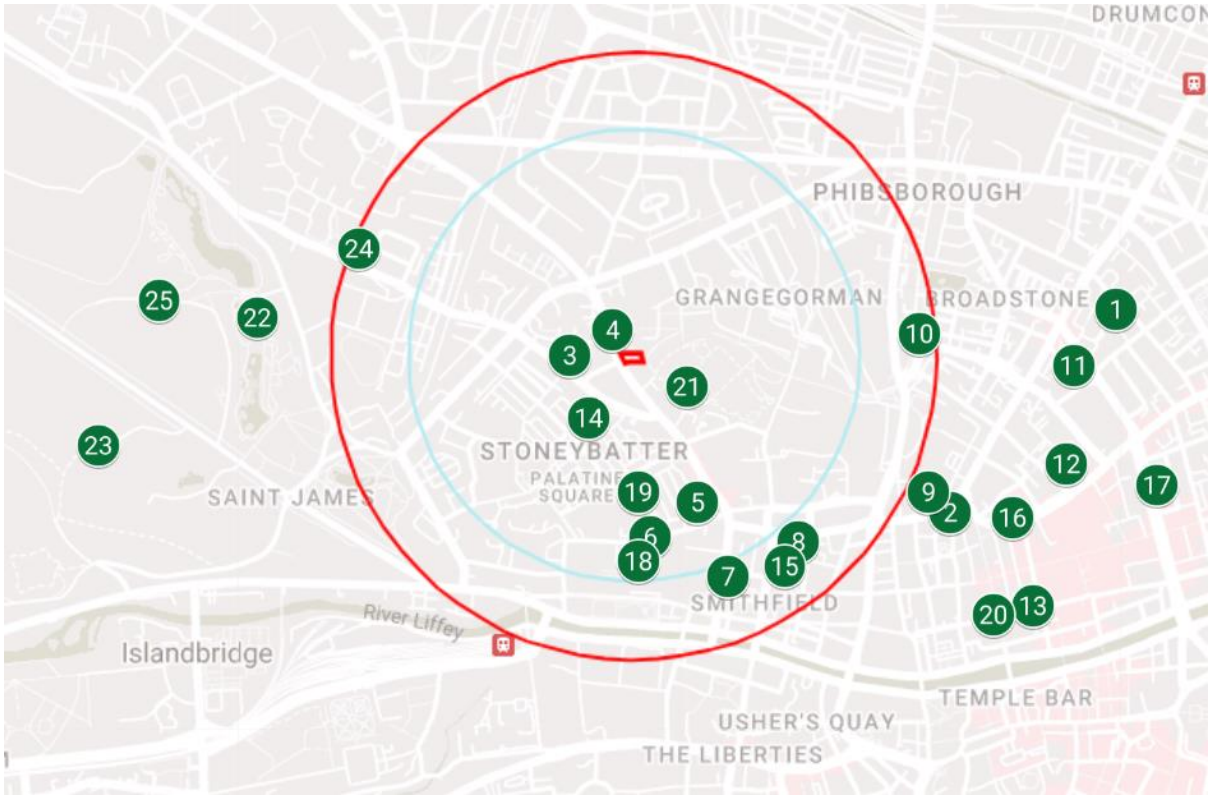

Figure 10. Location of Indoor Recreational Facilities (approximate boundaries of the subject site outlined in red with light blue indicating 0.75 km radius, red line indicating 1 km radius)

Table 14. Community, Indoor Leisure & Recreational Facilities within 0.75 km, 1-2km Radius of the Subject Lands

Recreational & Community Facilities (1/2)			
No.	**Name**	**Location**	**Type**
1	Hardwicke Street Community Centre	North Inner, Nerney's Ct, North Inner City, Dublin	Community centre
2	Macro Community Resource Centre	1 Green St, Northside, Dublin 7	Office accommodation, activity space, meeting and training facilities
3	Aughrim Street Sports Hall	Aughrim St, Dublin Northside, Dublin	Sports hall, boxing club, football, netball, basketball, touch rugby
4	BodyFirm Pilates & Fitness Studios	Unit 14, Park Shopping Centre, Prussia St, Dublin 7	Pilates studio
5	Origins Muay Thai	11 Arbour Pl, Stoneybatter, Dublin, D07 R206	Muay Thai boxing gym
6	Avona Boxing Club	School Lane, Arbour Hill, Stoneybatter, Dublin 7	Boxing club
7	FUSE Smithfield	Oxmantown Green, Unit 1, Blackhall Pl, Smithfield, Dublin	Gym
8	Iconic Health Clubs Smithfield	Smithfield Market, Block G, Smithfield, Dublin 7	Fitness studio, swimming pool
9	Hercules Gym	Lurgan St, Dublin Northside, Dublin	Gym

10	Phibsboro boxing club	Inns Quay, Dublin	Boxing gym
11	PWR Fitness Studio	9 Frederick Ln N, Rotunda, Dublin	Fitness studio
12	FFS Gym	214 Ivy Exchange, Granby Pl, Parnell St, Dublin 1	Gym
13	Ben Dunne Gym Jervis St	Twilfit House, Jervis St, Dublin 1	Gym
14	Aughrim Street Scout Group	42 Ben Edair Rd, Arbour Hill, Stoneybatter, Dublin 7	Scout hall
15	Light House Cinema	Market St S, Smithfield, Dublin 7	Cinema
16	Cineworld Cinema Dublin	The Parnell Centre, Parnell St, Rotunda, Dublin	Cinema
17	Savoy Cinema	17 O'Connell Street Upper, North City, Dublin 1	Cinema
18	National Museum of Ireland - Decorative Arts & History / Military Museum	Collins Barracks, Benburb St, Stoneybatter, Dublin 7	Museum
19	Irish UN Veterans Association Post 1	Arbour House, Mount Temple Rd, Arbour Hill, Stoneybatter, Dublin	Museum
20	National Leprechaun Museum of Ireland	Twilfit House, Jervis St, Dublin	Museum
21	Grangegorman Playground & Playing Field	7 Grangegorman Lower, Arran Quay, Dublin	Playground, playing pitches, tennis courts
22	Dublin Zoo	Saint James' (part of Phoenix Park), Dublin 8	Zoo
23	Phoenix Cricket Club & Sports Grounds	Phoenix Park, Northside, Dublin 8	Cricket club, playing pitches
24	Dunard Community Centre	20 Dunard Rd, Northside, Dublin 7	Community centre
25	All Ireland Polo Club	The Polo Grounds, Phoenix Park, Northside, Dublin 8	Polo club

There is a wide range of outdoor recreational facilities within the wider area, including a polo club, tennis courts, cricket club, playing pitches, and Dublin Zoo, all easily accessible via public transportation or by cycling/walking.

The closest park to the subject site is Phoenix Park—within a 10-15 minutes' walk. The Phoenix Park is known as the largest enclosed public park in any capital city in Europe. The Park is also home to the Zoological Gardens, Áras an Uachtaráin, and Victorian flower gardens. It offers both passive and active recreational activities such as walking, running, polo, cricket, hurling, and more. The Glen Pond is set in very scenic surrounds in the Furry Glen. There are many walks and cycle trails available to the public.

It is important to note that the subject site is located within close proximity of several pocket parks and recreational parks throughout the area, including the Grangegorman Campus grounds and playing fields, which provide with expansive open space and abundant green areas, as well as walkways linking the TU Dublin campus to the city at numerous locations.

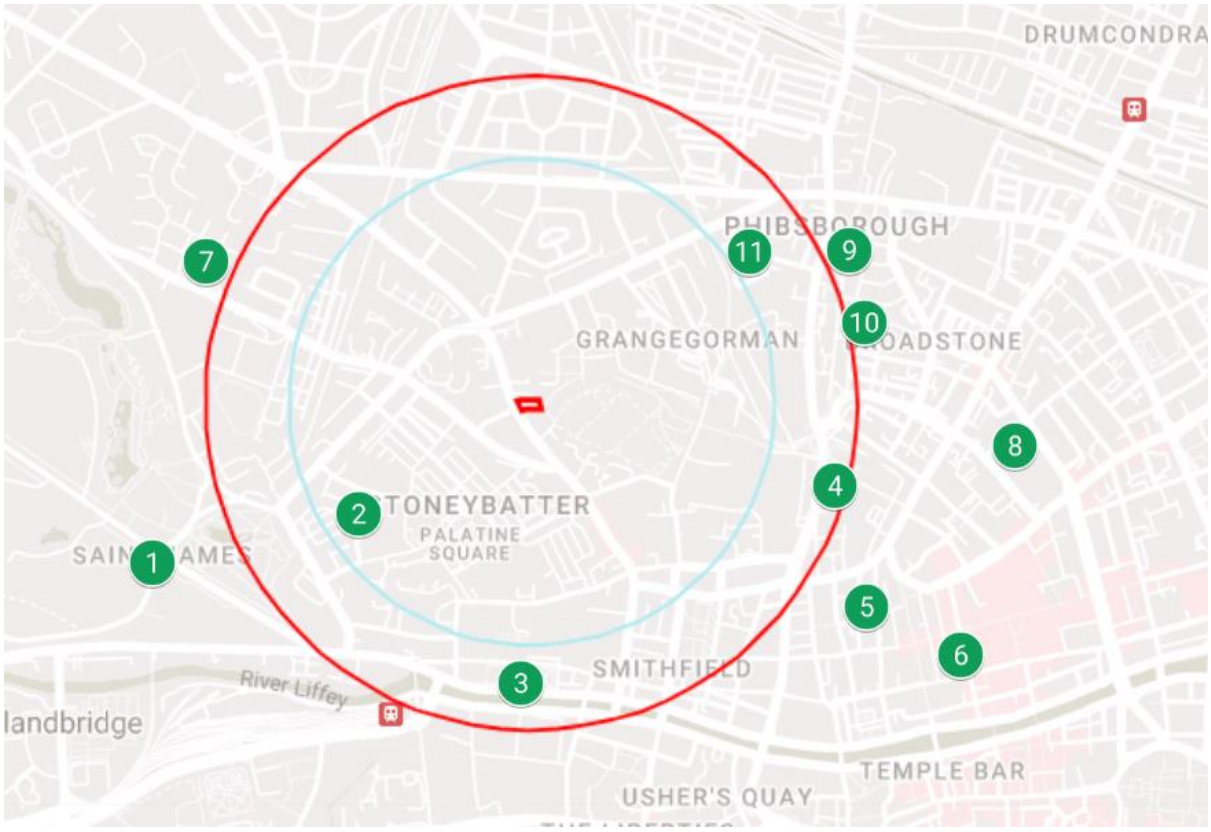

Figure 11: Location of leisure and recreation facilities in the subject area (approximate boundaries of the subject site outlined in red with light blue indicating 0.75 km radius, red line indicating 1 km radius)

Table 15. List of open space facilities within proximity to the subject lands

Recreation Facilities (2/2)

No.	Name	List of Services
1	Phoenix Park	Park, zoological gardens, recreational activities, walks, cycle trails, polo and cricket clubs
2	O'Devaney Gardens	Pocket park
3	Croppies Acre Memorial Park	Pocket park, sculptures
4	Kings Inn Park	Neighbourhood park
5	St. Michan's Park	Park, playground
6	Wolf Tone Square	Square, gathering spot, small events

7	Dunard Park	Neighbourhood park
8	Garden of Remembrance	Memorial garden
9	Royal Canal Bank (Linear Park)	Park, leisure walks
10	Blessington Street Park	Park with a pond, leisure walks, playground
11	Great Western Square	Pocket park

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. This would be complemented by the proposed range of open green spaces within the development.

5.6 Retail Provision

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 shopping centres and large convenience food supermarkets to comparable good facilities within a 15-minute walk of the subject site.

Given the inner-city location of the subject site, the Development Plan 2022 - 2028 identifies Dublin City Centre as a '*Level 1: Metropolitan Centre*' within the GDA Retail Hierarchy. The Park Shopping Centre is identified within '*Level 4: Neighbourhood Centres, Local Centres, Small Towns and Villages*' within the Dublin City Retail hierarchy.

The proposed development is situated in close proximity to the *Central Shopping Area* of the *City Centre Retail Core*, which includes Henry Street on the northside and Grafton Street on the southside, with interim streets where retail and commercial units are located. It is considered that the influx of population arising from the proposed development will further support the objectives of the retail strategy for the surrounding environs.

There are several retail offerings along Prussia Street, including the Park Shopping Centre (Fig. 11 below), local convenience shops, pharmacies, services, and post office. The re-development of the Park Shopping Centre will further enhance the built environment of the area and support new population. There are also hair studios, take-aways, cafés and restaurants within the area and close to the subject site. The subject site is also located in close proximity to Jervis Shopping Centre, Ilac Shopping Centre, and Henry Street, which offer more retail options. As it stands, the existing shops have the capacity to cater for the daily necessities of existing residents as well as future residents arising from the proposed scheme.

The proposed development also proposes a café/restaurant as part of the overall scheme, something which will benefit not only residents but the wider community too. There will be a strong footfall at its location which announces the entrance to the Grangegorman Campus Gateway public plaza and as such will make for an attractive, enlivened streetscape at this focal point along Prussia Street.

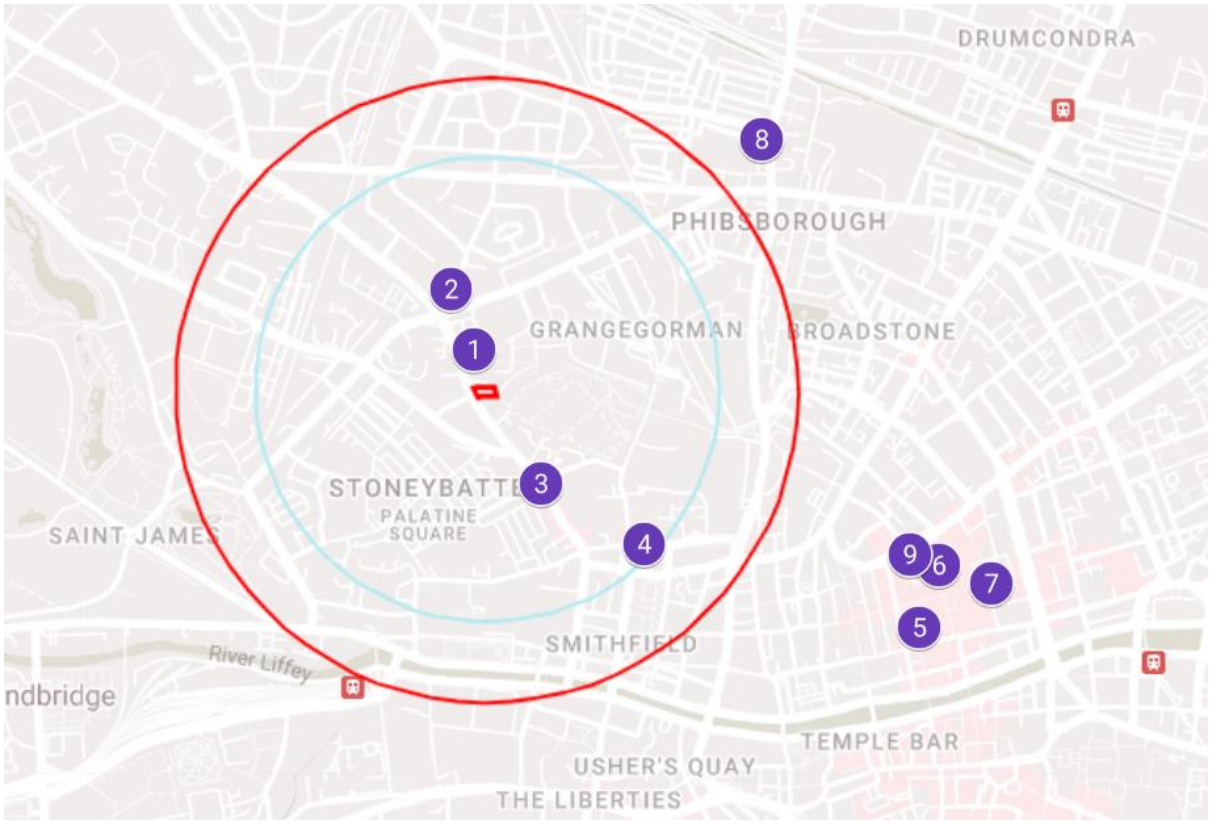

Figure 12. Subject Site within Retail Hierarchy of Prussia Street (approximate boundaries of the subject site outlined in red with light blue indicating 0.75 km radius, red line indicating 1 km radius)

Table 16. List of Retail Facilities in Proximity of the Subject Site

Retail Facilities

No.	Name	Address	Type
1	Park Shopping Centre	7 Prussia St, Stoneybatter, Dublin 7	Shopping centre, Tesco, post office, hardware store, range of local convenience shops, barber shop, pharmacy, hair salons
2	Lidl Cabra East	32 Old Cabra Rd, Northside, Dublin 7	Lidl supermarket
3	Manor Street	Stoneybatter, Northside, Dublin 7	Local retail and convenience shops, cafés, restaurants/take-aways
4	Lidl	Grangegorman Lower, Northside, Dublin 7	Lidl supermarket
5	Jervis Shopping Centre	125 Abbey Street Upper, North City, Dublin 1	Shopping centre, M&S Food, Boots pharmacy, Tesco, commercial and retail units, Argos, cafés, restaurants
6	Ilac Shopping Centre	Henry St, North City, Dublin 1	Shopping centre featuring a classic array of retailers, Argos, cafés, grocery markets, pharmacies
7a, 7b	Henry Street, Capel Street, Mary Street	North City, Dublin 1	Range of commercial and retail units, restaurants, cafés, convenience shops,

			Arnotts, pharmacies, Penneys, shopping district
8	Phisborough Shopping Centre	Phibsborough Rd, Phibsborough, Dublin 7	Tesco, pharmacies, take-aways, convenience shops, offices, gym
9	Aldi	38-41 Parnell St, North City, Dublin 1	Aldi supermarket

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

5.7 Healthcare Facilities

There is a range of healthcare provision in the vicinity of the subject site, including GP clinics and health centres, as well as several pharmacies in the surrounding area. The Grangegorman Primary Care Centre, the Mater Misericordiae University Hospital and Mater Private are located less than 2km from the subject site. These facilities are listed in Table 17 below.

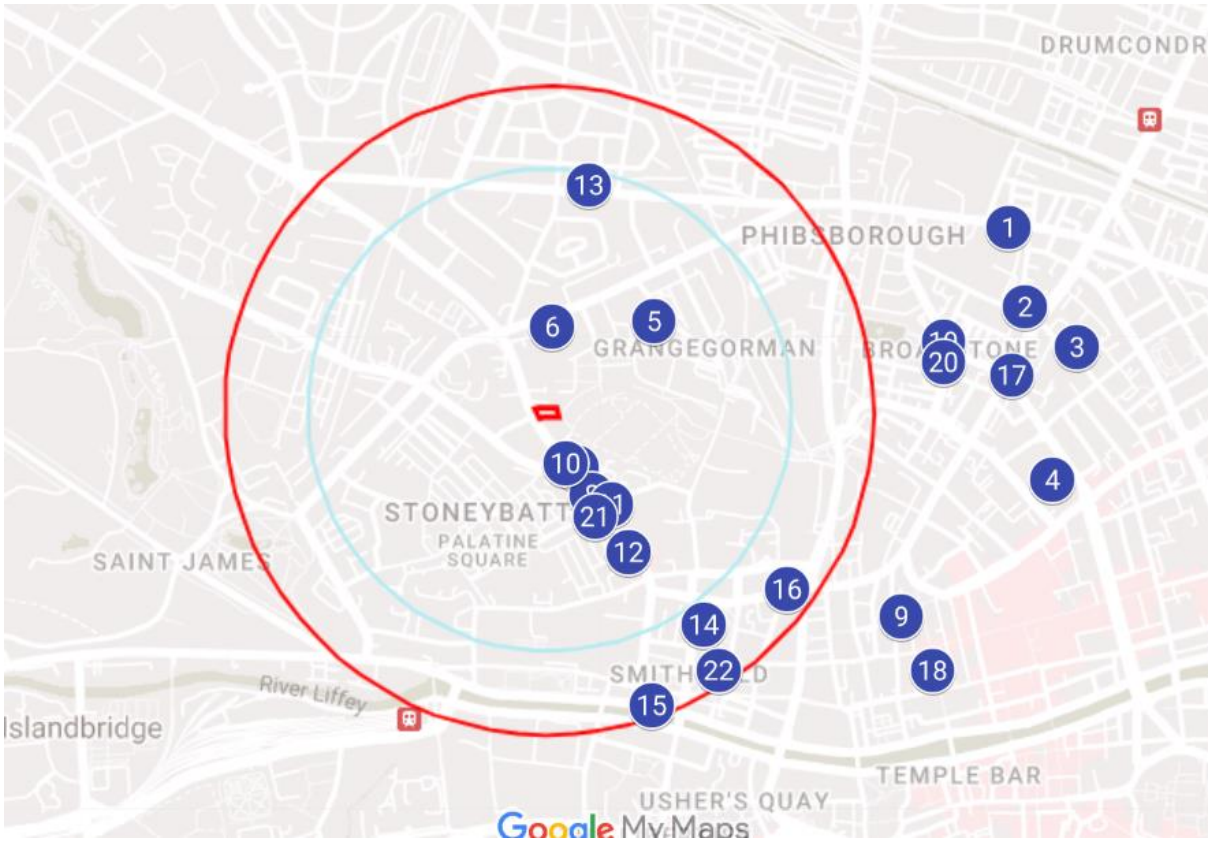

Figure 13. Location of Healthcare Facilities (approximate boundaries of the subject site outlined in red with light blue indicating 0.75 km radius, red line indicating 1 km radius)

Table 17. List of Healthcare Facilities in Proximity of the Subject Site

Healthcare Facilities			
No.	**Name**	**Address**	**Type**
1	Mater Misericordiae University Hospital	Eccles St, Northside, Dublin 7	Hospital

2	Mater Private	Eccles St, Northside, Dublin 7	Private hospital
3	CHI at Temple Street	Temple St, Rotunda, Dublin	Children's hospital
4	Rotunda Hospital	Parnell Square E, Rotunda, Dublin 1	Hospital
5	Grangegorman Primary Care Centre	Grangegorman Upper, Road, Dublin 7	Hospital
6	Connolly Norman House/HSE Phoenix Care Centre	226 N Circular Rd, Cabra East, Dublin 7	Mental health services
7	Manor Street Family Practice	41 Manor St, Stoneybatter, Dublin 7	GP Practice
8	Stoneybatter Family Practice	66 Manor St, Stoneybatter, Dublin	Medical clinic
9	Liffey Medical GP Surgery	8A Little Britain St, Smithfield, Dublin 7	GP Practice
10	McFadden's Pharmacy	1A Prussia St, Stoneybatter, Dublin 7	Pharmacy
11	Manor Pharmacy	21 Manor St, Northside, Dublin 7	Pharmacy
12	Janet Dillon Pharmacy	Norseman Court, Manor St, Stoneybatter, Dublin 7	Pharmacy
13	LloydsPharmacy	39 Stoneybatter, Dublin 7	Pharmacy
14	Market Pharmacy Smithfield	8B, Thundercut Alley, Smithfield, Dublin 7	Pharmacy
15	Blackhall Pharmacy	13 Ellis Quay, Arran Quay, Dublin 7	Pharmacy
16	Polonia Pharmacy	Kingscourt, Kings Court, King St N, Smithfield, Dublin 7	Pharmacy
17	Frederick Pharmacy	46 Dorset Street Upper, Rotunda, Dublin	Pharmacy
18	Capel Street Pharmacy	138 Capel St, North City, Dublin 1	Pharmacy
19	Dargans Pharmacy	19 Berkeley St, Northside, Dublin 7	Pharmacy
20	Pure Pharmacy Mountjoy	Wellington Court, Mountjoy St, Northside, Dublin 7	Pharmacy
21	One Manor Place Dental Practice	1 Manor Pl, Stoneybatter, Dublin 7	Dentist
22	Plaza Health	Block C Smithfield Market, Smithfield, Dublin 7	Dentist, Orthodontist, Physiotherapist

5.8 Religious Provision

There are several religious centres in the area including Catholic, Presbyterian, Christian and Anglican churches. 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.

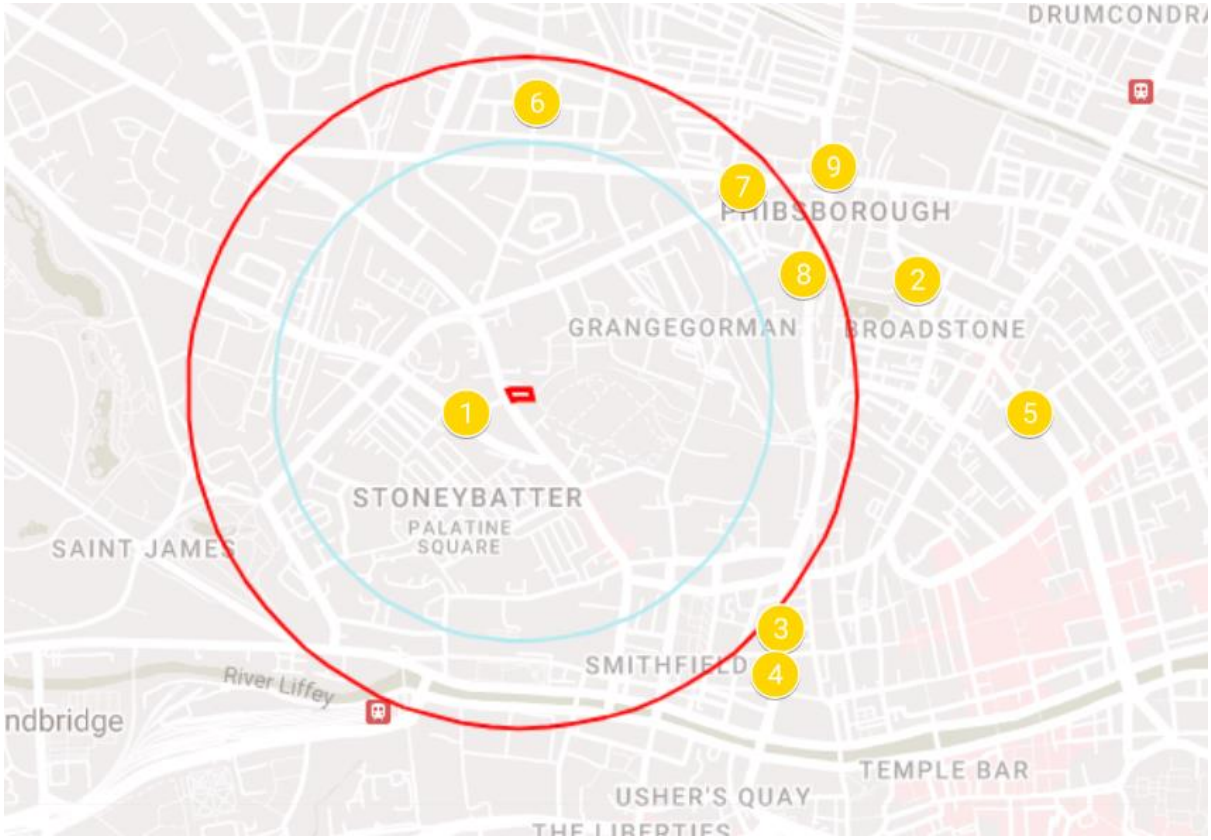

Figure 14. Location of Religious & Community Facilities (approximate boundaries of the subject site outlined in red with light blue indicating 0.75 km radius, red line indicating 1 km radius)

Table 18. List of Religious & Community Facilities in Proximity of the Subject Site

Religious and Community Services			
No.	**Name**	**Location**	**Type**
1	Church of the Holy Family	Aughrim St, Stoneybatter, Dublin 7	Catholic Church
2	St. Joseph's Church	Berkeley Rd, Phibsborough, Dublin	Catholic Church
3	St. Mary of the Angels	Capuchin Friary, Church St, Dublin 7	Catholic Church
4	St. Michan's Church	Church St, Arran Quay, Dublin 7	Anglican Church
5	Abbey Presbyterian Church	Parnell Square N, Rotunda, Dublin 1	Presbyterian Church
6	Christ The King Catholic Church	Offaly Rd, Cabra East, Dublin 7	Catholic Church
7	St. Peters Roman Catholic Church	Saint Peter's Church Presbytery, Cabra Rd, Cabra East, Dublin 7	Catholic Church

8	All Saints Parish Church	Phibsborough Rd, Phibsborough, Dublin 7	Anglican Church
9	UCKG HelpCentre - Universal Church	157 Phibsborough Rd, Cabra East, Dublin 7	Community Volunteering

6.0 CONCLUSION

DOWNEY have prepared this Audit on Community and Social Infrastructure on behalf of Randalswood Construction Ltd., in support of this LRD Planning Application for proposed modifications to the previously permitted large-scale residential development on lands at 23-28 Prussia Street, Dublin 7. Planning permission is sought for proposed modifications to a previously permitted Large-scale Residential Development (LRD) granted under planning permission Reg. Ref. LRD6057/24-S3A, and as amended by Reg. Ref. WEBLRD6103/26-S3, on lands at 23 - 28 Prussia Street, Dublin 7. Under Reg. Ref. LRD6057/24-S3A, permission was granted for the construction of 102 no. residential units and a café at the subject site, and this acts as the parent permission for development on site, for which construction is underway. Under Reg. Ref. WEBLRD6103/26-S3, permission was granted for a total of 110 units on site. The subject application is now seeking permission for the provision of a total of 120 no. units on site, and this is being facilitated in Block C through modifications of the 7th storey, with the addition of 2 new storeys.

This Audit has found that there is a suitable quantity of social infrastructure facilities in the surrounding area to cater for the proposed development. Given the inner-city location of the subject site and the proximity of public transportation stops to the proposed scheme, i.e., Dublin Bus, LUAS, bus corridors and cycling infrastructure it is considered that the proposed development benefits from a wide array of transport modes to support the influx of population arising from the proposal as well as encourage the modal shift in transport for the area and Dublin City.

It is important to emphasise the site's proximity to employment hubs/areas and companies in the city centre, which include hospitals, IT companies, retailers, education, and financial sector, among many others. As such, there are numerous employment opportunities in close proximity to the subject site, or within a quick cycle or bus ride given the existing infrastructure serving the site. The proposed development envisions to cater for a younger demographic profile, as such it is considered that future residents of the proposed scheme will benefit from this advantageous location close to employment services.

Additionally, there are a number of sports pitches, community centres, tennis courts, pocket parks, 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 five-minute walk of the site, namely the Park Shopping Centre, Manor Street and Cabra Road, as well as Jervis Shopping Centre and Ilac Shopping Centre, which would cater for the influx of new 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 area's retail core as well as the surrounding environs.

The proposed development is also serviced by a permitted café as part of the overall scheme (permitted under the parent permission with no amendments sought under the subject application), something which will benefit not only residents but the wider community too. There will be a strong footfall at its location which announces the entrance to the Grangegorman Campus Gateway public plaza and as such will make for an attractive, enlivened streetscape at this focal point along Prussia Street.

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. The proposed development will also help to sustain the existing facilities in the locality and further support a sustainable re-development of the Grangegorman area.

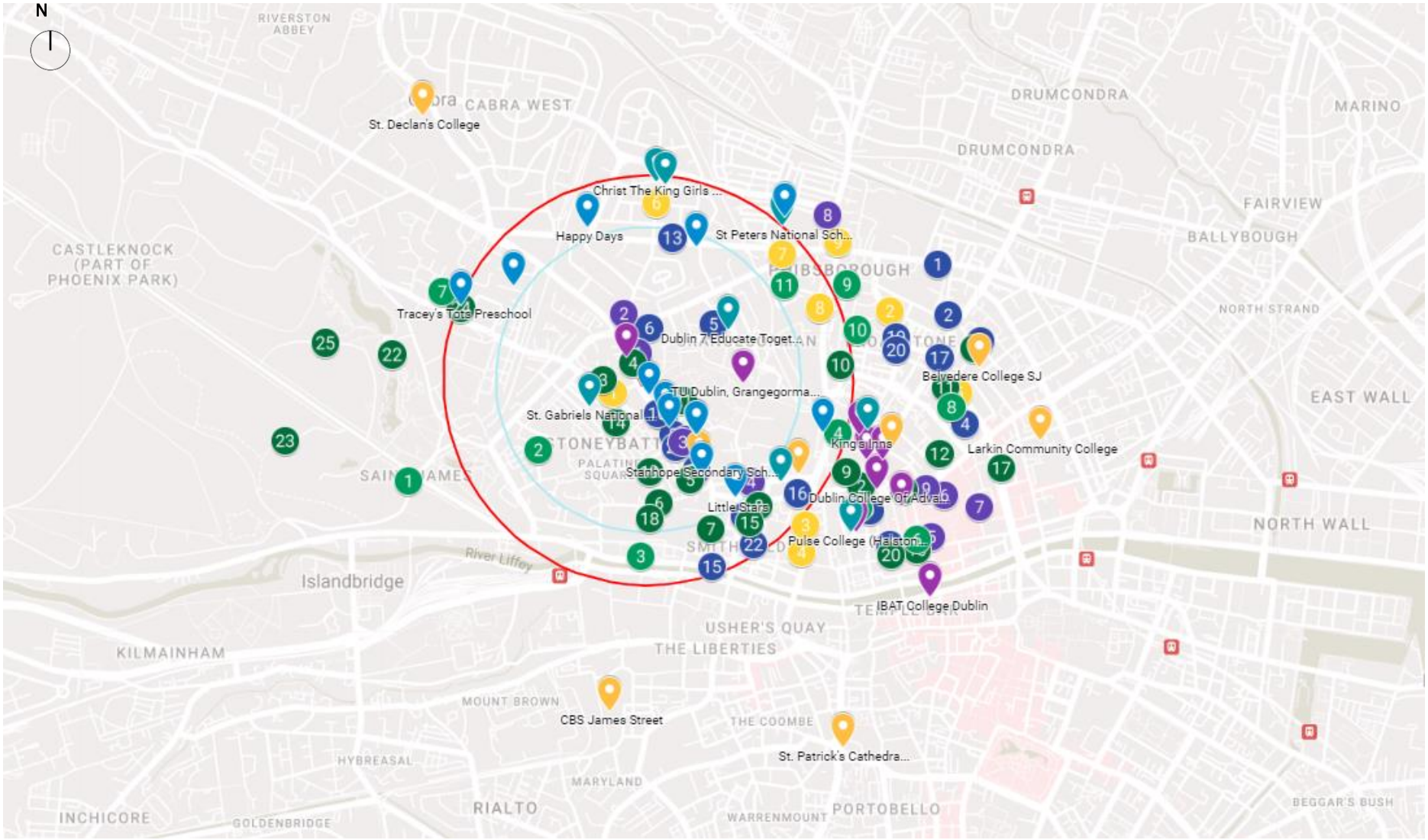

Figure 15. Community & Social Infrastructure within the lands surrounding 23-28 Prussia Street, Dublin