THORNTON O'CONNOR
TOWN PLANNING

Social Infrastructure Audit (Incl. Childcare and Schools)

In Respect of a Proposed Mixed-Use Development at Belgard Square East, Blessington Road and Belgard Road, Tallaght, Dublin 24

Prepared on Behalf of MIDSAL Homes Limited

November 2025

CONTENTS

1.0 INTRODUCTION 1
1.1 Approach 1
1.2 Study Area and Accessibility 2
1.3 Proposed Development 6
1.4 Layout of this Report 7
2.0 RELEVANT POLICY GUIDANCE 9
2.1 National Planning Policy 9
2.1.1 National Planning Framework – Project Ireland 2040 9
2.1.2 Draft First Revision to the National Planning Framework (July 2024) 9
2.1.3 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (January 2024) 10
2.1.4 Sustainable Urban Housing: Design Standards for New Apartments (July 2023) 11
2.1.5 Action Plan for Education (Statement of Strategy 2023-2025) 11
2.1.6 The Provision of Schools and the Planning System: A Code of Practice (2008) 12
2.1.7 Childcare Facilities: Guidelines for Planning Authorities (2001) 13
2.2 Regional Planning Policy 13
2.2.1 Regional Spatial and Economic Strategy for the Eastern and Midland Region 13
2.3 Local Planning Policy 14
2.3.1 South Dublin County Development Plan 2022–2028 14
2.3.2 Tallaght Local Area Plan 2020 16
3.0 DEMOGRAPHIC ASSESSMENT 18
3.1 Population and Age 19
3.2 Household Composition 20
3.3 Education 21
3.4 Affluence and Deprivation 21
3.5 Employment 22
3.6 Religion, Transport and Diversity 22
3.7 Summary 22
4.0 FACILITIES AUDIT 24
4.1 Education Facilities 26
4.1.1 Primary Schools 28
4.1.2 Post-Primary Schools 30
4.1.3 Further Education 31
4.1.4 Future Demand Analysis 32
4.1.5 Completed and Planned Infrastructure 35
4.1.6 Conclusion 36
4.2 Childcare 38
4.2.1 Evaluation 41
4.2.2 Justification for Proposed Crèche 43
4.2.3 Conclusion 44
4.3 Introduction – SIA 46
4.4 Social, Community and Culture Facilities 51
4.5 Healthcare and Emergency Services 54
4.6 Open Space and Recreation 56
4.7 Faith Institutions 58
4.8 Retail Centres and Services 60
5.0 CONCLUSIONS AND RECOMMENDATIONS 62

1.0 INTRODUCTION

This *Social Infrastructure Audit* (SIA) (incl. Childcare and Schools) has been prepared by Thornton O'Connor Town Planning on behalf of MIDSAL Homes Limited in support of a Planning Application for a Mixed-Use Development proposed at Belgard Square East, Blessington Road and Belgard Road, Tallaght, Dublin 24. The Report provides a detailed review of the statutory, strategic and policy context that relates to the provision of Social Infrastructure with the following aims:

- To provide a survey and audit of existing Community and Social Infrastructure, Open Space and Amenities serving the identified Study Area and the subject site;
- Catalogue all infrastructure under the facilities categories identified through policy guidance;
- Establish if suitable Social Infrastructure is provided in the area to support the needs of the existing population; and
- Assess the nature of the infrastructure and likelihood of the capacity of the existing facilities to support the needs of future residents.

This Statement has been prepared in compliance with the following policies *South Dublin County Development Plan 2022–2028* and the *Tallaght Town Centre Local Area Plan 2020*, which reads as follow:

> *"Section 5 of the LAP - Applicants for significant developments (100+ units) will be required to submit a social infrastructure assessment to include an implementation and phasing programme, which demonstrates the facilities available/required to adequately service their development."*

This Report, therefore, identifies existing Community Facilities in the local area and includes an analysis and identification of potential shortfalls in infrastructure.

1.1 Approach

As part of this Planning Application, an assessment of the existing facilities in the area has been carried out in order to assess the need for Social and Community Infrastructure. A desktop study was used to collect the baseline information. The facilities in each category were recorded in an Excel Table, and then mapped using the ArcGIS Ecosystem. A large number of public and private geospatial datasets were used in the course of the survey, including but not limited to:

- 2025 Google Places Dataset;
- 2025 ESRI and Mapbox Ireland Basemaps;
- 2011, 2016 and 2022 Census Boundaries and Small Area Population Statistics;
- 2010-2025 Department of Education and Skills – Irish Schools;
- 2025 Quality and Qualifications Ireland (QQI) Register of Private Higher Education Institutions in Ireland;
- 2025 Tusla Early Years Inspectorate Reports – Registered Childcare Facilities; and
- 2025 HSE – 'Find Your Local Health Service'.

Social Infrastructure (SI) includes a range of services and facilities that contribute to quality of life. SI is a key part of the fabric of an area, not just in terms of wellbeing, but also in terms of creating a sense of place for the population of the area and forming a part of the local identity. For the purpose of this Report, the array of services and facilities defined as Social Infrastructure have been categorised into a defined number of typologies that correspond to those set out in Chapter

8 and Chapter 12 of the *South Dublin County Development Plan 2022–2028* (Table 1.1).

A radius of 2 km from the subject site was used as the focus for this assessment as it is considered a relatively short distance for residents to access via foot, bicycle or public transport. It is also aligned with the spatial area defined within the Social Infrastructure Audit carried out by South Dublin County Council for the latest *Tallaght Town Centre Local Area Plan* in 2020 (outlined in greater detail in Section 2.0).

Category	Facility Type
Education and Training Services	Primary, Post-Primary, Third Level, Further Education, Other Lifelong Training Centres
Childcare Facilities	Registered Childcare Facilities Incl. Full Day, Part-Time and Sessional Services
Social, Community and Cultural Facilities	Community Centres, Libraries, Senior and Youth Centres, Post Offices, Banks and Credit Unions, Museums, Galleries, Theatres, Cinemas, Music Venues, Historical Cultural Sites
Healthcare and Emergency Services	Hospitals, Health Centres, Primary Care Centres, Doctors and Specialty Clinics, Dental, Physiotherapy, Counselling, Optician, Pharmacy, Garda Stations, Fire Stations
Open Space and Recreation	Parks, Playing Pitches, Playgrounds, Sports Centres and Clubs, Leisure Centres, Gyms and Training Facilities, Swimming Pools
Religious Institutions	Areas of Worship, Churches, Cemeteries
Retail Centres and Services	Convenience Retailing, Other Relevant Retail

Table 1.1 Social and Community Infrastructure Categories Applied to Audit

(Source: Thornton O'Connor Town Planning, 2025)

1.2 Study Area and Accessibility

The subject site, which measures 1.20 Ha in area, is situated to the north-east of Tallaght Shopping Centre in Tallaght Town Centre. The site is bounded by Belgard Road to the east, Blessington Road to the north, Belgard Square East to the west and a McDonald's drive through restaurant to the south. The site is zoned TC the objective of which is "*To protect, improve and provide for the future development of Town Centres*". The site is situated adjacent to several high capacity transport links such as the Luas Red Line, and the No. 27 bus route on Blessington Road. In addition, several new routes and improved routes are proposed as part of the Bus-connects project. The site is also close to many public facing facilities such as The Square, Tallaght Hospital, SDCC offices, TU Dublin and many local services. Belgard Road is a primary transport route incorporating cycleways while Blessington Road and Belgard Square East or tertiary routes. There is also a pedestrian route to the south of the site connecting the main retail areas to the west with the site.
Tallaght itself is a settlement positioned c.10 km south-west of Dublin City Centre and

approximately 2 km west of the M50, which connects Tallaght to the wider national motorway network. It is the largest settlement and the county town of South Dublin County. Tallaght is highly accessible generally, in particular by public transport such as LUAS and bus connecting it to Dublin City Centre. In terms of road infrastructure, the settlement is principally served by the N81, which links the settlement to the M50, the national motorway network and the Greater Dublin Area. The Town Centre is the centre of civic activity in the County with its range of commercial, social and cultural activities. Due to its proximity to Dublin and Wicklow mountains it is also close to a range of recreational areas and scenic landscapes. The Tallaght area has many large-scale employment areas in close proximity including Tallaght Hospital, South Dublin County Council, Cookstown Industrial Estate and Tallaght Business Park.

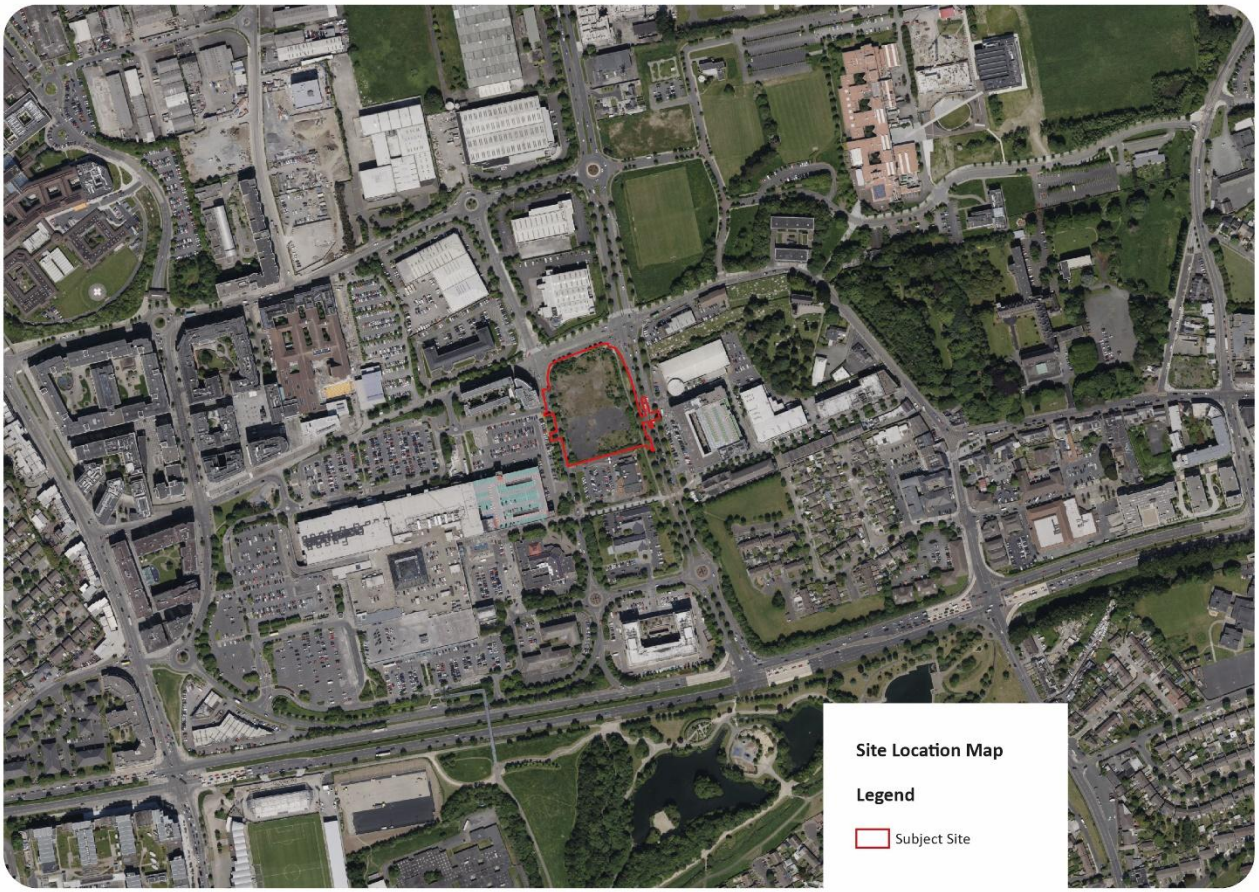


Figure 1.1: Site Location

(Source: Bing Maps, Annotated By Thornton O'Connor Town Planning, 2025)

The Study Area for this Assessment is defined by a 2 km radius of the subject site, which is considered a relatively short distance for residents to access via foot, bicycle or public transport, and is considered accessible to future residents of the proposed development. This 2km distance is also aligned with the relevant spatial area defined within the Social Infrastructure Audit carried out by South Dublin County Council for the latest *Tallaght Town Centre Local Area Plan* in 2020, and directly relevant to assessing future needs of the settlement of Tallaght.

Figure 1.2: Study Area

(Source: Bing Maps, Annotated By Thornton O'Connor Town Planning, 2025)

Tallaght benefits from good connectivity to Dublin City Centre, the wider City Region and its international ports and airports via the M50 multimodal transport corridor, high capacity light rail and road networks. Dublin City Centre, and Tallaght are the primary locations for employment in the wider area. The nearest bus stop (to the subject site) is located approximately 70 metres away, and is adequately served by public transport with access to a number of bus stops within walking distance from the site;

- Dublin Bus Route No. 27: Clare Hall To Jobstown;
- Dublin Bus Route No. 49: Pearse Street Towards Tallaght (The Square);
- Dublin Bus Route No. 54A: Pearse St. Towards Ellensborough / Kiltipper Way;
- Dublin Bus Route No. 65: Poolbeg St. Towards Blessington / Ballymore ;
- Dublin Bus Route No. 77A: Ringsend Road Towards Citywest;
- Go Ahead Route No. 175: UCD Belfield Campus to Citywest;
- Go Ahead Route No. S6: The Square - Blackrock Station ;
- Go Ahead Route No. S8: Kingswood Avenue - Dun Laoghaire Station;

BusConnects is the National Transport Authority's (NTA) programme to greatly improve bus and sustainable transport services across the Dublin Region. It is anticipated that Tallaght will be

served by Bus Connects Core Route Corridor No. 9 'Greenhills to City Centre' in the near future. The BusConnects corridor linking Tallaght and Clondalkin to Dublin city centre, received approval by An Bord Pleanála on 30th October 2024. The 15.5km corridor will run from The Square Shopping Centre, Tallaght and Nangor Road, Clondalkin, to Nicholas Street near St Patrick's Cathedral in the city centre. The route passes through Ballymount, Walkinstown, Drimnagh, Crumlin and Dolphin's Barn, and is expected to remove more than 100,000 daily car trips from the roads. As illustrated above, the subject site would encourage active travel due to its proximity to the town centre within walking distance but is also suitably located close to multiple bus stops and Luas Station which has regular services to and from the City Centre from morning to midnight daily. This will provide significantly improved bus transport access to the subject site in the coming years.

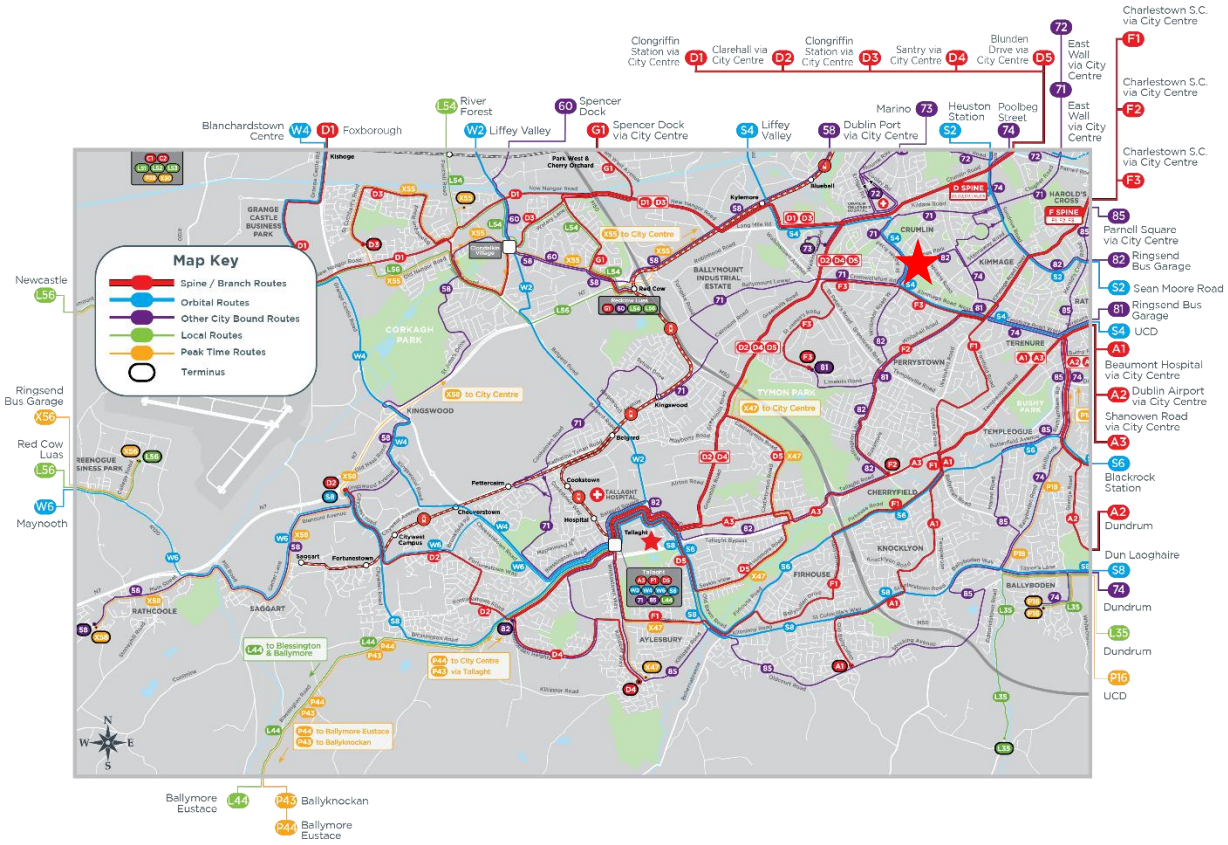


Figure 1.3: **BusConnects Network (Indicative Location of the Subject Site Denotated By Red Star)**

(Source: **BusConnects.ie, Annotated By Thornton O'Connor Town Planning, 2025)**

The 'Cycle South Dublin' programme approved in April 2021 seeks to progress works on new and improved cycle lanes across the County. The programme includes 63 No. projects that would deliver approximately 260km of space for cycling and walking. In July 2024, South Dublin County Council provided an update on the programme. The NTA allocated €22.33m of funding in 2024, which will be augmented by €5 million from Council funding to continue the development of 10 No. schemes are under construction in 2024 to include the next phase of the Dodder Greenway (Blue Haven Junction), Grand Canal to Lucan (phase 1a), Oldbawn to Ballyboden, Glendown Road and Templeville Road, Wellington Lane, and the second phase of the Castletymon Road scheme. An additional 9 No. other schemes are at the design stage.

1.3 Proposed Development

The statutory notices publicising the planning application for the proposed development state:

"Midsal Homes Limited intends to apply for permission for a Large-Scale Residential Development (LRD) at a site of approximately 1.19 Ha at Belgard Square East, Belgard Road and Old Blessington Road, Tallaght, Dublin 24. The main development site (approximately 0.91 Ha) is generally bound: to the north by Old Blessington Road; to the east by Belgard Road (R113); to the south by McDonald's Restaurant property (D24 HW74); and to the west by Belgard Square East. The site also includes parts of the carriageways and verges of Belgard Square East, Belgard Road and Old Blessington Road (approximately 0.28 Ha) for the provision of landscaping, 2 No. pedestrian crossings, accesses/junctions, minor road and footpath works, cycle infrastructure and water services infrastructure.

The proposed development principally comprises: the demolition and removal of existing boundary walls and railings on the main development site's eastern, western and northern sides; and the construction of a mixed-use development in 2 No. blocks (Block A to the south and Block B to the north) with a gross floor area of 23,540 sq m (excluding basement of 275 sq m) and ranging in height from 1 No. to 7 No. storeys (with mezzanine level) over basement.

The development includes a total of 199 No. residential dwellings (6 No. studios, 47 No. 1-bed, 98 No. 2-bed and 48 No. 3-bed) in the 2 No. blocks, with Block A comprising 49 No. 'senior living' apartment units and Block B comprising 150 No. 'standard' apartment units. The development also includes 2,123 sq m of non-residential floor space, with the following uses proposed: 4 No. retail units (totalling 331 sq m); 4 No. class 1 / class 2 commercial units (totalling 387 sq m); a bicycle sales and repair shop (81 sq m); an off-licence (64 sq m); a bar (151 sq m); a café (87 sq m); a medical centre (210 sq m); a dental practice (72 sq m); a pharmacy (195 sq m); a beauty/health salon (195 sq m); and a crèche (350 sq m) with external play area.

The development also comprises: an undercroft car park accessed via a new entrance/exit at Belgard Square East which provides 58 No. car parking spaces; a gated service lane to the south of Block A, with entrances/exits off Belgard Square East and Belgard Road; 2 No. pedestrian/cycle crossings, at Belgard Square East and Belgard Road; continuation of the northbound cycle lane from Belgard Road onto Old Blessington Road; alteration to the median and northbound right turn at Belgard Road onto Abberley Square; cycle parking; internal communal amenity spaces for the senior living units; hard and soft landscaping, including public open space, communal amenity space and incidental spaces; private amenity spaces (as balconies and terraces facing all directions); boundary treatments; 2 No. sub-stations; plant/operational rooms; bin stores; public lighting; blue roofs; rooftop PV arrays; lift overruns and rooftop opening vents atop both blocks; 4 No. 0.3 m diameter microwave link dishes mounted on 2 No. steel support poles affixed to the Block B lift overrun, all enclosed in radio-friendly GRP shrouds; and all associated works above and below ground."

Unit Type	Senior Living Units	Standard Units	Total Units	% of Total
Studio Units	0	6	6	3.0%
1-bed Units	23	24	47	23.6%
2-bed Units	26	72	98	49.2%
3-bed Units	0	48	48	24.1%
4-bed Units	0	0	0	0%
Total units	49	150	199	100%

Table 1.2: Schedule of Accommodation

(Source: Donnelly Turpin Architects, 2025)

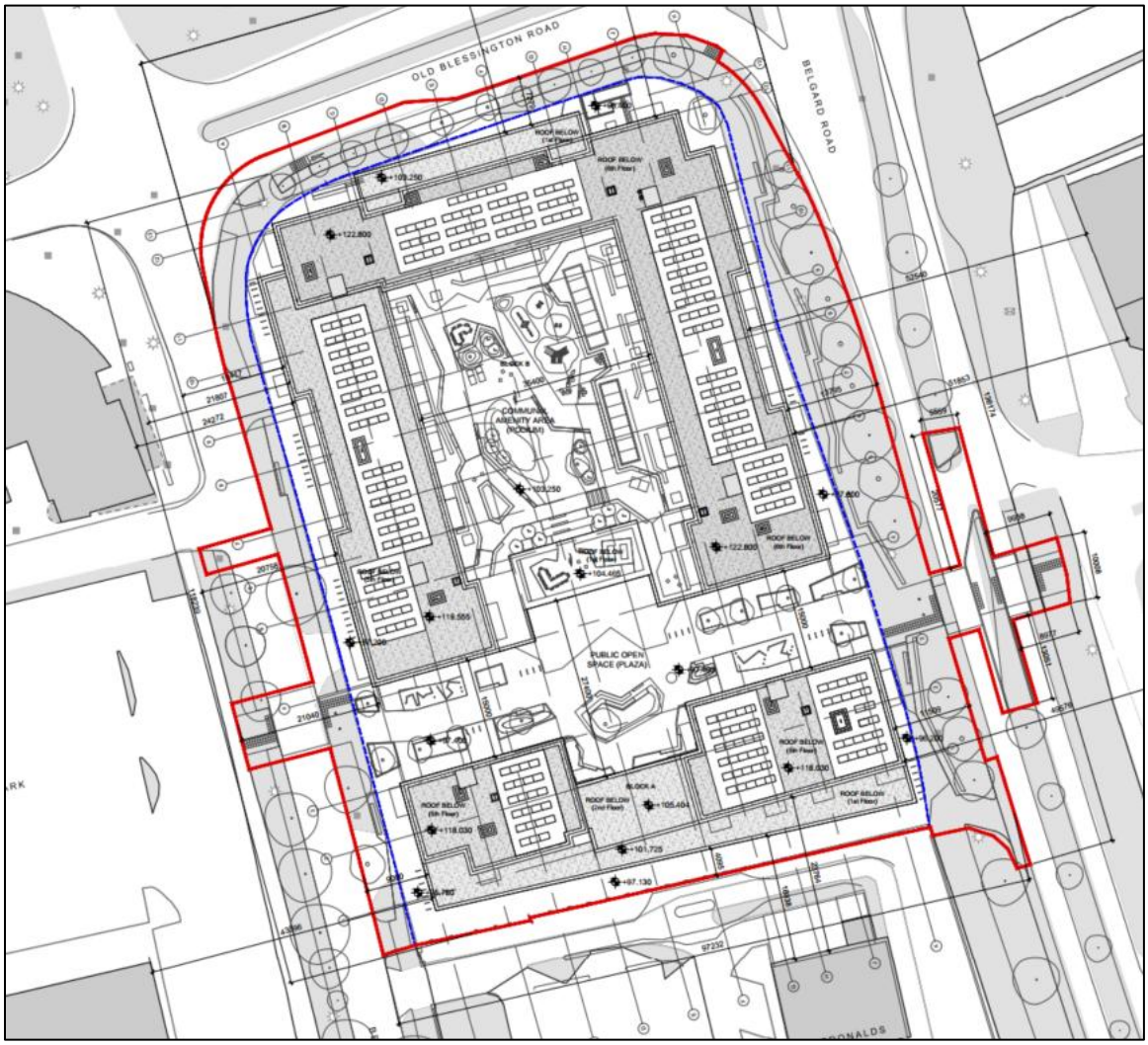


Figure 1.4: Proposed Site Layout

(Source: Donnelly Turpin Architects, 2025)

1.4 Layout of this Report

The remaining Sections of this Report will follow the approach outlined in Section 1.1 as a structural framework with the identification and categorisation of all current Community, Recreational and Social Infrastructure in the area, followed by a demographic analysis that provides valuable insight into the characteristics of the population of the Study Area, prior to determining the potential

demand impacts of the proposed development. The Report will comprise a further four Sections:

- **Section 2.0** provides the policy context and considers standards against which provision can be assessed;
- **Section 3.0** provides an overview of the population and demographic profile of the Study Area and assesses the likely future demographic trends as a result of the implementation of the proposed development;
- **Section 4.0** reviews existing local Community, Recreational and Social Infrastructure; and
- **Section 5.0** identifies gaps in the existing provision of Community Infrastructure and makes recommendations to address deficiencies.

2.0 RELEVANT POLICY GUIDANCE

For the purposes of this Social Infrastructure Audit, a range of National, Regional and Local Planning Policies relating to Social Infrastructure have been reviewed, including those within the *South Dublin County Development Plan 2022–2028*. These documents provide guidance with respect to the provision of new social and community facilities in residential development areas in a number of categories, including education and childcare services, healthcare facilities, cultural institutions, recreational facilities and other key services. The key points relating to this study, as derived from each policy document, will be highlighted in this Section.

2.1 National Planning Policy

2.1.1 National Planning Framework – Project Ireland 2040

The *National Planning Framework – Project Ireland 2040* ('*NPF*') sets a vision for the planning and development of Ireland to 2040 which is to be implemented through Regional, County and Local Plans. The *NPF* sets out 50% of future population are to be accommodated within the existing footprint of Dublin and the four other cities. The proposed development will contribute to this target.

A key focus of the *NPF* is on sustainable and compact development within pre-existing urban areas and the provision of accessible services and facilities for all communities. Chapter 6 of the *NPF* states that the "*ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment*" is intrinsic to providing a good quality of life for new and existing communities.

The *NPF* includes National Strategic Outcome 10 which seeks to provide access to quality childcare, education and health services. This requires an evidence-led planning approach. While there is no guidance on what infrastructure is required to service developments of different sizes, the *NPF* does provide a hierarchy of settlements and related infrastructure.

With the lack of alternative guidance and in order to provide a policy and evidence-based approach to the Assessment, within this Report we use the *NPF* hierarchy to assess the infrastructure but defer to catchment specification prescribed in Local Development Plan Policy.

2.1.2 First Revision to the National Planning Framework (2024)

The *First Revision to the National Planning Framework* focuses on updates to the NPF to reflect significant and sustained population growth observed since the publication of the NPF in 2018 and updates to Government policy, amongst other factors. The main changes reflected in the Revision which can be summarised as follows:

- National Population Growth Target increased from 5.8 million to 6.1 million by 2040.
- Extension of policy directing 50% of national growth amongst Ireland's five cities of Dublin, Cork, Limerick, Galway and Waterford. Establishes new minimum growth targets for Ireland's five cities.
- Amends regional population growth targets with the Eastern and Midland Region (EMRA) increasing by approximately 470,000 additional people between 2022 and 2040 (c. 690,000 additional people over 2016-2040) i.e. a population of almost 3 million. Dublin City and Suburbs is expected to absorb a majority of this increase and is projected to grow by

295,000 people over the period.

- Reinforces compact urban form objectives of the 2018 NPF requiring 40% of all new housing to be built within existing urban footprints (50% in cities/30% elsewhere).
- Outlines a national requirement for 50,000 homes to be completed per year to satisfy demand. This is also in line with the ESRI projections, however, it is noted that this does not take account of existing structural pent-up demand nor a significant fall in household size (as outlined by the Housing Commission).
- Places greater emphasis on the accelerated delivery of transport orientated development (TOD) opportunities at greenfield and brownfield sites adjacent to major public transport hubs in the five cities, suburbs and metropolitan towns.

Taken together, the revised framework presents the same National Strategic Outcomes with regards to social infrastructure and childcare, but places revised figures in relation to expected demographic demands and the requirements for significantly more residential units to be completed to meet population demands.

2.1.3 *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (*January 2024)

The *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities* provide national planning policy and guidance on sustainable residential development and the creation of compact settlements in both urban and rural areas in Ireland. The aim is to promote environmentally friendly practices, efficient land-use, and community-focused development. The guidelines recognise the importance of compact growth in urban areas and the importance of walkable well-designed neighbourhoods that can meet day-to-day needs of residents within a short 10-to-15-minute walk of homes. These day-to-day needs refer to social infrastructure, including access to educational facilities and childcare, as essential to good quality of life, and state that new development should take into consideration the SI needs of the community and the existing provision of same. Under the chapter titled 'Sustainable and Compact Settlements', the process for the delivery of successful quality placemaking is reviewed and the provision of key community facilities such as amenities, schools, crèches and other community services are referenced as forming essential elements.

The Guidelines promote a move away from segregated land use areas (residential, commercial and employment) that have reinforced unsustainable travel in favour of mixed-use neighbourhoods. Ensuring that there is a good mix and distribution of activities around a hierarchy of centres has many benefits in terms of reducing the need to travel and creating active and vibrant places. It states that specific key principles (noted below) should be applied in the preparation of local plans and in the consideration of individual planning applications:

a) *"In city and town centres and at high capacity public transport nodes and interchanges (defined in Table 3.8), development should consist of high intensity mix-use development (residential, commercial, retail, cultural and community uses) that responds in scale and intensity to the level of accessibility. At major transport interchanges, uses should be planned in accordance with the principles of Transport Orientated Development.*
b) *In city and town centres, planning authorities should plan for a diverse range of uses including retail, cultural and residential uses and for the adaption and re-use of the existing building stock (e.g. over the shop living). It is also important to plan for the activation of outdoor spaces and the public realm to promote more liveable city and town centres. Much of this can be achieved though the implementation of urban enhancement and traffic demand management measures that work together to free up space for active travel and create*

spaces that invite people to meet, mingle and dwell within centres.

c) *In areas that are less central, the mix of uses should cater for local services and amenities focused around a hierarchy of local centres that support residential communities and with opportunities for suitable non-residential development throughout.*

d) *In all urban areas, planning authorities should actively promote and support opportunities for intensification. This could include initiatives that support the more intensive use of existing buildings (including adaption and extension) and under-used lands (including for example the repurposing of car parks at highly accessible urban locations that no longer require a high level of private car access).*

e) *It will be important to align the integration of land uses and centres with public transport in order to maximise the benefits of public transport.*

f) *The creation of sustainable communities also requires a diverse mix of housing and variety in residential densities across settlements. This will require a focus on the delivery of innovative housing types that can facilitate compact growth and provide greater housing choice that responds to the needs of single people, families, older people and people with disabilities, informed by a Housing Needs Demand Assessment (HNDA) where possible. Development plans may specify a mix for apartment and other housing developments, but this should be further to an evidence-based Housing Needs and Demand Assessment."*

This audit has regard to these Guidelines which set out the distribution of uses and community infrastructure as being most relevant in the development of new residential areas. These criteria were considered in the development of the comprehensive infrastructure categories applied during the course of the study area audit.

2.1.4 *Planning Design Standards for Apartments: Guidelines for Planning Authorities* (July 2025)

The *Planning Design Standards for Apartments: Guidelines for Planning Authorities* also include specific guidance with respect to childcare provision in the design and development of apartment schemes, as follows:

> *"Notwithstanding the Planning Guidelines for Childcare Facilities (2001), which are subject to review, and which recommend the provision of one child care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development, the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any on-site childcare provision and subject to the factors above, this may also apply in part or whole, to units with two or more bedrooms."*

The document specifies the provision of 1 No. childcare facility (equivalent to a minimum of 20 No. child places) for every 75 No. proposed residential units. The application of this standard is, however, informed by the demographic profile of the area and the existing capacity of childcare facilities.

The estimation of children population and the likely demand for childcare services arising from them has been further detailed in the Audit in Section 4.0.

2.1.5 *Action Plan for Education (Statement of Strategy 2023-2025)*

The Department of Education has operated an *Action Planning Framework* to provide an overview

of the activity associated with the strategic progress of the 2021-2023 strategy and priorities since 2021. The plan sets out key priorities on an annual basis, with the most recent Plan published in September 2023. This Plan translates the strategic priorities to actions and makes progress towards achieving the high-level goals for the Department and the sector. The high-level roadmap of how to achieve the Department's priorities over 2023–2025 are:

1. Enable the provision of high-quality education and improve the learning experience to meet the needs of all children and young people, in schools and early learning and care settings;
2. Ensure equity of opportunity in education and that all children and young people are supported to fulfil their potential;
3. Together with our partners, provide strategic leadership and support for the delivery of the right systems and infrastructure for the sector;
4. Organisational Excellence and Innovation

The *Action Plan for Education (Statement of Strategy 2023–2025)* provides useful insights into the requirements for new schooling infrastructure and the standards to ensure high-quality learning for all students.

2.1.6 The Provision of Schools and the Planning System: A Code of Practice (2008)

The Provision of Schools and the Planning System: A Code of Practice is part of a wider package of initiatives designed to facilitate the provision of schools and schools-related infrastructure within the planning system and in line with the principles of proper planning and sustainable development. The following core objectives aim to provide an effective integration of schools in relation to the planning system:

1. Schools provision should be an integral part of the evolution of compact sustainable urban development and the development of sustainable communities;
2. The provision of any new schools (both primary and post-primary) should be driven by and emerge from an integrated approach between the planning functions of Planning Authorities and the Department of Education; and,
3. Local Authorities, as Planning Authorities, will support and assist the Department in ensuring the timely provision of school sites.

The document provides guidance when assessing future development potential of certain areas and establishing demand for schools. This document states that in some cases it "*may be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated 'feeder' national schools.*"

The Code of Practice stipulates the methodology for forecasting future education demand. Identification of future primary school demands should be based upon:

- *"The anticipated increase in overall population for the city/county plan area over the next nine years (as set out in relevant development or local area plans);*
- *The current school-going population based on school returns;*
- *The increase in school going population, assuming that an average of 12% of the population are expected to present for primary education; and*
- *The number of classrooms required in total derived from the above."*

The Report addresses reasonable estimates of future demand based on the influx of population arising from the proposed development in a manner that is consistent with national and regional estimates sourced by CSO results.

2.1.7 Childcare Facilities: Guidelines for Planning Authorities (2001)

Appendix 2 of the *Childcare Facilities: Guidelines for Planning Authorities (2001)* produced by the Department of Housing, Planning and Local Government state the following with respect to the provision of new communities/larger new housing developments (Paragraphs 2.4 and 3.3.1 also refer to this standard):

> *"Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate [...]*
>
> *The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas."*

This document establishes an indicative standard of 1 No. childcare facility per 75 No. dwellings in new housing areas, where the facility provides a minimum of 20 No. childcare places. However, the guidance acknowledges that other case-specific insights may lead to an increase or decrease in this requirement. Appendix 2 of the Guidelines states that the threshold and level of potential provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of an area.

The results of any childcare needs analysis carried out as part of a County Childcare Strategy should also be considered.

2.2 Regional Planning Policy

2.2.1 Regional Spatial and Economic Strategy for the Eastern and Midland Region

The *Regional Spatial and Economic Strategy for the Eastern and Midland Region* (*'RSES'*) states that Social Infrastructure plays an important role in developing strong and inclusive communities. Section 9.1 of the RSES details that the availability of, and access to, services and facilities, inclusive of healthcare services, education facilities and community/recreational facilities is key to creating healthier places. The RSES includes the following Regional Policy Objectives (RPO) which relate to access to Social Infrastructure and its overall improvement:

RPO 9.14 – *"Local authorities shall seek to support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve."*

RPO 9.18 – *"Support the implementation of local authority Local Economic and Community Plans, in collaboration with Local Community Development Committees (LCDCs) and through the use of spatial planning policies, to seek to reduce the number of people in or at risk of poverty and social exclusion in the Region."*

RPO 9.19 – *"EMRA shall work collaboratively with stakeholders including the wide range of service providers through the LECPs to effectively plan for social infrastructure needs."*

Regarding childcare facilities and schools, the *RSES* states that Local Authorities should consider demographic trends and patterns when carrying out an assessment of the need for Social Infrastructure.

RPO 9.20 – *"Support investment in the sustainable development of the Region's childcare services as an integral part of regional infrastructure to include:*

- *Support the Affordable Childcare Scheme.*
- *Quality and supply of sufficient childcare places.*
- *Support initiatives under a cross Government Early Years Strategy.*
- *Youth services that support and target disadvantaged young people and improve their employability."*

RPO 9.27 – *"In areas where significant new housing is proposed, an assessment of need regarding schools provision should be carried out in collaboration with the Department of Education and Skills and the statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations."*

Section 9.7 highlights that SI should be easily accessible by walking, cycling and public transport. Shared use and co-location of facilities should be encouraged, in order to align service provision, use land more efficiently and facilitate opportunities for further inclusion and community participation.

The RSES has been consulted in this Social Infrastructure Audit to ensure the range of services, community facilities, and standards deemed to improve quality of life are considered.

2.3 Local Planning Policy

2.3.1 South Dublin County Development Plan 2022–2028

The *South Dublin County Development Plan 2022–2028* was adopted on 22nd June 2022 and came into effect on 3rd August 2022. The Development Plan provides the statutory planning policy framework for the growth and development of the County during its lifetime, with an underlying and cross-cutting theme promoting the creation of sustainable, healthy communities where people can access jobs, housing, and services, and enjoy a high-quality of life. A key priority of the *Development Plan* is to create sustainable neighbourhoods, with a range of household types and tenures located in close proximity to community facilities and services. The following Policies and Objectives set out below are in relation to proposed developments and Community and Social Infrastructure Audits.

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

COS7 Objective 1: *To support and facilitate the provision of childcare facilities on well located sites within or close to existing built-up areas, including adjacent to school sites, and within employment*

areas where the environment is appropriate, making provision to encourage sustainable transport, consistent with NPO 31 of the NPF.

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

Community Facilities:
QDP7 Objective 11: *To encourage and foster the creation of attractive mixed-use sustainable neighbourhoods which contain a variety of housing types and tenures with supporting community facilities, public realm and residential amenities, and which are socially mixed in order to achieve a socially inclusive county.*

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

Education:
Policy COS8(a): *Work in conjunction with the Department of Education to promote and support the provision of primary and post-primary schools in the County to reflect the diverse educational needs of communities.*

Policy COS8(b): *Engage with the Department of Education and support the Department's School Building Programme by actively identifying sites for primary and post primary schools at suitable locations, based on forecast need.*

Policy COS9: *Higher Level Education and Further Education Facilities*
Support the development and ongoing provision of higher-level education and further education in the County, and develop Tallaght as a hub for education, cross collaboration and employment to provide further opportunities for the County's workforce.

COS9 Objective 6: *To facilitate increased permeability between TU Dublin Tallaght Campus and the surrounding employment, residential and mixed-use areas.*

Health Care:
Policy COS6: Healthcare Facilities
Support the Health Service Executive (HSE) in their aim to provide access to a range of quality health services, in line with Sláintecare and relative to the scale of each settlement and community, and facilitate other statutory and voluntary agencies, and the private sector in the provision of healthcare facilities and services, including the system of hospital care and the provision of community based primary care facilities appropriate to the size and scale of each settlement.

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

COS6 Objective 2:
To promote healthcare facilities of an appropriate scale to be provided in new communities on a phased basis in tandem with the delivery of housing, in accordance with the phasing requirements of Local Area Plans and approved Planning Schemes and in locations that are accessible by public transport, walking and cycling.

COS6 Objective 3: *To support the provision of appropriately scaled healthcare facilities within existing settlements, in locations that are accessible by public transport and safe walking and cycling infrastructure.*

Sports & Recreation:
COS4 Objective 4: *To support and encourage the co-location and sharing of community and sporting facilities within the County where feasible. (See also COS8 Objective 8).*

COS4 Objective 5: *To support the provision of formal and informal play areas with appropriate equipment and facilities, incorporating nature-based play opportunities across the County, ensuring that the needs of differing age groups and abilities are accommodated.*

COS4 Objective 6: *To facilitate the provision of appropriately scaled children's play facilities and teen space facilities at suitable locations across the County within existing and new residential development.*

Open Space:
Policy COS5: Parks and Public Open Space – Overarching
Provide a well-connected, inclusive and integrated public open space network through a multifunctional high-quality open space hierarchy that is accessible to all who live, work and visit the County.

COS5 Objective 1: *To support a hierarchy of multi-functional, accessible parks and public open spaces across the County in line with Table 8.1, based on existing populations and planned growth in accordance with the overall standard of 2.4ha per 1,000 population.*

These are the key community infrastructure policies for consideration as set out in the Development Plan.

2.3.2 Tallaght Local Area Plan 2020

The subject site is located within the *Tallaght Town Centre Local Area Plan 2020–2026* ('LAP') environs, as such this LAP is a key reference point. The LAP states:

> *"It is the policy of the Council to promote Tallaght as the priority location for regional level community and social infrastructure in the County. In addition, South Dublin County Council will facilitate the expansion and enhancement of existing community facilities and to facilitate the provision of a range of new community facilities in tandem with population growth to meet the needs of future residents of Tallaght (Objective CF 1)."*

The following objectives are noted from the Local Area Plan:

Childcare Facilities:
"It is policy of the plan to facilitate the sustainable development of good quality and accessible early childhood care (early years and general childcare both home based, and centre based) and education

infrastructure (Objective CF 4)."

The Tallaght Local Area Plan 2020 indicates that the long-term potential unit growth for the combined LAP area would generate a requirement for 740 childcare spaces in the future (Town Centre [270 spaces], Cookstown [360 spaces], Village [10 spaces], Broomhill [100 spaces]). The plan notes that all new residential developments and particularly those in excess of a 10-minute walk-time 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.

Community Facilities:
"It is an objective of the LAP to provide for 1 no. new community space per 5,000 population growth (delivery of c.2,000 units) in the Centre or Cookstown neighbourhoods. The demand for, and delivery of, this facility to be assessed once 1,500 units have been permitted in the Centre and Cookstown neighbourhoods. 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 (Objective CF 11)."

Education:
"It is the policy of the Council to work in conjunction with the relevant educational authorities to promote and support the provision of primary and post-primary schools in the County. It is an objective of the plan to facilitate the development of a post primary school within the town centre and primary schools in tandem with population growth (Objective CF 2)."

Health Care:
"It is policy of the plan to support and encourage the expansion of healthcare services at Tallaght Hospital, liaise with the Health Service Executive (HSE) to ensure that the scope of services provided are adequate to meet identified local service gaps and to support the provision of healthcare services in Tallaght Town Centre to cater for the future needs of the projected population in the area (Objective CF 5)."

Sports & Recreation:
"It is policy of the Council to support and facilitate the expansion of Tallaght Stadium and encourage a wide range of uses and events including the development of all-weather playing facilities and expansion of recreational facilities in Tallaght Town Centre (Objective CF 7)."

Other:
"It is the policy of the Council to ensure the recommendation of the Social Infrastructural Audit (SIA) are implemented (Objective CF 12)."

The LAP also includes a Social Infrastructure Audit within 'Appendix 4' which aims 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."* Using this document as a basis, we have prepared this Social Infrastructure Assessment to support the proposed development.

Each of the relevant National, Regional and Local Guidelines and Policy Documents outlined above have been consulted in the development of this Social Infrastructure Audit to review the existing capacity of community facilities within the Study Area.

3.0 DEMOGRAPHIC ASSESSMENT

To fulfil the strategic priorities of South Dublin County Council, it is essential that all areas have a strong sense of community, provide access to natural surroundings, and are well integrated with essential services, public amenities and open spaces. This will contribute to fostering a healthy, resilient and sustainable community. To gain insights into the specific requirements of the local residents, an in-depth examination of the demographic features of both the Study Area and the broader South Dublin County has been conducted using data from the Census of 2016 and 2022. This analysis aims to identify the significant traits of the local population.

The demographic profile of the area was examined using the latest available data from the CSO website. The scope of the assessment is determined by overlaying the 2 km radius buffer zone over the subject site and assessing the relevant spatial unit in demographic analysis. For the subject site, the CSO Small Area (SA) Statistical Unit (as outlined in purple in Figure 3.1) was selected as the optimal measurement of local level demand. The Study Area selected refers to the aggregated data of 183 No. Small Area statistical units. Specifically, the study reviews the population's age profile, education attainment and economic status, to best understand the needs of the population regarding social and community facilities. This Study Area (based on the CSO Settlement Area) is also compared to wider trends within South Dublin County.

Figure 3.1: Extent of Demographic Study Area Comprising 183 No. CSO Defined Small Area Population Statistics of Tallaght

(Source: CSO, 2022, and Thornton O'Connor Town Planning, 2025)

3.1 Population and Age

According to Census 2022 findings, Ireland's population reached 5,149,139 in April 2022 – representing growth of 8.1% from the previous Census in 2016. South Dublin's population stood at 278,767 in 2022, an increase from 2016 of 8.0%, or just over 22,000 people. The County hence accounts for 5.8% of Ireland's population. South Dublin's population is expected to continue to grow with the *South Dublin County Development Plan 2022–2028* forecasting a total population of 325,285 or an additional 24,210 persons by 2028, which is consistent with the NPF Roadmap and RSES Appendix B (high) (+8.0% versus 2022).

Further breakdowns show that 26.7% of the South Dublin's population was under 18 years old in 2022, while 120,667 people (40.1%) were under 30 years. This compares to 27.9% of the population under 18 years old and 28.2% under 30 years old in 2016. The number of people aged 65 years and over continues to grow. This age group increased by 28.8% to 39,834 in South Dublin, and by 22% to 776,315 at a national level since 2016. Notably, while the population aged 0-14 years old only marginally decreased since the last Census (by 99 No. children or -0.2%), the population aged 0-6 years old decreased by 13.1% or 4,283 persons, indicating a decline in birth rates in the county.

Area	Population, 2016	Population, 2022	2016-2022 Change (Number)	2016-2022 Change (%)
South Dublin County	278,767	301,075	22,308	8.0%
Study Area - 2 kilometre	56,205	56,295	90	0.2%

Table 3.1: Population Change 2016-2022

(Source: CSO, 2022)

Over the same period, the population within the Study Area grew at a much lower rate, increasing by just 90 persons (0.2%). Analysis of CSO data (Table 3.2) illustrates a strong representation of working age population within the 20–64 age groupings, with 57.2% of the total resident population classified within these age cohorts. The 20–49 age cohort further highlights this concentration of younger professionals, with 42.7% of the total population classified in this group. The area had an average age at 38.3 years which is in close alignment with South Dublin County. Some 19.2% of the population is aged under 14 years old, with a lower proportion (17.2%) aged over 65 years old.

Age Cohort	Study Area 2016 (Number)	Study Area 2016 (% Total)	Study Area 2022 (Number)	Study Area 2022 (% Total)
0-4	4,194	7.46%	3,210	5.70%
5-9	4,101	7.30%	3,675	6.53%
10-14	3,490	6.21%	3,926	6.97%
15-19	3,358	5.97%	3,566	6.33%
20-24	3,416	6.08%	3,370	5.99%
25-29	4,367	7.77%	3,346	5.94%
30-34	5,168	9.19%	4,181	7.43%
35-39	5,004	8.90%	4,695	8.34%
40-44	3,678	6.54%	4,678	8.31%
45-49	2,935	5.22%	3,758	6.68%
50-54	2,578	4.59%	2,952	5.24%

Age Cohort	Study Area 2016 (Number)	Study Area 2016 (% Total)	Study Area 2022 (Number)	Study Area 2022 (% Total)
55-59	3,024	5.38%	2,519	4.47%
60-64	3,487	6.20%	2,719	4.83%
65-69	3,414	6.07%	3,140	5.58%
70-74	2,046	3.64%	3,234	5.74%
75-79	1,027	1.83%	1,951	3.47%
80-84	537	0.96%	864	1.53%
85+	381	0.68%	511	0.91%
Total	56,205	100.00%	56,295	100.00%

Table 3.2: Number and Percentage of the Total Population each Age Cohort 2016-2022

(Source: CSO, 2022)

In terms of cohort stability, the working age population has remained broadly the same in the period since 2016, but has decreased by 3.3% (1,231 persons). The population in older cohorts has increased significantly with persons aged 65+ growing by 2,295 persons since 2016. Despite the relatively low level of population growth in the overall catchment, there are 1,263 fewer children aged under 7 years of age currently residing there than in 2016. Lower concentrations of population in younger age groups would indicate an decreasing demand for facilities and services such as childcare and sport and recreation. It also indicates reduced demand for schooling and childcare infrastructure into the future. A higher than average proportion and increasing population in older age groups indicate an increased demand for infrastructure, housing options and health facilities and aged care in the Study Area.

3.2 Household Composition

The Study Area predominantly consists of family houses with 80.4% of dwelling units in 2022 registered as such. Some 58.2% of households are owner-occupied, with just 17.3% of households privately rented, and the remaining a further 19.9% socially rented. The average household size in 2022 was 2.85 persons per household, which was lower the average for South Dublin County (2.97 persons per household). Some 18.7% of all households consist of 1 No. person, with a further 29.9% consisting of 2 person households, and nearly a third of all households (30.6%) consisting of 4 No. or more persons living together (Table 3.3). Both South Dublin County and the Study Area have a similar profile of persons per household.

Household Type	Study Area Households 2022	South Dublin County Households 2022
1 Person Households	18.7%	17.3%
2 Person Households	29.9%	26.9%
3 Person Households	20.7%	20.2%
4 Person Households	17.0%	20.2%
5+ Person Households	13.7%	15.3%
Total	100.0%	100.0%

Table 3.3: Persons Per Household in the Study Area and South Dublin County – 2022

(Source: CSO, 2022)

The vast majority (70.6%) of all households in the area contain children headed by either a single or dual-parent household. Compositional data indicates that 6.6% of all households contain

Single persons living alone, with a further 7.2% consisting of 'non-related' persons living in Group Accommodation (Shared). Some 21.8% of all households are classified as 'retired' or 'empty nest' indicative of mature neighbourhoods. Taken collectively, the data suggests that the unit composition of the catchment area largely consists of married couples with children living in single family dwellings.

3.3 Education

The largest proportion of residents in the catchment had completed 'Secondary' education (37.4%) in 2022. When compared to the county and state the levels of higher educational attainment in the catchment area are underperforming. While 'Third Level' attainment reached 33.6% in 2022, the county rate was 40.1%. It should be noted that a further 5.4% of the population have also completed 'Post-Graduate Education or Higher' at the time of the Census, compared to 11.9% in South County Dublin, and just 3.0% were recorded as having 'No Formal Education'. Taken together, these figures indicate an increasingly well-educated population in the Study Area, but still lags behind the performance in the wider county and nationally.

Education Level	Study Area	% of Total	South Dublin County	% of Total
No Formal Education	1,120	3.0%	4,357	2.3%
Primary Education	4,539	12.2%	14,401	7.5%
Secondary Education	13,931	37.4%	61,041	32.0%
Third Level Education (Any Level)	12,531	33.6%	76,425	40.1%
Postgraduate or Higher	2,015	5.4%	22,704	11.9%
Not Stated	3,134	8.4%	11,866	6.2%
Total	37,270	100.0%	190,794	100.0%

Table 3.4: Population Aged 15+ Years by Highest Level of Education Completed in South Dublin County and the Study Area – 2022

(Source: CSO, 2022)

3.4 Affluence and Deprivation

The purpose of an affluence and deprivation index is to assess social conditions using a single indicator. The Pobal HP Deprivation Index (2022) is used by public bodies across Ireland to identify potentially disadvantaged communities and target investment/policy to improve the quality of life and access to opportunities for those living in them. The subject site is located in an area (based on Small Areas) that is classified in aggregate as 'Marginally Below Average'. This profile is highly contrasted spatially, with areas closer to the subject site (Tallaght Town Centre) classified as 'Marginally Above Average', while areas closer to Jobstown or Oldbawn are largely classified as 'Marginally Below Average' or 'Disadvantaged'. The profile suggests a need to provide for a diverse mix of social and community infrastructure to cater for both needs. The aggregate scoring of 'Marginally Below Average' indicates that the area has lower than average educational attainment, higher levels of unemployment, high age dependency, higher rates of disability, etc. relative to other parts of the country.

3.5 Employment

The economic profile, based on Census 2022, indicates a young population with a large cohort of the population in the 20-49 age cohorts. The area continues to have an active workforce age bracket, with a high proportion of the population at work. The majority of the population over 15 years of age are categorised as 'At Work' in 2022 (52.8%). The percentage of people unemployed in the area is marginally higher (6.9%) than South County Dublin (5.5%). The number of people retired in the Study Area is smaller (17.8%) to that of South County Dublin (14.6%). The percentage of students (9.1%) in the Study Area is also marginally lower than the percentage of students in South County Dublin (10.9%).

Commuting patterns indicate that over half of all residents of South County Dublin who work, work outside of the county. The Tallaght area would be classified as a large employer in the county with some 27,143 No. persons working within the 2km catchment. The daytime population of the Study Area was registered at 66,161 No. persons in 2016. This refers to those persons that are typically located within the area during the daytime hours for school, work or living and not leaving for work. Those working in the area largely do so in either 'Education, Human Health and Social Work Activities' (25.3%), 'information and communication, financial' (13.6%), or 'wholesale, retail trade' (23.5%). Given these employment opportunities the Study Area will continue to attract population of working age.

3.6 Religion, Transport and Diversity

Within the Study Area, 13.8% of the population identify as 'Not Religious' with the remaining 78.0%[1] identifying as religious and likely have some need for religious place of worship. Equally, ensuring there is adequate SI to help diverse communities feel included and empowered is critical. The Study Area has a comparably large international community with 19.5% of the local population born outside of Ireland.

A minority (36.9%) of the resident population rely on green modes of transport for daily activities, with 'Bike' (2.6%), 'Walking' (19.4%), and 'Public Transport' (14.9%) making up a small portion of total transportation trips. Daily commuting patterns show 54.6% of trips to work/school are under 30 minutes, with just 8.1% indicating a travel time of over an hour. Trips by 'Private Car (Driver or Passenger)' constitute the majority (44.1%) of all daily movements indicating a car-dependent community. Only 18.4% of households do not access to a Car with 29.8% of all households having 2 or more Cars.

3.7 Summary

The majority of the population in the catchment of the Study Area are living in lower density family housing estates. They are more likely to live in owner-occupied family houses, rather than private or socially renting, than recorded nationally. Population growth in the catchment has been stagnant over the past 6 years, increasing by just 90 No. persons, living within the 366 No. new units recorded as completed since 2016. This population growth to new unit occupancy rate is in line with the reducing average household size identified in the catchment over the period (down from 2.93 persons per household in 2016). The population has a higher than average ethnic diversity, with an above average number of residents from Poland, EU accession countries

[1] 3.4% of the population did not state their religion in 2022, which constitutes the remaining percentage value.

and countries outside of Europe, aligning with a lower than average proportion of persons stating their country of birth as Ireland. The resident population in the area is heavily reliant are car-based transportation for all daily movements.

The population of the Study Area is characterised by a young population within the active workforce age bracket, and a large minority are young families with children. The population aged over 65 years of aged has increased significantly since 2016 with this trend likely to continue into the future. Jobs in the catchment reflect the major employers in the area (civil service, hospital, schools and retail) requiring a mix of lower skilled residents and those with higher educational attainment. The resident population of the catchment has a below average rate educational attainment with a mix of strong mix of higher skilled residents but also a sizable lower skilled workforce. The area is classified as 'Marginally Below Average' in terms of affluence and deprivation, signifying lower than average rates of educational attainment and employment, less stable family structures, and usually indicate lower disposable income, higher demand for SI with less social mobility and means to travel to access them.

The demographic assessment indicates that a higher proportion of community facilities may be required for the working population and families with school-aged children in this area than other demographic groups. Moreover, it is important to note the shifting old age dependency rate with significant growth visible in older age cohorts indicating a need for more health and community infrastructure catering to their needs.

4.0 FACILITIES AUDIT

As stated previously, the subject site, which measures 1.19 Ha in area, is situated to the north-east of Tallaght Shopping Centre in Tallaght Town Centre. The site is bounded by Belgard Road to the east, Blessington Road to the north, Belgard Square East to the west and a McDonald's drive through restaurant to the south. The site is situated adjacent to several high capacity transport links such as the Luas Red Line, and the No. 27 bus route on Blessington Road. In addition several new routes and improved routes are proposed as part of the Bus-connects project. The site is also close to many public facing facilities such as The Square, Tallaght Hospital, SDCC offices, TU Dublin and many local Belgard Road is a primary transport route incorporating cycleways while Blessington Rd and Belgard Square East or tertiary routes. There is also a pedestrian route to the south of the site connecting the main retail areas to the west with the site.

The Study Area for this assessment is defined by a 2 km radius of the subject site, which is considered accessible to future residents of the proposed development. This 2km distance is also aligned with the relevant spatial area defined within the Social Infrastructure Audit carried out by South Dublin County Council for the latest *Tallaght Town Centre Local Area Plan* in 2020, and directly relevant to assessing future needs of the settlement of Tallaght.

.

The survey identified a large range of community facilities within the Study Area. Some 109 No. social infrastructure facilities were identified as part of this Audit within a radius of 1 km of the subject site (92 No. excluding schools and childcare), with that figure increasing to 259 No. social infrastructure facilities located within 2 km of the subject site (194 No. excluding schools and childcare).

Category	Facility Type
Education and Training Services	Primary, Post-Primary, Third Level, Further Education, Other Lifelong Training Centres
Childcare Facilities	Registered Childcare Facilities Incl. Full Day, Part-Time and Sessional Services
Social, Community and Cultural Facilities	Community Centres, Libraries, Senior and Youth Centres, Post Offices, Banks and Credit Unions, Museums, Galleries, Theatres, Cinemas, Music Venues, Historical Cultural Sites
Healthcare and Emergency Services	Hospitals, Health Centres, Primary Care Centres, Doctors and Specialty Clinics, Dental, Physiotherapy, Counselling, Optician, Pharmacy, Garda Stations, Fire Stations
Open Space and Recreation	Parks, Playing Pitches, Playgrounds, Sports Centres and Clubs, Leisure Centres, Gyms and Training Facilities, Swimming Pools
Religious Institutions	Areas of Worship, Churches, Cemeteries
Retail Centres and Services	Convenience Retailing, Other Relevant Retail

Table 4.1: Community Infrastructure Categories Applied to Audit

(Source: Thornton O'Connor Town Planning, 2025)

Figure 4.1: Principal Study Area

(Source: Bing Maps, Annotated By Thornton O'Connor Town Planning, 2025)

4.1 Education Facilities

A Schools Demand Assessment has been carried out to examine the capacity of existing primary and post-primary school facilities located in the vicinity of the subject site, alongside the demographic demands, to understand the direction of demand and the resulting need for additional schooling infrastructure in the future.

A methodology for the assessment of educational facilities and schools has been developed in accordance with the directions provided in planning policy, and it involves the following steps:

1. Defining a Study Area using relevant Department of Education and Skills spatial jurisdictions (Tallaght School Planning Area [SPA]);
2. A demographic and socio-economic evaluation of the composition of population within the relevant local study area;
3. Determining the extent and provision of existing educational facilities and schools within the relevant local study area; and
4. Estimating the level of demand for schools that may arise from the development proposal.

In accordance with current guidelines, the following Section provides an examination of local need for educational facilities at the subject site and its wider surroundings. Accordingly, the latest data was obtained from the Department of Education and Skills, Primary Online Database (POD)[2] and the National School Census, for existing educational facilities in the locality. Reporting also provides detail on the current and future capacity of existing and planned schools in the area. The aim of this assessment is to establish projected demand for school places within the existing schools network generated by the proposed development.

[2] Department of Education and Skills – National School Annual Census for 2023/2024, which is returned via the Primary Online Database (POD). This includes both the Census and the Special School Annual Census. Only schools aided by the Department of Education and Skills are included in this list. Data was published December 2024 and is the latest available as of February 2025.

Figure 4.2: Map of Subject Site, and School Facilities within the Catchment Area

(Source: Google Maps API, DES, Thornton O'Connor Town Planning, 2025)

4.1.1 *Primary Schools*

The 18 No. existing primary schools identified within the Tallaght School Planning Area (SPA) held a combined enrolment of 5,175 No. students during the 2024/2025 school year as per the Department of Education and Skills (DES) records. All schools identified are co-educational (mixed) schools. The primary school that is located nearest to the subject site (St Mary's National School – identified in blue in Table 4.2) held a co-educational enrolment of 323 No. students in 2024/2025, and has experienced a 16.5% (64 No. students) reduction in student numbers over the past 10 year period (Table 4.3).

Supplementary to the enrolment information acquired from the DES, a review of the schools' websites and the 2025/2026 Schools' Admission Notice was carried out in February 2025 by Thornton O'Connor Town Planning to ensure that available spaces in classes are captured in this Audit. Table 4.2 provides a detailed breakdown of this available capacity per school. As per Section 63 of the *Education (Admissions to School) Act 2018*[3], schools are required to publish an Annual Admissions Notice each year with key information about the annual admissions process. This review helped determine the trend in schools for admitting students into the classes each year. For the 2025/2026 academic year, the Admissions Notices for primary schools indicated a total enrolment capacity of 1,069 No. students in the catchment (1,047 No. spaces for Junior Infants, and 22 No. spaces for Other Years). These 1,069 No. places refer to the places made available each academic cycle resulting from graduating students, rather than any additional capacity to the overall schooling infrastructure. Where schools have not provided sufficient information on their intake for the next academic year, these have been assumed to be zero.

No.	Roll No.	School Name	Distance from Site (km)	Females	Males	2024-2025 Enrolment	Available Capacity per School Websites (2025/26)		
							Junior Infants	Other Years	Total
1	18411U	ST MARYS SCHOOL	0.8	151	172	**323**	56	0	56
2	19390U	ST MARKS SEN NS	1.2	249	243	**492**	127	2	129
3	19465C	ST KEVINS BOYS	1.5	0	277	**277**	54	0	54
4	19466E	ST KEVINS GIRLS	1.5	253	0	**253**	28	1	29
5	19472W	ST MARKS JUNIOR MIXED	1.1	218	246	**464**	110	6	116
6	19502F	SCOIL AENGHUSA JUN NS	1.6	83	90	**173**	51	0	51
7	19541P	BELGARD HEIGHTS N S	1.5	168	213	**381**	44	5	49
8	19556F	ST KILIANS JUNIOR SCHOOL	2	143	146	**289**	84	1	85
9	19576L	S N AENGHUSA	1.5	103	102	**205**	37	0	37
10	19577N	SCOIL IOSA	2	51	52	**103**	19	0	19
11	19582G	TALLAGHT COMMUNITY NATIONAL SCHOOL	1.6	59	83	**142**	26	0	26
12	19702N	ST THOMAS JUNIOR N S	2.6	152	156	**308**	55	0	55
13	19765O	ST THOMAS SENIOR N S	2.5	186	171	**357**	96	0	96
14	19782O	ST BRIGIDS N S	2.3	126	86	**212**	51	2	53
15	19834H	ST AIDANS NS	2.3	119	126	**245**	44	0	44
16	19893A	ST KILIANS SENIOR N S	1.9	142	138	**280**	75	1	76
17	20173T	ST ANNES PRIMARY SCHOOL	1.5	148	163	**311**	56	0	56
18	20422O	Scoil Aoife CNS	3.2	186	171	**357**	34	4	38

[3] Section 62 of this Act requires that, from 1st February 2020, Boards of Management have 3 No. months to revise their Admission Policies in line with the commenced provisions of the Act.

No.	Roll No.	School Name	Distance from Site (km)	Females	Males	2024-2025 Enrolment	Available Capacity per School Websites (2025/26)		
							Junior Infants	Other Years	Total
Total				2,537	2,635	5,172	1,047	22	1,069

Note: Where there was no information on the number of spaces made available, we have assumed that the capacity is 0.

Table 4.2: Recorded Enrolments for Primary Schools

(Source: DES, 2024, and Individual School Admission Notices, 2025)

Table 4.3 below provides information on each of the primary schools, inclusive of their enrolment numbers for the previous 10 No. academic years (2014–2015 to 2024–2025). The overall enrolment figure associated with the 18 No. primary schools within the catchment has decreased over the past 5 No. years (287 No. fewer children, -5.3%), and 10 No. years periods (323 No. fewer children, -5.9%). Some 12 No. of the 18 schools identified in the SPA have experienced notable decrease in student population over the past 5 and 10 year periods. The bulk of student population growth was experienced by Scoil Aoife CNS (which opened in to serve new communities in Citywest in 2014). Given the level of enrolment decrease it is judged that the primary school infrastructure within the SPA has enough capacity to accommodate increases in the population of the area into the future. It is also in alignment with demographic projections on reduced enrolment demand for primary schools in Dublin from 2024 onwards, discussed in greater detail in Section 4.1.3 of this report.

SPA Catchment		Enrolment Year			Historic Change	
Roll No.	School Name	14/15	19/20	24/25	5-year	10-year
18411U	ST MARYS SCHOOL	387	315	323	-18	-64
19390U	ST MARKS SEN NS	523	515	492	-37	-31
19465C	ST KEVINS BOYS	308	347	277	-57	-31
19466E	ST KEVINS GIRLS	294	277	253	-43	-41
19472W	ST MARKS JUNIOR MIXED	576	469	464	-42	-112
19502F	SCOIL AENGHUSA JUN NS	228	194	173	-41	-55
19541P	BELGARD HEIGHTS N S	385	405	381	-23	-4
19556F	ST KILIANS JUNIOR SCHOOL	284	285	289	15	5
19576L	S N AENGHUSA	192	232	205	-28	13
19577N	SCOIL IOSA	87	111	103	-16	16
19582G	TALLAGHT COMMUNITY NATIONAL SCHOOL	90	72	142	64	52
19702N	ST THOMAS JUNIOR N S	419	345	308	-54	-111
19765O	ST THOMAS SENIOR N S	446	376	357	-42	-89
19782O	ST BRIGIDS N S	304	217	212	-14	-92
19834H	ST AIDANS NS	323	269	245	-47	-78
19893A	ST KILIANS SENIOR N S	207	257	280	20	73
20173T	ST ANNES PRIMARY SCHOOL	435	356	311	-66	-124
20422O	Scoil Aoife CNS	7	277	357	142	350
Total		5,495	5,459	5,172	-287	-323

Table 4.3: Existing Primary Schools: Enrolment Figures 2014–2015 to 2024–2025

(Source: DES, 2024)

There are 3 No. special education schools located within the Tallaght SPA catchment (Table 4.4), that held an enrolment of 128 No. students in the 2024–2025 academic year. For the 2025/2026 academic year, the Admissions Notices for special schools indicated a total enrolment capacity of

27 No. students in the catchment. Table 4.5 indicates that the enrolment figures for the special education school in the area have remained generally consistent from the 2020–2021 academic year to the 2024–2025 academic year, although the total enrolment increased by 5 No. students in the latest academic year.

School	Roll No.	2020–2021	2021–2022	2022–2023	2023–2024	2024–2025	Available Capacity per School Websites (2024/25)
The Adelaide and Meath Hospital	19207D	8	10	12	12	10	0
ST JOSEPHS SPECIAL SCH	19520H	85	84	85	85	88	26
ABACAS Special School for Children with Autism	20378O	30	30	30	30	30	1
Total		123	124	127	127	128	27
							27

Table 4.5: Existing Special Education School: Enrolment Figures 2020–2021 to 2024–2025

(Source: DES, 2024 and Individual School Admission Notices, 2025)

4.1.2 Post-Primary Schools

There was 6 No. post-primary school identified within the Tallaght School Planning Area which held a co-educational enrolment of 3,891 No. students during the 2024–2025 school year, as per the Department of Education and Skills (DES) records. The post-primary school that is located nearest to the subject site (St Marks Community School – identified in blue in Table 4.6) held a co-educational enrolment of 924 No. students in 2024/2025, and has experienced a 5.7% (50 No. students) increase in student numbers over the past 10 year period (Table 4.7).

Supplementary to the enrolment information acquired from the DES, a review of the schools' website and the 2024/2025 Schools' Admission Notice was carried out in February 2025 by Thornton O'Connor Town Planning to ensure that available spaces in classes are captured in this Audit. Table 4.6 provides a detailed breakdown of this available capacity. As per Section 63 of the *Education (Admissions to School) Act 2018*, schools are required to publish an Annual Admissions Notice each year with key information about the annual admissions process. This review helped determine the trend in the school for admitting students into the classes each year. For the 2025/2026 academic year, the Admissions Notice for the post-primary school indicated a total enrolment capacity of 795 No. students (771 No. spaces for First Years, and 24 No. spaces for Other Years). These 795 No. places refer to the places made available each academic cycle resulting from graduating students, rather than any additional capacity to the overall schooling infrastructure.

No.	Roll No.	School Name	Distance from Site (km)	Females	Males	2024-2025 Enrolment	Available Capacity per School Websites (2025/26)		
							First Years	Other Years	Total
1	70021D	Coláiste de hÍde	1.8km	145	122	267	50	0	50
2	70141N	Mount Seskin Community College	2.8km	162	165	327	72	0	72
3	76293U	Kingswood Community College	1.9km	449	533	982	180	12	192
4	91332O	St Marks Community School	1.3km	466	458	924	190	0	190
5	91335U	Tallaght Community School	2.1km	437	392	829	154	0	154
6	91338D	St Aidan's Community School	2.8km	274	288	562	125	12	137
Total				1,933	1,958	3,891	771	24	795

Table 4.6: Recorded Enrolments for Post-Primary School

(Source: DES, 2024, and Individual School Admission Notice, 2025)

Table 4.7 provides an overview of the post-primary school within the catchment, inclusive of their enrolment numbers according to data published by the DES for the academic years 2014–2015 to 2024–2025. The overall enrolment figure associated with the 6 No. post-primary schools in the catchment area has increased during this period from 2,744 No. to 3,891 No. pupils; 1,147 No. additional pupils (41.8%). The bulk of student population growth was experienced by Kingswood Community College (which opened in to serve new communities in Tallaght in 2016). This indicates a continued growth in demand for post-primary school infrastructure within the catchment.

SPA Catchment		Enrolment Year			Historic Change	
Roll No.	School Name	14/15	19/20	24/25	5-year	10-year
70021D	Coláiste de hÍde	321	299	267	-32	-54
70141N	Mount Seskin Community College	294	325	327	2	33
76293U	Kingswood Community College	-	522	982	460	982
91332O	St Marks Community School	874	834	924	90	50
91335U	Tallaght Community School	789	765	829	64	40
91338D	St Aidan's Community School	466	438	562	124	96
Total		2,744	3,183	3,891	708	1,147

Table 4.7: Historic Change in Enrolment (Post-Primary) in Recent 5- and 10-year Period

(Source: DES, 2024)

4.1.3 Further Education

Third-level education in the Republic of Ireland includes all education after second level, encompassing higher education in universities and colleges and further education on Post Leaving Certificate (PLC) and other courses. There are a number of third level institutes in the surrounding area which include:

- Technological University Dublin's Tallaght Campus is located c.300 m east of the subject site. The university was formed by the amalgamation of three existing institutes of technology in the Dublin area – Dublin Institute of Technology, Institute of Technology, Blanchardstown, and Institute of Technology, Tallaght. TU Dublin now has over 3,000 staff and a student

population of 28,500. Its ethos focuses on an entrepreneurial and industry approach, with extensive collaboration with industry for research and teaching.

- Tallaght Training Centre form part of the Dublin and Dun Laoghaire Education and Training Board (DDLETB) which serves the three County areas of Dun Laoghaire-Rathdown, Fingal and South Dublin. The Centre offers a range of day and night courses for individuals to improve their job prospects or return to education. Located at the DDLETB Tallaght Training Centre Cookstown Industrial Estate, Third Ave, Tallaght, Dublin 24.
- Given the highly accessible nature of the site other large scale universities such as Trinity College and University College Dublin are conveniently accessible via public transport (Luas and Bus respectively). It is clear that Tallaght is well served by all education facilities.

4.1.4 Future Demand Analysis

4.1.4.1 Demographic Growth Projection

In November 2021, the Department of Education and Skills (DES) reported that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2019, and will fall gradually to a low point in 2033 (see Figure 4.3), in line with revised migration and fertility assumptions for the country as a whole. The latest statistical release[4] by the DES in this respect states:

> *"Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,716). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F2[5] scenario will reach a low point of 440,551 by 2033. This is 120,860 lower than today's figure. Enrolments will rise again thereafter and are projected to stand at 474,888 by 2040, a rise of some 34,300 over the seven years 2033 to 2040."*

The study also concluded that post-primary school enrolments, however, will continue to rise in the short-term and will likely reach peak enrolment levels in 2024 (see Figure 4.4). The DES Report[6] states:

> *"Enrolments in post-primary schools have risen by 26,923 (8%) over the past five years and are projected to continue rising over the short term. Under M1F2 they are projected to peak in 2024 with 408,794 pupils, some 29,610 higher than in 2020."*

[4] Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021–2040* (DES, November 2021), pg. 6.
[5] The CSO's Regional Population Projections utilise six variant scenarios with relative assumptions in relation to regional fertility, mortality trends and external migration from and to each region. The Department of Education and Skills anticipates that M1F2 is the most likely scenario regarding migration and fertility, which encompasses the assumption of high migration and low fertility falling from 1.8 to 1.6 by 2031.
[6] Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021–2040* (DES, November 2021), pg. 11.

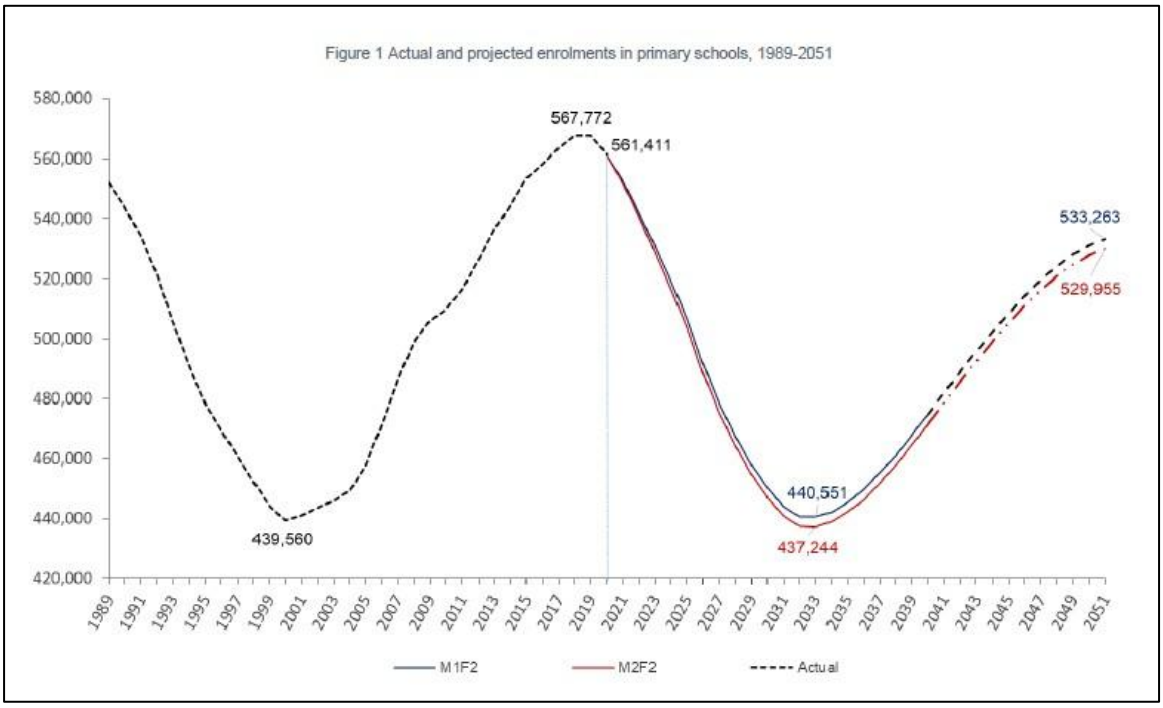


Figure 4.4: **Actual and Projected Enrolments in Primary Schools, 1989–2051, Organised by Growth Projection Scenarios Created by the CSO**

(Source: **DES, 2021)**

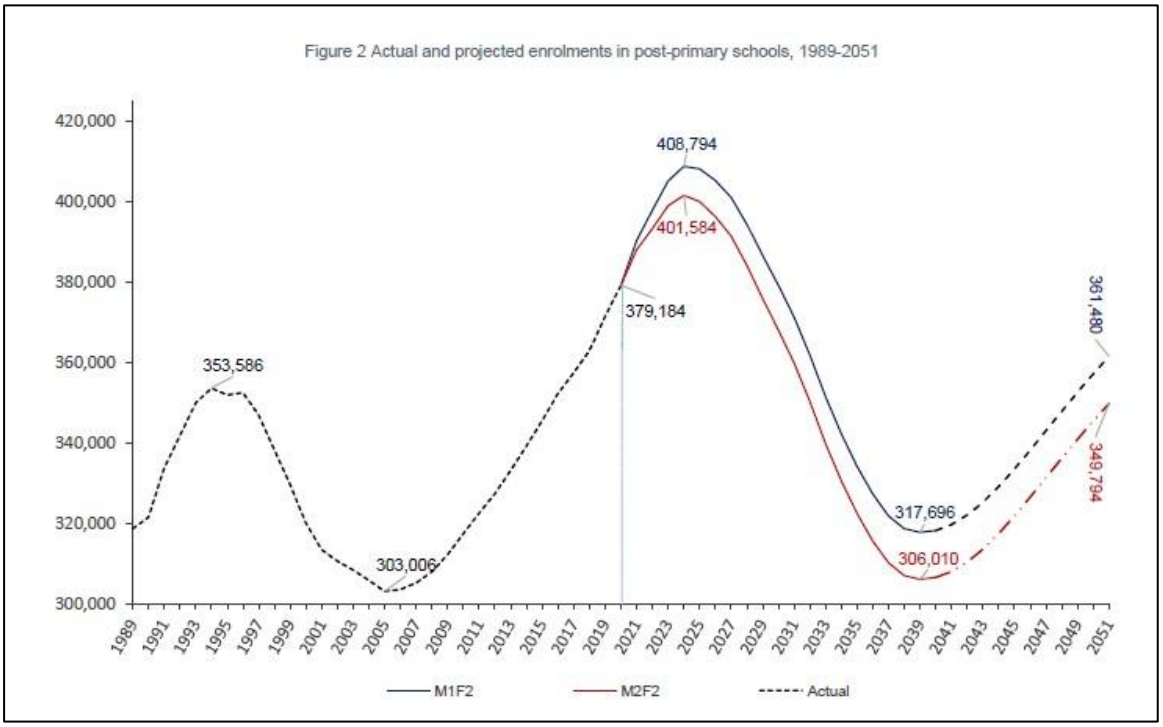


Figure 4.5: **Actual and Projected Enrolments in Post-Primary Schools, 1989–2051, Organised by Growth Projection Scenarios Created by the CSO**

(Source: **DES, 2021)**

4.1.4.2 *Potential Impact on Catchment Schools*

Using the projected enrolment figures[7] for the Dublin Region, as set out in the Department of Education and Skills' *Projections for Full-Time Enrolment: Primary and Second Level, 2021–2040*, the study can extrapolate future enrolment for the 2028/2029 academic year for the catchment. The 2028/2029 academic year has been selected in this study as the year the proposed development should be completed and occupied. The Report projects the enrolment figures in primary schools within the Dublin Region to drop by 10.1% between the academic years 2024/2025 and 2028/2029 (4 year period). Applying this future projection figure to the current enrolment figures within Tallaght it is estimated that enrolments in the 18 No. primary schools identified in the Assessment are set to reduce by 522 No. spaces by the 2028/2029 academic year.

At the post-primary level, the Report projects the enrolment figures to increase marginally by 0.5% between the 4 academic years from 2024/2025 to 2028/2029. This would result in an increase of 19 No. children in the 6 No. post-primary school identified within the catchment by the 2028/2029 academic year. We note that the indicative change figures provided are an estimate of potential enrolments is based on the regional population projections included in the DES Report[8] and do not represent localised values.

Catchment	Enrolment Year			
	24/25	28/29	% Change Estimate	Change
Primary Schools (18)	5,172	4,650	-10.1% decrease	-522
Post-Primary Schools (6)	3,891	3,910	+0.5% increase	19

Table 4.9: Projected Enrolment Trends – 2025 to 2029

(Source: Thornton O'Connor Town Planning, 2025)

4.1.4.3 *Projected Demand Generated by Proposed Development*

The proposed development will comprise 199 No. units, of which 150 No. units can reasonably accommodate families with children. For this assessment, Senior Living accommodation has been excluded from the calculations. The average household size in the Study Area recorded by the 2022 Census was 2.85 No. persons per household, which generates a total indicative population of 428 No. persons when applied to the proposed development.

The average number of children per family recorded in the State in Census 2022 was 1.34 No. children[9], which generates an indicative population of 201 No. children (between the ages of 0–18 years) when applied to the number of units that can accommodate families within the proposed development. Of this figure, an estimated 147 No. children would be considered school age (including 86 No. primary school children and 61 No. post-primary school children), as per the age cohorts recorded for South Dublin[10] in the Census 2022 (Table 4.10).

[7] Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021–2040* (DES, 2021), Table 4.
[8] Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021–2040* (DES, 2021), Table 7.
[9] Source: https://www.cso.ie/en/releasesandpublications/ep/p-cpp3/censusofpopulation2022profile3-householdsfamiliesandchildcare/
[10] Source: https://www.cso.ie/px/pxeirestat/Statire/SelectVarVal/Define.asp?maintable=E3003&PLanguage=0

Age Group	Pre-School Children (0–4 years)	Primary School Children (5–12 years)	Post-Primary School Children (13–18 years)	All Children (0–18 years)
South Dublin 2022 Population	18,677	36,054	25,696	84,427
% of Total Cohort	22.12%	42.70%	30.44%	100.00%

Table 4.10: Breakdown of 0–18 Year Age Cohort for South Dublin County Council

(Source: CSO, 2022)

Having regard to the foregoing, the development has the potential to generate an additional 428 No. persons within the area, including an estimated 201 No. children (including 86 No. primary school children and 61 No. post-primary school children), when fully occupied.

4.1.5 Completed and Planned Infrastructure

The Department of Education and Skills (DES) announced in April 2018, as part of their School Building Programme, that more than 40 No. new primary and post-primary schools were to be established throughout the country by 2022. Since 2018, over 40 No. new schools have been completed across the country. Subsequent additions to the School Building Programme list have been announced each year between 2018 and 2024 in line with demographic and local needs analyses. A small number of the 42 No. schools from the original list have not been completed as of 2024, or have been deferred for a variety of reasons (i.e planning, phasing, or demographics).

As of the latest schools building programme release (January 2025) there are plans approved at Pre Stage 1 for the redevelopment of Tallaght Community School. This development will provide a new 1,000-pupil school building and Special Educational Needs classrooms creating 27 No. general 30-student classrooms, 10 No general 20-student classrooms, 5 No. specialist classrooms, 6 No. science laboratories, a library and a physical education hall facility.

With respect to primary school infrastructure, there are a number of projects identified on the latest schools building programme release (January 2025). Included amongst these are:

- The St. Thomas' Junior National School project includes the construction of a new 27-classroom building at Jobstown, featuring three classrooms for children with special educational needs and a GP room, all on the existing site.
- St. Aidan's Community School in Brookfield has received approval for refurbishment and modifications, which include the creation of two new classrooms and the reconfiguration of existing space to create a new ASD unit.

These projects will enhance the already exceptional education and resources these schools provide to the community in Tallaght.

In addition to the pipeline of new school facilities, the LAP notes that educational infrastructure will need to be improved in order to meet future population demand. The LAP notes that an additional post-primary school site has been designated to meet the needs of future residents. The location is subject to agreement with the Department of Education and Skills, but it will be located within the Town Centre and within walking distance of future residents of the proposed development. This timeline for the development of the site will be aligned with demand projections prepared by the Department of Education and Skills.

It is judged that the existing and proposed level of educational infrastructure can support the ongoing residential development occurring in Tallaght, and that the Department of Education will progress the sustainable development of new schooling infrastructure to meet future demand when required.

4.1.6 Conclusion

There are 18 No. existing primary schools, 6 No. existing post-primary school and 3 No. existing special education school in the Tallaght School Planning Area, to which the subject site belongs. These facilities cater to a student population of 5,172 No. primary school students and 3,891 No. post-primary school students and have demonstrated different levels of growth in the recent 10 year period, with primary school enrolments decreasing by 5.9% and post-primary school enrolments increasing by 41.8% over the same period.

With respect to future enrolments, it is noted that a c. 10.1% decrease in primary school enrolments and a c. 0.5% increase in post-primary school enrolments is anticipated between the academic years 2024/2025 and 2028/2029, but will fall gradually to a low point by 2039 (Figure 4.5), with respect to the most recent regional population projections published by the DES. **The visible decline in enrolments at primary school level is in line with government demographic projections, and is expected to continue to 2033. Post-primary school enrolments are projected to peak in 2024/2025, and it is thus likely that South Dublin will see a reduction in the need for places into the remainder of the decade.**

The latest schools building programme release (January 2025) has allocated funding for the redevelopment of Tallaght Community School within the SPA. This development will provide a new 1,000-pupil school building significantly increasing post-primary capacity in the SPA in medium term. A further site within Tallaght Town Centre has been earmarked for future development within the Tallaght LAP 2020. The timeline for the development of this site will be built as a result of the demographic modelling carried out by the DES across various national, regional and local levels to cater for demand over the next 20 No. years.

Admissions Notices from schools within the catchment indicate a healthy combined total of **1,860 No. spaces available** for incoming Junior Infants/First Years, of which 1,065 No. spaces are available in primary schools and 795 No. spaces are available in post-primary schools.

The development has the potential to generate an additional 428 No. persons within the area, including an estimated **201 No. children (including 86 No. primary school children and 61 No. post-primary school children), when fully occupied**. It is our opinion that the potential school demand generated by the proposed development can be absorbed by the available capacity, in combination with the planned schooling infrastructure to be developed by the Department of Education in the coming years as demand increases.

The analysis carried out as part of the Social Infrastructure Audit uses the latest available data and modelling from the Department of Education in relation to school planning both nationally and at the South Dublin county level. These models are consistently updated and feed into the patronage assessments used to determine local need throughout South Dublin. These projections look at longer term cohort modelling to assess demand within the existing population;

- Based on Existing Population - *At a primary level, it is projected, and viewable in the latest enrolment data, that demand has reduced in the South Dublin and Tallaght catchment, and will continue to reduce over the coming decade (based on the existing population demographics). At a post-primary level, while it was noted in the report that many of the*

schools don't have further room to expand, it is projected that demand will peak over the next few cycles, and the demand from the existing population will continue to reduce over the coming decade.

- Based on Future Population – *Tallaght is a growing suburb that will have an increased need for schooling infrastructure as a result of the large-scale residential development occurring around the area. As the phases of these sites are developed the Department of Education will continue to assess and action the development of new schools in the area. The Department of Education has recognised this need and identified sites for future sites as and when they become needed in the future. There are current plans in place to significantly increase the post-primary school network capacity within the catchment in the coming years at Tallaght Community School.*

4.2 Childcare

This assessment identifies 37 No. TUSLA registered childcare facilities within 2km radius of the subject site, it illustrates their maximum potential capacities based on the latest TUSLA inspection data, and their levels of accessibility with respect to walkable distances from the subject lands. These facilities were reported as having a combined total capacity of 899 No. childcare places at the time of the survey (February 2025). Table 4.11 below provides facility-level detail for each of the childcare providers considered in the study alongside maximum insured capacity, including full day, part-time and sessional services. Figure 4.7 overleaf provides the spatial location of each childcare facilities considered in the study.

TUSLA ID	Childcare Facility	Distance from Site (km)	Service Type	Indicative Max Capacity
TU2015DS218	Little Ladybirds Creche & Montessori	0.78	Full Day	38
TU2015DS164	M + E The Wombles Ltd.	0.80	Full Day / Part Time / Sessional	24
TU2015DS221	Little Fairies Creche & Montessori Ltd	0.42	Full Day / Part Time / Sessional	55
TU2015DS142	Nurture Childcare AMNCH	0.57	Full Day / Part Time / Sessional	37
TU2020DS002	Liffey Early Services	0.61	Sessional	5
TU2015DY403	Menni Services	0.61	Sessional	2
TU2016DS014	Laugh and Learn	0.65	Sessional	19
TU2015DS189	Oakview IT Tallaght	0.69	Full Day	26
TU2015DS245	Once Upon A Time	0.75	Full Day	53
TU2015DS099	Ashling Nursery and Montessori	0.81	Full Day	31
TU2016DS024	Dublin West Childcare and Learning Services Company Limited by Guarantee	0.82	Full Day	42
TU2015DS187	Barnardos Millbrook Family Support Services	0.96	Part Time	13
TU2015DS168	Tallaght Child Care Centre	1.01	Full Day / Part Time / Sessional	33
TU2015DS209	Loreto Playgroup Community Limited by Guarantee	1.29	Sessional	20
TU2015DS046	Glenview Montessori Pre-School	1.32	Sessional	14
TU2015DS059	Four Seasons Preschool	1.33	Sessional	20
TU2015DS098	Starlight Playgroup	1.33	Sessional	18
TU2015DS064	Young Explorers' Preschool	1.33	Sessional	40
TU2015DS152	Happy Friends Early Years Service	1.37	Sessional	11
TU2015DS085	Naíonra Santain	1.46	Sessional	15
TU2015DS150	St. Mark's Youth Club Playgroup	1.49	Part Time / Sessional	40
TU2015DS125	Early Steps Playgroup	1.55	Sessional	21
TU2015DS060	St. Kevin's Family Resource Ctr. Creche	1.59	Part Time / Sessional	47
TU2015DS128	Fledglings St. Annes Fettercairn	1.60	Sessional	14
TU2015DS126	The Little Childrens Centre	1.60	Full Day / Part Time / Sessional	43
TU2015DS055	Toddling Tots	1.73	Sessional	16
TU2015DS145	Cocoon Childcare - Tallaght	1.80	Full Day / Part Time / Sessional	54
TU2015DS195	Scoil Íosa Playgroup	1.84	Sessional	8
TU2015DS041	Kilnamanagh Kids Crèche & Montessori School	1.85	Full Day / Part Time / Sessional	21
TU2019DS005	Small Steps Together Ltd	1.87	Sessional	11
TU2015DS226	Drop In Creche	1.87	Sessional	3
TU2015DS179	Fettercairn Little Ones	1.90	Full Day / Part Time / Sessional	18
TU2015DS091	Killakee Montessori & Creche	1.95	Sessional	9
TU2015DS082	Daisy Chain Playgroup	1.33	Sessional	13

TUSLA ID	Childcare Facility	Distance from Site (km)	Service Type	Indicative Max Capacity
TU2016DS007	Precious Days Childcare Ltd	1.70	Sessional	22
TU2015DS170	St Elmo's Preschool	2.00	Sessional	28
TU2015DS202	St Louise's Playschool	2.00	Sessional	15
			Total (1km)	345
			Total (2km)	899

Table 4.11: Current Capacity of Existing Childcare Facilities in a 2 km Study Area

(Source: TUSLA Inspections (Based on AM) and TUSLA Listing (February 2025) Provided By South Dublin Council, Thornton O'Connor Town Planning, 2025)

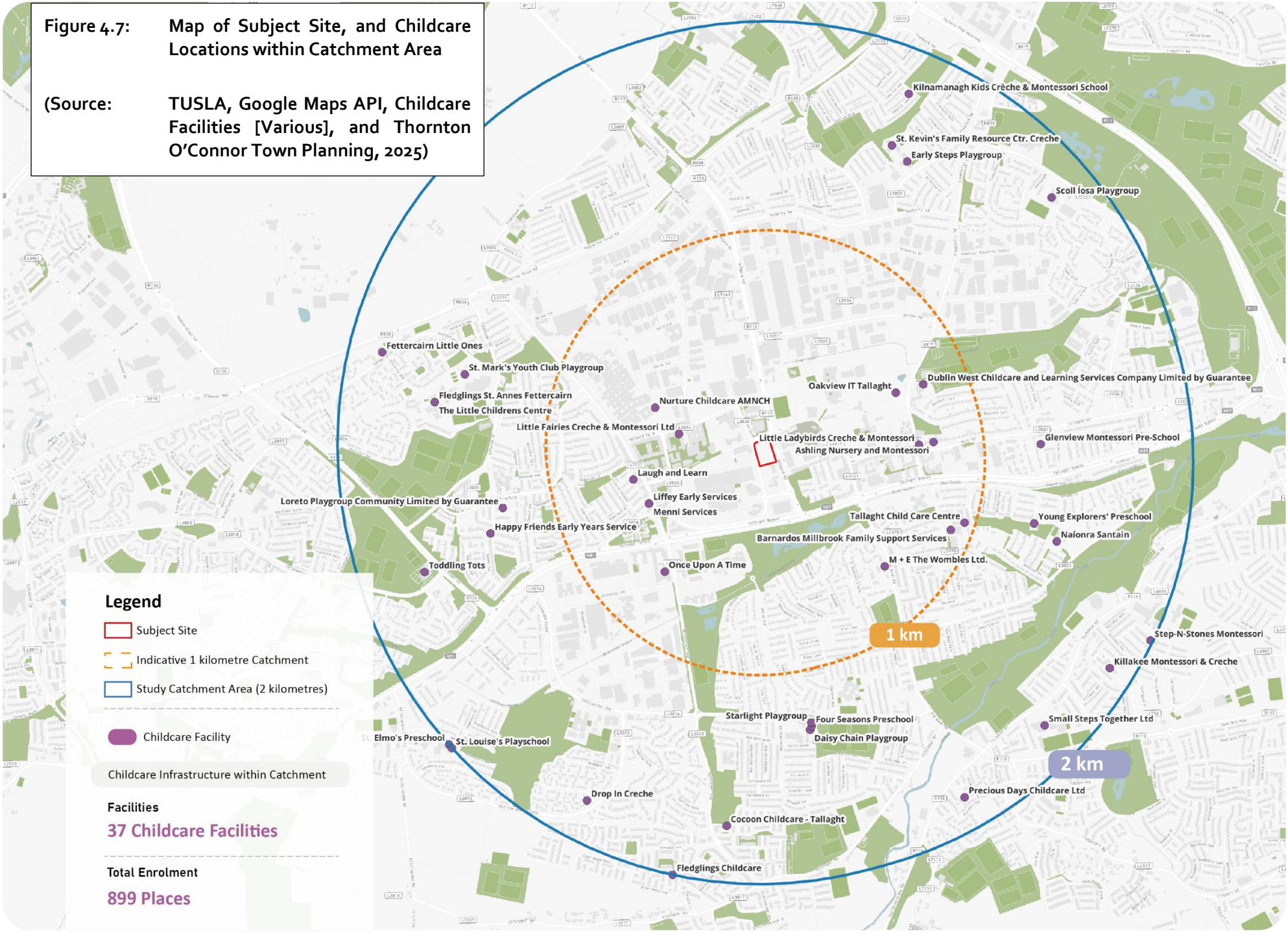
In addition to existing facilities, an examination of South Dublin County Council's Online Planning Register showed the planning and development pipeline consisted of 5 No. additional granted planning applications for large new purpose-built childcare facilities in the Study Area that would increase capacity by 246 No spaces.

Plan Ref.	Status	Location	Final Grant Date	Description	Residential Units	Childcare Capacity
LRD24A/0008	Granted	Units 66 and 67 Fourth Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24.	20/01/2025	1 No. Childcare Facility (274 sq m)	197	69
SHD3ABP-306705-20/EP	Granted	Former Gallaher's Cigarette Factory site, at the junction of Airton Road and Greenhills Road, Tallaght, Dublin 24	14/01/2025	1 No. Childcare Facility (335 sq m)	502	44
LRD23A/0006	Granted	Unit 5A-C, Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24	16/10/2023	1 No. Childcare Facility (192 sq m)	204	54
LRD24A/0004W	Granted	Site at the Corner of Airton Road and Belgard Road, Tallaght, Dublin 24, D24 HD35	10/10/2024	1 No. Childcare Facility (360 sq m)	328	79
SHD3ABP-309916-21	Granted	Glen Abbey Complex, Belgard Road, Cookstown Industrial Estate, Dublin 24, D24 W2XA	21/09/2021	1 No. Childcare Facility (163 sq m)	170	18
				Total	1,401	246

The demographic profile of this area provided in Section 3.0 also provides a baseline for understanding the pre-school age population and the emerging demand for childcare facilities in the area.

Figure 4.7: Map of Subject Site, and Childcare Locations within Catchment Area

(Source: TUSLA, Google Maps API, Childcare Facilities [Various], and Thornton O'Connor Town Planning, 2025)



4.2.1 *Evaluation*

As stated previously in Section 2.0, the *Childcare Facilities: Guidelines for Planning Authorities* (2001) recommend that a crèche or childcare facility with capacity for 20 No. children should generally be provided for every 75 No. dwellings within new residential developments. However, both the Guidelines and South Dublin County Council further advise that regard should be had to existing childcare provision when considering the delivery of new facilities as part of residential development in order to avoid overprovision.

The LAP indicates that the long-term potential unit growth for the combined LAP area would generate a requirement for 740 childcare spaces into the future (Town Centre [270 spaces], Cookstown [360 spaces], Village [10 spaces], Broomhill [100 spaces]). The plan notes that all new residential developments and particularly those in excess of a 10-minute walk-time 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.

This Assessment aims to determine what the nature of local supply and demand is within the catchment, in parallel with the estimation of 0–6-year-old residents that may reside in the proposed development. The total number of units in the development which are included in this estimation amounts to 150 No. In order to calculate the number of 0–6-year-old residents in the proposed development, the study utilises 3 No. key number of indicators:

1. The proposed unit mix of the development;
2. Persons per unit proposed (this is calculated by using the average household size within the Study Area, established as 2.85 No. persons per unit[11] using the Census 2022); and
3. Proportion of the Study Area's population within the 0–6 years age cohort (determined as 8.24% using Census 2022 data).

Analysis of these factors allows for a determination of the total number of 0–6-year-old residents in the proposed development. As highlighted in Table 4.11, it is estimated that 36 No. children aged 0–6 years may reside in the proposed development (rounded from 35.2).

Description	No.	Value	Method
Units in Proposed Development[12]	**a**	150	a
Average Household Size	**b**	2.85	b
Potential Residents (Number)	**c**	428	a * b = c
0–6 Years (% of Total Population)	**d**	8.24%	d
Potential 0–6 Years (Number)	**e**	35.2	d * c = e

Table 4.11: Estimation of Children Aged 0–6 Years in the Proposed Development

(Source: Thornton O'Connor Town Planning, 2025)

In 2023, the Central Statistics Office, as part of the latest Census release, provided a detailed statistical module[13] on the rates of take-up for childcare at a national and city/county level for 2022. This analysis highlighted that almost one-third (331,783) of children under the age of 15 in

[11] CSO statistics record a total of 55,558 No. residents in 19,517 No. households within the catchment in 2022.
[12] Contrary to Policy, a figure of 150 No. units was used in the calculations, not discounting 1-bedroom or Studio units.
[13] CSO Census of Population, 2022. https://www.cso.ie/en/releasesandpublications/ep/p-cpp3/censusofpopulation2022profile3-householdsfamiliesandchildcare/childcare/ Specific code @ https://data.cso.ie/table/FY014

the State were in some form of formal childcare. This release is relevant for this Assessment as it indicates the extent to which childcare facilities are utilised by the general population. An adaption of a table found within this module (Table 4.12) shows the range of methods parents use for the purposes of childcare for their pre-school attending children in the State and at county level.

Type of Childcare	Parent/ Partner	Unpaid Relative/Friend	Paid Relative/ Friend	Childminder/ Au-Pair/Nanny	Childcare Facility	Other
South Dublin County	60%	10%	2%	6%	22%	1%
State	55%	10%	2%	10%	22%	1%

Table 4.12: Type of Childcare Utilised By Parents of Pre-School Children

(Source: CSO, 2023)

The Study indicates that the vast majority of pre-school children across Ireland are cared for by their parents or partners of their parents, while 22% of pre-school children attend a childcare facility nationally, and 22% in South Dublin County. This module from the CSO is not an approximation or a random sample survey, but a direct representation of the population in 2022. Since the previous analysis carried out in 2016, the level of pre-school children attending a childcare facility has not materially increased (increased in raw numbers, decreased in proportion). Table 4.14 applies the CSO's 22% figure to the estimated number of residents aged 0–6 years old[14] in the proposed development, as determined under the quantitative demographic analysis above. The results indicate a potential need for c. 8 No. childcare places to be available to support the additional local need (value rounded from 7.8).

Description	Ref.	Value	Method
Units in Proposed Development	**a**	150	a
0–6 Years (Number)	**b**	35.2	b
0–6 Years Total at 22%	**c**	7.8	b *22% = c

Table 4.13: Number of Pre-School Children Requiring Access to Childcare Facilities

(Source: Thornton O'Connor Town Planning, 2025)

The subject development comprises 199 No. units, of which 150 No. units can reasonably accommodate families. For this assessment, Senior Living accommodation has been excluded from the calculations. The potential childcare uptake of the proposal is likely to be 8 No. places, and the local childcare network will have an indicative maximum capacity of 899 No. spaces based on existing provision within 2km.

Consultation with childcare facilities in the catchment area indicated no notable spare capacity for new enrolments as of February 2025 in the majority of facilities. Moreover, certain childcare facilities have waitlists indicating a pent up demand for childcare that is not currently being met by existing services in the area. It was also identified in the audit that 8 No. TUSLA registered childcare facilities, identified within the catchment area, have closed in recent years. It should be noted that demographic cohort demand in the catchment area is higher than the national average (~8% of total population aged between 0 and 6 years old), and the existing childcare per capita capacity is low (with existing capacity for 19% of all children aged 0-6 years old).

[14] This analysis adopts the rate of formal childcare utilisation for children aged 0–8 years old for South Dublin. While a like-for-like analysis of those aged 0–6 would be ideal, the CSO only provides outputs for specific cohorts (specifically, 0–2, 3–4, 5–8, 9–14, and under age 15 cohorts). In order to capture the key demographic of formal childcare take-up for those children aged 5–6, the percentage rate of take-up for all children aged 0–8 was selected and applied to the study.

Taken together, the analysis of existing capacity indicates a robust demand for additional childcare places. **Given the childcare demand generated by the proposed development, its unit typology, alongside the shifting age and demand profile, it is considered that an additional childcare facility would be a favourable addition to the area. While demand from the proposed scheme could potentially be absorbed by the existing and planned facilities network, it is judged that given the location of the site in the town, that an additional purpose built modern childcare facility would offer huge community benefit to the local area and future populations.**

4.2.2 Justification for Proposed Crèche

As outlined in Section 4.2.1, based on the proposed development consisting of 199 No. residential units (of which 150 No. could reasonably supporting families with children), it is estimated that the unit mix would create a derived potential demand of c. 8 No. places once the development is fully occupied.

The results of the survey identified a shortfall in available childcare places to meet the existing demands of the area in February 2025. Considering the findings above, there is a clear need to provide additional capacity to cater for childcare need generated by the proposed development. Moreover, the audit identified a strong pent-up demand for additional childcare facilities in the wider area, especially in the context of forthcoming increase in residential population. Therefore, it was considered appropriate to include the provision of a childcare facility within the proposed development to meet and support a very clear community need.

The scale of provision was estimated using the methodology outlined within the *Planning Guidelines for Childcare Facilities* (2001) which recommend the delivery of 1 No. childcare facility (equivalent to a minimum of 20 No. child places) for every 75 No. dwelling units. Using this standard, an estimate of providing 40 No. childcare places would be required for the 150 No. residential unit scheme (discounting the Senior Living Units). While this figure of 40 No. childcare places was above the projected demand from the proposed development (c. 8 No. childcare places), it is judged that the overflow capacity could be utilised to supplement existing childcare provision in the area with a modern, well-equipped, purpose-built childcare facility with secure outdoor play spaces, perfectly situated in the Town Centre.

Estimating the Size Requirements of Proposed Crèche

Schedule 7 of the *Childcare Regulations (2016)* establishes the minimum 'clear floor space'[15] requirements for childcare facilities (Table 4.14). At this time, a ratio of 5 sq m of gross floor area per child has been utilised to estimate floorspace requirements in the proposed childcare facility. This ratio would ensure the necessary clear floor space thresholds are comfortably met, pending the final internal configuration and layout of the childcare facility.

It is proposed that a crèche of 350 sq m will be developed as part of the scheme. This facility will provide classrooms with a total clear floor space that exceeds the minimum estimated for 40 No. children (Table 4.14), alongside ancillary/operational space (e.g. kitchen, toilets, sleep rooms, reception and staff rooms).

[15] Per the Regulations, excludes storage, furniture, permanent fixtures and *"areas ancillary to the provision of the pre-school service"* (i.e. kitchens, staff rooms, etc.).

Age	Clear Floor Space (sq m)	Number of Places	Clear Floor Space Required (sq m)
0	3.5	5.7	20.0
1	3.5	5.7	20.0
2	2.8	5.7	16.0
3	2.35	5.7	13.4
4	2.3	5.7	13.1
5	2.3	5.7	13.1
Total		40	108.9

Table 4.14: Clear Floor Space requirements Schedule 7 of the Childcare Regulations

(Source: Schedule 7 of the Childcare Regulations, 2016)

Therefore, based on the size of the proposed childcare facility, which has been designed to be consistent with the requirements of *S.I. No. 632/2016 - Child Care Act 1991 (Early Years Services) (Amendment) Regulations 2016*, there is ample space to cater for the needs of the established and emerging community in the wider catchment area.

4.2.3 Conclusion

This Section provides an estimation of the potential number of 0–6-year-old children that may reside in the proposed development and may require a space in a childcare facility. Over the past 6 No. years (between 2016–2022), the population of the Study Area increased by 0.2% to 56,295 No. In 2022, the proportion of the population aged between 0–6-years old was estimated to be 8.24%. The Study uses this proportion to estimate the number of 0–6-year-olds that could potentially reside in the proposed development. Using the average household size (2.85 No. persons per household) and the percentage of 0–6-year-olds (8.24%) in the Study Area, a calculation was made to estimate that the proposed development could generate 36 No. 0–6-year-old children. Notably, while the population of the catchment area increased by 90 No. persons between 2016 and 2022 (0.2%), the number of children aged between 0- and 6-years decreased by 1,265 No children (21.3%) from 5,903 No. children to 4,640 No. children.

Further analysis released by the CSO, based on Census 2022, indicated that 22% of children in South Dublin attend a childcare facility. This would mean that from the potential 36 No. 0–6-year-olds residing at the proposed development, **only 8 No. children would attend a childcare facility**. Based on existing population aged 0-6 years old there is comparatively poor per capita provision of childcare places available (899 No. places) per child aged 0-6 years old (4,640 No. children). This rate of 19% is below the aforementioned household take up rate of 22% in South Dublin County.

The Survey conducted in this study for catchment area did identify a shortfall in available childcare places to meet the existing demands of the town in February 2025. While the population has not grown significantly over the past 5 No. years, childcare facilities have still been struggling to meet all the needs of local residents. This was further validated in light of expected future residential development in this area in the coming years. Notwithstanding existing provision and the expected low demand generated by the proposed development, we note that the Audit identified 5 No. granted Planning Applications for new childcare facilities which would be expected to add significant further capacity to the catchment (246 No. childcare places) if completed. Despite this existing and planned provision it was considered appropriate to include the provision of a childcare facility within the proposed development to meet and support a very clear community need.

While it is anticipated that 8 No. childcare spaces could be expected from the proposed development, the sizing of the proposed childcare facility has been determined based on the wider childcare deficit/requirements and the need to deliver a viably-sized operational space.

The proposed development incorporates a 350 sq m childcare facility consistent with the requirements of S.I. No. 632/2016 - Child Care Act 1991 (Early Years Services) (Amendment) Regulations 2016. It is judged that given the level of existing childcare provision in the local area and the need to deliver new, modern, purpose-built premises, that the inclusion of this space to cater for **40 No. children is suitable**. It also contributes toward meeting the large childcare requirements set out for Tallaght in the *Tallaght Local Area Plan*.

4.3 Introduction – SIA

The Study Area for this Assessment is defined by a 2 km radius of the subject site. 2 km is considered a reasonable maximum distance to travel via range of transport including walking, cycling and public transport. The area is well provisioned with respect to most categories of social infrastructure, as such the list is not exhaustive due to the number of such facilities nearby, instead the survey focuses on the most convenient and relevant. The site is regarded as being extremely well connected to existing community facilities.

The survey identified a large range of community facilities within the Study Area. Some 109 No. social infrastructure facilities were identified as part of this Audit within a radius of 1 km of the subject site (92 No. excluding schools and childcare), with that figure increasing to 259 No. social infrastructure facilities located within 2 km of the subject site (194 No. excluding schools and childcare). These facilities (excluding schools and childcare), are mapped in Figure 4.8 – Figure 4.12 in this section.

No.	Name of Asset	Facility Type
1	Kilnamanagh / Tymon Primary Care Centre	Healthcare and Emergency Services
2	Tallaght Cross Pharmacy	Healthcare and Emergency Services
3	Reeves Day Surgery Centre	Healthcare and Emergency Services
4	Primary Care Radiology Unit	Healthcare and Emergency Services
5	Superdrug	Healthcare and Emergency Services
6	Boots Pharmacy	Healthcare and Emergency Services
7	Optical Express Opticians and Laser Eye Surgery Dublin Tallaght	Healthcare and Emergency Services
8	Lloyds Pharmacy	Healthcare and Emergency Services
9	The Square Dental Practice	Healthcare and Emergency Services
10	McCabes Pharmacy Springfield (Tallaght)	Healthcare and Emergency Services
11	Vision Express Opticians - Dublin - Tallaght	Healthcare and Emergency Services
12	McCabes Pharmacy Tallaght Village	Healthcare and Emergency Services
13	Hickey's Pharmacy The Square	Healthcare and Emergency Services
14	Tallaght Medical Centre	Healthcare and Emergency Services
15	Tallaght Medical Centre - Kilmanagh	Healthcare and Emergency Services
16	SJOG Liffey Services	Healthcare and Emergency Services
17	Specsavers Opticians and Audiologists - Tallaght	Healthcare and Emergency Services
18	Insight Opticians	Healthcare and Emergency Services
19	Dr. Mona Mubarak, Chronic Pain Specialist	Healthcare and Emergency Services
20	Affidea Ireland	Healthcare and Emergency Services
21	Irish Life Health ExpressCare	Healthcare and Emergency Services
22	Murphys Pharmacy Belgard	Healthcare and Emergency Services
23	Tallaght University Hospital	Healthcare and Emergency Services
24	Tallaght Adult Mental Health Services	Healthcare and Emergency Services
25	Lucena Clinic Tallaght	Healthcare and Emergency Services
26	Birchview Surgery " GP "	Healthcare and Emergency Services
27	Talacare Academic and Primary Care Centre	Healthcare and Emergency Services
28	Smiles Dental Tallaght	Healthcare and Emergency Services
29	Dr Ada Murphy	Healthcare and Emergency Services
30	Priory Dentists	Healthcare and Emergency Services
31	Springfield Medical Centre	Healthcare and Emergency Services
32	Glenview Clinic	Healthcare and Emergency Services
33	TABOR Counselling and Psychotherapy Centre	Healthcare and Emergency Services

No.	Name of Asset	Facility Type
34	Meagher's Pharmacy Glenview Park	Healthcare and Emergency Services
35	The Coady Surgery	Healthcare and Emergency Services
36	Joe Kelly Old Bawn Podiatry	Healthcare and Emergency Services
37	Pharmacy O'Regan Tallaght	Healthcare and Emergency Services
38	Moran's Pharmacy Firhouse	Healthcare and Emergency Services
39	The Square Tallaght	Retail Centres and Services
40	Fortunestown Shopping Centre	Retail Centres and Services
41	ALDI	Retail Centres and Services
42	ALDI	Retail Centres and Services
43	Firhouse Shopping Centre	Retail Centres and Services
44	Kilnamanagh Shopping Centre	Retail Centres and Services
45	Tallaght Village	Retail Centres and Services
46	Tallaght Retail Centre	Retail Centres and Services
47	Village Green	Retail Centres and Services
48	Tesco Express	Retail Centres and Services
49	Tesco Express Cookstown	Retail Centres and Services
50	Tesco Express	Retail Centres and Services
51	Lidl	Retail Centres and Services
52	Lidl Cookstown	Retail Centres and Services
53	Lidl	Retail Centres and Services
54	Dunnes Stores	Retail Centres and Services
55	Dunnes Stores	Retail Centres and Services
56	SuperValu	Retail Centres and Services
57	Polonez Tallaght Belgard Square	Retail Centres and Services
58	SuperValu	Retail Centres and Services
59	Childhood Development Initiative	Retail Centres and Services
60	MACE Killinarden	Retail Centres and Services
61	Old Bawn Shopping Centre	Retail Centres and Services
62	Duffy Group t/a Centra	Retail Centres and Services
63	Marlfield Mall	Retail Centres and Services
64	Astropark Tallaght	Open Space and Recreation
65	Tallaght Athletics Club	Open Space and Recreation
66	Westpark Fitness	Open Space and Recreation
67	Bancroft Public Park	Open Space and Recreation
68	Club Vitae	Open Space and Recreation
69	Dodder Valley Park	Open Space and Recreation
70	Dodder Tennis Courts	Open Space and Recreation
71	Dodder Basketball Courts	Open Space and Recreation
72	Dodder Valley Park Sports Pavillon	Open Space and Recreation
73	Dodder Valley Park Playground	Open Space and Recreation
74	Excellence Sports Academy Rhythmic Gymnastics Club	Open Space and Recreation
75	Fettercairn Football Club	Open Space and Recreation
76	Butler McGee Park	Open Space and Recreation
77	Kingswood Football Club	Open Space and Recreation
78	Mark's Celtic FC	Open Space and Recreation
79	Oopsadaisy`s Playground	Open Space and Recreation
80	Phoenix Gymnastics Club	Open Space and Recreation
81	Sean Walsh Memorial Park	Open Space and Recreation
82	Playground in Sean Walsh Memorial Park	Open Space and Recreation

No.	Name of Asset	Facility Type
83	Tallaght Stadium	Open Space and Recreation
84	Shamrock Rovers Football Club	Open Space and Recreation
85	South Dublin Dance Academy	Open Space and Recreation
86	St Maelruans FC	Open Space and Recreation
87	Tymon Celtic Football Club	Open Space and Recreation
88	Firhouse Carmel Pitches and playground	Open Space and Recreation
89	Tymon Park	Open Space and Recreation
90	Aylesbury Park	Open Space and Recreation
91	Killinarden Football Club	Open Space and Recreation
92	Killinarden park	Open Space and Recreation
93	Croi Ro Naofa GAA Club	Open Space and Recreation
94	The Meadows	Open Space and Recreation
95	TU Dublin (Tallaght) Football Ground	Open Space and Recreation
96	Sean Walsh Park Dog Run	Open Space and Recreation
97	Oldbury Football Club	Open Space and Recreation
98	Tallaght Rugby Club	Open Space and Recreation
99	Dodder Skatepark	Open Space and Recreation
100	Brothers Pearse AC	Open Space and Recreation
101	Tallaght Sports Complex	Open Space and Recreation
102	TCS Football Pitch	Open Space and Recreation
103	The Dublin Climbing Centre	Open Space and Recreation
104	SCD Leisure Tallaght (Tallaght Leisure Centre)	Open Space and Recreation
105	Lanndale Park	Open Space and Recreation
106	Back2Basics	Open Space and Recreation
107	Broomhill Fitness	Open Space and Recreation
108	Kilnamanagh Park	Open Space and Recreation
109	Leisureplex Tallaght	Open Space and Recreation
110	Vault Health Club Tallaght	Open Space and Recreation
111	FLYEfit Tallaght	Open Space and Recreation
112	Strength and Conditioning Coaches HQ	Open Space and Recreation
113	Holohan Martial Arts	Open Space and Recreation
114	LJays Elite Martial Arts	Open Space and Recreation
115	DUBLIN TOMIKI AIKIDO	Open Space and Recreation
116	South Dublin Martial Arts & Fitness	Open Space and Recreation
117	King of Kings Personal Training	Open Space and Recreation
118	Kung fu Dublin	Open Space and Recreation
119	House of Padel	Open Space and Recreation
120	Kilnamanagh Playground	Open Space and Recreation
121	Oldbury Park	Open Space and Recreation
122	St Marks GAA Club	Open Space and Recreation
123	Glenanne Sports Club	Open Space and Recreation
124	Dublin Postal Sports & Social Club	Open Space and Recreation
125	Thomas Davis GAA Club	Open Space and Recreation
126	Glenville Pitch and Putt Club	Open Space and Recreation
127	Tallaght Rockets Volleyball Club	Open Space and Recreation
128	Firhouse Community College Sports Complex	Open Space and Recreation
129	An Post Tallaght	Social, Community and Culture Facilities
130	Bank of Ireland	Social, Community and Culture Facilities
131	Beechpark Services	Social, Community and Culture Facilities

No.	Name of Asset	Facility Type
132	Belgard Community Centre	Social, Community and Culture Facilities
133	Castletymon Public Library	Social, Community and Culture Facilities
134	Cheeverstown Hub	Social, Community and Culture Facilities
135	Church of Scientology & Community Centre of Dublin	Social, Community and Culture Facilities
136	Citizens Information Centre (Tallaght)	Social, Community and Culture Facilities
137	Civic Theatre	Social, Community and Culture Facilities
138	County Library, Tallaght	Social, Community and Culture Facilities
139	DDLETB Tallaght Training Centre	Social, Community and Culture Facilities
140	Dominic's Community Centre	Social, Community and Culture Facilities
141	Dublin South Local Enterprise Office	Social, Community and Culture Facilities
142	Enable Ireland Disability Services	Social, Community and Culture Facilities
143	EVE New Horizon	Social, Community and Culture Facilities
144	Fettercairn Community Centre	Social, Community and Culture Facilities
145	Fettercairn Community Centre Bottle Banks	Social, Community and Culture Facilities
146	Fettercairn Youth Horse Project	Social, Community and Culture Facilities
147	Foróige Office Tallaght	Social, Community and Culture Facilities
148	Foróige The Big Picture Youth Service	Social, Community and Culture Facilities
149	Intreo Centre Tallaght	Social, Community and Culture Facilities
150	Jigsaw Dublin Southwest	Social, Community and Culture Facilities
151	Killinarden Community Centre	Social, Community and Culture Facilities
152	Kilnamanagh Credit Union Limited	Social, Community and Culture Facilities
153	Kilnamanagh Family Recreation Centre	Social, Community and Culture Facilities
154	Leabharlann Library	Social, Community and Culture Facilities
155	Millbrook Child and Family Centre and Acorn Parent Coaching Programme	Social, Community and Culture Facilities
156	Movies@ The Square	Social, Community and Culture Facilities
157	Music Generation South Dublin	Social, Community and Culture Facilities
158	National Learning Network Centre	Social, Community and Culture Facilities
159	Partas	Social, Community and Culture Facilities
160	Priory Youthreach	Social, Community and Culture Facilities
161	Rua Red, South Dublin Arts Centre	Social, Community and Culture Facilities
162	Scout Youth Group	Social, Community and Culture Facilities
163	St Aengus Community Centre	Social, Community and Culture Facilities
164	St Maelruain's Church of Ireland	Social, Community and Culture Facilities
165	St. Kevin's Family Resource Centre	Social, Community and Culture Facilities
166	Tallaght Adult Education Service	Social, Community and Culture Facilities
167	Tallaght District Court	Social, Community and Culture Facilities
168	Tallaght Drug and Alcohol Local Task Force	Social, Community and Culture Facilities
169	Tallaght Garda Station	Social, Community and Culture Facilities
170	Tallaght MABS	Social, Community and Culture Facilities
171	Tallaght Theatre	Social, Community and Culture Facilities
172	Tallaght West Credit Union	Social, Community and Culture Facilities
173	Tallaght Youthreach	Social, Community and Culture Facilities
174	Threshold Training Network	Social, Community and Culture Facilities
175	Trustus Day Centre	Social, Community and Culture Facilities
176	Trustus We Care (Trading as Trustus Senior Care)	Social, Community and Culture Facilities
177	Tymon Bawn Community Centre Association Ltd By Guarantee.	Social, Community and Culture Facilities
178	Christ Apostelic Church	Faith

No.	Name of Asset	Facility Type
179	Church / Biserica Penticostală Filadelfia	Faith
180	Church of the Holy Family, Aughrim Street	Faith
181	Church of the Incarnation	Faith
182	Lifegate Bible Baptist Church	Faith
183	Nazareth Mar Thoma Church	Faith
184	Polski Kościół Chrześcijański w Dublinie - RESCUE	Faith
185	RCCG Joseph's Palace Dublin	Faith
186	Sacred Heart Catholic Church	Faith
187	St Maelruain's Church of Ireland	Faith
188	St Mary's Priory	Faith
189	St. Aengus' Church	Faith
190	St. Dominic's Church	Faith
191	St. Kevin's Church	Faith
192	St. Mark's Parish	Faith
193	St. Martin de Porres Church, Aylesbury, Tallaght	Faith
194	Tallaght Mosque	Faith
178	Christ Apostelic Church	Faith
179	Church / Biserica Penticostală Filadelfia	Faith
180	Church of the Holy Family, Aughrim Street	Faith
181	Church of the Incarnation	Faith
182	Lifegate Bible Baptist Church	Faith
183	Nazareth Mar Thoma Church	Faith
184	Polski Kościół Chrześcijański w Dublinie - RESCUE	Faith
185	RCCG Joseph's Palace Dublin	Faith
186	Sacred Heart Catholic Church	Faith
187	St Maelruain's Church of Ireland	Faith
188	St Mary's Priory	Faith
189	St. Aengus' Church	Faith
190	St. Dominic's Church	Faith
191	St. Kevin's Church	Faith
192	St. Mark's Parish	Faith
193	St. Martin de Porres Church, Aylesbury, Tallaght	Faith
194	Tallaght Mosque	Faith

Table 4.20: Social and Community Infrastructure within c. 1–2 km Radius of the Subject Site

(Source: Thornton O'Connor Town Planning, 2025)

4.4 Social, Community and Culture Facilities

Quality neighbourhoods should be responsive to the needs of local communities, play an important role in quality-of-life factors and foster a wider sense of community and active citizenship. The LAP outlines many of the essential services in existence. An urban neighbourhood should be big enough to support a range of services and small enough to foster a sense of belonging and community; it should be sufficiently dense to enable all of its essential facilities to be within easy walking distance of the urban centre.

The baseline study undertaken identified 49 No. community and social services and facilities in the Study Area, including a number of community centres, youth welfare services, parish halls, and a large public library. Tallaght has a strong network of community groups and clubs, many of which are voluntary groups. Our survey identified a large range of community facilities within the study area. Key providers in the area include Belgard Youth and Community Centre, Dominic's Community Centre, Fettercairn Community Centre, *inter alia*. These facilities provide an essential role in responding to local community needs. Tallaght has a large-scale library. Libraries provide useful facilities to local residents including free broadband and wireless internet service, self-service printing/scanning, photocopying, study space, children's learning zone, garden space, citizen's information centre, large print book collection, daily newspapers as well as application forms for motor tax, passport etc. and a community noticeboard / information.

The Dominic's and Fettercairn Community Centres provides for a range of community activities including arts and culture. Many of these services can expand to accommodate future demand from the proposed developments. Moreover, the changing cultural profile of Ireland and Tallaght means that Local Authorities may need to facilitate the development of additional places to accommodate the diversity of ethnic backgrounds in the town. The centres in the area provide a multi-purpose facility catering for a wide range of community needs, including: – Youth Clubs, Gymnastics, Taekwondo, Ballet, Kids Coding Classes, Yoga, Crochet, and Irish Dancing. Additionally, the centres provide community meeting spaces to encourages new groups to use the centre to hold small meetings.

In addition to key community facilities, sustainable communities require a range of ancillary facilities and services such as state or local authority provided services e.g. credit unions, retail centres, recycling facilities, post offices and general community facilities. The Tallaght catchment area has a post office, bring bank and recycling facility.

It is widely recognised that arts and culture are key cornerstones in the sustainable development of new communities, helping to define and preserve identity, promote social activity, and offer valuable educational and economic returns. County Dublin has a strong network of artists, performers and musicians promoting cultural activities. South Dublin County Council Arts Office provides a service that supports the development of creative people and communities through the Arts. Provision and support of high-quality arts experiences are central to the service. This is realised through research, programmes, events, grants and awards and the development of on-line and off-line resources. The Civic Theatre is located within the catchment aiming to present a programme of contemporary and classical Irish and international work in theatre, dance, opera and music for the community of South Dublin county and environs. Rua Red, also located in Tallaght, is a contemporary art space housing two galleries, a theatre/cinema, a dance studio, a conference room, a digital media suite, recording facilities, music rooms, workshop areas, artist's studios, office space and a café. Rua Red exhibits the work of established Irish and International artists.

The catchment area offers a number of community spaces catering for local populations and also acts as attractions to those from outside the locality to explore it as an amenity. Although a range of community assets were identified as part of this Audit, there is need to emphasise the ongoing and continued demand for new and improved community infrastructure in the area. Participation in community activities contributes to social cohesion, reduces isolation and enriches the lives of residents. As such, community infrastructure is a key social asset, and Audits such as this provide visibility on current assets, as well as potential gaps for the local area.

Figure 4.8: Map of Subject Site, and Social, and Community Assets

(Source: Google Maps API, OSi, and Thornton O'Connor Town Planning, 2025)

4.5 Healthcare and Emergency Services

Supported and facilitated by Local Authorities, access to quality health services and facilities is a key element to creating sustainable neighbourhoods. A total of 38 No. health services and facilities, comprising 1 No. hospital, 8 No. General Practitioners and Health Centres, 10 No. Pharmacies, 2 No. Dental Care Practices and a range of tertiary counselling services were identified within and bordering the Study Area during the baseline survey.

Many of the healthcare facilities are clustered around the Square Shopping Centre much of which is within walking distance to the subject site. Tallaght University Hospital is the closest large-scale hospital to the subject site. In addition, there are 2 other primary care centres in the area including Kilnamanagh Tymon Primary Care Centre and the Academic and Primary Care Centre (APCC), at Tallaght Cross. These centres provide for an extensive range of services, including general medical, surgery and physiotherapy services. For specific specialist services, individuals may be willing to travel further. The proposed development is located in close proximity to Dublin's wide range of health facilities (30 No. minute drive to the city centre) and is close to the national motorway network and public transport provision either by bus or by rail. This provides access to national public hospitals, private hospitals, high-tech hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospitals and hospices.

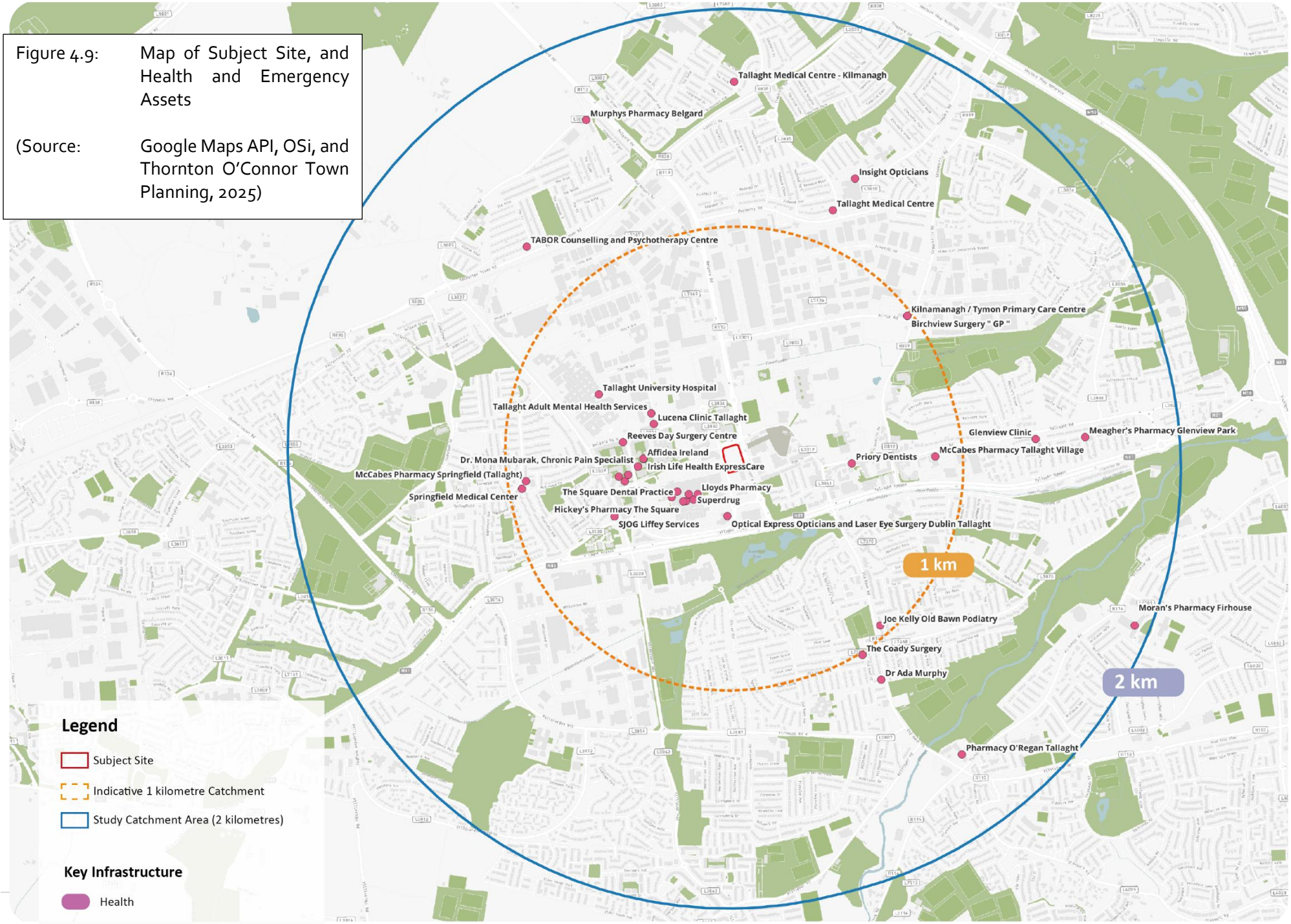
A local Fire Station and Garda Station were identified within and just outside the Study Area in the during the baseline survey. Both of these facilities would provide necessary emergency provisions as needed and are sufficient to support the needs of current and future residents. Given the population size, and population density of Tallaght.

In addition to the existing provision, given the population uplift from the proposed development, this planning application also includes for the provision of additional healthcare facilities at ground floor. Some 3 No. units will be delivered as part of the proposed development to cater for a dentist practice, a medical/healthcare practice and a pharmacy unit. Together these will further augment the healthcare provision in the area and ensure no additional pressure is put on existing services.

As the demographic profile of the Study Area continues to change, it will be critical to ensure that the provision of health services and facilities takes into consideration not only the needs of the existing population but future demand for such services and facilities. As illustrated above, a range of health services and facilities are available within the Study Area. Irrespective of demographic change, the population increase that would occur as a result of the proposed development is unlikely to place any undue stress on the extensive range of health services and facilities available within and bordering the Study Area.

Figure 4.9: Map of Subject Site, and Health and Emergency Assets

(Source: Google Maps API, OSi, and Thornton O'Connor Town Planning, 2025)



4.6 Open Space and Recreation

Recreation and open space are an important part of every community's life. They require pro-active encouragement and enhancement to ensure participation by all within the local community. In terms of open space and recreational in the Study Area, there are a broad range of facilities covered including Sports Centres and Grounds, Parks, Playgrounds, Greenways, Nature Trails and Gardens, Golf Courses, and other Training Facilities. Tallaght has a range of open space areas suitable for cycling, running and walking, including parks, sports clubs, playgrounds, multi-use games areas, gyms, and sports pitches. Despite its predominately developed and urban character, there are a range of open space and recreation areas nearby the subject site.

In total, 65 No. sports and recreation facilities were identified in and around the Study Area during the baseline survey which include a wide range of sports clubs, a playground, a gym, golf courses, and recreation centres. Given the population and age profile of the Study Area there will be a continued requirement to provide a variety of sports and recreation facilities to cater for the needs of children, adults and the elderly.

Sports such as soccer, martial arts, GAA, tennis, basketball, are all represented across both private and public lands. Sports, leisure and recreational facilities located within the area are concentrated within the many park areas: Bancroft Public Park, Sean Walsh Memorial Park, Butler McGee Park, Dodder Valley Park, Aylsbury Park, and Killinarden Park. In terms of facilities:

- Tymon Park is a valuable resource for the local communities and the surrounding neighbourhoods. At 120 ha. in size, it provides opportunities for a wide range of outdoor active and passive recreational activities for all age groups including walking, jogging and participation in active sport including playing pitches for GAA, soccer and rugby and numerous playgrounds. The Park has a number of woodland trails which include the provision of way-markers and signs to guide the visitor along woodland trails with on-site interpretation of features. The park has two lakes with interconnecting water features. The environment around the lakes is enhanced by the pedestrian paths and bridges.
- Butler McGee Park offers a diverse range of playing pitches catering to a number of local football and GAA teams
- Sean Walsh Park is located in the heart of Tallaght on the N81. It comprises formal gardens, water features such as ponds and waterfalls, trees and vegetation provide variations and allows shaded areas for relaxation. Pedestrian paths around the ponds allow for a pleasant walks and passive recreation. Other facilities at the park include a sensory garden and playground.
- Killinarden Park offers a diverse range of playing pitches catering to a number of local football and GAA teams
- The Dodder Valley Park follows the Dodder through South Dublin from the Dublin Mountains through Tallaght to Ringsend, it is a unique and valuable recreational asset for the people of South Dublin. The Dodder Valley supports a rich variety of birds, animals and insects. In addition to its natural conservation value, the park offers a rich heritage, outstanding scenery and a sanctuary for peaceful recreation. The park area also offers a diverse range of playing pitches catering to a number of local rugby, basketball, football and GAA teams
- Bancroft Park offers a diverse range of playing pitches catering to a number of local football and athletics teams

All of the existing facilities identified in the Audit seem to be of good quality and there are no known capacity issues at present.

Figure 4.10: Map of Subject Site, Open Space, Sport and Recreation Assets

(Source: Google Maps API, OSi, and Thornton O'Connor Town Planning, 2025)

4.7 Faith Institutions

Religious and community facilities are a very important part in the provision of neighbourhood facilities. Tallaght town is a long established town in South County Dublin and has a range of religious facilities. In many cases, as described below community facilities are associated with these religious facilities.

The predominant religion in the Republic of Ireland is Christianity, with the largest denomination being Catholicism. The second largest Christian denomination, the Church of Ireland (Anglican) has more recently experienced an increase, as have other small Christian denominations. Within the Study Area 78.0% of the population identify as religious, and 66.7% within the Catholic faith. The timely provision of faith facilities is of considerable importance to ensuring the religious needs of the existing and future population is met.

A total of 16 No. places of worship were identified within the Study Area during the baseline survey within the catchment area. These assets cater for a diverse range of religious backgrounds. All of these faith facilities appear to be in good condition and there are no reported capacity issues and no specified unmet needs of note at present. However, the changing cultural profile of Ireland means that Local Authorities may need to facilitate the development of additional places of worship to accommodate different religions in the future.

Figure 4.11: Map of Subject Site, and Faith Assets

(Source: Google Maps API, OSi, and Thornton O'Connor Town Planning, 2025)

4.8 Retail Centres and Services

Tallaght has a wide range of choice and type of retail uses in the immediate area. Key retail facilities are concentrated in the Square Shopping Centre and Tallaght Village. In addition, there are a number of neighbourhood and local centres catering for more everyday needs.

Analysis of convenience retailing indicates that there is adequate provision within the Study Area serving a localised catchment population (within walking distance of the site), but also includes a significant convenience and comparison retail offering that attracts populations from a much wider catchment area of Dublin and the surrounding counties. The Square Shopping Centre is a large-scale shopping centre providing a huge range of shops and services (covering clothing, electronics, household goods, pharmacies, restaurants, banks, take-aways, butchers, and personal services like hairdressers and post offices. Strong convenience retail competition exists in the area with most of the larger, well-known convenience retailers operating within the catchment, increasing retail choice for resident consumers. There was very little retail vacancy identified and there is no deficit of retail facilities in the area. Moreover, it is considered that increasing the level of residential development in the area would contribute to the sustainability and viability of local businesses in the area.

It is also considered that the subject proposal will further develop and enhance the retail offering in the town in response to the site's retail opportunity site designation. The proposed development will help support the provision of additional retail facilities in the village centre.

Figure 4.12: Map of Subject Site, and Retail Assets

(Source: Google Maps API, OSi, and Thornton O'Connor Town Planning, 2025)

5.0 CONCLUSIONS AND RECOMMENDATIONS

In our opinion, there is a sufficient existing provision of social infrastructure in the vicinity of the subject site (i.e., within a c. 2 km radius) to support the proposed development. As the above survey demonstrates, there is an adequate supply of education, healthcare, and community facilities within reasonable walking distance of the subject site, as well as a number of parks and amenity areas, playing pitches and sporting facilities available to local residents. The area has a frequent public transport link to quickly connect the subject site directly to a wider range of facilities located in nearby Dublin City Centre. The proposed development will stitch into an already established neighbourhood with adequate local facilities.

The baseline study undertaken identified a significant range of services and facilities which contribute to quality of life for local residents, comprising 109 No. facilities within close proximity to the subject site (1 km radius), with that figure increasing to 259 No. social infrastructure facilities located within 2 km of the subject site. The Study Area is particularly well served in terms of healthcare provision, faith infrastructure, and retailing amenities.

Overall, healthcare, sports and recreation, community, education, and other facilities are all well-represented within the area and cater for the existing and proposed new residential community. While a current shortage in childcare spaces was identified in the childcare survey, it is expected that the granted pipeline of new childcare facilities, alongside the childcare facility proposed as part of this development, will address this shortfall into the future. The proposed development also includes passive and active open spaces as well as pedestrian links throughout the site. Having regard to the above we submit that the Tallaght area provides a wide range of existing social and community infrastructure to support the development and this is an ideal location for the proposed residential development.

This Social Infrastructure Audit has been completed with regard to national, regional and local policy relating to the provision of suitable community facilities. Consideration has also been made to the policies on social and community infrastructure in the Development Plan and LAP. The recommended types of facilities have been examined and the result of this Social Infrastructure Audit has identified that there is adequate existing capacity of these services and facilities within a reasonable catchment of the subject site. It is concluded that the existing school provision in the area is sufficient to cater for the needs of the current and future population of the area and the proposed development will be adequately catered for both in terms of school and childcare provision.

Despite this, it is important to continually ensure good accessibility to quality services and facilities, inclusive of but not limited to health services and facilities, education facilities, community facilities and sports and recreation facilities. **The size of the proposed development is unlikely to impact on the quality of services and facilities currently available in the locality.**