



Community and Social Infrastructure Audit

**Proposed Purpose-Built Student Accommodation at Prussia
Street, Dublin.**

Lyonshall Limited Developers

March 2024

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Connecting places.

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Introduction

1.1 Purpose of Report

This report has been prepared by HW Planning on behalf of Lyonshall Limited to assess the available community and social infrastructure surrounding the application site off Prussia Street. This report has been prepared in response to the requirements set out in table 15-1, which necessitates that any residential scheme comprising of 50 or more units must be accompanied by a Community and Social Audit.

The CDP further explains that such reports should assess such infrastructure within a 750m radius of the application site. In considering the range of facilities to be included within this assessment, Dublin City Council provides that community and social infrastructure may be defined as:

"The physical infrastructure necessary for successful communities, i.e. community infrastructure such as schools, libraries, community centres, cultural spaces, health centres, facilities for the elderly and persons with disabilities, childcare facilities, parks, and other facilities and spaces for play and recreational activity."

This report has taken into consideration that the future population of the proposed development will be students, therefore, this assessment focuses on uses which are of most relevance to the future occupants of the scheme. Proposed Development

1.2 Site Context

Prussia Street is located in Stoneybatter, which is a vibrant neighbourhood on the north side of Dublin City. The site is currently vacant and underutilised and is in close proximity to the Grangegorman TU Dublin Campus as well as Dublin City Centre. The site was previously used as an IDA (Industrial Development Agency) Centre whose aim was to support and develop businesses and enterprises in this area of Dublin 7. As a result, a number of businesses were housed within the existing structures on the site for many years. The area surrounding the site is generally comprised of a mix of unit types including two storey houses, 3 to 4 storey apartment complexes with a 4 storey Georgian building to the north. A number of new developments have been granted in the area, confirming that the character of the area is in a process of evolution.

Prussia Street is located on the western side of the Grangegorman Strategic Development Regenerations Area (SDRA) linking Stoneybatter Village to North Circular Road. This key thoroughfare provides for significant strategic development opportunities through the regeneration of a number of vacant and underutilised sites for mixed use development including the application site. From initial observations, there is a healthy provision of related services along Prussia Street itself and throughout the wider study area which will be further enhanced through walking, cycle and public transport infrastructure upgrades.

Policy Context

2.1 Dublin City Council Development Plan 2022 – 2028 (CDP)

The Dublin City Council Development Plan 2022-2028 is the relevant statutory Development Plan for the area.

2.1.1 Zoning

The subject site is zoned 'Z4 – Key Urban Villages/Urban Villages', the objective of which is 'to provide for and improve mixed-services facilities.', and within which student accommodation is an 'open to consideration'.

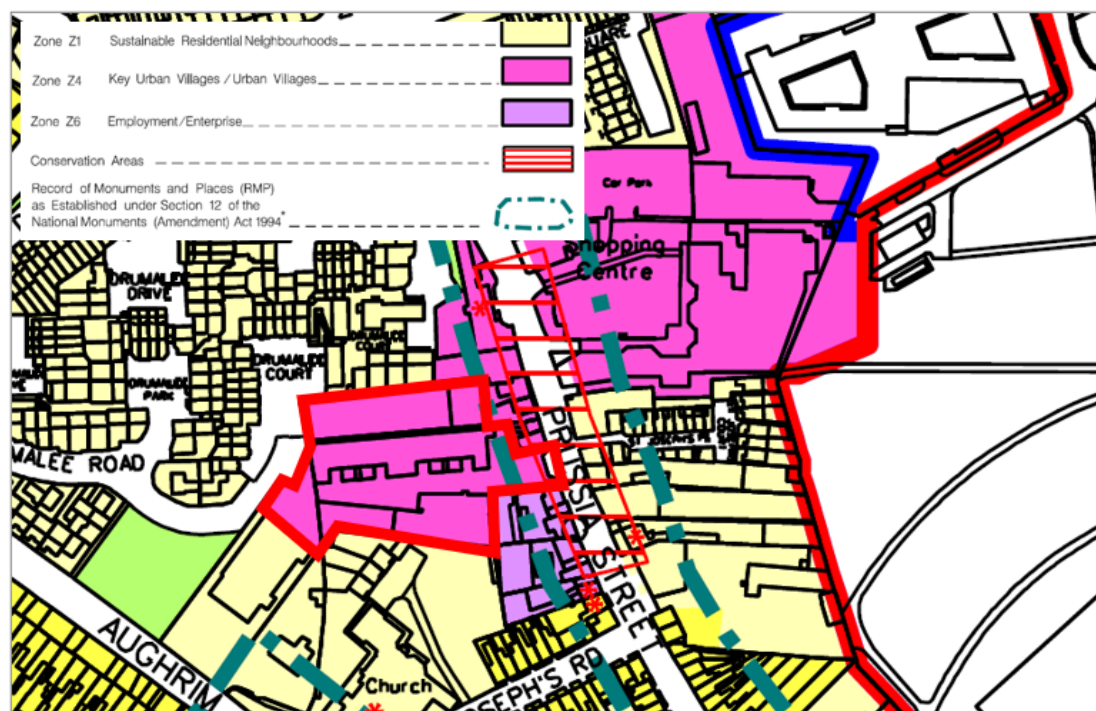


Figure 01. Extract from Map 8 of the Dublin City Development Plan with Site Outlined in Red

2.1.2 Relevant Planning Policies

Policy SC11: Compact Growth:

"In alignment with the Metropolitan Area Strategic Plan, to promote compact growth and sustainable densities through the consolidation and intensification of infill and brownfield lands, particularly on public transport corridors, which will:

- *enhance the urban form and spatial structure of the city;*
- *be appropriate to their context and respect the established character of the area;*

- *include due consideration of the protection of surrounding communities and provide for enhanced amenities for existing and future residents;*
- *be supported by a full range of social and community infrastructure such as schools, shops and recreational areas; and*
- *have regard to the criteria set out in Chapter 15: Development Standards, including the criteria and standards for good neighbourhoods, quality urban design and excellence in architecture."*

QHSN48 – Community and Social Audit:

"To ensure that all residential applications comprising of 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and identify whether there is a need to provide additional facilities to cater for the proposed development. Refer to Section 15.8.2 of Chapter 15: Development Standards."

2.2 Regional Spatial and Economic Strategy for the Midlands and Eastern Region

Within the Regional Spatial and Economic Strategy (RSES) for the Midlands and Eastern Region, the guiding principles surrounding Integration of Land Use and Transport sets where it is stated:

"Support the '10 minute' settlement concept, whereby a range of community facilities and services are accessible in short walking and cycling timeframes from homes or accessible by high quality public transport to these services in larger settlements."

In relation to provision of PBSA such as the proposed development in this case, the RSES outlines the following in Section 9.3, Housing and Regeneration:

"Recent trends in the delivery of specialised housing typologies such as student accommodation, build to let developments and shared accommodation is indicative of the change in approach that will be necessary to accommodate the changes in demand and demographics in the Region into the future, and the RSES needs to reflect this."

The RSES recognises the need to provide additional housing stock within the region in areas close to existing community facilities in order to alleviate the current housing market pressures experienced.

Assessment of Existing Facilities

3.1 Overview

The study area for this assessment has incorporated all the social and community facilities located within a 750m radius of the subject site that would be of relevance to a student demographic. Additional facilities such as childcare have not been included as part of this assessment as they are not considered necessary to serve future occupiers of the proposed development. A breakdown of the relevant community and social infrastructure facilities assessed are listed in the tables below:

Category	Description
Education	Third Level Institutions
Healthcare	Health Centres, GP Services, Pharmacies
Social and Community Facilities	Post Offices, Community Centres, Family Services, Credit Unions
Open Space and Recreation	Outdoor Pitches, Gyms, Parks
Social Venues	Cafes, Restaurants, Pubs/Bars
Arts and Culture	Music Venues, Theatres
Retail Services	Shops, Supermarkets, Petrol Stations, Local Shops
Professional Services	Hairdressers, Solicitors, Veterinary Services
Public Transport	Bus Routes, Luas Stops, Cycle Routes

Table 01. Overview of Available Community Facilities

3.2 Education

“The Council specifically recognizes the importance of public and private 3rd level education and training institutions to our city (...) and supports their need for development, expansion, and consolidation in line with national policy.”

The proposed development is a 5-minute walk from TUD’s Grangegorman Campus. The significant development of this campus in recent years has overseen the delivery of this 3rd level institute to the Prussia Street area. TU Dublin has been one of the largest providers of third level education within Ireland since it

was formally established in 2019. The student body of this college continues to grow on an annual basis, with over 30,000 students currently enrolled on courses provided by TUD.

TU Dublin is the only 3rd level institute located within the study area of this report, however additional significant institutions such as Dublin City University (DCU) and Trinity College Dublin (TCD) are both easily accessible from the site either by cycling or public transport.

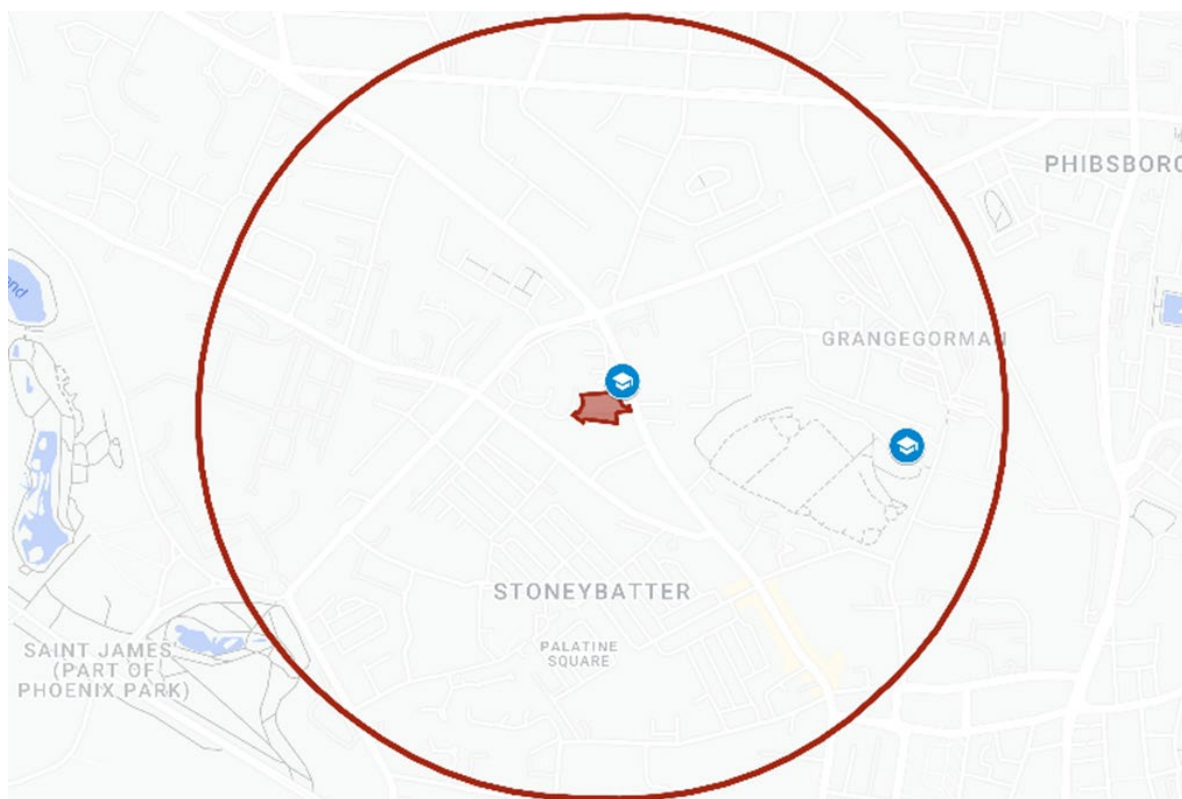


Figure 02. Map Depicting Locations of 3rd Level Institutes

Table 02. List of 3rd Level Institutes

Establishment	Description	Address
Technological University Dublin	3 rd Level Institute	Parkhouse, North Circular Road
Saor Ollscoil Na hEireann	3 rd Level Institute	55 Prussia Street

3.3 Healthcare

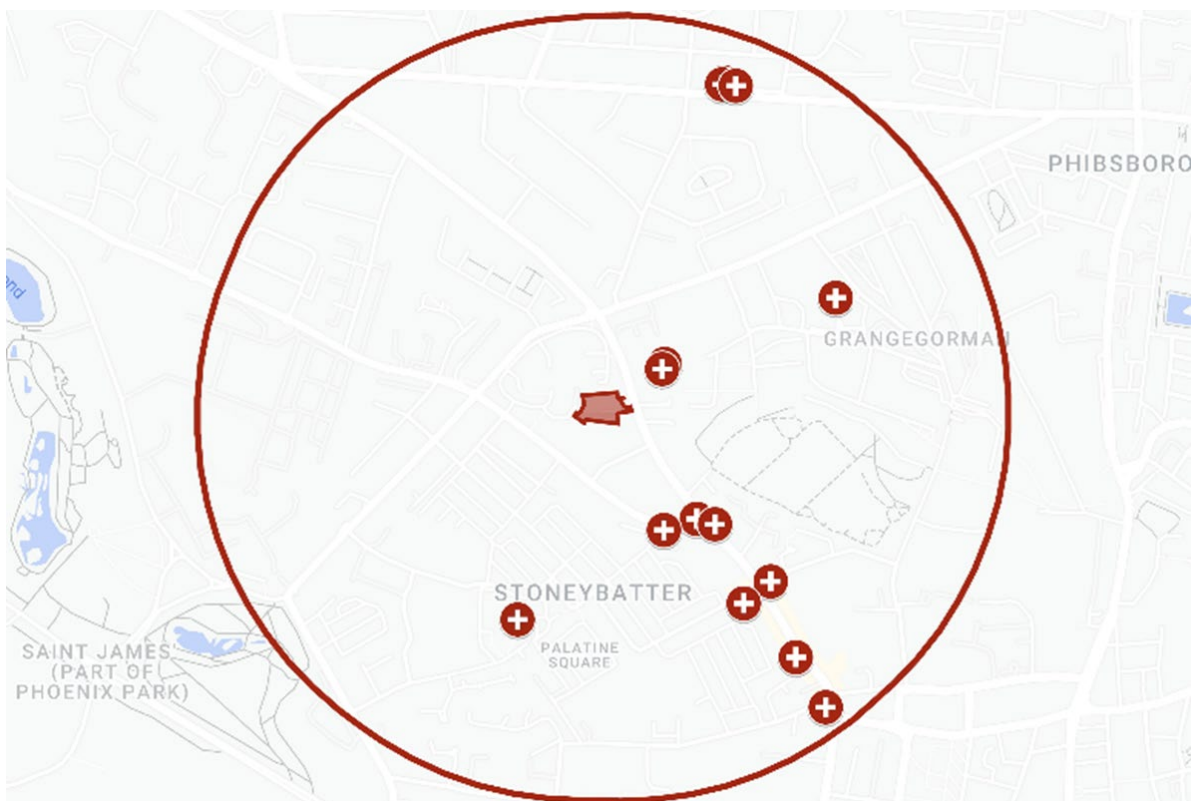
The subject lands are located in an area zoned 'urban village', which act as neighbourhood centres within the larger urban suburbs of Dublin city where the services provided contribute to the creation of the 15-minute city concept. Such services include access to healthcare which is necessary to contribute towards healthy sustainable living as promoted through national and regional planning policy.

The continued development of the Grangegorman Campus has seen the delivery of a number of significant pieces of infrastructure to the Prussia Street area, such as the Grangegorman Primary Care Centre and the

Phoenix Care Centre (c. 600m from the subject site). The delivery of these advanced healthcare facilities as part of the Grangegorman SDZ has provided an array of services to the area such as mental health facilities, minor surgery clinics, and addiction services. In the context of the proposed development, it is important to also consider the availability of smaller-scale health services such as pharmacies and GPs, as both are facilities that the demographic occupying the proposed accommodation scheme would be more likely to avail of. This study identified 7 pharmacies and 3 medical centres offering GP services in operation within the 750m boundary surrounding the subject site.

Given the availability of nearby pharmacies and health centres, we consider that there is an adequate provision of healthcare services within the study area to cater to both the existing and potential future population of Prussia Street. The nearest pharmacy to the subject site is located a short 4-minute walk away, meaning that students living in this accommodation scheme would have efficient access to necessary services.

Figure 03. Map depicting locations of healthcare facilities



Establishment	Description	Address
Llyods Pharmacy	Pharmacy	39 Stoneybatter
Janet Dillon Pharmacy	Pharmacy	Manor Street, Stoneybatter
Manor Pharmacy	Pharmacy	21 Manor Street
One Manor Place Dental Practice	Dentist	1 Manor Place
Rory Daly	Podiatrist	Aughrim Street, Stoneybatter
Manor Street Family Practice	GP Service	41 Manor Street
McFadden's Pharmacy	Pharmacy	46 Manor Street
Park Pharmacy	Pharmacy	Park Shopping Centre
Medicus Medical Centre	Health Centre	Park Shopping Centre
Lloyds Pharmacy	Pharmacy	103a New Cabra Road
Dalys Pharmacy	Pharmacy	109 Cabra Road
Barrett Opticians	Opticians	107c Cabra Road
St Bricin's Military Hospital	Military Hospital	Infirmery Road
Grangegorman Primary Care	Medical Centre	Grangegorman Road Upper

Table 03. List of healthcare facilities

3.4 Social and Community Supporting Facilities

In terms of social and community infrastructure, the CDP indicates that:

“Community facilities, such as local parks and playgrounds, community centres, local hubs, schools, childcare are an integral part of a successful neighbourhood. Applications for large residential developments or mixed-use developments should include provision for community type uses.”

A wide range of social and community facilities are located within the study area which will support the existing and future population of Prussia Street. These facilities are considered to include post offices, family centres, credit unions, and care services. While not all of these services would hold significant relevance in supporting an increase in the student population, they remain plentiful throughout this area.

One aspect of community services where the area may be seen to have an under provision would be in regard to financial services. In the context of the subject development however, this may not represent a deficiency when taking into consideration the demographic that would be occupying the proposed PBSA

unit. The development would host student who are more likely to avail of online banking services. Furthermore, the site's connectivity to the wider Dublin City area would provide students living here with access to additional facilities if necessary.

Table 04. Social and community establishments recorded

Category	Frequency
Childcare/School Facilities	4
Community Centre	3
Credit Unions	2
Post Office	1
Police Services	1
Council Offices	2
Other (Religious Facilities, Financial Facilities, Funeral Services)	4

Figure 04. Map depicting locations of social and community facilities

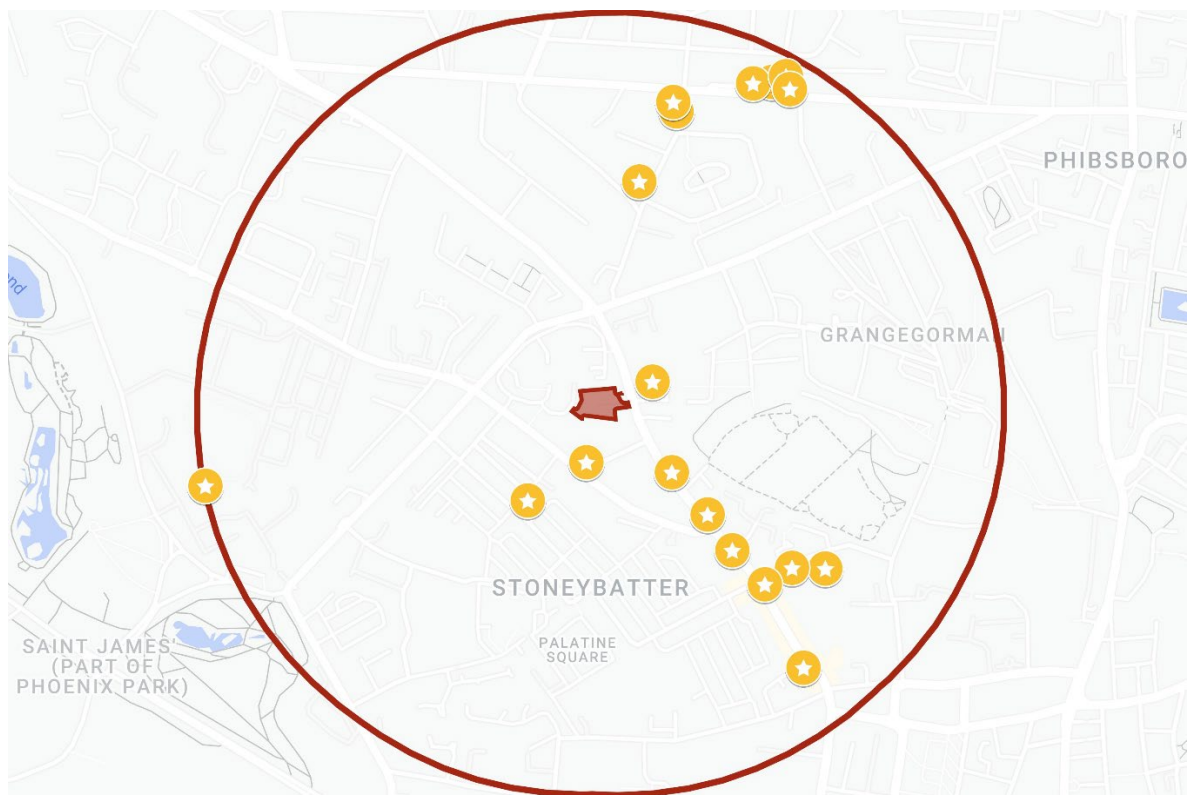


Table 05. List of social and community facilities

Establishment	Description	Address
Rainbow Community Playgroup	Childcare Services	28 Stoneybatter
An Siol	Community Centre	19 Manor Street
Manor Picture House	Community Centre	Manor Street, Dublin
Heritage Credit Union	Credit Union	44 Manor Street
Holy Family Parish Centre	Religious Facilities	13 Prussia Street
An Post	Post Office	Park Shopping Centre
FAST Cabra	Community Centre	67 Dowth Avenue
Massey Bros	Funeral Home	88a New Cabra Road
Cabra Credit Union Limited	Credit Union	93 Annamoe Terrace
DCC Cabra Area Office	Local Council Office	97 New Cabra Road
DCC Cabra Projects Office	Local Council Office	27 Annamoe Terrace
St. Gabriels National School	School	Cowper Street
Church of the Holy Family	Religious Facility	Aughrim Street
An Garda Síochána	Police Headquarters	Phoenix Park
Stanhope Street Primary	School	Manor Street, Stoneybatter
Stanhope Secondary School	School	7 Stanhope Street
AIB Bank	Banking Facility	93a Cabra Road

3.5 Open Space and Recreation

The CDP defines Open Space as follows

“An external landscaped open space which makes a contribution to the public domain and is accessible to the public and local community for the purposes of active and passive recreation, including relaxation and children’s play. Public open space also provides for visual breaks between and within residential areas and facilitates biodiversity and the maintenance of wildlife habitats.”

While located within the Inner City of Dublin, the Grangegorman Campus provides open spaces, walkways, greenspaces, and playgrounds that are available to students and the public. While the remaining surrounding area is quite dense in nature and does not provide for open recreational spaces, within the CDP Dublin City Council notes their intention to:

“Support the provision of leisure centres, gyms, and fitness studio uses within the city. These fitness uses have the ability to add activity and animation to the streets outside normal working hours.”

Indoor gyms provide an essential community service, particularly in built up urban areas such as in this case. Prussia Street hosts a number of such facilities, affording it a decent level of indoor recreational infrastructure including those provided within the TU Dublin grounds. Additionally, while outside the study area of this assessment, students living on Prussia Street would have access to significant open space amenities such as Phoenix Park located just c. 2km from the proposed development.

Figure 05. Map depicting locations of of open space and recreational facilities

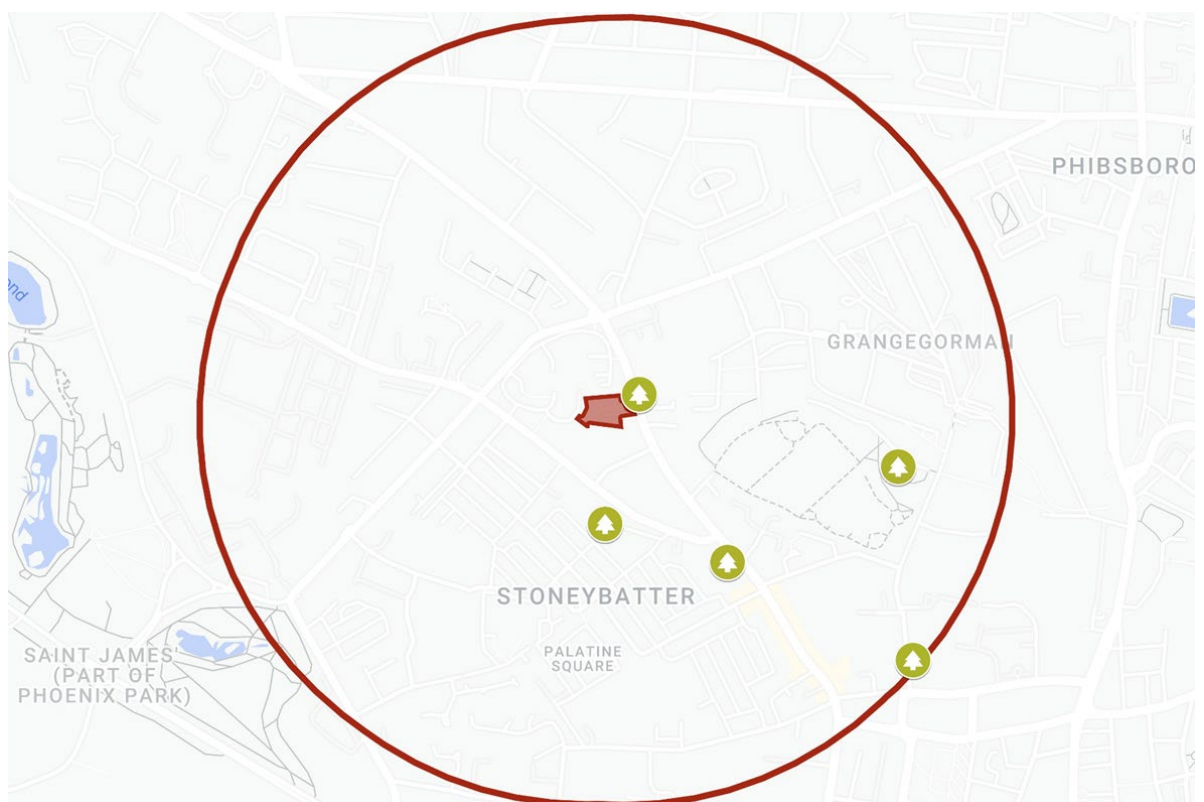


Table 06. List of open space and recreational facilities

Establishment	Description	Address
The Elbow Room	Yoga Studio	33 Manor Street
BodyFirm Studios	Pilates Studio	Park Shopping Centre
F45 Training Grangegorman	Gym	8a Grangegorman Lower
Mirella Fitness	Gym	Aughrim Lane Industrial Estate
TU Dublin Fitness Club	Gym	Grangegorman Lower

3.6 Social Venues

Social infrastructure was another aspect of community infrastructure that was recorded for the purpose of this audit. In relation to this type of provision, the CDP outlines the concept of “third places” as follows:

“The third place is the social surroundings separate from the two usual social environments of home (“first place”) and the workplace (“second place”). Examples of third places include churches, cafes, clubs, public libraries, bookstores, or parks.”

“Third places” provide an essential form of social infrastructure that play a key role in consolidating a community’s attachment to a given area. Such establishments cement the local identity and are essential to the curation of resilient neighborhoods. Within the 750m study area surrounding the subject site, there was a frequency of bar, restaurant, and cafe establishments recorded which would support the student population.

The venues recorded pertaining to this category of infrastructure mainly comprised of cafés and restaurants, of which there was a significant provision throughout the study area. Without considering the local area’s access to additional establishments across Dublin city, the map below demonstrates a strong preexisting provision for this category of infrastructure within the study boundary.

Figure 06. Map depicting locations of social venues

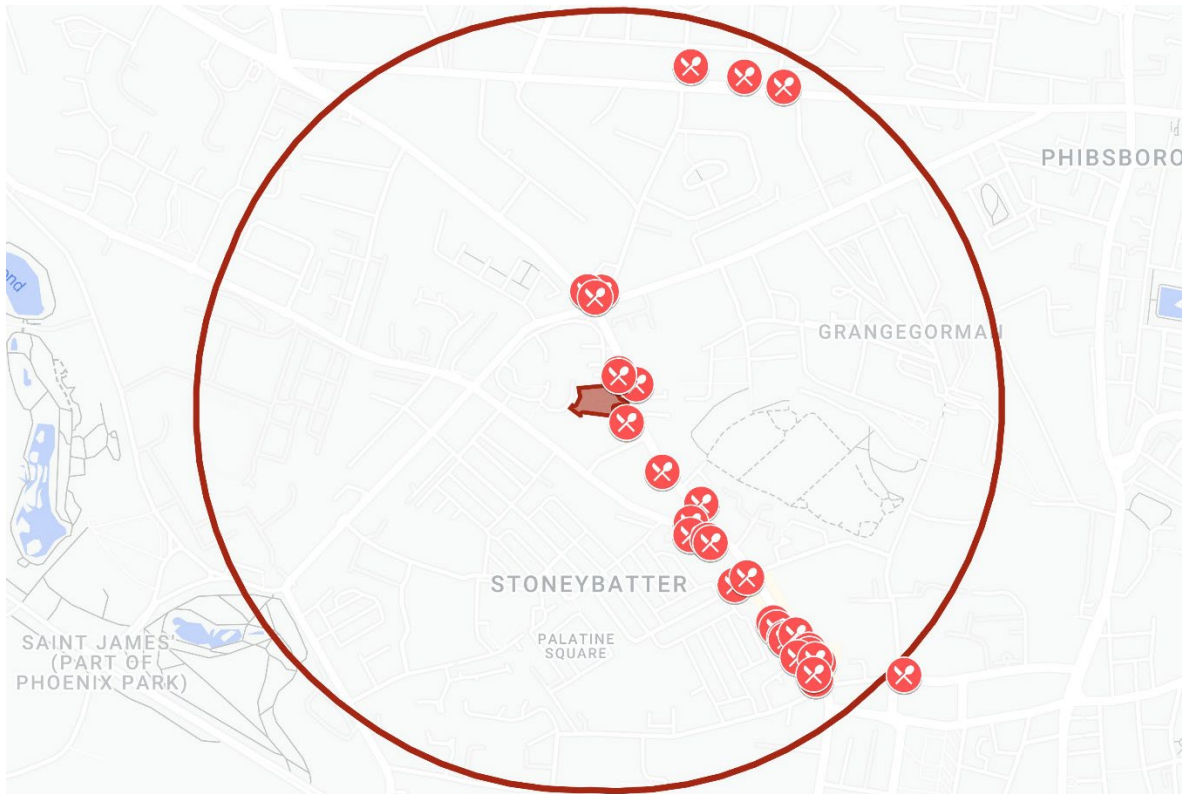


Table 07. List of social venues

Establishment	Description	Address
Social Fabric Cafè	Café	34 Stoneybatter
Hakkahan Chinese	Restaurant	32 Stoneybatter
All Bar Chicken	Restaurant	16 Stoneybatter
The Glimmer Man	Gastropub	14 Stoneybatter
Stone Pizza	Restaurant	Manor Street, Stoneybatter
L. Mulligan Grocer	Gastropub	18 Stoneybatter
Tommy O' Gara	Pub	19 Stoneybatter
Mooz Italian Grocer	Café	Manor Street, Stoneybatter
Grano	Restaurant	Manor Street, Stoneybatter
A Fianco	Wine bar	Manor Street, Stoneybatter
Miku's Grill	Restaurant	88 Manor Street
Mi Thai	Restaurant	87 Manor Street
Kerala Kitchen	Restaurant	73 Manor Street
Slice	Café	56 Manor Place
Joli	Café / Wine Bar	57 Manor Street
Ramen Co	Restaurant	56 Manor Street
Korean Table	Restaurant	50a Manor Street
Kavanaghs Pub	Gastropub	1 Aughrim Street

The Little Cactus	Café	1a Prussia Street
Hyne's Bar	Pub	Prussia Street, Stoneybatter
The Mad Hatter	Café	64/65 Prussia Street
Cowtown	Outdoor Food Court	55 Prussia Street
Clarke's City Arms	Pub	55 Prussia Street
Rio Latte Bar	Café	33 Prussia Street
Unit 44	Live Music Venue	44 Prussia Street
Grainger's Hanlon's Corner	Gastropub	189 North Circular Road
Indian Zaika	Restaurant	4 Old Cabra Road
Hub Himalayan	Restaurant	1 Annamoe Road
Downey's Bar	Pub	89 New Cabra Road
Insomnia	Café	99a New Cabra Road
Treat Deli	Café	3 Imaal Road
V-Face	Restaurant	30 Brunswick Street North

3.7 Arts and Culture

"As Dublin continues to grow, we face the challenge of protecting its arts and cultural assets while allowing sustainable growth. We also need to expand the range of spaces and places available so the pace of cultural growth can match our population growth."

The above quote from the CDP emphasizes the importance of promoting art and heritage amenities in line with development in order to produce successful and strong communities. This category of local infrastructure provides for the generation of vibrant mixed use urban villages such as what is currently seen throughout Prussia Street. Facilities of this nature that were recorded for this study included restaurants, bars, and event spaces.

"In looking at what makes vibrant and inclusive communities, planning policy has to look beyond the more traditional models of social infrastructure provision and seek to ensure that

space and investment are aligned to provide the opportunity for cultural facilities within communities.”

While there is an ample provision of social venues within the study area, upon assessment the study area may appear to be deficient in terms of clearly defined cultural amenities. While the provision of such venues is low, it is important to consider the extensive range of cultural assets that the future occupants of the proposed development would have access to venues within Dublin City. In addition, a number of the social venues recorded as part of this audit advertised live music events taking place, while perhaps not fitting into this specific category of cultural infrastructure these venues can still be seen to provide some cultural amenity in line with this sub-category.

Figure 07. Map depicting locations of arts and culture amenities

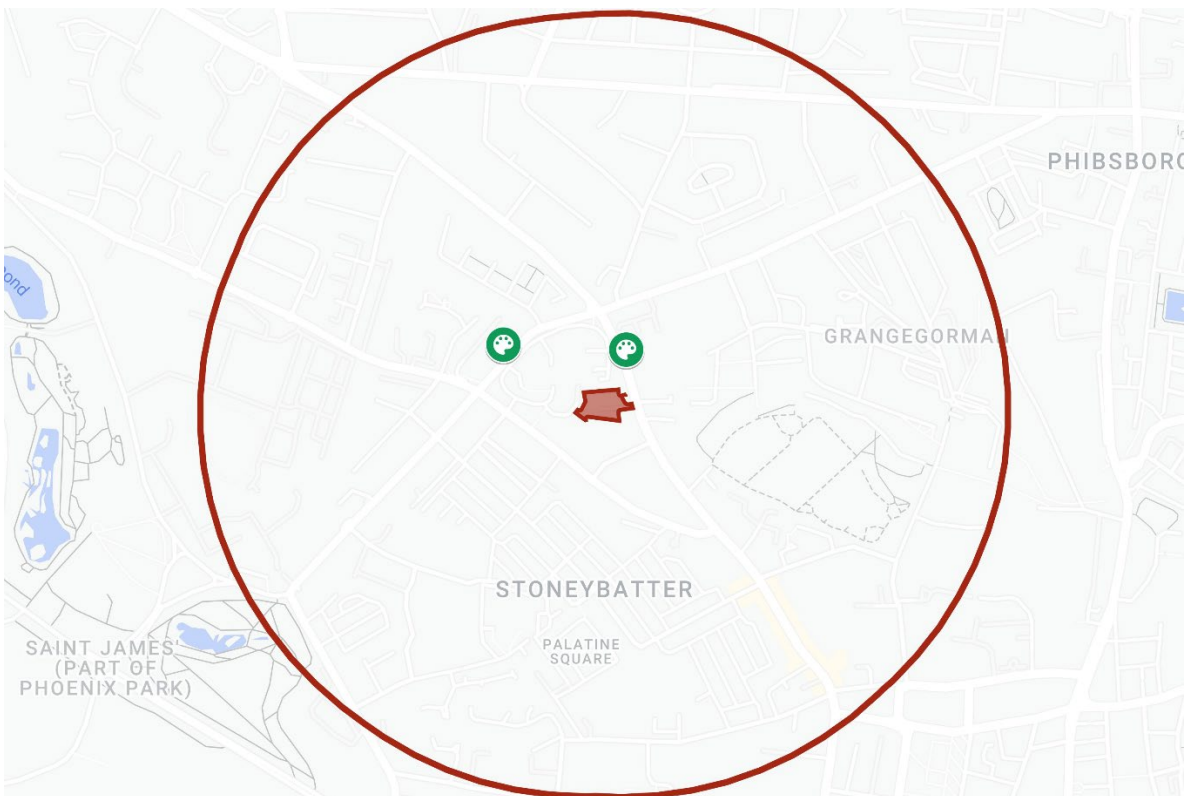


Table 08. List of arts and culture amenities

Establishment	Description	Address
Unit 44	Live Music Venue	44 Prussia Street
Dublinlamp	Tour Guide	141 North Circular Road

3.8 Retail Services

The Dublin City Council Development Plan 2022 – 2028 outlines that it is the policy of the Council to:

“Promote and support the major contribution of retail and retail services to the vitality and success of the city, as a significant source of employment, a focus of tourism, as an important recreational activity and as a link with other cultural, recreational, and community activities.”

Across from the subject site is the Park Shopping Centre, this small retail hub provides a range of key services including An Post and Tesco Express.

In addition to the above, on Cabra Road, there is an area designated as a Neighbourhood Centre, which according to the CDP provide:

“Support the other higher order urban villages. They provide an important role for local communities for day to day needs and are considered appropriate localities for a range of community services.”

Figure 08. Google Street View image of shopping street along Cabra Road



Cabra Road, along with additional individual services throughout the area provides this function at present. Further retail development is also expected to come with the continued expansion of the Grangegorman SDZ. Within the Planning Scheme for the SDZ it is proposed that:

“A maximum of 5,000 sq m of retail space (including convenience and comparison) will be provided throughout the site. Retail floor space will comprise a mix of convenience and comparison shopping, to complement existing facilities in the immediate neighbourhood.”

As it is expected for further retail services to be established throughout the area as part of Grangegorman's continued growth, this audit would surmise that the subject site on Prussia Street has a vast array of retail facilities already available that are fit to support the demands of both the present and future community in this area.

Figure 09. Map depicting locations of nearby retail services

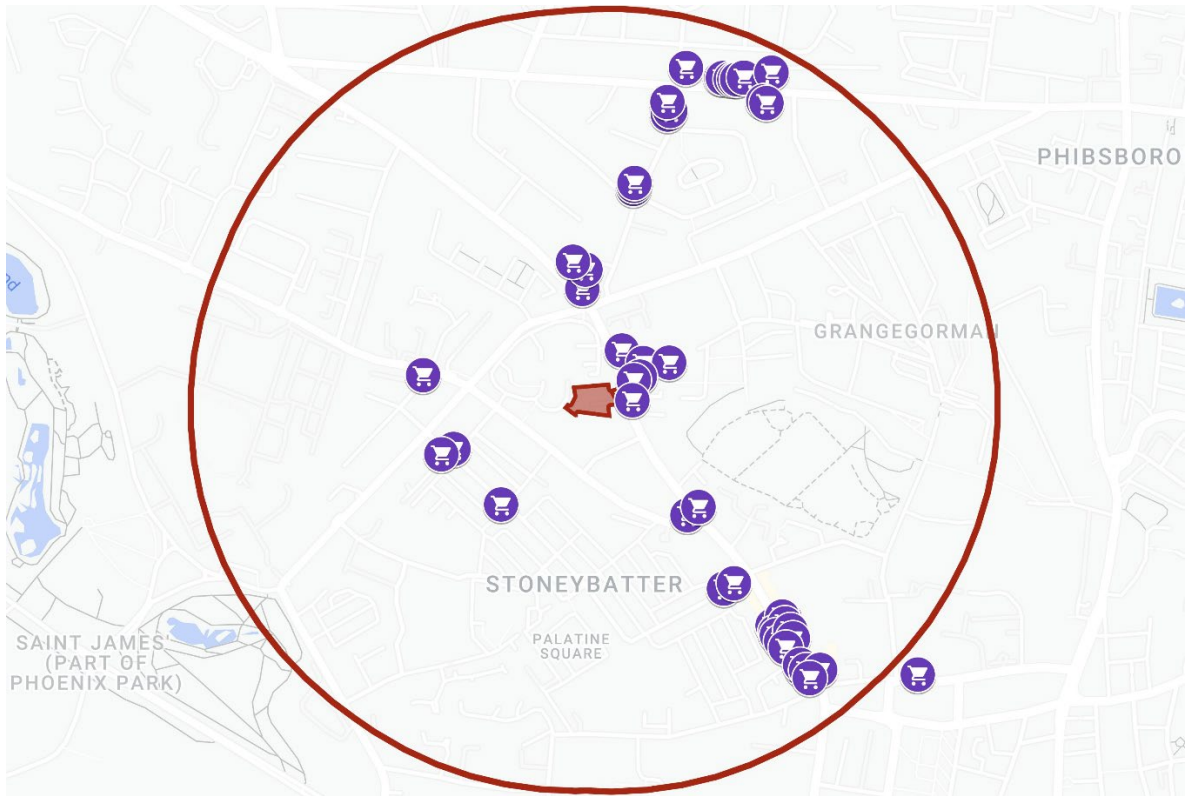


Table 09. List of retail services

Establishment	Description	Address
Centra	Local Shop	12 Stoneybatter
Mahon's Family Butchers	Butchers	33 Stoneybatter
The Green Grocer	Grocery Store	31 Stoneybatter
Project 29	Gift Shop	Stoneybatter
Manor D.I.Y	Hardware Store	3 Manor Street
Olivo's	Takeaway	30 Stoneybatter
Canton City	Takeaway	2 Manor Street
Kanes Florist	Florist	Manor Street, Stoneybatter
Green Door Bakery	Bakery	91 Manor Street

Manor Health Shop	Health Store	4 Manor Street
The Vape Club	Vape Store	Manor Street, Stoneybatter
Grant's Uniforms Manor Street	Clothes Shop	7 – 8 Manor Street
DrinkStore	Off-License	87 Manor Street
Stoneybatter Music	Music Shop	Arran Quay
Little Deer Comics	Comic Shop	57 Manor Place
Computer Clinic	IT Services	55 Manor Place
V. Muldoon	Fishmonger	45 Manor Street
Manor Takeaway Food	Takeaway	47 Manor Street
Lilith	Off-License	31a Prussia Street
Respect	Charity Shop	Park Shopping Centre
Kelch's	Local Shop	Park Shopping Centre
Tesco	Supermarket	Park Shopping Centre
Pieces	Furniture Shop	42/43 Prussia Street
Lidl	Supermarket	32 Old Cabra Road
PH Ross	Furniture Shop	12 Annamoe Road
Lin Kee	Takeaway	4 Old Cabra Road
Ascot Dry Cleaners	Laundrette	89 New Cabra Road
Clarkes Home Bakery	Bakery	52/54 New Cabra Road

Mac Hardward Limited	Repair Shop	56 Cabra Road
Fresh Catch	Fishmonger	68 Dowth Avenue
Ethersons Butchers	Butchers	99 Cabra Road
Spar	Local Shop	66 Cabra Road
Dominos	Takeaway	101a Cabra Road
Rainbow Chinese Takeaway	Takeaway	103 New Cabra Road
Teo's	Takeaway	105 New Cabra Road
Barber Pro	Barber Shop	107b Cabra Road
Shoe Repairs	Shoe Repair Shop	1 Imaal Road
City Cycles	Bike Shop	95 Annamoe Terrace
Cabra Tool Hire	D.I.Y Shop	91 Annamoe Terrace
Vincent's Cabra	Charity Shop	91 Annamoe Terrace
Barts Pets	Pet Shop	26 Annamoe Terrace
Pizza Max Cabra	Takeaway	25 Annamoe Road
Marks Upholstery	Furniture Shop	80b Annamoe Road
Lidl	Supermarket	8a Grangegorman Lower
Xtramart	Local Shop	Cabra East
Bruno's Takeaway	Takeaway	2a Oxmantown Road
The Mascot	Local Shop	1a Oxmantown Road

Bruno's News Agent

Local Shop

52 Oxmantown Road

3.9 Professional Services

Professional services such as hairdressers and consultancies also comprise a significant proportion of the retail provision throughout the area. Such services have been recorded here in a separate category to traditional retail, as while still comprising a fundamental aspect of the retail infrastructure, the relevance of this subcategory may not apply as directly to a student demographic.

The age-demographic of the incoming population of the proposed development has been highlighted throughout this audit as it is important to consider the relevance of certain pieces of infrastructure to the proposal rather than simply just their frequency. The table below sets out the varied nature of professional services recorded during this study in order to best assess what relevance these findings hold to the proposed development.

Table 10. Professional service establishments recorded

Establishment	Frequency
Hair Salons	5
Barbers	3
Beauty Salons	6
Hearing Aid Services	1
Laundrettes	1
Solicitors Offices	5
Accountancies	2
Veterinarians	1
Electricians	1

The most abundant categories within this section of the study are coincidentally the same categories which would be of a greater significance to the proposed development. The categories with sparser provisions such as tradesmen or launderette services would be unlikely to be in considerable use by the population of the development, as students living within the building would have access to such maintenance facilities on site.

Figure 10. Map depicting locations of nearby professional services



Table 11. List of professional services

Establishment	Description	Address
Steel Magnolias	Hair Salon	13 Aughrim Street
Coco's Hair and Beauty	Salon	1a Oxmantown Road
Karen Ryan Hairdressing	Hair Salon	5 Imaal Road
Kisses Aesthetics	Salon	2 Imaal Mart
PM Beauty Master	Salon	1 Imaal Mart
Rickyna Hair Salon Cabra	Hair Salon	94 Annamoe Terrace
Value Hearing	Hearing Aid Shop	28a Annamoe Terrace
Cabra Barbers	Barber Shop	91b Dowth Avenue
Sam's Barbers	Barber Shop	Park Shopping Centre

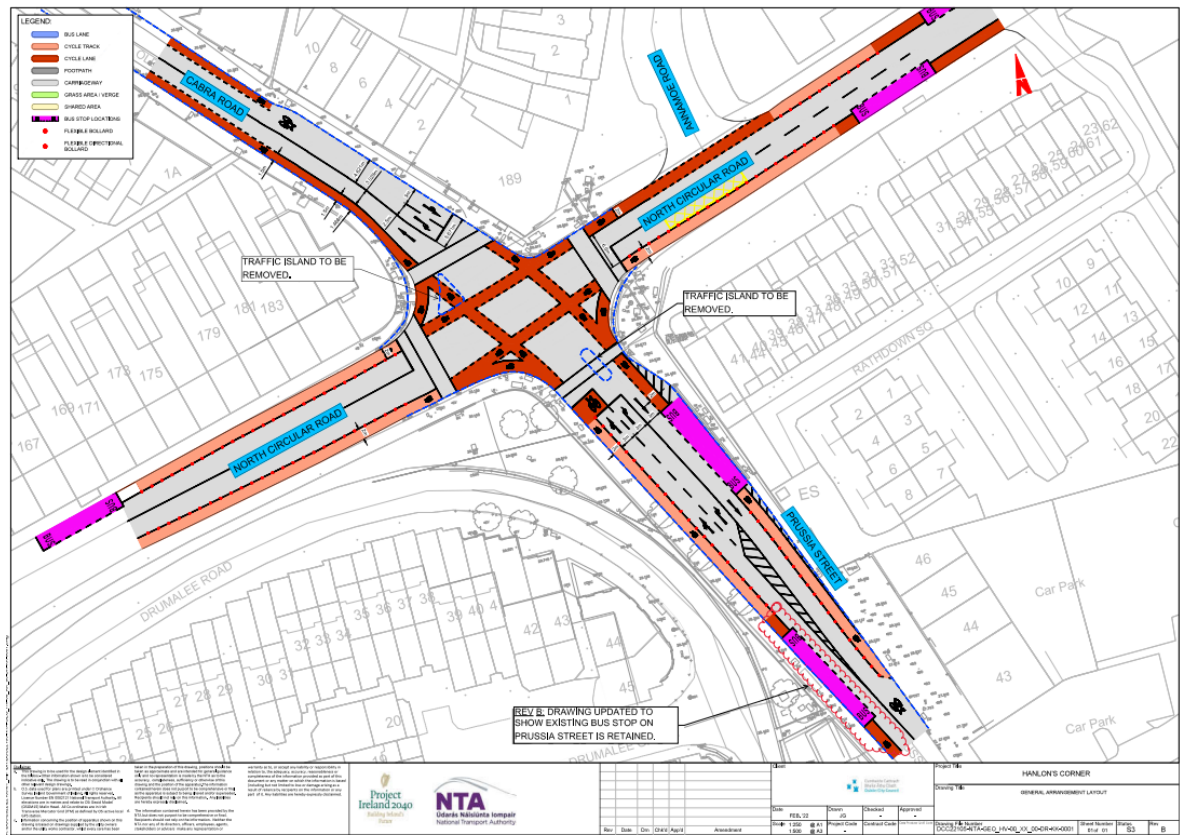
Hair and Beauty Secrets	Salon	6 Aughrim Street
Hair Academy	Hair Salon	64/65 Prussia Street
Top to Toe	Salon	4 Aughrim Street
Harvard Hair	Hair Salon	5 Manor Street
Mark's Barber Shop	Barber Shop	Manor Street
Laundry24	Laundrette	22 Manor Street
Beauty Bee Salon	Salon	29 Stoneybatter
Brian F. Fox	Solicitors	46 North Circular Road
Cara Veterinary Clinic	Veterinarian	1a North Circular Road
French Kenny Solicitors	Solicitors	92 Manor Street
Donal Reilly & Collins	Solicitors	20 Manor Street
Doyle and Company LLP	Solicitors	123 Cabra Road
Hunt and Company	Accountant	52 Manor Street
Kinsella Mitchell & Associates	Accountant	46 Prussia Street
Legal Aid Board	Solicitors	7 Brunswick Street North
Parkview Diesel Electrical	Electrician	2 St. David's Terrace

3.10 Public Transport

There are over 4 bus stops within 200m of the subject site, along with additional regular stops throughout the wider study area. The bus stops outside of the entrance to the proposed development serve the 37, 39, 39A, 70, and 70N bus routes. There are 3 stops on the Luas green line within a 20-minute walk of the proposed development, while the nearest red line stop is c. 1.3km away.

The site is well serviced by existing public transport routes which provide access to Dublin City area and beyond. Notwithstanding this, there are further public realm improvements in terms of accessibility and transport infrastructure proposed for Prussia Street to come.

Figure 11. Hanlon's Corner pedestrian and cycling improvements interim scheme. Drawing provided by Dublin City Council at public consultation



In December 2022, Dublin City Council held a public consultation regarding proposed upgrades to the junction at Hanlon's Corner. Improvements to be carried out included:

“Removal of the left turn slip lane from the North Circular Road (NCR) onto the Old Cabra Road. Left turning movements from NCR into Old Cabra Road will be retained. Installation of protected cycle lanes on both sides of the road along the NCR western arm and along parts of the NCR eastern arm. Widening and protection of the cycle lane on Prussia Street approaching Hanlon's Corner and introduction of a short section of southbound protected cycle lane on Prussia Street approaching Park Shopping Centre. Re-surfacing of the entire junction.”

The public consultation, which closed in January 2023, proposes a number of key upgrades, particularly in relation to traffic calming measures and cyclist infrastructural improvements. Further upgrades to the active transport infrastructure here would be of benefit to future residents of the proposed development.

Additionally, the works surrounding Hanlon's Corner are preemptive of further extensive works to come as a result of the Blanchardstown to City Centre CBC Scheme. This scheme would see a number of major improvements to the public realm of Prussia Street, the most relevant of these being the delivery of additional bus gates throughout the area.

There is adequate provision of public transportation infrastructure to support the local community here without taking into consideration expected developments to come. In terms of transportation infrastructure

Prussia Street would be well equipped to handle a further increase in the local student population as a result of the proposed development. The map below depicts pedestrian and cycle routes running through the study area of this infrastructure audit. It be seen from that Prussia Street at present has a strong level of permeability throughout for pedestrians and cyclists alike with further improvements to come as a result of the CBC scheme.

Figure 12. Map depicting transport routes

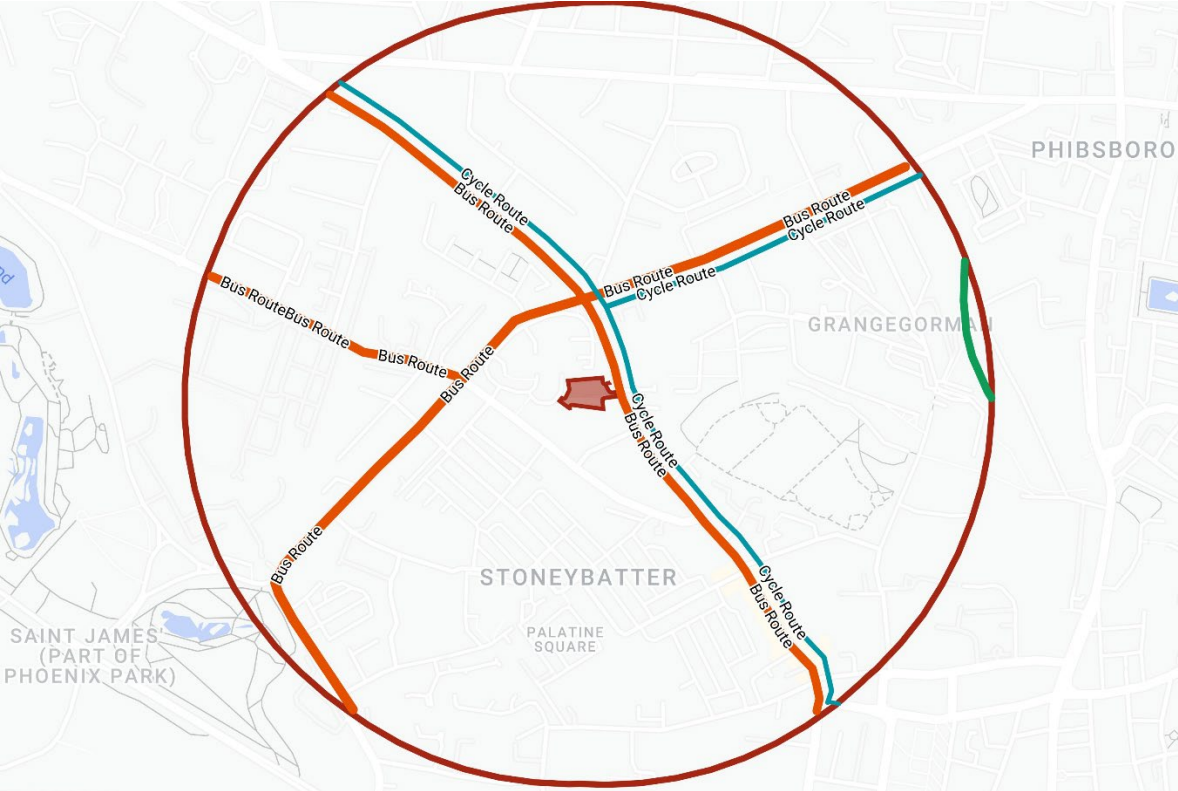


Table 12. List of public transport routes

Transport Route	Walking Distance from Site
Dublin Bus Routes 37, 39, 39A, 70, and 70N	3 minutes
Luas Green Line	18 minutes

Conclusion

4.1 Assessment of Existing Facilities

Prussia Street in its current form is host to a variety of social and community facilities that are well equipped to serve its local population. It is an area that has been subject to significant growth and expansion over recent years due to its proximity to the Grangegorman Strategic Development Zone (SDZ). The development of the TU Dublin Grangegorman Campus is ongoing and has already seen the implementation of a wide range of new and advanced infrastructure being delivered to the area surrounding Prussia Street.

A significant development consequent to this expanding campus has been the delivery of the new Grangegorman Primary Care Centre along with the Phoenix Care Centre. Previously, a strong provision of active pharmacies and GP services throughout the area comprised Prussia Streets available healthcare infrastructure. The delivery of the Grangegorman and Phoenix Care centres has meant that the local population now have an enhanced level of accessibility to advanced services offered within these two locations.

In total, this audit has recorded 145 establishments within the study area surrounding the proposed development that relate to social and community infrastructure. Upon consideration of the range of these developments, this report would conclude that the area surrounding Prussia Street is adequately serviced with the necessary infrastructure to support the local community at present. In addition to the social and community facilities that have been recorded, the proposed development is within 750m of multiple Luas and bus stops as well as established cycle routes, giving the community here access to an even greater range of facilities across the wider Dublin city area.

4.2 Ability to Accommodate Future Student Population

While the significant development of TU Dublin's Grangegorman Campus has brought about the delivery of new and advanced infrastructure, it has also placed an increased pressure on the surrounding area to progress at a comparable rate. The Dublin City Council Development Plan 2022 – 2028 makes specific reference to Prussia Street in saying that:

"This key thoroughfare provides for significant strategic development opportunities through the regeneration of a number of vacant and underutilized sites for mixed use development."

The Park Shopping Centre is across from the subject site and currently serves the area as the local retail hub, however, it is set to be replaced by an enhanced retail centre as part of the Grangegorman SDZ. Additional neighbourhood centres along Cabra Road can be found at present, which would be capable of serving the local population for the interim between the demolition of the Park Shopping Centre and the delivery of the new district centre.

Further improvements to the public realm are currently pending the implementation of a series of BusConnects related projects. The BusConnects Blanchardstown to City Centre CBC Scheme will oversee significant improvements to infrastructure for cyclists as well as the delivery of additional bus gates along

Prussia Street. The area already has an excellent level of connectivity afforded to it by frequent bus services and nearby Luas lines, the proposed BusConnects scheme would further enhance this existing level of connectivity.

Overall, it is considered that the site located on Prussia Street is well served by Social and Community Infrastructure and there is capacity to support additional students at this location.



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Accreditations
ISO 9001:2015
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ISO 45001:2018