4.72 Ac, Parkmore BP, Long Mile Road, Dublin 12

Advice Note for:

Watfore Ltd. & DAFIL

savills

Introduction

This report, prepared for Watfore Ltd. & DAFIL (the applicant) by Savills Ireland, provides an **assessment of the demand for the proposed library/community** facility as part of the proposed large-scale residential development at lands at Parkmore Business Park, Long Mile Road, Ballymount, Dublin 12.

This report has been prepared in response to discussions from the most recent Large-Scale Residential Development (LRD) Meeting, held on November 14, 2024, regarding the allocation of a portion of the commercial space within the proposed development for use as a **community facility, specifically a library.**

This report outlines Savills assessment of the following aspects of the proposed development:

1. *Asset Overview*
   1.1. *Location*
   1.2. *Description & Context*
   1.3. *Proposed Development*
2. *Demand Assessment*
   2.1. *Proposed Library*
   2.2. *Property Assessment*
   2.3. *Demographic Profile of the Area*
   2.4. *Distribution of Libraries*
3. *Conclusions & Recommendations*

Our findings are based on the assumptions given. As is customary with market studies, our findings should be regarded as valid for a limited period of time and should be subject to examination at regular intervals.

Whilst every effort has been made to ensure that the data contained in it is correct, no responsibility can be taken for omissions or erroneous data provided by a third party or due to information being unavailable or inaccessible during the research period. The estimates and conclusions contained in this report have been conscientiously prepared in the light of our experience in the property market and information that we were able to collect, but their accuracy is in no way guaranteed.

1. Asset Overview

1.1.   Location

The subject site is located approximately 6.5km southwest of Dublin, 7km from Dublin City, on the Long Mile Road, and 2km from Junction 9 (Red Cow Interchange) of the M50.

The surrounding area is characterised by a concentration of low to medium-intensity industrial estates and business parks, with small pockets of residential development pepper-potted throughout. Industry defines the local area, with key industrial and business zones such as John F. Kennedy Industrial Estate, Parkmore Industrial Estate, Robinhood Industrial Estate, Carriglea Industrial Estate, Bluebell Industrial Estate, Western Business Park, and Ballymount Industrial Estate all situated within a 1.5km radius of the proposed development. Furthermore, Parkwest, Ireland's largest business and technology campus, is located approximately 2km to the northwest, highlighting the area's strong commercial and industrial profile.

Lands immediately north and west of the site along the Long Mile Road comprise educational developments, including primary, secondary, and preschool facilities. Moving further west, the area transitions to a more industrial character. To the east of the site, a village centre offers a range of retail and service amenities, including a Lidl supermarket, providing convenient local services for the surrounding community.

These industrial and business hubs benefit from access to high-quality existing and planned public transport networks, infrastructure, and essential services, while their proximity to Dublin City Centre further enhances their strategic appeal. Over time, land use in the City Edge area has shifted from traditional industry and manufacturing to predominantly sales and logistics operations, attracting a significant volume of commuter employees on a daily basis.
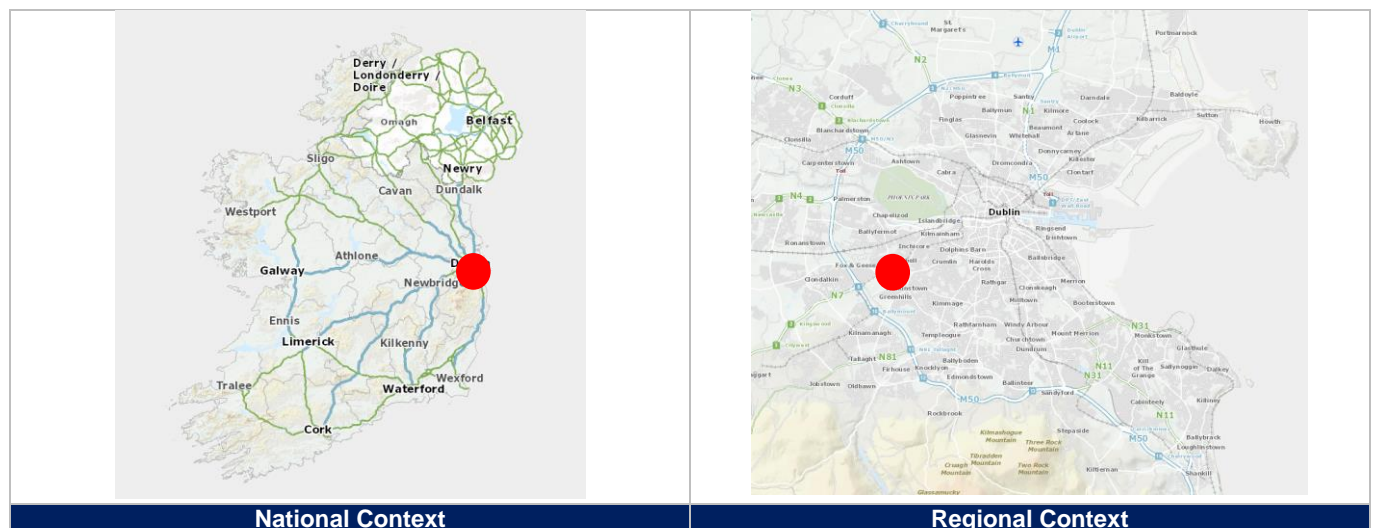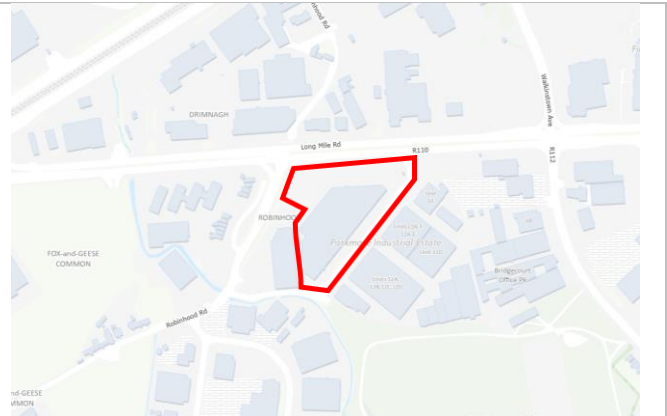

| National Context | Regional Context |

| Aerial | OS Map |

1.2. Description

The subject site is located within the Parkmore Business Park and measures 1.91 Ha (4.72 Ac). The site comprises a flat-roof commercial unit with a forecourt for vehicle display, elevated slightly above the adjacent footpath and Long Mile Road. The western portion features a large commercial unit with a pitched roof and multiple roller door openings, with a gradual ridge height reduction toward the southern boundary. The site is enclosed by a low block wall topped with metal fencing along the northern boundary, while the southeastern boundary lacks clear definition.

The triangular-shaped site fronts Long Mile Road to the north and bounds an estate cul-de-sac with established commercial units to the southeast. Part of the northwestern boundary faces Robinhood Road, with the remainder adjoining McManus Distributors Limited and The Bathroom Factory Store. The site's topography is generally level but slightly elevated above Long Mile Road, with a sloped grass bank separating the forecourt from the public road. Levels drop toward the Robinhood Road junction, further emphasising the site's higher elevation.

1.3. Proposed Development

The development will comprise a Large-Scale Residential Development (LRD) on a site at Parkmore Industrial Estate, Long Mile Rd, Robinhood, Dublin, 12. The proposed development will comprise the demolition of existing industrial units, and construction of a mixed use, residential-led development within 4 no. blocks ranging in height from 06 to 10 storeys over semi-basement. The development will comprise the following: 436 no. apartments (studios; 1 beds; 2 beds and 3 beds) with commercial/employment units, creche, café and library. Provision of car, cycle and motorbike parking. Vehicular accesses from Parkmore estate road and additional pedestrian/cyclist accesses from the Long Mile Road and Robinhood Road. Upgrade works to the estate road and surrounding road network. All associated site development works and services provision, open spaces, ESB substations, plant areas, waste management areas, landscaping and boundary treatments.

Library Demand Report

4.72 Ac, Parkmore BP, Long Mile Road, Dublin 12

Site Metrics		Area By Use	
Gross Site Area	1.91 Ha / 4.72 Ac / 19,100 sqm	**Residential Area (NIA)**	31,124.60
Net Site Area	1.5 Ha / 3.70 Ac / 15,000 sqm	**Residential Amenity (NIA)**	375.3
GIA (Excl Basement)	45,032.7	**Creche (NIA)**	359.1
Basement (Block A, B & C)	4,242.3	**No. Commercial Units**	**4**
GFA + Basement	49,275	**Commercial Area (NIA)**	1,226.6
		Library / Community Area (NIA)	352.1
No. Residential Units	**436**	**Total**	33,437.7
1-Bed (1 person) Apartment	2		
1-Bed (2 person) Apartment	180		
2-Bed Apartment	158		
3-Bed Apartment	96		

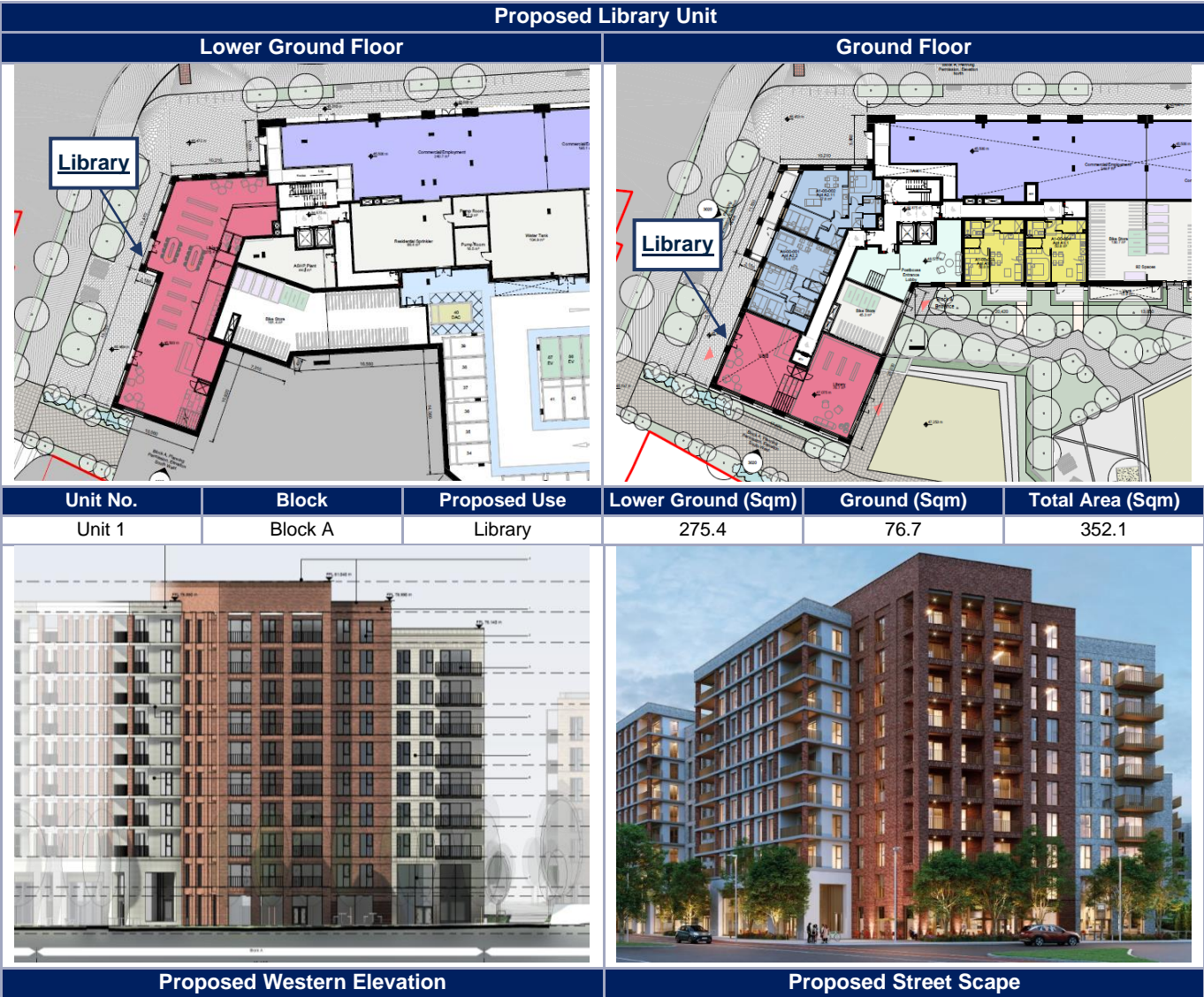| Floor	Block A 1-Bed - 1P	1 Bed - 2B	2-Bed - 4P	3-Bed - 5P	Block B 1-Bed - 1P	1 Bed - 2B	2-Bed - 4P	3-Bed - 5P	Block C 1-Bed - 1P	1 Bed - 2B	2-Bed - 4P	3-Bed - 5P	Block D 1-Bed - 1P	1 Bed - 2B	2-Bed - 4P	3-Bed - 5P
Ninth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Eighth	-	1	5	1	-	8	2	4	-	4	4	-	-	-	-	-
Seventh	-	1	7	2	-	8	2	7	-	4	5	-	-	-	-	-
Sixth	-	1	7	2	-	8	2	7	-	4	6	-	-	-	-	-
Fifth	-	1	7	2	-	8	2	7	-	4	6	-	-	13	7	5
Fourth	-	1	7	2	-	8	2	7	-	4	6	-	-	13	7	5
Third	-	1	7	2	-	8	2	7	-	4	6	-	-	13	7	5
Second	-	1	7	2	-	8	2	7	-	4	6	-	-	13	7	5
First	-	1	7	2	-	8	2	7	-	4	6	-	2	11	6	5
Ground	-	2	2	-	-	3	1	-	-	2	4	-	-	5	1	3
Lower Ground	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-
Sub-Total	-	10	56	15	-	67	17	53	-	35	50	-	2	68	35	28
Block Total	81				137				85				133			
Total	436															
Unit Mix By Block	0%	12%	69%	19%	0%	49%	12%	39%	0%	41%	59%	0%	2%	51%	26%	21%

2.   Demand Assessment

The assessment of the proposed library considers the suitability of the proposed unit, evaluating factors such as design, position and adaptability to support a range of library functions and community needs. The emerging demographic profile of the area was also analysed to ensure the library will meet the growing community's needs. Additionally, a review of the existing distribution of library facilities in the vicinity was conducted to identify gaps in service provision and accessibility.

2.1.   Proposed Library

Following the latest LRD meeting with South Dublin County Council, the council expressed a preference for incorporating a library or community space within the proposed development. It was noted that the preferred location for the library is Unit 1, situated on the lower ground floor of Block A.

Proposed Library Unit					
Lower Ground Floor			**Ground Floor**		
Unit No.	**Block**	**Proposed Use**	**Lower Ground (Sqm)**	**Ground (Sqm)**	**Total Area (Sqm)**
Unit 1	Block A	Library	275.4	76.7	352.1
Proposed Western Elevation			**Proposed Street Scape**		

2.2.   Property Assessment

The proposed library will be located in Unit 1, positioned at the northeastern boundary of the development at the intersection of Long Mile Road and Robinhood Road. Spanning 352.1 sqm over two floors, the unit features a combination of single-height (3.4m) and double-height spaces, with a split-level area at the southern corner. Furthermore, its prominent corner location ensures high visibility and ample natural light, enhancing its accessibility and appeal as a public resource.

The unit's varied ceiling heights provide flexibility for future adaptation, supporting a range of community-focused services such as a digital hub, gallery, sensory space, or event area. The split-level configuration at the southern corner offers additional design possibilities, potentially optimising space for different functions. Additionally, the double-height section allows for potential mezzanine installations, further increasing usable space.

With its strategic location, spacious layout, and flexible design, Unit 1 is well-suited to serve as a library. The mix of ceiling heights and split levels allows for a dynamic interior layout, efficiently housing key library functions while offering the potential for future modifications to meet changing community demands.

2.3.   Demographic Profile of the Area

Population

The most recent data from the CSO Census 2022 indicates that the total population for the Local Catchment Area, which includes the Electoral Divisions (EDs) within 1km of the subject site, has increased by 5.5% (or 1,006 persons) since the previous census in 2016. The total population in 2022 stands at 19,352 persons, up from 18,346 in 2016.

This growth rate of 5.5% is below the national average of 8.1% but aligns with the trends seen in South Dublin County Council's administrative area, which recorded a population increase of 7.99% over the same period. Nationally, the 2022 Census marked a historic milestone, with Ireland's population exceeding 5 million for the first time since 1851, reaching a total of 5,149,139 persons. The study area encompasses the Electoral Divisions of Clondalkin-Ballymount, Clondalkin-Monastery, Inchicore B, and Walkinstown A. While Tallaght-Kilnamanagh is partially within the 1km buffer, it has been excluded from this analysis due to its small overlap, which would distort the results.

Population Percentage Change for Electoral Divisions within 1km Buffer of the Subject Site

Year	Population	Population Change
2016	18,346	-
2022	19,352	+1,006

Population Profile

The 2022 Census indicates the demographic breakdown of the age profile for the Local Catchment Area is as follows:

Population Distribution by Age Group in 2022

Age Group	2022 Population	Percentage of Local Catchment Area Population
0-4 (Pre-school)	1,205	6.23%
5-18 (School Children)	3,626	18.74%
19-34 (Adults)	4,132	21.35%
35-64 (Adults)	7,943	41.04%
65+ (Adults)	2,446	12.64%

A comparative analysis of the 2016 and 2022 age cohorts reveals key demographic trends. The pre-school age cohort (0-4 years) has declined by 9.7%, reflecting a similar trend at the national level. Conversely, the school-age cohort (5-18 years) has increased by 9.1%, suggesting a growing number of families in the area. The 19-34-year cohort decreased slightly by 5.6%, while the 35-64-year cohort saw a 6.04% increase. The most notable growth occurred in the 65+ cohort, which expanded by 34.3%, indicating an ageing population.

Population Breakdown for Electoral Divisions within 1km Buffer of the Subject Site

Age Group	2016	2022	Change	Percentage Change
0-4 (Pre-school)	1,334	1,205	-129	-9.7%
5-18 (School Children)	3,323	3,626	+303	+9.1%
19-34 (Adults)	4,378	4,132	-246	-5.6%
35-64 (Adults)	7,490	7,943	+453	+6.04%
65+ (Adults)	1,821	2,446	+625	+34.3%
Total	18,346	19,352	+1,006	

The comparison between the 2016 and 2022 census statistics suggests that the population composition is evolving, with a gradual ageing trend while still maintaining a strong presence of younger age groups.

Library Demand

The demographic profile of the local catchment area highlights a clear need for a library to serve the growing and evolving population. According to the most recent Census 2022 data, the population within 1 km of the subject site has increased by 5.5% since 2016, reaching a total of 19,352 persons. While this growth rate is below the national average, it aligns with trends observed in South Dublin County Council's administrative area. Notably, the vicinity has experienced significant demographic shifts, with an increase in school-age children (5-18 years) by 9.1% and a substantial rise of 34.3% in the 65+ age group. These trends indicate a growing demand for educational resources, study spaces, and community facilities that cater to both younger families and an ageing population.

2.4.   Distribution of Libraries
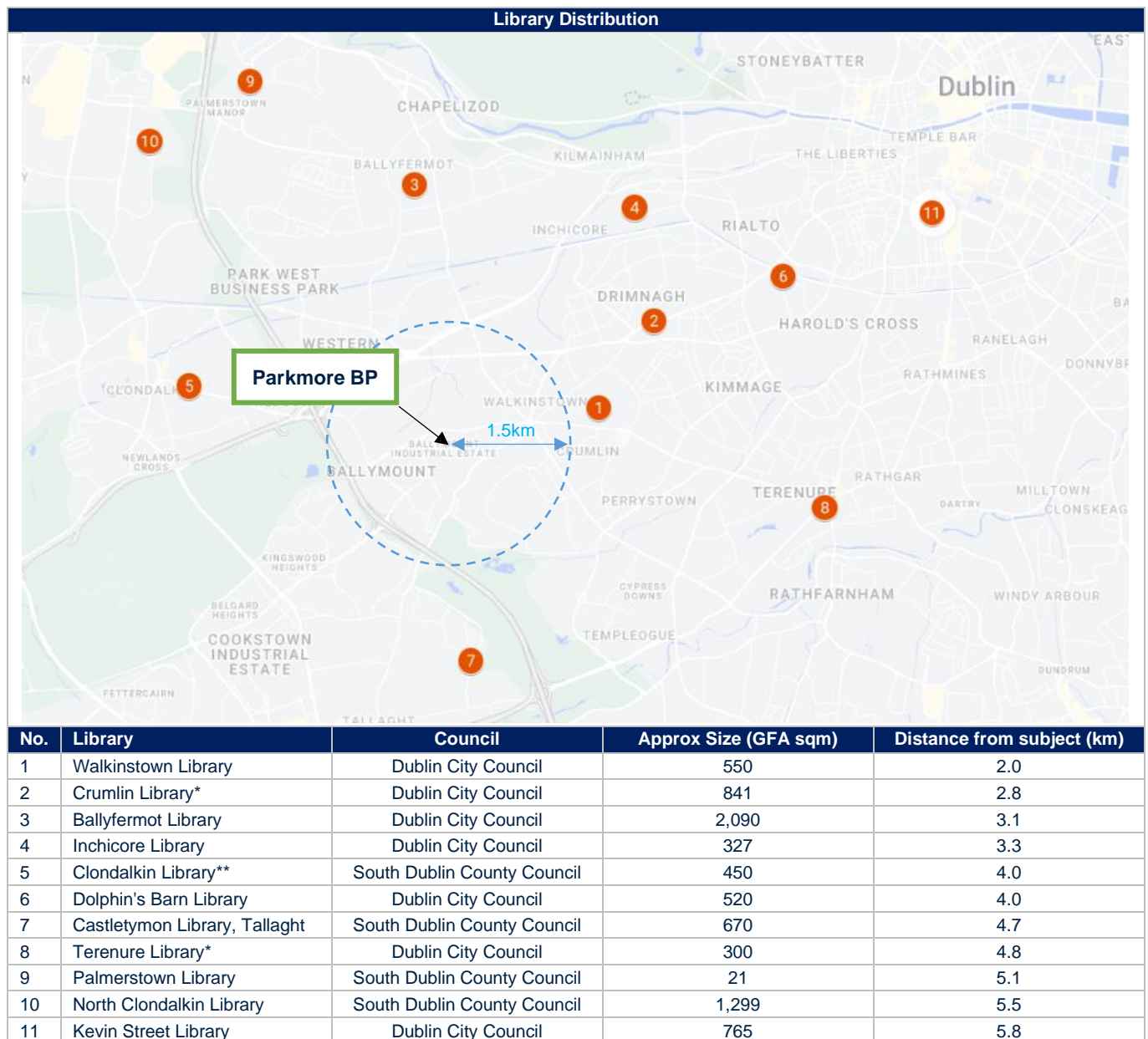
As part of our analysis, we conducted a comprehensive review of all libraries within both South Dublin County Council (SDCC) and Dublin City Council (DCC) jurisdictions. Within SDCC, there are currently seven operational libraries, with an additional library planned for Citywest. In DCC, there are 22 existing libraries, with one additional library proposed in Crumlin.

To assess the accessibility and distribution of library services in relation to the proposed library, we have identified and listed all libraries located within a 6 km radius of the subject site, covering both council areas. This analysis provides insight into the existing library network and any gaps in provision that the proposed library may address.

No.	Library	Council	Approx Size (GFA sqm)	Distance from subject (km)
1	Walkinstown Library	Dublin City Council	550	2.0
2	Crumlin Library*	Dublin City Council	841	2.8
3	Ballyfermot Library	Dublin City Council	2,090	3.1
4	Inchicore Library	Dublin City Council	327	3.3
5	Clondalkin Library**	South Dublin County Council	450	4.0
6	Dolphin's Barn Library	Dublin City Council	520	4.0
7	Castletymon Library, Tallaght	South Dublin County Council	670	4.7
8	Terenure Library*	Dublin City Council	300	4.8
9	Palmerstown Library	South Dublin County Council	21	5.1
10	North Clondalkin Library	South Dublin County Council	1,299	5.5
11	Kevin Street Library	Dublin City Council	765	5.8

The above floor areas were sourced from respective local authority websites and planning documents.

*Proposed library development/redevelopment.

**Proposed library refurbishment.

3.   Conclusions & Recommendations

Library Distribution

- The analysis highlights a significant gap in library provision within South Dublin County Council's jurisdiction. There are no libraries within 2 km of the Parkmore Business Park, and the nearest facilities – Walkinstown (2.0 km), Crumlin (2.8 km), and Ballyfermot (3.1 km – are all located within Dublin City Council's area, serving communities outside South Dublin.
- Within South Dublin County, the closest libraries – Clondalkin (4.0 km), Castletymon (4.7 km), and North Clondalkin (5.5 km) – are at a considerable distance, leaving the subject area underserved.
- A key observation from the analysis is the lack of library facilities within close proximity to the proposed site.

Library Sizes

- The libraries within the study area vary significantly in size, ranging from as small as 21 sqm (Palmerstown Library) to as large as 2,090 sqm (Ballyfermot Library).
- The variation in building size reflects the different roles and services offered by each library.
- Some libraries are equipped with computer rooms and digital hubs, providing public access to computers, internet, and digital resources. Other features include dedicated reading rooms, sensory rooms, study rooms and teaching facilities. Additionally, certain libraries require additional space to house special collections, including rare books, archives, and unique resources.
- The variation in library sizes and facilities across the study area highlights the need for libraries that cater to a diverse range of uses and provide adaptable facilities to meet the evolving needs of the community.

Comment & Recommendation

- The significant increase in school-age children (9.1%) and older adults (34.3%) highlights a growing demand for educational resources, study spaces, and community facilities to support both younger families and an ageing population.
- The proposed library, with a building area of 352.1 sqm, falls within the range of library sizes observed in the study area and is well-positioned to accommodate a variety of community needs.
- This lower to mid-sized footprint allows for an efficient yet functional layout that can support key services, including dedicated study spaces, a digital hub for computer and internet access, and a reading area for research and leisure. Additionally, the space can be designed to incorporate multi-purpose rooms that cater to diverse user groups, such as sensory-friendly areas for individuals with additional needs and community meeting spaces.
- The absence of libraries within a 2 km travel distance from Parkmore Business Park and within 4 km in South Dublin County Council's jurisdiction further emphasises the service gap in this part of the county.
- As shown on the distribution map, the concentration of libraries in Dublin City Council areas highlights the need for additional library services in South Dublin to address accessibility gaps and provide more equitable community resources.