

Community Infrastructure Statement

Proposed SHD Planning Application

**at Glenamuck Road North,
Carrickmines, Dublin 18.**

**On behalf of
Moran Park Homebuilders Limited**



April 2022



Planning & Development Consultants

63 York Road

Dun Laoghaire, Co. Dublin

www.brockmcclure.ie

1	INTRODUCTION.....	3
2	SUBJECT SITE	4
2.1	SURROUNDING CONTEXT	4
2.2	PLANNING CONTEXT	5
2.3	ZONING	5
2.4	ACCESS TO PUBLIC TRANSPORT	6
3	DESCRIPTION OF PROPOSED DEVELOPMENT.....	7
3.1	OVERVIEW OF PROPOSED DEVELOPMENT	7
3.2	DETAILED DESCRIPTION OF PROPOSED DEVELOPMENT	10
4	PLANNING POLICY CONTEXT	13
4.1	SUSTAINABLE RESIDENTIAL DEVELOPMENT IN URBAN AREAS DECEMBER (2008).....	13
4.2	THE PROVISION OF SCHOOLS AND THE PLANNING SYSTEM JULY (2008)	13
4.3	CHILDCARE FACILITIES - GUIDELINES FOR PLANNING AUTHORITIES (2001)	14
4.4	APARTMENT GUIDELINES 2020	15
4.5	DUN LAOGHAIRE RATHDOWN DEVELOPMENT PLAN 2016-2022	15
4.6	DRAFT DUN LAOGHAIRE-RATHDOWN DEVELOPMENT PLAN 2022-2028	17
5	DEMOGRAPHIC TRENDS.....	19
5.1	POPULATION FIGURES	19
5.2	AGE PROFILE	20
5.3	HOUSEHOLD SIZE	20
5.4	SCHOOL GOING AGE	21
5.5	SUMMARY OF FINDINGS	22
6	CHILDCARE FACILITIES	23
6.1	METHODOLOGY	23
6.2	ASSESSMENT	23
6.3	CAPACITY OF LOCAL CHILDCARE FACILITIES.....	24
6.4	FINDINGS.....	26
7	EDUCATION	27
7.1	METHODOLOGY	27
7.2	ASSESSMENT	28
7.3	FINDINGS.....	29
8	OTHER FACILITIES.....	35
8.1	METHODOLOGY	35
8.2	ASSESSMENT & FINDINGS	35
8.3	COMMUNITY FACILITIES.....	36
8.4	SPORTS CLUBS/LEISURE CENTRES/HOBBIES	36
8.5	RELIGION	37
8.6	PUBLIC PARKS.....	37
8.7	HEALTH CARE	38
8.8	ELDERLY	38
9	CONCLUSIONS AND RECOMMENDATIONS	40



1 INTRODUCTION

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, have been instructed by our client **Moran Park Homebuilders Limited, 19 Fitzwilliam Square, Dublin 2, Do2 CD40**, to submit this planning application for a Strategic Housing Development comprising 118 no. residential units on lands at Glenamuck Road North, Carrickmines, Dublin 18.

This Community Infrastructure Statement is lodged as an accompanying report for the subject proposal and should be read in conjunction with all plans and particulars submitted as part of the overall planning application.

This Statement has been prepared in compliance with the following policies of the Dun Laoghaire Rathdown Development plan 2016-2022, which reads as follow:

“Policy SIC7 - It is Council policy to ensure that proper community infrastructure and complementary neighbourhood facilities are provided concurrently with the development of new residential growth nodes in the County.”

“Policy SIC7 - It is Council policy to ensure that proper community infrastructure and complementary neighbourhood facilities are provided concurrently with the development of new residential growth nodes in the County.”

“Policy RES14 - Planning for Communities - It is Council policy to plan for communities in accordance with the aims, objectives and principles of ‘Sustainable Residential Development in Urban Areas’ and the accompanying ‘Urban Design Manual - A Best Practice Guide’. In all new development growth areas, and in existing residential communities, it is policy to ensure that proper community and neighbourhood facilities are provided in conjunction with, and as an integral component of, major new residential development and proposed renewal/redevelopment areas, in accordance with the concept of urban villages outlines under Policy RES15’.”

This statement is prepared in compliance with the Development Management Thresholds document set out in the Appendix 10 of the Dun Laoghaire Rathdown Development Plan 2016 to 2022. We note specifically the requirement for the submission of details on the infrastructural availability of community, recreational, sporting facilities and schools for developments of over 100 residential units.

As such this Community Infrastructure Statement looks at the following elements of local social infrastructure for the area surrounding the site:

- Childcare
- Education
- Community facilities
- Sports Clubs
- Passive amenity spaces and parks
- Health Care
- Religion
- The Elderly

In preparing this statement, it was considered appropriate to review social infrastructure facilities in the immediate vicinity of the subject site and underlying demographic trends to determine existing capacity and future demand. A number of steps were taken for the review of the various elements of Community Social Infrastructure.

The Methodology approach taken for each of the elements is detailed in each of the relevant sections.

2 SUBJECT SITE

Glenamuck Road North is located to the west of the site and forms the western boundary to the site. Carrickmines Croquet and Lawn Tennis Club is located further west of Glenamuck Road North, as detailed in the aerial view. There is also an existing access point serving the site from Glenamuck Road North.

The subject site is located 150m north of the Green Luas Line. The Carrickmines stop is located c. 1 minute walk south of the site.

The proximity of the site to the Luas Line is identified in the image below:

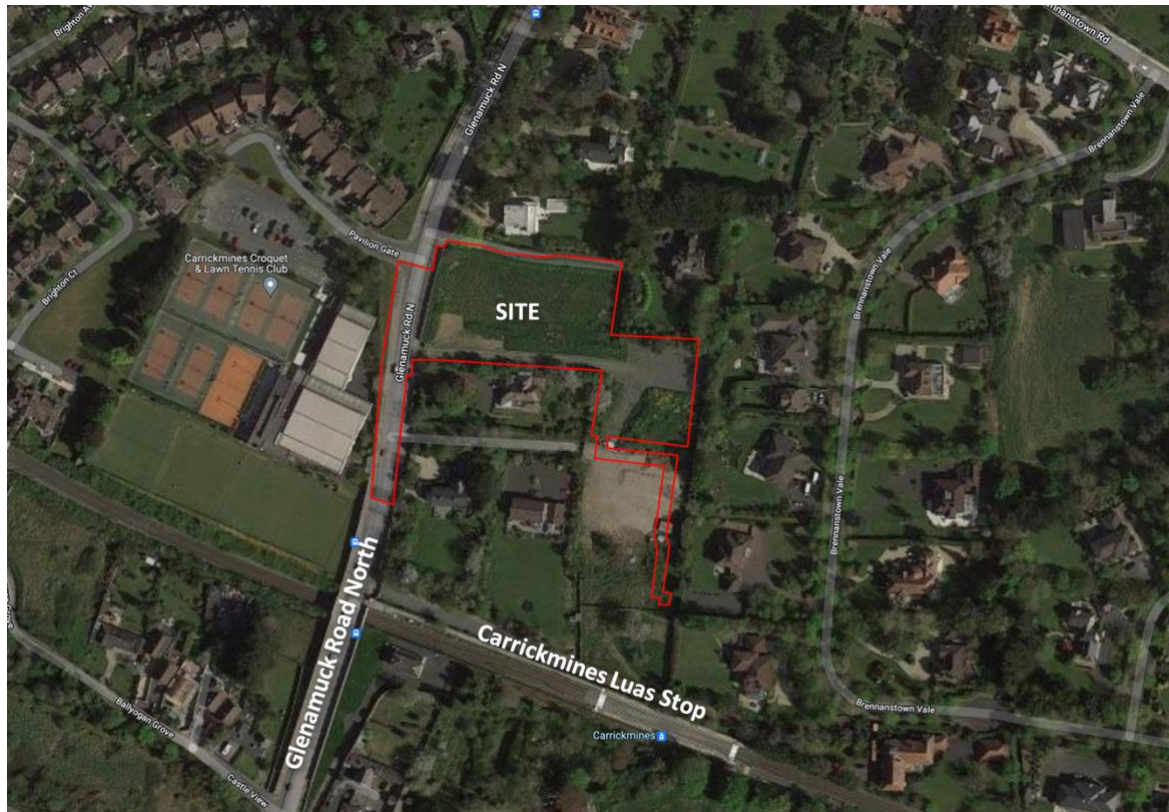


Figure 1 - Proximity to Carrickmines Luas Stop

The site is also well serviced by the M50 motorway, with the nearest junction located 400m to the southwest and by cycle lanes/bus services on North Glenamuck Road. We note specifically that the bus stop is located 150m from the site with a service from Kilternan to Dun Laoghaire.

The subject site is located near the existing 'The Park' which contains a wide variety of shops, restaurant and bulky goods retail

2.1 Surrounding Context

Existing mature dwellings of 2 storeys in height bound the lands as follows:

- 'Stafford Lodge' and 'Carricáil' directly adjoins the site to the south;
- 'Tullybeg' adjoins the site to the north;
- 'Chigwell' adjoins the site to the northeast; and
- 'Cloverdale' and 'Bridgefield' residences, part of Brennanstown Vale are located to the east of the site.

It should be noted that the dwellings surrounding the site are all in individual private ownership and there is no further potential for a wider site to be developed.

The exception to this is the Carricáil development to the southeast, which is a joint venture of which the applicant is a party to. The current proposal has considered this permission and has ensured appropriate connectivity and pedestrian linkage between the sites.

2.2 Planning Context

The Dun Laoghaire Rathdown County Council Development Plan 2016-2022 is the relevant statutory planning context for the subject site.

There are a number of provisions detailed within the Plan, which have some relevance to the subject site and surrounding context. The key policies of this document as they relate to the subject site are set out in the combined Planning Report and Statement of Consistency enclosed herewith. The key development standards and performance of the proposal with same is set out in the Planning Report enclosed herewith.

The site zoning is identified in the figure below:

2.3 Zoning

The site zoning is identified below:

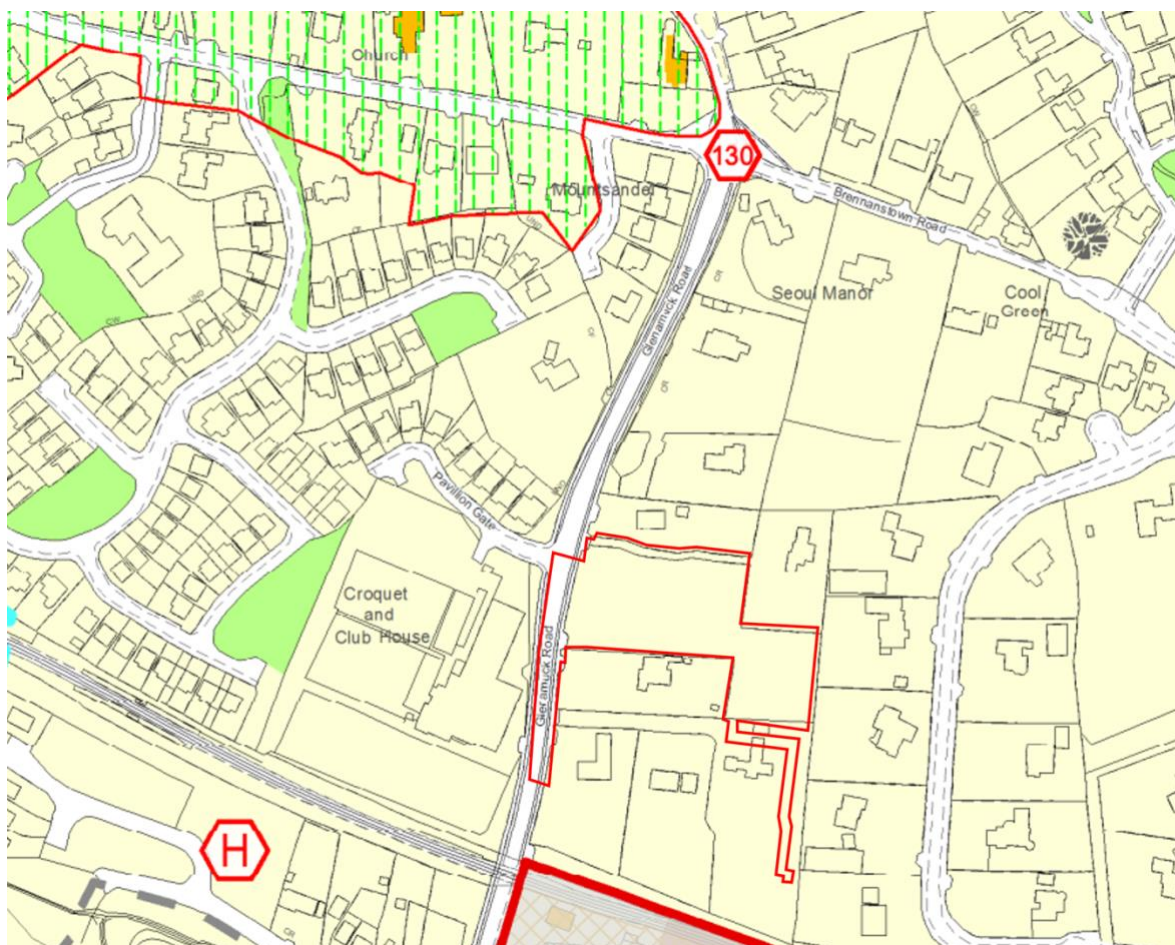


Figure 2 - Zoning Map with site outlined in Red

The subject site is zoned 'A' - "To Protect and/or improve residential amenity".

Uses permitted in principle under this zoning include:

"Assisted Living Accommodation, Open Space, Public Services, Residential, Residential Institution, Travellers Accommodation."

The above uses are considered the most appropriate to the subject site as they are permitted in principle under the zoning.

A residential development and associated tenant amenity space is therefore permitted in principle under this zoning objective.

2.4 Access to Public Transport

The site is directly served by an existing bus route running along the Glenamuck Road North. It is approximately a 150m walk (c. 1-minute walk) from the proposed site entrance to the bus stops travelling both directions. The subject bus stops - which are located on Glenamuck Road North, are served by Route 63. This bus route connects Kilternan to Dun Laoghaire via different itineraries.

There are additional bus routes along the N11 corridor which provide access to Dublin City centre via bus routes 84A, 84X, 145 and 155. The walking distance to the closest bus stop on N11 is approximately 2.1 km (c. 26-minutes). There are no public cycle parking spaces available within the area of the bus stop, so cycling to this bus stop for a cycle-bus commute type is not viable. Dedicated footpaths with dedicated crossing points are currently provided along the walking route to N11. Figure 18 shows the walking distance to the bus stops on Glenamuck Road North.



Figure 3 – Subject Site in Red showing walking distance to closest Bus Stop no. 63

In addition, the Carrickmines Luas stop is located directly south of the proposed development as seen in Figure 3. The Carrickmines Luas is part of the Luas Green line and provides a route from Bride's Glen to Broombridge, which also serves Dundrum Shopping Centre, Dublin City Centre and many other stations along the route.

Walking time from the proposed site entrance to the Carrickmines Luas Station is approximately 2-minute (160m walk). There are dedicated footpaths connecting the proposed development to the Carrickmines Luas Station.

There are some 100 services per day in each direction between Brides Glen to Sandyford, which increases to some 200 per day per direction on the Sandyford – City Centre section. At set out in detail in the Traffic and Transport Assessment prepared by Waterman Moylan submitted with this application, the peak frequency on the Luas Green Line northbound (inbound) between Brides Glen and Sandyford Depot is 10 trams per hour equivalent to an average frequency of 6 minutes.

3 DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 Overview of Proposed Development

The proposed development shall provide for the construction of (a) 118 no. residential apartment units in the form of 3 no. residential blocks of apartments ranging in height from 4 storey's and transitioning to 6-7 storeys overall.

The overall development proposal shall provide for the following:

- Block A (7 storeys) comprising 44 no. units (13 no. 1 bed units, 28 no. 2 bed. units and 3 no. 3 bed units);
- Block B (6-7 storeys overall) comprising 38 no. units (11 no. 1 bed units, 26 no. 2 bed units and 1 no. 3 bed units); and
- Block C (6 storeys overall) comprising 36 units (10 no. 1 bed units; 22 no. 2 bed units and 4 no. 3 bed units);

Each new residential unit has an associated area of private open space in the form of balcony / terrace area and set back upper floor levels.

Open space (approx. 2,071 sqm) is provided by one major centrally located public open space (1158.4 sqm) between blocks A and B which include a play area of 63.2 sqm, two further communal open space areas are provided adjoining Blocks B (471.8 sqm) & Block C (440.8 sqm).

Communal Area located at the ground floor of Block B (approx. 161.3 sqm) comprising of a shared working space (35.6 sqm), meeting rooms (42.2 sqm.), a gym (36.6 sqm) and changing/tea stations (46.7 sqm) is also proposed.

2 no. basement level areas (approx. 2,340.9 sqm) are also proposed at lower ground / ground floor level of Blocks A, B (1,470.0 sqm) and C (834.9 sqm) and include car parking, bicycle parking, refuse storage areas, plant areas and ESB Substation which is located between Block B and C.

A total of 103 no. car parking spaces (67 no. at basement level and 36 no. at surface level to include 17 no. electric power points and 5 no. accessible parking spaces) are proposed. In addition, 5 no. motorcycle parking spaces (3 no. at basement level A and B, and 2 no. at basement level C). A total of 280 no. bicycle parking spaces (254 no. at basement level and 26 no. at surface level) are also proposed.

Proposals for vehicular and pedestrian access comprise via Glenamuck Road North and all associated upgrade works; The access point to the south (via Carricáil) is for pedestrians and cyclists only.

Associated site and infrastructural works including the provision for water services, foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works to include new tree and hedge planting; green roofs; boundary treatments; internal roads and footpaths; and electrical services.



Figure 4 - Proposed Site Layout

In terms of the layout proposed, the current proposal for 118 residential units has sought to maintain the general arrangement and layout of buildings permitted under D16A/0260 & ABP Ref. PLo6D.247822. We note specifically that the southern elevation of Tullybeg faces the proposed area of open space, which was a welcomed design principle under the above permission.

The key changes to the site layout relate primarily to the increase in the central area of open space and the introduction of new Block C in place of previously permitted house units.

The other key change within the scheme is additional heights across the site, which is fundamentally supported by recent national guidance, which aims to deliver increased heights at highly accessible sites proximate to high frequency public transport corridors.



Figure 5 - CGI of Central Area of Open Space and Block B



Figure 6 - CGI of Block C and Carricáil development (as permitted to the south)

3.2 Detailed Description of Proposed Development

Residential Development

The proposed development shall provide for the construction of (a) 118 no. residential apartment units in the form of 3 no. residential blocks of apartments ranging in height from 4 storeys and transitioning to a height of 6-7 storeys.

- Block A (7 storeys) comprising 44 no. units (13 no. 1 bed units, 28 no. 2 bed. units and 3 no. 3 bed units);
- Block B (6-7 storeys overall) comprising 38 no. units (11 no. 1-bed units, 26 no. 2-bed units and 1 no. 3 bed units); and
- Block C (6 storeys overall) comprising 36 units (10 no. 1 bed units; 22 no. 2 bed units and 4 no. 3 bed units);

A detailed breakdown of the units is set out in the accompanying schedules included in the Architectural and Master Planning Design Statement prepared by McGrane and Partners Architects.

Development Mix

The total development mix proposed is identified as 34 x 1-bedroom units (29%), 76 x 2 bed units (64%) and 8 x 3 bed units (7%).

Dual Aspect

A proposal for dual aspect of 67.8 % is delivered. We note specifically that a total of 80 of the 118 no. units proposed deliver dual aspect as follows:

- Block A - 33
- Block B - 28
- Block C - 19

This is an exceptional provision for dual aspect and is well in excess of the 50% requirement as set out in the Apartment Guidelines 2020.

Residential Density

The overall development provides for a residential density of 159 units per ha based on the substantive development area of 0.74ha, and a proposal for 118 units on a central site.

This residential density is supported by national policy which is aiming to deliver increased height and densities at appropriate locations. The site can accommodate this density given its proximity to public transport, e.g., DART Stations and bus services.

Crèche Facility

Based on the review of the following document, the proposed unit type (1, 2 and 3- bed), that would typically include young professionals and small families and the location of the site in close proximity to childcare facilities greatly reduces the need for a childcare facility onsite. With existing creche facilities and capacity in the area it is not considered prudent to include a creche within the subject development.

Residential Amenity Area

The current proposal delivers a new offering to the development in the form of a residential amenity area in Block B (161.3 sq m) . Notably, provision is made for a shared workspace (35.6sqm), meeting rooms (42.4sqm), a gym (36.6sqm) and changing/tea stations (46.7sqm).



Heights Proposed

Heights proposed across the site are identified as follows:



Figure 7 - Proposals for Building Height

- Block A – 4/7 storeys
- Block B – 4/7 storeys
- Block C – 4/6 storeys

Proposals for height are considered to align with the national policy mandate to increase height and densities at appropriate locations. Specifically, the Building Height Guidelines (2018) set out that there is a presumption in favour of buildings of increased height in locations with good public transport accessibility. Blanket numerical limitations on height should be avoided and a set of Development Management Criteria should be applied to test the appropriateness of the heights proposed.

The current design has considered this context and has sought to deliver height ranging overall from 4 storeys and transitioning to a height of 6-7 storeys, which is considered appropriate given the location of the site to the Green Luas Line (150m or 1 minute walk). Furthermore, the design now presented has been prepared in the context of the surrounding development, maintaining significant separation distances.

Parking

A total of 103 car parking spaces and 280 bicycle parking spaces and 5 no. motorcycle spaces are proposed.

A total of 67 spaces are proposed at basement level and 36 spaces are proposed at surface level. The car parking provision delivers close to a 1:0.87 ratio, which is considered an exceptional provision for this site.

A total of 254 bicycle spaces are proposed at basement level and 26 spaces are located at surface level to cater for visitor cycle parking



Part V Provision

The current proposal delivers an initial proposal of 24 apartments, (10 no. 1 bed and 14 no. 2 bed) and in accordance with Section 96 (3) the applicant proposes to grant a lease of housing units to the Local Authority.

Public and Communal Open Space

Public open space provision is identified as 2,071 sq. m. This is broken down as follows:

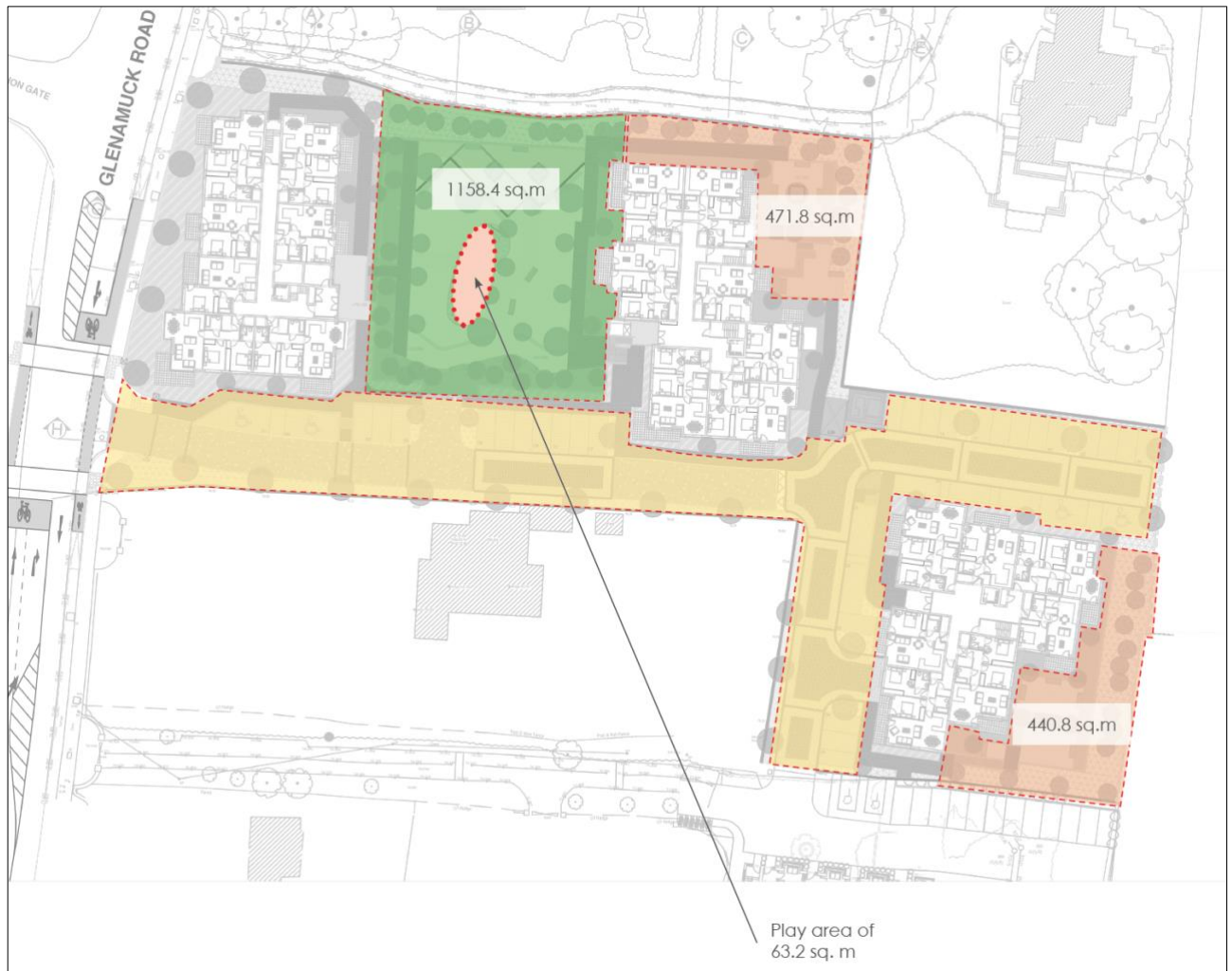


Figure 8 -Proposed Areas of Open Space

The central area of open space within this development at 1,158.3sq m considered alone meets and exceeds the minimum 10% Development Plan requirements as set out below.

4 PLANNING POLICY CONTEXT

This section details the relevant strategic and statutory planning policy context associated with education, childcare, social facilities, open space and retail provision.

4.1 Sustainable Residential Development in Urban Areas December (2008)

The Department of the Environment Heritage and Local Government Guidelines entitled ‘Sustainable Residential Development in Urban Areas’ were published in final format in December 2008. The aim of these guidelines is to set out the key planning principles which should be reflected in development plans and local area plans, and which should guide the preparation and assessment of planning applications for residential development in urban areas.

Having specific regard to the provision of community facilities and more specifically schools, the Guidelines state that new residential communities can generate a demand for a significant number of new school places, particularly where families are attracted to the area. The guidelines therefore acknowledge that it is vital in the process of supporting sustainable communities that the planning system facilitates the timely provision of new school buildings.

The Guidelines note that detailed guidance on school provision through the development plan, local area plans and development management processes and the roles, responsibilities and specific actions to be taken in relation to forecasting future demand for school places is available in the ‘Joint Code of Practice on Provision of Schools and the Planning System’, a document prepared by both the Department of the Environment Heritage and Local Government and the Department of Education and Science.

The Guidelines state the following:

“No substantial residential development should proceed without an assessment of existing schools’ capacity or the provision of new school facilities in tandem with the development.

*Within the development management process, it is recommended that planning applications for 200+ dwelling units **should be accompanied by a report identifying the demand for school places likely to be generate by the proposal and the capacity of existing schools in the vicinity to cater for such demand.** In very large-scale developments (say, 800+ units), planning authorities must consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities”.*

It is having considered the above we confirm that 118 no. residential units are now envisaged for the subject site. The existing capacity and potential demand arising for this development is therefore assessed in this report.

4.2 The Provision of Schools and the Planning System July (2008)

In July 2008, the Department of the Environment, Heritage and Local Government together with the Department of Education and Science published a code of practice document entitled ‘The provision of Schools and the Planning System’.

The code of practice document sets out the best practice approaches that should be followed by Planning Authorities in ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities by the Department of Education and Science and in line with the principles of proper planning and sustainable development.

The main focus of the document details the procedures to be adopted by Planning Authorities in integrating schools planning issues into their development planning processes. The document references the draft version of the guidelines, which were published in February 2008 and which draw particular attention to the need for future schools needs and timely consultation with the Department of Education and Science.

Having considered the basis on which the draft version of Guidelines on Sustainable Residential Development in Urban Areas were published, the Code of Practice document details a number of actions envisaged, which have been agreed by the Department of Education and Science and the Department of the Environment Heritage and Local Government. We, Brock McClure, can confirm that the following actions specifically:

- *Forecasting Future Demand*
- *Planning for New Schools through Local Authority Development Plans*
- *Location of Schools - Planning Considerations*
- *Site Development Standards*
- *School Development Proposals and the Development Management Process*
- *School Site Identification and Acquisition*

With regards Forecasting Future Demand specifically we note that there are a number of measures identified on which future primary school demand will be based on the following:

- *The anticipated increase in overall population for the city/county plan area over the next nine years;*
- *The current school going age population based on school return;*
- *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.*

With reference to post primary schools, the guidelines note that the procedure for establishing demand is 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.

In support of the above aims, the Guidelines state that Planning Authorities will make available and in a timely fashion and insofar as possible reasonable estimates of future development potential within their areas through the Development Plan and local area plan processes and in a manner consistent with broader national and regional estimates of growth contained in the NSS and Regional Planning Guidelines.

4.3 Childcare Facilities - Guidelines for Planning Authorities (2001)

The Childcare Guidelines provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals. The Guidelines are intended to ensure a consistent approach throughout the country to the treatment of applications for planning permission for childcare facilities.

The Guidelines identify a number of appropriate locations for childcare facilities, which include the following:

- New Communities/Large Housing Developments
- The vicinity and concentrations of workplaces, such as industrial estates, business parks and any other locations where there are significant numbers working
- In the vicinity of schools
- Neighbourhood, District and Town Centres
- Adjacent to public transport corridors, park and ride facilities, pedestrian routes, and dedicated cycle ways

The recommendation for new housing developments is the provision of **1 facility for each 75 dwellings**. This will generally provide for 20 childcare spaces based on a requirement of 35 of such dwellings requiring childcare spaces. The guidelines state that 50% of units can be assumed to require childcare.

Please see the childcare facilities assessment section of this report in Section 6 for detail in relation to compliance with the above guidelines.



4.4 Apartment Guidelines 2020

The 2018 new apartment guidelines reiterate the provision of one child-care facility for every 75 dwelling units, subject to the proposed development mix and existing local childcare facilities:

‘4.7: Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, 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 and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.’

In addition to this it clarifies that ‘unit mix of the proposed development’ relating to one bed and studio apartments, along with the possibility of some or all two or more bedrooms units, not contributing to the childcare provision:

‘One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.’

These are key points in consideration of the provision of childcare facilities.

With this in mind, we note that the current proposal delivers on the following mix:

- 34 x 1-bed (29%)
- 76 x 2-bed (64%)
- 8 x 3-bed (7%)

Based on the above there are a total of 84 units within the development which have the potential to require some element of childcare.

4.5 Dun Laoghaire Rathdown Development Plan 2016-2022

The Dun Laoghaire Rathdown County Council Development plan is the relevant statutory planning context for the subject site. The Development Plan was prepared in 2016 and is the statutory plan for the site and its environs. This Plan will remain valid for 6 years from the date of adoption by Dun Laoghaire Rathdown County Council.

There are a number of provisions detailed within the Plan, which have some relevance to the subject site and surrounding context. For the purposes of this report, we have only identified the key provisions of the Plan that are currently relevant to the site.

The following policies have been considered as part of this community infrastructure assessment. For further detail in relation to planning policy and compliance with the same, please refer to the combined Planning Report and Statement of Consistency submitted as part this application.

The following objectives are noted from the Development Plan:

Childcare Facilities:

SIC11 - “It is Council policy to encourage the provision of affordable and appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities across the County. In general, at least one childcare facility should be provided for all new residential developments subject to demographic and geographic needs. The Council will encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage.”

Community Facilities:

SIC6 - “It is Council policy to support the development, improvement and provision of a wide range of community facilities distributed in an equitable manner throughout the County.”

SIC7 - “It is Council policy to ensure that proper community infrastructure and complementary neighbourhood facilities are provided concurrently with the development of new residential growth nodes in the County.”



SIC12 - “It is Council policy to facilitate the continued development of arts and cultural facilities throughout Dún Laoghaire-Rathdown in accordance with the County ‘Arts Development Policy, 2011-2014’ and any subsequent County Arts Development Policy.”

SIC13 - “It is Council policy to promote and develop the County Library Service in accordance with the National objectives laid down in the draft ‘Strategy for Public Libraries, 2013–2017’ prepared by the Department of the Environment, Community and Local Government. The County’s network of Carnegie Libraries shall be retained for public and community use.”

Education:

SIC8 - “It is Council policy to ensure the reservation of primary and post-primary school sites in accordance with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools throughout the County.”

SIC9 - “It is Council policy to support the development and ongoing provision of Further and Higher Level Institutions in the County including University College Dublin (Belfield and Blackrock campuses), Dún Laoghaire Institute of Art, Design and Technology and Blackrock Further Education Institute (Formerly Senior College Dún Laoghaire) Dún Laoghaire Further Education Institute (formerly Dún Laoghaire College of Further Education), Sallynoggin College of Further Education, Stillorgan College of Further Education, Dundrum College of Further Education and any new Further and Higher Level Institutions – including Irish colleges or major overseas universities whether within established campuses or in new campuses.”

Health Care:

SIC10 - “It is Council policy to support the Health Service Executive and other statutory and voluntary agencies in the provision of appropriate healthcare facilities - including the system of hospital care and the provision of community-based primary care facilities, mental health and wellbeing facilities. It is Council policy to encourage the integration of appropriate healthcare facilities within new and existing communities.”

Sports & Recreation:

OSR11 - “It is Council policy to ensure that adequate playing fields for formal active recreation are provided for in new development areas and that existing sports facilities and grounds within the established urban area are protected, retained and enhanced – all in accordance with the outputs and recommendations from the Open Space Strategy 2012-2015.”

OSR10 - “It is Council policy to promote the provision and management of high quality sporting and recreational infrastructure throughout the County and to ensure that the particular needs of different groups are incorporated into the planning and design of new facilities.”

Open Space:

RS5 - “Where distinct parcels of land are in institutional use (such as education, residential or other such uses) and are proposed for redevelopment, it is Council policy to retain the open character and/or recreational amenity of these lands wherever possible, subject to the context of the quantity of provision of existing open space in the general environs.”

OSR5 - “It is Council policy to promote public open space standards generally in accordance with overarching Government guidance documents ‘Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities’ (2009) and the accompanying ‘Urban Design Manual - A Best Practice Guide’.”

These are the key community infrastructure policies for consideration as set out in the Dun Laoghaire Rathdown County Council Development Plan.



4.6 Draft Dun Laoghaire-Rathdown Development Plan 2022-2028

Dun Laoghaire-Rathdown County Council is currently in the process of developing an up-to-date County Development Plan for 2022-2028.

A Planning Authority is required to publish a notice of intention to prepare a new development plan. This must be made not later than 4 years after the making of the existing development plan. A new plan must be made every 6 years (i.e. 2 years after this notice has been published).

Currently, the Executive are preparing a Chief Executive's report on all submissions/observations received during public consultations. This report will be circulated to the Elected Members in early summer 2021 for their consideration in autumn. Upon considering the Chief Executive's report, the Elected Members may amend the Draft Plan Material amendments to the Draft Plan and will be put on public display later this year for public submissions/observations on these amendments.

There are a number of provisions detailed within the Draft Plan, which have some relevance to the subject site and surrounding context. For the purposes of this report, we have only identified the key provisions of the Draft Plan that are currently relevant to the site.

Community Facilities:

PHP5: "It is a Policy Objective to support the development, improvement and provision of a wide range of community facilities throughout the County where required. It is Council policy to facilitate and support the preparation of a countywide Community Strategy."

PHP11: "It is a Policy Objective to promote and develop the County Library Service in accordance with the national objective laid down in the strategy 'Our Public Libraries 2022.' It is Council Policy to support the retention and appropriate re-use of the County's network of Carnegie libraries."

PHP10: "It is a Policy Objective to facilitate the continued development of arts and cultural facilities throughout Dun Laoghaire-Rathdown in accordance with the County Arts Development Plan 2016-2022 and any subsequent County Arts Development Policy. It is Council Policy to facilitate the implementation of the DLR Cultural and Creative Strategy 2018-2022."

Childcare Facilities:

PHP6: "It is a Policy Objective to encourage the provision of appropriate childcare facilities as an integral part of proposals for new residential development and to improve/expand existing childcare facilities across the County. In general, at least one childcare facility for all new residential developments subject to demographic and geographic needs. The Council will encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage."

Education:

PHP7: "It is a Policy Objective to protect existing schools and their amenities and ensure the reservation of primary and post-primary school sites in line with the requirements of the relevant education authorities and to support the provision of school facilities and the development/redevelopment of existing school for educational and other sustainable community infrastructure uses throughout the County."

PHP8: "It is Council policy to support the development and ongoing provision of Further and Higher Level Institutions in the County including University College Dublin (Belfield and Blackrock campuses), Dún Laoghaire Institute of Art, Design and Technology and Blackrock Further Education Institute (Formerly Senior College Dún Laoghaire) Dún Laoghaire Further Education Institute (formerly Dún Laoghaire College of Further Education), Sallanoggin College of Further Education, Stillorgan College of Further Education, Dundrum College of Further Education and any new Further and Higher Level Institutions – including Irish colleges or major overseas universities whether within established campuses or in new campuses."

Health Care Facilities:

PHP9: "It is a Policy Objective to support the Health Service Executive and other statutory and voluntary agencies in the provision of appropriate healthcare facilities – including the system of hospital care and the provision of community-based primary care facilities, mental health and wellbeing facilities. It is Council policy to encourage the integration of appropriate healthcare facilities within new and existing communities."

Sports & Recreation:

OSR9: “It is a Policy Objective to promote the provision, and management of high quality sporting, and recreational infrastructure throughout the County, in accordance with the National Sports Policy 2018-2027, and DLR Space to Play: a new approach to Sport Facilities’, 2017-2022, to ensure that particular needs of different groups are incorporated into the planning design of new facilities.

OSR10: It is a Policy Objective to ensure the adequate playing fields for formal active recreation are provided for in new development areas. It is Council Policy that existing sports facilities and grounds within the established urban area are protected, retained and enhanced. It is Council policy to increase the number of playing pitched in the County. It is a Policy Objective to maximise the use of playing pitched in the County and for playing pitched to be utilised seven days a week, subject to protecting adjoining residential amenity.

Open Space:

OSR3: “It is a Policy Objective to continue to improve, plant and develop more intensive recreational and leisure facilities within parks and open spaces insofar, as resource will permit, while ensuring that the development of appropriate complementary facilities does not detract from the overall amenity of the spaces.”

OSR4: “It is Council policy to promote public open space standards generally in accordance with overarching Government guidance documents ‘Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities’ (2009), the accompanying ‘Urban Design Manual - A Best Practice Guide’, and the ‘Sustainable Urban Housing: Design Standards for new Apartments’, (2018)”.

These are the key community infrastructure policies for consideration as set out in the current Draft Dun Laoghaire Rathdown County Council Development Plan.

5 DEMOGRAPHIC TRENDS

Demographic Trends for the defined catchment areas were reviewed based on the Census 2016 data for the Dublin County area and Small Area Population Statistics (SAPs) for the following District Electoral Divisions (DEDs) of:

- Foxrock-Carrickmines,
- Glencullen,
- Cabinteely-Loughlinstown.

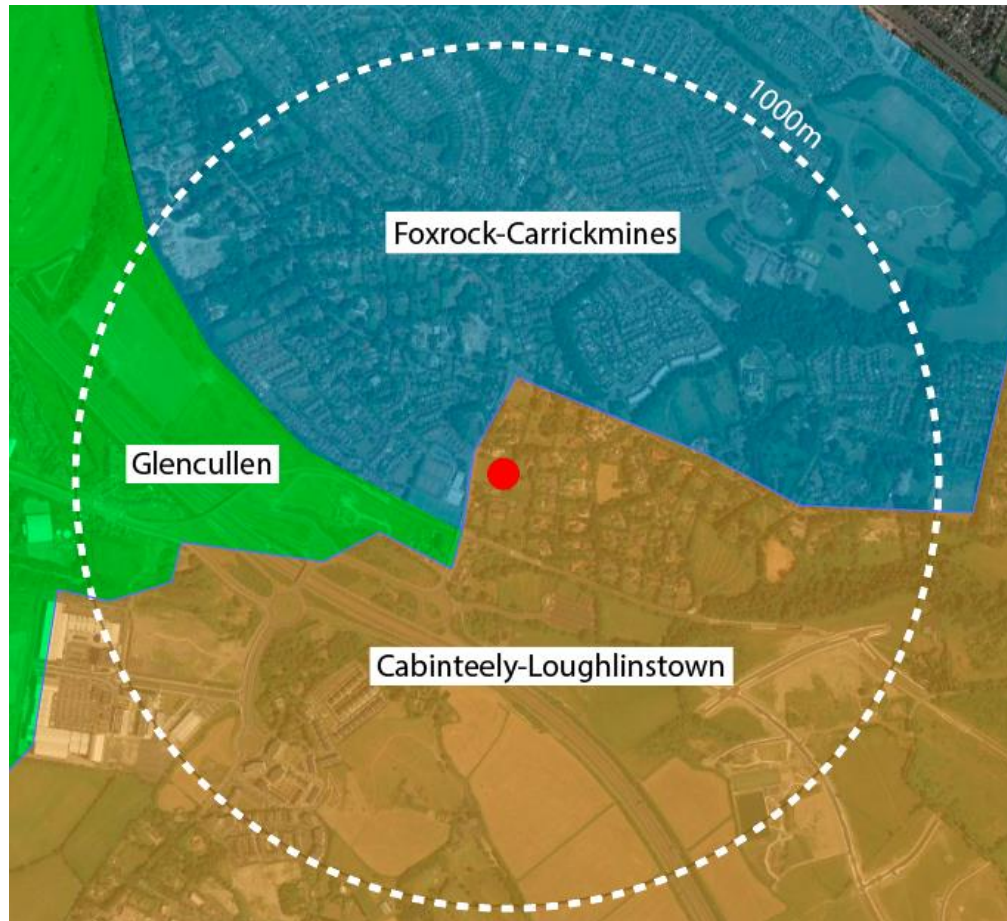


Figure 9 - Surrounding Electoral Divisions

5.1 Population Figures

The most recent population figures from 2016 for the electoral divisions of Foxrock-Carrickmines, Glencullen and Cabinteely-Loughlinstown are highlighted in Table 1 below for the convenience of An Bord Pleanála.

DED	2011	2016	Actual Change	% Change
Foxrock-Carrickmines	6,088	5,951	-137	-2.3
Glencullen	17,381	19,773	2,392	12.1
Cabinteely-Loughlinstown	3,806	4,280	474	11.1

Table 1 - Population size in each electoral division

The Table above indicates from official census data that between 2011 and 2016 there was an increase in the population in each of the electoral divisions except from Foxrock-Carrickmines that suffered a

2.3% population decline. There was a 10% population increase taking into account all of the electoral divisions. The Cabinteely-Loughlinstown electoral division where the subject site is located, had a population increase of 11.1%. The proposed development offers housing that caters to the demand in the surrounding area and offers a much needed high-density development scheme.

It is worth noting that with a consistently rising demand for housing in Dublin County, population figures are envisaged to increase across most DEDs within the county in the next decade. It is worth noting that, Dublin's population continues to expand robustly. In the ten years to 2016, population grew by 13.5% to 1.35 million. Looking forward, year-on-year rates of growth are expected to pick up and the population is projected to reach 1.50 million by 2024 and 1.60 million by 2029.

5.2 Age Profile

A review of the Foxrock-Carrickmines, Glencullen and Cabinteely-Loughlinstown Electoral Divisions age profiles confirmed that communities in the area surrounding the site have age profiles that are generally weighted differently. However, it is the case with most of the electoral division that the age cohorts have the greatest numbers in the working age group (24-64). This can be assessed in the figure below. The largest age cohort is 35-39. This can be attributed to the site's close location to Business Parks such as Sandyford Business Park and the proximity to Dublin City Centre, making it an ideal area for professionals to locate. The proposed development offers a wide mix of units from 1-bed, 2-bed and 3-bed and will provide appropriate housing stock for the demographics of the area.

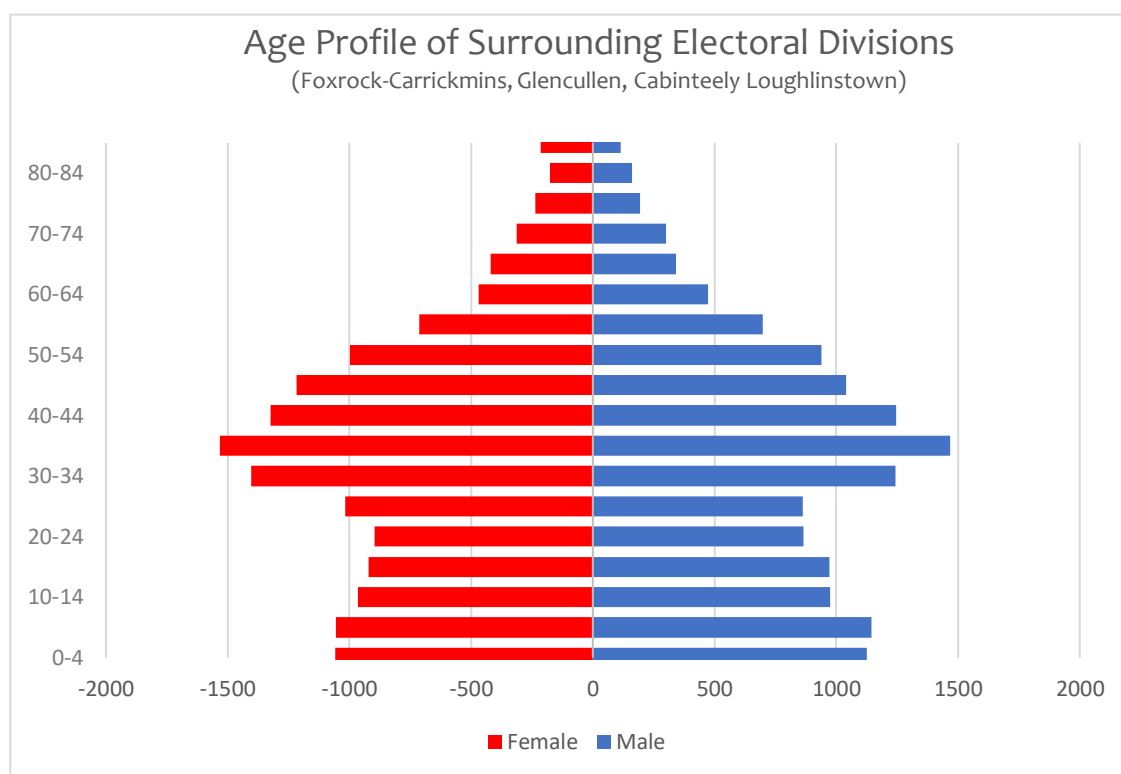


Figure 10 - Age Profile of Surrounding Electoral Divisions

5.3 Household Size

In accordance with official CSO 2016 figures, the average household size in the Dun Laoghaire-Rathdown is 2.72, an increase from 2.67 in 2011.

- The predominant household size in the Foxrock-Carrickmines, Glencullen and Cabinteely-Loughlinstown Electoral Divisions is 2 people, which equates to 28% or 2,801 households out of 10,076.
- 1 person households were the second most predominant household size in the examined electoral divisions, equating to 19% or 1,790 of a total of 10,076 households.

- The proposed development offers mixed-density units from 1, 2 and 3 bedroom units which is in line with the demand arising from the surrounding area.
- Whilst we acknowledge the above figures show 28% of the households are 2 persons, we note that the average number of people per household across the examined electoral divisions is 2.6.
- We wish to highlight at this point that the proposed development is expected to yield a reduced household size given the nature of the scheme. However, the local electoral division average of 2.6 persons per household has been applied to generate the uppermost demand in terms of envisioned population.
- The overall proposal (118 no. residential units) is therefore expected to generate a population of **c. 306.8 no. persons** (118 x 2.6) based off these numbers.
- The development proposes 34 one-bedroomed apartments, which greatly reduces the number of children or families that will be present within this development. In addition to this, the census data shows that only 5% of these families will have children eligible for childcare facilities. This greatly reduces the need for a childcare facility onsite.
- Based on the above review of local population, on the proposed unit type (1, 2 and 3- bed), that would typically include young professionals and small families and the location of the site in close proximity to childcare facilities greatly reduces the need for a childcare facility onsite. With existing creche facilities and capacity in the area it is not considered prudent to include a creche within the subject development.

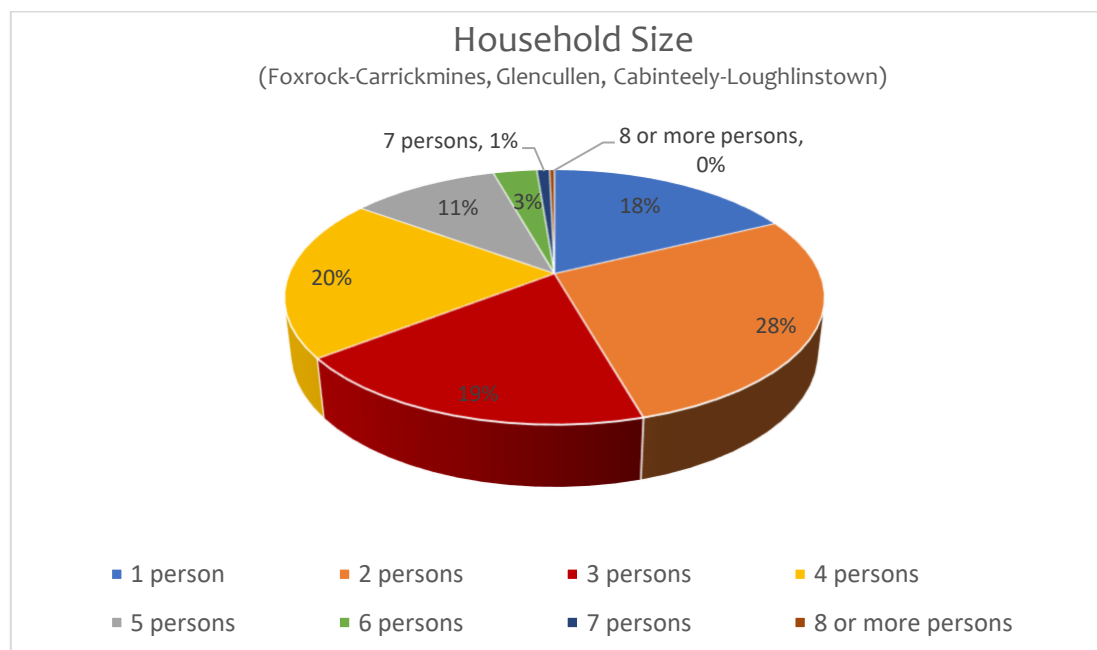


Figure 11 - Household Size of Surrounding Electoral Divisions

5.4 School Going Age

In order to assess the percentage of this population that will require school places, the current age profile (4-19 years of age) of Foxrock-Carrickmines, Glencullen, Cabinteely-Loughlinstown was examined as a typical percentage of the population that will require schooling.

As such, the 4-19 age group of Census 2016 is examined in Table 2 below.

Age	Foxrock-Carrickmines, Glencullen, Cabinteely-Loughlinstown
Total No. of Persons Aged 4-19	6,033
Total No. of Persons in the ED's	30,004
Percentage of Total Population aged between 4-19	20.1%

Table 1 - No of Persons - Subject Area Census 2016

An average of 20.1% of the population can therefore be assumed to be of school going age within the surrounding area at present.

5.5 Summary of Findings

The key points to note are as follows:

- The total number of persons in Foxrock-Carrickmines, Glencullen, Cabinteely-Loughlinstown electoral divisions is 29,091.
- The average household size in the area is 2.6 persons.
- The proposal (118 no. residential units) will generate a total population of c. 306.8 persons.
- 20.1% of the population of Foxrock-Carrickmines, Glencullen, Cabinteely-Loughlinstown is of school going age.
- Of the 306.8 persons or population arising from the proposal, 20.5% (a total of 63 new residents) are likely to be school going age. Given the type of residential development proposed (primarily 1-bed and 2-bed apartments), we would expect that this would in fact be a lower figure. We have for the purpose of this assessment applied the 63 person figure to calculations within the remainder of this report.

We confirm that the above statistics area applied throughout this report to allow for conclusions to be drawn.

6 CHILDCARE FACILITIES

6.1 Methodology

In preparing the review of childcare facilities in the surrounding area, an appropriate starting point was a review of the Childcare Guideline's for Planning Authorities entitled 'Childcare Facilities – Guidelines for Planning Authorities (2001)', with regard to the requirement for childcare facilities for the current proposal of 118 new residential units was examined and relevant conclusions drawn.

In addition, we note that the 'Sustainable Urban Housing: Design Standards for New Apartments' (2018) and 'The Apartment Guidelines' were also consulted.

The review of childcare facilities in the area generally comprised of the following:

- Establishing Demand for Childcare Places
- Establishing the Capacity of Local Facilities

We note at this point that this initial childcare assessment has been limited to a 2km radius of the subject site. It is recognised that there is also the option for families to avail of childcare facilities outside of this 2km radius due to a preferred location near workplaces, or schools that older children in the family may be attending.

Following the compilation of an appropriate list of childcare facilities, an email and telephone survey was carried out in May 2021 to assess available capacity. The childcare facility was contacted directly in all cases, and we confirm that the data gathered and applied to this assessment is based on the information and resources available to the facilities at the time of the survey. It is worth noting at this point however that a number of these facilities were not forthcoming with the release of capacity figures given the private run nature of these businesses. We note that the conclusions drawn in this case based on the limited information available to this office.

6.2 Assessment

Demand for Childcare Places

The recommendation for new housing developments is the provision of 1 facility providing for a minimum 20 childcare places per approximately 75 dwellings. The relevant guidelines state that if its assumed 50% of units can be assumed to require childcare in a new housing area of 75 dwellings, approximately 35 will need childcare. However, one bedroom units are not considered to contribute to the childcare provision under the new apartment guidelines. This may also apply in part to the provision of 2 bedroom units.

The proposed development is comprised of 118 new residential apartments.

The following indicative summary mix is identified for a total of 118 units:

- 34 x 1-bed apartment units
- 76 x 2-bed apartment units
- 8 x 3-bed apartment units.

It is noted that the 2 and 3 bed units should only be considered as contributing to a requirement for childcare in accordance with the provisions of the Apartment Guidelines of 2018. **A total of 84 units therefore has the potential to require childcare facilities.** We note the following calculations based on these uppermost requirements.

- 50% of all 2 and 3 bed units = $84/2 = 42$

We note that 44 no. units would have some element of demand for childcare. Having regard to the above, it is considered that the childcare need requirements generated by the proposed development scheme can be readily accommodated in the vicinity of the subject site in that the **42 unit do not meet the threshold for 75 units, which require the delivery of a childcare facility.** Further assessment will show that there is enough facilities to meet this estimated demand therefore it is submitted that the proposal does not require a creche facility onsite to meet the demand which is considered acceptable in this case.

6.3 Capacity of Local Childcare Facilities

To determine the available number of childcare facility places in the area, a desktop-based assessment was carried out to determine the location of services within 2 km of the site. Below is a map illustrating their locations in relation to the subject site.

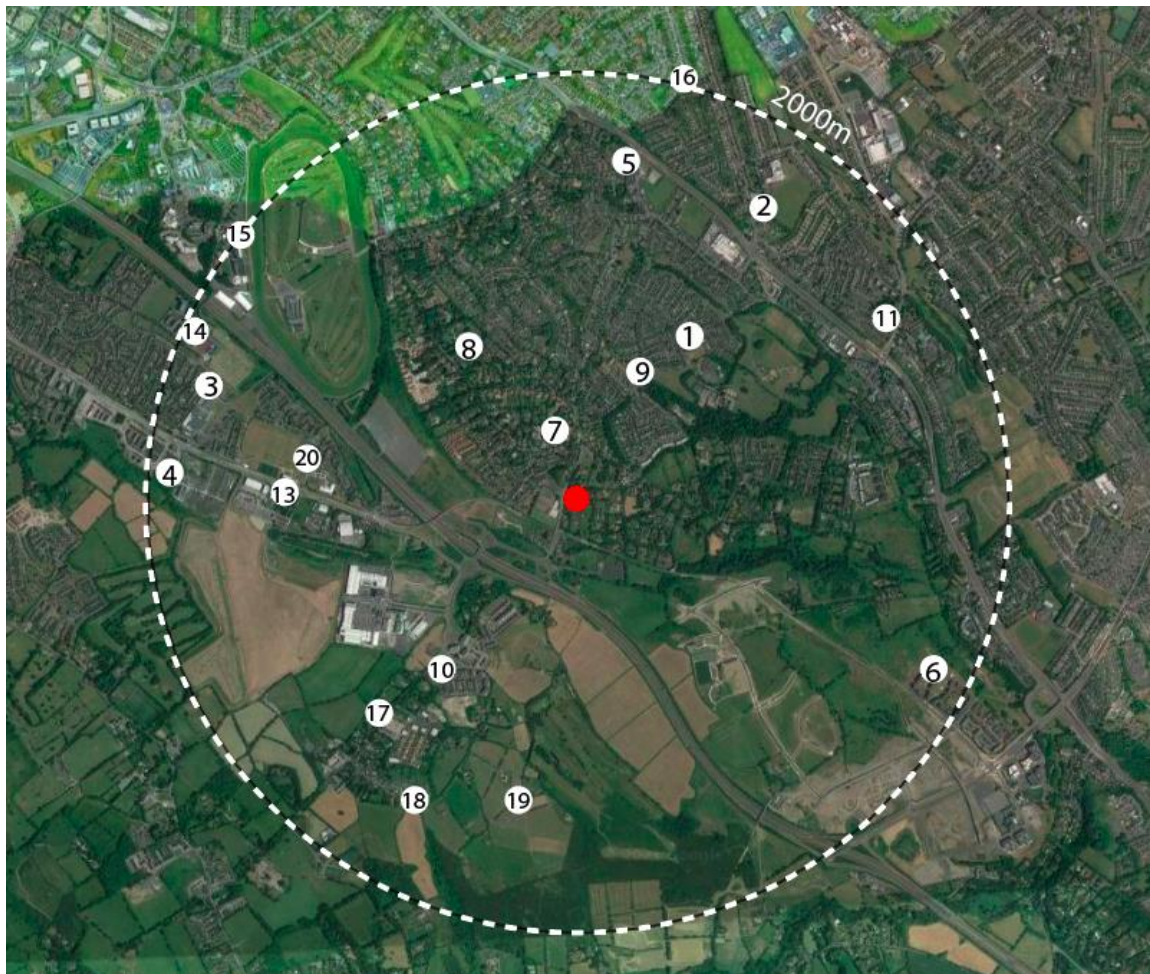


Figure 12 - Location of Childcare Facilities in relation to subject site

We endeavoured to get an indication for the capacity and current enrolment figures for the following facilities, which are located within a 2 km radius:

- Park Academy Childcare Cabinteely
- Liliput Childcare Foxrock
- Tigers Childcare Leopardstown
- Links Childcare Leopardstown
- Cocobee Childcare
- Park Academy Childcare Cherrywood
- Little Star Preschool
- Brighton Day Care
- Tiny Tots Montessori
- Once Upon a Time Nursery & Montessori
- Little Maples Creche & Pre-School
- Inbetween Kids' Club
- Giraffe Childcare Cherrywood

- Dimples Creche & Montessori
- Mountainside Montessori
- Fitzone Creche & Montessori
- Clonkeen Montessori
- Copperbeech Montessori
- The Young Ones Pre School
- Springfield Montessori
- Ballyogan Community Development

A list of the childcare facilities in the subject catchment area is detailed in Table 2 below. The enrolment figures and available capacity at each childcare facility is detailed.

	Child Care	Service Type	Max. Capacity	Available Capacity
1.	Park Academy Childcare Cabinteely	Full Day	109	2
2.	Liliput Childcare Foxrock	Full Day/Part Time	Figures not available	Figures not available
3.	Tigers Leopardstown	Full Day/Part Time	110	3
4.	Links Childcare Leopardstown	Full Day/Sessional	74 (Full Day) 81 (Sessional)	5 (Full Day) 7 (Sessional)
5.	Cocobee Childcare	Full Day	61	Figures not available
6.	Park Academy Childcare Cherrywood	Full Day	102	11
7.	Little Star Preschool	Sessional	22	0
8.	Brighton Day Care	Full Day/Part Time/ Sessional	100	10
9.	Tiny Tots Montessori	Full Day/Part Time/ Sessional	50	3
10.	Once Upon a Time Montessori	Full Day/Part Time/ Sessional	75	2
11.	Little Maples Creche & Pre School	Full Day	39	0
12.	Giraffe Childcare Cherrywood	Full Day/Part Time	90	2
13.	Dimples Creche & Montessori	Full Day/Sessional	192 (Full Day) 206 (Sessional)	13 (Full Day) (8 Sessional)
14.	Mountainside Montessori	Part Time	22	Figures not available

15.	Fitzzone Westwood Creche & Montessori	Part Time/Sessional	28	0
16.	Clonkeen Montessori	Part Time	25	0
17.	Copperbeece Montessori	Part Time/Sessional	15	0
18.	The Young Ones Pre School	Full Day/ Part Time/ Sessional	Figures not available	Figures not available
19.	Springfield Montessori School	Sessional	20	0
20.	Ballyogan Community Development	Part Time/ Sessional	55	4
Total		-	1,476	62

Table 2 - Capacity and Current Availability for Existing Childcare Facilities

Of those 20 childcare facilities that were contactable, the table above illustrated that the total estimated capacity in facilities is **62 childcare spaces minimum** as being available within the 2km radius of the subject site. The 62 no. spaces consist of 15no. spaces available in sessions at two facilities and 47 no. full time spaces. A minimum overall capacity of 1,476 spaces was identified. It is worth highlighting that the following assumptions were made during the survey of places.

- A number of facilities were unable to establish a max. capacity figure and in such cases this report assumed that there is no capacity available in order to provide for a conservative analysis.

6.4 Findings

Overall findings are noted as follows:

Proposal	Estimated Demand	Available Capacity
118 residential units	42 units require childcare	62 spaces minimum

Table 3 - Estimated Demand vs. Available Capacity for Childcare Spaces

From the above, the 62 available spaces will be sufficient to cater for all of the estimated demand. Having regard to the above, it is considered that the childcare need requirements generated by the proposed development scheme can be readily accommodated in the vicinity of the subject site.

We ask the Board to consider the current proposal and the nature of the units proposed as well as the available capacity of existing childcare facilities not to warrant a requirement for childcare spaces.

All considered, the above analysis, coupled with demographic analysis for the area and nature of the proposal support the position that a childcare facility is not required for this development.

We trust that this will be satisfactory to An Bord Pleanála.

7 EDUCATION

7.1 Methodology

As a starting point this audit reviewed the relevant policy context for the provision of schools. We note that the Department of the Environment Heritage and Local Government and the Department of Education and Science have both published guidance on the provision of schools and community facilities. We confirm that the following documents were considered as part of this assessment:

- ‘Sustainable Residential Development in Urban Areas December 2008’ and
- ‘The Provision of Schools and the Planning System July 2008’

This assessment also considered demographic trends within the area, which are available from the CSO website. The data considered includes the following:

- **Census 2016 figures** - Populations Statistics were reviewed to determine what the household composition and school going age was for Foxrock-Carrickmines, Glencullen, Cabinteely-Loughlinstown Electoral Divisions.
- Also, an assessment of the demand arising from the proposed development was determined by multiplying the proposed number of units by the average number of persons per private household.
- **2019/2020 Enrolment Figures** - Enrolment figures for the school year of 2019/2020 were reviewed to partly establish the available capacity in the schools examined in the assessment.

Following on from the above, a 5 km radius defined the catchment area for assessment of educational facilities. It is considered that a 5 km radius is more appropriate for the assessment of primary and secondary schools as there is more flexibility when getting older children to school in terms of transport options. It is also considered that parents may chose schools based on personal preference as opposed to location or convenience.

We note that 47 primary schools and 23 post primary facilities have been examined as part of this assessment. The various schools are identified as follows:

Primary Schools:

Gaelscoil Shliabh Rua	Kill O The Grange National School
Holy Trinity National School	Nord Anglia International School
Stepaside Educate Together	Oatlands Primary School
Kilternan Church of Ireland National School	Mount Anville Primary School
Cherrywood Educate Together National School	Gaelscoil Thaobh na Coille
St. Brigid's BNS	Guardian Angels National School
St. Brigid's GNS	Our Lady's Good Counsel BNS
Carysfort National School	Our Lady's Good Counsel GNS
All Saints NS	Setanta Special School
CBC Monkstown Junior School	Monkstown Educate Together NS
Dun Laoghaire Educate Together NS	Scoil Lorcain
Clochar San Dominic	Sharavogue Junior School
Carmona Special School	St. Brigid's National School
Dalkey School Project	St. Attractas Senior NS
Holy Trinity National School	St. Josephs National School
	St. Kevins National School



Scoil San Treasa
The Red Door School
The Harold School
St. Patrick's BNS
St. Patrick's GNS
St. Marys National School
St. Olafs National School
The Children's House Primary
St. Oliver Plunkett Special School

Rathdown School
St. Anne's National School
Rathmichael Parish Church of Ireland NS
Ballyowen Meadows Speacial School
St. Columbanus National School
Gaelscoil Phadraig
St. Colmcille Junior National School
Holy Family School

Post Primary Schools:

Rosemount School
Loreto College Foxrock
Clonkeen College
Cabinteely Community School
St. Laurence College
Wesley College
Oatlands College
Mount Anville Secondary School
Ballinteer Community School
St. Raphaelas Secondary School
Newpark Comprehensive School
Rockford Manor Secondary School

St Benildus College
Stepaside Educate Together Secondary School
St. Tiernan's Community College
Goatstown Educate Together Secondary School
Saint Augustine's School
Christian Brothers College
Holy Child Community School
Rathdown School
St. Joseph of Cluny Secondary School
John Scottus School
St. Colmcille Senior National School

Following the compilation of a comprehensive list of schools (primary and post primary), an email and telephone survey was carried out in May 2021 to assess available capacity. The school principal/school secretary was contacted directly in all cases and we confirm that the data gathered and applied to this assessment is based on the information and resources available to the schools at the time of the survey.

However, we note that not all of the schools replied to this request. Therefore, we used the data provided by schooldays.ie and education.ie in order to estimate the number of pupils in each school.

Following an estimate of the demand arising from the development proposal and an estimate of the available capacity at existing schools in the immediate vicinity, some conclusions were drawn which confirm that there exists sufficient existing capacity to cater for the development proposal now before the An Bord Pleanála.

We refer to the assessment and findings below.

7.2 Assessment

The review of educational facilities in the area generally comprised the following:

- Establishing Demand for School Places
- Establishing the Capacity of Primary School Facilities
- Establishing the Capacity of Post Primary School Facilities

Demand for School Places

It has been previously established that 20.1% of the existing population is of the average school going age (4-19 years of age). We can assume that 12% of the population created by this development will attend primary school and the remaining 8.1% will attend secondary school. This assumption is made based on guidance detailed in “*The Provision of Schools and the Planning System*”, which details that primary school demand can be assessed based on a rate of 12% of the school going age and that the remaining 8.1% attend post primary facilities.

Having considered the above, this equates to **c. 62** no. persons of the 312 person population envisioned for the site.

Based on the figures provided and the guidance provided in the “*Provision of Schools and the Planning System*” document, we can therefore estimate that the demand for primary school places would equate to c. 38 no. pupils (12% of the total population) and the demand for post primary school places to 25 no. pupils (8.1% of the total population).

7.3 Findings

Capacity of Primary School Facilities

A list of the primary schools in the subject catchment area is detailed in Table 4 below. The enrolment figures and available capacity at each school is detailed.

	Primary School	Type	Enrolment Figure	Max. Capacity Figure	Available Capacity
1	Gaelscoil Shliabh Rua	Mixed	236	285	49
2	Holy Trinity NS	Mixed	578	604	26
3	Stepaside ETNS	Mixed	337	371	34
4	Kilternan Church of Ireland NS	Mixed	211	217	8
5	Cherrywood ETNS	Mixed	5	Figures not available	Figures not available
6	St. Brigids BNS	Boys	458	484	26
7	St. Brgids GNS	Girls	536	540	4
8	Carysfort National School	Mixed	569	614	18
9	All Saints NS	Mixed	55	60	5
10	CBC Monkstown JS	Boys	515	Figures not available	Figures not available
11	Dun Laoghaire ETNS	Mixed	62	Figures not available	Figures not available
12	Clochar San Dominic	Mixed	206	222	16
13	Dalkey School Project	Mixed	234	240	6
14	Holy Trinity NS	Mixed	578	604	26



15	Kill O The Grange NS	Mixed	217	Figures not available	Figures not available
16	Nord Anglia International School	Mixed	Figures not available	800	Figures not available
17	Oatlands Primary School	Mixed	440	440	0
18	Mount Anville Primary School	Girls	480	480	0
19	Gaelscoil Thaobh na Coille	Mixed	450	458	8
20	Guardian Angels NS	Mixed	429	440	11
21	Our Lady's Good Counsel GNS	Girls	297	297	0
22	Our Lady's Good Counsel BNS	Boys	391	417	26
23	Setanta Special School	Mixed	54	55	1
24	Monkstown ETNS	Mixed	455	459	4
25	Scoil Lorcain	Mixed	484	488	4
26	Sharavogue Junior School	Mixed	260	260	0
27	St Brigids National School	Mixed	99	110	11
28	St. Laurence BNS	Boys	356	356	0
29	St Josephs NS	Mixed	316	320	4
30	St Kevins NS	Mixed	199	200	1
31	Scoil San Treasa	Mixed	452	450	0
32	The Red Door Special School	Mixed	24	24	0
33	The Harold School	Mixed	658	677	19
34	St Patricks GNS	Mixed	568	Figures not available	Figures not available
35	St. Patrick's BNS	Boys	608	654	46
36	St Marys NS	Mixed	455	Figures not available	Figures not available
37	St Olafs National School	Mixed	509	550	41
38	The Children's House Primary	Mixed	78	80	2
39	St Oliver Plunkett Special School	Mixed	63	63	0

40	Rathdown School	Girls	263	Figures not available	Figures not available
41	St. Anne's National School	Mixed	491	490	1
42	Rathmichael Parish Church of Ireland NS	Mixed	218	218	0
43	Ballyowen Meadows Special School	Mixed	47	47	0
44	St. Columbanus National School	Mixed	108	105	3
45	Gaelscoil Phadraig	Mixed	150	150	0
46	St. Colmcille Junior National School	Mixed	780	788	8
47	Holy Family School	Mixed	148	157	9
	Total	-	14,430	11,707	355

Table 4 - Enrolment, Capacity and Current Availability for Existing Primary School Facilities

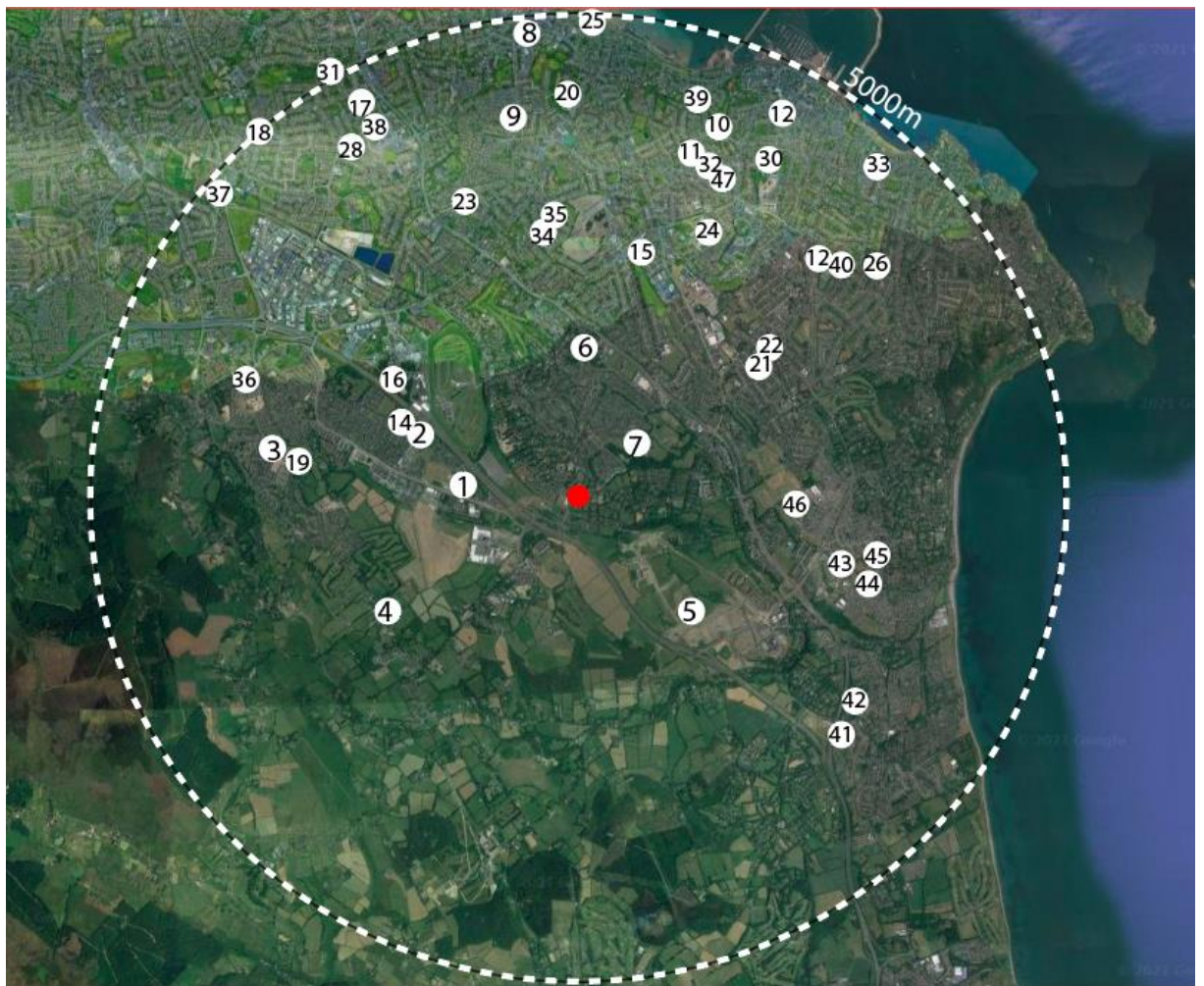


Figure 13 - Location of Primary Schools in relation to subject site

Overall findings are noted as follows:

Proposal	Estimated Demand	Available Capacity
118 residential units	37 spaces	355 spaces

Table 5 -Estimated Demand vs. Available Capacity for Primary School Education

Taking the above into account, it is submitted that there exists sufficient capacity in the surrounding area to cater for the primary school needs arising from the proposed development of 118 no. residential units.

Capacity of Post Primary School Facilities

Table 6 below details the existing post primary schools within the catchment area chosen and specifically the enrolment, capacity and total estimated capacity of these schools.

	Secondary School	Type	Enrolment Figure	Max. Capacity Figure	Available Capacity
1	Rosemont School	Girls	182	190	8
2	Loreto College Foxrock	Girls	519	Figures not available	Figures not available
3	Clonkeen College	Boys	575	590	15
4	Cabinteely Community School	Mixed	471	495	38
5	St. Laurence College	Mixed	258	258	0
6	Wesley College	Mixed	907	937	30
7	Oatlands College	Boys	545	545	0
8	Mount Anville Secondary School	Girls	687	700	13
9	Ballinteer Community College	Mixed	407	Figures not available	Figures not available
10	St. Raphaelas Secondary School	Girls	569	583	14
11	Newpark Comprehensive School	Mixed	861	863	2
12	Rockford Manor Secondary School	Girls	274	277	3
13	St. Benildus College	Boys	807	820	13
14	Stepaside Educate Together Secondary	Mixed	300	314	14
15	St. Tiernan's Community College	Mixed	315	345	30



16	Goatstown Educate Together Secondary School	Mixed	17	Figures not available	Figures not available
17	Saint Augustines School	Mixed	158	160	2
18	Christian Brothers College	Boys	515	538	23
19	Holy Child Community School	Mixed	246	255	9
20	Rathdown School	Girls	249	Figures not available	Figures not available
21	St Joseph of Cluny Secondary School	Girls	246	252	7
22	John Scottus National School	Mixed	190	190	0
23	St. Colmicille Senior National School	Mixed	796	801	5
	Total	-	10,063	8,126	307

Table 6 - Enrolment, Capacity and Current Availability for Existing Post-Primary School Facilities

Table 7 above illustrates the total estimated available capacity of post primary schools examined within this assessment, which equates to **307 pupil spaces**. It is submitted that this is sufficient to cater for the 25 no. demand places arising from this proposal.

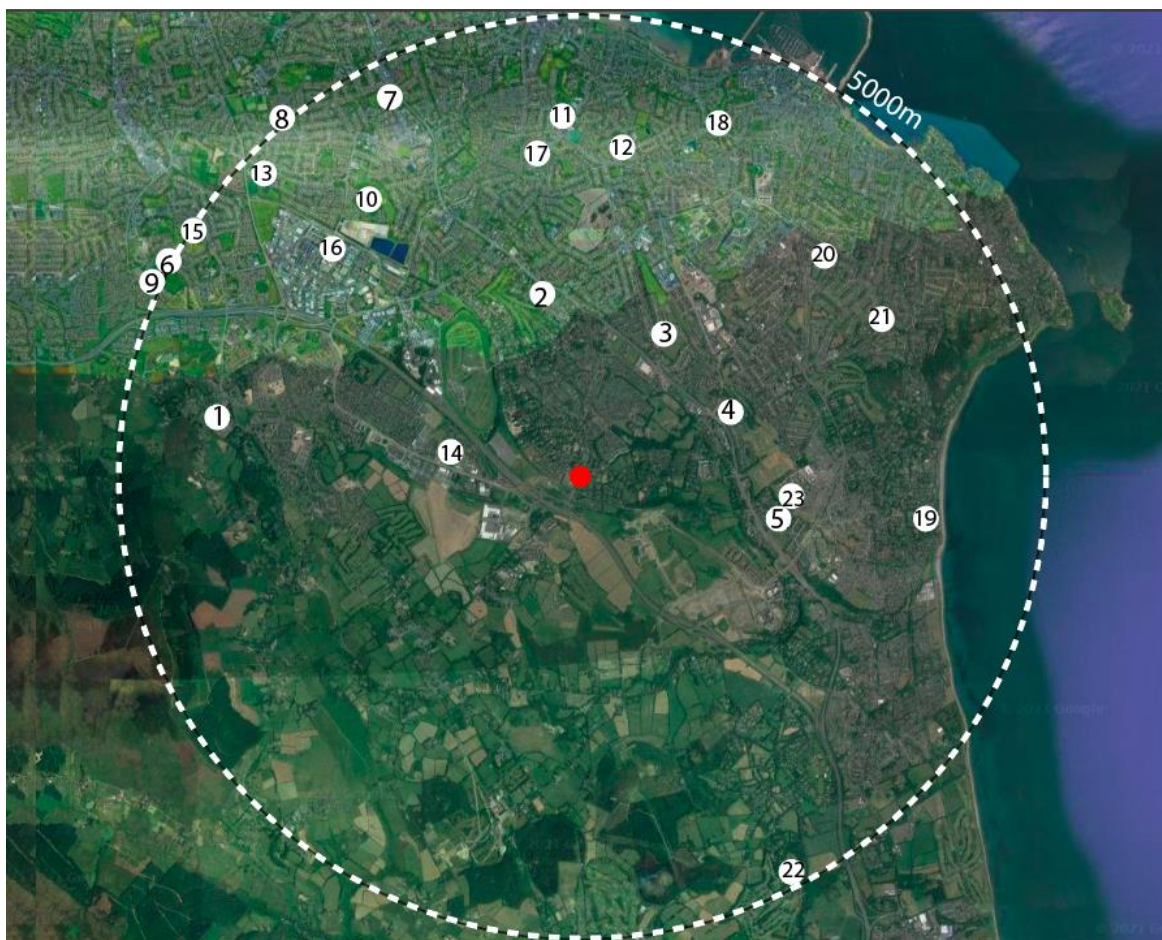


Figure 14 - Location of Post Primary Schools in relation to subject site

The demand arising from the proposed development is examined in Table 7 below.

Proposal	Estimated Demand	Available Capacity
118 residential units	25 spaces	307 spaces

Table 7 - Estimated Demand vs. Available Capacity for Post-Primary School Education

Educational Facilities Summary

As previously discussed, the development has a unit mix of one and two bedroomed apartments, which greatly reduces the number of children or families that will be present within this development. It is considered that this will reduce the demand created for school places. Notwithstanding the above, we have carried out our assessment with the consideration that this development would create an average demand for places.

Based on an initial review of capacity available in the various primary and post primary school facilities within the area, there is sufficient capacity to cater for the 38 no. primary pupils and 25 post primary pupils arising from the proposal.

These conclusions are based on an assessment of demand arising from the site based on standard school going ages in the area and a telephone survey carried out in May 2021 and a further online cross check this year, which established the capacity of the various schools referenced above.

Based on the above figures it is submitted that there exists sufficient capacity to cater for the demand. There is no current requirement for the provision of an additional educational facility to address the demand arising from the subject proposal.

We trust that this will be satisfactory to An Bord Pleanála.

8 OTHER FACILITIES

8.1 Methodology

A desktop - based review of community and social facilities, was prepared in May 2021. This search was carried out using the google search engine. A study area of 1.5 km was selected as an appropriate catchment area for the review of such facilities as it was thought to be an appropriate walking distance to social facilities. The following areas of focus were considered:

Further Education

- Colleges
- Institutes
- Further and adult education centres
- Culinary schools
- Skill schools

Religion

- Places of Worship

Elderly

- Nursing Homes

Community Facilities

- Youth Clubs
- Libraries
- Elderly care
- Hobby clubs

Health care

- VHI Swiftcare Clini
- Doctor's practices
- Medical Centres
- Hospitals
- Mental Health facilities

Sports Clubs

- Gyms
- Outdoor clubs
- Indoor clubs
- Sports centres
- Sports classes

Public Parks

- Parks
- River/Canals
- Beaches
- Urban Squares

8.2 Assessment & Findings

Further Education

An initial review of the surrounding area has confirmed the following provision of facilities:

- Cabinteely Adult Education
- Kilternan Adult Education Centre
- Head Start Music School
- Take2 Performing Arts School
- Alan Keane Art
- Arclight Drama Studios
- Career and Education Guidance
- Dublin Dance School

It is apparent from our review of further education facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

8.3 Community Facilities

An initial review of the surrounding area has confirmed the following provision of facilities:

- Ballyogan Community Centre

Libraries

- Cabinteely Library

Elderly Care

- The Four Ferns
- The Care Team
- Trinity Care Foxrock
- Virtue Integrated Care

It is apparent from our review of community and social facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

8.4 Sports Clubs/Leisure Centres/Hobbies

An initial review of the surrounding area has confirmed the following provision of facilities:

Gyms

- SkandiFit Gym
- New Image Fitness Gym
- Beckett Pavillion
- Prime Performance Dublin

Outdoor Clubs

- Leopardstown Golf Club
- Carrickmines Golf Club
- DLR CoCo All Weather Pitch
- Wayside Celtic FC
- Carrickmines Equestrian Centre
- Park Celtic Football Club
- Leopardstown Racecourse
- Ballyogan Civic Centre



- Geraldine P Morans GAA Club
- Carrickmines Croquet & Lawn Tennis Club
- Cabinteely Athletic Club Running Track

Indoor Clubs/Classes

- Trojan Gymnastics Centre
- Chanley Farrell School Irish Dancing
- Sighle Yoga

Activities

- GoQuest Arena Carrickmines

It is apparent from our review of the sports clubs, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to An Bord Pleanala.

8.5 Religion

An initial review of the surrounding area has confirmed the following provision of facilities:

- Tullow Parish Church
- Tullow Parish Hall
- St. Brigid's Church
- Our Lady of Perpetual Succour
- Ballyogan Parish Hall

It is apparent from our review of religious facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to An Bord Pleanala.

8.6 Public Parks

An initial review of the surrounding area has confirmed the following provision of facilities:

- Cabinteely Park & Playground
- Samuel Beckett Civic Campus Playground
- St. James Park
- Tully Cross Park
- Kids Play Area Glencairn
- DLSP Kirwan Park
- Kilbogget Park



It is apparent from our review of parks, that there is an appropriate provision within the surrounding area to serve the development now proposed. The development contains a considerable amount of open space. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

8.7 Health Care

An initial review of the surrounding area has confirmed the following provision of facilities:

- Cabinteely Health Centre
- Foxrock Medical Centre
- Glencairn Medical Centre
- Dublin 18 Dental Rooms
- Cornelscourt Dental Practice
- Dental Care Ireland Cabinteely
- PhysioCare Carrickmines
- The Down Syndrome Centre
- Madigan Meditation & Consultancy Services
- DermView Ltd.

A new state of the art VHI Swiftcare Clinic has opened in The Park Shopping Centre, offering an appointment-based and walk-in-service for minor injuries and illness.

It is apparent from our review of health care facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed.

There are also other hospitals, medical centres as well as animal care centres within a 5km radius of the site:

- | | |
|------------------------------------|-------|
| • National Rehabilitation Hospital | 4.2km |
| • Leopardstown Park Hospital | 3.8km |
| • St. Colmcille's Hospital | 4.7km |
| • Laya Health & Wellbeing Clinic | 3.3km |
| • Cherrywood Vet Clinic | 5km |
| • Ark Vetcare Foxrock | 3km |

It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to An Bord Pleanála.

8.8 Elderly

An initial review of the surrounding area has confirmed the following nursing homes:

- The Four Ferns
- Trinity Care Foxrock
- Virtue Integrated Elder Care

It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to An Bord Pleanála.



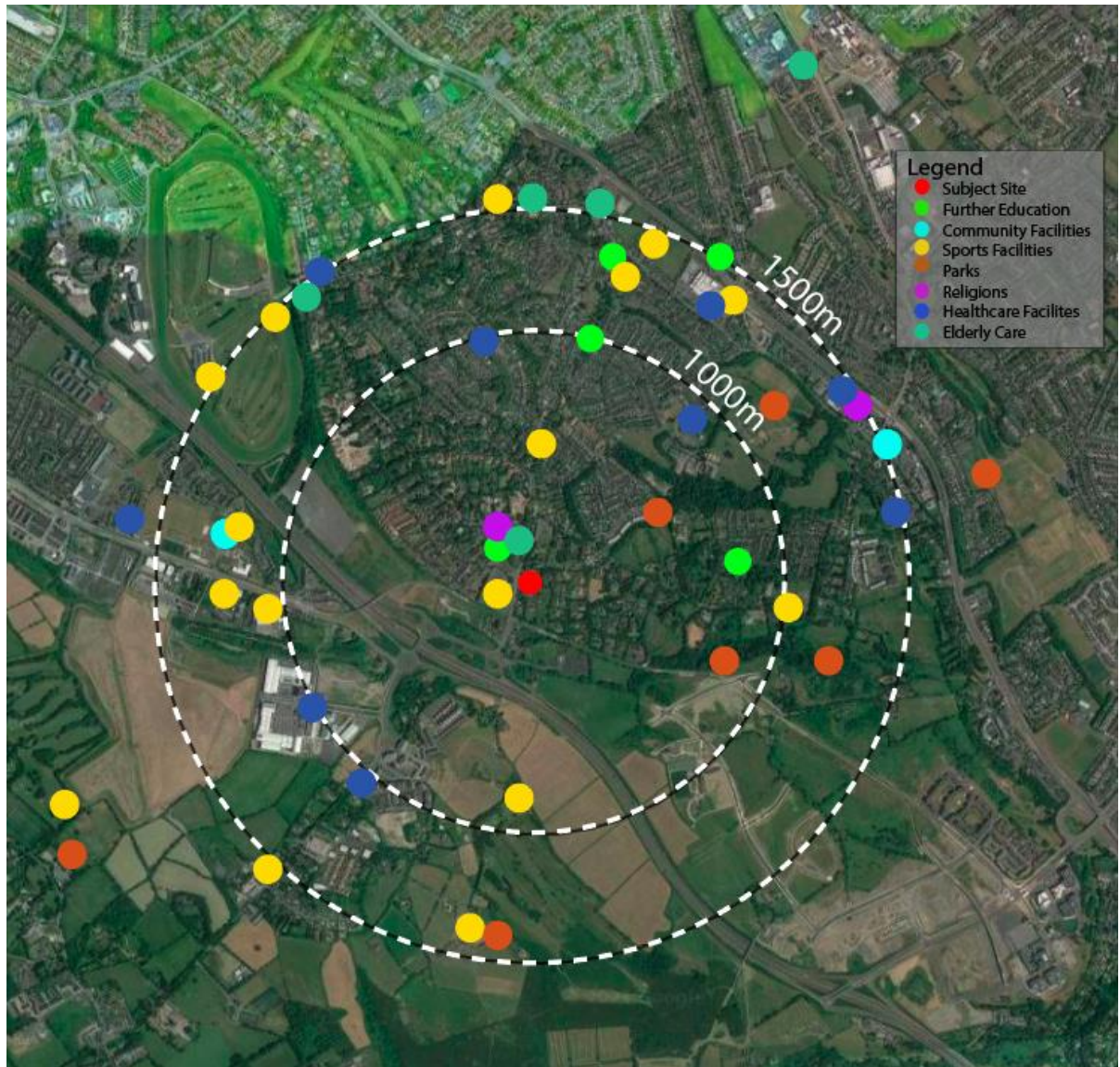


Figure 15 - Location of all Other Facilities in relation to subject site

It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to An Bord Pleanála.



9 CONCLUSIONS AND RECOMMENDATIONS

Following a thorough review of community facilities in the area, this Community Infrastructure Statement makes the following conclusions and recommendations:

- It is considered that the childcare need requirements generated by the proposed development scheme can be readily accommodated in the vicinity of the subject site in that the **42 unit do not meet the threshold for 75 units, which require the delivery of a childcare facility.**

There is sufficient **crèche capacity**, between the existing facilities in the area to meet the estimated demand for the current proposal of 118 units. We ask the Board to consider the current proposal and the nature of the units proposed as well as the available capacity of existing childcare facilities not to warrant a requirement for childcare spaces.

- There exists sufficient capacity in the surrounding area to cater for the **primary school needs** arising from the proposed development of 118 no. residential units. There is capacity for 355 additional primary school pupils between 47 primary schools. This is above the 38 spaces required and provides both mixed and single gendered school.
- There also exists sufficient capacity in the surrounding area to cater for the **post primary school** needs arising from the proposed development of 118 no. residential units. There is capacity for 307 additional post primary school pupils between the secondary schools. This is above the 25 needed and provides places in both mixed and single gendered schools.
- From our review of **community and social facilities**, it is apparent that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- It is apparent from our review of the **sports clubs**, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context. There exists separate sports clubs catering for different varieties of sport within 1.5km of the subject site. They include GAA, tennis, weightlifting, golf and football clubs.
- It is apparent from our review of **public parks**, that there is an appropriate provision within the surrounding area to serve the development now proposed. The development contains a considerable amount of open space. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- It is apparent from our review of **health care facilities**, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- Upon our review of **religious facilities**, we conclude that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities for the **elderly** within the immediate context.
- It has been established that there is no requirement arising from the current proposal for the provisions of additional facilities within the immediate context.

We trust that this Community Infrastructure Statement has now provided An Bord Pleanala with an appropriate and detailed insight into community infrastructure demand within the area. We trust that the preliminary findings are acceptable to An Bord Pleanala in this regard.

