COMMUNITY INFRASTRUCTURE ASSESSMENT

For a Large-Scale Residential Development

Lands at

Blackglen Road,
Sandyford,
Dublin 18.

On behalf of

Zolbury Ltd.

January 2025

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1 INTRODUCTION 3

2 THE APPLICATION SITE 5

2.1 Site Location 5
2.2 Access to Public Transport 6
2.3 Planning Context 8

3 THE DEVELOPMENT PROPOSAL 10

4 PLANNING POLICY CONTEXT 11

4.1 National Planning Framework (Project Ireland 2040) 11
4.2 Housing For All - A New Housing Plan for Ireland 11
4.3 Regional Spatial & Economic Strategy for the Eastern & Midland Region 2019-2031 11
4.4 The Provision of Schools and the Planning System July (2008) 11
4.5 Childcare Facilities - Guidelines for Planning Authorities (2001) 12
4.6 Circular Letter PL3/2016 13
4.7 Sustainable Urban Housing: Design Standards for New Apartment (2023) 13
4.8 Dun Laoghaire-Rathdown Development Plan 2022-2028 14

5 DEMOGRAPHIC TRENDS 16

5.1 Population Figures 16
5.2 Age Profile 17
5.3 Household Size 18
5.4 School Going Age 19
5.5 Summary of Findings 19

6 CHILDCARE FACILITIES AUDIT 20

6.1 Methodology 20
6.2 Assessment 20
6.3 Capacity of Local Childcare Facilities 22

7 EDUCATION 26

7.1 Methodology 26
7.2 Demand Generated by Proposed Development for Educational Facilities 26
7.3 Assessment of the Existing Schools Network 27
7.4 Future School Enrolment Projections 33
7.5 Educational Facilities Summary 36

8 OTHER COMMUNITY FACILITIES 37

8.1 Methodology 37
8.2 Assessment & Findings 38

10. CONCLUSIONS AND RECOMMENDATIONS 44

1 Introduction

Our client, **Zolbury Ltd., Unit 9, Ardcavan Business Park, Ardcavan, Wexford, Ireland Y35 XT53** has instructed Brock McClure, Planning and Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin, to prepare this Community Infrastructure Assessment to accompany application documentation prepared to accompany a Large-Scale Residential Development proposal on lands located at **Blackglen Road, Sandyford, Dublin 18**.

As stated above, this Community Infrastructure Assessment 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 application.

This report has been prepared in compliance with the following policies of the Dún Laoghaire Rathdown Development plan 2022-2028:

"Policy PHP1 - That increased delivery of housing throughout the County will be subject to the Strategic Policy Objective to:

- *Align with the provisions of the National Planning Framework and the Eastern and Midlands Regional Spatial and Economic Strategy.*
- *Accord with the Core Strategy set out in Chapter 2, the Housing Strategy and Housing Needs Demand Assessment for the County in Appendix 2 and/or the provisions of the future Regional Housing Need Demand Assessment.*
- *Embed the concept of neighbourhood and community into the spatial planning of the County by supporting and creating neighbourhoods and ensuring that residential development is delivered in tandem with the appropriate commensurate enabling infrastructure, including access to sustainable neighbourhood infrastructure, sustainable modes of transport, quality open space and recreation, and employment opportunities."*

"Policy PHP2 - It is a Policy Objective to:

- *Protect and improve existing sustainable neighbourhood infrastructure as appropriate.*
- *Facilitate the provision of new sustainable neighbourhood infrastructure that is accessible and inclusive for a range of users consistent with RPO 9.13 and RPO 9.14 of the RSES.*
- *Encourage the provision of multi-functional facilities, space and lands in the delivery and/or improvement of sustainable neighbourhood infrastructure."*

"Policy PHP3 - It is a Policy Objective 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' and any amendment thereof.*
- *Ensure that an appropriate level of supporting neighbourhood infrastructure is provided or that lands are reserved for Sustainable Neighbourhood Infrastructure (SNI), in conjunction with, and as an integral component of, residential development in new residential communities as identified in the Core Strategy (see Figure 2.9, Chapter 2).*
- *Identify, provide and/or improve (as appropriate) supporting sustainable neighbourhood infrastructure in tandem with residential development in renewal/ redevelopment areas and existing residential neighbourhoods.*
- *Create healthy and attractive places to live consistent with NPO 4 of the NPF and RPO 9.10 of the RSES."*

"Policy 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.*
- *Facilitate and support the preparation of a countywide Community Strategy."*

"Policy PHP9 - It is a Policy Objective to:

- *Support the Health Service Executive and other statutory and voluntary agencies in the provision and/or improvement of appropriate healthcare facilities - including the system of hospital care and the provision of community-based primary care facilities, mental health and wellbeing facilities.*
- *Encourage the integration of appropriate healthcare facilities within new and existing communities."*

In response to the above, 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 report, 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 of this report. We wish to highlight at this point that this report is compiled as a largely desktop - based study.

2 THE APPLICATION SITE

2.1 Site Location



Figure 1 – Aerial view of site

The site subject of this report extends to approximately 3.83ha (gross) and is located at a transitional location within the urban fringe of Dublin, at the foothills of the Dublin Mountains and c. 1.4km southwest of the M50 interchange at Kilgobbin Road. The site has two road frontages, to the north along Blackglen Road and to the southwest along Woodside Road. To the east of the Blackglen Road frontage is a 'run' of 5 semi-detached and detached cottages, gardens of large detached houses of one and 2-storey height which appear to generally date from recent decades.

In terms of residential development, the immediate area surrounding the Blackglen Road site is predominately characterised by low rise detached housing, with some semi-detached and terraced houses to the East along Blackglen Road towards Lamb's Cross. The areas surrounding the site to the south and west is primarily rural in nature, with some commercial to the North and Village to the East.

Lamb Doyle's pub is c. 230 m to the west of the site and the junction between the Enniskerry Road (R117), Sandyford Road (R117), Blackglen Road (R113) and Hillcrest Road (r113), also known as Lamb's cross, is c. 500 m to the east, which creates a need for a design that mediates between these distinct rural and urban conditions.

The site is well served by existing community infrastructure and amenity spaces. The site is proximate to key locations in the County, providing employment and services:

- C 490m from Sandyford Village
- c 2.6km from Dundrum Town Centre
- c.1.9km from Stepaside Village
- c 1.8km from Stillorgan Business Park
- c 1.6km from Sandyford Business Park
- c 1.9km from Central Park
- c 2.4km from South County Business Park

- c 2.9km from Leopardstown Racecourse and Golf Centre
- c 3.6km from Carrickmines Retail Park



Figure 3 – Proximity to existing services and employment hubs

Sandyford Business District is one of the biggest business parks in Ireland, consisting of over 500 companies employing approximately 20,000 people. These include financial services and technology companies, such as Microsoft, Mastercard, Salesforce, Google and Facebook. Given the extent of this employment hub, supporting services have emerged alongside the business and industries located there, including retail centres, schools, transport, and medical and community facilities. These are all located within immediate proximity to the application lands.

2.2 Access to Public Transport

The site is located in close proximity to a number of public transport services, including both Luas and bus routes as discussed below.

Bus Services

The northern boundary of the site is located approximately 120m (2-minute walk, 1 min cycle) from the nearest bus stop, Blackglen Court Stop 3533 East and stop 3494 West, which is served by Dublin Bus Service No. 44B and Go ahead service 114.

These services operate during peak hours, every 30 minutes, and provide connections to the following nearby urban centres. Dublin Bus 44b provides a connection between the Dundrum Luas Station, Dundrum, Sandyford and Glencullen. Go Ahead service 114 provides access to Blackrock Station, Stillorgan Road, Ravenscourt Park and Rockview.

Neither bus route currently provides connections to the city centre. It is noted that BusConnects' plan for the area includes the introduction of bus services 86, 87, 88 and L33. Although these services will provide connections to the city centre, they are not expected to be "high frequency".

DART and LUAS Services

Both Dundrum LUAS Station & Blackrock DART Station have numerous bus routes to neighbouring districts as well as to Dublin City Centre. Glencairn is the closest LUAS stop to the development and

is located within 9 minutes' cycle or 29 minutes' walk (approx. 1.9km). A park and ride facility is also available at Glencairn LUAS Stop.

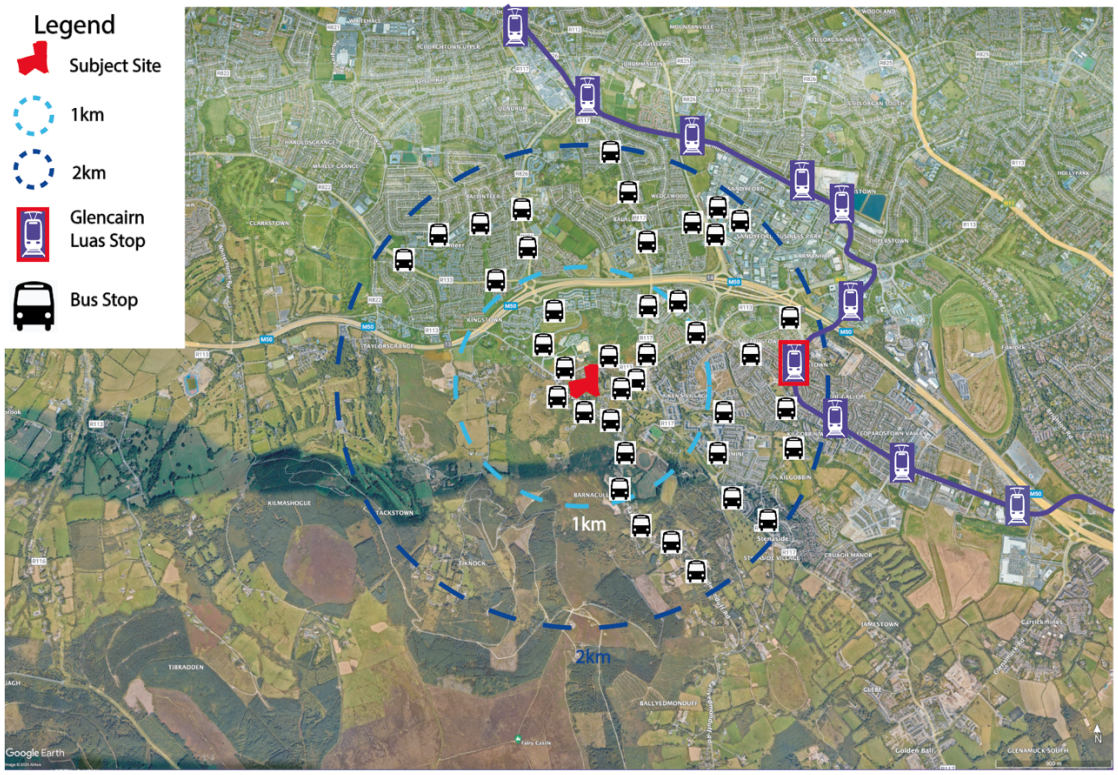


Figure 4– Proximity to Public Transport Facilities

Transport infrastructure in the area has been upgraded by way of the Blackglen Road Improvement Scheme, which commenced late September 2021. It's expected that the scheme will facilitate a Quality Bus Corridor, which will support additional bus services available to future residents, in line with BusConnects.This will integrate the proposed development with a network of radial and orbital bus routes with establish high quality and frequency bus and rail routes with connections across Dublin City.

The scheme will provide high-quality walking and cycling infrastructure on the development's frontage which will tie in with the wider network, further increasing accessibility. The development will be accessed off the upgraded Blackglen Road, with a main access road providing footpaths and cycle facilities through the site to the Woodside Road boundary. Proposed vehicular access to the site will also be via the Blackglen Road and this will be designed as a priority junction.

The improved connectivity of the site enables the delivery of residential units in accordance with national planning policy. The layout of the scheme now proposed accommodates the upgrade works now underway. The extent of works as we understand them are outlined in Figure 5 below.

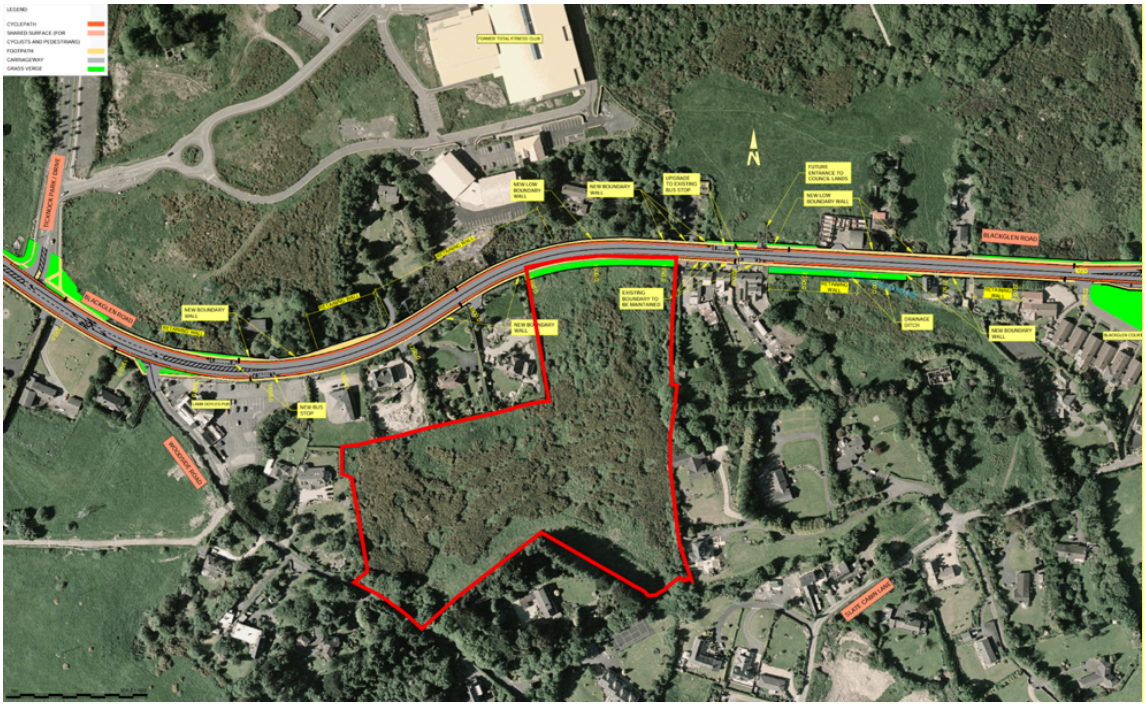


Figure 5 – Blackglen Road Improvement Scheme (subject site outlined in red)

2.3 Planning Context

The Dún Laoghaire Rathdown County Council Development plan 2022-2028 is the relevant statutory planning context for the subject site.

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

The subject site is zoned *'A'* with an objective *'to provide residential development and improve residential amenity while protecting the existing residential amenities.'*

The uses permitted in principle under this zoning objective are:

> *"Assisted Living Accommodation, Community Facility,* ***Childcare Service,*** *Doctor/Dentist etc., Education, Health Centre/ Healthcare Facility, Open Space, Public Services,* ***Residential,*** *Residential Institution, Travellers Accommodation."*

The uses open for consideration under this zoning objective are:

> *"Allotments, Aparthotel, Bring Banks/Bring Centres, Carpark, Caravan/Camping Park-Holiday, Caravan Park-Residential, Cemetery, Cultural Use, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Industry-Light, Part Off-License, Office Based Industry, Offices less than 200sq.m., Offices in excess of 200 sq.m., Service Station, Place of Public Worship, Public House, Residential – Build to Rent, Restaurant, Service Garage, Shop Neighbourhood, Student Accommodation, Sports Facility, Tea Room/Café, Veterinary Surgery."*

The subject site (zoned Objective A) is located proximate to an area of zoned open space (Zoning Objective F) to the Northeast. It may be considered that the site is therefore situated in a Transitional Zone. The following provisions of the Development Plan as they relate to the site are set out below:

Section 13.1.2 of the Development Plan sets out that:

> *"The maps of the County Development Plan show the boundaries between zones. While the zoning objectives and development management standards indicate the different uses and densities, etc. permitted in each zone, it is important to avoid abrupt transitions in scale and use in the boundary areas of adjoining land use zones. In dealing with development proposals in these contiguous transitional zonal areas, it is necessary to avoid developments which would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in*

zones abutting 'residential areas' or abutting residential development within mixed-use zones, particular attention must be paid to the use, scale and density of development proposals in order to protect the amenities of these residential properties."

In consideration of the above provision, we are of the view that the current proposal for residential development along the shared boundary is an appropriate land use with no perceived negative impact on the area of open space to the northeast.

All considered, the current proposal is considered a positive contribution to this particular transitional zone.

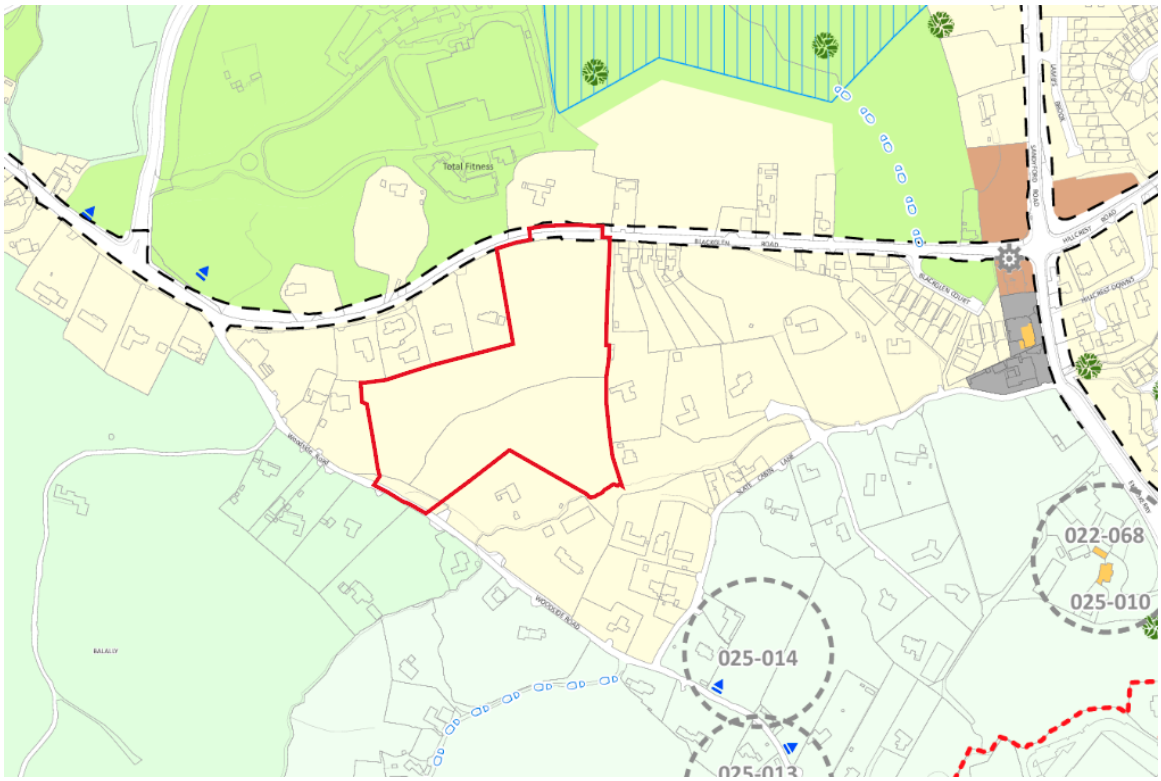


Figure 6 - Current Development Plan Zoning Map

3 THE DEVELOPMENT PROPOSAL

The development will consist of 192 no. residential units ranging from 2-5 storeys in height, associated resident amenity facilities, a childcare facility, all boundary treatment and landscaping works, site services connections and all site development works to include:

a) Construction of 192 no. residential units, in the form of 6 no. new apartment buildings (A1 – B4), 40 duplexes (C1, C2, C2A) and 14 houses (D1 & D2), to include 33 no. 1-beds, 84 no. 2 -beds, 61 no. 3-beds and 14 no. 4-beds as follows:

- Block A1 (4 storeys) comprising 15 no. apartments (3 no. 1 bed units, 6 no. 2 bed units & 6 no. 3 bed units); a crèche facility of approx. 378.2 sq. m with associated outdoor play space of approx. 170 sq. m; and resident amenity facilities of approx. 33.3 sq. m.
- Block A2 (3-4 storeys) comprising 26 no. apartments (2 no. 1 bed units, 20 no. 2 bed units and 4 no. no. 3 bed units) and resident amenity facilities of approx. 353.6 sq. m.
- Blocks B1 and B2 (2-5 storeys) comprising 51 no. apartments (15 no. 1 bed units, 29 no. 2 bed units, 7 no. 3 bed units).
- Blocks B3 and B4 (2-5 storeys) comprising 46 no. apartments (13 no. 1 bed units, 23 no. 2 bed units and 10 no. 3 bed units).
- Duplex Units C1 (4 storeys), C2 and C2A (3 storeys) comprising 40 duplexes (6 no. 2 bed units, 20 no. 3 bed units and 14 no. 4 bed units).
- House Units D1 and D2 (2 storeys) comprising 14 houses (14 no. 3 bed units).

b) Total Open space (approx. 10,854 sq. m) is proposed in the form of public open space (approx. 8, 686 sq. m), and residential communal open space (approx. 2,168 sq. m). Each residential unit is afforded with associated private open space in the form of a garden/terrace/balcony.
c) The development will be served via a new vehicular access via Blackglen Road. This will be designed as a priority junction with pedestrian and cycle crossings where required to tie in with the Blackglen Road Improvement Scheme.
d) A new toucan crossing is proposed across Blackglen Road just to the east of the new vehicular access. This toucan crossing has been designed as per TL607 of the Cycle Design Manual to allow crossing of pedestrians and cyclists to the northern side of Blackglen Road for improved public transport access.
e) Emergency access only is proposed via Woodside Road.
f) A dedicated wildlife corridor is proposed to the east/south-east side of the site (approx. 442.4 m in length) and a public open space tree trail to the west/north-west side of the site (approx. 307 m in length).
g) Basement/Podium car park areas are proposed below Blocks B1, B2, B3 and B4. A total of 226 no. car parking spaces are proposed, which includes 2 no. car club spaces, 12 no. accessible spaces and 47 no. EV charging spaces (198 no. long-stay spaces, 18 no. visitor space & 10 no. car parking spaces for creche use), in addition to 9 no. motorcycle spaces.
h) A total of 484 no. bicycle spaces are proposed in the form of 446 no. long stay bicycle spaces 38 short-term stay visitor parking.
i) 2 no. ESB substations at surface level.
j) Bin Storage areas for the Duplex blocks are proposed at ground level adjacent to the Duplex blocks.
k) All associated site and infrastructural works to include provision for water services; foul and surface water drainage and connections; internal roads, attenuation proposal; permeable paving; all landscaping works including green infrastructure zones; green roofs; and general plant areas; photovoltaic panels; landscaped boundary treatment; footpaths; public lighting; and electrical services.

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 National Planning Framework (Project Ireland 2040)

This document forms the overarching framework for the spatial development of Ireland to 2040. One of the key focus points of the NPF is sustainable and compact development within pre-existing urban areas as well as the provision of accessible service and facilities for communities, with an particular emphasis on childcare, health services and educational facilities supported by compact growth in urban areas.

4.2 Housing For All - A New Housing Plan for Ireland

The Housing for All (HFA) plan has been introduced by the Government in order to achieve a more sustainable housing system with a planning system that is fit for purpose and that will create long-term vibrant communities with the necessary supporting infrastructure.

It is apparent from the HFA plan that high-density housing is to be supported. In this regard, housing policy objective 11, no. 11.2 supports high-density housing: "*Develop section 28 Guidelines for Planning Authorities on Sustainable and Compact Settlement Guidance (SCSG), including guidance on housing typologies to facilitate innovative approaches to medium and higher densities.*"

The subject proposal provides 192 new residential units which will contribute towards the government's target deliverance of 33,000 new residential units per year between 2021 and 2030.

4.3 Regional Spatial & Economic Strategy for the Eastern & Midland Region 2019-2031

This Strategy provides the policy framework to manage spatial planning and economic development in the Region. The RSES supports continued population and economic growth in Dublin City and suburbs, with high quality new housing promoted and a focus on the role of good urban design, brownfield redevelopment and urban renewal and regeneration. It is set out that there is an opportunity to promote and improve the provision of public transport and active travel and the development of strategic amenities to provide for sustainable communities.

The current proposal delivers a consolidated approach to development in that it maximises on height, delivers an appropriate site coverage and residential density adjacent to Sandyford, a rapidly developing area, with ongoing infrastructure improvements and urban regeneration projects. The proposal utilises a prime suburban site within the metropolitan area of Dublin. The delivery of residential development at this location is considered appropriate to this built up area of Dublin.

4.4 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.

- *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.

4.5 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.

Section 2.4 of the guidelines set out the appropriate locations for childcare facilities, stating that:

> *"Planning authorities should require the provision of at least one childcare facility for new housing areas, unless there are significant reasons to the contrary or where there are adequate childcare facilities in adjoining developments."*

The guidelines acknowledge the factors associated with determining the appropriate level of childcare facilities required in an area, namely:

- The current provision of childcare in the area;
- The nature of emerging new communities; and
- Current demographic trends.

It specifically states that:

> *"The threshold for provision should be established having had regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of the area."*

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 provision of childcare facilities is further elaborated in Section 3.3.1 of the Guidelines which states that *"a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate"* for new residential developments.

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.

However, they continue by clarifying that such Guidelines are exactly that – guidelines and not a strict prescription or requirement – and the provision of childcare facilities will depend on the particular circumstances of each individual site and development.

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

4.6 Circular Letter PL3/2016

The Department of Environment, Community and Local Government issued a Circular Letter (PL03/2016 – childcare facilities operating under the Early Childhood Care Education (ECCE) Scheme (Planning system support for childcare post September 2016 – Implementation of the Early Childhood Facility Guidelines for Planning Authorities 2001) in which it noted that the Early Childhood Care Education (ECCE) has been expanded to make it available to all children from the age of 3 years until they transfer to primary school.

The Department requests that Planning Authorities have:

> *"Insofar as possible, consideration of all planning applications or Section 5 declaration submissions in respect of childcare facilities in order to facilitate the expansion of required capacity as appropriate"*

The recommendations under this circular make appropriate rather than blanket provision for childcare through the development management process, having regard to childcare policy, local demographics, and existing or required (additional) provision within a given catchment.

4.7 Sustainable Urban Housing: Design Standards for New Apartment (2023)

The 2023 version of these 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' relates 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.'*

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

- Total 1 Bed units: 33 no (17.2 %)
- Total 2 Bed units: 84 no (43.8 %)
- Total 3 Bed units: 61 no (31.8 %)
- Total 4 Bed units: 14 no (7.3%)

33 of the proposed units (17.2%), will comprise one-bedroom units. These units, in accordance with the recommendation of the guidelines, are unlikely to generate childcare demand. In addition, it is considered that not all 2-bedroom units are likely to result in a need for childcare facilities considering that these apartments are likely to be more attractive to first time buyers and young professionals and not necessarily families. However, for the purpose of this assessment all 2 and 3 bed units have been considered as potentially having a demand for childcare to some degree. Therefore, a maximum number of 159 units in the scheme are considered to have some potential for childcare requirements, but in reality, it is expected to be a lot less than this. A further and full assessment of the scheme in respect of childcare is outlined in Section 6 of this report, and we refer the Planning Authority to this in the assessment of the scheme as proposed.

4.8 Dun Laoghaire-Rathdown Development Plan 2022-2028

The Dun Laoghaire Rathdown County Development Plan 2022-2028 provides the overarching policy that applies to the area. The Development contains the following policies relating to Childcare Facilities in the area:

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."*

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), 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 Facilities:

PHP9: *". 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 Dún Laoghaire Rathdown County Council Development Plan.

5 DEMOGRAPHIC TRENDS

Demographic Trends for the defined catchment areas were reviewed based on the Census 2022 data for the Dublin County area and Small Area Population Statistics (SAPs) for the District Electoral Divisions (DEDs) of Dundrum-Sandyford, Dundrum-Balally and Glencullen for the same year.

From this section forward, the assessment considers the statistical data of the electoral divisions in closest proximity to the subject site; Dundrum-Sandyford, Dundrum-Balally and Glencullen. This ensures an accurate representation of findings.

5.1 Population Figures

For the purpose of demographic analysis, the Study Area comprises the 3 no. Electoral Divisions of Dundrum- Sandyford, Dundrum-Balally, and Glencullen, which intersect a 1km radius from the subject site and provide insight into the character of the local population with respect to demographic trends.

DED	2016	2022	Actual Change	% Change
Dundrum-Sandyford	7,688	7,638	-50	**-0.65%**
Dundrum-Balally	8,035	8,844	809	**10.06 %**
Glencullen	19,773	23,596	3,823	**19.33%**
Total	**35,496**	**40,078**	**5,368**	**28.74%**

Table 1 – Population Evolution in Electoral District Areas (Source: CSO 2022)

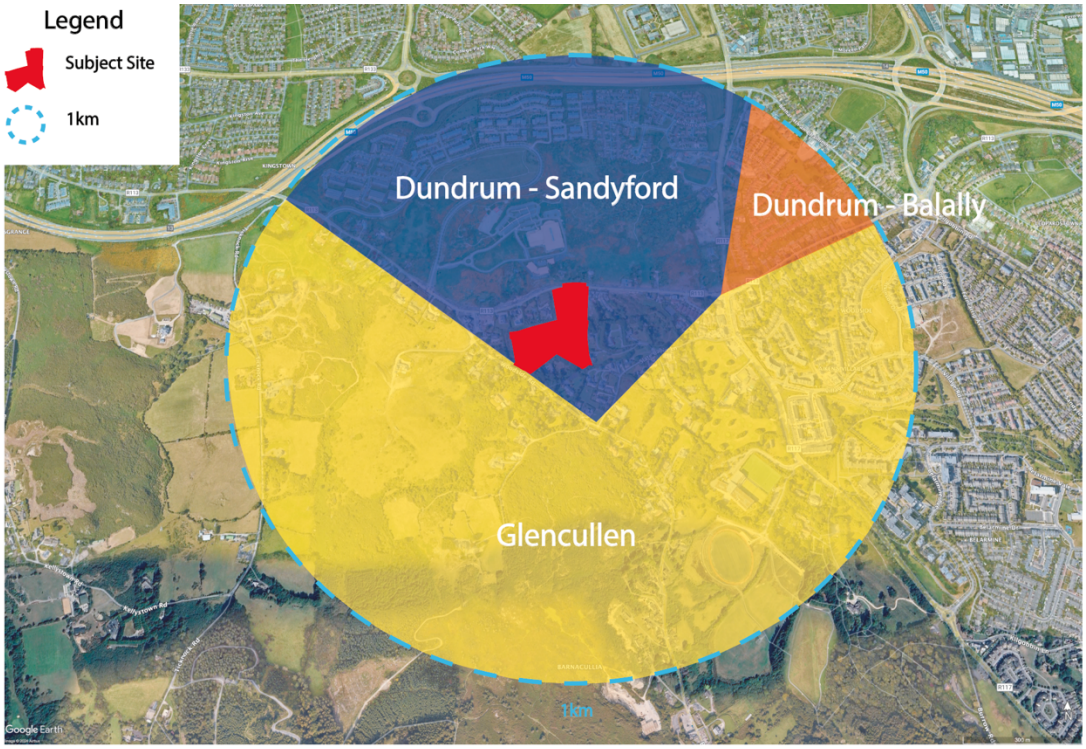


Figure 7 - Map Identifying Subject Site and Applicable Electoral Districts

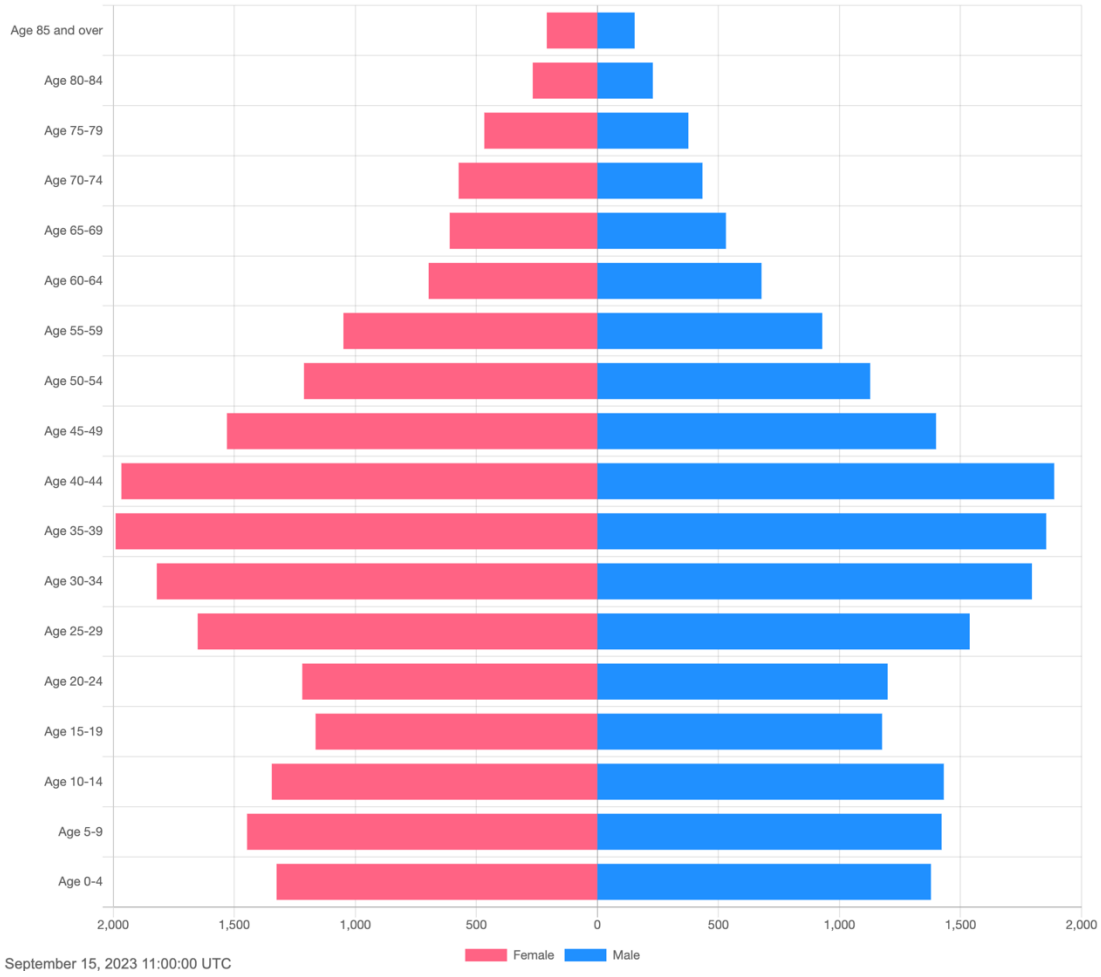
The table above indicates that between 2016 and 2022 there was an overall increase in population of 28.74% across all electoral divisions. The Dundrum-Sandyford electoral division where the subject site is located saw a -0.65% (-50 persons) decrease in population. However, the adjacent Glencullen electoral division, which borders the subject site saw a 19.33% increase (3,823) in population.

Overall, the proposed development offers housing that caters to the demand in the surrounding area. It is worth nothing 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, particularly due to the recent influx of immigration. It is also worth noting that, Dublin's population continues to expand robustly. Between 2016 and 2022, Ireland's population grew by 8.1% over the six years since Census 2016, or an annual average increase of 1.3%. In the previous intercensal period, 2011-2016, the total growth was 3.7%, or an annual average increase of 0.7%.

Census 2022 also marked the first time in 171 years, since 1851 that the population surpassed 5 million people. Looking forward, year-on-year rates of growth are expected to pick up and the population is projected to grow by 1.95 million by 2035. This will equate to an average annual rate of population increase of almost 0.8%.

5.2 Age Profile

A review of the Dundrum-Sandyford, Dundrum-Balally and Glencullen Electoral Divisions age profile confirmed that communities in the area surrounding the site have age profiles that are generally weighted differently. However, it is the case with all electoral divisions that the age cohorts have the greatest numbers in the working age group (24-64). This can be reviewed in the figure below. The largest age cohort is 40-44. 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, 3-bed and 4-bed units and will provide appropriate housing stock for the demographics of the area.

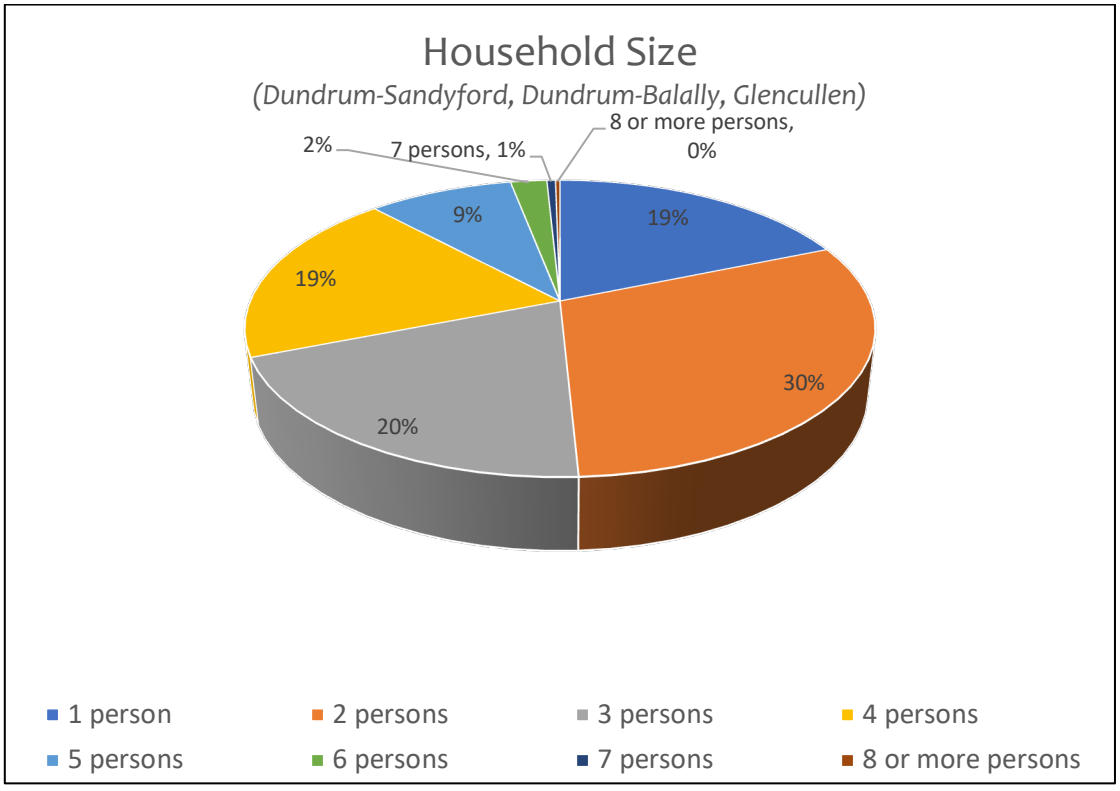


Graph 1: Age profile of Surrounding Electoral Divisions (Dundrum-Sandyford, Dundrum-Balally & Glencullen)

5.3 Household Size

In accordance with official CSO 2022 figures, the average household size in the Dun Laoghaire-Rathdown is 2.71, a slight decrease from 2.72 in 2016.

- The predominant household size in the Dundrum-Sandyford, Dundrum-Balally and Glencullen EDs is 2 people which equates to 30% or 4,331 out of 14,203 households.
- The predominant household size in the Dundrum-Sandyford Electoral Division where the subject site is located is 2 persons. This equates to 38% or 1,153 out of 3,004 households.
- The proposed development offers mixed density units of 33 x 1-bed, 84 x 2-bed, 61 x 3-bed and 14 4-bed units which is in line with the demand arising from the surrounding areas.
- Whilst we acknowledge that the above figures show that in roughly 38% of the households are 2 persons, we note that the average number of people per household in the EDs are:
    - Dundrum-Sandyford 2.5
    - Dundrum-Balally 2.6
    - Glencullen 2.9
- This is an average of **2.71** persons per household in the area. The overall proposal (192 no. residential units) is therefore estimated to generate a population of **c. 520 no. persons** (192 x 2.71) based on this household average.
- Based on the above review of local population, on the proposed unit type (1, 2, 3 and 4-bed), that would typically include young professionals and small families, and the location of the development, it is considered that the proposed development will generate sufficient demand to support the provision of its own childcare facility. Section 6 of this statement outlines the full assessment on this matter.



Graph 2: Household size of surrounding Electoral Division

5.4 School Going Age

In order to assess the percentage of this population that will require school places, the current age profile (5-19 years of age) of the aforementioned electoral divisions was examined as a typical percentage of the population that will require schooling.

As such, the 5-19 age group of Census 2022 is examined in Table 2 below.

Age	Dundrum-Sandyford	Dundrum Balally	Glencullen	Total
Total No. of Persons Aged 5-19	1,260	1,369	5,356	**7,985**
Total No. of Persons in the ED	7,638	8,844	23,596	**40,078**
Percentage of Total Population aged between 5-19	16.49%	15.47%	25.5%	**19.92%**

***Table 2* - No of Persons - Subject Area Census 2022**

Table 2 confirms that the relevant percentage of the total population aged between 5-19 years of age are 16.49%, 15.47% and 25.5% for the Dundrum-Sandyford, Dundrum-Balally and Glencullen electoral divisions respectively.

An average of 19.92% 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:

1. The total number of persons in Dundrum-Sandyford, Dundrum-Balally and Glencullen electoral divisions is 40,078.
2. The average household size in the area is 2.71 persons.
3. The proposal (192 no. residential units) will generate a total population of c. 520 persons.
4. 19.92% of the population of Dundrum-Sandyford, Dundrum-Balally and Glencullen electoral divisions is of school going age.
5. Of the 529.3 persons or population arising from the proposal, 19.92% (a total of 103.5 new residents) are likely to be of school going age. Given the type of residential development proposed (providing 33 no.1-bed and 84 no. 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 105.4-person figure to calculations within the remainder of this report.

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

6 CHILDCARE FACILITIES AUDIT

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 entitles 'Childcare Facilities – Guidelines for Planning Authorities (2001)', with regard to the requirement for childcare facilities for the current proposal of 192 no. new residential units was examined, and relevant conclusions drawn.

In addition, we note that the 'Sustainable Urban Housing: Design Standards for New Apartments' (2023) 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, a telephone survey was carried out in May 2024 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

Estimated Population Generated

As previously outlined above, the Apartment Guidelines (July 2023) advise that studio and one-bedroom units should be discounted when calculating demand for childcare that would be generated by the proposed residential development. The guidelines note that this approach may also apply to units with two or more bedrooms. The proposed development does not include any studio units. This assessment has adopted a conservative approach and as such has only discounted one-bedroom units in the estimation of 0–4-year-old residents that may reside in the development. Thus, the total number of units in the scheme which are included in this estimation amounts to 159 units.

In arriving at the estimated number of 0–6-year-old residents in the proposed developments, the proposed unit mix and form of the development, as well as the following indicators, have been used:

- Persons per unit proposed (determined by the proposed development and the average household size within the Study Area, established as 2.71 persons per unit using the Census 2022 data) and:
- Proportion of the Study Area's population within 0-4 years age cohort (determined as 6.7% using the 2022 census data).

Analysis of these factors allow for a determination of the total number of 0–4-year-old residents in the proposed development. As highlighted in table 3 below, it is estimated that c. 29 no. children aged 0-4 years may reside in the proposed development.

Total units*	Average Household Size	Residents (Number)	0-4 years (% of Total population)	0-4 years (Number)
159	2.71	430	6.7%	29

*Excluding one-bed units

Table 3: Estimated population generated for 0-4 year olds

Estimated Childcare Demand Generated (QNHS)

The CSO's Quarterly National Household Survey (QNHS) provides a study specifically on childcare take-up for Q3 of 2016[1]. This release is important for the purpose of this assessment as it details the extent to which childcare facilities are utilised by the general population. As adaption of a table found in the QNHS, table 4, indicates the range of methods parents use for the purpose of childcare for their pre-school children in Dublin, compared with figures of the same.

Type of childcare	Dublin (inc. DLR)	State
Parent / Partner	62%	62%
Unpaid relative / friend	16%	17%
Raid relative / friend	3%	3%
Childminder/ Nanny	8%	13%
Childcare Facility	25%	19%
Other	1%	1%

Source: QNHS 2016

Table 4 : Estimated Childcare Demand generated for 0-6 year olds

The vast majority of pre-school children are cared for by their parents or partners of their parents, while 25% of pre-school children attend a childcare facility compared to 19% nationally.

6.2.3 Demand for Childcare Spaces Arising from Proposed Development

In summary, the population for the Study Area increased by 11.6% from 2011-2016. In 2016, 9.6% of the population was between 0-6 year olds. This allowed for a calculation to estimate the number of 0-6 year olds that could potentially reside in the proposed development.

All one-bed units were subtracted from the total of 80 no. units, this equates to 58no. units. Using the average household size (2.72) and the percentage of 0-6 year olds (9.6%) in the study Area, a calculation was made to estimate that the proposed development would **generate *15.17* no 0-6 year old children.**

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 it is assumed 50% of units can be assumed to require childcare in a new housing area of 75 dwellings,

[1] The QNHS is released by the CSO each quarter and surveys a random sample of the population. Percentage totals may amount to over 100% due to some respondents providing multiple answers. This is the most recent QNHS study on childcare take-up:
https://pdf.cso.ie/www/pdf/20170706100048_QNHS_Childcare_Quarter_3_2016_full.pdf

approximately 35 will need childcare. However, one-bedroom units are not considered to contribute to the childcare provision under the new apartment's guidelines. This may also apply in part to the provision of 2-bedroom units.

The proposed development is comprised of 192 no. new residential apartments. The following indicative summary mix is identified for the total of 192 units:

- Total 1 Bed units: 33 no (17.2 %)
- Total 2 Bed units: 84 no (43.8 %)
- Total 3 Bed units: 61 no (31.8 %)
- Total 4 Bed units: 14 no (7.3%)

It is noted that the 2, 3 and 4 bed units should only be considered as contributing to a requirement for childcare in accordance with the provisions of the Apartment Guidelines of 2023. **A total of 159units therefore have the potential to require childcare facilities**. This is the upper most demand in terms of requirements for childcare and it could be argued that this will be significantly less at operational stage given that not all 2 bed units will require childcare. Notwithstanding this, we note the following calculations based on these uppermost requirements.

- 159 units & 1 facility required for every 75 units = 159/75 = 2.1
- 20 childcare spaces required for every 75 units = 20 x 2.1 = 42.4

Based on the above calculations, **42.4 no. spaces** are required to address the requirements of the proposed development and the current proposal.

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 c. 2 km of the site, equivalent to a c. 20 minute walk. We endeavoured to get an indication for the capacity and current enrolment figures for the following facilities, which are located within a c. 2 km radius:

Giraffe Childcare Stepaside	Park Academy Childcare Beacon Court Sandyford	Once Upon a Time Nursery & Montessori School	Roola Boola Creche & Montessori Leopardstown Valley
Kidz Biz Day Nursery	Park Academy Childcare Beacon South Quarter	Rainbow Daycare	Absorbent Minds
Puddleducks Creche & Montessori	Daisy Chain Montessori & Childcare Stepaside	Little Harvard Creche & Montessori	Absorbent Minds Ballintyre
Giant Steps Preschool & Montessori	Handprints Montessori School	Park Montessori	Lambscross Preschool
Rosemount Preschool	Blue Stars Early Years Dundrum	Roola Boola Creche & Montessori Kilgobbin	

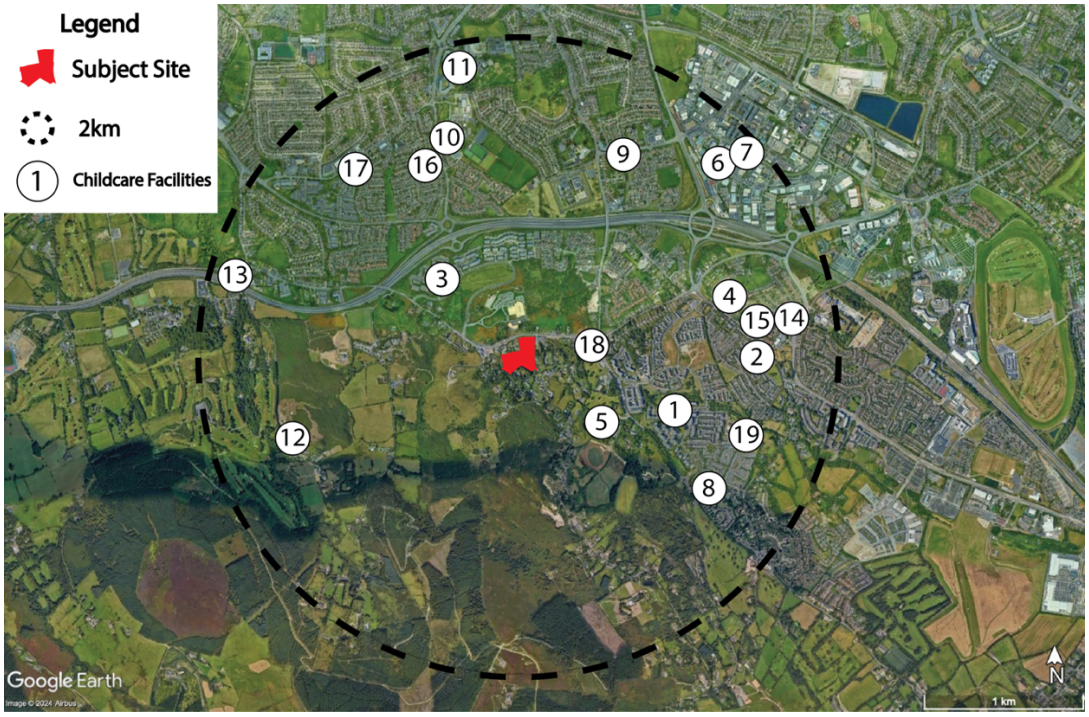


Figure 8 - Map Showing Location of Childcare Facilities within 2 km radius from subject site

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

	Childcare Facility	Service Type	Maximum Capacity	Available Capacity
1.	Giraffe Childcare Stepaside	Full Day/Part Time/ Sessional	137	0
2.	Kidz Biz Day Nursery	Full Day/Part Time/ Sessional	36	0
3.	Puddleducks Creche & Montessori	Full Day/ Part Time	92	0
4.	Giant Steps Preschool & Montessori	Sessional	18	0
5.	Rosemont Preschool	Part Time	66	0
6.	Park Academy Childcare Beacon Court Sandyford	Full Day	143	0
7.	Park Academy Childcare Beacon South Quarter	Full Day	115	0
8.	Daisy Chain Montessori & Childcare Stepaside	Full Day/Part Time/ Sessional	65	N/A
9.	Handprints Montessori School	Part Time/ Sessional	54	N/A
10.	Blue Stars Early Years Dundrum	Part Time	6	0
11.	Once Upon a Time Nursery & Montessori School	Full Day/Part Time/ Sessional	85	0
12.	Rainbow Daycare	Full Day/Sessional	65	0
13.	Little Harvard Creche & Montessori	Full Day/Part Time/ Sessional	40	3
14.	Park Montessori	Sessional	12	0
15.	Roola Boola Creche & Montessori Kilgobbin	Full Day	24	0
16.	Absorbent Minds	Full Day/Sessional	50	0
17.	Absorbent Minds Ballintyre	Full Day/Part Time/Sessional	67	0
18.	Lambscross Preschool	Sessional	22	0
19.	Naionra Seomra Mary	Part Time/Sessional	22	0
	Total	-	**1,119**	

Table 5 - Capacity and Current Availability for Existing Child Care Facilities (May 2024)

The table above illustrates the total estimated available capacity in facilities is 0 no. pupil spaces. It is worth highlighting that it was assumed that where schools were unable or unwilling to provide their capacity figures, zero capacity was taken in order to provide for a comprehensive analysis. Three out of 21 no. facilities did not respond in this instance.

It is also noted that childcare facilities cater for children from 0-4 years approximately, and due to their natural progression into primary school, spaces become available and are then refilled on an ongoing basis, so there is constant movement in capacity levels within the facilities.

Applications Pipeline & Planned Facilities

It is noted that there are also several large-scale residential developments in the area currently in the planning process and/or recently permitted, and as part of these development proposals there are childcare facilities proposed therein, that would also be open to and options for the wider residential community in the area.

Following a review of the online planning register, the following creche facilities, proposed and permitted, within the immediate vicinity of the application lands are noted in the table below:-

Proposed Development	Planning Reference	Dist. To Application Lands	Facility Size	Approx. Capacity
Aiken's Village Ironborn SHD2	309828 - Permission Granted (Currently under Judicial Review)	0.6km	515sqm	c. 60
Aikens Village Ironborn SHD3	31454622 – Permission Pending	0.6km	515sqm	C. 60
Blackglen Road Sandyford SHD	31332122 – Permission Pending	c. 1km	110 sqm	c. 27
Lisieux Hall SHD, Murphystown Road	307415 - Permission Granted	c. 1.6km	356 sqm	c. 60
Tack Site Sandyford SHD	313338 - Permission Pending	c. 2.3km	306sqm	Not stated (Professional est. c.40)
Glenamuch Manor LRD	LRD24A/0279 – Permission Pending	c. 3.6km	480.4sqm	c. 80
Lisieux Hall SHD	307415-20 – Permission Pending	c. 1.6km	356sqm	c. 60
	TOTAL*		**1687 sqm**	**237 spaces**

**The project Ironborn developments are calculated as one, as one will supersede the other depending on the outcomes of each case.*

Findings

Whilst it is acknowledged that these spaces will be occupied by residents of the planned and permitted developments, it is not unreasonable to assume that there will not be sufficient capacity in both the existing and planned network to accommodate the uplift in demand generated by the proposed development.

It is also noted that on an ongoing basis there are planning applications permitted for minor extensions to existing childcare facilities in the area, all which serve to incrementally increase the number of childcare spaces in the vicinity.

The potential childcare uptake of the development proposal is likely to be only 42.4 no. places and it is submitted that the total number of childcare places to be accommodated by the proposed development herein is sufficient to warrant standalone facility.

The wider Sandyford/Stepaside area has been, and continues to be, undergoing significant change with residential and commercial developments being rolled out on a near continuous basis. In appropriately sized developments, childcare facilities form part of these schemes, which serve the current and prospective resident and working community in the wider area.

In this regard the proposed development includes a standalone childcare facility, which is considered acceptable and in line with national guidance.

We trust that this will be satisfactory to the Planning Authority of Dun Laoghaire Rathdown County Council.

7 EDUCATION

7.1 Methodology

This Section of the report provides details on the current and future capacity of existing and planned schools in the area. The aim of this assessment is to establish projected demand for school places within the existing schools network generated by the proposed development.

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 2022 figures** - Populations Statistics were reviewed to determine what the household composition and school going age was for the Dundrum-Sandyford, Dundrum-Balally and Glencullen 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 and 2023/2024 Enrolment Figures** - Enrolment figures for the school years of 2020 and 2024 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.

7.2 Demand Generated by Proposed Development for Educational Facilities

The proposed development will comprise 192 no. units of various typologies. The average household size of the Study Area was recorded as 2.71 persons per household which generates a total indicative population of 520 no. persons when applied to the proposed development. However, it is likely that the proposed development will generate a lesser population than the estimate as there are only 159 no. units proposed of 2-bedrooms or more that can reasonably accommodate families. For the purposes of this assessment, the uppermost requirements shall be applied.

It has been previously established that 21% of the overall population are of the average school going age. We can assume that 12% of the population created by this development will attend primary school and the remaining 8.5 % will attend post-primary 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 remainder would attend post primary facilities.

Having considered the above, we note that the overall population of school going age envisaged for the proposed development (c. 520 population) is **c. 109 no. persons.**

Total No. of units proposed	**192**
Average Household Size for Study Area	**2.71**
Estimated Population	**c. 520**
12% Primary School	**c. 62.4**
8.5% Post-Primary School	**c. 44.2**

Table 9: Estimated population of the proposed development at Lamb's Cross.

The proposed development at Blackglen will provide 192 no residential units. Based on the average household occupancy rate of 2.71, the additional population added to the area could stand at approximately 520 no. people. However, this is considered a conservative estimate.

Approximately 17.2% of the residential units proposed as part of this development will be one-bed units. These types of units generally do not attract families, so excluding 1 bed units leaves 159, with an estimated population of c. 431 no. people (159 x 2.71). Based on this assumption, the following breakdown of the school-going age population for the proposed development is estimated at:

- **Primary** – 431 no. persons @12% = c. 51.7 no children.
- **Post-Primary.** – 431 no. persons @ 8.5% = c 36.6 no children.

The demand for school places in the catchment area, arising from proposed development and estimated school going population is therefore **52 no. primary school places and 37 no. post-primary school places.**

7.3 Assessment of the Existing Schools Network

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

- Establishing Demand for School Places (as per Section 7.2 above);
- Establishing the Capacity of Primary School Facilities; and
- Establishing the Capacity of Post Primary School Facilities.

For the purposes of this audit, a 5km radius has been selected as the defining catchment area from the subject site for educational facilities. It is considered that a 5km 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.

Primary School Facilities

The study area is well provisioned with primary schools. There are currently 52 no. primary schools within a 5 km radius from the subject site.

Primary Schools	
St. Raphaela's Primary School	Holy Trinity National School
Shliabh Rua Gaelscoil	Queen of Angels Primary School
Stepaside ETNS	Taney Parish Primary School
St. Mary's National School	Mount Anville Primary School
Oatlands Primary School	Our Lady's BNS
Our Lady's GNS	Our Lady's Grove Primary School
St. Patrick's BNS	St. Patrick's GNS
St. Brigid's BNS	St. Brigid's GNS
All Saint's National School	Scoil San Treasa
St. Olaf's National School	Goatstown Stillorgan ETNS
The Good Shepherd National School	Rathfarnham ETNS
Divine World National School	Holy Cross NS
Muslim National School	St.Killian's Primary School
Kilternan Church of Ireland NS	Our Lady of the Wayside NS
St. Attracta's Junior National School	Cherrywood ETNS
St.Patrick's NS Glencullen	Abbeywiew School Loreto
Scoil Naisiunta An Dea Aoire	Ardtona House School
Gaelscoil na Fuinseoige	Ballinteer ETNS
Scoil Naomh Lorcan	Saint Brigid's National School
Gaelscoil Thaobh na Coille	Nord Anglia International School
Setanta Special School	Lycee Francais D'Irlande
The Children's House Primary	Rockbrook Park School
Edmondstown National School	Ballyroan Boys National School
Scoil Naomh Padraig	Scoil Mhuire
Scoil Naithi	Saplings Special School
Carysfort National School	Booterstown National School
Our Lady's National School	

Table 10: Primary Schools identified

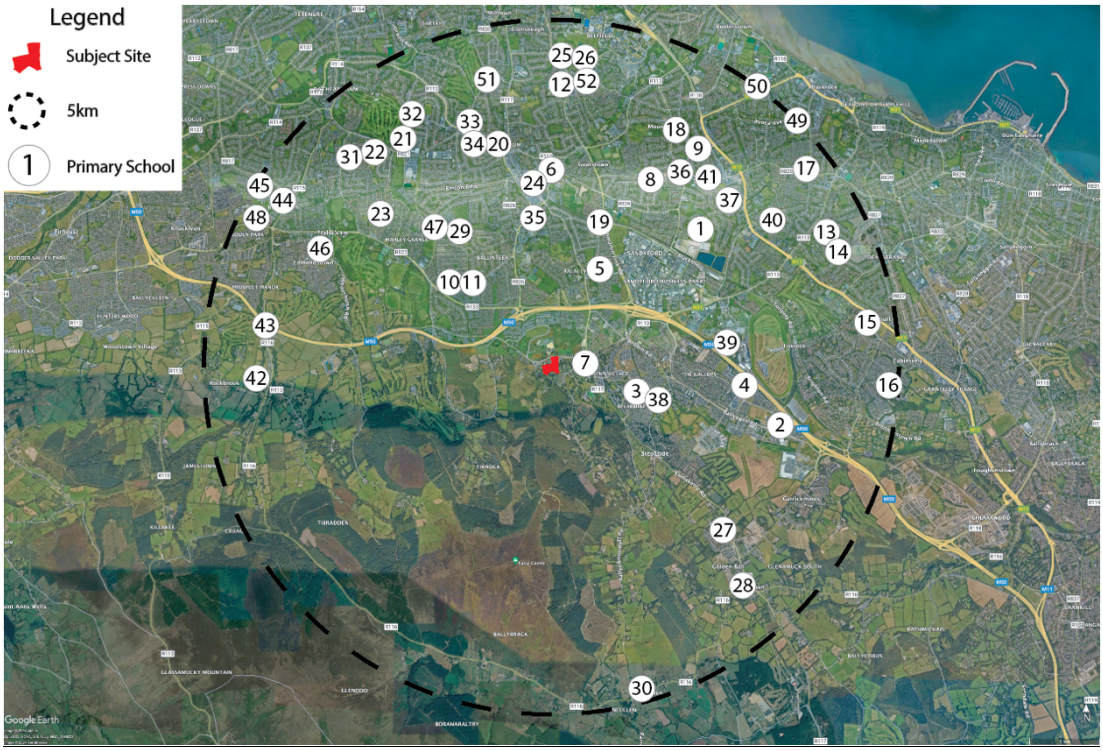


Figure 9- Map of Primary School Facilities within 5km radius of the subject site

Secondary School Facilities

A total of 22 no. post-primary schools have been identified within the Study Area listed as follows:-

Post Primary Schools	
Stepaside Educate Together Secondary	St. Raphaela's Secondary School
Loreto High School Beaufort	Mount Anville Secondary School
Loreto College Foxrock	Rosemount School
St. Columba's College	Ballinteer Community School
St. Killian's German School	Oatlands College
Ashfield College	St. Benildus College
Newpark Comprehensive School	St. Tiernan's Community School
Jesus and Mary College, Our Lady's Grove	Wesley College
Goatstown Educate Together Secondary School	Saint Augustine's School
De La Salle College	Colaiste Eoin
The High School	Colaiste Iosagain

Table 11: Post Primary Schools identified within a 5k radius of the subject site

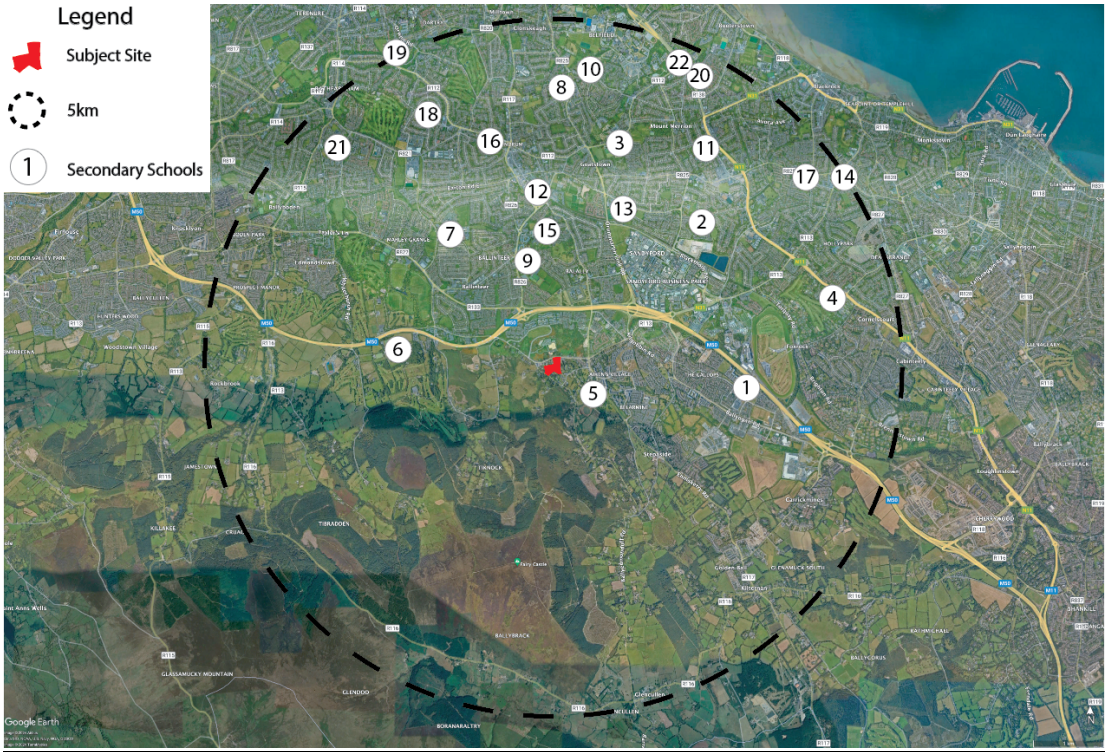


Figure 10- Map of Secondary School Facilities within 5k radius of the subject site

School Enrolment and Trends

Enrolment trends for the above identified schools within the 5km radius of the subject site were analysed to assess growth and decline in school numbers, thereby determining local school capacity. Figures from the academic year 2019/2020 (chosen sample year) were compared against the most recent enrolment figures for 2023/2024, to estimate capacity vis-à-vis the demand that may be generated from the current development proposal now before Dun Laoghaire Rathdown County Council. We refer to the assessment and findings below.

Primary School Enrolment & Capacity

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

No.	Roll No.	School Name	Enrolment 2019/2020	Enrolment 2023/2024	5-Year Change
1)	17470I	St Raphaela's Primary School	444	412	-32
2)	20425U	Gaelscoil Shliabh Rua	236	336	+100
3)	20401G	Stepaside ETNS	337	486	+149
4)	20190T	Holy Trinity NS	578	601	+23
5)	19723V	Queen of Angels Primary School	314	253	-61
6)	15284B	Taney Parish Primary School	434	390	-44
7)	02872U	St. Mary's National School	265	242	-23
8)	17979A	Mount Anville Primary School	474	456	-18

9)	17954H	Oatlands Primary School	456	427	-29
10)	19314E	Our Lady's Boys' NS	283	219	-64
11)	19396J	Our Lady's Girls' NS	297	242	-57
12)	19374W	Our Lady's Grove Primary School	439	431	-8
13)	19258U	St Patricks Boys National School	623	534	-89
14)	19259W	St Patricks Girls School	568	507	-61
15)	16352U	St Brigids Boys National School	484	420	-64
16)	16353W	St Brigids Girls National School	536	541	+5
17)	10494K	All Saints National School	55	54	-1
18)	18647D	Scoil San Treasa	444	428	-16
19)	19319O	St Olafs National School	509	574	+65
20)	20523U	Goatstown Stillorgan ETNS	8	122	+114
21)	19939V	The Good Shepherd NS	210	220	+10
22)	19945Q	Rathfarnham ETNS	216	208	-8
23)	19574H	Divine Word National School	496	468	-28
24)	19904C	Holy Cross National School	301	276	-25
25)	19949B	Muslim National School	305	416	+111
26)		St. Killian's Primary School*	N/A	N/A	N/A
27)	16629O	Kilternan Church of Ireland NS	211	208	-3
28)	19764M	Our Lady of the Wayside NS	117	128	+11
29)	19537B	St Attracta's Junior School	343	353	+10
30)	17507F	St Patrick's NS Glencullen	68	164	+96
31)	00729F	Loreto Grange Road	501	476	-25
32)	19939V	Scoil Naisiunta An Dea Aoire	210	220	+10
33)		Ardtona House School*	N/A	N/A	N/A
34)	20487T	Gaelscoil na Fuinseoige	140	387	+247
35)	20400E	Ballinteer ETNS	390	385	-5
36)	16893I	Scoil Naomh Lorcan	447	414	-33
37)	16794G	Saint Brigid's National School	101	99	-2
38)	20020R	Gaelscoil Thaobh na Coille	458	422	-36
39)		Nord Anglia International School*	N/A	N/A	N/A
40)	20028K	Setanta Special School	53	65	+12

41)		The Children's House Primary*	N/A	N/A	N/A
42)		Rockbrook Park School*	N/A	N/A	N/A
43)	17953F	Edmondstown National School	103	77	-26
44)	03359N	Ballyroan Boys NS	401	401	0
45)	19114T	Scoil Naomh Padraig	562	520	-42
46)	19490B	Scoil Mhuire	228	223	-5
47)	19437U	Scoil Naithi	237	226	-11
48)	20372C	Saplings Special School	30	29	-1
49)	14586M	Carysfort National School	596	581	-15
50)	19901T	Booterstown National School	89	98	+9
51)	19922E	Our Lady's National School	254	204	-50
52)		Lycee Francais D'Irlande*	N/A	N/A	N/A
		Total	**14,851**	**14,943**	+92

Table 12: Change in Primary School Enrolment over a 5 year period.

**Schools marked are private educational facilities, and these statistics were not made available in tandem with the figures for the public based primary schools – however it is acknowledged that these private schools are in the catchment of the application lands and on offer as an option to the prospective residents of the development.*

Enrolment trends for Primary Schools in the application site 'study area' show general growth at primary school level for the 5-year interval (2019-2024) with an overall increase in enrolment of 92 no. students. What is noted most significantly is that the majority (57%) of the schools experienced a decline in enrolment over the study period – indicating capacity at these individual school facilities. Where enrolment figures jumped significantly at an individual level, this can be attributed to school relocation, development, and extension.

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 80 no. residential units. As stated above, it is considered that this development will generate a demand of 19 no. primary school places, which can be easily accommodated in the above facilities, and therefore this development will not generate undue burden on the local school network.

Post Primary School Enrolment and Capacity

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

No.	Roll No.	School Name	Enrolment 2019/2020	Enrolment 2023/2024	5-Year Change
1)	68241F	Stepaside ET Secondary School	214	595	+381
2)	60361V	St. Raphaela's Secondary School	569	628	+59
3)	60140F	Mount Anville Secondary School	698	702	+4
4)	60240J	Loreto College Foxrock	519	604	+85
5)	60930L	Rosemont School	182	276	+94

6)	60320H	St. Columba's College	333	352	+19
7)	91305L	Ballinteer Community School	407	401	-6
8)	60891E	Jesus and Mary College, Our Lady's Grove	304	291	-13
9)	61010U	Wesley College	928	936	+8
10)	60630W	St. Killian's German School	403	470	+67
11)	60050E	Oatlands College	545	637	+92
12)		Ashfield College*	N/A	N/A	N/A
13)	60261R	St. Benildus College	807	903	+96
14)	81001I	Newpark Comprehensive School	861	857	-4
15)	91343T	St. Tiernan's Community College	345	351	+6
16)	68366C	Goatstown ET Secondary School	N/A	221	+221
17)	18499O	Saint Augustines School	158	152	-6
18)	60310E	De La Salle College	320	370	+50
19)	60670L	The High School	730	809	+79
20)	60041D	Colaiste Eoin	496	501	+5
21)	60340N	Loreto High School Beaufort	660	651	-9
22)	60042F	Colaiste Iosagain	485	481	-4
		Total	**9,964**	**11,188**	**+1,224**

Table 13:- Change in Post Primary School Enrolment over 5-year period

**no data available*

Enrolment rates of post-primary schools in the Study Area have increased in the recent 5-year period with an addition of 1,224 students enrolled from 2019/2020 to 2023/2024. It is noted that 6 of the 22 no. secondary schools reported a decline over this period, representing 27% of the schools in the catchment of the application lands.

It has been established that only 13 no. post-primary school spaces may be required as a result of the development that is currently before the Planning Authority. The total reduction in enrolment numbers in the table above is 42 no. spaces, and therefore, it is clearly evident that sufficient capacity exists within the 5km catchment of the subject site to cater for the secondary school needs of the prospective development, and consequently no undue burden will be placed on the existing educational system in the area as a result of the development of the Lamb's Cross site.

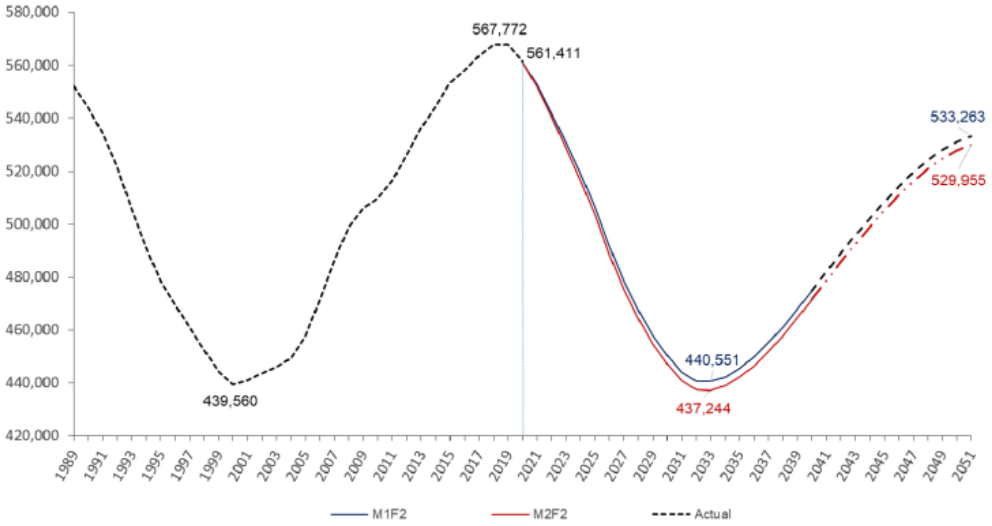
7.4 Future School Enrolment Projections

The Department of Education (DoE) reported in November 2021 that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2018 and are now projected to fall gradually to a low point in 2033, in line with revised M1F2 migration and fertility assumptions for the country prepared in 2020.

For primary school projected enrolment levels, the 'Projections of Full-Time Enrolment: Primary and Second Level 2021-2040' by the DoE in this respect states:

"While the results are presented for all six scenarios the Department believes that the M1F2 scenario is the most likely outcome. This assumes slightly higher than current rates of migration, and fertility to remain at 1.6. A return to higher fertility, the F1 assumption, is now thought to be highly unlikely while the low migration assumption, M3 (zero net migration) is presented for completeness only…

Figure 11 – Actual and Projected Enrolments in Primary Schools 1989-2051 (Source: DoE)



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

Post-primary school projected enrolment levels, the DoE report in this respect states:

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

Under the M2F2 scenario (whereby inflows are set at a current rate) enrolments will peak with in 2024 with 401,584 pupils, 7,210 less pupils than under the high migration scenario."

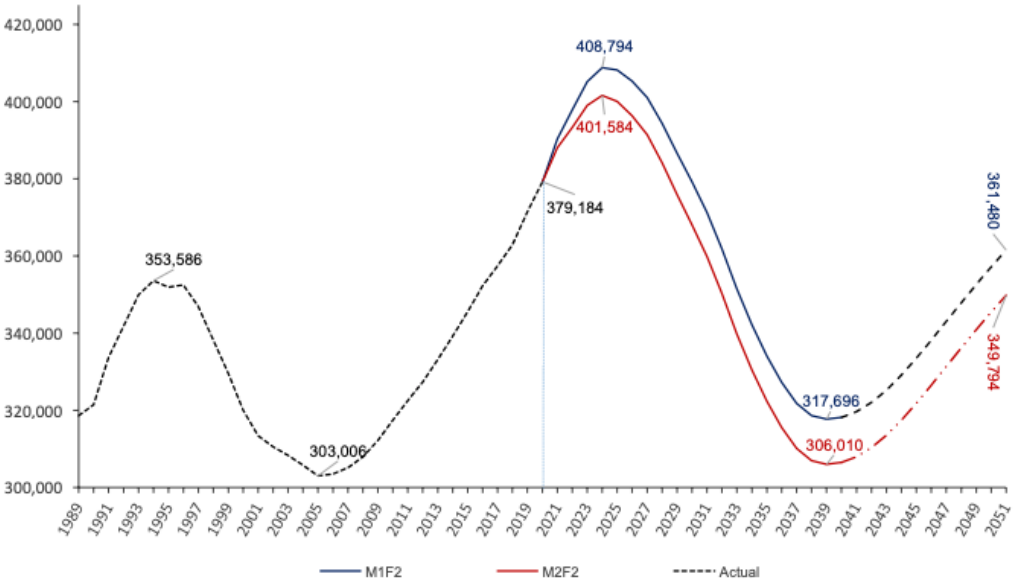


Figure 12 – Actual and Projected Enrolments in Post-Primary Schools 1989-2051 (Source: DoE)

The DoE report projects the enrolment figures in primary schools within the Dublin region to drop by 16.75% between 2022/2023 academic year and 2027/2028 academic year. At the post-primary level, the report projects the enrolment figures to increase by 5.75% between 2027/2028 academic year and 2027/2028 academic year.

Applying this to the 2022/2023 enrolment figures of the Study Area, it is estimated that enrolments in the identified primary schools are set to reduce by 2,593 no. spaces by 2027/2028 academic year and are estimated to increase in 743 no. students for post-primary schools by 2027/2028 as per the table below.

	2022/2023 Enrolment	% Change	Estimated Change	Projected 2027/2028 Enrolment
Primary Schools	15,482	-16.75%	-2,593	12,889
Post Primary Schools	12,925	+5.75%	+743	13,668

Table 14 – Projected Enrolment Trends 2023-2028

Under Policy PHP 27 of the Dun Laoghaire Rathdown County Development Plan 2022-2028, the County Council advocates for the timely consultation with the Department of Education in the provision of educational facilities through the identification and reservation of potential school sites.

> *"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 schools for educational and other sustainable community infrastructure uses throughout the County."*

The Plan further states that in addition to new school development, the Council will support the appropriate development and/or redevelopment of existing schools within the County that will enhance existing facilities - including sports facilities - on site, subject to the requirements of the Department of Education.

The Department of Education's press release from April 2018 announced that more than 40 no. new primary and post-primary schools are to be established throughout the country by 2022. Within the vicinity of the subject site, the outstanding projects as of May 2024 are as follows:

	Area	Classrooms/Pupils
Primary Schools	Sallynoggin_Killiney_DLR/Cherrywood	16 classrooms
Post-Primary Schools	Sallynoggin_Killiney_DLR/Cheryywood	600 pupils

Table 15 – DoE's New Schools 2019-2022 in the vicinity of subject site

7.5 Educational Facilities Summary

There are 52 no. primary schools and 22 no. post-primary schools currently operating in the Study Area and these have demonstrated mixed levels of growth and decline in the recent 5-year period.

With respect to future enrolments, we note that a c. 16.75% decrease in enrolments in primary school level and a 5.75% increase in post-primary school enrolments is anticipated for the Dublin region from 2022/2023 to 2027/2028, with respect to the most recent regional population projections published by the Department of Education and Skills (2023-2042).

The need for additional educational facilities within the county is established in the Dun Laoghaire-Rathdown Development Plan 2022-2028. At a regional level, 6 no. new schools were proposed to be delivered within the feeder areas to the Dún Laoghaire School Planning Area in the short term under the 2019-2022 DoE School Building Programme.

As outlined above, the development proposed has 33% 1-bed based unit types, which greatly reduced the number of children and families generally that will be present within this development. This in turn will reduce the demand create for school places. Having regard to this, the assessment of demand was based on what would be generated from the 2, 3 and 4 bedroom units within the scheme. Calculating this out, it was concluded that 19 no. primary school and 13 no. secondary school spaces would be required as a result of this development proposal.

Given the fluctuating enrolment figures within the study area over a 5 year period, it is submitted that there exists sufficient capacity to cater for the primary and post-primary school needs arising from the proposed development of 192 no. units. This situation is also improved when taking into account the anticipated decrease in primary school enrolments forecast to 2027/2028 and the additional school infrastructure / building programme that is set out in the County Development Plan, as referenced above.

All considered, it is submitted that there is no current requirement for the provision of additional educational facilities at primary and post-primary levels to address the demand arising from the subject proposal.

We trust that this will be satisfactory of the Planning Authority of Dun Laoghaire Rathdown County Council.

8 OTHER COMMUNITY FACILITIES

8.1 Methodology

A desktop - based review of community and social facilities, was prepared in May 2024. 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. Nine categories of social infrastructure were considered for this Audit which take into account the guidance provided in the respective national and regional planning guidance as follows:-

Further Education	Community Facilities	Sports Clubs	Public Parks	Health Care	Religion	Retail	Café/ Restaurant /Pub	Vet
Colleges	Community Centres	Gyms	Parks	Doctor Practices	Places of Worship	Butcher	Café's	Vet
Institutes	Libraries	Outdoor Clubs	River Walks / Canals	Medical Centres		Hair Dresser	Restaurant /Takeaway	Groomers
Further/Adult Education Centres	Youth Clubs	Indoor Clubs/Classes	Beaches	Hospitals		Supermarket	Bakery	Kennels
Culinary Schools	Elderly Care/Nursing Homes	Sports Centres	Urban Squares	Mental Health Facilities		Barber	Coffee Dock	
Skill Schools							Pub	



Figure 13: Existing social & community infrastructure within 1.5km of the subject site.

8.2 Assessment & Findings

FURTHER EDUCATION

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

Colleges/Adult Education:

There are no further education/colleges located within the immediate 1.5km radius. A study of the wider area of 5km radius showed that there are 7 adult education centres.

Colleges/Adult Education	
The Open College	2.6km
Stillorgan College of Further Education	3.8km
Kilternan Adult Education Centre	4.3km
Dundrum College of Further Education	3km
Dundrum Adult Education Service	2.9km
Further Education & Training Dundrum	2.9km
St. Tiernan's Adult Education	1.9km

Institutes	
Irish Management Institute	1.3km
Irish Hospitality Institute	1.3km

Skill Schools	
Kumon Maths and English	1.4km
Darcy Dance School	1.4km
Language School Ireland	1.5km
Encore School of Performing Arts	0.4km
The Cassidy Academy of Music	1.4km
Suzanne Egan Academy of Beauty	1.5km

Further Education Summary

While there is a good number of institutes and skill schools within the 1.5km radius, there are no colleges within 1.5km radius, the following further education establishments are within 6km:

University College Dublin	6km
UCD Michael Smurfit Graduate Business School	5.8km

University College Dublin has an enrolment of approximately 32,000 students.

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.

We trust that this will be satisfactory of the Planning Authority of Dun Laoghaire Rathdown County Council.

COMMUNITY FACILITIES

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

Community Centres	
Sandyford Community Centre	400m
Bellarmine Community Centre	1.1km

Libraries

The are no libraries located within the 1.5km radius of the subject site. A wider study of the area confirmed that there are 2 libraries within a 5km radius.

Libraries	
Dundrum Library	3.2km
Deansgrange Library	4.9km

Youth Clubs

There is a youth club in the Bellarmine Community Centre located within the 1.5km radius of the subject site. A wider study of the area confirmed that there are 2 youth clubs located within a 5km radius.

Youth Clubs	
Nutgrove Youth Centre	3.3km
Ballyogan Youth Centre	3.2km

Elderly Care

An initial review has confirmed that while there are no elderly care/nursing homes located within 1.5km of the subject site, a study of the wider context of 6km revealed:

Elderly Care/Nursing Homes	
The Marlay Nursing Home	2.1km
Home Instead Senior Care	1.6km

Virtue Integrated Elder Care	5.2km
The Four Ferns	4.3km
Dun Laoghaire Home Care Services	2.3km
Simpson's Hospital	2.5km
Belmont House Nursing Home	3.6km
Trinity Care Foxrock Nursing Home	4.3km
Newtownpark House Nursing Home	4.7km
Holy Family Residence	4.2km
Orwell Healthcare	5.1km
Eastwell Residential Home	5.6km
Blackrock Barrett Cheshire	5km

Community and Social Facilities Summary

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.

We trust that this will be satisfactory of the Planning Authority of Dun Laoghaire Rathdown County Council.

SPORTS CLUBS/LEISURE CENTRES/HOBBIES

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

Gyms	
Energie Fitness Stepaside	1.1km
OptiMUM Fitness	1.4km
Power Fitness	1.5km
UBX Stepaside	1.1km

Outdoor Clubs	
Sandyford Pitch & Putt	500m
The Burrow Par 3 Golf Course	1.5km
Kellystown Equestrian Centre	1.5km

St. Mary's Boys Football Club	1.4km
Football & Basketball Courts Bellarmine	1km
LC Tennis	600m
YMCA Hockey Club	1.4km
Soccer Stars	1.2km

Indoor Clubs/Classes	
Sway Pilates	800m
Spring into Life Yoga Classes	800m
Yaz Yoga	1.1km
Total Kickboxing	400m
Physiofit Woman Classes	400m
Fitnecise Coaching	1.5km
Darcy Dance School	1.3km
Sandyford Taekwon-Do	500m

Sports Club Summary

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. Sandyford Business District just outside the 1.5km offers many other sports/leisure facilities such as:

Ski Centre Dublin
Jump Zone

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 of the Planning Authority of Dun Laoghaire Rathdown County Council.

PUBLIC PARKS

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

Parks	
Fitzsimon's Wood	200m
Fernhill Park & Gardens	800m

Ballawley Park & Playground	1.5km
Ticknock Forest	1.5km

Park Summary

It is apparent from our review of parks, that there is an appropriate provision within the surrounding area to serve the development now proposed. Fitzsimon's Wood in particular will offer the prospective residents of the scheme a high level of amenity – a parkland set amongst mature woodland in the immediate vicinity of the application lands, it will provide an additional offering over the considerable communal open space within the development, as a place to go for leisure and amenity. It is our considered view therefore 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 of the Planning Authority of Dun Laoghaire Rathdown County Council.

HEALTHCARE

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

Medical Centres	
Bellarmine Medical Centre	1.1km
Blackglen Medical	600m
Ballinteer Health	1.5km
Dr. James Hayden Clinic	1.1km
Hastings Surgery	900m
Blackglen Dental	600m
The Fresh Breath Clinic	1.5km
Dr. Claire McGrath & Associates	1.4km
Stepaside Dental	1.1km
Likha Aesthetic Clinic	1.1km
Dental Laboratory	600m
Wellwalk Clinic	1.5km
ReSync Physiotherapy and Sports Injury Clinic	1.1km

Mental Health Facilities	
Footsteps Play Therapy	1.5km

Animal Care	
Village Vets Sandyford	400m

Hospitals

There are no hospitals located within the 1.5km radius however, there are other hospitals within a 5km radius of the site:

Beacon Hospital	1.7km
Leopardstown Park Hospital	2.2km
Saint John of God Hospital	3.7km

Health Care Summary

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.

We trust that this will be satisfactory of the Planning Authority of Dun Laoghaire Rathdown County Council.

RELIGIOUS FACILITIES

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

Places of Worship	
Dundrum Methodist Church	1.3km
St. Mary's Church Sandyford	800m
Church of the Ascension of the Lord Balally	1.5km
Balally Pastoral Centre	1.5km

Religion Summary

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 of the Planning Authority of Dun Laoghaire Rathdown County Council.

10. CONCLUSIONS AND RECOMMENDATIONS

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

- The potential **childcare** uptake of the development proposal is likely to be only 42.4 no. places and it is submitted that the total number of childcare places to be accommodated by the proposed development herein is sufficient to warrant standalone facility. The proposed creche building can accommodate up to 62 no. children which is well above the required 43 no. spaces required.
- There exists sufficient capacity in the surrounding area to cater for the **primary school needs** (52 spaces) arising from the proposed development of 192 no. residential units.
- There also exists sufficient capacity in the surrounding area to cater for the **post primary school** needs (37 spaces) arising from the proposed development of 192 no. residential units.
- It is apparent from our review of **further education facilities**, that there is an appropriate provision within the wider 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.
- From our review of **community and social facilities**, it is apparent that there is an appropriate provision within the wider 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.
- 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, and directly abuts Fitzsimons' Wood which will afford the prospective residents of the development a high level of residential amenity. 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. Notwithstanding this, a health centre is proposed as part of the development of the application lands, reflecting the Neighbourhood Centre zoning pertaining to the site.
- 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 as sufficient facilities exist within the wider surrounding area of the site.
- It has been established that there is no requirement arising from the current proposal for the provisions of additional facilities within the immediate context. The proposed development, notwithstanding the 192 no. residential units, provides for multiple green links, including a wildlife corridor (exclusive of humans) and a public open space tree trail, which shall integrate the proposed landscape design into the existing landscape context to facilitate public permeability through the site south, to the Dublin Mountains and north to Fitzsimons Wood. This tree trail offers the perspective residents of the scheme, and the existing residential community in the Blackglen area, a space to walk and exercise, whilst the wildlife corridor promotes habitat diversification and coexistence for animals, such as deer. These two links

are resourceful and will serve to complement the existing services and facilities in the immediate vicinity of the application lands.

We trust that this Community Infrastructure Statement has now provided the Planning Authority of Dún Laoghaire Rathdown County Council with an appropriate and detailed insight into community infrastructure demand within the area. We trust that these findings are acceptable to the Authority in this regard.