

**Social Infrastructure
Statement
(Incorporating
Childcare Needs Assessment)**

**For a Large Scale
Residential Development**

**Lands known as Winterwood,
Carpenterstown Road,
Dublin 15 D15 YH4C**

**On behalf of
Winterwood Development Limited**

February 2025



Planning and Development Consultants

63 York Road

Dun Laoghaire

Co. Dublin

www.brockmcclure.ie

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1 INTRODUCTION

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, have been instructed by our client **Winterwood Developments Limited, Avonlea, Demesne, Luca, Dublin** to prepare this Social Infrastructure Statement as part of this LRD Application Pack for a residential development comprising of 175 no. units on lands known as Winterwood, Carpenterstown Road.

This Social Infrastructure Statement is lodged as an accompanying report for the subject proposal and should be read in conjunction with all plans and particulars lodged to Fingal County Council as part of the submitted LRD Application Pack.

This Statement has been prepared in compliance with the Core Strategy and the following objectives of the Fingal County Council Development Plan 2023-2029 which read as follows:

“SPQHO10: Focus new residential development on appropriately zoned lands within the County, within appropriate locations proximate to existing settlement centres where infrastructural capacity is readily available, and along existing or proposed high quality public transport corridors and active travel infrastructure in a phased manner, alongside the delivery of appropriate physical and social infrastructure. Active travel options should also be considered while liaising with the National Transport Authority and Transport Infrastructure Ireland to ensure public transport options to and from new developments to local amenities such as shops and libraries.

“DMS078: Planning applications for large scale residential and mixed-use developments, of 50 or more residential units, shall include a Community and Social Infrastructure Audit. This audit shall assess the provision of community and social infrastructure within the vicinity of the site and shall identify existing shortcomings in terms of these facilities and assess whether there is a need to provide additional facilities to cater for the proposed development.

A Community and Social Infrastructure Audit shall include the following:

- An assessment of existing community and social infrastructure facilities within 1 km of the subject site.
- An assessment of the need in terms of necessity, deficiency, and opportunities to enhance/share existing facilities based future population projections for the area.
- A justification as to whether or not a new community facility will be provided as part of the proposed development, based on the findings of the audit.

Where new community facilities are required, they shall have regard to Objective DMS079 above and the following:

- Community facilities shall be flexible in their design and promote optimum/ multi-functional usage, for users of all age and abilities.
- Community facilities shall not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent resident.
- Community facilities shall be provided in conjunction with residential/mixed use development.
- Community facilities shall be accessible by a range of travel modes with an emphasis on walking, cycling and public transport use, while providing appropriate car parking facilities to meet anticipated demand of non-local visitors to the centre

CIOSO28: “Require the provision of appropriate childcare facilities as an essential part of new residential and mixed-use developments in accordance with the provisions of the Childcare Facilities Guidelines for Planning Authorities 2001 or any superseding Guidelines, or as required by the Planning Authority. Such facilities should be provided in a timely manner and be an integral part of the development proposal.”

CIOSO5: “Ensure proposals for large scale residential developments include a community facility unless it can be established that the needs of the new residents can be adequately served within existing or committed community facilities in the area.”

DMS077: “Any application for community facilities such as leisure facilities, sports grounds, playing fields, play areas, community halls, organisational meeting facilities, medical facilities, childcare facilities, new school provision and other community orientated developments, shall have regard to the following:

- Overall need in terms of necessity, deficiency, and opportunity to enhance or develop local or County facilities.

- Practicalities of site in terms of site location relating to uses, impact on local amenities, desirability, and accessibility.
- Conformity with the requirements of appropriate legislative guidelines.
- Conformity with land use zoning objectives.

DMS079: “Any application for childcare facilities shall have regard to the following:

- Suitability of the site for the type and size of facility proposed.
- Adequate sleeping/rest facilities.
- Adequate availability of indoor and outdoor play space.
- Convenience to public transport nodes.
- Safe access and convenient off-street car parking and/or suitable drop-off and collection points for customers and staff.
- Local traffic conditions.
- Intended hours of operation.”

DMS080: “Residential properties with childcare shall retain a substantial residential component within the dwelling and shall be occupied by the operator of the childcare facility.”

As such this Social Infrastructure Statement will look at

- Playgrounds, parks and other green spaces
- Education
- Healthcare and other related uses
- Retail
- Banks
- Post offices
- Community meeting rooms/centres and recreational facilities
- Other Community Facilities
 - Sports Clubs
 - Gyms
 - Religious
 - Elderly Care

2 SUBJECT SITE

The subject development site extends to approximately 1.87 hectares and is occupied by a single substantial residential property and ancillary building. The site is located to the south of Carpenterstown Road, Castleknock with the front (roadside) boundary of the site forming the townland boundary between the townlands of Diswellstown and Carpenterstown.

The site is bounded to the east by a Large-Scale Residential Development which is currently under construction and to consist of 192 no. apartments and a creche. To the south and to the west, the sites consist predominantly of two-storey housing but also a 4-storey apartment block at Bramley Hall. To the north, on the opposite side of Carpenterstown Road, Cottonwood and Park Road residential dwelling housing estates are located. St Patrick's National School is c.650m to the southwest of the site and Castleknock Community College is c. 450m walk to the west.



Figure 1 - Subject Site boundary outlined in red

In terms of residential development, the immediate area surrounding the Carpenterstown Road site is primarily characterised by low rise detached and semi-detached housing with a number of apartment developments located in close proximity to the subject site. In addition to these residential developments there is a community centre, GAA club, sports ground and hotel located to the south. To the west of the site Castleknock Community College is located next to a public house, convenience store and medical centre. To the north of the site, c.1.2km from the site, there is a number of businesses in operation adjacent to Scoil Thomáis. To the east of the site the M50 intersects Castleknock and bounds the site where it can be accessed to the north via the Navan Road.

2.1 Access to Public Transport and Local Infrastructure

The site is within close proximity to the following public transport services which are identified in the figure below:

- Coolmine Train Station
- Existing bus stops offering multiple urban connections
- Future BusConnects network upgrades
- Dart+ Rail Infrastructure
- Upgraded road infrastructure

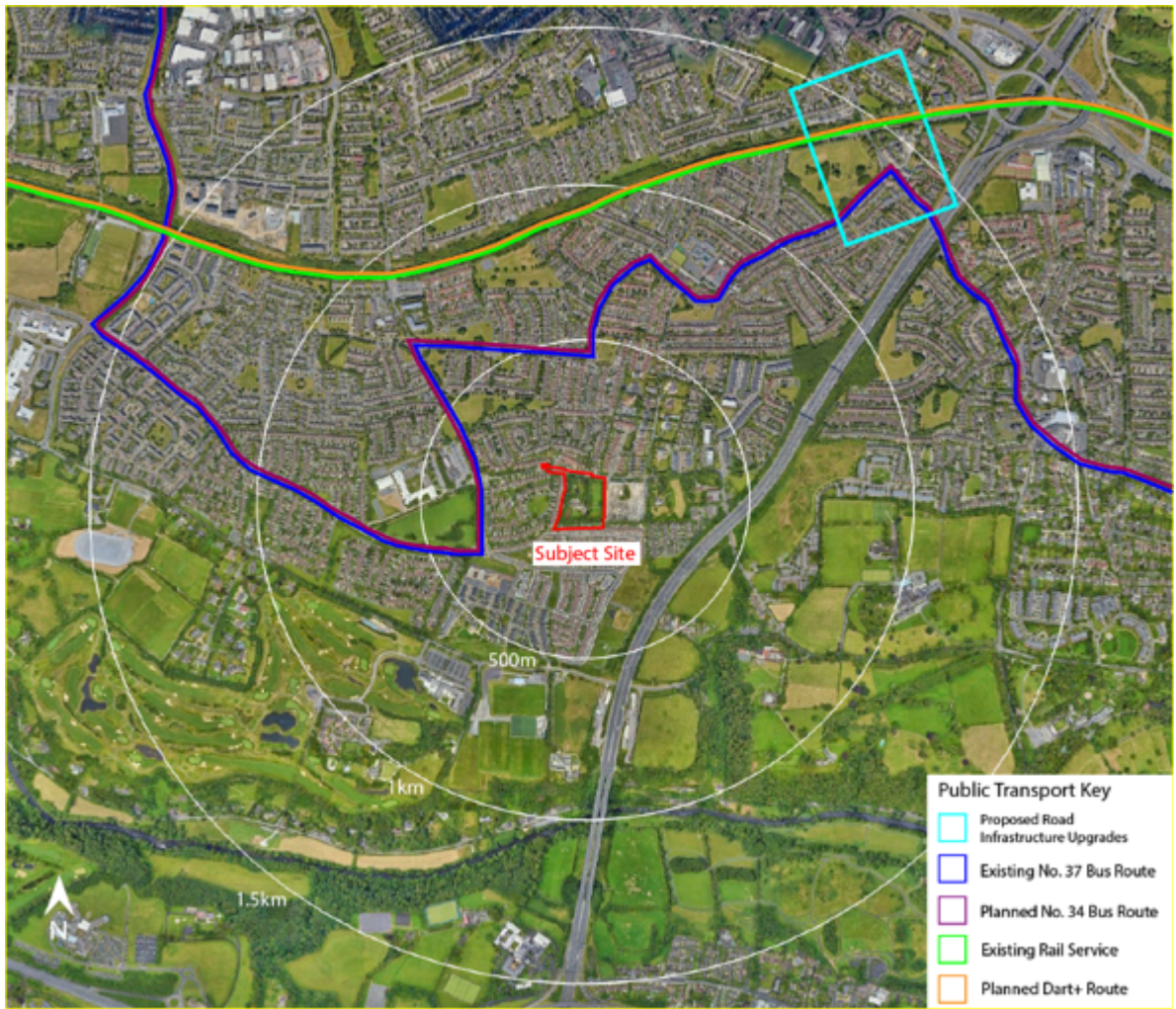


Figure 2 - Subject Site Proximity to Public Transport (Subject Site Outlined in Red)

2.2 Existing Rail Services and Dart+ West

Existing Rail Services

The subject site is located c.1.1km (15-minute walk) from Coolmine Station. The Western Commuter route runs from Dublin Pearse / Docklands to Longford / M3 Parkway via Coolmine at a frequency of every 10 minutes offering a high degree of connectivity between the subject site and the City Centre.

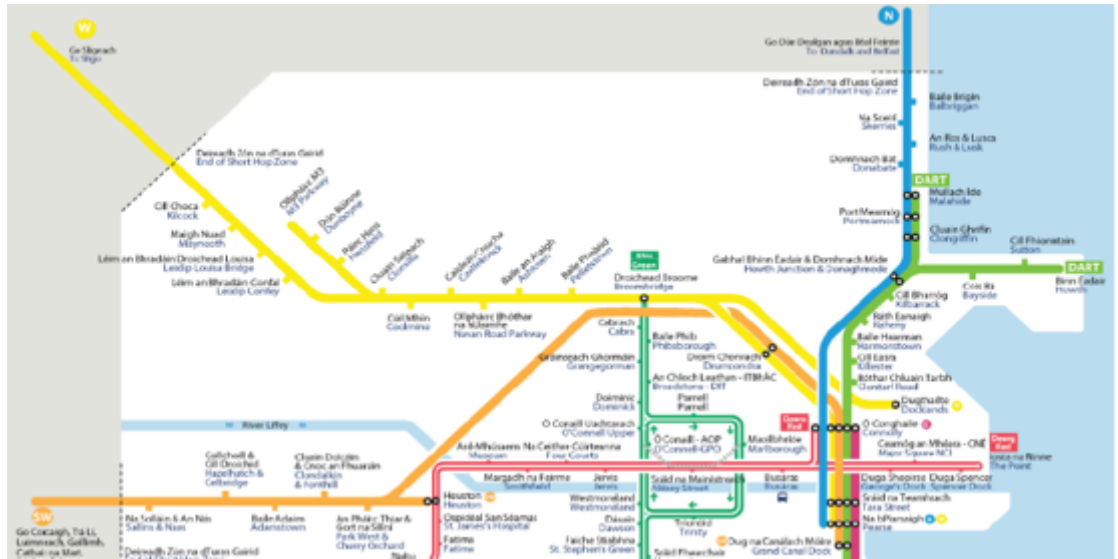


Figure 3 - Western Commuter Route

Proposed Rail Services

The GDA Transport Strategy 2022-2042 has indicated that a number of corridors in the GDA will generate travel demand above what can be catered for by higher capacity bus systems and will likely require upgrades to light rail in the period after 2042. The NTA has recognised the importance of identifying these corridors in the Transport Strategy to set out a longer-term framework for transport in the Greater Dublin Area to ensure that planning and design work can commence during the strategy period.



Figure 4 - Post 2042 Light Rail Network

The CIE has applied to An Bord Pleanála for a Railway Order for the DART+ West project (ABP Ref. NA29S.314232) which was then made on the 18th of July 2024. The DART+ West Railway Order will authorise CIÉ to carry out railway works, and all works necessary to enable construction, maintenance,

improvement, and operation of the railway along an approximate 40km section of the existing railway line between Dublin City Centre and M3 Parkway Station.

The DART+ West rail improvement project will provide a sustainable, electrified, reliable and more frequent rail service, improving capacity on Maynooth and M3 Parkway to city centre rail corridors. This will be achieved by changing from diesel powered trains to electrified, high-capacity DART trains and increasing the frequency of trains from 6 to 12 trains per hour per direction. Passenger capacity will increase from 5,000 in 2019 to 13,200 in 2025 passengers per hour per direction.

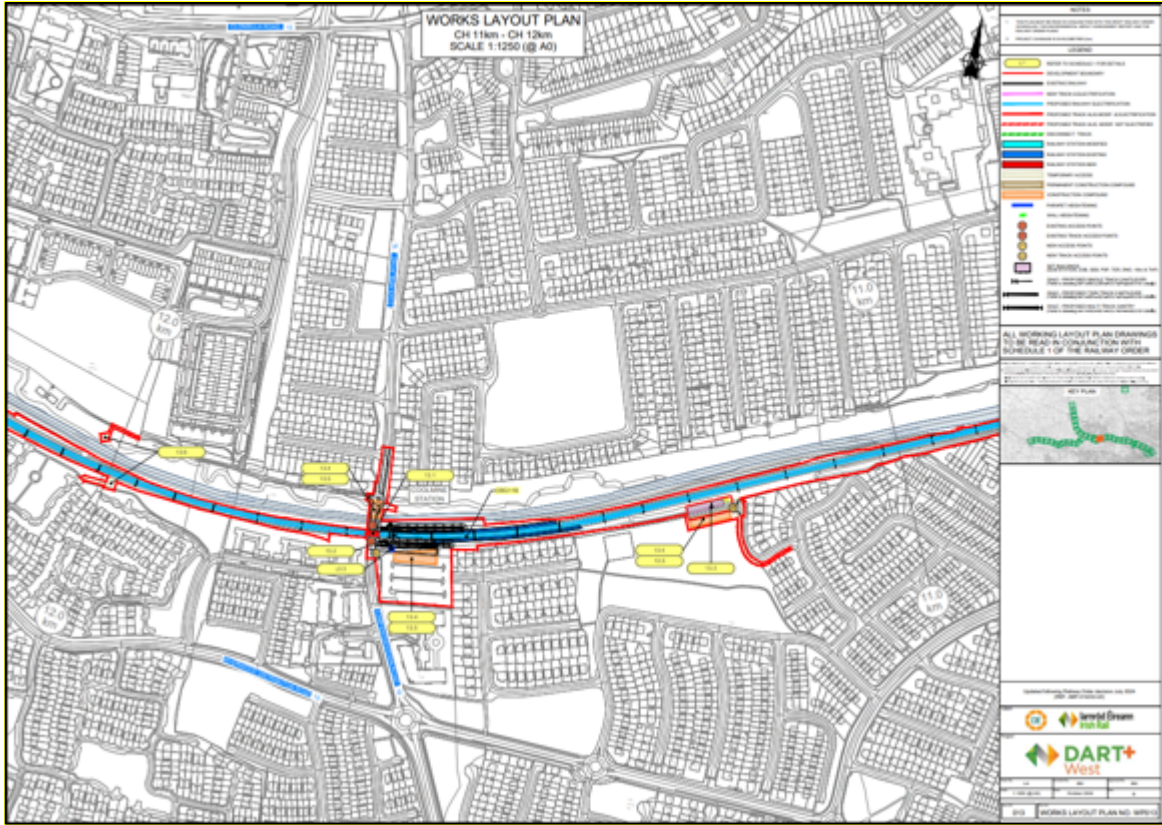


Figure 5 – Coolmine Station, Nearest Station to the Subject Site

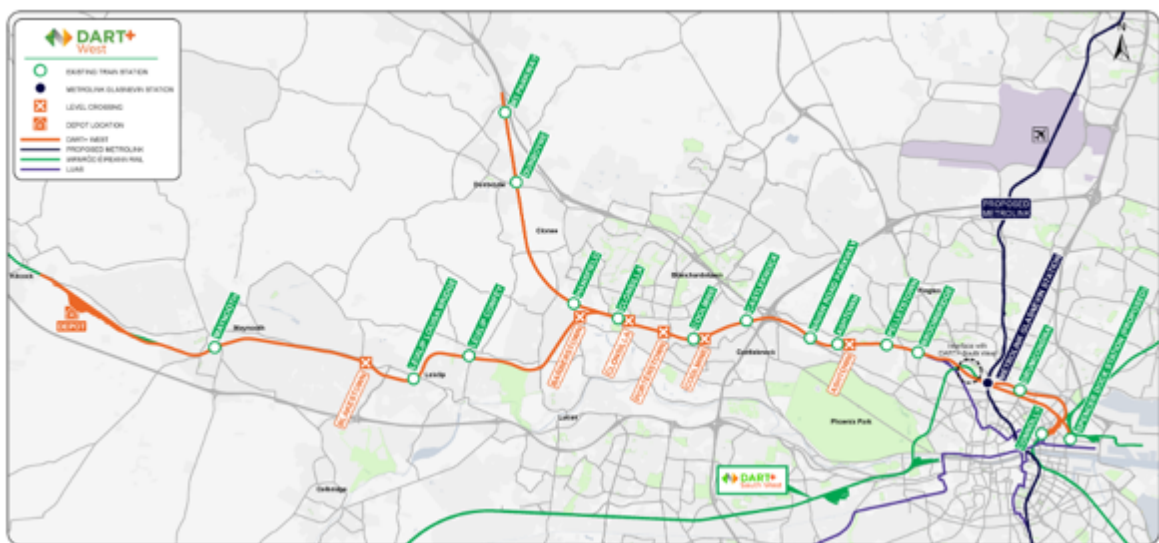


Figure 6 - Schematic of Dart + West Project

2.3 Bus Services

Existing Services

The northern boundary of the site is located approximately 400m (6 min walk) from the nearest bus stop Carpenterstown Road Stop ID: 4575 which is served by the No. 37 bus. In addition to this, the site will benefit from proximity to the new BusConnects network where the site will benefit from proximity to the No. 34 bus.

These services operate during peak hours with the No. 37 currently offering a frequency of 3 buses per hour at peak services travelling northwards along Carpenterstown Road then eastwards towards Castleknock Village and onwards to Baggot Street in the city centre. Reduced frequency is provided over Saturday and Sunday but still remains every 30 minutes.

Future Services

As part of the future BusConnects network which is a planned overhaul of the current bus system in Dublin region by developing new bus corridors, new bus routes, increasing services and new buses a higher frequency bus service will be implemented at Carpenterstown Road.

The No. 34 bus route will replace the aforementioned No. 37 bus route and provide linkages between Castleknock and Burlington Road in the City Centre. At peak times, it is planned to provide a high frequency service every 8 minutes at peak times which will be reduced to every 20 minutes at off peak times. On Saturdays there will be a frequency of 20 minutes at peak hours and 30 minutes at nonpeak hours and on Sundays there will be a frequency of 30 minutes at peak hours and between 30-60 minutes at nonpeak hours.



Figure 7 - Proximity of the Subject Site (Outlined in Red) to the BusConnects Network

2.4 Cycle / Walking Network

The local cycle facilities within Carpenterstown consists of primary radial routes and secondary routes which span most of the county. The primary radial routes serve the county in an east to west direction in addition to the feeder routes and the secondary routes. The site benefits from being located on the Greater Dublin Area Cycle Network Plan which was implemented as part of the GDA Transport Strategy 2022-2042. Internal active travel infrastructure at the development will tie in with this network and the

existing footpath network to ensure that residents have a high degree of accessibility via these modes. These will significantly improve accessibility for this development.

A primary cycle route is planned along Carpenterstown Road north towards Coolmine station and eastwards towards the city.

To accommodate the anticipated usage of bicycles to travel in and out of both nearby suburbs and into the city centre, a total of 389 no. bicycle spaces have been provided throughout the site.

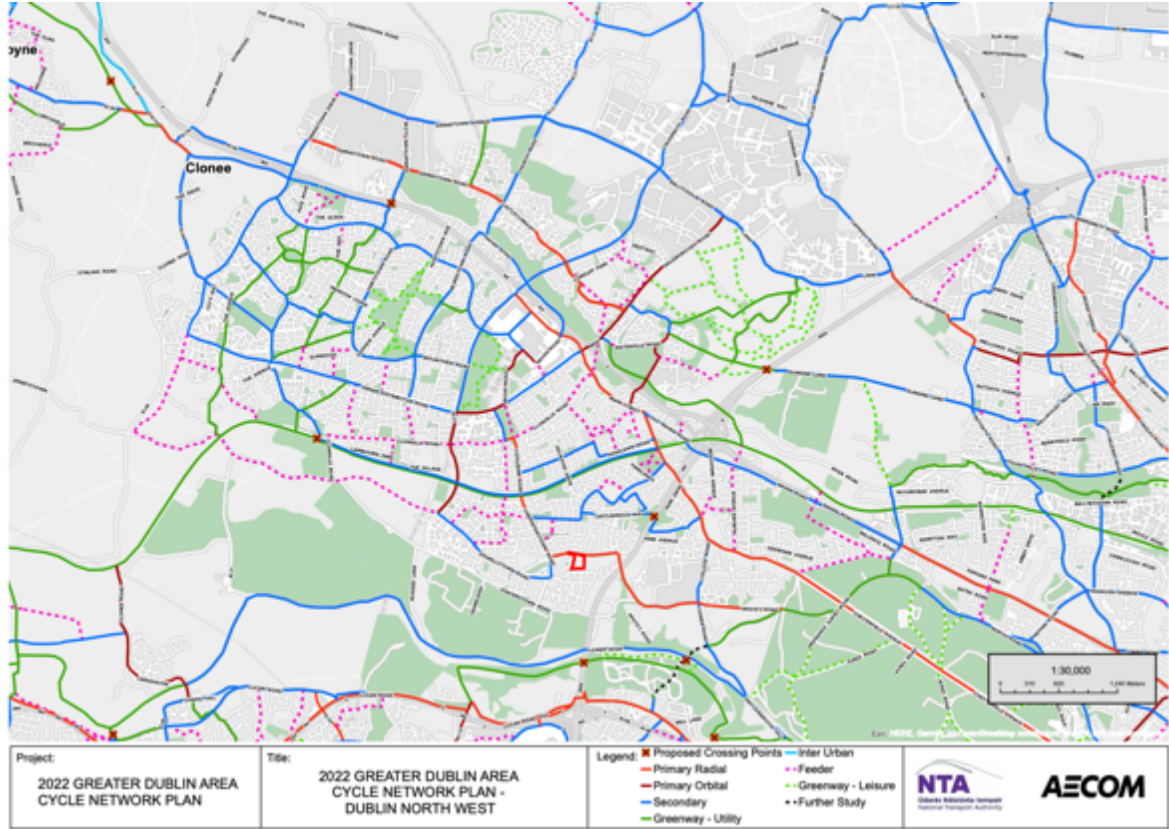


Figure 8 - Proposed Cycle Facilities Proximate to the Subject Site (Outlined in Red)

2.5 Road Improvement Scheme

Fingal County Council have proposed road infrastructure improvement works at Auburn Avenue and 12th Lock in support of Government policies to encourage a modal shift and promote more sustainable modes of transport especially in short trips. The proposed works will include

- 2km of new protected cycle lanes;
- 3 new bus friendly pedestrian crossings near Stockton Green, Hadleigh Green and Auburn Drive;
- New zebra crossings and cycle track added to roundabout;
- Bus stop upgrades to allow bikes to safely pass;
- Changes to junctions along the bus route to make crossing the road safer; and
- Traffic calming measures including ramps to control vehicle speed on the Old Navan Road.

The site will benefit from these upgrades in addition to the upgrades in tandem with the upgrades proposed to the GDA cycle network plan.



Figure 9 - Location of the Proposed Upgrades (c.1.9km from the subject site)

3 PROPOSED DEVELOPMENT

Winterwood Developments Limited, intend to apply to Fingal County Council for permission for a Large Scale Residential Development (LRD) on a site of approx. 1.87ha on lands at Winterwood, Carpenterstown Road, Dublin 15, D15 YH4C.

The development will consist of 175 no. residential units ranging in height from 2 to 6 storeys, a childcare facility, all boundary treatment and landscaping works, site services connections and all site development works to include:

- a) The demolition of the existing two storey house ‘Winterwood’ measuring approx. 1,102 sqm, and associated outbuildings to include a security hut approx. 8.7 sqm, Bin Store 22 sqm and external storage shed 7.5qm.
- b) The construction of 30 no. houses (A & B) over two to three storeys as follows:
 - 16 no. 4 bed semi-detached houses over three storeys;
 - 6 no. 2 bed mid terraced units over two storeys;
 - no. 3 bed end terraced units over two storeys;
 - no. 3 bed semi-detached units over two storeys.
- c) The construction of 145 no. apartment units in the form of 3 no. new apartment buildings as follows:
 - Block C (6 storeys) comprising 61 no. apartments (33 no. 1 bed and 28 no. 2 bed);
 - Block D (6 storeys) comprising 42 no. apartments (19 no. 1 bed and 23 no. 2 bed);
 - Block E (6 storeys) comprising 42 no. apartments (19 no. 1 bed and 23 no. 2 bed).
- d) 1 no. creche facility approx. 158 sq.m with associated outdoor play space of approx. 65 sq.m at ground floor level of Block C.
- e) Total Public Open Space (approx. 2,347 sqm) and Communal Open Space (approx. 967 sqm). Each residential unit is afforded with associated private open space in the form of a garden/terrace/balcony.
- f) The development will be served via a new vehicular entrance on Carpenterstown Road.
- g) A total of 111 no. surface car parking spaces is proposed for the development to include 57 no. for the apartment units, 54 no. for the houses of which 46 are within the curtilage of the houses, 12 no. EV charging spaces, 3 no. accessible spaces and 3 no. car share spaces (driveyou). In addition 6 no. motorcycle parking spaces are proposed.
- h) A total of 387 bicycle parking spaces are proposed in the form of 291 long term secure spaces and 96 no. secure short term visitor spaces.
- i) 1 no. ESB substation at surface level.
- j) 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 and boundary treatment works; green and blue roofs; plant areas; photovoltaic panels; footpaths; public lighting; and electrical services.

4 CHILDCARE

The proposal provides for a childcare facility to cater for any demand for childcare spaces arising from the proposed development and therefore it is not considered necessary to review the childcare facilities in the area. We have however estimated the childcare demand from the proposal and outlined the childcare provision proposed as part of the subject development.

An appropriate starting point was a review of the Childcare Guideline’s for Planning Authorities entitled ‘Childcare Facilities - Guidelines for Planning Authorities (2001)’, with regard to the requirement for childcare facilities for the proposed development.

Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, the Apartment Guidelines (December 2022) state 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. **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.**

4.1 Subject Proposal’s Demand for Childcare Spaces

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 that 50% of units can be assumed to require childcare in a new housing area of 75 dwellings, approximately 37.5 will need childcare. However, one-bedroom units are not considered to contribute to the childcare provision under the new apartment guidelines. This may also apply in part or whole, to the provision of 2-bedroom units.

The following indicative summary mix is identified for the total 175 no. proposed units:

Houses	Apartments
16 no. 4 Bed Units (9.1%)	71 no. 1 bed units (40.6%)
6 no. 2 Bed Units (3.4%)	74 no. 2 bed units (42.3%)
8 no. 3 bed units (4.6%)	

Overall total no. of units – 175 no.

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 (December 2022). **A total of 104 no. units therefore have the potential to require childcare.** We note the following calculations based on these uppermost requirements.

The Childcare Guidelines (2001) have identified that 20 spaces per 75 units requiring childcare should be provided. Notwithstanding the above, childcare is provided as follows:

- 104 no units (50% of 2-bedroom units and 3+ bedroom units) with potential to require childcare
- 20 childcare places required for every 75 units = $104/75 * 20 = 28$ spaces are required to address the requirements of the proposed development.

A floor area figure of 2.32sqm is generally applied per child space with extraneous areas delivered in addition. **Therefore a standard facility of 65sqm (2.32x28) (not including extraneous areas) would be required.**

4.2 Childcare Provision as part of Subject Development

A floor area figure of 2.32 sqm is generally applied per child space. A facility of 104 sqm (2.32sqm x 28 spaces) is therefore required to serve the full extent of the proposed development.

We note that extraneous areas such as kitchens, toilets, sleeping and other ancillary areas are deemed to be separate.

1 no. childcare facilities of c. 158 sqm is proposed within this LRD scheme. The childcare facility has been designed to provide for the childcare needs of the proposed development. The creche is also afforded an appropriate outdoor play area of 65 sqm.

We confirm that the proposed childcare facilities as part of the subject development have the capacity to cater for the childcare demand arising from the current proposal.

We therefore submit the proposed development is acceptable in addressing the anticipated demand that might arise from the proposed development.

4.3 Existing Childcare Facilities

A desktop study of childcare facilities within the settlement boundary was carried out. Results are summarised in the Table below. A phone survey was carried out to enquire on vacant spaces in Q1 of 2025.

No.	Facility Name	Age Profile	Service Type	Capacity	Vacant Spaces
1)	Daisy Montessori	2-6yrs	Sessional	22	N/A
2)	Ginger Bear Day Care	0-6yrs	Full day, sessional	38	0
3)	Giraffe Childcare Clonsilla	0-6yrs	Full day	136	0
4)	Phoenix Childcare	2-6yrs	Sessional	44	0
5)	The Grove Playgroup	N/A	N/A	N/A	N/A
6)	Luttrell House Creche	0-6yrs	Full day, part time	65	0
7)	Parkview Creche Carpenterstown	1-6yrs	Full Day, Part Time, Sessional	25	0
8)	Tigers Childcare Carpenterstown	2-6?	Sessional?	N/A	20
9)	Parkview Creche Hamilton Park	0-6yrs	Full Day, Part Time, Sessional	80	0
10)	Mulberry Montessori School	2-6yrs	Part time, sessional	22	0
11)	Discovery Montessori	2-6yrs	Full Day, Part Time, Sessional	63	0
12)	Park Drive Nursery	2-6yrs	Full Day, Part Time, Sessional	16	0
13)	School Kids Aloud	2-6yrs	Part time, sessional	22	9-12
14)	Castleknock Montessori	2-6yrs	Part time, sessional	22	0
15)	Chrysalis Montessori & Afterschool	2-6yrs	Full day, sessional	57	0
16)	Castleknock Kindercare	?	?	?	N/A
17)	Tigers Childcare Castleknock	2-6yrs	Sessional	42	N/A

18)	Scope to Grow	0-6yrs	Full day	56	N/A
19)	Little People Playgroup	2-6yrs	Sessional	36	1
20)	Children’s House Montessori School	2-6yrs	Sessional	11	N/A
21)	Avon Lodge Montessori and Creche	0-6yrs	Full day	20	N/A
22)	The Little Royals	x	x	x	N/A
23)	Lollipops Centre	2-6yrs	Sessional	41	0
24)	Mi-Casa Montessori Pre-school	2-6yrs	Sessional	11	5
25)	The Kiddies Day Nursery	1-6yrs	Full day, Part time	27	0

Table 1 – Childcare Facilities within the Study Area



Figure 10 – Childcare facilities within the Study Area

Of the 25 childcare facilities in the study area and within the scope of those who were willing/ available to comment there is a total capacity of 814 with 26 vacancies. The proposed development proposes a creche which would be able to accommodate the anticipated demand arising from the proposed development.

Under existing guidelines, it is proposed that 20 childcare spaces are required per 75 units in a development. It has been identified that the proposal would require 28 no. childcare spaces to meet the demand of the future population of the development. The proposed development will deliver 32 no. childcare spaces in a facility of c. 158 sqm and outdoor play area of 65 sqm therefore meeting the demand of the population and not requiring additional spaces.

5 DEMOGRAPHIC TRENDS

This report focuses on the electoral division of Carpenterstown-Knockmaroon which is illustrated in the figure below with the subject site location identified in red.

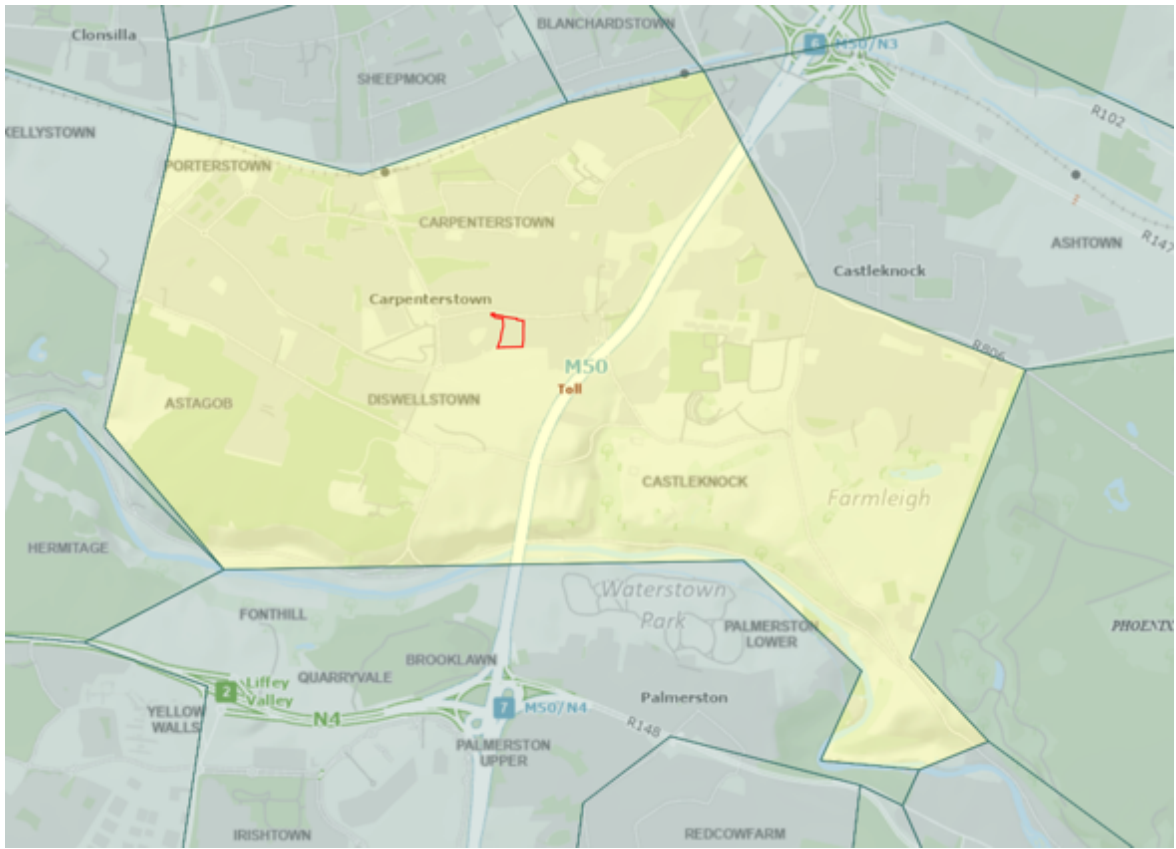


Figure 11 - Geographical area of the Castleknock-Knockmaroon Electoral Division (Subject Site Outlined in Red)

5.1 Demographic Profile

As per Census 2022, the population nationally is increasing, which in turn is giving rise to an increased demand for housing, particularly in urban regions. We note the following population changes in the State, the Castleknock-Knockmaroon Electoral Division and Fingal:

Category	2016	2022	Population Change	% Change
Castleknock-Knockmaroon	19,027	20,967	+1,940	+9.3%
Fingal	296,020	330,506	+34,486	+10.4%
State	4,761,865	5,149,139	+387,274	+7.5%

Table 2 - Total Population Change Between 2016 and 2022 (Source: CSO)

At the 2022 Census, the Castleknock-Maroon ED recorded a population increase of 9.3% from 2016. The relevant administrative area of Fingal has seen a population increase of 10.4% which is comparatively higher than the growth experienced nationally 7.5%.

The proposed development will offer housing that caters to the demand in the surrounding area and offers a much-needed residential scheme.

5.2 Age Profile

A review of the age profile of Castleknock-Knockmaroon Electoral Division confirms that these communities have an age profile weighted largely towards a young adult/ adult working population group (ages 18-64). The largest age group within this study area is 40-44 with a total of 1,910 persons within this age group.



Figure 12 - Age Profile for Castleknock-Knockmaroon Electoral Area (Source: CSO)

5.3 Household Size

Demographic trends show that there has been a shift in household occupancy and composition within existing and new households.

The Core Strategy of the Development Plan is consistent with the projections and target population allocation for Fingal as outlined in Table 4.3. It projects household requirements for the period up to 2026 and includes an additional 25% headroom as provided for by the NPF Roadmap.

The household size for Fingal is illustrated below as the household size for Castleknock-Knockmaroon Electoral Division is not available at present.

Year	2011	2016	2022	2029 (CDP prediction)
Fingal	2.94	3.06	3.02	2.73

Table 3 - Household Size by Year (Source: CSO and Fingal CDP 2023-2029)

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 Study Area 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 the table below:

Age Cohort 2022 Census	Castleknock-Knockmaroon	Fingal
School Age (5-19 Years)	4,469	75,907
Total Number of Persons	20,967	330,506
% of population aged 5-19	21.3%	23%

Table 4 - Age Cohort in Castleknock-Knockmaroon ED and Fingal (Source: CSO 2022)

Table 4 above confirms that the relevant percentage of school going aged children between the ages of 5-19 is 21.3% within the Study Area and 23% within the County. An average of 22.2% can therefore be assumed to be of school going age within the surrounding area at present.

5.5 Census 2022 Primary and Post-Primary Findings

Census 2022 data shows that there 558,143 no. of students in education at primary level and 406,392 no. of students at secondary level. As a percentage of the population this results in 10.83% at primary level and 7.89%.

5.6 Summary of Findings

The key points to note are as follows:

- The total number of people in the study area (Castleknock-Knockmaroon ED) as per the 2022 census data is 20,967.
- A review of the age profile of Castleknock-Knockmaroon Electoral Division confirms that these communities have an age profile weighted largely towards a young adult/ adult working population group (ages 18-64).
- The average household size in County Fingal is 3.02 according to the 2022 census.
- An average of 22.2% can be assumed to be of school going age within the surrounding area at present.
- Census 2022 data shows that 10.83% of the population was in primary education and 7.89% of the population was in post-primary education.

6 EDUCATION

6.1 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 the relevant policy context for the provision of schools has been reviewed. 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 Castleknock-Knockmaroon Electoral Division area which was 3.02 persons per household in the 2022 Census. The percentage of the population at primary and post-primary level was also calculated.
- 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.
- **2025/2026 Enrolment Figures** - Enrolment figures for the school year of 2025/2026 were reviewed to partly establish the available capacity in the schools examined in the assessment.
- **2024/2025 Capacity Figures** – Current figures for the present school year of 2024/2025 were utilised to understand the impact of the proposed development on the existing capacity of schools

It is considered that a study area of the Castleknock-Knockmaroon settlement boundary is appropriate for the assessment of primary and secondary schools.

6.2 Demand Generated by Proposed Development for Educational Facilities

The proposed development will comprise of 175 no. units of various typologies. The average household size in Fingal is 3.02 according to the 2022 census which generates a total of **529 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 104 no. units proposed of 2-bedrooms or more that are likely to accommodate families larger than 2 persons. For the purposes of this assessment, the uppermost requirements shall be applied.

It has been established that an average of 21% can be assumed to be of school going age within the surrounding area at present. We can then assume that 15% of this population would attend a primary school and the remaining 6% would attend a secondary school. This assumption is 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 15% of the school going age and 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 is **c. 111 no. persons**.

Based on the figures provided, we can estimate that the demand for primary school places would equate to **c. 17 no. children and demand for post primary school places to c. 7 no. pupils**.

6.3 Assessment of the Existing Schools Network

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

- Establishing Demand for School Places;
- Establishing the 5-year change in Enrolment Figures for Primary School Facilities
- Establishing the 5-year change in Enrolment Figures for Post-Primary School Facilities

6.4 Findings

Capacity of Primary School Facilities

A list of the primary schools in the subject catchment area is detailed in Table 5 below. The enrolment figures and 5-year change in enrolment are detailed.

	Primary School	Type	Enrolment Figure 2019/2020	Enrolment Figure 2024/2025	5-Year Change
1	St. Patrick's National School	Mixed	804	891	+87
2	Scoil Thomais, Blanchardstown	Mixed	706	640	-66
3	St. Bridgid's National School	Mixed	949	878	-71
4	Castleknock National School	Mixed	212	199	-13
5	Castleknock Educate Together	Mixed	432	409	-23
6	St. Mochtas's National School	Mixed	885	835	-50
7	Scoil Choilm Community National School	Boys	875	747	-128
8	St. Francis Xavier Junior National School	Mixed	413	388	-25
9	St. Francis Xavier Senior National School	Mixed	360	376	+16
10	Scoil Mhuire Mount Sackville National School	Girls	220	166	-54
11	Scoil Bhride Cailini	Girls	367	231	-136
12	Scoil Bhride Buachailli	Boys	352	209	-143
	Total		6575	5969	-606

Table 5 - Enrolment, Capacity and Current Availability for Existing Primary Schools Facilities

Primary School Facilities

The study area is well provisioned with primary schools. There are currently 4 no. primary schools within a 1.5km radius of the subject site however for comparison and in recognition of proximity and public transport links a number of proximate schools were included in the calculation.

No.	Roll No.	School Name	Enrolment 2024/2025	Capacity (as of February 2025)
1.	20130B	St. Patrick’s National School	891	888
2.	19769W	Scoil Thomáis	640	621
3.	18623M	Castleknock National School	199	208
4.	20098I	Castleknock Educate Together	409	N/A
5.	00697S	St. Brigid’s National School	878	868
6.	18778S	St. Mochtas’s National School	835	835
7.	20241K	Scoil Choilm Community National School	747	N/A
8.	19435Q	St. Francis Xavier Junior National School	388	377
9.	19470S	St. Francis Xavier Senior National School	376	376
10.	17891J	Scoil Mhuire Mount Sackville National School	166	N/A
11.	18047C	Scoil Bhríde Cailíní	231	N/A
12.	18046A	Scoil Bhríde Buachailí	209	207
Total			5760	4380

Table 6 – Primary Schools within the Study Area

It should be noted that each of these schools have completed their enrolment for 2024/2025. Each of these schools usually cease accepting applications for the subsequent school year in October or November. As a guide for how many places are typically made available, the number of places being made available in for 2025/2026 in each school is listed below.

No.	Roll No.	School Name	Places for 2025/2026
1.	20130B	St. Patrick’s National School	104
2.	19769W	Scoil Thomáis	69
3.	18623M	Castleknock National School	33
4.	20098I	Castleknock Educate Together	N/A
5.	00697S	St. Brigid’s National School	106
6.	18778S	St. Mochta’s National School	104

7.	20241K	Scoil Choilm Community National School	N/A
8.	19435Q	St. Francis Xavier Junior National School	100
9.	19470S	St. Francis Xavier Senior National School	100
10.	17891J	Scoil Mhuire Mount Sackville National School	N/A
11.	18047C	Scoil Bhríde Cailíní	N/A
12.	18046A	Scoil Bhríde Buachailí	33
Total			649

Table 7 – Available places in Primary Schools within the Study Area for 2025/2026



Figure 13 - Primary School Facilities within the Study Area and Proximate to the Subject Site (Outlined in Red)

The overall development comprises 175 no. dwellings, of which 104 no. comprise 2 or more bedroom dwellings and may generate demand for school places.

The average household size is 3.02 in Fingal according to the County Development Plan. If this is applied to the scheme, the 2-, 3- and 4-bedroom units could generate a population of between 48-240 (16x3, 8x3, 80x3). Of this, using the assumption that 15% of the population is of primary school age as per guidance

stated in Section 6.2 above, there is a potential range of 7-36 no. of people in primary education, upon full scheme being completed.

The proposed development is estimated to potentially require between 0.12-0.62% of the overall (5760) existing primary school places identified above. In this regard, it is considered that this low level of demand is capable of being accommodated within the existing primary schools in the area. Given the nature of the proposed development which comprises a mix of apartments and houses, it is likely that the demand would be low.

Capacity of Post Primary School Facilities

A list of the post primary schools in the subject catchment area is detailed in Table 8 below. There are only 2 no. post primary schools within the study boundary however a number of additional post primary schools were included in the assessment due proximity to the site and accessibility. The enrolment figures and 5-year change in enrolment are detailed.

No.	Post Primary School	Type	Enrolment Figure 2019/2020	Enrolment Figure 2024/2025	5-Year Change
1.	Castleknock Community College	Mixed	1136*	1274	+138
2.	St. Vincent’s Castleknock College	Boys	666	771	+105
3.	Luttrellstown College	Mixed	731**	981	+250
4.	Mount Sackville Secondary School	Girls	661	658	-3
5.	Coolmine Community School	Mixed	1024	981	-43
	Total		4218	4665	+447

*2014 Figure only available

**2017 Figure only available

Table 8 – Enrolment, Capacity and Current Availability for Existing Post and Primary Facilities

No.	Roll No.	School Name	Places for 2025/2026
1.	76062B	Castleknock Community College	126*
2.	60100Q	St. Vincent’s Castleknock College	N/A
3.	76130P	Luttrellstown College	N/A
4.	60120W	Mount Sackville Secondary School	N/A
5.	91315O	Coolmine Community School	119
		Total	245

*Upon completion of expansion works

Table 9 – Enrolment Figures for 2025/2026



Figure 14 – Post-Primary School Facilities within the Study Area and Proximate to the Subject Site (Outlined in Red)

The overall development comprises 175 no. dwellings, of which 104 no. comprise 2 or more bedroom dwellings and may generate demand for school places.

The average household size is 3.02 in Fingal according to the County Development Plan. If this is applied to the scheme, the 2-, 3- and 4-bedroom units could generate a population of between 48-240 (16x3, 8x3, 80x3). Of this, using the assumption that 6% of the population is of post-primary school age as per Section 6.2 above, there is a potential range of 3-14 no. of people in post-primary education, upon full scheme being completed.

The proposed development is estimated to potentially require between 0.064-0.3% of the overall (4665) existing primary school places identified above. In this regard, it is considered that this low level of demand is capable of being accommodated within the existing post-primary schools in the area. Given the nature of the proposed development which comprises a mix of apartments and houses, it is likely that the demand would be low.

Future School Enrolment Projections

Primary Schools

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...

Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,772). 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.”

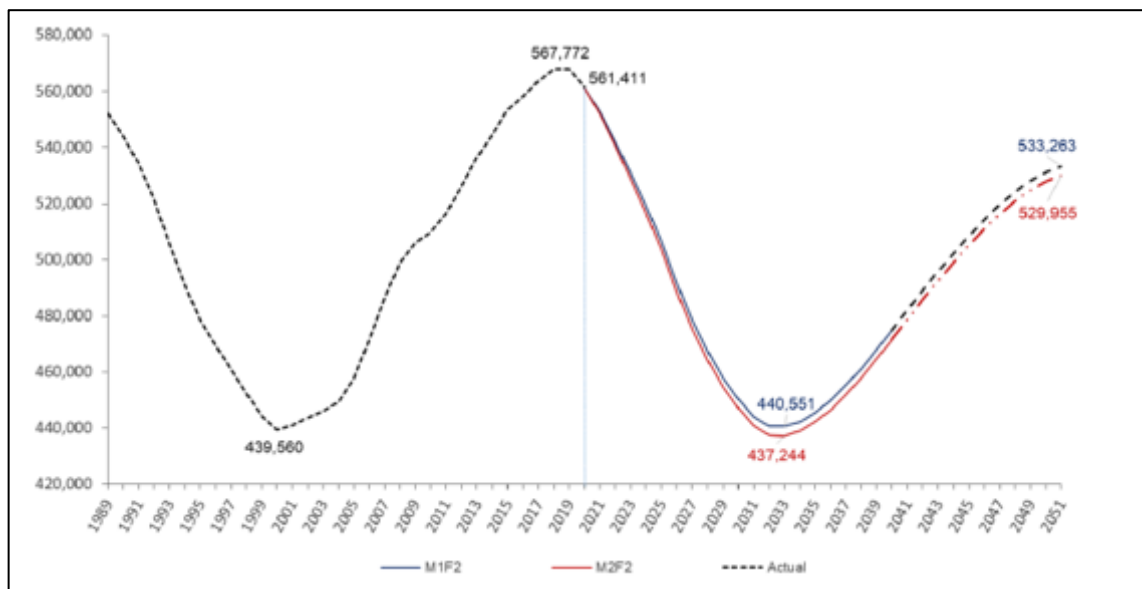


Figure 15 - Actual and Projected Enrolments in Primary Schools 1989-2051 (Source: DoE)

Post Primary Schools

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.”

The DoE report projects the enrolment figures in primary schools within the Dublin region to decrease by 28% between 2018 and 2036 academic year. At the post-primary level, the report projects the enrolment figures to decrease of 2.6% between 2018 and 2036.

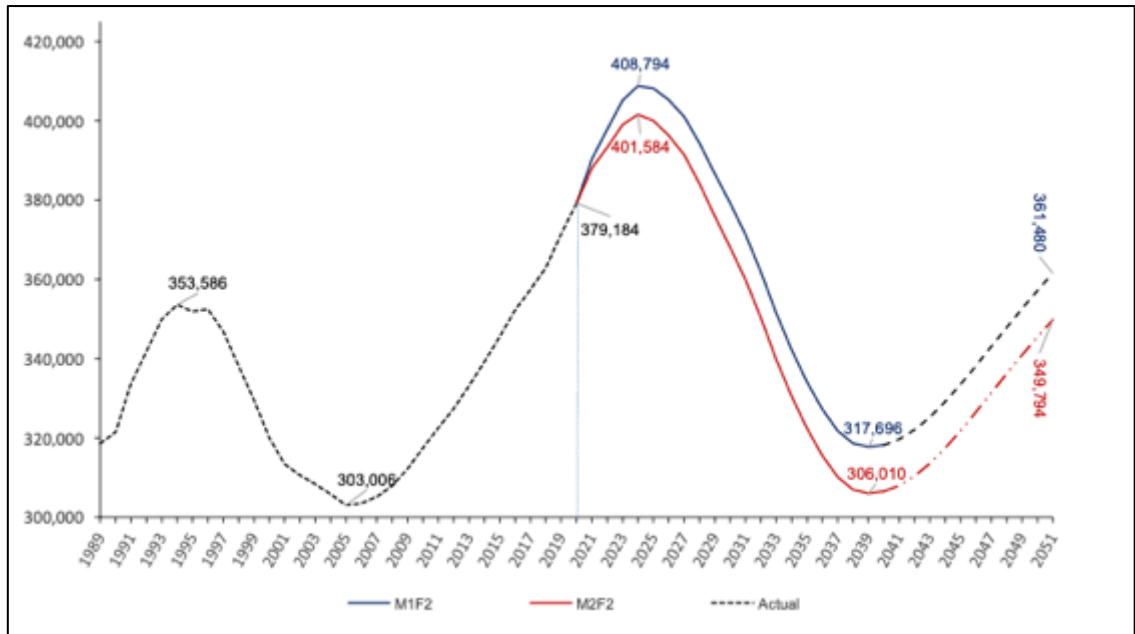


Figure 16 - Actual and Projected Enrolments in Post-Primary Schools 1989-2051 (Source: DoE)

We note the percentage change for the Dublin region from the 2025/2026 to 2030/2031 enrolment year is as follows:

Dublin	2025/2026 Enrolment	Projected enrolment 2030	Estimated % Change	Estimated Change
Primary Schools	136,027	123,014	-9.57%	-13,013
Post Primary Schools	104,079	99,416	-4.48%	-4,663

Table 10 - Projected Enrolment Trends 2025-2029 for the Dublin Region

Applying this to the current enrolment figures of the Study Area, it is estimated that enrolments in the identified primary schools are set to reduce by 9.57% and post primary schools are set to decrease by 4.48% between 2022/2023 to 2027/2028 as per the table below.

Schools identified in this report	2024/2025 Enrolment	% Change	Estimated Change	Projected 2027/2028 Enrolment
Primary Schools	5,760	-9.57%	-551	5,209
Post Primary Schools	4,665	-4.48%	-209	4,456

Table 11 - Projected Enrolment Trends 2025-2036 for the Study Area

6.5 Policies & Objectives Contained in the Development Plan

The Development Plan seeks to facilitate the development of schools as required in Fingal in accordance with the relevant policy guidance published by the DoE. The Development Plan states that Fingal County Council will work collaboratively with the Department and with the Department of Further and Higher

Education, Research, Innovation and Science in relation to the identification of suitable sites for the delivery of new and expanded educational facilities in Fingal. The Development Plan recognises the importance of schools for the role that they play for broader functions such providing meeting rooms and facilities for evening classes, sports clubs and other activities. The Plan states that the facilitation of school premises outside of school hours for community use is supported and encouraged

The policies and objectives of the Development Plan support the development of future educational facilities as identified by the DoE will be required to be built to accommodate the population increase in Fingal during the lifetime of the Development Plan. This is outlined in the following development Plan policy:

- **Objective CIOSO17:** “Encourage the continued use and possible intensification of existing educational infrastructure where appropriate. Facilitate the development of new schools, the re-development of existing schools and extensions planned as part of the Government’s School Building Programme.”.
- **Objective CIOSO19:** “Facilitate the development of additional schools, including Gaelscoileanna and Gaelcholáistí, at both primary and secondary level in a timely manner in partnership with the Department of Education and Skills and/or other bodies”.

These policy and objectives require the Planning Authority, in conjunction with the DoE, to identify suitable locations for schools which accounts for future development patterns.

6.6 Educational Needs Assessment Conclusion

There are 12 no. primary schools and 5 no. post-primary school operating in the study area or in close proximity. These facilities cater to a student population of c. 5,760 for primary schools and c. 4,665 for post-primary schools. These figures were gathered from schools within a 1.5km radius of the site and from those proximate and accessible by public transport.

In general, enrolment figures for both Primary and Post-Primary schools are set to decline in the long term, which suggests a corresponding increase in existing capacity within schools over time within the catchment area. With the exception of post-primary schools which was projected to peak in the 2024/2025 academic year and subsequently decrease thereafter.

Subject to a grant of permission from Fingal County Council, and no appeal being lodged by same, it is expected that the proposed development could commence in 2025. Allowing for approx. 9-10 year construction programme it is unlikely that the proposed development would reach full residential occupancy before 2035.

7 HEALTHCARE

A desktop-based review of healthcare facilities within 1.5km of the subject site was prepared in February 2025. This search was carried out using the google search engine.

7.1 Assessment of Healthcare Facilities

Health			
No.	Facility	Accepting New Patients	Distance from Subject Site
1.	Parks Medical Centre	Yes	500m
2.	Oakwood Medical Clinic	No	2.3km
3.	The Meridian Clinic	No	2.3km
4.	Castleknock Dental Practice	Yes	2.1km
5.	Castleknock Dental Surgery	Yes	2.0km
6.	Pearls Dental Castleknock Orthodontics & Specialised Dental Care	Yes	2.0km
7.	Dave Watts Dentist	N/A	2.0km
8.	Peace of Mind Counselling	No	1.6km
9.	Dr. Hassan Al Bayyari – GP / Dermatologist	No	1.0km
10.	Physiotherapy Dublin - Castleknock	Yes	1.3km
11.	Somerton Physiotherapy	Yes	1.1km

Table 12 – Health Facilities within the Study Area

It is evident that there are sufficient healthcare facilities within the surrounding area to cater for the future residents of the proposed development.

It should be noted that there is a further number of healthcare facilities within nearby urban centres such as Blanchardstown. Furthermore, the subject site is located within c. 3.1km of Blanchardstown Hospital reachable by public transport.



Figure 17 - Health facilities within the Study Area (Subject Site Outlined in Red)

8 RETAIL

A desktop-based review of retail facilities within a 1.5km radius of the subject site was prepared in February 2025. This search was carried out using the google search engine.

8.1 Assessment of Retail Facilities

There is a number of retail facilities proximate to the subject site. These are typically made up of local convenience stores with the larger shops located in nearby urban centres



Figure 18 - Retail facilities within the Study Area (Subject Site Outlined in Red)

Retail		
1.	Spar Carpenterstown	450m
2.	Centra Laurel Lodge	1.4 km
3.	Spar Castleknock	2.2 km
4.	Circle K Castleknock	2.1 km

Table 13 – Retail Facilities within the Study Area

In addition to the above, the site is within reasonable proximity (c. 3km) of Blanchardstown Shopping Centre which provides a wide variety of additional services for the community, including (inter alia) banks, department stores, restaurants, cafes, libraries and car wash facilities.

9 OTHER FACILITIES

A desktop-based review of community and social facilities was prepared in February 2025. This search was carried out using the google search engine. The study area was limited to a 1.5km radius of the subject site. 5no. Categories of social infrastructure were considered for this Audit which take into account the guidance provided in the respective national and regional planning guidelines as follows:

Category	Sample Facilities within the Study Area
Education and Training	Colleges, Institutes, Further & Adult Training Centres, Skills Schools
Community and Cultural	Youth Clubs, Libraries, Hobby Clubs, Community Centres, Arts Facilities
Open Space and Recreation	Playgrounds, Parks, Urban Squares, Sports Centres, Clubs, Pitches, Gyms
Religious and Burial	Religious Institutions and other facilities incl. burial grounds
Retail Centres and Services	Banks, Credit Unions, Post Offices

Table 14 – Other Facilities within the Study Area

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

Category	Facilities within the Study Area
Education and Training (yellow icon on map)	Castleknock Community College
Community and Cultural (blue icon on map)	Fingal Housebound Library Service, Diswellstown Community Centre
Open Space and Recreation (green icon on map)	Castleknock Golf Club, Porterstown Park GAA Pitches, Castleknock Cricket Club, Porterstown Park, Tír na nÓg Park, Tonic Health Club, The House Gym, Educogym Castleknock, St Brigids Collegewood Pitch, Castleknock Celtic Astro Pitch, Castleknock GAA Club
Religious and Burial (pink icon on map)	Church of St Thomas, the Apostle, Dominion City Dublin, St Mochta’s Pastoral Centre, St Mochta’s Church, St. Brigid’s Church of Ireland
Retail Centres and Services (orange icon on map)	An Post Castleknock

*clubs and gym require membership

Table 15 – Other Facilities within the Study Area



Figure 19 - Other Relevant Facilities within the Study Area (Subject Site Outlined in Red).

We note that outside the study area to the north, in Blanchardstown, there is a significant amount more facilities available including:

- Blanchardstown Adult Education Service;
- Blanchardstown Community Training Centre;
- Beauty Courses

Existing and proposed public transport and road infrastructure will make these more easily accessible for residents.

There is an extensive list of sports, recreation, education and amenities within the subject area with a number of extra easily accessible through public transport or road infrastructure in nearby urban centres. It is considered that these amenities and services will service the future development in addition to the open space proposed on site.

10 CONCLUSION

Following a thorough review of social infrastructure facilities in the area, this Social Infrastructure Statement makes the following conclusions:

- There is sufficient childcare space capacity between the existing facilities in the area and the proposed childcare facility as part of the proposal to meet the estimated demand arising from the proposed development.
- From our review of community and social and recreational facilities, it is apparent that there is an appropriate provision within the surrounding area to serve the development now proposed. This is in addition to the residential amenities proposed as part of the subject development.
- It is considered that cumulative effects of both, lodged and prepared LRD planning applications in the surrounding areas will lead to a significantly increased demand on school facilities.
- There is an adequate supply of community and cultural facilities, religious institutions and health care services within a reasonable distance from the subject site. A range of sports and recreational facilities including children's playgrounds proposed to serve the growing population. The site's proximity to retail services ensures an appropriate quantum of retail services for future residents. In addition, the site is within walking distance to the development site.
- It has been established there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context beyond what is proposed in the mix of uses proposed within this development.

We trust that this Social Infrastructure Statement has now provided Fingal County Council provides an account of demand for social infrastructure arising from the proposed development, and an overview of existing, proposed and future facilities. We trust that the findings are acceptable to the Authority in this regard.