LARGE SCALE RESIDENTIAL DEVELOPMENT

LRD APPLICATION

SCHOOLS DEMAND & CHILDCARE FACILITIES ASSESSMENT

FOR ZONES 7, 8 & 9 AT LANDS AT CLONGRIFFIN, DUBLIN 13

BSM Est. 1968

Brady Shipman Martin

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Client: **The Land Development Agency**

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1 Introduction

This Schools Demand & Childcare Facilities Assessment has been prepared by Brady Shipman Martin on behalf of The Land Development Agency (LDA) (the Applicant). The purpose of this report is to assess the provision and need for childcare facilities and school places in the area considered accessible to the subject application site referred to as Clongriffin Wider Lands of c. 3.47 ha (hereafter called 'the subject site'). The site is located on lands zoned 'Z14- Strategic Development and Regeneration Areas (SDRAs)' as per the *Dublin City Council Development Plan 2022-2028*.

The proposed Large-scale Residential Development (LRD) will consist of the construction of a residential development set out in 3 no. zones (Zones 7, 8 and 9) ranging in height from 5 to 10 storeys, to accommodate 711 no. apartments, and includes retail, crèche, and community & cultural spaces, and public open space.

The site is bound generally to the east by the Dublin-Belfast railway line, to the north the under construction Block 5 & 6, and by completed developments and undeveloped lands within the wider Clongriffin area. The site is in the administrative jurisdiction of Dublin City Council (DCC), adjacent to the City Council's boundary with Fingal County Council (FCC). The site is located within lands zoned 'Z-14-Strategic Development and Regeneration Areas (SDRAs)' as set out in the DCC Development Plan.

The subject assessment should be read in conjunction with the other relevant reports and drawings accompanying this Stage 3 LRD Application.

1.1 Background

Childcare Facilities

The provision of childcare facilities is an important factor for economic and social wellbeing. The *Childcare Facilities Guidelines for Planning Authoritie*s 2001 (the Childcare Facilities Guidelines) states that access to quality childcare services contributes to the social, emotional, and educational development of children with clear economic benefits from the provision of childcare. Quality childcare can benefit children, their parents, employers, and communities more widely.

Schools Demand

This Report has been prepared in response to the requirements of Dublin City Council who will consider future school developments having regard to specific requirements of the Department of Education and Youth (DEY) set out within T*he Provision of Schools and the Planning System, A Code of Practice for Planning Authorities* 2008 (the 'Provision of Schools Guidelines'). New schools shall be developed in areas where new/additional schools are required as identified by the Department, referred to as School Planning Areas, and/or within existing school/education sites.

1.2 Site Location

The site is located along Clongriffin Road in the northern suburbs of Dublin, within the Clongriffin–Belmayne Strategic Development and Regeneration Area (SDRA). It occupies a prominent position immediately west of Clongriffin DART Station and forms part of a mixed-use urban quarter that is currently under phased development. The Wider Clongriffin Lands, of which this site forms a part, lies at the edge of the established Belltree and Clongriffin neighbourhoods and is constituted of 3 no. non-contiguous land parcels generally located to the north, west, and south of Clongriffin railway station (see Fig. 1-1 below).



Figure 1-1 Clongriffin Wider Lands (in Red) and Subject Site (in Yellow) in Context (HJL)

The surrounding context is characterised by a mix of residential, educational, commercial, and recreational uses. To the west, the site is bound by the Belltree residential area, beyond which lies Father Collins Park, a significant public open space serving the wider community. To the east, the Clongriffin Railway Station provides direct access to Dublin city centre, enhancing the area's connectivity and supporting transit-oriented development. To the immediate north, the site adjoins permitted and currently under construction housing development, identified as Blocks 5 and 6, by the Land Development Agency (LRD6064/24-S3). To the south the site is bound by Main Street. Further south lies residential and educational facilities such as Grange Community College and Gaelcholáiste Reachrann. The site is c. 350m south of the River Mayne and c. 1.2km west of the Baldoyle Estuary.

The wider Clongriffin area has been planned as a high-density, mixed-use urban centre, combining residential, retail, educational, and community facilities within a sustainable urban framework. The site benefits from close proximity to local services such as Grange Community College and Learning Circle Childcare, and is within walking distance of retail and community amenities in Clongriffin Town Centre. The combination of established infrastructure, public transport access, and surrounding green space positions the site as a key component in the continued development and consolidation of the Clongriffin–Belmayne urban area.

1.2.1 Existing Clongriffin Development

Development of the wider Clongriffin area has thus far been carried out largely in accordance with a 10-year masterplan planning permission granted to Gannon Homes in 2003. To date, the development consists of a total of c.3,576 no. dwellings and c.80,600sq.m of mixed retail, commercial, leisure, and community uses, a new railway station, and significant public open space.

The area includes a range of residential typologies including traditional houses, duplexes and apartments, alongside a variety of commercial, retail, and community facilities. These include shops, offices, restaurants, hotels, leisure amenities such as gym, medical services, and childcare facilities. Community and social infrastructure have been incorporated as well including a community centre, Garda station, and recycling centres. Transportation infrastructure also ensures that Clongriffin remains well connected to Dublin city

centre and the wider Dublin area through the Clongriffin Railway Station, bus station and new access roads, ensuring ease of access to city level amenities and facilities.

Public spaces within the Clongriffin development comprise the significant Father Collins Park, town square, and a linear park along Mayne River, providing the community with access to public open space.

More recently the LDA has received permission and commenced construction on Blocks 5 & 6 of the Clongriffin Lands, which includes permission for 408 no residential units, a c.413 sq.m creche, c.1,524 sq.m of Community, Cultural & Arts Space and the development of Grant Park.

1.3 Proposed Development

The proposed development comprises a mix of apartment units seen in **(Table 1-1).** The proposed development will accommodate 711 no. residential units and will include retail, creche, community facility, car parking, cycle parking and pedestrian and cycle links.

Table 1-1: Overview of Unit Mix of the Proposed Development

Unit Mix	No.	% of Mix
Studio	50	7.0%
1 bed 2 person	304	42.8%
2 bed 3 person	68	9.6%
2 bed 4 person	283	39.8%
3 bed 5 person	6	0.8%
Total	711	100%

Further details on the layout and design on the proposed development are set out in the accompanying *Planning Report & Statement of Consistency* prepared by BSM, and Architecture Design Report prepared by HJL, submitted as part of this LRD Stage 3 Application pack.

1.4 Methodology

This report is primarily a desktop-based study, using freely available data and information services to assess the proposed development and its future population, in the context of nearby existing childcare as well as primary and post-primary school facilities.

Population data was obtained from the Central Statistics Office (CSO) and has been used throughout this report when calculating demographic profiles.

Information in relation to the existing childcare provision was obtained from the Child and Family Agency (TUSLA). This state agency is responsible for inspecting early years services for children aged 0 to 6 years old. As part of ensuring quality and safe services, TUSLA maintains and updates regularly the *Register of Early Years Services by County3*. The most recent register lists crèches as of their reporting in February 2026[1].

Primary school enrolment data was obtained from the 2025/2026 enrolment figures available as part of *Data of Individual Schools* report produced from the DEY[2]. Data in relation to the future provision of schools within the catchment area was obtained from the *List of Schools that had large-scale projects completed*

[1] Register of Early Years Services by County - https://www.tusla.ie/services/preschool-services/early-years-providers/register-of-early-years-services-by-county/
2 Data of Individual Schools - https://www.gov.ie/en/department-of-education/collections/data-on-individual-schools/

and *Current status of large-scale projects being delivered under the School Building Programme* on the DEY Website[3].

The unit numbers and mix of use in this report reflects the future composition of the development's population. This information was used to indicate potential childcare demand and school places arising from the proposed development, in tandem with the composition of nearby existing residential areas, to reflect future demand in the area.

The map below in Figure 1-3 shows the scope of this assessment. The catchment area is defined by overlaying a 2km radius buffer zone over the application lands. The subject site is depicted in red.

As noted within the Dublin City Development Plan, existing community and social infrastructure services within a c.750m radius should be identified. Given that the location of the subject site, for the purpose of this Report, a breakdown of services within a c.1.5km and c.2km catchments has also been selected to assess the full context of the range of facilities in the wider area. This has similarly been applied to the *Community and Social Infrastructure Report* respectively to illustrate surrounding context.

Section 15.8.3 of the Development Plan (Development Standards) outlines the requirement for a social and community audit regarding school demand, stating that:
"Planning applications for over 50 dwellings shall be accompanied by a report identifying the demand for school places likely to be generated and the capacity of existing schools in the vicinity to cater for such demand."



Figure 1-3: Subject Site and Wider Area (Source: QGIS, BSM 2026)

3 Current status of large scale projects being delivered under the School Building Programme, updated 26 February 2026 - https://www.gov.ie/en/department-of-education/services/major-projects/

2 Planning Policy Context

2.1 National Policy

2.1.1 Project Ireland 2040- National Planning Framework (First Revision)

Project Ireland 2040 represents two key plans: The *National Planning Framework* (NPF) and the *National Development Plan Framework* (NDP) which work in tandem as a national framework to guide development through national objectives and key principles.

The NPF is key to shaping national, regional and local spatial development in economic, environmental, and social terms over the next 20-years. Ten strategic objectives guide the document, as key goals in the NPF in these areas. The final objective most directly relates to this report: *"Access to Quality Childcare, Education and Health Services".*

A key focus of the NPF is sustainable and compact growth within pre-existing urban areas and the provision of accessible services and facilities for all communities. Chapter 6 of the NPF states that the *"ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment"* is intrinsic to providing a good quality of life for new and existing communities. (p. 79)

In relation to children and schooling, The NPF also recognises the importance of the provision of childcare facilities and schools for future growth of the country stating that *"the continued provision and enhancement of facilities and amenities for childcare and young people such as childcare, schools, playgrounds, parks and sportsgrounds, remains necessary and will need to be maintained at similar levels for the foreseeable thereafter".* (p. 85)

The NPF sets out National Policy Objectives (NPOs) in order to deliver the overall vision outlined in the framework. The NPOs in relation to childcare services and schools, both primary and post-primary, are set out below:

> **NPO 31**: *"Prioritise the alignment of targeted and planned population and employment growth within investment in the provision of childcare facilities and new and refurbished schools on well-located sites within or close to existing built-up areas, that meet the diverse needs of local populations."*

Across Ireland age-friendly infrastructure continues to reflect the evolving population, especially when that comes to the spatial needs of children and young people. In this regard the NPF states that *"The number of people aged 15 or under will continue to increase until the mid-2020's and decline only slowly thereafter. This means that the continued provision and enhancement of facilities and amenities for children and young people, such as early learning and childcare services, schools, playgrounds, parks and sportsgrounds, remains necessary and will need ongoing investment to ensure alignment with future needs."* (p. 85) Under this section the NPF also makes reference to the support for national policy including Better Outcomes, Brighter Futures, the 1st overarching national children's policy framework for ages 0-24 years (DCDE, 2021).

Despite a predicted decline in the number of children in Ireland in the coming years (see Section 4.1.3), the NPF stresses that *"childcare provision in Ireland is reaching capacity for some age groups and in some parts of the country, and new planning approaches and sustained investment will be required, particularly in areas of disadvantage and population growth, and noting the promotion of infill and brownfield housing development in existing settlements as set out in this Framework, to increase capacity and enable existing services to meet regulatory and quality requirements."* (p. 86) It also infers that 'childcare' includes school-

age childcare and early Childhood Care and Education (ECCE). The Early Childhood Care and Education (ECCE) programme is a Government-funded scheme in Ireland that provides free preschool education to young children before they start primary school. It typically offers two years of part-time early learning in registered childcare settings, supporting children's social, cognitive, and emotional development. The programme also helps families by reducing childcare costs and enabling greater parental participation in the workforce.

2.1.2 Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, 2024

The *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities* (the Guidelines) supersede the Sustainable Residential Development in *Urban Areas Guidelines for Planning Authorities (2009)*.

The Guidelines set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements. The Guidelines emphasise the importance of compact urban growth and the creation of walkable, well-designed neighbourhoods where residents can meet their daily needs within a 10–15 minute walk of their homes. These daily needs include social infrastructure like educational facilities and childcare, which are recognised as essential to a good quality of life. The Guidelines also state that new development should consider the social infrastructure needs of the community, as well as the existing provision of such services.

2.1.3 Planning Design Standards for Apartments: Guidelines for Planning Authorities (2025)

Published in August of 2025, the *Planning Design Standards for Apartments: Guidelines for Planning Authorities 2025* (the Design Guidelines) includes specific guidance on the inclusion childcare provision with an apartment scheme. These guidelines replace the S*ustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* published in July 2023.

Section 4.7 of the Design Guidelines states as follows:

> *"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. 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."*

Approximately 49.8% (354 no.) of units in this proposed development are studio or 1-bedroom units, with the remainder units (357 no.) comprising of 2- and 3-bed units. It is therefore anticipated that the potential for children to be living in the proposed development is considered in the context of these 357 no. units, in accordance with the Design Guidelines.

2.1.4 Childcare Facilities: Guidelines for Planning Authorities, 2001

Childcare Facilities Guidelines for Planning Authorities (the 'Childcare Guidelines'), published in June 2001, provides a framework to guide local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals.

The Childcare Guidelines state that the local authority policies should focus on: *"The identification of appropriate locations for the provision of childcare facilities including city centres, district centres, neighbourhood centres, residential areas, places of employment, and educational institutions and*

convenience to public transport nodes as a key element in the development of sustainable communities." (pg. 4)

Appendix 2 of the Childcare Guidelines sets out the threshold for which childcare facilities should be established based on the geographical distribution of childcare facilities and the emerging demographic profile of the area stating, *"for housing, a benchmark provision of one childcare facility per 75 dwellings is recommended', providing a minimum of 20 childcare spaces"*, with one facility providing minimum of 20 childcare places.

It is further noted that any modification to the indicative standard of one childcare facility per 75 dwellings should have regard to 'the make-up of the proposed residential area'.
Section 2.4 discusses appropriate locations for childcare facilities:

> *"**New communities/Larger new housing developments** - Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary such as development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments."*

The Guidelines also state: "*The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas..."* (pg. 5-6).

2.1.5 Department of Education Statement of Strategy 2025-2028

The *Department of Education's Statement of Strategy 2025–2028* sets out the Department's vision, goals and strategic priorities for the education system over a three-year period, emphasising inclusion, equity and quality in education for all children and young people. It has been informed by public consultation including input from children, young people and stakeholders.

The Strategies main vision is set out as: *"A worldclass education system where every child and young person is supported and nurtured to achieve their full potential and where barriers to their learning are removed.".* The Strategy structures priorities around a set of goals designed to deliver on that vision. Key elements relevant to early years and childcare policy include:

1. Deliver high-quality learning experiences
2. Break down barriers to participation
3. Equip learners for a changing world
4. Strengthen supports for those who work with children
5. Embed equity and inclusion across systems

The Strategy will be supported by annual Education Plans detailing actions, timelines, and sub-actions aligned with each education pillar of the Programme for Government. Progress will be monitored through the publication of Education Indicators Ireland, complemented by national and international research, including student performance data from the Educational Research Centre. The Department's annual reports will provide a year-on-year account of achievements against the objectives of the Statement of Strategy.

2.1.6 Early Childhood Education and Care in Ireland and Northern Ireland, 2023

Early Childhood Education and Care (ECEC) is a critical policy in Ireland and Northern Ireland, supporting child development, educational readiness, and parental workforce participation. Both jurisdictions provide universal preschool, with Ireland offering two years of part-time preschool prior to primary school.

Participation is highest for children aged 3–4, supported by state-funded programmes, but provision for younger children (<3 years) remains limited.

Childcare affordability remains a constraint for lower-income households, influencing both uptake and the type of care chosen. Centre-based provision is more commonly used in Ireland. Maternal employment patterns and household income strongly shape demand, and disparities exist with urban areas in Ireland experiencing supply pressures.

Workforce availability and retention challenges, along with limited flexible hours, affect capacity while evidence links access to quality ECEC with improved developmental outcomes at school entry. These factors indicate that demand for childcare and early years education is high, but unmet need exists, especially for full-day, year-round provision and younger age groups.

The inclusion of the crèche facility within this development will help address local demand, providing accessible early years education and care. The ECEC has also helped inform Section 4.2.2 on estimated childcare provision within Clongriffin and its wider area.

2.1.7 The Provision of Schools and the Planning System: A Code of Practice

The *Provision of Schools and the Planning System: A Code of Practice 2008* (the 'Provision for Schools Guidelines') sets out several initiatives to promote proper planning and sustainable development with regard to the effective co-ordination of development and school provision. The core objectives of the initiative are:

> *1. Schools provision should be an integral part of the evolution of compact sustainable urban development and the development of sustainable communities;*
> *2. The provision of any new schools (both primary and post-primary) should be driven by and emerge from an integrated approach between the planning functions of Planning Authorities and the Department of Education;*
> *3. Local Authorities, as Planning Authorities, will support and assist the Department in ensuring the timely provision of school sites.*

The document was designed to facilitate the provision of schools and related infrastructure alongside mechanisms for new schools through the following actions:

> *1. Forecasting Future Education Demand*
> *2. Planning for New Schools through Local Authority Development Plans*
> *3. Location of Schools – Planning Considerations*
> *4. Site Development Standards*
> *5. School Development Proposals and the Development Management Process*
> *6. School Site Identification and Acquisition*

In respect of forecasting future primary education demand, the *Provision of Schools and the Planning System Guidelines* sets out that an average of 12% of the total population is expected to be present for primary school education. These Guidelines also recognise a difficulty that arises when trying to identify post-primary school populations for future provisions given the complex nature of the cohort, stating that this projection *"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."* Local Authorities are required to anticipate the demand for new

schools. While the Provision for Schools Guidelines therefore do not disclose an anticipated percentage of the population for this age cohort.

Section 4.1.4 of this report will go into further detail regarding estimated future demands for primary and post-primary schools within the Clongriffin area.

In relation to a development management process, The Provision of Schools Guidelines require planning authorities to:
"…. Take due account of the requirements of section 4.4 of the draft planning guidelines on Sustainable Residential Development in Urban Areas, which requires planning applications for major housing proposals to be accompanied by assessments of the capacity of local schools to accommodate the proposed development. …" (p. 13).

2.2 Regional Policy

2.2.1 Eastern & Miland Regional Assembly Regional Spatial & Economic Strategy 2019-2031

The *Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031* (the 'RSES') is a strategic plan and investment framework to assist the future growth and regional planning and economic development throughout the eastern and midland region. The RSES states that social infrastructure plays an important role in developing strong and inclusive communities. Section 9.1 of the RSES details the availability of, and access to, services, and facilities, inclusive of healthcare services, educational facilities and community/recreational facilities is key to creating healthier places. Several Regional Policy Objectives (RPOs) relate to access to social infrastructure, including:

> **"RPO 9.14**: *Local authorities shall seek to support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve."*

> **"RPO 9.18**: *Support the implementation of local authority Local Economic and Community Plans, in collaboration with Local Community Development Committees (LCDCs) and through the use of spatial planning policies, to seek to reduce the number of people in or at risk of poverty and social exclusion in the Region."*

Regarding childcare facilities and schools, the RSES states that Local Authorities should consider demographic trends and patterns when carrying out an assessment of the need for social infrastructure, the impact of factors such as an ageing population and the resulting demand for facilities. There are a number of RPOs that support the provision of childcare facilities and schools, including:

> **"RPO 9.20**: *Support investment in the sustainable development of the Region's childcare services as an integral part of regional infrastructure to include:*
> - *Support the Affordable Childcare Scheme.*
> - *Quality and supply of sufficient childcare places.*
> - *Support initiatives under a cross Government Early Years Strategy.*
> - *Youth services that support and target disadvantaged young people and improve their employability."*

> **"RPO 9.21**: In areas where significant new housing is proposed, an assessment of need regarding schools' provision should be carried out in collaboration with the Department of Education and

Skills and the statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations."

The RSES has been consulted as part of this Audit to ensure the current and future range of childcare and school provisions provides towards the quality of life in the community and the subject site.

2.3 Local Planning Policy

2.3.1 Dublin City Development Plan 2022-2028

Chapter 5 and Chapter 15 of the *Dublin City Development Plan 2022-2028* (the Development Plan) sets out a strategy on Quality Housing and Sustainable Neighbourhoods as well as development standards. Regarding childcare facilities, section 5.5.8 notes:

> *"The provision of good quality and fit-for-purpose neighbourhood-based and local childcare services are central to providing for sustainable communities."* It is also noted within this section that *"The provision of childcare facilities within new and existing residential areas shall have regard to the capacity and geographical distribution of established childcare facilities in the locality and the emerging demographic profile of the area. Flexibility on lower provision will only be provided on the basis of an evidence-based demographic and locational justification."*

It is also highlighted that childcare facilities must be protected from excessive air pollution.

Section 15.8.4 of the Plan outlines the requirement for all new mixed use and residential schemes *'one childcare facility equivalent to a minimum of 20 childcare spaces for every 75 dwelling units'*

Childcare Facilities

Regarding childcare facilities the Development Plan sets out the following considerations:

Policy QHSN55 (Childcare Facilities)

"To facilitate the provision of appropriately designed and sized fit-for-purpose affordable childcare facilities as an integral part of proposals for new residential and mixed-use developments, subject to an analysis of demographic and geographic need undertaken by the applicant in consultation with the Dublin City Council Childcare Committee, in order to ensure that their provision and location is in keeping with areas of population and employment growth."

Objective QHSNO19 (Pre-Schools Facilities)

"To ensure that pre-school facilities are appropriately sited and protected from air pollution. Where an application is made within or proximate to locations experiencing high levels of pollution, the application must adequately address the impact through design and repositioning, and provide a suitable, attractive, protected outdoor environment before permission can be considered."

Schools

School facilities are essential social infrastructure, playing a key role in their respective communities and often are a determining factor as to why people choose to live in a certain area.

DCC in collaboration with the DoEY ensures that adequate school provision is provided throughout the county with a focus on examining the co-ordination between the city's growth/emerging communities and the provision of new/enhanced schools and education facilities at locations which are easily accessible and well served by public transport, walking and cycling routes.

Section 15.8.3 of the Development Plan outlines school provision guidelines, stating that as part of the social and community audit proposals exceeding 50 units are to include a school demand assessment using the capacity of existing schools in the 'vicinity' to cater to such demand.

Section 5.5.8 of the Development Plan aims to provide for the provision of schools through a series of objectives:

QHSNO17 (Assess Need for New or Expanded Educational Facilities)

"(i) To continue to work with the Department of Education and Skills on the educational needs of the city through a Joint Working Group in order to assess the need for new or expanded educational facilities and to progress school projects in line with population growth in locations served by public transport and walking/cycling networks.
(ii) To work with the Department of Further and Higher Education and the City of Dublin Education and Training Board in relation to the identification of suitable sites for new and extended education facilities."

QHSNO18 (The Provisions of Schools and the Planning System: A Code of Practice for Planning Authorities (2008))

"To seek to reserve lands for educational purposes, including the development of multi-campus arrangements where appropriate, in locations close to the areas of greatest residential expansion or greatest amount of unmet demand for school places and in close proximity to adjacent community facilities so that the benefits of co-location and possibility of sharing facilities can be maximised in accordance with The Provision of Schools Guidelines 2008 and the Code of Practice for Planning Authorities 2008."

3 Demographic Profile of the Study Area

It is considered that a total catchment area of c.750m, c.1.5km and c.2km is an appropriate representation of accessible childcare facilities and schools, capturing the DCC Development Plan requirement of 750m (for the community and social audit, attached under separate cover), the 1km radius for childcare within this audit, and consideration of accessibility to the wider, immediate area up to 2kms.

As mentioned in **Section 1-4**, the demographic profile is based on population data from the Census 2022. The site is located within the administrative area of DCC and Grange B Electoral Division (ED). To provide a more representative picture of the surrounding area beyond the immediate site area, statistical analysis was conducted using Grange B ED data available from the CSO (see **Figure 3-1** below).

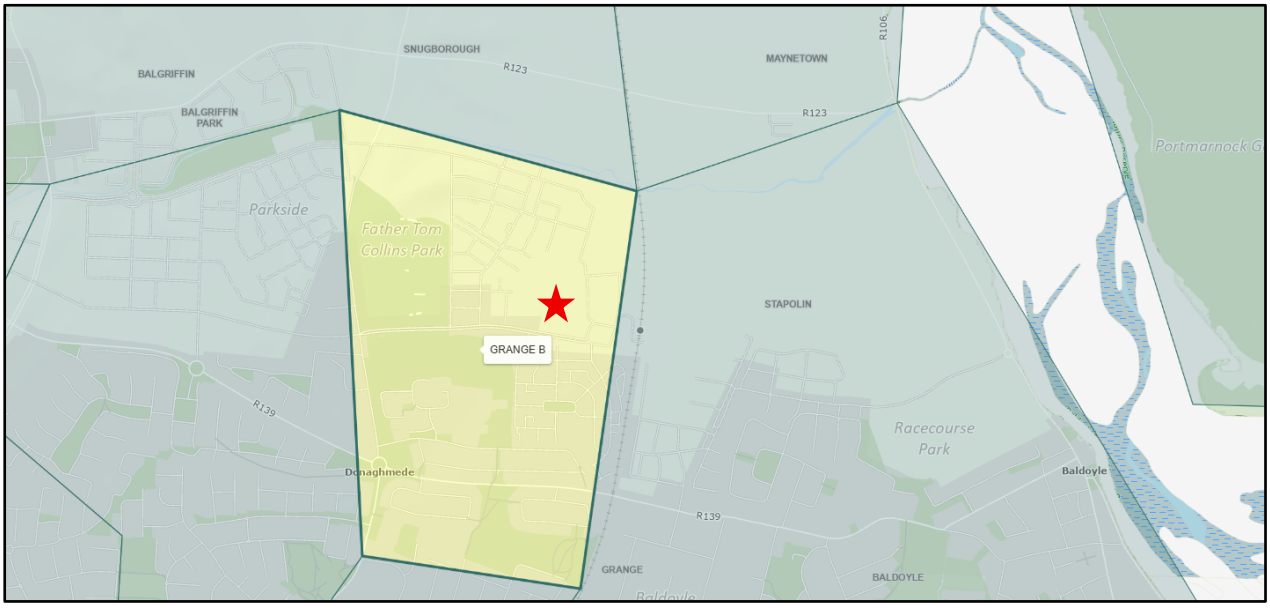


Figure 3-1: Masterplan lands within the Grange B ED (Source: CSO, BSM Annotation 2026)

3.1 Population Profile

Between 2016 and 2022 the population within DCC grew at a slower rate of change (c. 6.88%) in comparison to the State (c. 8.13%). However, population within the Grange B ED saw a much greater growth of c. 39.7% between 2016 and 2022 as shown in **Table 3-1**.

Table 3-1: Population change within The State, County and the Grange B ED between 2016-2022 (Source: CSO 2016-2022, BSM Calculations 2026)

Area	2016 population	2022 population	2016-2022 change (%)
State	4,761,865	5,149,139	8.13%
County Dublin	1,347,359	1,458,154	8.22%
Dublin City Council	554,554	592,713	6.88%
Grange B ED	5,326	7,438	39.65%

3.2 Age profile

In order to assess the proportion of the population which require childcare services and school provision, the age profile of Dublin City Council and Grange B ED between 2016 and 2022 was reviewed as shown below in **Table 3-2**.

Table 3-2: Age Profile of Dublin City Council and the Grange B ED between 2016 and 2022 (Source: CSO 2016 & 2022, BSM Calculations 2026)

Age Group	Dublin City Council 2016 Population	Dublin City Council 2022 Population	% Change	Grange B ED 2016 Population	Grange B ED 2022 Population	% Change
0–4-year-olds	30,683	28,946	-5.66%	536	608	13.43%
5–9-year-olds	27,937	29,356	5.08%	481	538	11.85%
10–14-year-olds	24,593	30,301	23.21%	294	534	81.63%
15-19-year-olds	28,781	30,269	5.17%	259	348	34.36%
20–24-year-olds	44,484	45,907	3.20%	288	393	36.46%
25-64-year-olds	325,721	348,566	7.01%	3,196	4,508	41.05%
65+ year olds	72,355	79,368	9.69%	272	509	87.13%
Total:	**554,554**	**592,713**	**6.88%**	**5,326**	**7,438**	**39.65%**

The age brackets are as per the Census 2022 results which illustrates the age profile from 0-19 years. As the age brackets are not as per primary and secondary school ages it is further explained below:

- 0-4 years old (Pre-school age)
- 5-9 years old (Primary School Age)
- 10-14 years old (10-11 years old Primary School / 12-14 years old Secondary School)
- 15-19 years old (15-18 years old Secondary School / 19 years old Further Education)

CSO Census data from 2016 and 2022 indicated that the population within the Grange B ED where the site is located, has had a marked increase in population of c. 39.65%, compared to the overall population growth in Dublin City Council which was similarly c. 6.88%. The pre-school population (typically 0-4 years) has decreased in Dublin City Council (c. -5.66%) and grown within Grange B ED at a higher rate (c. 13.43%) respectively.

Within Grange B ED, those of primary school age have grown relatively steady with an increase of c. 11.85% (5–9-years old). Those of older primary school age (10-14 years old) have seen a substantial increase in population between 2016-2022 at c. 81.63%. Those of secondary school age (15-19 years old) have seen another large increase of c. 34.36% in population.

The 0–4-year-old age cohort within Grange B ED accounted for c. 8.17% of the overall population in 2022 and the 5–9-year-old age cohort accounted for c. 7.23%. Similarly, the 10–14-year-old age cohort accounted for c. 7.18% of the total population in 2022, whilst the 15–19-year-old age cohort accounted for c. 4.68%. all broadly in line with Dublin City Council as shown in **Table 3-3** below.

Table 3-3: 0–19-year-old breakdown Dublin City Council and the population within Grange B ED (Source: CSO 2022 and BSM Calculation 2026)

Area	Pre School (0-4 years old)		Primary School (5-9 years old)		Primary / Secondary (10-14 years old)		Secondary School / Higher education (15-19 years old)	
	Total	% of Population	Total	% of Population	Total	% of Population	Total	% of Population
Dublin City Council	28,946	4.88%	29,356	4.95%	30,301	5.11%	30,269	5.11%
Grange B ED	608	8.17%	538	7.23%	534	7.18%	348	4.68%

Overall, in 2022 those eligible for pre-school (0-4 years old), primary school age (5-9 years old), Primary Secondary (10-14) and Secondary age within the Grange B ED have increased when compared to the 2016 census population numbers.

3.3 Average Household Size

The average household size is calculated using the total number of houses divided by the total number of people within the households within the electoral district. **Table 3-4** below shows the average household size in DCC and Grange B ED.

Using data from the Census 2022, there are a total of 2,692 households in Grange B ED. The average household size within Grange B ED is 2.76 people which has decreased by c. -3.16% since 2016, as shown below in **Table 3-5**.

Table 3-4: Average Household Size in Dublin City Council and Grange B ED (Source: CSO 2022, BSM Calculation 2026)

Area	Households	Persons	Average Household Size
Dublin City Council	225,685	560,493	2.48
Grange B ED	2,692	7,438	2.76

Table 3-5: Average Household Size within the State, Dublin City Council and Grange B ED (Source: CSO 2016-2022, BSM Calculations 2026)

Area	Average Household 2016	Average Household 2022	% Change
State	2.77	2.74	-0.4%
Dublin City Council	2.48	2.48	No Change
Grange B ED	2.85	2.76	-3.16

3.4 Population of the Proposed Development

As noted in the section above, the average household size for Grange B ED is c.2.76 people. An average household size for studios and 1-bed units is taken at 1.5 (being the median figure). The projected population combines the projected 354 no. studio and 1-bed units and the remaining 357 no. units (excluding studio and 1-bed units) multiplied by their respective average house sizes. Table 3-6 shows the population of the proposed development as c. 1,516 no. residents.

Table 3-6: Calculation of subject site's projected population (Source: BSM Calculation 2026)

Area	Calculation	Total
Grange B ED	357 no. units (exc. studio and 1 no. bed units) X 2.76 (avg. HH size) + 354 no. studio and 1 no. bed units X 1.5 persons	c. 1,516

4 Educational Facilities

An assessment has been carried out to examine the capacity of existing primary and secondary school facilities located within the vicinity of the subject site, to understand the direction of demand, the projected demand for school places generated by the proposed development, and the resulting need for additional educational infrastructure in the future.

To assess these facilities, a methodology has been developed in accordance with directions provided in planning policy, and involves:

- Defining a Study Area using relevant School Planning Areas (SPA) as developed by the Department of Education and Youth (DEY);
- A demographic evaluation of the composition of population within the study area;
- Determining the extent and provision of existing educational facilities and schools within the Study Area; and
- Estimating the level of demand for schools that may arise from the development proposal.

Accordingly, the latest data was obtained from the DEY, Primary Online Database (POD)[4] and the National School Census (enrolment year 2025/2026), for existing educational facilities in the locality. Reporting also provides detail on the current and future capacity of existing and planned schools in the Clongriffin/Belmayne area that have been identified for capital funding by the DEY.

The *National Projections of Full-Time Enrolment (Primary and Post-Primary) 2025/26–2044/45*, published by the Department of Education and Youth (DEY), provides an assessment of expected pupil numbers across the State over a 20-year period. The projections are based on demographic inputs including birth rates, migration trends and population distribution, and are used to inform planning for education provision.

The projections indicate a continued decline in primary school enrolments over the medium term, reflecting reductions in birth rates, with numbers expected to stabilise in the long term. Post-primary enrolments are projected to remain high in the short term, peaking in the mid-2020s, before declining through the 2030s and stabilising thereafter.

This dataset was used to estimate future demand projections of primary and post-primary schools within Clongriffin. A detailed breakdown can be found in **Section 4.1.4**.

The following sections provide an examination of local need for educational facilities within 2km of the subject site (rationale for which has been set out in **Section 1.4** above).

[4] The source of this data is the National School Annual Census for 2025-2026, which was returned to the Department of Education and Youth via the Primary Online Database (POD). This includes both the Mainstream Census and the Special School Annual Census. Data is anchored on the census date of 30th September 2025. Only schools aided by the Department of Education and Skills are included in this list. Data is provisional and was published in January 2026.

4.1.1 Primary Schools

As part of this report, we have reviewed the provision of both primary and secondary schools within 750, 1.5km and 2km catchment area.

The primary education sector includes a range of school types, including state-funded schools, special schools, and private primary schools. The state-funded schools include religious schools, nondenominational schools, multi-denominational schools, and Gaelscoileanna (Irish-medium schools).

There are 15 no. primary schools within 2km of the subject site for future residents to avail of, as illustrated in **Figure 4-1**. The identified primary schools have a total enrolment of c. 4,421 no. pupils during the 2025/2026 school year as per the more recent release of the DEY records[5].

All of the schools identified are co-educational schools. Gaelscoil Ghráinne Mhaol is the closest primary school, located c. 0.66km from the southern site boundary. The largest primary school is Holy Trinity Senior School, with a total enrolment of c. 586 no. students this academic year.

The number of children enrolled in primary schools within the catchment area has increased by 166 no. pupils across the 15 no. schools between 2024/25-2025/26. See **Table 4-1** for further details below.

As previously stated in **Section 2.1.7**, the *Provision of Schools and the Planning System* guidelines sets out that an average of 12% of the population is expected to be present for primary school education. This figure is used to estimate the demand of the primary school population within the Clongriffin/Belmayne wider area. A detailed breakdown in the future demand can be found in **Section 4.1.4**.

[5] *Preliminary Enrolments Primary Schools 2025/26 - https://www.gov.ie/en/department-of-education/collections/primary-schools-enrolment-figures/#20252026*



Figure 4-1: Map of Subject Site and Primary Schools within Catchment Area (Source: Google Earth, QGIS, and BSM Annotations 2026)

Table 4-1 Recorded Enrolment for Primary Schools within Catchment Area (Source: Google Earth, DEY, BSM 2026)

No.	Primary Schools	Type	Address	Enrolled Pupils 2024/25	Enrolled Pupils 2025/2026	% Change in Enrolment	Distance
≤ 750m							
1	Gaelscoil Ghráinne Mhaol	Mixed	Grange Abbey Rd, Grange, Donaghmede, Co. Dublin, D13 NHC4	52	84	61.54%	c.660m
2	Stapolin Educate Together National School	Mixed	Myrtle Road, The Coast, Dublin 13, D13 KT2N	299	340	13.71%	c.750m
≤ 1.5km							
3	St Kevins Junior NS	Mixed	Newbrook Avenue, Donaghmede, Dublin 13, D13 DK88	172	149	-13.37%	c.980m
4	Scoil Naomh Colmcille	Mixed	Newbrook Road, Donaghmede, Dublin 13, D13 XP49	222	217	-2.25%	c.1km
5	Scoil Bhríde Junior School	Mixed	Grange Rd Donaghmede, Grange, Dublin 13, D13 NY53	375	365	-2.67%	c.1.05km
6	Holy Trinity Senior School	Mixed	Grange Rd Donaghmede, Grange, Dublin 13, D13 WY00	401	586	46.13%	c.1.11km
7	Belmayne Educate Together National School	Mixed	Belmayne Avenue Dublin 13, D13 AET1	409	413	0.98%	c.1.14km
8	St.Francis of Assisi National School	Mixed	Belmayne Avenue, Balgriffin, Dublin 13, D13 P5VY	435	434	-0.23%	c.1.22km
≤ 2km							
9	St Laurence's National School	Mixed	Brookstone Road, Baldoyle, Dublin 13, D13 C924	425	413	-2.82%	c.1.54km
10	SN Muire Agus Iosef	Mixed	Verbena Avenue, Sutton Dublin 13, D13 EK83	403	396	-1.74	c.1.7km
11	Mhuire Iosef Junior	Mixed	Verbena Avenue, Sutton Dublin 13, D13 CD56	339	302	-10.91	c.1.66km
12	St Benedict's and St Marys National School	Mixed	D05 YK16	165	165	-	c.1.98km
13	Gaelscoil Mide	Mixed	Greendale Rd, Raheny, Dublin 5, D05 YN51	221	218	-1.36%	1.88km
14	North Bay Educate Together National School	Mixed	Greendale Ave, Raheny, Dublin	199	196	-1.51%	1.92km
15	Scoil Eoin	Mixed	Greendale Road, Dublin 5, D05 K5P2	144	143	-0.69%	c.2.0km

4.1.2 Post Primary Schools

The number and distribution of secondary schools within the 750m, 1.5km, 2km catchment radius of the subject site illustrated below in **Figure 4-2**. These secondary schools, listed in **Table 4-2**, includes a range of schools such as boys, girls, co-educational, Irish-medium schools, and special schools.

There are 6 no. secondary schools within the overall 2km catchment area. The closest secondary school is Gaelcholáiste Reachrann (1), with a current enrolment of 453 no pupils. Pobalscoil Neasáin (6) is the largest secondary school in the catchment area with an enrolment of 831 no. pupils in 2025/2026.

Across the 6 no. secondary schools within 2km there are a total of 3,150 no. pupils enrolled in 2025/2026. As identified within the assessment, enrolment figures have slightly decreased by c. 0.57% between the enrolment years of 2024/2025 and 2025/2026.

3 no. secondary schools out of the 6 no. of schools identified within the 2km catchment area have experienced a decline in student numbers between the enrolment years of 2024/2025 to 2025/2026. This may indicate that there is some available capacity within these Secondary Schools.

As stated in **Section 4** the *National Projections of full-time enrolments, Primary and Second Level 2025/26-2044/45* (the Enrolment Figures) secondary school population figures are envisaged at the State level to have a total enrolment of 425,411 no. children, which equates to c. 8.3% of the 2022 Census population figures of the State (c. 5.146 million people).

Therefore, the number of post-primary school age students is calculated as a percentage for the State, equating to c. 8.3%. This figure will be used to estimate the demand of the post-primary school population within Clongriffin. For a more detailed breakdown please refer to **Section 4.1.4.**

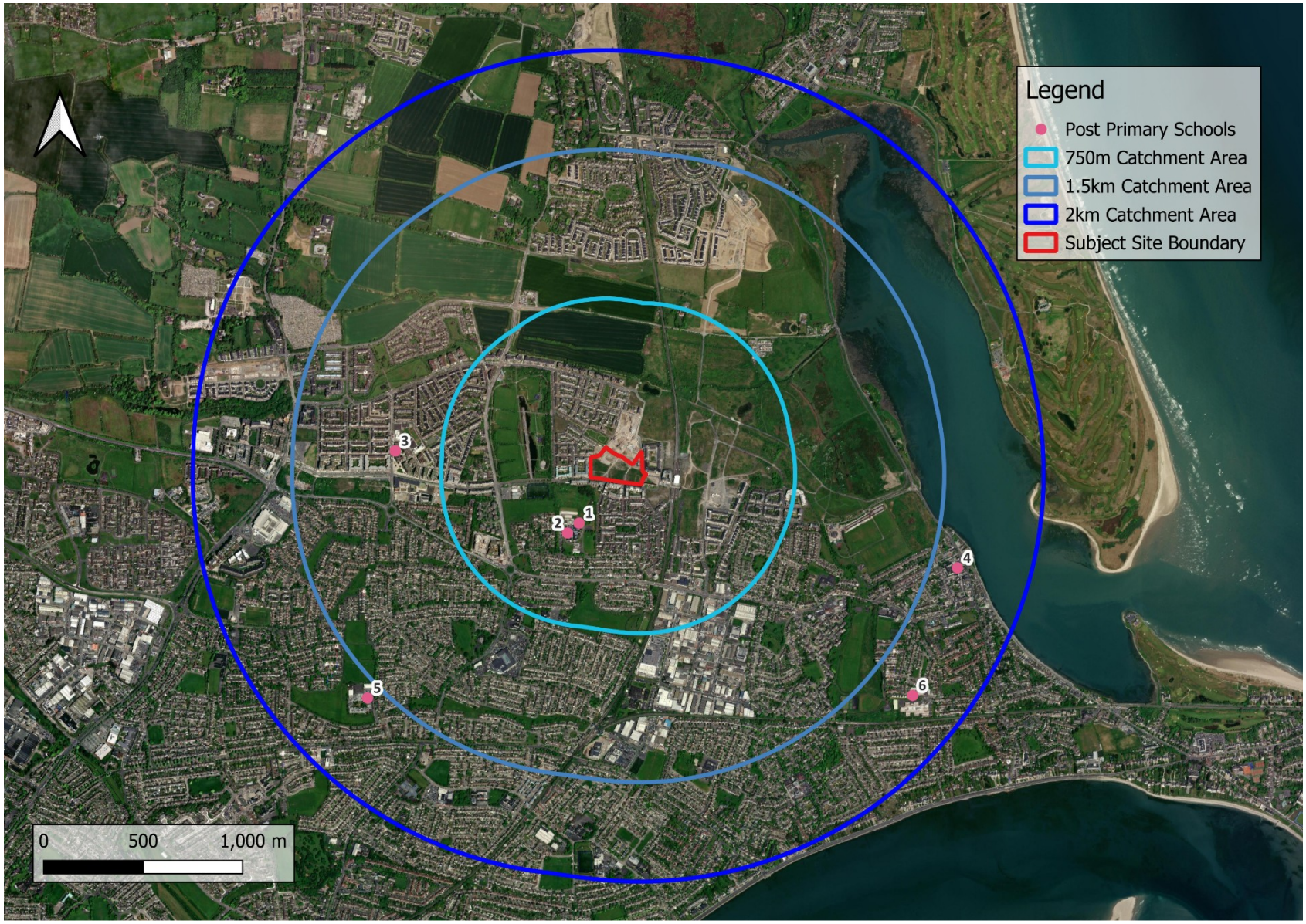


Figure 4-2: Post Primary Schools within the catchment area (Source: Google Maps, QGIS, DEY, BSM Annotations, 2026)

Table 4-2 Recorded Enrolment for Post Primary Schools within Catchment Area (Source: Google Earth, DEY, BSM 2026)

No.	Post Primary Schools	Type	Address	Enrolled Pupils 2024/2025	Enrolled Pupils 2025/2026	% Change in Enrolment	Distance
1	Gaelcholáiste Reachrann	Mixed	Grange Abbey Rd, Grange, Donaghmede, Co. Dublin, D13 NP52	494	453	-8.30	c.590m
2	Grange Community College	Mixed	Grange Abbey Rd, Donaghmede, Co. Dublin, D13NX25	526	553	5.13	c.590m
3	Belmayne Educate Together Secondary School	Mixed	Belmayne Avenue, Dublin 13, D13H2VR	530	595	12.26	c.1.13km
4	St Marys Secondary School	Girls	Main Street Baldoyle, Dublin 13, D13W208	319	230	-27.90	c.1.89km
5	The Donahies Community School	Mixed	Streamville Road, Dublin 13, D13YN77	494	488	1.21	c.1.92km
6	Pobalscoil Neasáin	Mixed	School Lane, Baldoyle, Dublin 13, D13F9K2	805	831	3.23	c.1.95km

4.1.3 Proposed Primary and Secondary Schools Provision

The Minister of Education has set out key priorities during the Project Ireland 2040 (see **Section 2.1.1**) period (2021-2030) regarding school provisions and works to be completed, with "*c. 300 projects are currently in construction with a majority to be completed in 2026 to provide over 30,000 additional modernised school places.*". Since 2020, over 1,400 school building projects across the country have been completed. The most recent Sectorial Investment Plan[6] for the Period of 2026-2027 prioritized 105 no. school projects across the country, with 80 no. Large-scale projects and 25 no. modular projects.

The *Planning and Building Unit* within the DEY are responsible for "*identifying the need for school accommodation, setting out technical specifications for educational buildings, ensuring that standards are maintained, prioritising the allocation of resources and overseeing the delivery of the capital programme.*"

As of May 2026, a total of 4 no. schools (1 no. primary school, 1 no. special school/primary school, and 2 no. post primary school) within the 2km catchment area of the subject site are in the development process as part of the School Building Programme. There have been 4 no. schools since 2019 that have completed construction including St Francis Of Assisi National School in 2019, Belmayne Educate Together NS in 2019, Stapolin Educate Together NS in 2023, and Belmayne Educate Together SS Phase 1in 2023 and Phase 2 in 2025.

The schools and their current status within the *School Building Programme* is set out below in **Table 4-3**, noting that these school facilities are already existing and operating. Under construction schools set out below, are noted as expansion of existing schools, and are at varying project stages ranging from Stage 1, Stage 2-b (Design Stages), and Stage 3, and are not yet at the planning application stage. When completed, these school projects will cater to the demand for school places in the area.

Additionally, within the Clongriffin Wider lands area, there is a site specifically reserved for a new school (zoned Z15). The LDA are in discussion with the Department of Education and Youth with regards to the future of this school site to meet DEY requirements.

School	Roll No.	Type	Current Status
Completed			
Belmayne Educate Together SS - Phase II	68346T	Post-primary	Phase II Completed in 2025
Belmayne Educate Together SS - Phase 1	68346T	Post-primary	Phase 1 Completed in 2024
Stapolin Educate Together NS	20519G	Primary	Completed in 2023
Belmayne Educate Together NS	20308Q	Primary	Completed in 2019
St Francis Of Assisi National School	20304I	Primary	Completed in in 2019
Under Construction			
Abacas C/O Scoil Eoin	20375I	Primary/Special	Stage 2b (Detailed Design)
Gaelscoil Ghráinne Mhaol	20538K	Primary	Pre Stage 1
Grange CC, Donaghmede	70020B	Post-primary	Site Acquisition Process
Gaelcholáiste Reachrann	76085N	Post-primary	Stage 3 (Tender Stage)

Table 4-1: Status of Schools within the School Building Programme (Source: Mygov, Major projects, 2026)

[6] *National Development Plan Review 2025 Securing Ireland's Future Sectoral Investment Plan: Education and Youth. Published by the DEY on 28 January 2026 for the next phased period of investment of Project Ireland 2040 which is in this case 2026-2030 https://www.gov.ie/en/department-of-education/services/school-building-and-design/*

4.1.4 Future Demand Analysis

In December 2025, the DEY published the National Projections of full-time enrolment, Primary & Post Primary Level 2025/26-2044/45, which updates the reported enrolment figures for primary schools in Ireland using the most up to date projections based on CSO national projections (updated in July 2024[7]). The DEY reports that enrolment for primary schools in Ireland were likely to have reached peak levels in 2018/19, and will fall gradually to a low point in 2040/41 (see **Figure 4-3**), in line with revised migration and fertility assumptions for the State as a whole.

The latest statistical release by the DEY in respects of primary school states:

> *"Enrolments in primary schools in Ireland stood at 552,0596 in September 2024, a decrease of 4,047 pupils compared to the previous school year 2023/24. Since the peak in 2018/19 (567,772 pupils), enrolments had been decreasing in line with school age demographic trends until 2022/23, when numbers rose due to increased inward migration.*
>
> *Under all scenarios, enrolments are projected to fall until 2040/41, before beginning to rise again. Enrolments under the M1F216 scenario will reach a low of 481,536, a decrease of over 70,500 from September 2024." (p.4)*

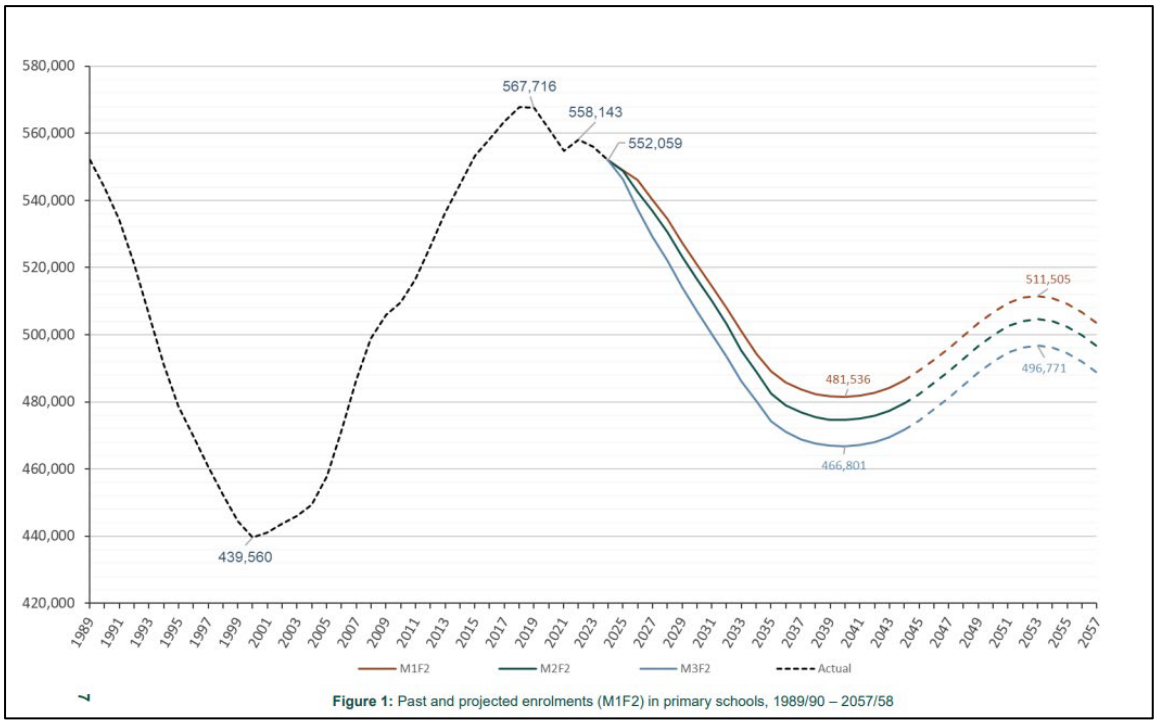


Figure 4-3 Past and projected enrolments in primary schools, 1989/90-2057/58, organized by growth projection scenarios created by the CSO. (Source: DEY December 2025)

Primary

The proposed development will comprise of 711 no. units, with 357 no. units representing the portion of demand for school places generated by the proposed development (as set out in **Section 3.4** above and **Table 4-4** below). Applying the methodology set out in **Section 2.1.7**, there will be an anticipated demand of c. 118 no. primary school places (12% of the population arising from 2+ bed units), which equates to c. 15 no. places per year group based on an eight-year primary school programme.

[7] *Population and Labour Force Projections 2023-2057, CSO website 2024.*

Table 4-4: Estimated Demand of Primary School Population (Source: CSO 2022, BSM Calculation 2026).

Units	Average Household Size (Grange B ED)	Population of the Proposed Development	Projected Primary School Population (12%)
355 (total less studio and 1 bed units)	2.76	c. 985	c.118 no. children

Within the 2km catchment area there are 15 no. primary schools with a total of c. 4,421 no. children enrolled, equating to c. 37 no. primary school places as currently provided, per primary school year in an eight-year primary school programme.

The proposed development, as set out above, is anticipated to generate c. 15 primary school places per year group, which is below the current estimated availability of c. 37 places per year group within existing schools in the catchment area. In addition to the planned upgrade and expansion works for 2 no. existing primary schools which will create additional primary school places, it is considered that local primary schools are well positioned to accommodate this demand as it arises over the course of the proposed development's delivery.

Post Primary

Within the CSO's report, post-primary schools enrolment figures have been continuing to rise in the medium term and are anticipated to reach record levels during the 2024/26 enrolment year (see **Figure 4-4**).

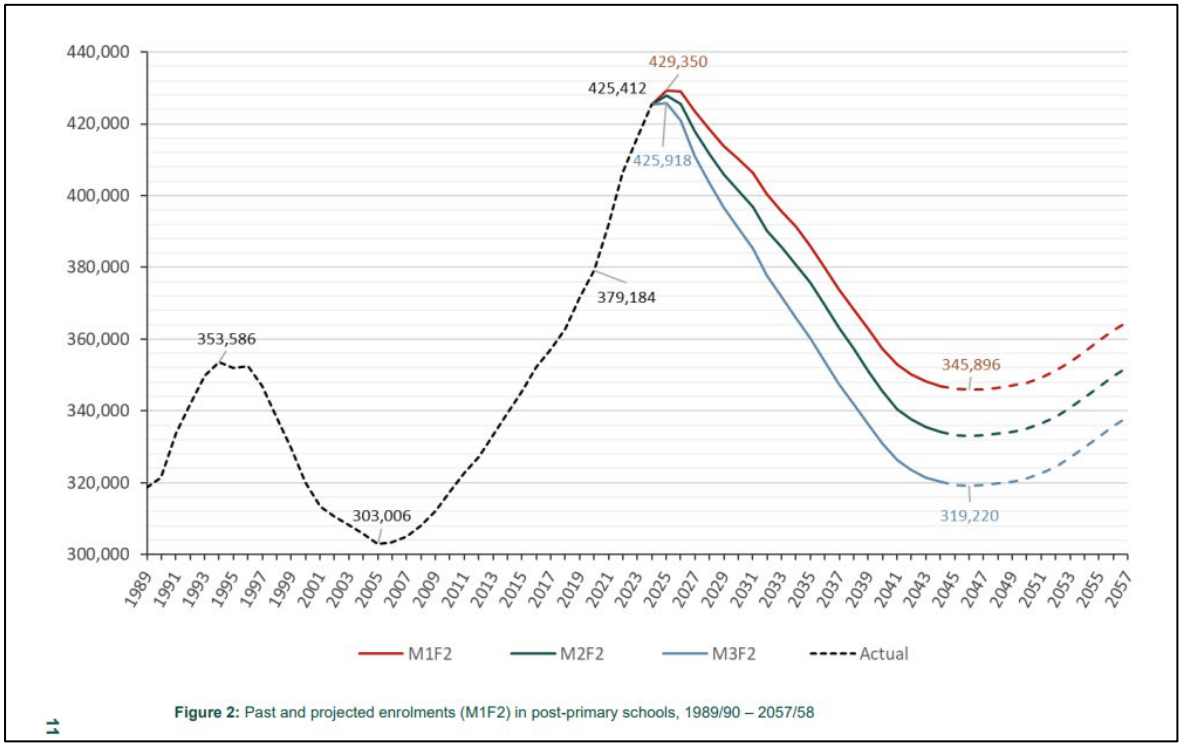


Figure 4-4 Past and Projected Enrolments in Post-Primary Schools 1989/90-2057/58, organized into three growth scenarios from the CSO. (Source: DES, December 2025)

Table 4-5: Estimated Demand of Secondary School Population (Source: CSO 2022, BSM Calculation 2026).

Units	Average Household Size (Grange B ED)	Population of the Proposed Development	Projected Secondary School Population (8.3%)
357 (total less studio and 1 bed units)	2.76	c. 980 people	c. 77 no. children

Applying the same methodology used in **Section 3.4**, (and as set out at **Section 4.1.2** above), there is an anticipated demand of c. 77 no. post-primary school places arising from the proposed development, which equates to c. 13 no. places per year group based on a six-year post-primary school programme. Within the overall 2km catchment area there are 6 no. post-primary schools with a total of c. 3,150 no. pupils enrolled, equating to c. 88 no. pupils per school year at each school.

The proposed development, as set out above, is anticipated to generate c. 13 post-primary school places per year group, which is significantly below the estimated capacity of c. 88 places per year group within existing post-primary schools in the catchment area. In addition to the 2 no. expanding existing schools which will create significant additional post primary school places, it is considered that local post-primary schools are well positioned to accommodate this demand as it arises over the course of the proposed development's delivery.

4.2 Childcare

As part of this report, BSM has surveyed the provision of Childcare Services within the area to provide a summary of both existing and permitted childcare facilities in the vicinity of the proposed development.

Figure 4-5 visualises the distribution of childcare facilities within the Catchment Area registered to TUSLA (last updated February 2026[8]). Within 2km of the subject site, there are a total of 30 no. childcare facilities. As part of the development on this site, a new crèche of c. 911 sqm is proposed, with the capacity for c. 120 childcare spaces.

4.2.1 Existing Childcare Provision

In order to establish a baseline of existing capacity within and bordering the Study Area, it is necessary to first identify each of the existing childcare facilities. This assessment identifies 29 no. TUSLA registered childcare facilities within a 2km radius of the subject site, it illustrates their reported capacities based on the latest TUSLA inspection data, and their levels of accessibility with respect to walkable distances from the subject lands. The existing childcare facilities are of varying scale and operational services (refer to **Table 4-6**), with capacity varying between 12-152 no. children. The closest facility is c. 140m from the subject site hosting c.72 no. 0–6-year-olds this enrolment year (2025/2026) through full day, part-time and sessional programming.

There is a total enrolment of c.1,831 no. children within the 2km catchment area across 30 no. facilities. The demographic profile of this area is provided in **Section 3** of this report and provides a baseline for understanding the pre-school age population and is used in **Section 4.2.3** to define the emerging demand for childcare facilities in the area.

[8] *https://www.tusla.ie/uploads/content/Dublin__Feb26.pdf*

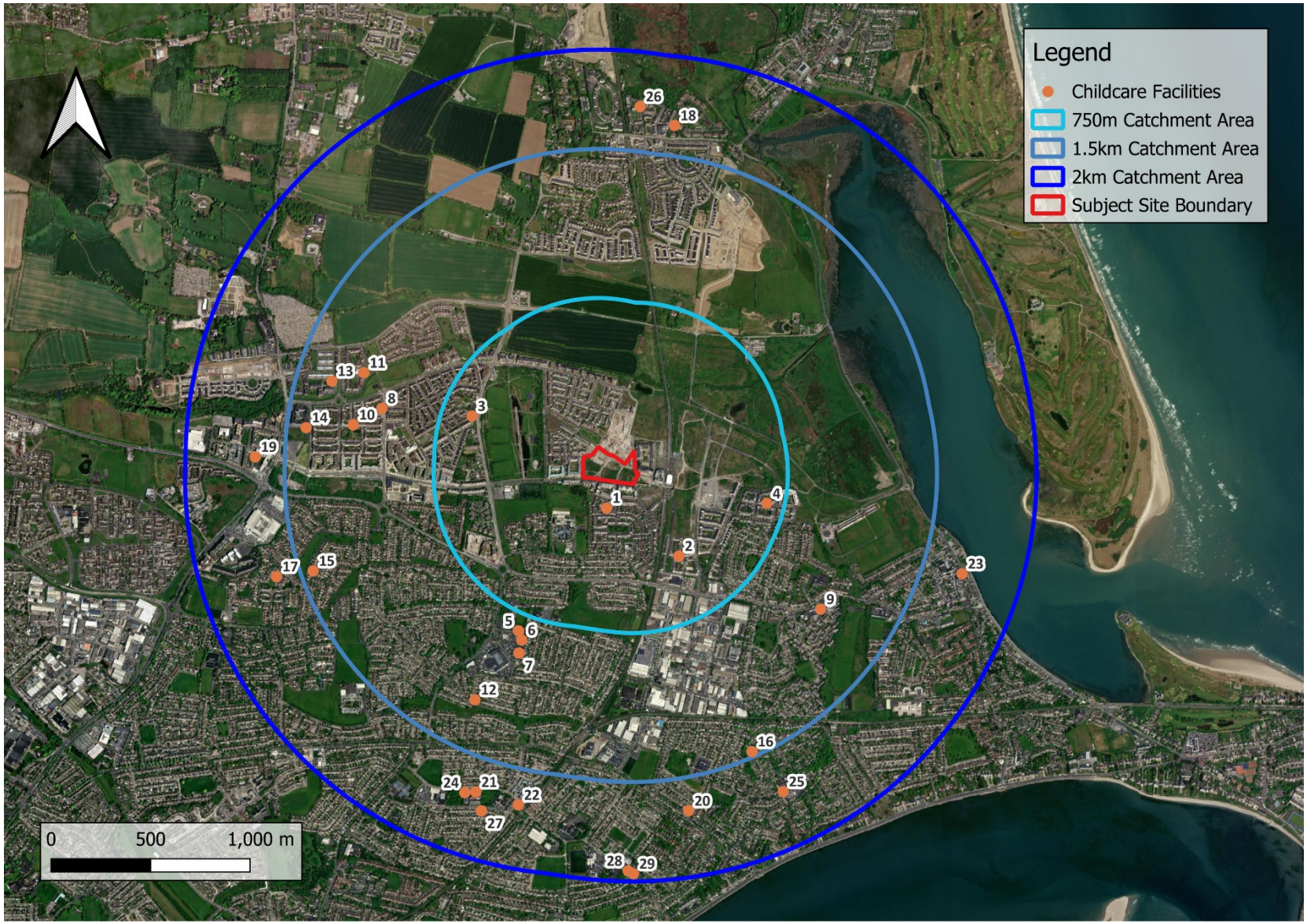


Figure 4-5 Map of Childcare Facilities within the Catchment Area (Source: Google Earth, QGIS, BSM Annotations 2026)

Table 4-6 Childcare Facilities within the Catchment Area (Source: TUSLA, Google Earth, QGIS, BSM 2026)

No.	Childcare Facility Name	Address	Age Profile	Service Type	No. of Places	Distance (km)
<750m						
1	The Learning Circle Childcare	2 Beau parc Place, Clongriffin, Dublin 13	0 - 6 Years	Full Day, Part time, Sessional	72	0.14
2	The Learning Circle	37 Myrtle Drive, The Coast, Baldoyle, Dublin 13	0 - 6 Years	Full Day, Part time, Sessional	120	0.43
3	Little Rainbows (Parkside Belmayne)	19 Parkside Row, Belmayne, Dublin 13, Co. Dublin	1 - 6 Years	Full Day, Part time, Sessional	152	0.6
4	Little Rainbows (Baldoyle)	16 Red Arches Avenue, The Coast, Baldoyle, Dublin 13, Co. Dublin	0 - 6 Years	Full Day, Part time, Sessional	99	0.66
<1.5km						
5	Stepping Stones Pre School	The Scouts Hall Newbrook Road, Donaghmede, Dublin 13, Co. Dublin	2 - 6 Years	Sessional	22	0.84
6	Fizzy Fingers	St Kevins Jnr School, Newbrook Avenue, Donaghmede, Dublin 13, Co. Dublin	2 - 6 Years	Sessional	22	0.88
7	Mead Day Care Centre	Donaghmede House, Newbrook Road, Donaghmede, Dublin 13, Co. Dublin	2 - 5 Years	Full Day, Sessional	55	0.94
8	Lovable Me Preschool	63-64 Churchwell Drive, Belmayne, Dublin 13, Co. Dublin	2 - 6 Years	Sessional	22	1.04
9	Anchor Childcare Centre CLG	Racecourse Shopping Centre, Grange Rd, Baldoyle, Dublin 13, Co. Dublin	6 months – 6 years	Full Day	100	1.13
10	Bumblebee Montessori and Childcare	16-17 Churchwell Mews, Belmayne, Dublin 13	0 - 6 Years	Full Day	52	1.17
11	Tigers Childcare	20 St. Samson's Square, Balgriffin, Dublin 13, Co. Dublin	0 - 6 Years	Full Day, Part time, Sessional	107	1.18
12	Little Rainbows (Donaghmede)	1 Holywell Avenue, Donaghmede, Dublin 13, Co. Dublin	1 - 5 Years	Full Day	85 Sessional 75 FDC	1.24
13	First Steps Academy Crèche & Montessori Ltd	The Hermitage, Balgriffin, Dublin 13, Co. Dublin	1 - 6 Years	Full Day, Part Time, Sessional	85	1.32
14	First Steps Academy	Churchwell Gardens, Belmayne, Dublin 13, Co. Dublin	1 - 6 Years	Full Day, Part Time, Sessional	101	1.4
15	Hazelbrook Daycare Ltd T/A Children's Choice	31 Templeview Park, Clarehall, Dublin 13, Co. Dublin	0 - 6 Years	Full Day	34	1.44
16	Naíonra Cois Bá	Mid-Sutton Community Centre, Bayside Boulevard North, Dublin 13, Co.Dublin	2 - 6 Years	Sessional	19	1.47
<2km						

No.	Childcare Facility Name	Address	Age Profile	Service Type	No. of Places	Distance (km)
17	Caroline's Playschool	6 Templeview Court, Clarehall, Dublin 17, Co. Dublin	2 - 6 Years	Sessional	20 (Max 16 Part Time)	1.62
18	Links Childcare	Station Road, Portmarnock, Co. Dublin	0 - 6 Years	Full Day, Part time, Sessional	85	1.65
19	Giraffe Childcare Northern Cross	Retail Unit 14, Burnell Square, Northern Cross, Malahide Road, Dublin 17, Co. Dublin	0 - 6 Years	Full Day, Part Time, Sessional	98	1.65
20	One Step Ahead	St. Benedicts & St. Marys N.S., Grange Park, Raheny, Dublin 5, Co. Dublin	2 - 6 Years	Part Time, Sessional	42	1.67
21	Jolly Junior's Montessori & After School Club	38 Alden Drive, Bayside, Dublin 13, Co. Dublin	2 - 6 Years	Part Time	22	1.67
22	Lir Childcare Centre	St. Berach's Place, Swans Nest Avenue, Kilbarrack, Dublin 5, Co. Dublin	0 - 6 Years	Full Day	32	1.68
23	St. Benedict's Creche	St. Benedicts Resource Centre, Swans Nest Road, Kilbarrack, Dublin 5, Co. Dublin	1 - 6 Years	Part Time	39	1.7
24	Mo's Montessori	Baldoyle Community Centre, Main Street, Baldoyle, Dublin 13, Co. Dublin	2 - 6 Years	Part time, Sessional	34 Sessional 29 Part Time	1.7
25	Charlies Childcare LTD	Unit 18, Bayside Shopping Centre, Sutton, Dublin 13, Co. Dublin	1 - 6 Years	Full Day, Part Time, Sessional	105	1.72
26	The Kilns Creche & Montessori LTD	58 The Kilns, Station Road, Portmarnock, Co. Dublin	1 - 6 Years	Full Day	28	1.73
27	Jonix Educational Serivces	St. Benedict's & St. Mary's School, 30- 68 Grange Park View, Donaghmede, Dublin 5, Co. Dublin	3 - 6 Years	Part Time	12	1.75
28	Kilbarrack Foxfield Preschool	Greendale Rd, Raheny - Greendale, Dublin 5	2 - 6 Years	Sessional	98	1.95
29	Merryvale Montessori	Greendale Road Raheny, Dublin	2 - 6 Years	Sessional	22	1.96

4.2.2 Estimated Childcare Demand and Analysis

As previously noted in **Section 4.2.1**, there are 29 no. childcare facilities within 2km of the subject site with a total capacity for c. 1,831 no. children. Below in **Section 4.2.3** the estimated additional childcare demand for the area will be calculated against the additional population from this development as well as in accordance with guidelines and applicable childcare policies first outlined in **Section 2**.

It is important to note what active projects within the catchment area will be providing a crèche, in addition to the creche proposed as part of this development. An examination of various online planning registers[9] shows the planning and development pipeline consists of 2 no. planning applications within the catchment area as of May 2026. If all the developments currently within the planning pipeline are delivered, they will create a considerable additional childcare capacity of c. 250 no. childcare spaces to the catchment area, and the wider settlement of Clongriffin.

Illustrated in **Table 4-7** below, the proposed childcare facilities all relate to new facilities in Large Scale Residential Developments (LRD) or Strategic Housing Developments (SHD).

Table 4-7: Permitted Childcare Facilities within the Catchment Area (Source DCC Planning Portal, National Planning Portal, ACP, April 2026)

Planning Reference Number	Status	Location	Description	Estimated Capacity (no. of children)
DCC Reg. Ref - LRD6064/24-S3	Under Construction	Clongriffin Block 5&6	1 no. childcare facility (413 sqm)	99 (over provided 38 spaces) - 137
FCC Reg. Ref - SHD/016/21	Granted	Stapolin	1 no. childcare facility (452 sqm)	113

4.2.3 Future Demand Analysis

The *Census of Population 2022 Profile* 3 sets out statistics relative to households, families and childcare. Across the State, enrolling in crèche for pre-school aged children (0-4 years) is the most common form of childcare (c. 56%) according to the Census 2022 results. This is followed by an unpaid relative or family member (c. 28%).

Within the administrative area of DCC, a crèche facility or similar was the most common recorded form of childcare (c. 50.03%), lower than the state average, and followed by childcare provided by an unpaid relative or family member (c. 24.29%).

Within the State a total of 150,000 no. children were of preschool age (ages 0-4) of which 60% of these were in crèche or similar type facility. The state average of 60% of 0–4-year-olds attending crèche or a similar type of facility is applied below to Dublin City Council and Grange B ED:

Table 4-8: Percentage of 0–4-year-olds attending crèche within Grange B ED and DCC as per the State average (Source: CSO Census, 2022, BSM Annotations, 2026)

Area	Total 0-4 year-olds	60% of 0-4 year-olds
DCC	28,946	17,368
Grange B ED	608	365

[9] *Online planning registers used for part of the study were derived from DCC Planning portal, An Coimisiún Pleanála, and The National Planning Geospatial Data Hub.*

4.2.4 Justification for Proposed Crèche in Proposed Development

As part of this LRD application, a crèche suitable for the proposed development has been incorporated into the design. This crèche took into consideration the total number of units when calculating the required number of spaces and square meters requirements per child in accordance with the Childcare Guidelines which recommend an 'average of one childcare facility for each 75 no. dwellings' stating:

> *"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. 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".*

Within the proposed development there are 354 no. studio and 1-bedroom units which equates to c. 49.8% of the development. Excluding studio and 1-bedroom units, as per the Planning Design Standards for Apartments (2025), as set out above, the remaining 357 no. units contribute to a requirement for childcare provision. Based on the exclusion of studio and 1-bedroom units the following childcare places are required: **357 no. units (total units minus 1-beds)/ 75 dwellings = 4.76 X 20 (minimum required child spaces per 75 units) = 95 no. childcare places.**

Applying the Childcare Guidelines to the proposed development, a total of c. 95 no. childcare spaces will be required. The proposed crèche is c. 911 sq.m in area, with an external play area, with a proposed provision of c. 120 no. childcare spaces. As such, the proposed crèche will meet the anticipated demand for childcare facilities for this development

5 Conclusion

The proposed development of the lands at Clongriffin represents an opportunity to deliver new development offering a quality living environment, respectful of its context, site topography, and site character, located in relative proximity to Dublin City Centre, within an established area well served by educational facilities.

The provision of a c.911 sqm. crèche with a capacity to accommodate c. 120 children exceeds the needs of the proposed scheme.

The development generates the need for approximately 118 no. primary school places and 77 no. secondary school places across the school cycle, which can be accommodated by the existing (and proposed) primary and secondary school provision within an overall c. 750m, c. 1.5km, and c.2km radius of the site, in line with DCC requirements.

We consider the proposed development to be fully in accordance with Government guidance in relation to: *Childcare Facilities Guidelines* 2001, the *Provision of Schools and the Planning System, A Code of Practice for Planning Authorities* 2008, *Dublin City Development Plan* 2022-2028 policies and objectives and the *Planning Design Standards for Apartments: Guidelines for Planning Authorities* (2025).

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