Social Infrastructure Audit

Large-Scale Residential Development

Lands bounded by
Summerhill Road (L2228), R157,
Plunkett Hall Estate
and Dunboyne Business Park
Dunboyne
Co. Meath

On behalf of

Solkerry Ventures Ltd.

August 2026

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Table of Contents

1 Introduction 2
2 Subject Site and Surrounding Context 3
3 Development Proposal 10
4 Planning Policy Context 12
5 Demographic Trends 21
6 Childcare Facilities Audit 27
7 Education 34
8 Retail 42
9 Other Community Facilities 45
10 Conclusion 54

1 Introduction

Our client, Solkerry Ventures Ltd., Warrington House, Mount Street Crescent, Dublin 2, has instructed Brock McClure, Planning and Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin, to prepare this Social Infrastructure Audit to accompany a planning application for a Large-Scale Residential Development on lands located at on lands bounded by Summerhill Road (L2228), R157, Plunkett Hall Estate and Dunboyne Business Park, Dunboyne, Co. Meath.

This Social Infrastructure Audit is lodged as an accompanying report for the subject proposal and should be read in conjunction with all plans and particulars submitted as part of the overall application. Notably, we direct the Planning Authority to the Planning Report submitted herewith for full details on the planning context surrounding the subject site.

This report has been prepared in compliance with the following policies of the Meath County Development Plan 2021-2027:

SH OBJ 23 – *"To require that all new residential development applications of 50 units or more are accompanied by a Social Infrastructure Assessment (SIA) to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents in accordance with the requirements of policy SOC POL 6 in the 'Community Building Strategy' (Chapter 7)."*

SOC POL 6 – *"To require that all new residential development applications of 50 units or more on zoned lands are accompanied by a Social Infrastructure Assessment (SIA) to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents(of all age cohorts). This should include details regarding the following essential facilities: Playgrounds, parks and other green spaces, education, childcare, health and others such as shops, banks, post offices, community meeting rooms/centres and recreational facilities. The assessment should identify membership and non-membership facilities which allow access for all groups. Where deficiencies are identified, proposals will be required to accompany the Planning application to address the deficiency. In certain cases however, residential development under these thresholds may, at the discretion of the Planning Authority, require the submission of a SIA. (Please refer to Chapter 11 Development Management Standards for further information)."*

In response to the above, this Social Infrastructure Audit looks at the following elements of local social infrastructure for the area surrounding the site:

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

In preparing this report, it was considered appropriate to review social infrastructure facilities in the immediate vicinity of the subject site (zone of investigation and scope in this instance is the settlement of Dunboyne) and underlying demographic trends to determine existing capacity and future demand. A number of steps were taken for the review of the various elements of Social Infrastructure Audit.

The Methodology approach taken for each of the elements is detailed in each of the relevant sections of this report. We wish to highlight at this point that this report is compiled as a largely desktop – based study.

2 Subject Site and Surrounding Context

2.1 Subject Site

The subject site is identified in Figure 1 below for the convenience of the Planning Authority. The lands are located on the western outskirts of Dunboyne, Co. Meath, bounded by R157 to the west, Summerhill Road L2228 to the south, Plunkett Hall Residential Estate to the east and Dunboyne Business Park to the north. The subject site consists of greenfield lands of approx. 6.65 ha.



Figure 1 – Subject Site outlined in Red

The surrounding context is characterised by a mix of commercial and residential development, and the surrounding area is generally comprised of suburban residential developments, light industrial/commercial units and agricultural/greenfield space.

2.2 Surrounding Context

The subject site occupies a prominent position on the north-western outskirts of Dunboyne and the site is located directly west of the built-up area of Dunboyne.

The subject site is located approx. 850m (13-min walk) from Dunboyne Town Centre. Dunboyne is well serviced by a range of retail and commercial services, as well as a number of educational and community facilities (schools, library, community centre, etc) within easy reach of the site. The site therefore represents a natural extension of Dunboyne Town.

Aside from availing of the many amenities that Dunboyne to the east of the subject lands has to offer, the development site is proximate to enterprise and employment sites with potential for rapid growth on the east of M3.

Further to this, the subject site is located approx. 8 km north-west of Blanchardstown, approx. 15 km north-west of Dublin City Centre and approx. 18 km west of Dublin Airport.

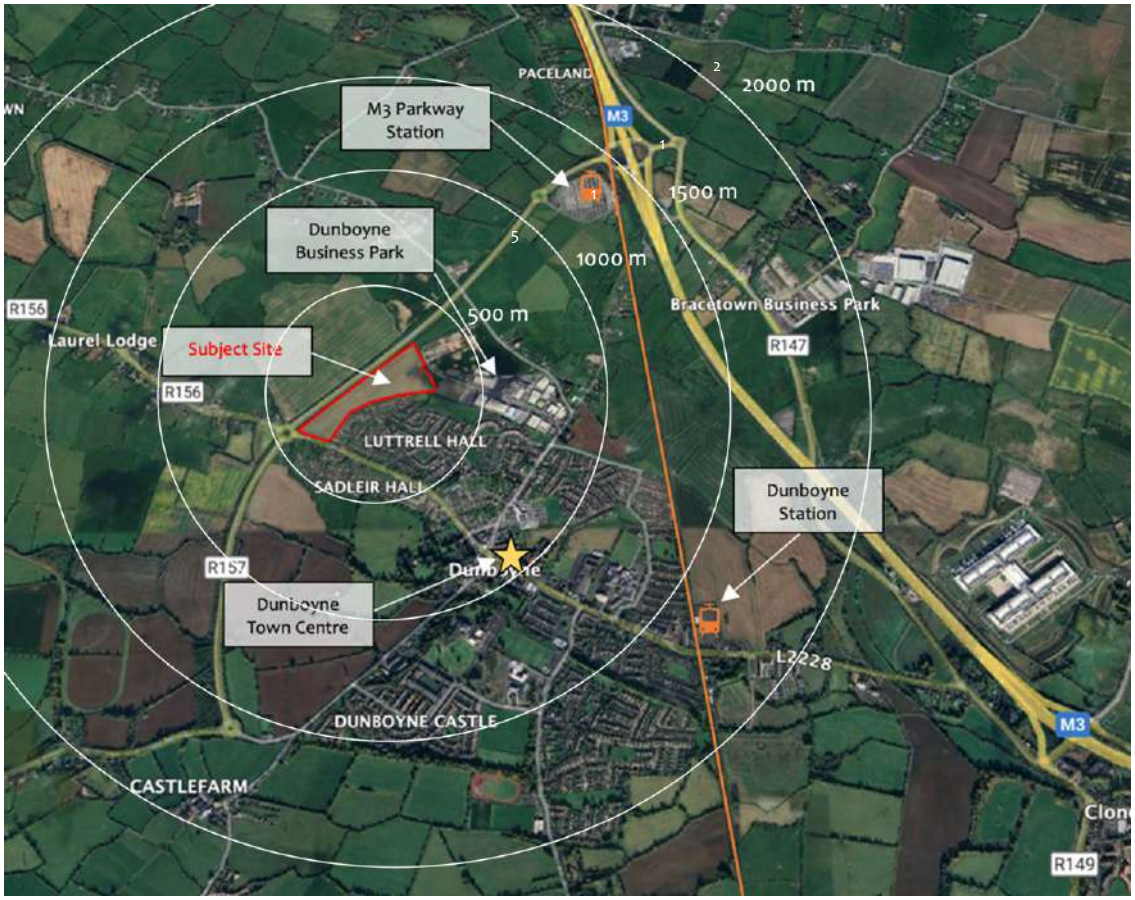


Figure 2 – Surrounding Context with Net Site Area outlined in Red

2.3 Public Transport Infrastructure and Accessibility

The subject site is well located in terms of public transport accessibility and is in proximity to a number of bus stops and train services.

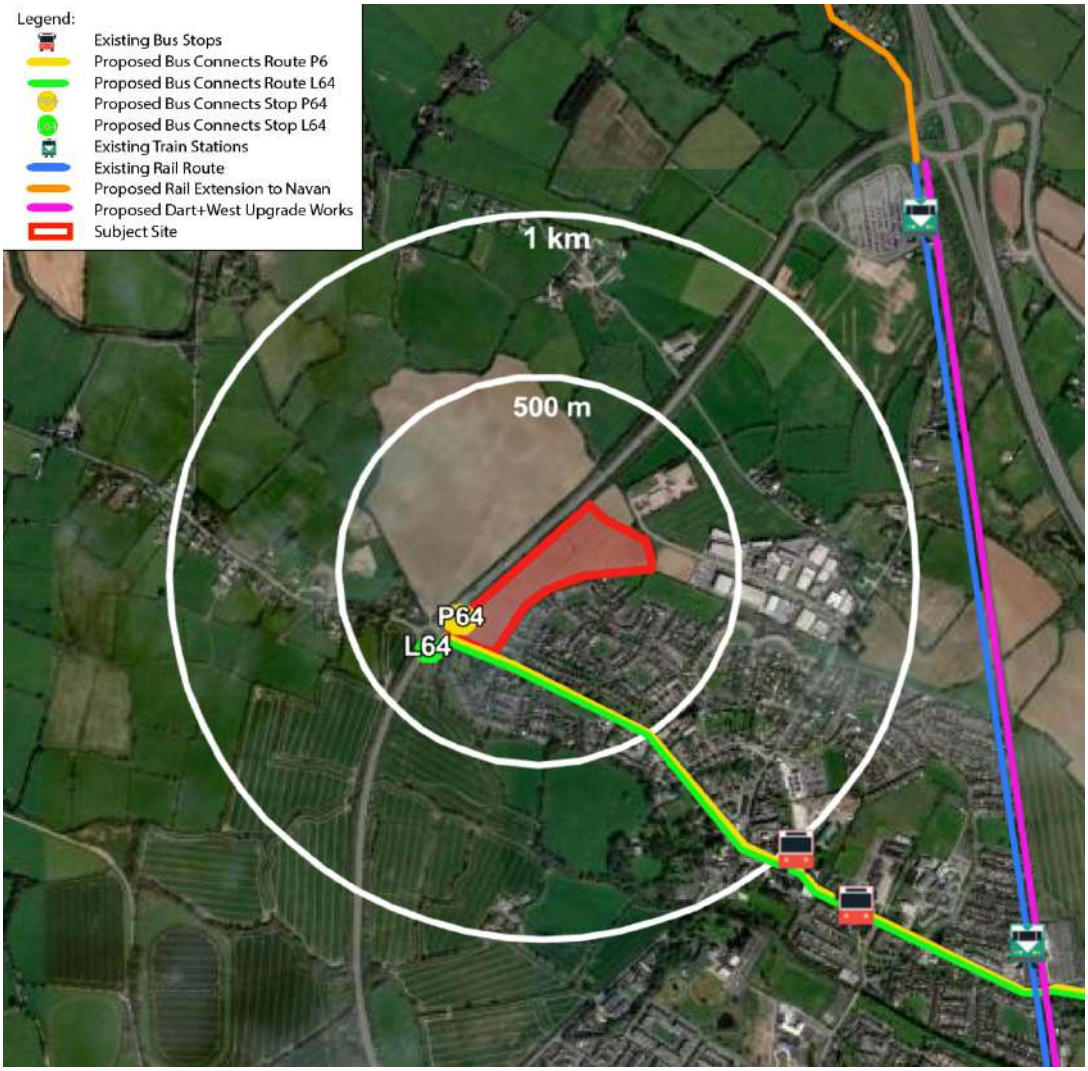


Figure 3 – Public Transportation Map

Bus Services

The subject site benefits from public transport accessibility. A bus stop (ID: 3333) is located approx. 1.4 km from the site. There is a further stop (ID: 134031) located approx. 1.7 km from the site. Dunboyne is served by a range of routes, including 70, 270 and 105. These services provide local and regional connectivity, as outlined below:

Bus No.	Bus Route	Frequency
Dunboyne Village, Stop 3333 (approx. 1.4 km from subject site)		
70	Burlington Road – Dunboyne	Every 20 – 60 mins
270	Blanchardstown – Dunboyne	Hourly
Dunboyne NS, Stop 3332 (approx. 1.7 km from subject site)		
105	Blanchardstown – Drogheda	Every 30 mins

Table 1 – Bus Routes and Frequency in proximity to Subject Site

BusConnects

We note to the Planning Authority that the local bus routes are subject to change due to the ongoing BusConnects programme to improve bus services across the country. The Dublin Bus network is

undergoing a phased redesign of its services and routes. The proposed network can be seen in the figure below.



Figure 4 – BusConnects Map with subject site identified by Red Star

The subject site will be directly serviced by the following BusConnects proposed routes with bus stops on Station Road and in the Town Centre:

Route Type	Route		Frequency
Local Routes	L64	Dunboyne – Blanchardstown	15 – 20 mins
Peak-Only Routes	P64	Dunboyne – Dublin City Centre	2 no. services daily

Table 2 – BusConnects Routes in proximity to Subject Site

Train Services

The subject site is located approx. 2 km of M3 Parkway Rail Station and 2.2 km of Dunboyne Rail Station which avail of Park and Ride and covered bike parking facilities.

Both Stations are served by the Dublin –M3 Parkway Line – Longford. The routes and frequency of both stations is as follows:

Rail Route	**No. of Services per Day (1 direction)**		
Westbound	**Mon – Fri**	**Sat**	**Sun**
M3 Parkway – Dunboyne – Clonsilla	11	18	16

M3 Parkway – Dunboyne – Clonsilla – Broombridge – Docklands / Connolly (Dublin)	11	-	-
Eastbound	**Mon – Fri**	**Sat**	**Sun**
M3 Parkway – Dunboyne – Clonsilla	17	17	15
M3 Parkway – Dunboyne – Clonsilla – Broombridge – Docklands / Connolly (Dublin)	8	-	-

Table 3 – Duboyne Rail Services

Dart+ West

Dunboyne Station and the commuter railway line are included in DART+ West project. Iarnrod Eireann/Irish Rail have submitted their planning application for the upgrading of the commuter rail line serving Dunboyne to a DART service. This provides for the electrification of the line and an increase of capacity. Railway Order was made on 18/07/2024.

The DART+ West Railway Order has authorised 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 passengers per hour per direction.

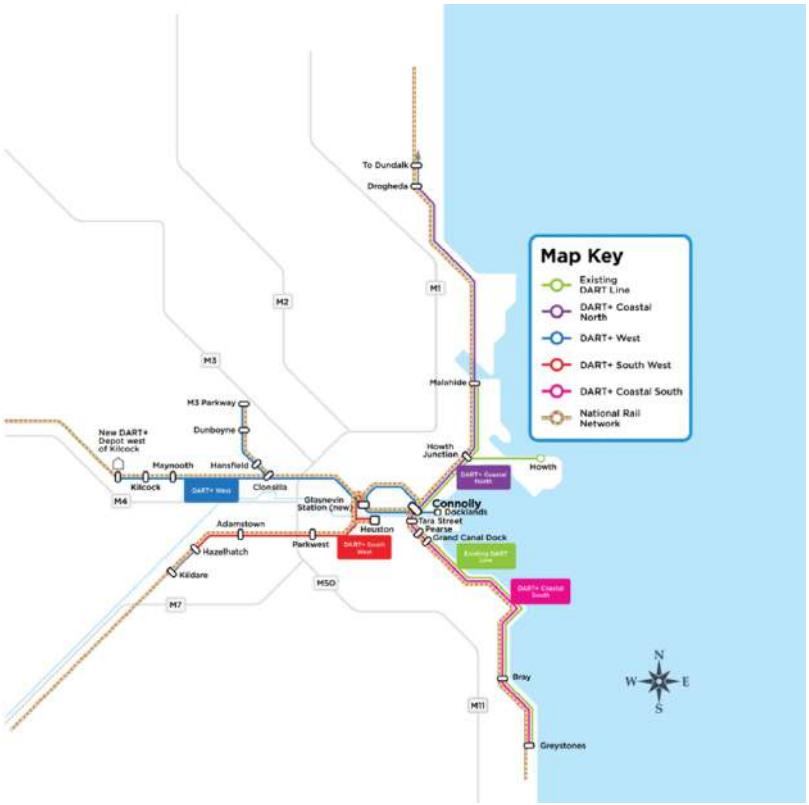


Figure 5 – DART+ Programme Route Map

The subject site will also benefit from the proposed Navan Railway which will is a proposed extension of Iarnród Éireann's network. This new railway will deliver frequent and, reliable services and sustainable public transport between Navan and Dublin City Centre, via the M3 Parkway Station. The proposed Navan Railway will be an extension of DART+ from the M3 Parkway. The proposed Navan railway will provide 4 no. new train stations, 34 km of new railway tracks, 3 no. park and ride locations and will serve up to 4,400 passengers per direction per hour.



Figure 6 – Navan Railway Route

2.4 Planning Context

The Meath County Development Plan 2021-2027 is the relevant statutory planning context for the subject site.

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

The subject site is zoned 'A2 – New Residential' with an objective *"to provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate."*

The following uses are permitted in principle:

Residential / Sheltered Housing, B & B / Guest House, Bring Banks, Community Facility / Centre, Childcare Facility, Convenience Outlet, Children Play / Adventure Centre, Education (Primary or Second Level), Halting Site / Group Housing, Home Based Economic Activities, Leisure / Recreation / Sports Facilities, Retirement Home / Residential Institution / Retirement Village, Utilities.

The following uses are open for consideration:

Betting Office, Caravan Park, Cultural Facility, Education (Third Level), Enterprise Centre, Health Centre, Healthcare Practitioner, Hotel / Motel / Hostel, Offices <100m (not for visiting members of the public), Place of Public Worship, Bar/ Restaurant / Café, Take-Away / Fast Food Outlet, Veterinary Surgery.

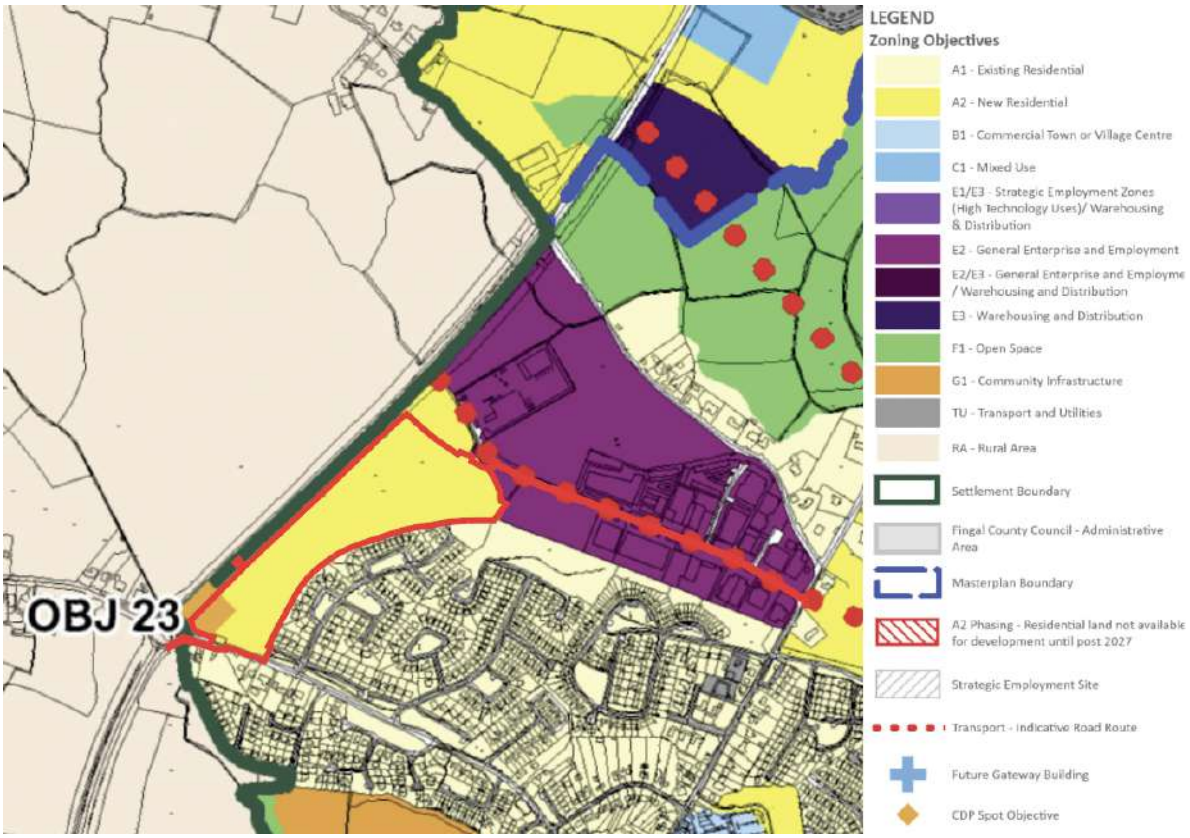


Figure 7 – Extract Meath CDP Zoning Map with Subject Site outlined in Red

3 Development Proposal

Solkerry Ventures Limited intend to apply for permission for development of a Large-Scale Residential Development on a site of approx. 6.86 ha on lands bounded by Summerhill Road (L2228) to the south-west, R157 to the north, Plunkett Hall Estate to the south and Dunboyne Business Park to the east, Dunboyne, Co. Meath.

The proposed development will consist of a Large-Scale Residential Development comprising 248 no. residential units and 1 no. childcare facility with associated car parking, bicycle parking, public open spaces, communal open spaces and all ancillary works.

The development shall comprise:

a) Construction of 248 no. residential units as follows:
   - 170 no. 2 storey houses in a mix of terraced, semi-detached and detached unit types consisting of 27 no. 2-bedroom units, 124 no. 3-bedroom units and 19 no. 4-bedroom units. Each house will have an associated rear private garden.
   - 26 no. apartment units in a single 4 storey block consisting of 13 no. 1-bedroom units and 13 no. 2-bedroom apartments. All apartment units will be provided with private open space areas in the form of balconies.
   - 52 no. duplex units in 4 no. 3 storey blocks (A-D) consisting of 26 no. 2-bedroom units and 26 no. 3-bedroom units. All duplex units will be provided with private open space areas in the form of balconies/terraces.
   - Communal open space associated with the proposed apartment / duplex units will be provided in the form of 5 no. landscaped areas located in the vicinity of the units (total approx. 1,340.4 sqm).

b) 1 no. childcare facility at ground floor of apartment Block A with dedicated external open space (GFA approx. 285.7 sqm).

c) Total provision of 388 no. car parking spaces including 6 no. accessible spaces and 24 no. EV charging spaces (357 no. resident car parking spaces, 18 no. residential visitor car parking spaces and 13 no. car parking spaces dedicated for the creche facility) and a total of 429 no. bicycle parking spaces (319 no. secure resident spaces and 88 no. visitor spaces for the apartment / duplex / mid-terrace units; and 14 no. childcare facility staff spaces and 8 no. childcare facility visitor spaces).

d) Landscaped public open space areas including children's play areas totalling approx. 10,775 sqm;

e) A new vehicular and pedestrian access point is proposed via a simple priority junction on Summerhill Road (L2228).

All associated site and infrastructural works including a foul pump station with 24hr storage and associated rising main (580m) discharging to an existing foul line at the Navan Road and Dunboyne Business Park Road junction; diversion of an existing 600 mm diameter storm pipe and proposed storm drain outfall to the R157 / Summerhill Road roundabout; internal roads, road markings, homezones, footpaths and cycle infrastructure; provision of 3 no. ESB substations; bin stores and associated bin staging areas; public lighting; all hard and soft landscaping works; natural and formal play equipment; boundary treatment works including retaining walls; green roof; PV panels and all associated site clearance, excavation, landscape and development works.



Figure 8 – Site Layout Plan

4 Planning Policy Context

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

4.1 National Planning Framework (Project Ireland 2040) – First Revision

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

Given its focus on sustainable development, the NPF includes a number of points related to social infrastructure inclusive of 'National Strategic Outcome 10: Access to Quality Childcare, Education and Health Services' which seeks to provide good accessibility to quality health services and childcare and education facilities, supported by compact growth in urban areas.

Furthermore, 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, all combine to make a real difference to people's lives*" is intrinsic to providing a good quality of life for new and existing communities. A Hierarchy of Settlements and Related Infrastructure indicates the services and facilities necessary within settlements of different size to serve their populations shown in the figure below. The outer circle of the figure below applies to the subject site and proposed development.



Figure 9 – NPF Hierarchy of Settlements and Related Infrastructure Facilities

4.2 Housing For All - A New Housing Plan for Ireland

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

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

The subject proposal provides 30 no. new residential units which will contribute towards the government's target deliverance of 33,000 new residential units per year between 2021 and 2030.

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

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

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

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

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

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

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

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

- *Forecasting Future Demand*
- *Planning for New Schools through Local Authority Development Plans*

- *Location of Schools - Planning Considerations*
- *Site Development Standards*
- *School Development Proposals and the Development Management Process*
- *School Site Identification and Acquisition*

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

- *The anticipated increase in overall population for the city/county plan area over the next nine years;*
- *The current school going age population based on school return;*
- *The increase in school-going population, assuming that an average of 12% of the population are expected to present for primary education; and*
- *The number of classrooms required in total derived from the above.*

With reference to post primary schools, the guidelines note that the procedure for establishing demand is more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post primary schools coupled with an assessment of the enrolment patterns in existing and anticipated 'feeder' national schools.

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

4.5 Childcare Facilities - Guidelines for Planning Authorities (2001)

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

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

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

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

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

It specifically states that:

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

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

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

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

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

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

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

4.6 Circular Letter PL3/2016

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

The Department requests that Planning Authorities have:

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

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

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

The 2025 version of these Apartment Guidelines reiterate the provision of one child-care facility for every 75 dwelling units, subject to the proposed development mix and existing local childcare facilities:

> *'Notwithstanding the Planning Guidelines for Childcare Facilities (2001), which are subject to review, 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,*

the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.'

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

'One-bedroom or studio type units should ***not generally be considered to contribute to a requirement for any on-site childcare provision*** *and subject to the factors above, this may also apply in part or whole, to units with two or more bedrooms.'*

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

- Total 1 Bed units: 13 no (5.2%)
- Total 2 Bed units: 66 no (26.6%)
- Total 4 Bed units: 150 no (60.5%)
- Total 4 Bed units: 19 no (7.7%)

A total of 13 of the proposed units (5.2%), will comprise one-bedroom units. These units, in accordance with the recommendation of the guidelines, are unlikely to generate childcare demand. Therefore, a total of 235 no. units in the scheme are considered to have potential for childcare requirements. A further and full assessment of the scheme in respect of childcare is outlined in Section 6 of this report, and we refer the Planning Authority to this in the assessment of the scheme as proposed.

4.8 Meath County Development Plan 2021-2027

The Meath County Development Plan 2021-2027 is the relevant statutory planning context governing the subject site. This Plan will remain valid for 6 years, subject to any review, variations, extensions or alterations made during the lifetime of the permission.

The following Objectives listed in the Meath County Development Plan 2021-2027 have been considered during the design process of the subject development and the preparation of this Social Infrastructure Audit:

Community Facilities	
SOC POL 2	*To support the provision and distribution of a range of community infrastructure facilities in accordance with the Settlement and Core Strategies to meet the needs of the County's population in conjunction with other statutory, voluntary, private sector and community groups.*
SOC POL 3	*To ensure that, where practicable, community, recreational and open space facilities are clustered, with the community facilities being located in local centres or combined with school facilities, as appropriate. Community facilities should be located close to or within walking distance of housing, accessible to all sectors of the community and facilitate multi-use functions through their design and layout.*
SOC POL 4	*To ensure the delivery of community facilities commensurate with the needs of the resident population is done in tandem with new residential developments in the interests of the proper planning and sustainable development of the area, and to assist in the delivery of such facilities.*

SOC POL 5	*To require, as part of all new large residential and commercial developments, and in existing developments, where appropriate, that provision is made for facilities including local/neighbourhood shops, childcare facilities, schools and recreational facilities, and to seek their provision concurrent with development.*
Childcare Facilities	
SOC POL 20	*To encourage, promote and facilitate the provision of quality affordable childcare facilities in accordance with national policy and relevant guidelines and in consultation with Meath County Childcare Committee.*
SOC POL 21	*To support the provision of childcare facilities of an appropriate type and scale at the following locations:* • *Areas of concentrated employment and business parks;* • *Neighbourhood centres; Large retail developments;* • *Schools or major educational facilities;* • *Adjacent to public transport nodes;* • *Villages and Rural Nodes; and* • *Within new and existing residential developments.*
SOC POL 22	*To permit childcare facilities in existing residential areas provided that they do not have a significant negative impact on the character or amenities of an area, particularly with regard to car parking, traffic generation and noise disturbance.*
SOC POL 23	*To promote childcare facilities, of appropriate size and scale, in villages and rural nodes, and/or adjacent to community and educational facilities provided:* • *the proposed development will not have a significant impact on the character or amenities of an area, particularly with regard to car parking, traffic generation and noise disturbance;* • *the proposed development satisfies environmental standards;* • *the proposed development addresses the needs of the community.* *Where feasible facilities will generally be required to locate within community/educational campuses, where purpose built childcare facilities are being provided.*
Education	
SOC POL 15	*To facilitate the development of preschool, primary, post primary, third level, outreach, research, adult and further educational facilities to meet the educational needs of the citizens of the County.*
SOC POL 16	*To ensure the provision of preschool, primary and post primary education facilities in conjunction with the planning and development of residential areas, maximises opportunities for use of walking, cycling and use of public transport.*
SOC POL 17	*To ensure that adequate lands and services are zoned and reserved to cater for the establishment, improvement or expansion of all educational facilities in the County. The Council also supports the concept of multi-campus educational facilities.*

SOC POL 18	*To continue to support and promote existing schools serving communities in town and village centres.*
SOC POL 19	*To encourage, support and develop opportunities to open up schools to wider community usage in conjunction with the Department of Education and other stakeholders.*
Healthcare Facilities	
SOC POL 24	*To co-operate with the Health Service Executive and other statutory and voluntary agencies and the private sector in the provision of appropriate health care facilities covering the full spectrum of such care from hospitals to the provision of community based care facilities subject to proper planning considerations and the principles of sustainable development.*
SOC POL 25	*To encourage the integration of healthcare facilities within new and existing communities and to discourage proposals that would cause unnecessary isolation or other access difficulties, particularly for the disabled, older people and children.*
SOC POL 26	*To ensure that adequate lands and services are available for the improvement, establishment and expansion of health services.*
SOC POL 29	*To support and co-operate with promoters or operators of public and private health care facilities by facilitating and encouraging the provision of improved health care facilities in appropriate locations.*
SOC POL 30	*To support the provision of 'one stop' primary care medical centres and GP practices at locations easily accessible to members of the wider community.*
SOC OBJ 5	*To facilitate the Health Service Executive and the Department of Health in the provision of health centres and other health related facilities throughout the County through various initiatives including the reservation of lands for such uses.*
Sports and Recreation	
SOC POL 32	*To encourage and support local sports, community groups and other groups in the provision and development of outdoor and indoor sporting and community facilities.*
SOC POL 33	*To support local sports groups, community groups and other groups in the development of facilities through the reservation of suitable land and the provision of funding where available and appropriate.*
SOC POL 34	*To cater for the sporting and recreational needs of all sectors and ages of the community and promote the integration of those with special needs into the sporting and recreational environment.*
SOC POL 35	*To require the provision of alternative open space, leisure and sporting facilities provision where such existing facilities are being discontinued as part of development proposals.*

SOC POL 36	*To ensure that new leisure facilities, where possible, are located in proximity to public transportation routes and where they can best meet the needs of the community that the facilities are intended to serve.*
SOC POL 37	*To facilitate the development of children's play areas and playgrounds in proximity to existing and proposed neighbourhoods, where feasible.*
SOC OBJ 9	*To support the provision of multi-purpose sports halls, all-weather playing pitches and associated facilities in appropriate locations.*
Open Space	
SOC POL 38	*To promote the development of a wide variety of high quality accessible open space areas, for both active and passive use, and formal and informal activities in accordance with the Core Strategy and Settlement Strategy and the standards set out in Chapter 11 Development Management Standards and Land Use Zoning Objective taking into account any environmental sensitivities including likely significant effects on European Sites (SACs and SPAs).*
SOC POL 40	*To resist the loss of existing public open space, unless alternative recreational facilities are provided in a suitable location.*
SOC POL 41	*Identify free from development, lands that are the subject of a deed of dedication identified in a grant of planning permission as public open space, to ensure the availability of community and recreational facilities for the residents of the area.*
SOC OBJ 12	*To prioritise the delivery of town parks at regional scale in Drogheda Southern Environs, Dunboyne and Ashbourne.*
SOC OBJ 14	*To examine existing public open spaces and carry out improvements where necessary to increase their usefulness as recreational spaces.*
SOC OBJ 15	*To ensure public open space is accessible, and designed so that passive surveillance is provided.*
SOC OBJ 16	*To provide multifunctional open spaces at locations deemed appropriate providing for both passive and active uses*
SOC OBJ 17	*To ensure permeability and connections between public open spaces including connections between new and existing spaces, in consultation to include residents.*
Libraries	
SOC POL 42	*To continue to expand and improve the library service to meet the needs of the community, in line with the objectives and priorities of the Library Development Plan 2005-2009 (or as otherwise amended) and subject to the availability of finance.*

SOC OBJ 21	*To provide and improve existing library facilities and services and to encourage an integrated approach to the delivery of library, arts and other related services.*
Places of Worship	
SOC POL 47	*To encourage and facilitate the development of places of worship in appropriate locations in urban centres and proximate to residential communities.*
Arts and Cultural Facilities	
SOC POL 52	*To continue to enhance the range and quality of arts infrastructural provision in the County and to support the ongoing development of cultural infrastructure throughout the County in particular those parts of the County where such provision has been identified as an enabler for growth in the creative industries sector.*
SOC POL 53	*To support the development, provision and sustainability of arts and cultural infrastructure e.g. festivals at appropriate locations throughout on the success and support the clustering of the film and audio visual sector in the County and, where appropriate, in association with libraries.*

Table 4 – MCC CDP Social Infrastructure Policies

It is considered that the subject development aligns with the above listed Objectives within the Meath County Development Plan 2021-2027. The development will not generate a significant requirement for childcare provision as demonstrated in Section 6 of this report, the proposal provides open space areas have been designed to cater for persons of all age groups and needs. The development has been designed in accordance with all standards set out in the Development and Design Standards Section of the Meath County Development Plan 2021-2027.

5 Demographic Trends

Demographic Trends for the defined catchment areas were reviewed based on the Census 2022 data for the Meath County area and Small Area Population Statistics (SAPs) for the District Electoral Divisions (DEDs) of Dunboyne for the same year.

From this section forward, the assessment considers the statistical data of the Dunboyne electoral division.

5.1 Population Figures

For the purpose of demographic analysis, the Study Area comprises the Electoral Division of Dunboyne which provides insight into the character of the local population with respect to demographic trends.

DED	2016	2022	Actual Change	% Change
Dunboyne	10,094	10,698	604	6%
Meath County	195,044	220,826	25,782	13%
State	4,761,865	5,149,139	387,274	8.1%

Table 5 – Population Evolution betwwen 2016 and 2022 (Source: CSO, 2016 & 2022)

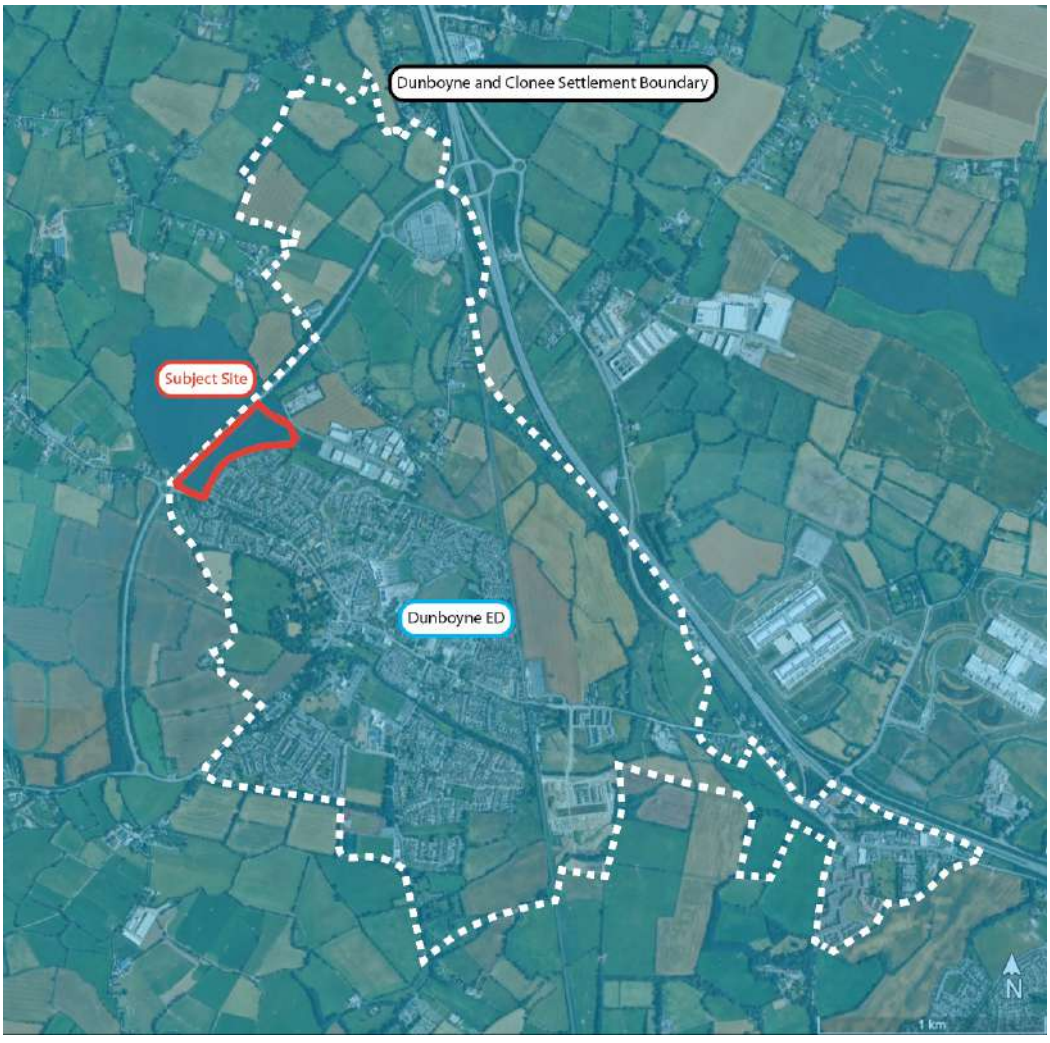


Figure 10 – Dunboyne ED with Subject Site outlined in Red with Net Site Area outlined in Red

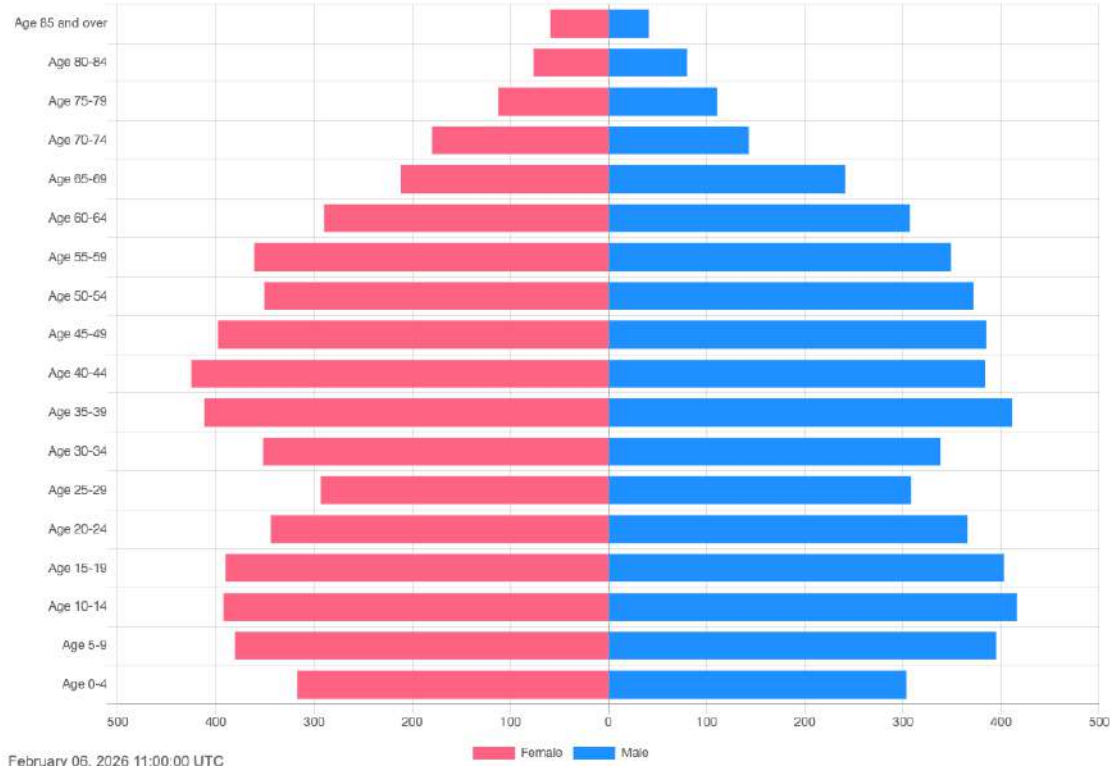
The table above indicates that between 2016 and 2022 there was an overall increase in population of 6% (+604 persons) across Dunboyne.

Overall, the proposed development offers housing that caters to the demand in the surrounding area. It is worth nothing that with a consistently rising demand for housing, population figures are envisaged to increase across most DEDs within the county in the next decade, particularly due to the recent influx of immigration. Between 2016 and 2022, Ireland's population grew by 8.1% over the six years since Census 2016, or an annual average increase of 1.3%. In the previous intercensal period, 2011-2016, the total growth was 3.7%, or an annual average increase of 0.7%.

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

5.2 Age Profile

A review of the Dunboyne Electoral Divisions age profile confirmed that communities in the area surrounding the site have age profiles that are generally weighted differently. However, it is the case with the age cohort with the greatest numbers in the working age group (24-64). This can be reviewed in the figure below. The largest age cohort is 35-39. The proposed development offers a wide mix of units from 1-bed, 2-bed, 3-bed and 4-bed units and will provide appropriate housing stock for the demographics of the area.



Graph 1 – Age profile of Surrounding Electoral Divisions (Dunboyne)

Age Cohort	Study Area	% Total

Pre-School (0-4 years)	620	6%
School Age (5-19 Years)	2,377	22%
Young Adults (20-24 years)	710	7%
Adults (25-64)	5,736	54%
Older Adults (65+ years)	1,255	12%
Total	**10,698**	**100%**

Table 6 – Age Profile Breakdown within Study Area (Source: CSO 2022)

5.3 Household Size

In accordance with official CSO 2022 figures, the average household size in Meath is 3.03, a slight decrease from 3.04 in 2016.

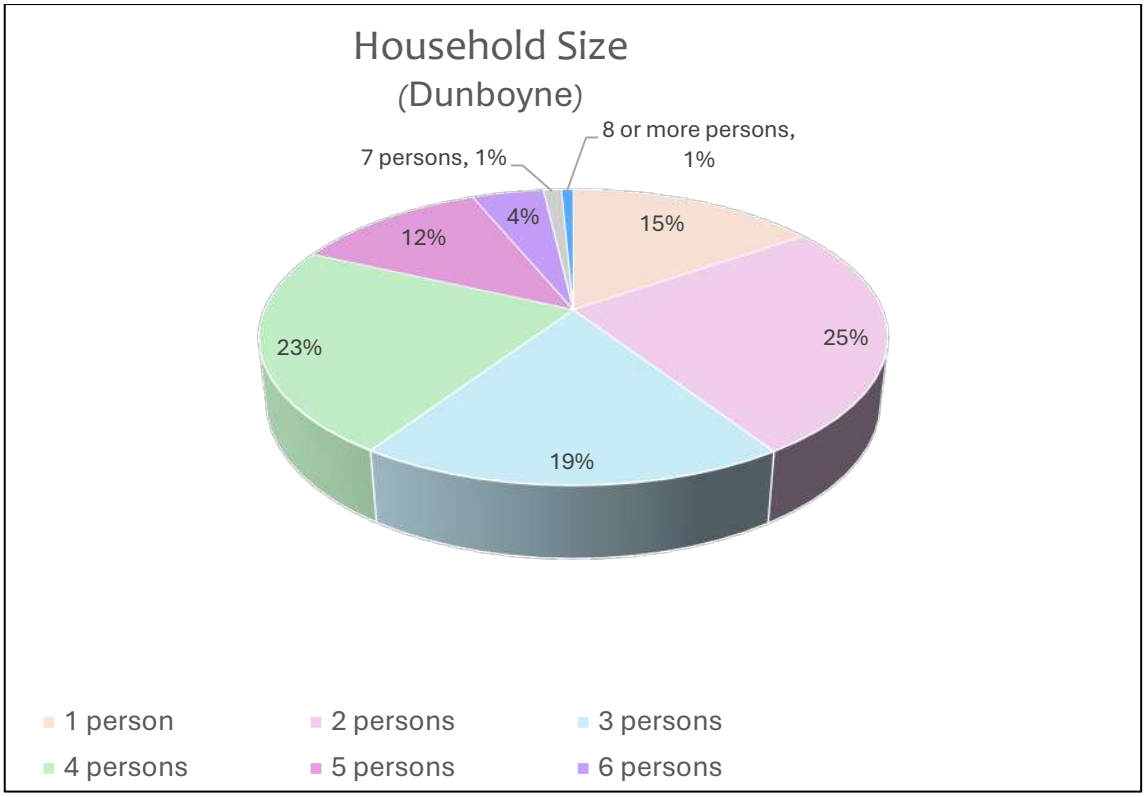
The predominant household size in the Dunboyne ED is 2 people which equates to 25% or 872 out of 3,434 households.

The proposed development offers a mixed typology of units broken down as follows: 13 x 1-bed, 66x 2-bed, 150 x 3-bed units and 19 x 4-bed units which is in line with the demand arising from the surrounding areas.

Whilst we acknowledge that the above figures show that roughly 25% of the households are 2 persons, we note that the average number of people per household in the Dunboyne ED is 3.12.

The overall proposal (248 no. residential units) is therefore estimated to generate a population of approx. **774 no. persons** (248 x 3.12) based on this household average.

Based on the above review of local population, on the proposed unit types (1, 2, 3 and 4-bed), that would typically include young professionals and small families, and the location of the development, it is considered that the proposed development will generate sufficient demand to support the provision of its own childcare facility. Section 6 of this statement outlines the full assessment on this matter.



Graph 2 – Household size of the Duboyne Electoral Division

5.4 School Going Age

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

As such, the 5-19 age group of Census 2022 is examined in Table 4 below.

Age	Dunboyne ED
Total No. of Persons Aged 5-19	2,377
Total No. of Persons in the ED	10,698
Percentage of Total Population aged between 5-19	22%

Table 7 – **No of Persons – Subject Area Census 2022**

Table 4 confirms that the relevant percentage of the total population aged between 5-19 years of age are 22% for the Dunboyne Electoral Division and therefore it can therefore be assumed that 22% of the population is of school going age within the surrounding area at present.

5.5 Population Aged 0-4

In order to assess the percentage of the population that will require childcare facility spaces, the current age profile (0-4 years of age) of the aforementioned electoral divisions were examined as a typical percentage of the population that will require childcare.

As such, the 0-4 age group of Census 2022 is examined in Table 5 below:

Age	Dunboyne ED
Total no. of persons aged 0-4	620
Total no. of persons in the ED	10,698
% of total population aged between 0-4	6%

Table 8 – No. of Persons aged 0-4 (Source: CSO 2022)

Table 5 confirms that the relevant percentage of the total population aged between 0-4 years of age is 6% for the Dunboyne ED and can therefore be assumed to be of the age requiring childcare within the surrounding area at present.

It is also important to note that not all children aged 0-4 years will attend a childcare facility. Further, Census data provides figures for the number of children aged 0-4 years in childcare. This data is compared with the number of children aged 0-4 years within the Study Area. A total of 620 no. children aged 0-4 years were recorded in the Study Area in the 2022 Census. 300 no. of these children were recorded to be in childcare equating to 48% of the population aged 0-4 years.

DED	Children aged 0-4 years	Children aged 0-4 years in childcare	% of children in childcare
Dunboyne	620	300	48%

Table 9 – No. of Children aged 0-4 vs children aged 0-4 years in Childcare (Source: CSO, 2022)

Childcare Patterns

The 'Annual Early Years Sector Profile Report 2020/21' published by the Department of Children and Youth Affairs reports that a total of 3,549 no. children were enrolled in childcare in County Meath and there were 627 no. vacant places recorded (Note that this is the most recently available report and there are no reports available for subsequent years). This is a vacancy rate of 18%. These findings indicate that there is significant childcare space capacity within County Meath.

5.6 Summary of Findings

The key points to note are as follows:

1. The total number of persons in the Dunboyne Electoral Division is 10,698.
2. The average household size in the area is 3.12 persons.
3. The proposal (248 no. residential units) will generate a total population of 774 no. persons.
4. 23% of the population of Dunboyne ED is of school going age.
5. Of the 774 persons or population arising from the proposal 22% (a total of 170 new residents) are likely to be of school going age. Given the type of residential development proposed (providing 13 no.1-bed apartments), we would expect that this would in fact be a lower figure. We have for the purpose of this assessment applied the 161-person figure to calculations within the remainder of this report.
6. 6% of the population of the Dunboyne ED are aged 0-4 years old. A total of 620 no. children aged 0-4 years were recorded in the Study Area in the 2022 Census. 300 no. of these children were recorded to be in childcare equating to 48% of the population aged 0-4 years.
7. A vacancy rate of 18% was recorded in County Meath for childcare spaces in 2020/21.

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

6 Childcare Facilities Audit

6.1 Methodology

In preparing the review of childcare facilities in the surrounding area, an appropriate starting point was a review of the Childcare Guideline's for Planning Authorities entitles 'Childcare Facilities – Guidelines for Planning Authorities (2001)', with regard to the requirement for childcare facilities for the current proposal of 248 no. new residential units was examined, and relevant conclusions drawn.

In addition, we note that the 'Planning Design Standards for Apartments, Guidelines for Planning Authorities, 2025' were also consulted.

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

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

We note at this point that this childcare assessment has extends to the entirety of the Dunboyne settlement. It is recognised that there is also the option for families to avail of childcare facilities outside of this radius due to a preferred location near workplaces, or schools that older children in the family may be attending.

6.2 Assessment

Estimated Population Generated

As previously outlined above, the Apartment Guidelines (2025) advise that studio and one-bedroom units should be discounted when calculating demand for childcare that would be generated by the proposed residential development. The guidelines note that this approach may also apply to units with two or more bedrooms. The proposed development does not include any studio units. This assessment has adopted a conservative approach and as such has only discounted one-bedroom units in the estimation of 0–4-year-old residents that may reside in the development. Thus, the total number of units in the scheme which are included in this estimation amounts to 235 no. units.

In arriving at the estimated number of 0–4-year-old residents in the proposed developments, the proposed unit mix and form of the development, as well as the following indicators, have been used:

- Persons per unit proposed (determined by the proposed development and the average household size within the Study Area, established as 3.12 persons per unit using the Census 2022 data) and:
- Proportion of the Study Area's population within 0-4 years age cohort (determined as 6% using the 2022 census data).

Analysis of these factors allow for a determination of the total number of 0–4-year-old residents in the proposed development. As highlighted in table 7 below, it is estimated that approx. 44 no. children aged 0-4 years may reside in the proposed development.

Total units*	Average Household Size	Residents (Number)	0-4 years (% of Total population)	0-4 years (Number)
235	3.12	733	6%	44

*Excluding one-bed units

Table 10 – Estimated population generated for 0-4 year olds

Further, acknowledging that 48% of children aged 0-4 years attend childcare facilities in the Study Area, it can be estimated that potentially, **only 21 no. of the expected children aged 0-4 years arising from the proposed development would attend a childcare facility.**

Estimated Childcare Demand Generated

The Economic and Social Research Institute (ESRI) January 2023 report titled 'Early childhood education and care in Ireland and Northern Ireland' provides a study of childcare type for children aged 0-4 years not at school 2019 – 2021 nationally. This release is important for the purpose of this assessment as it details the extent to which childcare facilities are utilised by the general population. The below table indicates the range of methods parents use for the purpose of childcare for their pre-school children in Ireland.

Type of Childcare	National
Relatives/ Friends	6%
Childminder	12.4%
Centre-based	42.3%
No Childcare	39.3%

Table 11 – Estimated Childcare Demand generated for 0-4 year olds (Source: QNHS 2016)

The CSO's Quarterly National Household Survey (QNHS) provides a study specifically on childcare take-up for Q3 of 2016[1].. As adaption of a table found in the QNHS, the table below, indicates the range of methods parents use for the purpose of childcare for their pre-school children in the mid-east, compared with figures of the same.

Type of childcare	Mid-East (incl. Meath)	State
Parent / Partner	65%	62%
Unpaid relative / friend	16%	17%
Paid relative / friend	5%	3%
Childminder/ Nanny	13%	13%
Childcare Facility	14%	19%
Other	1%	1%

Table 12 – Estimated Childcare Demand generated for 0-4 year olds (Source: QNHS 2016)

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

https://pdf.cso.ie/www/pdf/20170706100048_QNHS_Childcare_Quarter_3_2016_full.pdf

The vast majority of pre-school children are cared for by their parents or partners of their parents, while 14% of pre-school children attend a childcare facility compared to 19% nationally.

Demand for Childcare Spaces Arising from Proposed Development

In 2022, 6% of the population was between 0-4 year olds. This allowed for a calculation to estimate the number of 0-4 year olds that could potentially reside in the proposed development.

All one-bed units were subtracted from the total of 248 no. units, this equates to 235 no. units. Using the average household size (3.12) and the percentage of 0-4 year olds (6%) in the study Area, a calculation was made to estimate that the proposed development would **generate 44 no. 0-4 year old children.** This figure is considered particularly relevant given that the Apartment Guidelines 2025 state that *"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, the existing geographical distribution of childcare facilities and the **emerging demographic profile of the area.**"*

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

The proposed development is comprised of 248 no. new residential apartments. The following indicative summary mix is identified for the total of 248 units:

- Total 1 Bed units: 13 no (5.2%)
- Total 2 Bed units: 66 no (26.6%)
- Total 4 Bed units: 150 no (60.5%)
- Total 4 Bed units: 19 no (7.7%)

It is noted that the 2, 3 and 4 bed units should only be considered as contributing to a requirement for childcare in accordance with the provisions of the Apartment Guidelines of 2025. **A total of 235 units therefore have the potential to require childcare facilities**. This is the upper most demand in terms of requirements for childcare and it could be argued that this will be significantly less at operational stage given that not all 2 bed units will require childcare. Notwithstanding this, we note the following calculations based on these uppermost requirements.

- 235 units & 1 facility required for every 75 units = 235/75 = 3
- 20 childcare spaces required for every 75 units = 20 x 3 = 60

Based on the above worst-case scenario calculations, **60 no. spaces** are required to address the requirements of the proposed development and the current proposal.

Existing of Local Childcare Facilities

To determine the available number of childcare facility places in the area, a desktop-based assessment was carried out to determine the location of childcare services within Dunboyne. We endeavoured to get an indication for the capacity and current enrolment figures for the following facilities:

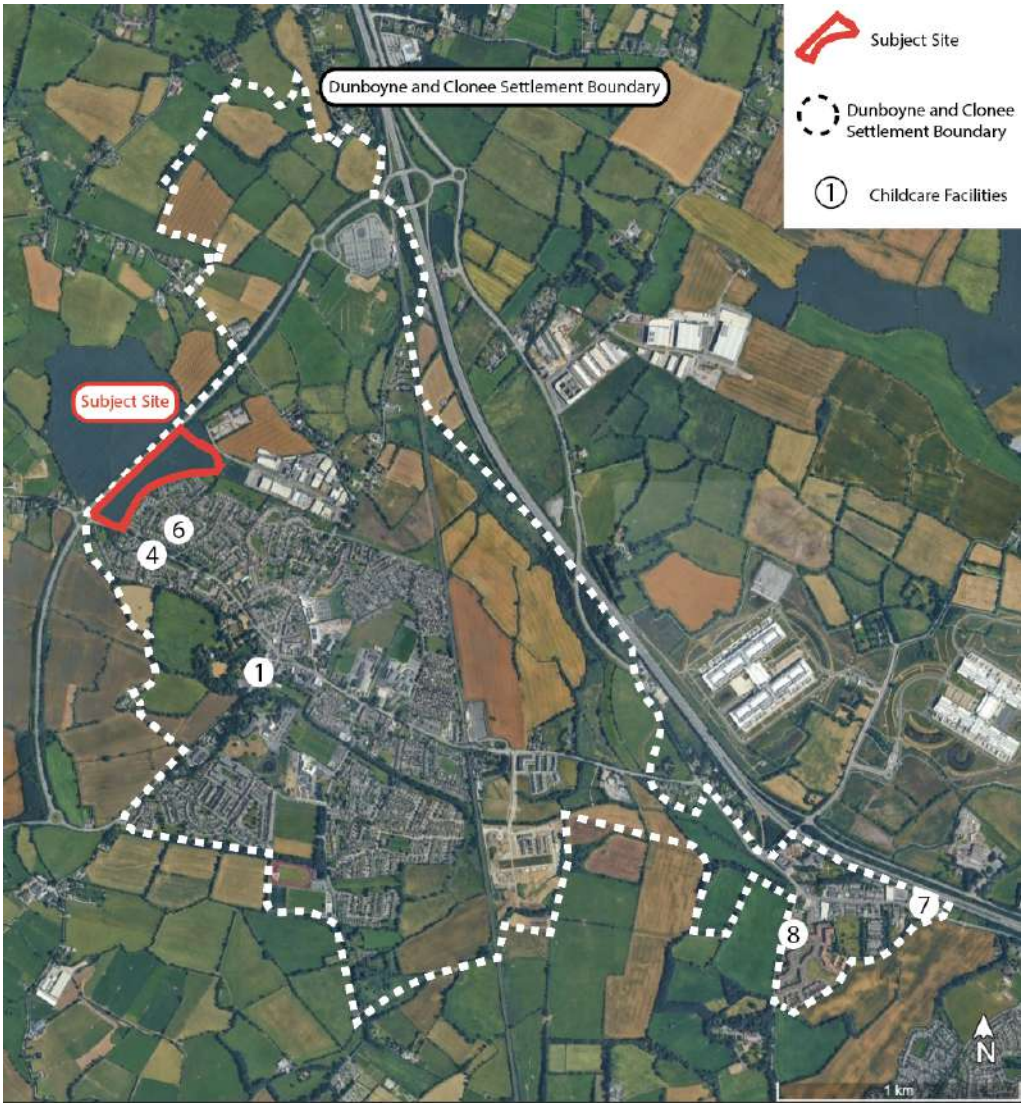


Figure 11 – Childcare Facilities within Dunboyne with Net Site Area outlined in Red

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

	Childcare Facility	Service Type	Maximum Capacity	Available Capacity
1.	Little Scholars Creche – Maynooth Road	Sessional	33	0
2.	Little Scholars Creche – Yeates Centre	Full Day / Part Time/ Sessional	86	0
3.	The ABC Club	Sessional	44	8
4.	Tiny Tots Montessori	Sessional	11	0
5.	Kidology Childcare	Full Day Sessional	100	11

6.	Small Steps	Sessional	9	2
7.	Fonthill Lodge Clonee	Full Day / Part Time/ Sessional	168	0
8.	Little Explorers	Full Day / Part Time/ Sessional	81	Spaces available in different age groups
		Total	**539**	**21**

Table 13 – Capaciy for Existing Child Care Facilities

The table above illustrates the total estimated available capacity in facilities is 21 no. pupil spaces. A total of 3 out of 8 no. facilities did not respond in this instance.

The table above illustrates the total maximum capacity in facilities is 539 no. childcare spaces. It is noted that childcare facilities cater for children from 0-4 years approximately, and due to their natural progression into primary school, spaces become available and are then refilled on an ongoing basis, so there is constant movement in capacity levels within the facilities.

Applications Pipeline & Planned Facilities

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

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

	Proposed Development	**Planning Reference**	**Dist. To Application Lands**	**Facility Size**	**Approx Capacity**
1.	Bennetstown 1 LRD	2360290	800 m	280 sqm	65
2.	Bennetstown 2 LRD	2460805	1 km	570.7 sqm	120
3.	Old Navan Road Residential Development	2460625	1.6 km	161 sqm	45
4.	Station Road Dunboyne LRD	2460709	2.3 km	394 sqm 400 sqm	152
5.	Station Road Residential Development	2460468	2.5 km	324 sqm	74
			Total	**2,129.7**	**456**

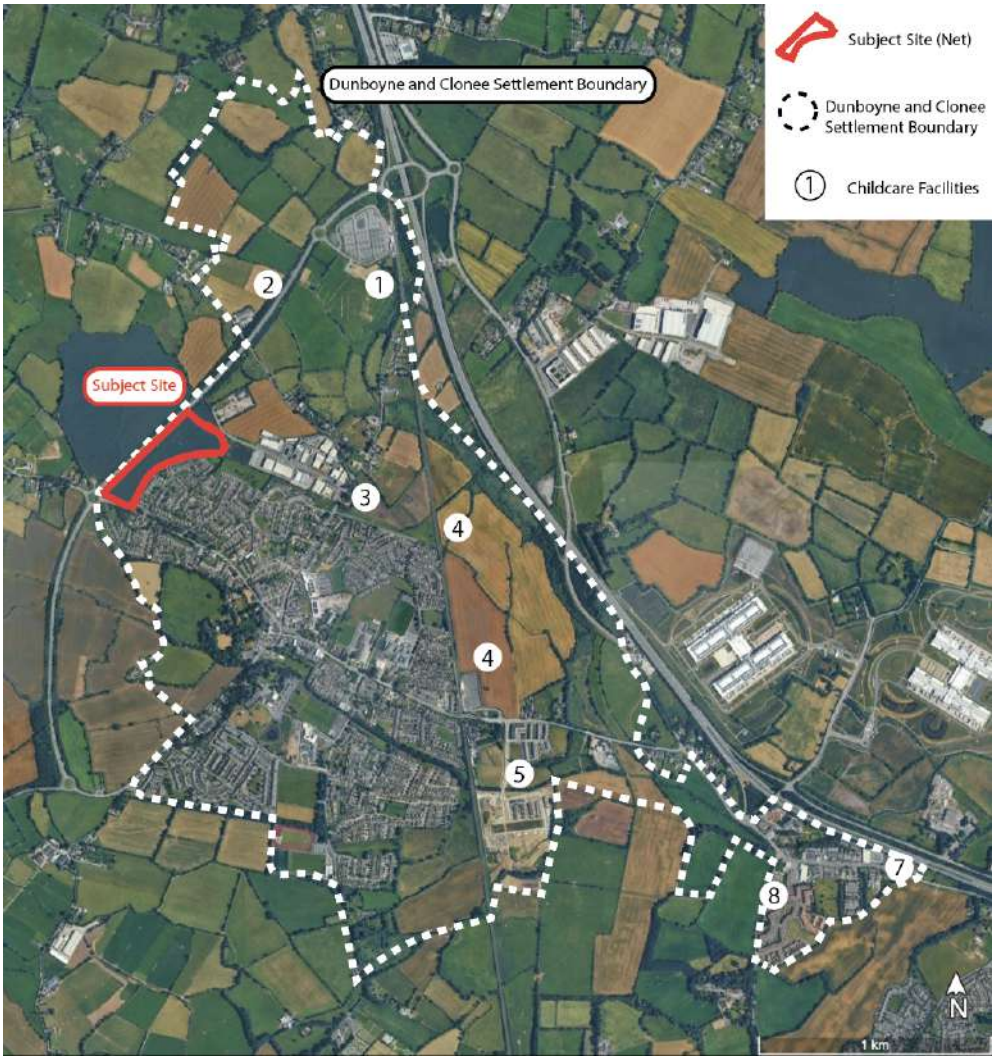


Figure 12 – Permitted Childcare Facilities within Dunboyne with Net Site Area outlined in Red

Depending on actual demand arising and given the noted vacancy rate across facilities of 18%, it is considered that some capacity may exist to cater for the children of the surrounding areas.

Findings

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

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

The potential childcare uptake of the development proposal is likely to be 60 no. places and it is submitted that the total number of childcare places to be accommodated by the proposed development herein is sufficient to warrant a standalone facility.

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

In this regard the proposed development includes a standalone childcare facility, which is considered acceptable and in line with national guidance. Notably, a childcare facility of approx. 284.7 sqm in size (with capacity for 61 no. children) is proposed as part of the scheme. The childcare facility is also afforded an appropriate outdoor play area (approx. 176 sqm).

We confirm that the proposed childcare facility as part of the subject development has the capacity to cater for the childcare demand arising from the current proposal. It is submitted that there will be sufficient capacity in the proposed childcare facility as part of the scheme now proposed to cater for the estimated demand arising from the proposed development.

We trust that this will be satisfactory to the Planning Authority of Meath County Council.

7 Education

7.1 Methodology

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

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

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

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

- **Census 2022 figures** - Populations Statistics were reviewed to determine what the household composition and school going age was for the Dunboyne Electoral Divisions.
- Also, an assessment of the demand arising from the proposed development was determined by multiplying the proposed number of units by the average number of persons per private household.
- **2021/2022 and 2025/2026 Enrolment Figures** - Enrolment figures for the school years of 2021 and 2025 were reviewed to partly establish the available capacity in the schools examined in the assessment.

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

7.2 Demand Generated by Proposed Development for Educational Facilities

The proposed development will comprise 248 no. units of various typologies. The average household size of the Study Area was recorded as 3.12 persons per household which generates a total indicative population of 774 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 235 no. units proposed of 2-bedrooms or more that can reasonably accommodate families. For the purposes of this assessment, the uppermost requirements shall be applied.

It has been previously established that 22% of the overall population are of the average school going age. We can assume that 12% of the population created by this development will attend primary school and the remaining 10% will attend post-primary school.

This assumption is made based on guidance detailed in *"The Provision of Schools and the Planning System"*, which details that primary school demand can be assessed based on a rate of 12% of the school going age and that the remainder would attend post primary facilities.

Having considered the above, we note that the overall population of school going age envisaged for the proposed development (774 population) is approx. **170 no. persons.**

Total No. of units proposed	248
Average Household Size for Study Area	3.12
Estimated Population	774
12% Primary School	93
10% Post-Primary School	74

Table 14 – Estimated population of the Proposed Development

The proposed development will provide 248 no. residential units. Based on the average household occupancy rate of 3.12, the additional population added to the area could stand at approximately 774 no. people. However, this is considered a conservative estimate.

Approximately 5.2% of the residential units proposed as part of this development will be one-bed units. These types of units generally do not attract families, so excluding 1 bed units leaves 235 no. units, with an estimated population of 733 no. people (235 x 3.12). Based on this assumption, the following breakdown of the school-going age population for the proposed development is estimated at:

- **Primary** – 733 no. persons @ 12% = 88 no. children.
- **Post-Primary.** – 733 no. persons @ 10% = 73 no. children.

The demand for school places in the catchment area, arising from proposed development and estimated school going population is therefore **88 no. primary school places and 73 no. post-primary school places.**

7.3 Assessment of the Existing Schools Network

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

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

For the purposes of this audit, a 5km radius has been selected as the defining catchment area from the subject site for educational facilities. It is considered that a 5km radius is more appropriate for the assessment of primary and secondary schools as there is more flexibility when getting older children to school in terms of transport options. It is also considered that parents may chose schools based on personal preference as opposed to location or convenience.

Primary School Facilities

The study area is well provisioned with primary schools. There are currently 4 no. primary schools within the Dunboyne settlement boundary from the subject site.

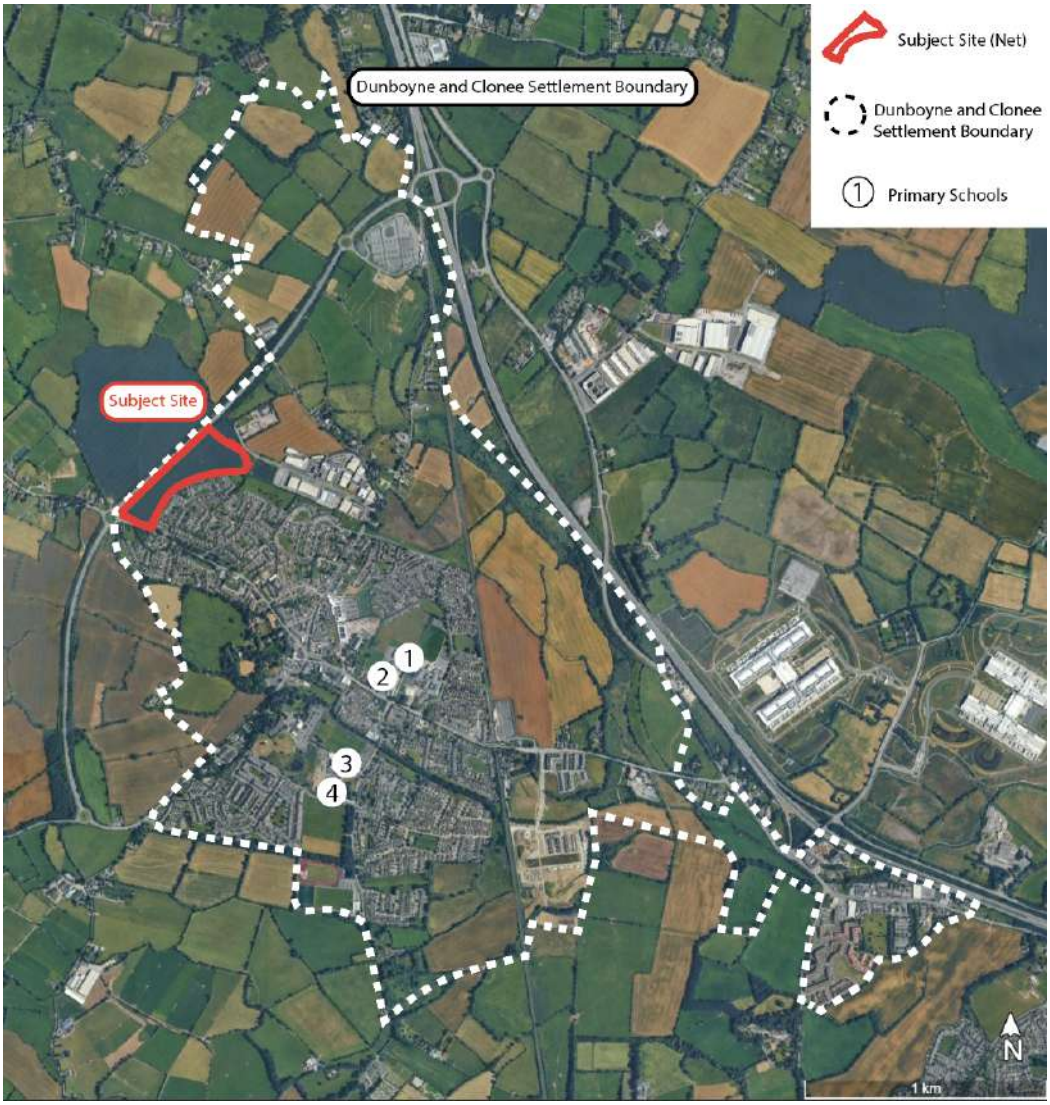


Figure 13 – Primary School Facilities within Dunboyne with Net Site Area outlined in Red

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

No.	Roll No.	School Name	Enrollment 2021/2022	Enrollment 2025/2026	5-Year Change
1)	20032B	Dunboyne Junior Primary School	481	397	-84
2)	20033D	Dunboyne Senior Primary School	510	470	-40
3)	20082Q	Gaelscoil Thulach nÓg	371	360	-11
4)	20191V	St Peter's National School	72	97	+25
		Total	**1,434**	**1,324**	**-110**

Table 15 – Change in Primary School Enrolment over a 5 year period

Enrolment trends for Primary Schools in the application site 'study area' show general decline at primary school level for the 5-year interval (2021-2025) with an overall decrease in enrolment of 110 no. students. A total of 3 no. schools (75%) experienced a decline which indicated capacity at these school facilities.

Taking the above into account, it is submitted that there exists sufficient capacity in the surrounding area to cater for the primary school needs arising from the proposed development of 248 no. residential units. As stated above, it is considered that this development will generate a demand of 88 no. primary school places, which can be easily accommodated in the above facilities, and therefore this development will not generate undue burden on the local school network.

Secondary School Facilities

A total of 1 no. post-primary schools have been identified within the Study Area listed as follows:

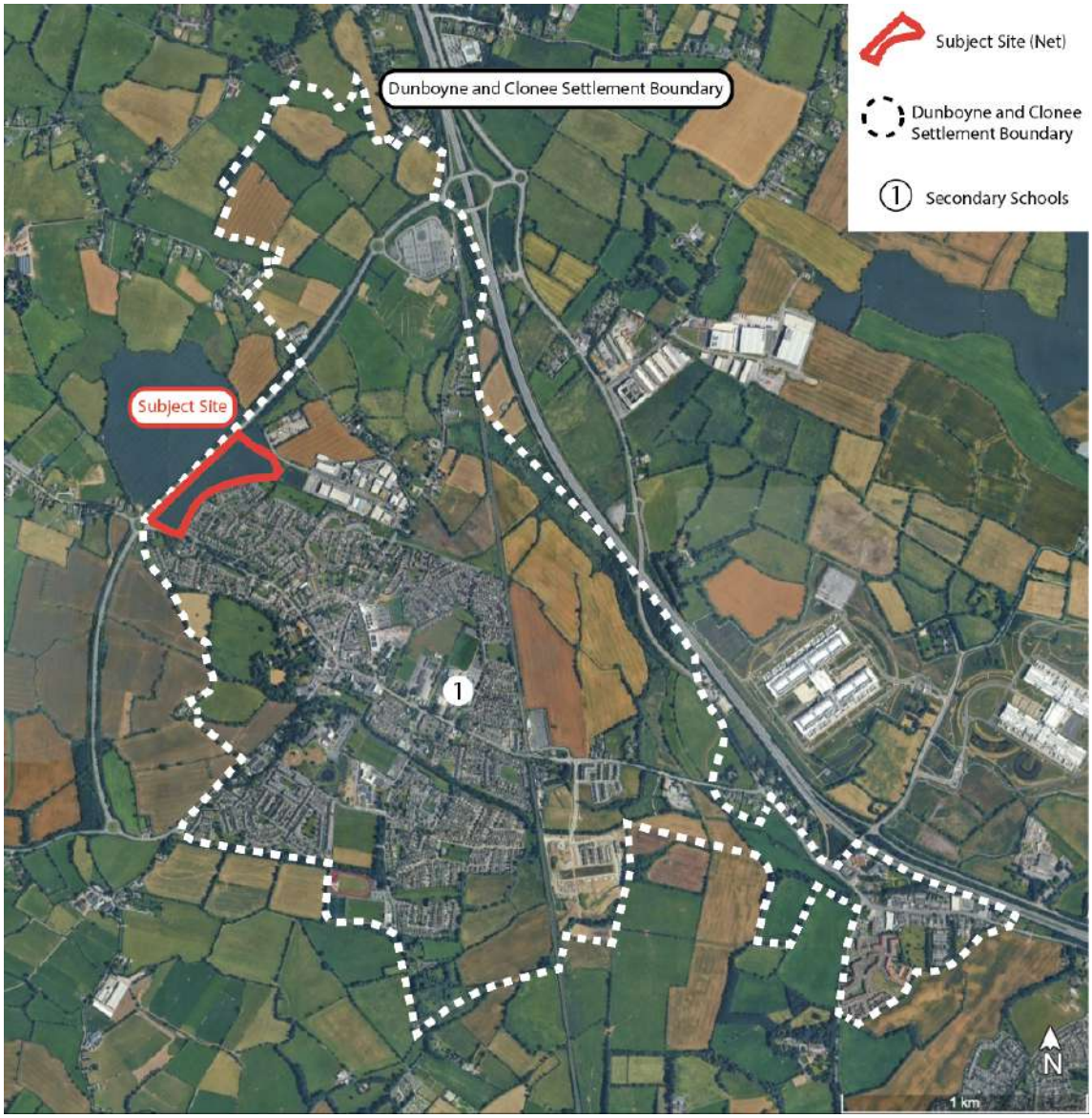


Figure 14 – Secondary School Facilities within Dunboyne with Net Site Area outlined in Red

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

No.	Roll No.	School Name	Enrollment 2021/2022	Enrollment 2025/2026	5-Year Change
1)	71950F	St. Peter's College	1,235	1,214	-21
		Total	**1,235**	**1,214**	**-21**

Table 16 – Change in Post Primary School Enrolment over 5-year period

Enrolment rates of post-primary schools in the Study Area have decreased in the recent 5-year period by 21 students enrolled from 2021/2022 to 2025/2026.

It has been established that 73 no. post-primary school spaces may be required as a result of the development that is currently before the Planning Authority. It is submitted that

There are a number of secondary schools outside the Dunboyne Settlemnt boundary that can be accessed by any future residents of the proposed development and that there is more flexibility when getting older children in secondary schools to school in terms of transport options. The surrounding are exists sufficient capacity in the surrounding area to cater for the primary school needs arising from the proposed development of 248 no. residential units.

7.4 Future School Enrolment Projections

The LRD Opinion issued by Meath County Council set out a requirement to consider the Department of Education and Skills prepared a report titled 'Projections of Full-time Enrolment Primary and Second Level, 2017-2035' on the projections of full-time enrolment in schools across Ireland within the Social Infrastructure Audit. We note that the 'National Projections of Full-Time Enrolment: Primary and Post-Primary Level 2025/26 – 2044/45' has now superseded this document.

The Department of Education and Youth reported in December 2025 that enrolment figures will reach a new low under the M1F2 scenario.

For primary school projected enrolment levels, the 'National Projections of Full-Time Enrolment: Primary and Post-Primary Level 2025/26 – 2044/45' by the Department of Education and Youth in this respect 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.*
>
> *Intake into Junior Infants is projected to decrease by over 5,800 to 54,887 over the next 11 years before starting to rise again in 2036/37."*

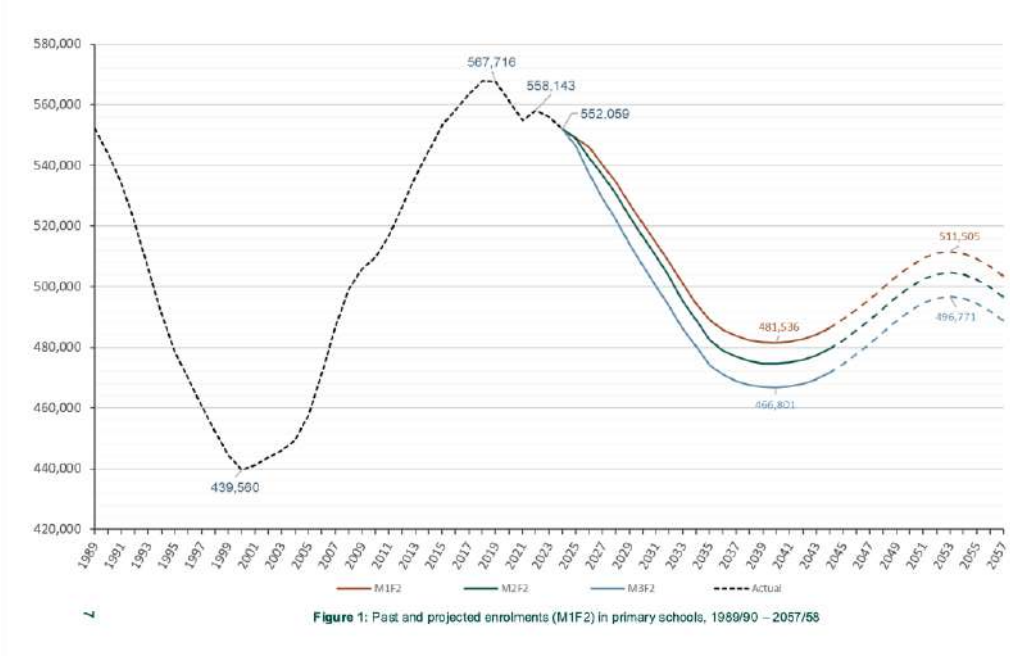


Figure 15 – Actual and Projected Enrolments in Primary Schools 1989/90 – 2057/58 (Source: Department of Education and Youth)

Post-primary school projected enrolment levels, the Department of Education and Youth report in this respect states:

> *"Post-primary school enrolments have risen by almost 54,000 pupils since 2019/20, an increase of 14.5% in the last 5 years. Enrolments are expected to peak in 2025/26 under all three migration scenarios, with 429,350 students under the M1F2 scenario. From 2026/27 onwards, enrolments are projected to fall over the coming years, with a decrease of over 78,000 over the next 20 years."*

The number of students entering 1st Year is projected to fall by over 13,500 from the 2024/25 peak of 73,237 to 59,681 over the next 20 years."

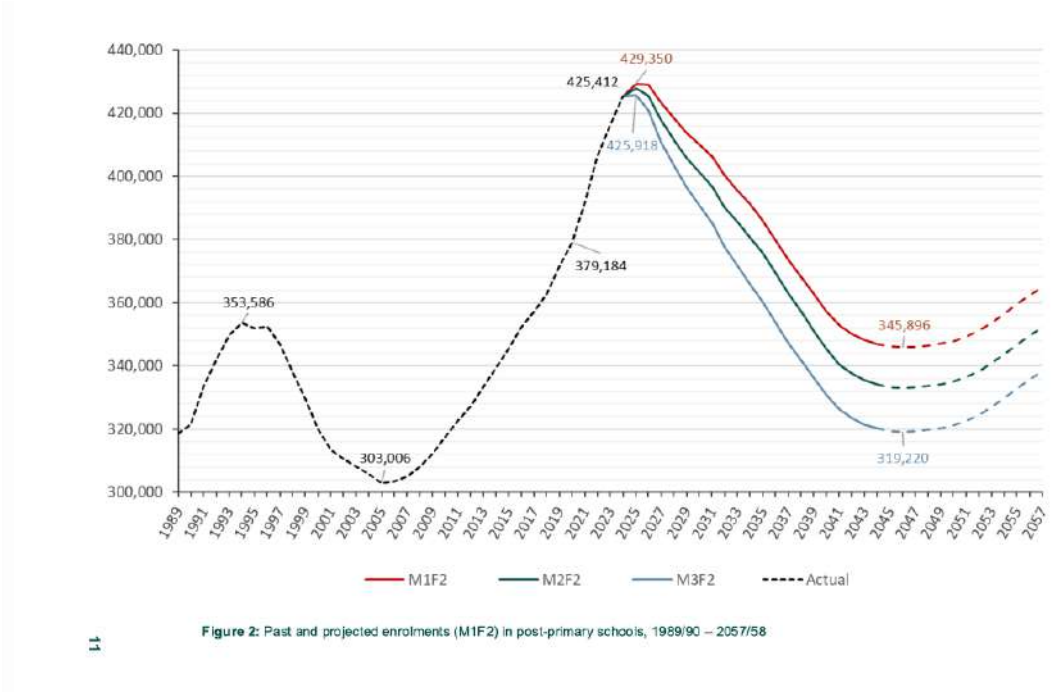


Figure 16 – Actual and Projected Enrolments in Post-Primary Schools 198/90 – 2057/58 (Source: Department of Education and Youth)

The Department of Education Regional Projections of full-time enrolments report 2021 – 2036 projects the enrolment figures in primary schools within the Dublin region (incl. Meath) to drop by 5.8% between 2025/2026 academic year and 2030/2031 academic year. At the post-primary level, the report projects the enrolment figures to decrease by 6.1% between 2025/2026 academic year and 2030/2031 academic year.

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 90 no. spaces by 2030/2031 academic year and are estimated to decrease by 174 no. students for post-primary schools by 2030/2031 as per the table below.

	2025/2026 Enrolment	% Change	Estimated Change	Projected 2030/2031 Enrolment
Primary Schools	1,324	-5.8%	-77	1,247
Post Primary Schools	1,214	-6.1%	-74	1,140

Table 14 – Projected Enrolment Trends 2025-2031

The Department of Education's School Building programme includes 3 no. primary and 1 no. post primary schools within Dunboyne. The statis of large scale projects being delivered under the School Building Programme as of July 2026 are as follows:

Roll No.	School Name	Stage
20032B	Dunboyne Junior National School	Stage 2 (Detailed Design)
20033D	Dunboyne Senior National School	Stage 2 (Detailed Design)

We note that once these extensions are built, these schools will have significantly increased capacity.

We also note that Gaelscoil Thulach na nÓg and St Peters National School have both recently completed extensions with the construction of a 454sqm Special Educational Needs Classroom unit to the north-west of the existing Gaelscoil Thulach na nÓg school.

7.5 Educational Facilities Summary

There are 4 no. primary schools and 4 no. post-primary schools currently operating in the Study Area and these have demonstrated mixed levels of growth and decline in the recent 5-year period.

With respect to future enrolments, we note that a 5.8% decrease in enrolments in primary school level and a 6.1% decrease in post-primary school enrolments is anticipated from 2025/2026 to 2030/2031, with respect to the most recent regional population projections published by the Department of Education and Skills (2025/26-2044/45).

As outlined above, the development proposed has 5.2% 1-bed based unit types, which greatly reduced the number of children and families generally that will be present within this development. This in turn will reduce the demand created for school places. Having regard to this, the assessment of demand was based on what would be generated from the 2, 3 and 4-bedroom units within the scheme. Calculating this out, it was concluded that 88 no. primary school and 73 no. secondary school spaces would be required as a result of this development proposal.

Given the fluctuating enrolment figures within the study area over a 5 year period, it is submitted that there exists sufficient capacity to cater for the primary and post-primary school needs arising from the

proposed development of 30 no. units. This situation is also improved when taking into account the anticipated decrease in primary and secondary school enrolments forecast to 2030/2031.

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

We trust that this will be satisfactory of the Planning Authority of Meath County Council.

8 Retail

8.1 Methodology

A desktop-based review of retail facilities within Dunboyne was prepared in July 2026. This search was carried out using Google Maps. We note that there is no formal guidance available on an appropriate study area to focus this assessment of the audit and professional judgement has been applied. The study area comprising the settlement boundary of Dunboyne was selected as an appropriate catchment area for the review of such facilities as it was thought to be an appropriate travelling distance to retail facilities.

8.2 Assessment of Retail Facilities

The study area is well provisioned with convenience retail facilities. A wide range of convenience stores and a selection of shopping centres provides this development with sufficient retail capacity.

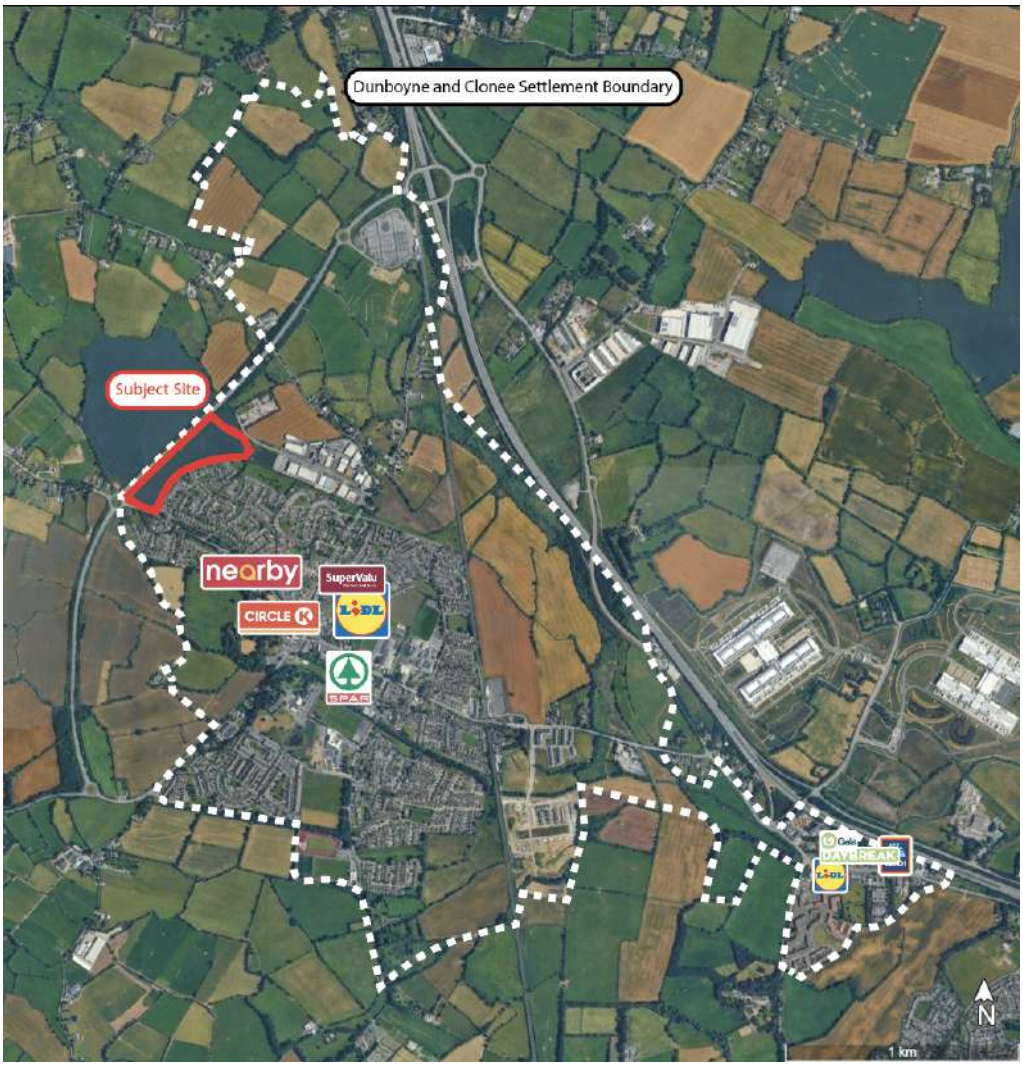


Figure 17 – Retail Facilities within Dunboyne with the Subject Site outlined in Red

The study area is well provisioned with retail. There are currently 7 no. convenience retail facilities within the settlement boundary of Dunboyne. A review of the surrounding area has confirmed the following provision of retail.

	Retail	Walking Distance from Site

1.	Eurospar	1.5 km
2.	Lidl	1.6 km
3.	Supervalu	1.7 km
4.	Nearby	1 km
5.	Circle K	1.3 km
6.	Lidl Clonee	3.9 km
7.	Gala Clonee	3.9 km
8.	Daybreak Clonee	4 km
9.	Aldi Clonee	4.2 km

8.3 Applications Pipeline & Planned Facilities

It is noted that there are also several retail developments in the area currently in the planning process and/or recently permitted.

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

Proposed Development	Planning Reference	Dist. To Application Lands	Retail Facility Size
Mixed-Use Development	2460410	3.9 km	105 sqm
Mixed-Use Development	2460197	3.7 km	100 sqm 113 sqm 58 sqm
Station Road Dunboyne LRD	2460709	2.3 km	217 sqm 170 sqm
		Total	**908 sqm**

8.4 Retail Summary

It is apparent from our review of retail facilities within the surrounding area, that there is an appropriate provision to serve the development now proposed, with a total of 9 no. retail facilities within the Dunboyne settlement. It is our considered view that this provision of retail facilities is sufficient to serve

the proposed development and there is no requirement arising from the current proposal for any additional retail facilities within the immediate context.

9 Other Community Facilities

9.1 Methodology

A desktop - based review of community and social facilities, was prepared in May 2026. This search was carried out using the google search engine. A study area of 3 km was selected as an appropriate catchment area for the review of such facilities as it was thought to be an appropriate walking distance to social facilities. Nine categories of social infrastructure were considered for this Audit which take into account the guidance provided in the respective national and regional planning guidance as follows:

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

9.2 Assessment & Findings

FURTHER EDUCATION

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

Colleges / Adult Education	
Dunboyne College of Further Information	2.1 km

The subject site is located in proximity to a range of public transport routes that connect the site to Dublin City Centre and therefore providing connections to a range of third level education within Dublin City such as Technological University Dublin, DCU and Trinity College Dublin

There are no national standards set out for further education facilities in Ireland per head of population. It is apparent from our review of further education facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory of the Planning Authority of Meath County Council.

COMMUNITY FACILITIES

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

Community Centres	
Oak Centre	1.5 km
Dunboyne Community Centre	1.9 km

Libraries	
Dunboyne Library	1.9 km

Community and Social Facilities Summary

There are no national standards set out for further community and social facilities in Ireland per head of population. It is apparent from our review of community and social facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory of the Planning Authority of Meath County Council.

SPORTS CLUBS/LEISURE CENTRES/HOBBIES

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

Gyms	
Dunboyne Gym	1.5 km

Outdoor Clubs	
Dunboyne AFC	1 km
Dunboyne Athletics Club	2.5 km
St. Peter's GAA Club	2.6 km
Dunboyne Tennis Club	3.8 km
CD Fitness	3.7 km
Royal Meath Pitch & Putt Club	4 km

Indoor Clubs/Classes	
Golden Tiger Martial Arts Academy	550 m
Dunboyne Boxing Club	650 m
Dunboyne Badminton Club	1.8 km

Sports Club Summary

There are no national standards set out for sports clubs in Ireland per head of population. It is apparent from our review of the sports clubs, that there is an appropriate provision within the surrounding area to serve the development now proposed.

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

We trust that this will be satisfactory of the Planning Authority of Meath County Council.

PUBLIC PARKS

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

Parks	
Dunboyne 1916 Garden of Remembrance	1.5 km
Dunboyne Park	1.6 km
Dunboyne Skate Park	1.6 km
Dunboyne Playground	1.6 km
Clonee Playground	3.8 km

Parks Summary

There are no national standards set out for public parks in Ireland per head of population. It is apparent from our review of parks, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view therefore that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

The proposed development will provide a total of 10,775 sqm / 1.08 ha (16.6%) of public open space throughout the development delivering quality designed landscaped open spaces distributed throughout the site. The landscaped open space areas and elements are divided between several locations throughout the site which gives residents a variety of open space areas to avail of.

There are 4 no. areas of Public Space incorporated into the proposed development. POS A is situated at the main arrival area in the southern part of the site (Southern Open Space), establishing the primary

entry and orientation point for the development. POS B is located along the western boundary of the proposed development.

POS C is the largest proposed open space and is located approximately two-thirds along the site. POS B and C combined extend from east to west and forms the main spatial and social core of the landscape framework. POS D is located at the northern end of the site and is referred to as the Northern Open Space. It provides a more intimate and localized gathering area while completing the sequence of public spaces along the site.

Public Open Space	Sqm
POS A – South	1,560
POS B – West	2,993
POS C – East	4,756
POS 3 – North	1,465
Total	**10,775**

Table 17 – Public Open Space

We trust that this will be satisfactory of the Planning Authority of Meath County Council.

HEALTHCARE

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

General Practice	
Dunboyne Medical Centre	1.3 km
Family Practitioners	1.3 km
Dunboyne Health Centre	1.8 km
Clonee Medical Centre	4 km
My Family Clinic Ltd.	3.9 km

Medical Services	
Dunboyne Physiotherapy Clinic	1.6 km
PMC Physiotherapy	2.1 km
Dunboyne Herbal Clinic	2.5 km
MARA Acupuncture	2.5 km

Dentists	
Dunboyne Orthodontics	1.3 km
Dunboyne Dental Surgery	1.5 km
Dunboyne Dental Clinic	1.6 km
Dunboyne Dental Care	1.6 km
Clonee Dental Clinic	1.6 km

Pharmacies	
McElroy's Pharmacy Dunboyne	1.3 km
Your local Pharmacy	1.4 km
Conaty's Careplus Pharmacy Dunboyne	1.3 km
Clonee Pharmacy	4 km

Health Care Summary

There are no national standards set out for healthcare facilities in Ireland per head of population. It is apparent from our review of health care facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed.

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

We trust that this will be satisfactory of the Planning Authority of Meath County Council.

RELIGIOUS FACILITIES

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

Places of Worship	
Dunboyne St Peter & Paul Church of Ireland	1.5 km
St. Peter and Paul's Roman Catholic Church	1.5 km

Religion Summary

There are no national standards set out for religious facilities in Ireland per head of population. It is apparent from our review of religious facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory of the Planning Authority of Meath County Council.

RETAIL AND SERVICES

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

Comparison Retail	
The Hire Shop	1.3 km
Myles & Rafe	1.4 km
NCBI Dunboyne	1.5 km
Dunboyne Sports & Leisure	1.5 km

Hairdressers/ Barbers/ Salons	
Cut by Leon Barbershop	230 m
Ahmed Barbers	1 km
Dunboyne Hair Studio	1.3 km
BK Barber's	1.5 km
Deluxe Barber's	1.3 km
Barber Shop Dunboyne	1.4 km
Dunboyne Beauty and Makeup	1.4 km
CJ's Barber Shop	1.4 km
Headz Up Hair Salon	1.4 km
Florina's Beauty Salon	1.5 km
The Style Chair	1.5 km
DK Hair and Skincare	1.6 km
N8 Fade's	2.8 km

13 Barbershop	3.6 km
Clonee Barbers	4 km
Divine Styles	4 km
A Nu U	4.1 km
Passion Hair Salon Clonee	4.1 km
Emagine Hair Group	4.1 km

Retail Summary

There are no national standards set out for retail facilities in Ireland per head of population. It is apparent from our review of retail facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory of the Planning Authority of Meath County Council.

CAFES/ RESTURANTS/ TAKEAWAY

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

Café	
Caldwell's Coffee House Dunboyne	1.2 km
Ardú Coffee - Dunboyne	1.4 km
O'Brien's Cafe	1.4 km
Cula Bula	1.4 km
Sweet House Crepes	4.3 km

Restaurant / Takeaway	
Steakhouse Dunboyne	1.2 km
Amore Woodfire Pizzeria & Wings	1.2 km
Apache Pizza	1.3 km
Mulvany's Fingal House	1.3 km

O'Dwyers Gastro Pub	1.3 km
Bojon Spices Indian Restaurant	1.3 km
Queen's Wok	1.3 km
Koyla	1.4 km
Koshiba Dunboyne	1.4 km
Ho Wun	1.4 km
La Bucca Dunboyne	1.5 km
Macaris Take Away	1.5 km
Papa Luigi's Pizza & Pasta	1.5 km
Slevin's	1.5 km
The Ivy Restaurant	1.8 km
Dunboyne Castle Hotel	1.8 km
The Grasshopper Inn	4 km
Mussoorie	4 km
Darius Takeaway	4 km
Giulio's	4.1 km
The Oven	4.1 km
Flames Chinese & Thai	4.1 km
Dehli Dabar Indian Restaurant	4.2 km

Cafes/ Restaurant/ Takeaway Summary

There are no national standards set out for Cafes/ Restaurants/ Takeaways/ Pubs in Ireland per head of population. It is apparent from our review of Cafes/ Restaurants/ Takeaways/ Pubs, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory of the Planning Authority of Meath County Council.

VET

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

Vet	
Village Vets Dunboyne	1.4 km

Vet Summary

There are no national standards set out for Vets/ Groomers/ Kennels in Ireland per head of population. It is apparent from our review of Vets/ Groomers/ Kennels, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory of the Planning Authority of Meath County Council.

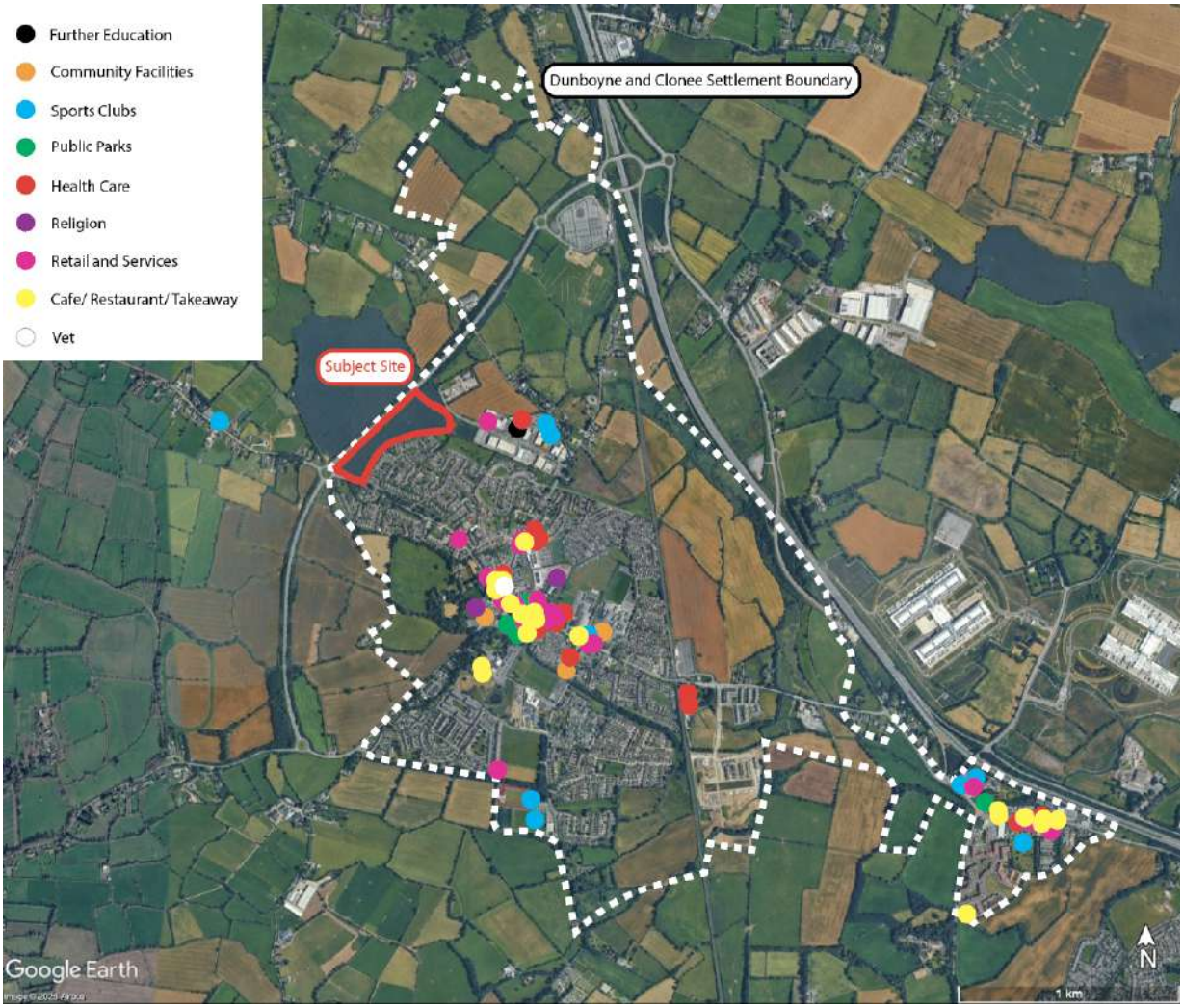


Figure 18 – Existing Social & Community Infrastructure within Dunboyne

10 Conclusion

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

- The potential **childcare** uptake of the development proposal is likely to be 60 no. places and it is submitted that childcare facility of approx. 284.7 sqm in size (with capacity for 61 no. children) will accommodate the childcare uptake of the proposed development.

- There exists sufficient capacity in the surrounding area to cater for the **primary school needs (**88 no. spaces) arising from the proposed development of 248 no. residential units.

- There also exists sufficient capacity in the surrounding area to cater for the **post primary school** needs (73 no. spaces) arising from the proposed development of 248 no. residential units.

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

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

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

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

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

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

- Upon our review of **retail facilities,** we conclude that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that

there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

- Upon our review of **café/ restaurant/ takeaway facilities,** we conclude that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

- Upon our review of **animal care facilities,** we conclude that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

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