

**Social Infrastructure Capacity  
Assessment (including school  
capacity assessment)**

**Proposed SHD**

**at Blackglan Road,  
Sandyford,  
Dublin 18.**

**On behalf of  
Zolbury Ltd.**

August 2022



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## 1 INTRODUCTION

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, have been instructed to submit a planning application on behalf of **Zolbury Ltd., Unit 9, Ardavan Business Park, Wexford, Ireland, Y35 XT53** for a Strategic Housing Development comprising a scheme of 360 apartments, a creche and a residential amenity building on lands at Blackglen Road, Sandyford, Dublin 18.

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

This statement is prepared in compliance with the Development Management Thresholds set out in Appendix 3 of the Dun Laoghaire Rathdown Development Plan 2022 - 2028 for commercial floor space over 250 sqm. or Educational / Medical / Community Development and Residential Development of one or more new units.

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

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

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

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

## 2 THE SITE

### 2.1 Site Context

The subject development site area extends to approximately 3.7 ha and is located with two road frontages, to the north along Blackglen Road, and to the southwest along Woodside Road. To the east of the Blackglen Road frontage is a 'run' of 5 semi-detached and detached cottages. The remaining northern, western, southern, and eastern boundaries abound the grounds and gardens of large detached houses of one and 2-storey height which appear to generally date from recent decades.





Figure 1 – Aerial view of site

The site is located in a good accessible area with good connections to public transport links. The Glencairn Luas stop is approximately 1.9 kilometres (22 minutes' walk and 9-minutes cycle) away. The site is also serviced by two Dublin Bus routes. The 44B route operates between Ballybrack Road and Dundrum Luas Stop. This journey takes approximately 21 minutes. The area is also served by Dublin Bus route number 114. This route provided services between Rockview, Ballinteer and Blackrock Station via Sandyford.

#### 4.2 Surrounding Context

The site is within close proximity to local services and employment centres. The site is 400m from a busy Neighbourhood Centre at Lamb's Cross. This Neighbourhood Centre currently provides a convenience retail store, a butchers, a vet and a hairdressers. Directly adjoining the site at Lamb's Cross is a Community Centre and Primary school. These facilities and services are located within a 4 minute walk from the site.

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

- c.3.5km from Dundrum,
- c.2.3km from Stepside
- c.2.5km from Sandyford Business District

Sandyford Business District is one of the biggest business parks in Ireland, consisting of over 500 companies employing approximately 20,000 people. These include financial services and technology companies, such as Google, Facebook, Microsoft and AIB.





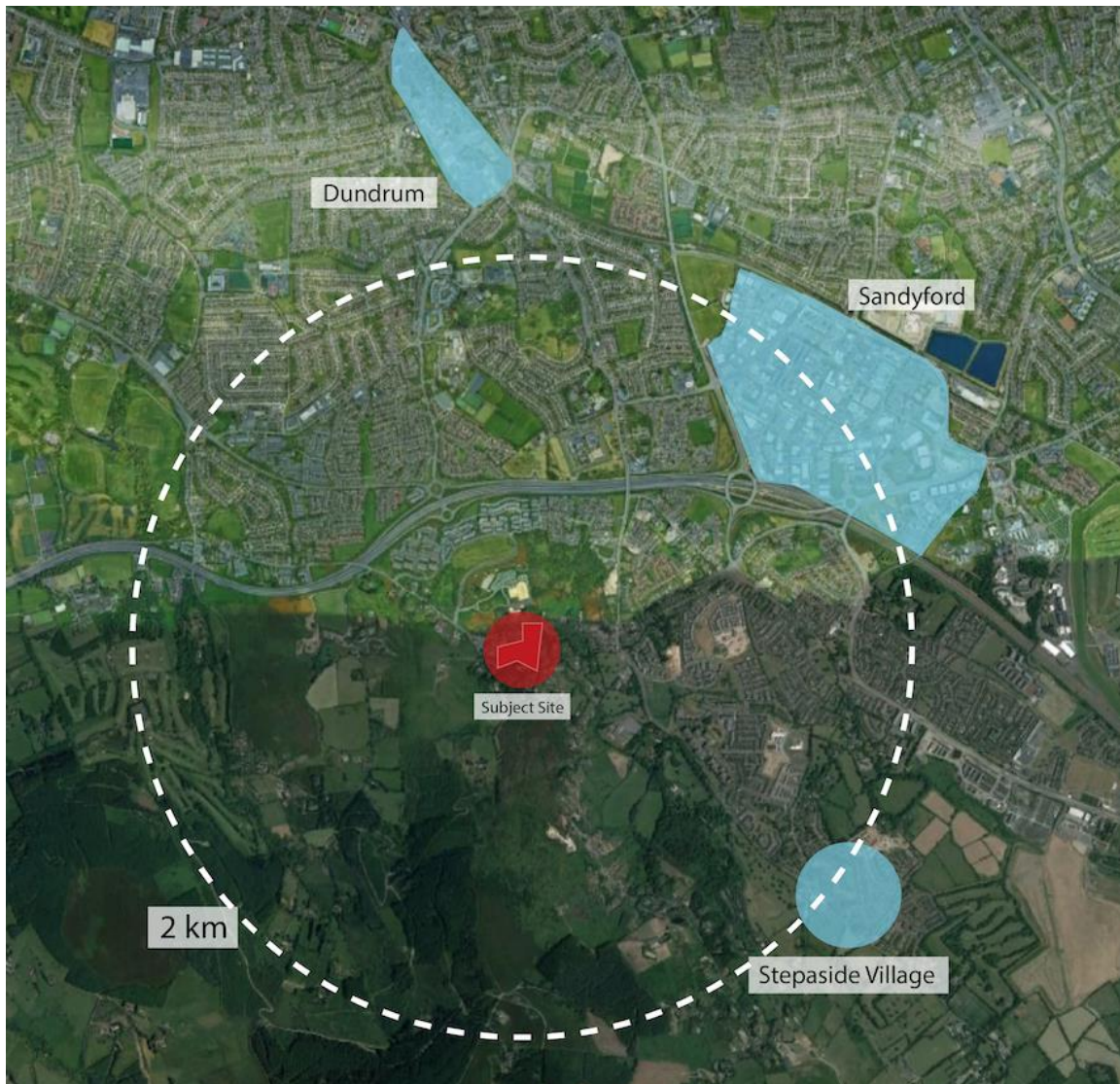


Figure 2: Map of site location to local services and employment centres.

## 2.2 Planning Context

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

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



The site zoning is identified below:



Figure 3 - Current Development Plan Zoning Map

The subject site is zoned 'A' - ***“To provide residential development and/or protect and improve residential amenity”***.

Uses permitted in principle under this zoning include:

***“Assisted Living Accommodation, Open Space, Public Services, Residential, Residential Institution, Travellers Accommodation.”***

In the Development Plan, residential is listed under 'Permitted in Principle' while Childcare Service is 'Open for Consideration' however, the Plan lists both residential and childcare services as 'Permitted in Principle'.

The proposed development complies with the lands use zoning objective for the site as set out in the Development Plan 2022-2028.

### 2.3 Access to Public Transport

The most significant issue to developing the lands relates to the deficiency of the local road network, which restricts the delivery of residential units. However, this impediment to development is now on a clear timeline to resolution. Transport infrastructure in the area is due to be imminently upgraded by way of the Blackglen Road Improvement Scheme, which has commenced and will take 18 months to complete. Once complete this will facilitate a Quality Bus Corridor which will integrate the proposed development with a network of radial and orbital bus



priority routes with established high quality and frequency bus and rail routes with connections across Dublin City.

The development will be accessed off the upgraded Blackglen Road, with a main spine route providing legibility, and running through the site to the Woodside Road boundary. Pedestrian and cyclist access are provided at Woodside Road, so there is no vehicular through route within the site. Short spur routes off the spine road provide access to car parking areas.

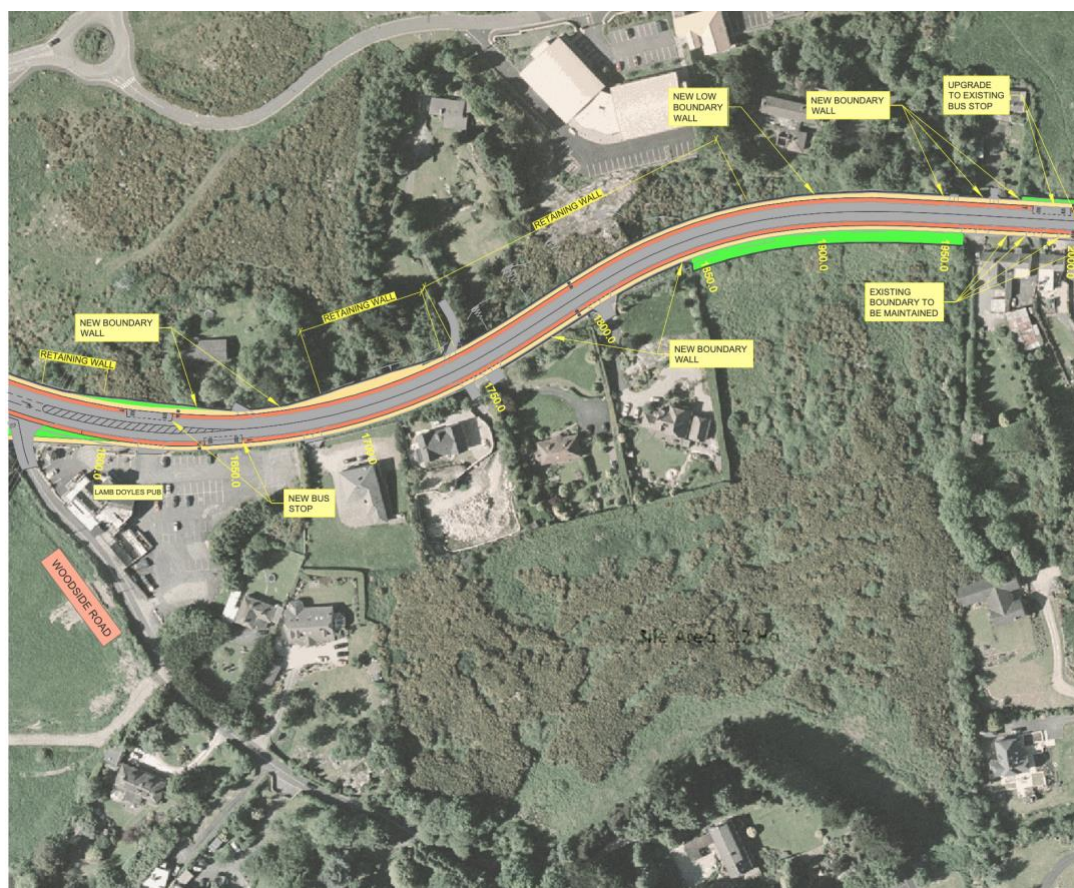




Figure 5: Map showing Transport Infrastructure

The site benefits from public transport stops within short walking distance, and as a result, this proposed development site is appropriate for residential development of a higher density. The Glencairn LUAS is a 9 minute cycle from the site and 2 no. Dublin Bus stops are within 120m of the site.

- Glencairn LUAS Green Line – 1.9km / 27 minute walk/ 9 minute cycle (Frequency: Average 12 mins)
- Sandyford Business District - 2.1km / 25 min walk
- Lamb's Cross Neighbourhood Centre – 400m east / 5 min walk
- 44 Bus Route Enniskerry Village to City Centre & DCU – 1.2km / 14 min walk (Frequency: 45 mins)
- 47 Bus route to Belarmino Plaza to City Centre via UCD – 1.2km / 14 min walk. (Frequency: 30 mins)
- 44B Bus Route Glencullen to Dundrum Luas Stop – 120m / 2 min walk (Frequency: Peak Hours Only)
- 114 Bus Route Rockview to Blackrock Dart station – 120m / 2 min walk (Frequency: Hourly)





### 3 THE PROPOSAL

We, Zolbury Limited intend to apply to An Bord Pleanála for planning permission for a Strategic Housing Development on a site of c. 3.7 ha at Blackglen Road and Woodside Road, Sandyford, Dublin 18.

The development shall consist of a new residential scheme comprising 360 no. residential units, associated resident amenity facilities and a childcare facility in the form of 9 no. new apartment buildings (A1 – C3) as follows:

- Block A1 (4 storeys) comprising 18 no. apartments (3 no. 1 bed units and 15 no. 2 bed units); a crèche facility of approx. 401 sq. m with associated outdoor play space of approx. 20 sq. m; and resident amenity facilities of approx. 30 sq. m.
- Block A2 (3-4 storeys) comprising 24 no. apartments (2 no. 1 bed units and 22 no. 2 bed units) and resident amenity facilities of approx. 390m<sup>2</sup>.
- Blocks B1 and B2 (2-6 storeys) comprising 69 no. apartments (30 no. 1 bed units, 34 no. 2 bed units, 5 no. 3 bed units).
- Blocks B3 and B4 (2-6 storeys) comprising 62 no. apartments (30 no. 1 bed units, 27 no. 2 bed units and 5 no. 3 bed units).
- Blocks C1, C2 and C3 (3-6 storeys) comprising 187 no. apartments (58 no. 1 bed units, 126 no. 2 bed units and 3 no. 3 bed units); and resident amenity facilities of approx. 187.5 sq. m.

Each residential unit is afforded with associated private open space in the form of a terrace / balcony.

Total Open space (approx. 22,033 sq. m) is proposed in the form of public open space (approx. 17,025 sq. m), and residential communal open space (approx. 5,008 sq. m).

Podium level / basement level areas are proposed adjacent to / below Blocks A2, B1, B2, B3, B4, C1, C2 and C3 (approx. 12,733 sq. m GFA). A total of 419 no. car parking spaces (319 no. at podium/basement level and 100 no. at surface level); to include 80 no. electric power points and 26 no. accessible parking spaces); and 970 no. bicycle spaces (740 no. long term and 230 no. short term), and 19 no. Motorcycle spaces are proposed. 10 no. car spaces for creche use are proposed at surface level.

Vehicular/pedestrian and cyclist access to the development will be provided via Blackglen Road to tie in with the Blackglen Road Improvement Scheme. A second access is also proposed via Woodside Road but this access will be for emergency vehicles and pedestrian and cyclist access only.

The proposal also provides for Bin Storage areas and 4 No. ESBN substations to supply the development. 3 no. sub-stations shall be integrated within the building structures of Blocks B and Blocks C. In addition, one Sub-station shall be classed as a unit sub-station mounted externally on a dedicated plinth.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; green roofs; boundary treatment; internal roads and footpaths; electrical services; and all associated site development works.



## 4 PLANNING POLICY CONTEXT

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

### 4.1 Sustainable Residential Development in Urban Areas December (2009)

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

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

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

The Guidelines state the following:

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

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

The proposed development provides for 360 no. residential units. The existing capacity and potential demand arising from this development is therefore assessed in this report.

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

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

The code of practice document sets out the best practice approaches that should be followed by Planning Authorities in ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities by the Department of Education and Science 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 draws particular attention to the need for future schools needs and timely consultation with the Department of Education and Science.

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



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

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

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

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

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

#### **4.3 Childcare Facilities - Guidelines for Planning Authorities (2001)**

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

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

Based on the proposed development mix, we note the following requirements for childcare:

- 50% of 2 and 3 bedroom units will require childcare provision. We have identified that there are 237 x 2 and 3 bedroom units (224 x 2 bedroom units and 13 x 3 bedroom units) proposed and so 50% equates to 118.5 units having the potential to require childcare.
- 1 facility is required for every 75 units requiring childcare.

Please see the childcare facilities audit in Section 7 of this report for detail in relation to compliance with the above guidelines.

#### 4.4 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.

#### 4.5 Sustainable Urban Housing: Design Standards for New Apartment (2020)

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

*‘4.7: Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.’*

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

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

With this in mind, we note that the proposed development delivers on the following mix:

- 123 x 1-bed (34%)
- 224 x 2-bed (62%)
- 13 x 3-bed (4%)



123 of the proposed units (34%), will comprise one-bedroom units. These units, in accordance with the recommendation of the guidelines, are unlikely to generate childcare demand. In addition, it is considered that not all 2-bedroom units are likely to result in a need for childcare facilities considering that these apartments are likely to be more attractive to first time buyers and young professionals and not necessarily families.

#### 4.6 Dun Laoghaire-Rathdown Development Plan 2022-2028

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

##### Childcare Facilities:

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

##### Community Facilities:

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

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

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

##### Education:

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

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

##### Health Care Facilities:

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



### **Sports & Recreation:**

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

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

### **Open Space:**

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

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

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





## 5 DEMOGRAPHIC TRENDS

Demographic Trends for the defined catchment areas were reviewed based on the Census 2016 data for the Dublin County area and Small Area Population Statistics (SAPs) for the District Electoral Divisions (DEDs) of Dundrum-Sandyford, Dundrum-Balally and Glencullen for the same year.

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

### 5.1 Population Figures



Figure 6 – Electoral Division map of subject area

For the purpose of demographic analysis, the Study Area comprises the 3 no. District Electoral Divisions of Dundrum-Balally (CSO ED 05037), Dundrum-Sandyford (CSO ED 05039), and Glencullen (CSO ED 05057), which intersect a 1km radius from the subject site and provide insight into the character of the local population with respect to demographic trends.

DED	2011	2016	Actual Change	% Change
Dundrum-Sandyford	6,952	7,688	736	9.6%
Dundrum-Balally	7,049	8,035	986	12.3%
Glencullen	17,381	19,773	2,392	12.1%
<b>Total</b>	<b>31,382</b>	<b>35,496</b>	<b>4,114</b>	<b>11.6%</b>

Table 1 – Population Evolution in Electoral District Areas (Source: CSO 2016)

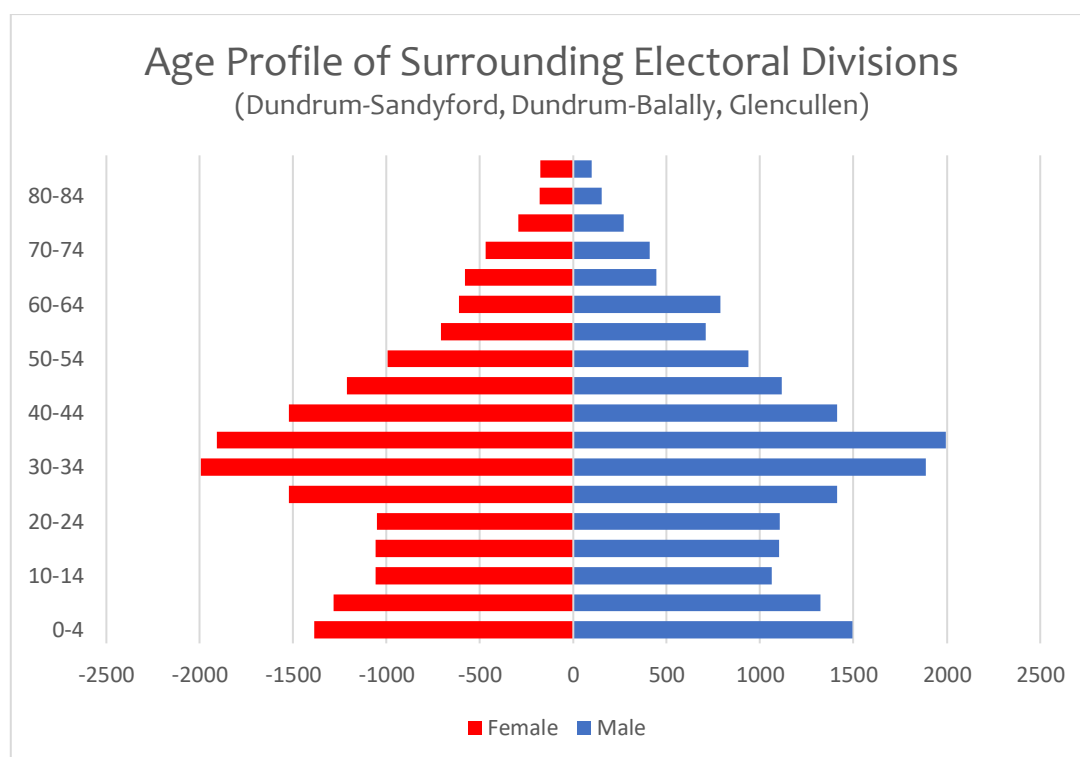


The table above indicates that between 2011 and 2016 there was an overall increase in population of 11.6% across all electoral divisions. The Dundrum-Sandyford electoral division where the subject site is located saw a 9.6% (736 persons) increase in population. The proposed development offers housing that caters to the demand in the surrounding area and offers a much-needed high-density development scheme.

It should be noted that following the preliminary results of the Census 2022, Ireland experienced a significant population increase of 7.6% since 2016 whereas housing stock only increased by 6%. All counties across Ireland showed population growth. It is worth noting that with a consistently rising demand for housing in Dublin County, population figures are envisaged to continue to increase across most DEDs within the county in the next decade. It is worth noting that, Dublin's population continues to expand robustly. In the ten years to 2016, population grew by 13.5% to 1.35 million. Looking forward, year-on-year rates of growth are expected to pick up and the population is projected to reach 1.50 million by 2024 and 1.60 million by 2029.

## 5.2 Age Profile

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



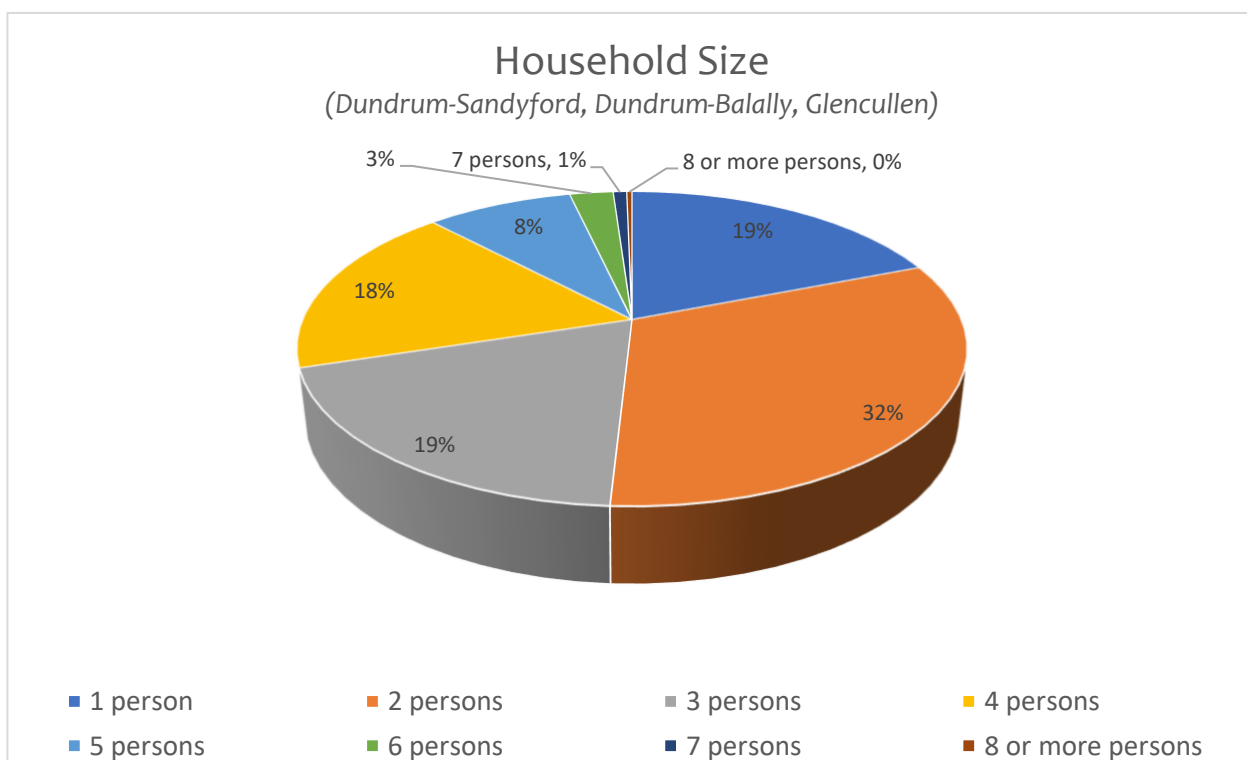
Graph 1 : Age profile of Surrounding Electoral Divisions



### 5.3 Household Size

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

- The predominant household size in the Dundrum-Sandyford, Dundrum-Balally and Glencullen EDs is 2 people which equates to 32% or 3,993 out of 12,544 households.
- The predominant household size in the Dundrum-Sandyford Electoral Division where the subject site is located is 2 persons. This equates to 38% or 1,130 out of 2,975 households.
- The proposed development offers mixed density units of 123 x 1-bed, 224 x 2-bed and 13 x 3-bed units which is in line with the demand arising from the surrounding areas.
- Whilst we acknowledge that the above figures shows that roughly 32% of the households are 2 persons, we note that the average number of people per household in the EDs are:
  - Dundrum-Sandyford 2.6
  - Dundrum-Balally 2.5
  - Glencullen 2.9
- This is an average of **2.67** persons per household in the area. The overall proposal (360 no. residential units) is therefore estimated to generate a population of **c. 961.2 no. persons** (360 x 2.67) based on this household average.
- The development proposes 123 no. one-bedroom apartments, which greatly reduces the number of children or families present within this development. In addition to this, the census data shows that only 5% of these families will have children eligible for childcare facilities.
- Based on the above review of local population, on the proposed unit type (1, 2 and 3- bed), that would typically include young professionals and small families, and the location of the development, the 401sq m. creche facility included in the proposed scheme is considered an appropriate size to deal with any need for childcare facilities that will arise from the proposed development.



Graph 2: Household size of surrounding Electoral Division





## 5.4 School Going Age

In order to assess the percentage of this population that will require school places, the current age profile (4-19 years of age) of the aforementioned electoral divisions were examined as a typical percentage of the population that will require schooling.

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

Age	Dundrum-Sandyford	Dundrum Balally	Glencullen	Total
<b>Total No. of Persons Aged 4-19</b>	1,215	1,222	5,034	<b>7,471</b>
<b>Total No. of Persons in the ED</b>	7,688	8,035	19,773	<b>35,496</b>
<b>Percentage of Total Population aged between 4-19</b>	15.8%	15.2%	25.5%	<b>21%</b>

*Table 2 - No of Persons - Subject Area Census 2016*

Table 2 confirms that the relevant percentage of the total population aged between 4-19 years of age are 15.8%, 15.2% and 25.2% for the Dundrum-Sandyford, Dundrum-Balally and Glencullen electoral divisions respectively.

An average of 21% can therefore be assumed to be of school going age within the surrounding area at present.

## 5.5 Summary of Findings

The key points to note are as follows:

- The total number of persons in Dundrum-Sandyford, Dundrum-Balally and Glencullen electoral divisions is 35,496.
- The average household size in the area is 2.67 persons.
- The proposal (360 no. residential units) will generate a total population of c. 961.2 persons.
- 21% of the population of Dundrum-Sandyford, Dundrum-Balally and Glencullen electoral divisions is of school going age.
- Of the 961.2 persons or population arising from the proposal, 21% (a total of 202 new residents) are likely to be of school going age. Given the type of residential development proposed (primarily 1-bed and 2-bed apartments), we would expect that this would in fact be a lower figure. However for the purpose of this assessment we have applied the 202-person figure to calculations within the remainder of this report.

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



## 6 Composition of the Proposed Development

### 6.1 Estimated Population Generated

As previously outlined in Section 4 above, the Apartment Guidelines 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 0-6 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 237.

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

- Persons per unit proposed (determined by the proposed development and the average household size within the Study Area, established as 2.67 persons per unit<sup>1</sup> using the Census 2016 data) and;
- Proportion of the Study Area's population within 0-6 years age cohort (determined as 9.6% using the 2016 census data).

Analysis of these factors allow for a determination of the total number of 0-6 year old residents in the proposed development. As highlighted in table 3 below, it is estimated that 61 no. children aged 0-6 years may reside in the proposed development.

Total units*	Average Household Size	Residents (Number)	0-6 years (% of Total population)	0-6 years (Number)
237	2.67	632.79	9.6%	61

\*Excluding one-bed units

Table 3: Estimated population generated for 0-6 year olds

### 6.2 Estimated Childcare Demand Generated (QNHS)

The CSO's Quarterly National Household Survey (QNHS) provides a study specifically on childcare take-up for Q3 of 2016<sup>2</sup>. This release is important for the purpose of this assessment as it details the extent to which childcare facilities are utilised by the general population. As adaption of a table found in the QNHS, table 4, indicates the range of methods parents use for the purpose of childcare for their pre-school children in Dublin, compared with figures of the same.

<sup>1</sup> CSO statistics record a total of 7,895 no. residents in 3,229 no households.

<sup>2</sup> 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](https://pdf.cso.ie/www/pdf/20170706100048_QNHS_Childcare_Quarter_3_2016_full.pdf)



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

Source: QNHS 2016

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

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

### 6.3. Composition Summary of the Proposed Development

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

All one-bed units were subtracted from the total of 360 no. units, this equates to 237 no. units. Using the average household size (2.67) and the percentage of 0-6 year olds (9.6%) in the study Area, a calculation was made to estimate that the proposed development would **generate 61 no 0-6 year old children.**



## 7 CHILDCARE FACILITIES AUDIT

### 7.1 Methodology

In preparing the review of childcare facilities in the surrounding area, an appropriate starting point was a review of the Childcare Guideline's for Planning Authorities entitled 'Childcare Facilities – Guidelines for Planning Authorities (2001)', with regard to the requirement for childcare facilities for the current proposal of 360 no. new residential units.

In addition, we note that the 'Sustainable Urban Housing: Design Standards for New Apartments' (2020) and 'The Guidelines for Planning Authorities on Childcare Facilities' (2001) were also consulted.

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

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

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

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

### 7.2 Assessment

#### Demand for Childcare Places

The recommendation for new housing developments is the provision of 1 facility providing for a minimum 20 childcare places per approximately 75 dwellings. The relevant guidelines state that if 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 360 no. new residential apartments.

The following indicative summary mix is identified for a total of 360 units:

- 123 x 1-bed apartment units
- 224 x 2-bed apartment units
- 13 x 3-bed apartment units.

It is noted that the 2 and 3 bed units should only be considered as contributing to a requirement for childcare in accordance with the provisions of the Apartment Guidelines of 2020. **A total of 237 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.

- 50% of all 2 and 3 bed units =  $237/2 = 118.5$
- 118.5 units - 1 facility required for every 75 units =  $118.5/75 = 1.58$
- 20 childcare spaces required for every 75 units =  $20 \times 1.58 = 31.6$





Based on the above calculations, 31.6 no. spaces are required to address the requirements of the proposed development and the current proposal.

A floor area figure of 2.32 sq m is generally applied per child space. A facility of 73.312 sq m (2.32sq m x 31.6 spaces) is therefore required to serve the full extent of the proposed development (360 units).

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

### 7.3 Capacity of Local Childcare Facilities

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

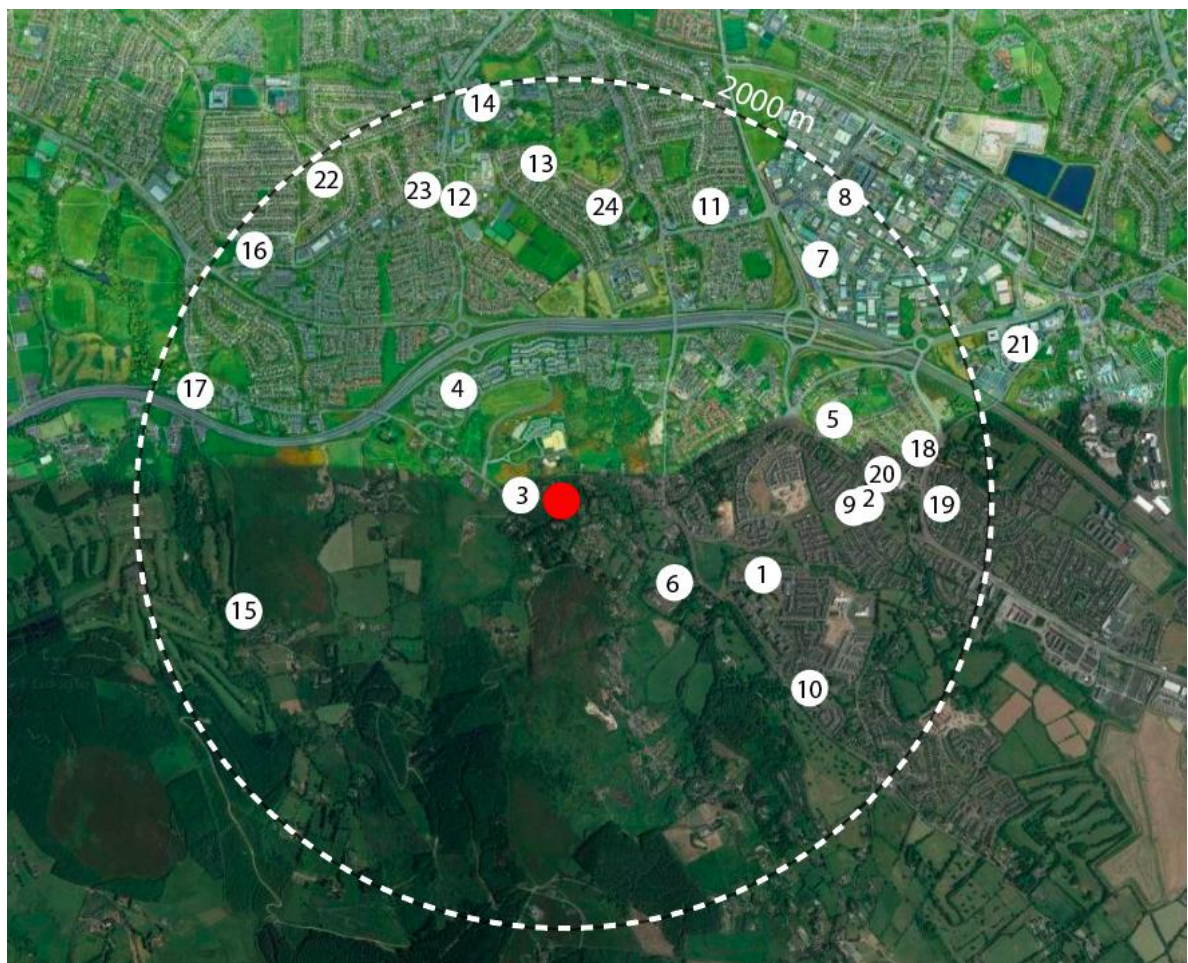


Figure 6 – Location of Childcare Facilities in relation to subject site (red)



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

1.	Giraffe Childcare Stepside
2.	Kidz Biz Day Nursery
3.	Octopus Creche
4.	Puddleducks Creche & Montessori
5.	Giant Steps Preschool & Montessori
6.	Rosemount After School
7.	Park Academy Childcare Beacon Court Sandyford
8.	Park Academy Childcare Beacon South Quarter
9.	Cherry Blossom Creche Ltd.
10.	Daisy Chain Montessori & Childcare Stepside
11.	Handprints Montessori School
12.	Blue Stars Early Years Dundrum
13.	Carewell Day Nursery & Montessori
14.	Once Upon a Time Nursery & Montessori School
15.	Rainbow Day-care
16.	Little Folk Pre-School
17.	Little Harvard Creche & Montessori
18.	Park Montessori
19.	Gallops Montessori School
20.	Roola Boola Creche & Montessori
21.	Giraffe Childcare Central Park
22.	Cuddle Mums
23.	Absorbent Minds
24.	Clonard Montessori School

A list of the childcare facilities in the subject catchment area is detailed in Table 5 below. The enrolment figures and available capacity at each school is detailed.



	Child Care	Service Type	Max. Capacity Figure	Available Capacity
1.	Giraffe Childcare Stepside	Full Day/Part Time/ Sessional	137	12
2.	Kidz Biz Day Nursery	Full Day/Part Time/ Sessional	37	2
3.	Octopus Childcare	Full Day/Part Time/ Sessional	Not issued	Not issued
4.	Puddleducks Creche & Montessori	Full Day/ Part Time	92	4
5.	Giant Steps Preschool & Montessori	Sessional	18	0
6.	Rosemount Afterschool	Part Time	44	Not issued
7.	Park Academy Childcare Beacon Court Sandyford	Full Day	144	36
8.	Park Academy Childcare Beacon South Quarter	Full Day	115	0
9.	Cherry Blossom Creche Ltd.	Sessional	22	0
10.	Daisy Chain Montessori & Childcare Stepside	Full Day/Part Time/ Sessional	65	0
11.	Handprints Montessori School	Part Time/ Sessional	54	0
12.	Blue Stars Early Years Dundrum	Part Time	22	Not issued
13.	Carewell Day Nursery & Montessori	Part Time/ Sessional	16	0
14.	Once Upon a Time Nursery & Montessori School	Full Day/Part Time/ Sessional	75	3
15.	Rainbow Daycare	Full Day/Sessional	65	0
16.	Little Folk Pre-School	Full Day/Part Time	Not issued	Not issued
17.	Little Harvard Creche & Montessori	Full Day/Part Time/ Sessional	72	1
18.	Park Montessori	Sessional	12	Not Issued
19.	Gallops Montessori School	Sessional	12	0
20.	Roola Boola Creche & Montessori	Full Day	22	0
21.	Giraffe Childcare Central Park	Full Day/Part Time	68	0
22.	Cuddle Mums	Full Day/ Part Time	Not issued	Not issued
23.	Absorbent Minds	Full Day/Sessional	50	0
24.	Clonard Montessori School	Full Day/Part Time	Not issued	Not issued
	<b>Total</b>	<b>-</b>	<b>1,142</b>	<b>58</b>

Table 5 - Capacity and Current Availability for Existing Child Care Facilities

The table above illustrates the total estimated available capacity in facilities is **58 no. childcare spaces minimum**. It is worth highlighting that the following assumptions were made during the survey of places:

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

Overall findings are noted as follows:

Proposal	Estimated Demand	Available Capacity
<b>360 residential units</b>	<b>32 spaces</b>	<b>58 spaces minimum</b>

Table 6 - Estimated Demand vs. Available Capacity for Childcare Spaces

In addition to these 58 available spaces, the proposed creche facility of 401sq m will provide 72 spaces in the development, which will be sufficient to cater for all 32 of the estimated new spaces needed. It is submitted that the development will therefore be self-sufficient with regard to childcare requirements, which is considered acceptable and in line with national guidance.

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



## 8 EDUCATION

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’

The main findings/recommendations from each document are detailed in Section 10 of this report.

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

- **Census 2016 figures** - Populations Statistics were reviewed to determine what the household composition and school going age was for the Dundrum-Sandyford, Dundrum-Balally and Glencullen Electoral Areas.
- 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. Section 5 of this report contains further details.
- **2020/2021 Enrolment Figures** - Enrolment figures for the school year of 2020/2021 were reviewed to partly establish the available capacity in the schools examined in the assessment. Section 6 contains further details on this also.

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

We note specially that **53 primary schools** and **26 post primary** facilities have been examined as part of this statement. The various schools are identified as follows:





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

Table 7: Primary Schools identified



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

**Table 8: Post Primary Schools identified**

Following the compilation of a comprehensive list of schools (primary and post primary), an email and telephone survey was carried out in May 2021 to assess available capacity.

The school principal/school secretary was contacted directly in all cases, and we confirm that the data gathered and applied to this assessment is based on the information and resources available to the schools at the time of the survey.

However, we note that not all of the schools replied to this request. Therefore, in addition we used the data provided by schooldays.ie (2020/2021) in order to estimate the number of pupils in each school.

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

We refer to the assessment and findings below.



## 8.1 Assessment

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

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

### Demand for School Places

It has been previously established that 21% of the overall population are of the average school going age.

We can assume that 12% of the population created by this development will attend primary school and the remaining 9% 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 will attend post primary facilities (9% in this case).

Having considered the above, we note that the overall population of school going age envisaged for the proposed development ( 360 no. units) is **c. 206 no. persons.**

<b>Total No. of units proposed</b>	<b>360</b>
<b>Average Household Size</b>	<b>2.67</b>
<b>Estimated Population</b>	<b>c. 962</b>
<b>12% Primary School</b>	<b>c. 115</b>
<b>9% Post-Primary School</b>	<b>c. 86</b>

Table 9: Estimated population of the proposed development at Blackglen Road

<b>Unit Size</b>	<b>Apartment No.</b>	<b>% of Total Units</b>
<b>1 Bed</b>	123	34%
<b>2 Bed</b>	224	62%
<b>3 Bed</b>	13	4%

Table 10: Unity type breakdown of proposed development at Blackglen Road

The proposed development at Blackglen Road will provide 360 no residential units. Based on the average household occupancy rate of 2.67 the additional population added to the area could stand at approximately 962 no. people. However, this is considered a conservative estimate.

Approximately 34% 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 237 units, with an estimated population of 632.79no. people (237 x 2.67). Based on this assumption, the following breakdown of the school-going age population for the proposed development is estimated at:

- **Primary** – 632.79 no. persons @12% = c. 75.93 no. children.
- **Post-Primary** – 632.79 no. persons @ 9% = c. 56.95 no. children.

The demand for school places in the catchment area, arising from proposed development and estimated school going population is therefore 75.93 no. primary school places and 56.95 no. post-primary school places.

## 8.2 Findings

### Capacity of Primary School Facilities

A list of the primary schools in the subject catchment area is detailed in Table 11 below. The enrolment figures and available capacity at each school is detailed.

	Primary School	School Type	Enrolment Figures 2018	Max. Capacity Figure	Available Capacity
1)	St. Raphaela's Primary School	Girls	448	456	8
2)	Gaelscoil Shliabh Rua	Mixed	236	285	49
3)	Stepaside ETNS	Mixed	337	371	34
4)	Holy Trinity NS	Mixed	578	604	26
5)	Queen of Angels Primary School	Mixed	307	314	7
6)	Taney Parish Primary School	Mixed	434	434	0
7)	St. Mary's National School	Mixed	455	Not issued	Not issued
8)	Mount Anville Primary School	Girls	480	480	0
9)	Oatlands Primary School	Mixed	440	440	0
10)	Our Lady's Boys' NS	Boys	283	283	0
11)	Our Lady's Girls' NS	Girls	297	297	0
12)	Our Lady's Grove Primary School	Mixed	439	Not issued	Not issued
13)	St Patricks Boys National School	Boys	608	654	46
14)	St Patricks Girls School	Girls	568	Not issued	Not issued
15)	St. Brigids Boys National School	Boys	458	484	26
16)	St. Brigids Girls National School	Girls	536	540	4
17)	All Saints National School	Mixed	55	60	5
18)	Scoil San Treasa	Mixed	452	450	0
19)	St. Olafs National School	Mixed	509	550	41
20)	Goatstown Stillorgan ETNS	Mixed	40	Not issued	Not issued
21)	The Good Shepherd NS	Mixed	210	210	0
22)	Rathfarnham ETNS	Mixed	216	217	1
23)	Divine Word National School	Mixed	482	496	14
24)	Holy Cross National School	Mixed	301	303	2
25)	Muslim National School	Mixed	305	305	0
26)	St. Killian's Primary School	Mixed	300	300	0
27)	Kiltarnan Church of Ireland NS	Mixed	211	217	6
28)	Our Lady of the Wayside NS	Mixed	117	123	6
29)	St. Attracta's Junior School	Mixed	Not Issued	180	Not issued
30)	St. Patrick's NS Glencullen	Mixed	181	Not issued	Not issued
31)	Abbeyview Loreto School	Girls	492	500	8





32)	Scoil Naisiunta An Dea Aoire	Mixed	207	210	3
33)	Adrtona House School	Mixed	Not issued	Not issued	Not issued
34)	Gaelscoil na Fuinseoige	Mixed	140	140	0
35)	Ballinteer ETNS	Mixed	390	414	24
36)	Scoil Naomh Lorcán	Boys	447	450	3
37)	Saint Brigid's National School	Mixed	99	110	11
38)	Gaelscoil Thaobh na Coille	Mixed	450	458	8
39)	Nord Angla International School	Mixed	Not issued	800	Not issued
40)	Setanta Special School	Mixed	54	55	1
41)	St. Laurence BNS	Boys	356	356	0
42)	The Children's House Primary	Mixed	78	80	0
43)	Rockbrook Park School	Boys	163	163	0
44)	Edmondstown National School	Mixed	98	110	12
45)	Ballyroan Boys NS	Boys	401	404	3
46)	Scoil Naomh Padraig	Mixed	158	160	2
47)	Scoil Mhuire	Girls	278	Not Issued	0
48)	Scoil Naithi	Mixed	236	237	1
49)	Saplins Special School	Mixed	29	30	1
50)	Carysfort National School	Mixed	569	614	18
51)	Boosterstown National School	Boys	326	360	51
52)	Our Lady's National School	Mixed	254	254	0
53)	Lycee Francais D'Irlande	Mixed	300	Not issued	Not issued
<b>Total</b>		-	<b>15,808</b>	<b>14,958</b>	<b>421</b>



Table 11 - Enrolment, Capacity and Current Availability for Existing Primary Schools Facilities

Figure 7- Location of primary schools in relation to the subject site



The table above illustrates the total estimated available capacity in existing primary schools as **421 no. pupil spaces**. The locations of these schools are shown in the diagram below:

Overall findings are noted as follows:

Proposal	Estimated Demand arising from the proposed development	Available Capacity in the vicinity of the subject site
360 residential units	75	421 spaces

Table 12 - Estimated Demand vs. Available Capacity for Primary School Education

Taking the above into account, it is submitted that there exists sufficient capacity in the surrounding area to cater for the primary school needs arising from the proposed development of 360 no. residential units.

#### **Capacity of Post Primary School Facilities**

Table 13 below details the existing post primary schools within the catchment area chosen and specifically the enrolment, capacity and total estimated capacity of these schools.

	Post Primary School	Type	Enrolment Figure	Max. Capacity	Available Capacity
A.	Stepaside ET Secondary School	Mixed	300	314	14
B.	St. Raphaela's Secondary School	Girls	569	583	14
C.	St. Attracta's Senior School	Mixed	356	356	0
D.	Mount Anville Secondary School	Girls	687	700	13
E.	Loreto College Foxrock	Girls	513	Not issued	Not issued
F.	Rosemont School	Girls	182	190	8
G.	St. Columba's College	Mixed	333	335	2
H.	Ballinteer Community College	Mixed	407	Not issued	Not issued
I.	Jesus and Mary College, Our Lady's Grove	Girls	304	309	5
J.	Wesley College	Mixed	907	937	30
K.	St. Killian's German School	Mixed	496	500	4
L.	Oatlands College	Boys	545	545	0
M.	Ashfield College	Mixed	Not issued	Not Issued	-
N.	St. Benildus College	Boys	807	820	13
O.	Newpark Comprehensive School	Mixed	861	863	2
P.	St. Tiernan's Community College	Mixed	315	345	30
Q.	Goatstown Educate Together Secondary School	Mixed	17	Not issued	Not issued
R.	Saint Augustines School	Mixed	158	160	2
S.	De La Salle College	Boys	283	320	37
T.	The Teresian School Stillorgan Rd.	Girls	198	260	62
U.	The High School	Mixed	730	766	36
V.	Colaiste Eoin	Boys	500	500	Not issued
W.	Christian Brothers Secondary School	Boys	600	600	0
X.	Clonkeen College	Boys	575	590	15
Y.	Loreto High School Beaufort	Girls	645	660	15
Z.	Colaiste Iosagain	Girls	485	Not issued	Not issued
	<b>Total</b>	<b>-</b>	<b>11,773</b>	<b>10,653</b>	<b>302</b>

Table 13 - Enrolment, Capacity and Current Availability for Existing Post - Primary School Facilities

The demand arising from the proposed development is examined in Table 14 below.

Proposal	Estimated Demand arising from the proposed development	Available Capacity within post primary schools
360 residential units	57	302 spaces

Table 14 - Estimated Demand vs. Available Capacity for Post-Primary School Education





Taking the above into account, it is submitted that there is sufficient capacity to cater for the post - primary school needs arising from the proposed development of 360 no. units. The locations of these schools are shown in the diagram below:

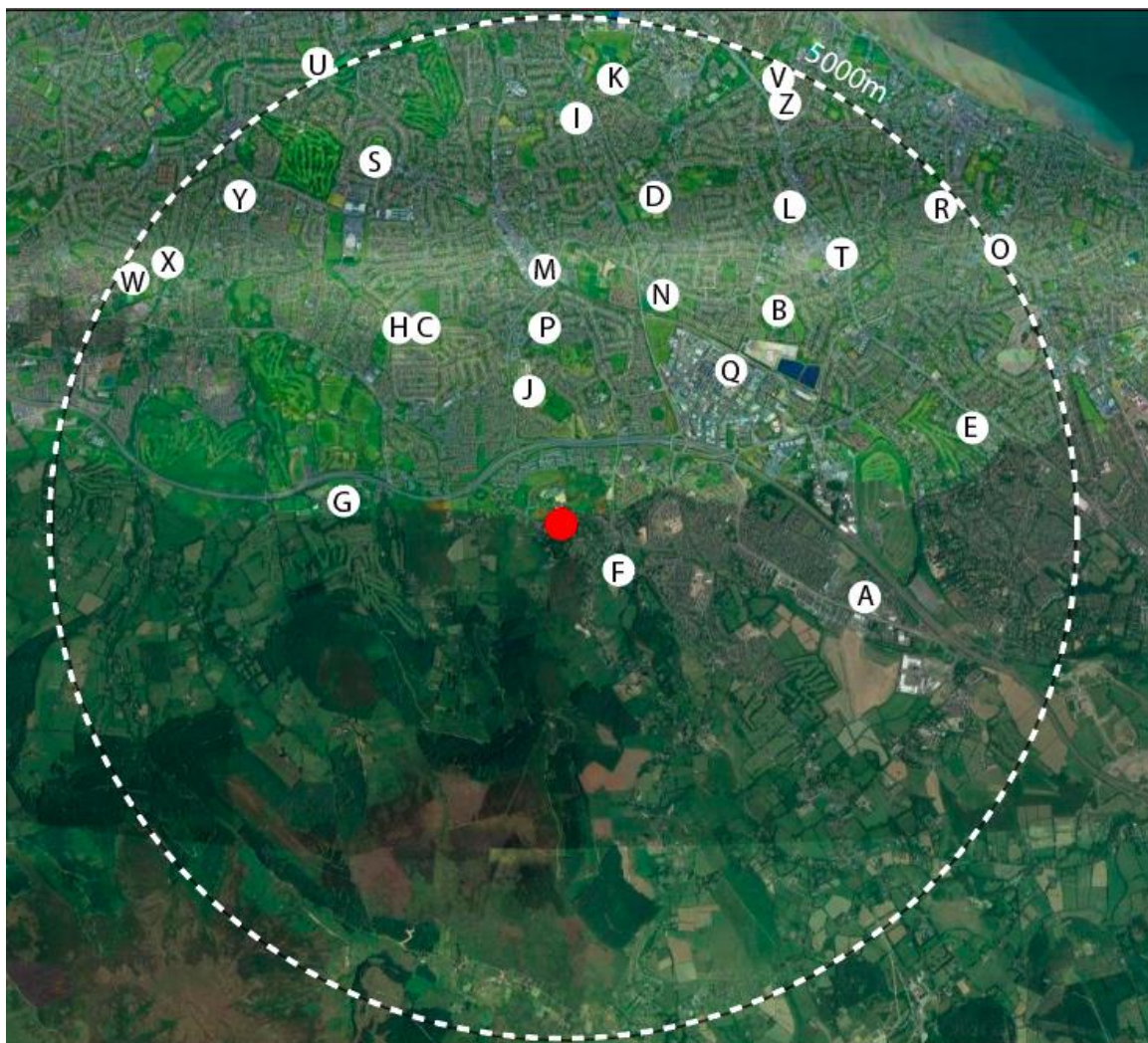


Figure 8- Location of post primary schools in relation to the subject site

### **Educational Facilities Summary**

As previously discussed, the development proposed has 34% of one-bedroomed apartments, which greatly reduces the number of children or families that will be present within this development.

It is considered that this will reduce the demand created for school places. Notwithstanding the above, we have carried out our assessment with the consideration that this development would create an average demand for places.





Based on an initial review of capacity available in the various primary and post primary school facilities within the area, our initial review confirms that there is sufficient capacity to cater for the 53 no. primary pupils and 26 post primary pupils arising from the proposal. This conclusion is based on a telephone and email survey carried out in May 2021, which established the capacity of the various schools referenced above.

Taking the above into account, it is submitted that there exists sufficient capacity to cater for the primary and post - primary school needs arising from the proposed development of 360 no. units.

All in all, it is submitted that, there is no current requirement for the provision of an additional educational facility to address the demand arising from the subject proposal.

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



## 9 OTHER FACILITIES

### 9.1 Methodology

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

Further Education
Colleges
Institutes
Further and adult education centres
Culinary schools
Skill schools
Community Facilities
Youth Clubs
Libraries
Hobby clubs
Public Parks
Parks
River/Canals
Beaches
Urban Squares
Sports Clubs
Gyms
Outdoor clubs
Indoor clubs
Sports centres
Sports classes
Religion
Places of Worship
Elderly



Nursing Homes
<b>Health care</b>
Doctor's practices
Medical Centres
Hospitals
Mental Health Facility

## 9.2 Assessment & Findings

### Further Education

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

### Colleges/Adult Education:

There are no further education/colleges located within the immediate 1.5km radius. A study of the wider area of 5km radius showed that there are 8 adult education centres.

<b>Colleges/Adult Education</b>	
The Open College	3.1km
Stillorgan College of Further Education	5km
Kilternan Adult Education Centre	4.8km
Dundrum College of Further Education	3.8km
Dundrum Adult Education Service	3.6km
Further Education & Training Dundrum	3.9km
Dundrum Adult Training Education	3.3km
St. Tiernan's Adult Education	2.8km

<b>Institutes</b>
Irish Management Institute
Elite Performance Institute (EPI)

<b>Skill schools</b>
Kumon Maths and English
Darcy Dance School
Claire Henry School of Dance



Cabe Academy of Irish Dance
Cooking with Ruth
Kilternan School of Music
Language School Ireland
Encore School of Performing Arts
The Cassidy Academy of Music
Suzanne Egan Academy of Beauty
Kylemore College Music Centre

### **Further Education Summary**

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

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

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

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

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

## **9.3 Community Facilities**

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

Sandyford Community Centre
Stepaside Community Centre
Belarmine Community Centre

### **Libraries**

There are no libraries located within the 1.5km radius of the subject site. A wider study of the area confirmed that there are 3 libraries within a 6km radius.

Dundrum Library	4km
Sandyford Library	5km
Deansgrange Library	5.7km



**Youth Clubs**

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

Nutgrove Youth Centre	5km
Ballyogan Youth Centre	3.8km

**Community and Social Facilities Summary**

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

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

**9.4 Sports Clubs/Leisure Centres/Hobbies**

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

<b>Gyms</b>
Jumping Fitness Ireland
Synergise Strength
Energie Fitness Stepside
Bird Watch
Body Shaper Personal Training & Corporate Fitness
OptiMUM Fitness
Power Fitness

<b>Outdoor Clubs</b>
Wesley College Football Pitches
Sandyford Pitch & Putt
The Burrow Par 3 Golf Course
Kellystown Equestrian Centre
Netball Ireland
St. Mary's Boys Football Club





Football & Basketball Courts Belarmine
LC Tennis

Indoor Clubs/Classes
The Paddocks Riding Centre
Sway Pilates
Yoga with Jane
Spring into Life Yoga Classes
Yaz Yoga
Body in Mind Pilates
Total Kickboxing
Physiofit Woman Classes
Fitnecise Coaching
Darcy Dance School
Sandyford Taekwon-Do

Activities
Explorium – National Sport & Science Centre

### **Sports Club Summary**

It is apparent from our review of the sports clubs, that there is an appropriate provision within the surrounding area to serve the development now proposed. Sandyford Business District just outside the 1.5km offers many other sports/leisure facilities such as:

Ski Centre Dublin
Jump Zone
Imaginosity Children's Museum

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

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



## 9.5 Public Parks

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

Parks
Fitzsimon's Wood
Fernhill House & Gardens
Ballawley Park & Playground
Ticknock Forest

### Park Summary

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

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

## 9.6 Health Care

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

Medical Centres
Belarmine Medical Centre
Blackglen Medical
Ballinteer Health
Ballinteer Medical Centre
Dr. James Hayden Clinic
Hastings Surgery
Blackglen Dental
The Fresh Breath Clinic
Dr. Claire McGrath & Associates
Stepaside Dental
Likha Aesthetic Clinic
Dental Laboratory
Wellwalk Clinic



ReSync Physiotherapy and Sports Injury Clinic
Stepaside Eyecare

<b>Mental Health Facilities</b>
PW Psychological Services
Dr. Elma Hedderman
Footsteps Play Therapy

<b>Animal Care</b>
Village Vets Sandyford

### **Hospitals**

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

Beacon Hospital	2.3km
Leopardstown Park Hospital	3.1km
Saint John of God Hospital	4.2km

### **Health Care Summary**

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

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

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

## **9.7 Religion**

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

Dundrum Methodist Church
St. Mary's Sandyford
Church of the Ascension of the Lord Balally
Balally Pastoral Centre



**Religion Summary**

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

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

**9.8 Elderly**

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

The Marlay Nursing Home	2.4km
Home Instead Senior Care	3.1km
Home Instead – Leopardstown	3.7km
Virtue Integrated Elder Care	4.7km
The Four Ferns	5.7km
Dun Laoghaire Home Care Services	3.3km
Home Instead – Southwest	4.5km
Simpson’s Hospital	3.9km
Cedar House Nursing Home	4.5km
Belmont House Nursing Home	4.3km
Trinity Care Foxrock Nursing Home	5.3km

**Elderly Summary**

It is apparent from our review of elderly 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.



## 10. CONCLUSIONS AND RECOMMENDATIONS

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

- There is sufficient **crèche capacity**, between the existing facilities in the area and the proposed facility delivered as part of the current proposal to cater for both the existing demand in the area and the demand generated by the proposed development.
- There exists sufficient capacity in the surrounding area to cater for the **primary school needs** arising from the proposed development of 360 no. residential units. There is capacity for 421 additional primary school pupils between 53 primary schools. This is above the 75 spaces required and provides both mixed and single gendered school.
- There also exists sufficient capacity in the surrounding area to cater for the **post primary school** needs arising from the proposed development of 360 no. residential units. There is capacity for 302 additional post primary school pupils between the 26 secondary schools. This is above the 57 needed and provides places in both mixed and single gendered schools.
- 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. There exists separate sports clubs catering for different varieties of sport within 1.5km of the subject site. They include tennis, weightlifting, golf, basketball and football clubs.
- It is apparent from our review of **public parks**, that there is an appropriate provision within the surrounding area to serve the development now proposed. The development contains a considerable amount of open space and retains parkland to the rear of the site. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- It is apparent from our review of **health care facilities**, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- Upon our review of **religious facilities**, we conclude that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities for the **elderly** within the immediate context as sufficient facilities exist within the wider surrounding area of the site.
- It has been established that there is no requirement arising from the current proposal for the provisions of additional facilities within the immediate context.

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

