

# **Social and Community Infrastructure Audit / Assessment**

*In respect of*

**Proposed Strategic Housing Development on a site at Golf Lane, Carrickmines, Dublin 18**

*Prepared by*

**John Spain Associates**

*On behalf of*

**Bowbeck DAC**

**December 2020**



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## 1.0 INTRODUCTION

- 1.1 On behalf of the applicant, Bowbeck DAC, this Social and Community Infrastructure Audit / Assessment (hereinafter referred to as SCIAA) has been completed for the Proposed Strategic Housing Development on a site at Golf Lane, Carrickmines, Dublin 18.
- 1.2 The proposed development comprises a residential development of 482 no. units (all apartments), along with ancillary residential amenities, and provision of a childcare facility, gym, and local shop, across 7 no. blocks. The proposed development includes landscaping, public, private and communal open space, a new pedestrian and cycle bridge over the stream at the western side of the site with a new pedestrian cycle crossing of Glenamuck Road South, cycle and pedestrian facilities, bicycle parking, play facilities, lighting, 2 no. basement levels and all ancillary site development works.
- 1.3 The proposed development is located nearby to the existing 'The Park', which contains a significant range of shops, restaurants and bulky goods retail, and the permitted 'Q3' neighbourhood centre and mixed use development, which is to contain shops, bulky goods retail, café / restaurant units, commercial office development, recreational facilities and supermarkets.
- 1.4 This report provides a detailed review of the strategic, statutory and policy context in as it relates to social and community infrastructure in the context of the proposed new on lands at Golf Lane. This report outlines a contextual overview of the area surrounding the site, a review of the social and community infrastructure within its catchment and identifies possible future needs in the area, with acknowledgement of the facilities to be provided for on site, particularly the childcare facilities.
- 1.5 This SCIAA has been prepared in line with the requirements of the DLR County Development Plan 2016-2022, specifically section 8.2.3.5 (iv) which states that '*It is policy of the Planning Authority that no large developments over 100 residential units shall be permitted unless it can be demonstrated that adequate provisions for specified physical and social infrastructural requirements, including: roads, sewers, water mains, community, recreational and sporting facilities (indoor and outdoor), public transport, first and second level schools and shops are available at completion to support development*'. The accompanying engineering reports submitted as part of this application will address the provision of physical infrastructure, whilst the purpose of this report is to address the required and the existing capacity of social and community infrastructure.
- 1.6 In circumstances where the proposed development comprises over 100 residential units, a community and cultural audit is required to accompany the planning. This SCIAA fulfils the requirement for such an audit to support the planning application. The proposed development, through its proposed facilities, location and nearby identified infrastructure, is designed as such to meet the needs of the anticipated future population living in the development, as demonstrated within this document.
- 1.7 Social and community infrastructure, in this instance, is categorised and recorded as follows:
- Health Facilities - Hospital & Specialist Care, GP & Medical Centres, Dental, Pharmacy's and nursing homes;
  - Education & Childcare- Childcare, Primary, Post Primary and third level education;

- Sports & Recreation- Parks, Playgrounds, Sports Clubs, Leisure Centres, and Fitness Facilities;
- Other Community and Cultural Services – Social Service or Information Centre, libraries, museums, art studios, theatres, community centres, Religion or emergency services.

1.8 The report is structured as follows:

- Site Context
- Policy Context
- Methodology
- Profile of the Area and Existing Facilities
- Assessment of Needs
- Conclusion
- Appendices

## **2.0 SITE LOCATION AND CONTEXT**

2.1 The application site extends to approximately 2.56 hectares and is located at Golf Lane, Carrickmines, Dublin 18. The site is bound to the north by the M50 motorway, to the east by Golf Lane, to the west by Glenamuck Road, and to the south by several properties comprising residential dwellings set in large sites. The planning application includes lands within the ownership of the Local Authority, which are included within the overall site area calculation, and in respect of which the Local Authority has provided a letter of consent to the submission of the planning application.

2.2 The site itself slopes from south to north, towards the M50 motorway, and accommodates stands of trees and areas of scrub and grassland. The site was previously occupied by the former residential properties of 'Tintagel', 'Auburn', 'Keelogues', 'Villa Nova', and 'Arda Lodge'.

2.3 In addition to the proximate Luas stop, the site is also located in close proximity to bus routes operating along Glenamuck Road. The 63 bus route provides services from Dun Laoghaire to Kilternan, with c. 20 minute frequencies. Glenamuck Road is well served by existing pedestrian and cycle facilities, with Ballyogan Road also benefiting from good quality facilities. The nearby Luas stop provides an opportunity to avail of high capacity, high frequency services between Ballyogan Wood Luas Stop the City Centre and onwards to Broombridge in the north of the city, as well as to Cherrywood.

2.4 The subject site occupies a prominent location and is considered to constitute a gateway site into the Carrickmines and Ballyogan area along the M50. The site character and context calls for a landmark architectural design response (as previously identified by An Bord Pleanála- and in the Ballyogan and Environs LAP) to provide for an appropriate proportional framing of adjoining major routes and to acknowledge the prominent location of these lands.

2.5 To the east / southeast of the subject site, on the opposite side of Golf Lane, is an area of existing residential development comprising semi-detached, two and three storey dwellings, with an area of existing apartment development located further to the south.

2.6 As will be described in further detail within this report, the subject site is located in proximate to a broad range of facilities within a defined 2km radius, with the local area home to a range of civic, cultural, community, and recreational facilities.

### **3.0 PLANNING POLICY CONTEXT**

3.1 The key provisions of national and local planning policy as it relates to the proposed development and this SCIAA is set out in the following sections. The key policy and guidance documents of relevance to the proposed development are as follows:

- Project Ireland 2040 - National Planning Framework;
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009);
- Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2018);
- Guidelines for Planning Authorities on Childcare Facilities (2001);
- Dun Laoghaire Rathdown County Development Plan 2016-2022; and
- Ballyogan and Environs Local Area Plan 2019–2025.

#### **Project Ireland 2040 National Planning Framework**

3.2 The National Planning Framework (hereby abbreviated to NPF) is the core high-level strategic plan for shaping the future growth and development of Ireland until 2040. The NPF sets out that 50% of future population is to be accommodated within the existing footprint of Dublin and the other 4 cities. This proposed development will contribute to achieving this target.

3.3 The NPF approach includes National Strategic Outcome 10 which seeks to provide ‘*access to quality Childcare, Education and Health services*’. While the NPF provides no guidance on what infrastructure is required to service new developments of different sizes, a hierarchy of settlements and related infrastructure notes that central and/or urban locations, may provide all infrastructure within accessible walking area or accessible on transport networks. Figure 1 illustrates the hierarchy of settlements and related infrastructure.

Figure 1: NPF Hierarchy of Settlements and Related Infrastructure



Source: National Planning Framework

- 3.4 With the lack of alternative guidance, and in order to provide a policy and evidence-based approach this Social and Community Infrastructure Audit / Assessment, it is appropriate to use the NPF hierarchy of settlements to assess the infrastructure within close proximity of the site. As set out in section 4, it is considered a catchment area of infrastructure of c. 2 kilometres is appropriate, as this is estimated to represent a good level of accessibility via a range of transport modes, including on foot or by bicycle.
- 3.5 The NPF also includes the following objectives in relation to social infrastructure needs:
- NPC 30-** *Local planning, housing, transport/ accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect*

of ageing communities as part of the core strategy of city and county development plans.

**NPC 31-** *Prioritise the alignment of targeted and planned population and employment growth with investment in:*

- *A childcare/ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities;*
- *The provision of childcare facilities and new and refurbished schools on well located sites within or close to existing built-up areas, that meet the diverse needs of local populations;*
- *The expansion and consolidation of Higher Education facilities, particularly where this will contribute to wider regional development, and*
- *Programmes for life-long learning, especially in areas of higher education and further education and training where skills gaps are identified.*

3.6 These objectives highlight the need to safeguard and construct policy for key groups of the population, such as children and ageing communities and therefore to ensure that facilities which cater for all aspects of the population are in place in urban areas and areas of increasing development.

### **Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)**

3.7 The Guidelines state that one of the fundamental questions to be addressed during the planning process is *“the relationship and linkages between the area to be (re)developed and established neighbourhoods, including the availability of existing community facilities, and the provision of pedestrian and cycle networks.”*

3.8 The Guidelines state that Planning Authorities should ensure efficient and integrated provision of schools, childcare, community centres, healthcare facilities and district/neighbourhood centres are made available for the wider community. We note the following requirements set out in the Guidelines that relate to social infrastructure:

- **Schools:** *“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.”* This is further clarified as requiring applications for 200+ units to be accompanied by a report detailing the school capacity of the area and the impact of the development.
- **Childcare:** In accordance with the Childcare Guidelines 2001, the Guidelines recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units. However, the Guidelines state *“the threshold for such provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas, in consultation with city / county childcare committees. The location of childcare facilities should be easily accessible by parents, and the facility may be combined with other appropriate uses, such as places of employment.”*
- **Community Centres:** The Guidelines state that provision of community centres is to be assessed by the local authority but should be in a central area and near public transport facilities.
- **Healthcare facilities:** The Guidelines state that the provision of healthcare facilities should be determined in conjunction with the Health Services

Executive and the needs of the elderly and disabled should be taken into consideration in health care facilities, accessibility, caretaking facilities and residential development.

- **District/Neighbourhood Centres:** The provision of new retail in new district or neighbourhood centres will be influenced by the Development Plan Retail Strategy.

### **Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2018)**

3.10 The following outlines the relevant social and community infrastructure requirements of the Apartment Guidelines 2018 of relevance to this SCIAA.

3.11 Section 4.7 of the Apartment Guidelines 2018 states the following in relation to childcare facilities:

*“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 childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.” (Emphasis added)*

### **Guidelines for Planning Authorities on Childcare Facilities (2001)**

3.12 As summarised above, the “Guidelines for Planning Authorities on Childcare Facilities” (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations.

3.13 The Guidelines recommend that in larger new housing developments, Planning Authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings. The threshold for provision should be established having regard to existing location of facilities and the emerging demography of the area where new housing is proposed. The Guidelines advise that sites should be identified for such facilities as an integral part of the pre-planning discussions.

3.14 The following definition of Childcare is included in the Guidelines:

*“In these Guidelines, "childcare" is taken to mean full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children. Thus, services such as pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups, and after-school groups are encompassed by these Guidelines. Conversely childminding, schools, (primary, secondary and special) and residential centres for children are not covered by these Guidelines.”*

### Dun-Laoghaire Rathdown Development Plan 2016-2022

- 3.15 The Development Plan sets out a number of policies and objectives relating to the social and community infrastructure requirements of new developments. These are contained within chapter 7 of the plan, 'Community Strategy' the most relevant of which are included below.
- **“Policy SIC11:** *‘It is Council policy to encourage the provision of affordable and appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities across the County. In general at least one childcare facility should be provided 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.’*”
  - **“Policy SIC10** *‘.It is Council policy 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’*”
  - **“Policy SIC7:** *‘It is Council policy to ensure that proper community infrastructure and complementary neighbourhood facilities are provided concurrently with the development of new residential growth nodes in the County.’*”
- 3.16 With regard to childcare facilities, section 7.1.3.6 of the development plan states that *‘Where a new residential development is proposed – with 75+ dwellings (or as otherwise required by the Planning Authority) – one childcare facility shall be provided on site in accordance with Sections 2.4, 3.3.1 and Appendix 2 of the ‘Childcare Facilities Guidelines for Planning Authorities’ (2001). The provision of childcare facilities within new, and indeed existing, residential areas shall have regard to the geographical distribution and capacity of established childcare facilities in the locale and the emerging demographic profile of the area.’*

### Ballyogan and Environs Local Area Plan 2019 – 2025

- 3.17 The Ballyogan and Environs Local Area Plan 2019-2025 covers Glencairn, the central and eastern parts of Stepside, Ballyogan, The Park Carrickmines, sections of Glenamuck Road and Kilgobbin Road, the former Ballyogan landfill, and part of the Leopardstown Racecourse campus.
- 3.18 The proposed development is located within the eastern section of the Plan’s lands. The lack of secondary schools within the BELAP area is identified as a weakness, while it also states that there is a proposed secondary school at Mimosa Levmoos, which will provide further future capacity for c 1,000 children. With a specific regard to childcare, the LAP states that ‘The BELAP area is well served by a range of established childcare and pre-school facilities’ further supporting the assertion that there is a high level of childcare provision in the area surrounding the subject site.
- 3.19 The LAP highlights a number of local objectives in relation to educational facilities and social provision, including the following:

**Policy BELAP COM3 – Integration:** *To require the provision of community facilities such as multi-purpose community rooms as part of any residential development applications of greater than 50 units unless it can be shown that there is sufficient provision of such facilities in close proximity*

- 3.20 This report demonstrates the existing provision of facilities is sufficient to cater for the proposed development.

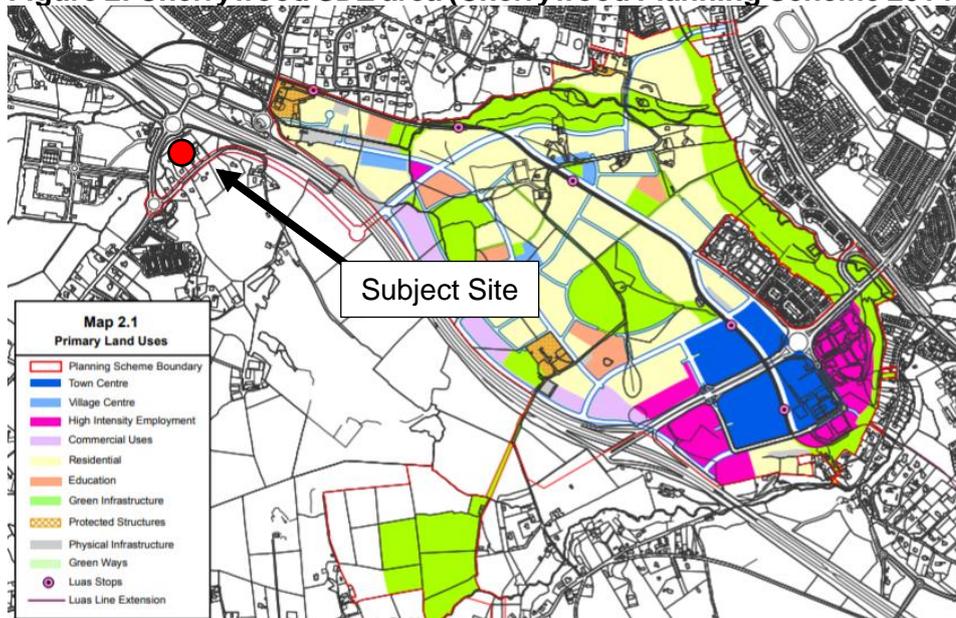
**Policy BELAP COM7 – Childcare Facilities:** *That all planning applications for larger residential developments to be required to provide one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units unless it can be satisfactorily demonstrated that there is already adequate childcare provision in the area. The provision of childcare facilities within the Plan area shall be carried out in accordance with the provisions set out in Section 8.2.4.11 ‘Childcare Facilities – Parking/Access’ and Section 8.2.12.1 ‘Childcare’ of the County Development Plan 2016-2022 and the provisions of the DoEHLG ‘Childcare Facilities Guidelines for Planning Authorities’ (2001).*

- 3.21 The proposed development is in compliance with the above local objective.

### **Cherrywood Strategic Development Zone**

- 3.22 The Cherrywood SDZ is a 360 ha. landbank located between the M50 and N11 routeways and along the green Luas line. The development area is intended to cater for c. 8,700 residential units by the time of its completion in addition to a substantial level of retail, office and commercial development including social infrastructure in the form of schools, recreational facilities, sports areas and public parks. The facilities are to split between one large town centre and three smaller village centres, linked by improved bus routes, internal roadways and 5 no. Luas stops.

- 3.23 The SDZ area is located in close proximity to the proposed development site, hence its relevance. Figure 2 below details the site location in the context of the SDZ area.

**Figure 2: Cherrywood SDZ area (Cherrywood Planning Scheme 2014 as updated)**

- 3.24 With regards to childcare in the SDZ area, the Cherrywood Planning Scheme states that 'Childcare facilities will be provided in accordance with current Dún Laoghaire-Rathdown County Development Plan policy and will have regard to the provisions of the current DEHLG childcare facilities guidelines. Key locations for crèche and playgroup facilities will be within the mixed use areas of the Town Centre and the Village Centres, and in residential areas with proximity to open space and schools. Crèche facilities shall generally be provided at a rate of one facility for 20 children for each 75 dwellings'.
- 3.25 Furthermore, as demonstrated within figure 2 above, the SDZ area includes a large provision of high quality greenspace. There is also a road objective to connect Golf Lane with the SDZ area via a bridge over the M50 motorway. This further serves both the SDZ and the proposed development, providing further connectivity between the two.
- 3.26 With regards to education, the Planning Scheme states that '*The primary and post primary educational needs of the future community living within Cherrywood have been provided for by the identification of school sites. The location, size and number of school sites has been established in consultation with the Department of Education and Skills. Four primary school sites and two post primary school sites have been identified*'. Accordingly, the SDZ will provide for additional school spaces rather than add demand to the existing educational provision in the area.

#### **4.0 METHODOLOGY**

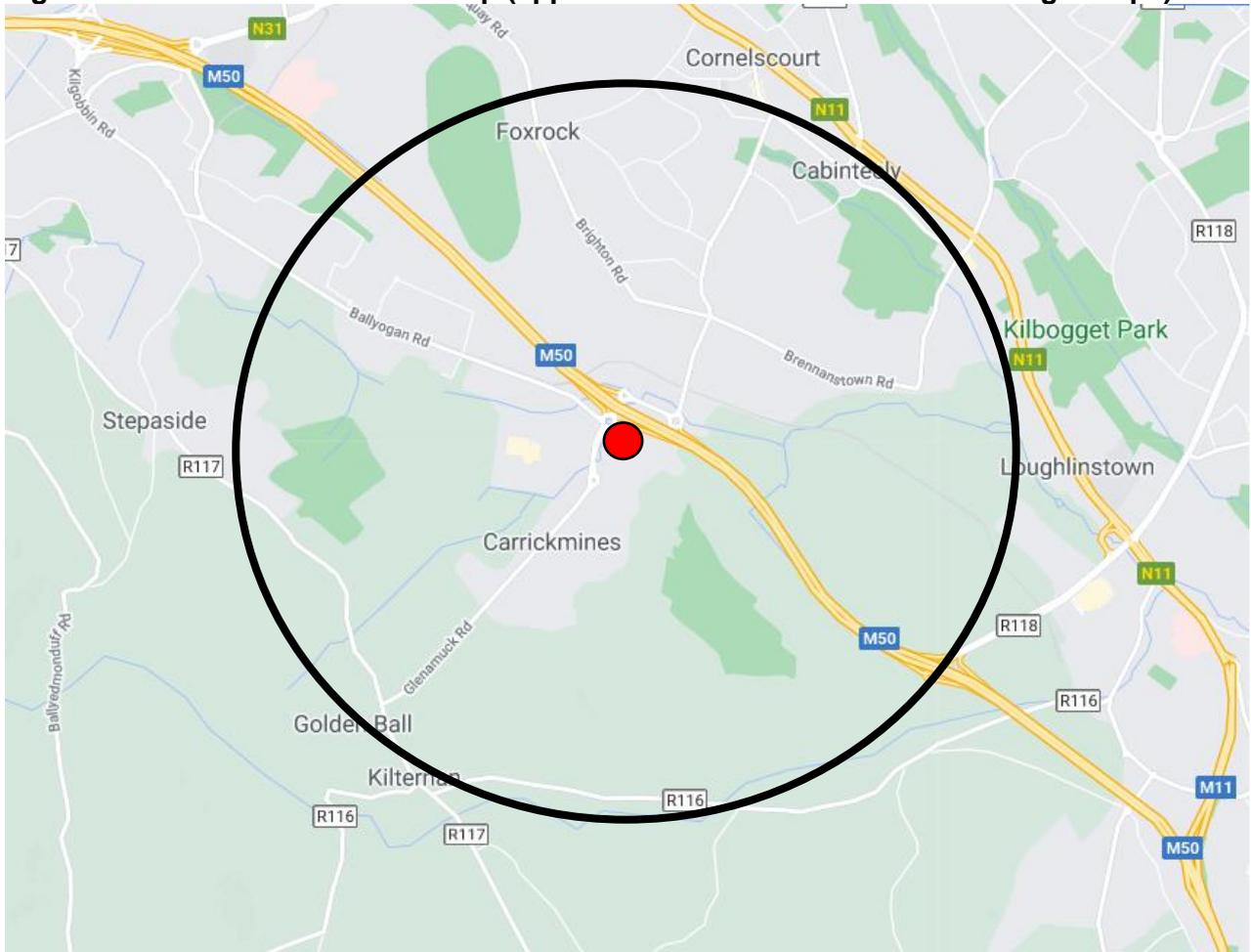
- 4.1 This report outlines the existing social and community infrastructure surrounding the subject site, which is available to serve the needs of existing and future residents of the area. The catchment area considers existing social and community infrastructure located within 2 km radius of the subject site.
- 4.3 The 2km catchment relates to a sustainable travel distance by foot, cycling or public transport to access higher order services such as schools, which is utilised in assessing the provision of facilities.

4.4 In accordance with national policy, the study assesses the following facilities and amenities:

- Health Facilities;
- Education & Childcare;
- Sports & Recreation; and
- Other relevant Community and Cultural Facilities.

4.5 Facilities and amenities relevant to the study have been identified via desk-based online mapping sources and visits to the locality. Whilst every effort has been made to identify relevant facilities within the catchment area, the facilities identified are not intended to be exhaustive. These facilities were then tabulated and added to the base map. Cognisance has been taken of the accessibility of the surrounding area from the site.

**Figure 3: Catchment Area Base Map (approximate site location in red – Google Maps)**



4.13 This report has used Central Statistics Office (CSO) Census data for Electoral Districts to inform the existing demographics of the surrounding area, which is available online using the SAPMAP feature published by the CSO. The subject site itself is located within the Cabinteely-Loughlinstown ED.

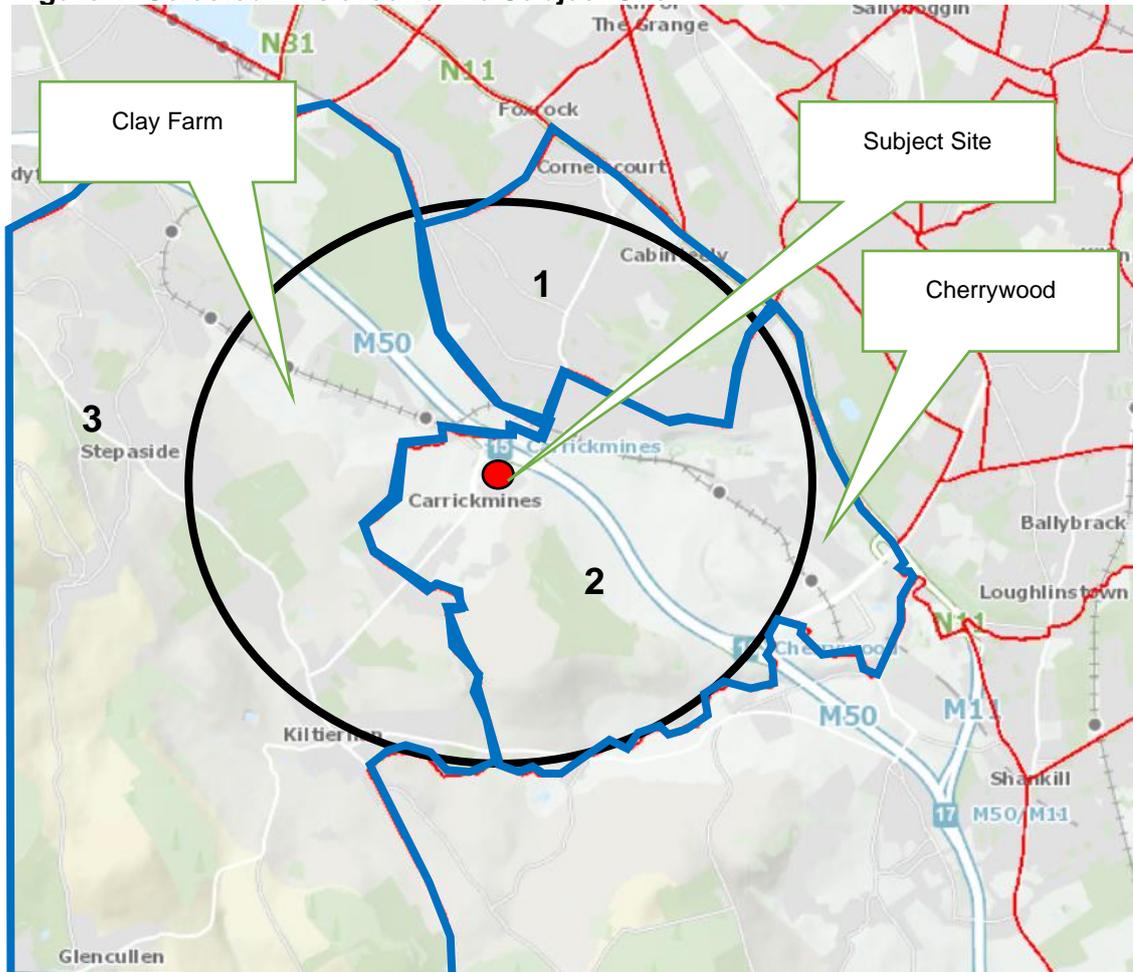
4.14 There are 3 different Electoral Districts (ED) which surround the site and broadly fall within the catchment area, including:

1. Foxrock-Carrickmines

2. Cabinteely-Loughlinstown
3. Glencullen

- 4.15 The 2 km radius as identified above marginally encroaches upon the electoral district of Foxrock-Torquay. However, the overlap is minor in nature and as such it is felt it will not provide an accurate representation of the demographics which surround the subject site, and as such has been excluded from this assessment. The boundaries of the 3 no. ED's has remained consistent over the intercensal period.
- 4.16 The population statistics have been calculated by adding together the populations for each ED. The figure below indicates the EDs selected. The demographics for this area are assessed over 2011 and 2016 Census data, in order to obtain a profile of the area during the intercensal period and to chart any significant changes which have taken place locally.
- 4.17 The social and community needs of the proposed development is assessed based on an estimated population of the proposed development based upon the proposed unit mix. In assessing the scheme, regard is had to the population profile of the area to assess the likely impact of the development upon existing facilities and their capacity to cater for the additional population arising from the proposed development.

**Figure 4: Selected EDs around the Subject Site**



Basemap Source: Census/OS

## 5.0 PROFILE OF THE AREA

- 5.1 The profile of the area has been reviewed against the following criteria:

- Demographics
- Electoral District Statistics; and
- Existing Facilities:
  - Health Facilities
  - Education & Childcare
  - Sports & Recreation.
  - Community Service Facilities

## **Demographics**

### *Population Growth*

- 5.2 As identified in Section 4, population figures from the Central Statistics Office (CSO) Electoral Divisions data was used to create a profile of the area surrounding the site. A comparison of population change between 2011-2016 for each electoral district is provided in Table 1 below:

**Table 1: Population change in the Electoral Divisions within the study area**

<b>ED Name</b>	<b>2011 Census</b>	<b>2016 Census</b>	<b>Absolute Change</b>	<b>% Change</b>
Foxrock-Carrickmines	6,088	5,951	-137	-2.2%
Cabinteely-Loughlinstown	3,806	4,280	474	12.4%
Glencullen	17,381	19,773	2,392	13.7%
<b>TOTAL</b>	<b>27,275</b>	<b>30,004</b>	<b>2,729</b>	<b>10%</b>

Source: CSO

- 5.3 Table 2 below outlines the population profile of the catchment area, Dun-Laoghaire Rathdown, and of the state as a whole.

**Table 2 – Catchment Area, County, and State Population Change**

	<b>State</b>	<b>DLR</b>	<b>Catchment Area</b>
<b>2011</b>	4,588,252	206,261	27,275
<b>2016</b>	4,761,865	218,018	30,004
<b>Change</b>	173,613	11,757	2,729
<b>Percentage</b>	3.8%	5.7%	10%

Source: CSO

- 5.4 The catchment area shows an overall population increase of 10%. The overall population trend is expected to continue within increased population growth and urbanisation due to the provision made for further residential development in the area, pursuant to the policies and objectives of land-use plans under the planning policy context. The population growth within the catchment area is greater than that nationally and within DLR as a whole. This is likely reflective of the recent residential development which has been delivered in the area. This represents development in accordance with the local and higher level planning policy on sites which are in close proximity to high quality infrastructure and as such are suitable for development, including but not limited to the large scale developments taking place at Clay Farm, Cherrywood and Belarmine/Stepaside.

### *Age Profile*

- 5.5 The population breakdown is based upon the 3 ED's as identified previously. The age profile is compared across the 2011-2016 time periods to provide a comparison upon

which future projections may be developed. This will allow for a more detailed insight into the future requirements for healthcare, childcare and educational facilities stemming from the development.

- 5.6 This age profile analysis demonstrates a predominantly young population base for the area, with c. 88% of the population aged 59 or younger (see Tables 3 and 4). However, the figures highlight an upward shift in the age profile of these areas, with the 20-39 age cohort experiencing population decline over the intercensal period.

**Table 3: Population breakdown 2011**

Age Group	Population 2011	% of Total
0-19	8,360	30.6%
20-39	9,470	34.7%
40-59	6,738	24.7%
60-79	2,299	8.4%
80+	507	1.8%
Total	27,275	100%

**Table 4: Population breakdown 2016**

Age Group	Population 2016	% of Total
0-19	9,106	30.3%
20-39	9,290	30.9%
40-59	8,169	27.2%
60-79	2,789	9.3%
80+	650	2.1%
Total	30,004	100.00%

- 5.7 The intercensal period has seen growth in population within the 0-39 age bracket in absolute terms (with an increase of 566 persons), however the younger population brackets reduced in terms of their proportion of the overall population. The highest level of growth was seen in the 40-59 age bracket in absolute terms.
- 5.8 The comparison table below would suggest that with a continuation of current patterns, larger demographic groups will move into the 40+ age group, potentially continuing its high level of growth.

**Table 5: Population change by age cohort**

Age Group	Population 2016	Population 2011	% change
<b>0-19</b>	9,106	8,360	8.9%
<b>20-39</b>	9,290	9,470	-2.1%
<b>40-59</b>	8,169	6,738	21.2%
<b>60-79</b>	2,789	2,299	14%
<b>80+</b>	650	507	28.2%
<b>Total</b>	30,040	27,275	10.1%

#### *Future Demographic Trends*

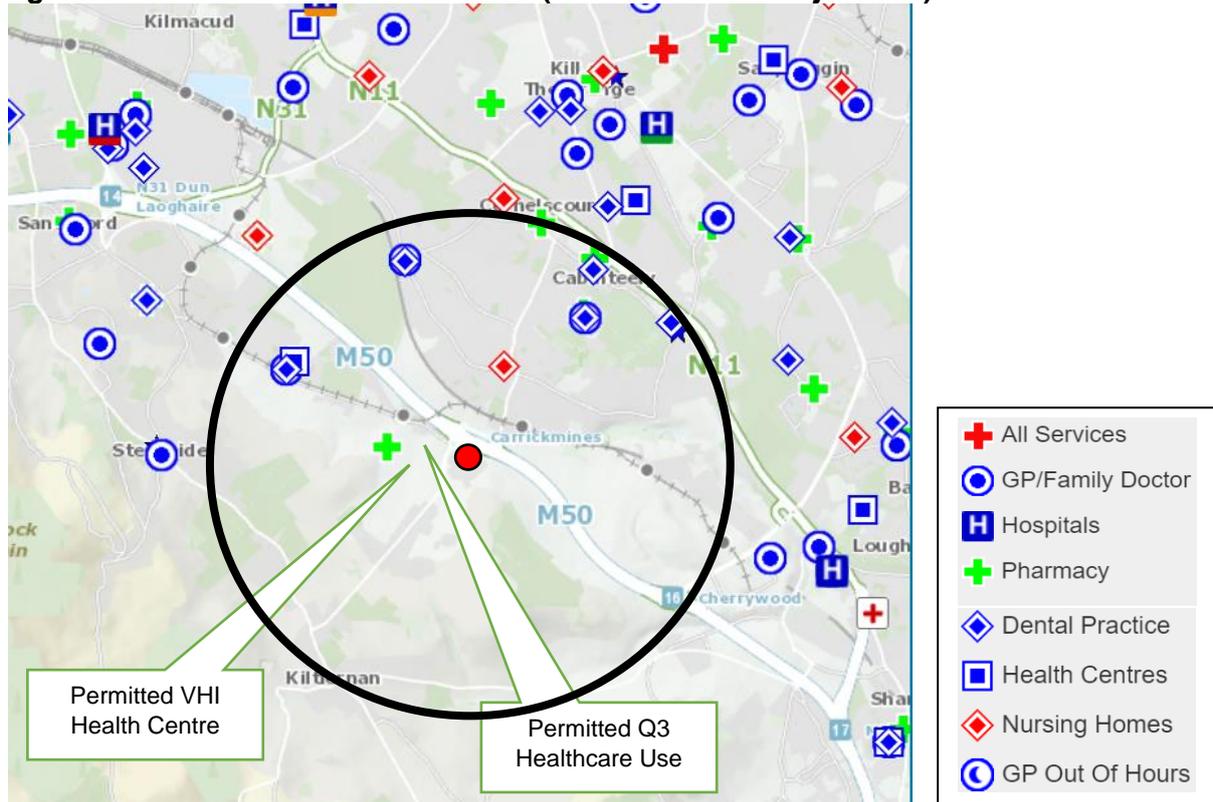
**Existing Facilities**

5.9 The baseline survey is undertaken on the existing facilities in close proximity of the proposed development site, within the defined 2km radius. The relevant facilities within the surrounding area have been divided into separate sub-categories as characterised below and presented spatially. These categories are Healthcare Facilities, Childcare, Education, Sports & Recreation and Other Community and Cultural Facilities. The lists of individual providers are listed in Appendix 1 under Tables A1 to A4.

*Healthcare Facilities*

5.10 This subsection identifies the health care provisions that are available nearby to the subject site. The names and locations of all GP’s, hospitals, pharmacies, health centres, dentists and nursing homes are registered on the HSE’s Health Atlas are listed in Appendix 1 and identified in Figure 4 below. In addition to the existing facilities listed, it is noted that permission was granted under Reg. Ref.: D19A/0005 at the Hampstead Building in The Park Carrickmines for the change of use of an existing building to a healthcare facility to be operated by VHI. This permitted healthcare facility is indicated on the map. Furthermore, the permitted development at Quadrant 3, to the west of the application site included a further healthcare facility use. This is also indicated on the map below for completeness.

**Figure 5: Locations of Health facilities (2km Radius of subject site)**



Source: HSE Health Atlas

*Childcare and Education Facilities*

5.11 This subsection identifies the childcare and educational provisions that are located in proximity to the subject site and fall within the catchment area. The names and locations of all childcare facilities, primary schools, post-primary schools and special schools are listed in Appendix 1 and illustrated in the figures below. The childcare

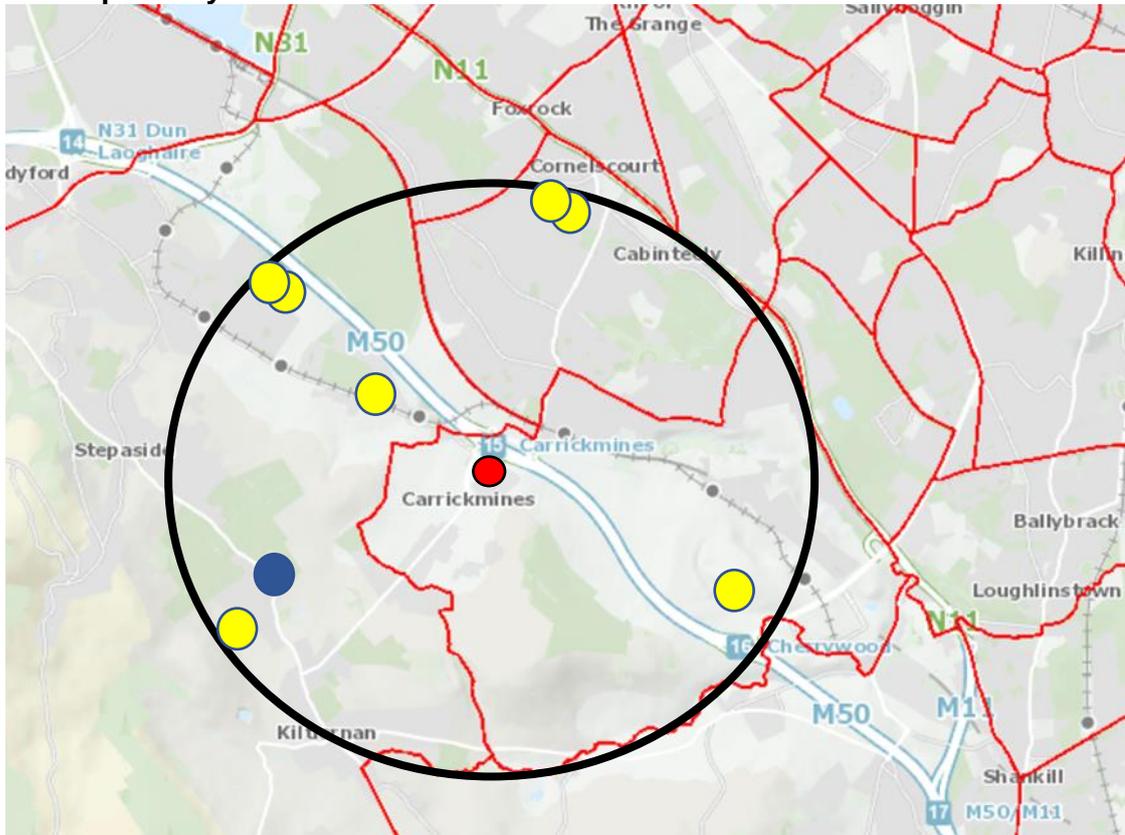
facilities identified are based upon the Pobal database of providers, while the schools are based upon school lists published by the Department of Education and Skills.

- 5.12 The research identifies 21 no. childcare facilities, 7 primary schools and 1 secondary school located within the defined catchment area of the subject site.
- 5.13 The Department of Education and Skills provide details on enrolment figures for all primary and secondary schools on an annual basis. The enrolment figures for primary schools in 2019/20 was 2,382 no. places. The enrolment numbers for the secondary schools in 2019 was 214 no. places. It should be noted that the enrolment figures do not necessarily reflect the entire capacity of the school.

**Figure 6: Location of Childcare Facilities**



**Figure 7: Location of Primary (Yellow) and Secondary Schools (Blue) based on desktop survey**

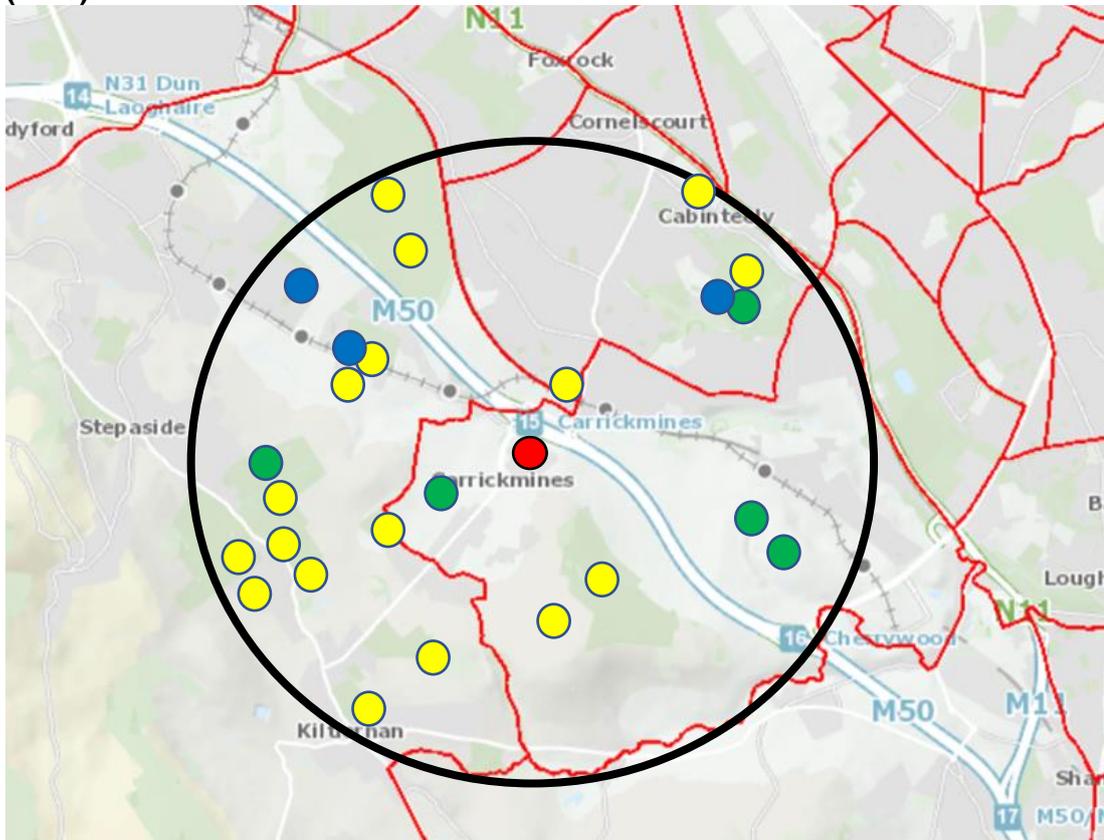


- 5.14 There are no third level institutes noted within a 2km radius of the subject site.
- 5.15 Given the proximity of the site to public transport and the M50, access to further afield educational facilities is not envisaged to pose a barrier to the proposed development. There is a broad range of primary educational facilities within a 2km radius of the subject site.

*Sports and Recreation (clubs, pitches, gyms, playgrounds)*

- 5.16 This subsection identifies the sports and recreational facilities that are available in proximity to the subject site. There is an extensive list of sports and recreation-based amenities within the catchment area of the application site. The list of sites included in Appendix 1, and identified in Figure 7 below, focus on physical recreation and designated open space areas, and identifies 24 existing facilities, consisting of 3 playgrounds, 17 leisure and sports clubs and 4 green space parks within close proximity of the site. The list is based upon a desktop analysis using Google Maps software.

**Figure 8: Locations of Sports Facilities (Yellow), Parks (Green) and Playgrounds (Blue)**



*Other Community and Cultural Uses*

- 5.17 This portion of the assessment identifies and examines the remaining facilities in the catchment area and the type of facility they offer. There are a number of facilities in the area including emergency services, religious centres, and cultural institutions.
- 5.18 A representative list of such facilities is provided below; this survey has been conducted from desktop using mapping software,

**Figure 8: List of Cultural Facilities and Institutions**

Religious

- Tullow Parish Church*
- St. Brigid's Church*
- Our Lady of the Wayside Church*
- Kiltarnan Parish Church*

Emergency Services

- Stepaside Garda Station*

Historical

Tully Church  
Cruagh Holy Well

## 6.0 **ASSESSMENT OF NEEDS**

### **Proposed Development**

6.1 The proposed development is described as follows:

*The proposed development comprises a residential development of 482 no. units (all apartments), along with ancillary residential amenities, and provision of a childcare facility, gym, and local shop. The proposed residential units comprise 31 no. studio units, 183 no. 1-bedroom units, 229 no. 2-bedroom units, and 39 no. 3-bedroom units (including 2 no. duplex type units).*

*The proposed development is set out in 7 no. blocks which comprise the following:*

- *Block A1 comprises 62. no. apartments within a part four, part six storey building, including 10 no. studio units, 7 no. 1-bedroom units, 41 no. 2 bedroom units, and 4 no. 3-bedroom units. An ESB substation is provided at ground floor level.*
- *Block A2 comprises 85 no. apartments within a part four, part eight storey building, including 25 no. 1-bedroom units, 45 no. 2-bedroom units, and 15 no. 3-bedroom units.*
- *Block A3 comprises 79 no. apartments within a part four, part twelve storey building, including 21 no. studio units, 19 no. 1-bedroom units, 28 no. 2-bedroom units, and 11 no. 3-bedroom units.*
- *Block B0 comprises 150 no. apartments and resident's amenities within a part four, part eighteen, part twenty-one and part twenty-two storey building. The apartments include 76 no. 1-bedroom units, 68 no. 2-bedroom units, and 6 no. 3-bedroom units (including 2 no. duplex type units). An ESB substation, resident's concierge area and amenity space (171 sq.m sq.m) are provided at ground floor level. A further resident's amenity / event space is provided at the twentieth and twenty-first floor levels (83 sq.m).*
- *Block B1 comprises 8 no. apartments and is four storeys in height, directly abutting Block B. The apartments include 4 no. 1-bedroom units, and 4 no. 2-bedroom units.*
- *Block C comprises 42 no. apartments and a local shop within a part five, part seven storey building. The apartments include 30 no. 1-bedroom units, 9 no. 2-bedroom units, and 3 no. 3-bedroom units. A local shop (154 sq.m) and an ESB substation are provided at ground floor level.*
- *Block D comprises 56 no. apartments, a commercial gym, resident's concierge area, resident's lounge, and a childcare facility in a part four, part seven storey building. The apartments include 22 no. 1-bedroom units, and 34 no. 2-bedroom units. The resident's concierge area (99 sq.m), commercial gym (340 sq.m), and childcare facility (300 sq.m) units are located at ground floor level. The resident's lounge (292 sq.m) is located at first floor level.*

*Two basement levels are proposed, providing car parking spaces (299 no.), bin stores, plant rooms, bicycle parking (1,000 no. spaces), and circulation areas. A further 240 no. bicycle parking spaces and 4 no. car parking spaces are provided at ground level. The proposed development includes landscaping, boundary treatments, public, private and communal open space (including roof terraces), two cycle / pedestrian crossings*

*over the stream at the western side of the site, along with a new pedestrian and cycle crossing of Glenamuck Road South at the west of the site, cycle and pedestrian facilities, play facilities, and lighting. The proposed buildings include the provision of private open space in the form of balconies and winter gardens to all elevations of the proposed buildings. The development also includes vehicular, pedestrian, and cycle accesses, drop off areas, boundary treatments, services, and all associated ancillary and site development works.*

### **Proposed Development Demographic Assessment**

6.2 The maximum occupancy for the development is calculated as 1,541 no. persons based on the following breakdown:

- Studio units: 31 X 2 people per unit = 62
- 1 Bedroom units: 183 X 2 people per unit = 366
- 2 Bedroom units: 229 X 4 people per unit = 916
- 3 Bedroom units: 37 X 5 People per units = 185
- Duplex units (3 bedroom): 2 X 6 People per unit = 12

6.3 In calculating the approximate no. of the 1,541 no. bedspaces / population which could be children we have used the local census figures to assist in estimating the likely number. Within the local area 30.3% percent of the population (2016) is part of the 0-19 cohort, based upon figures for the 3 ED's identified previously within this report. Accordingly, if 30.3% of inhabitants living in the 266 no. 2 and 3 bedroom units (which have capacity for 1,113 residents as identified above), i.e. those most likely to be occupied by families, were 0-19 it would constitute an estimate of 337 no. persons aged between 0-19 years.

6.5 While the development is not expected to reflect the current trend in the wider area regarding population increase in 0-19 age cohort, the population trends can be applied to 2+bedroom units as these reflect the current dwelling provision and can be expected to have a similar profile. Likewise the area surrounding the proposed development includes a variety of house types, predominantly large detached and semi-detached units which would cater for larger families. Accordingly, it can be considered likely that the proposed development will have a lower percentage of people in the 0-19 age demographic than that of the area at present.

### **Health and Wellbeing**

6.6 As outlined above, the health facilities within close proximity of the development site consists of 3 pharmacies, 2 GPs, 4 dental care centres and 2 nursing homes, totalling 12 facilities in total. This is considered to be sufficient to cater for the needs of the proposed development. Proposals for a medical centre were included as part of the application for the adjacent Q3 development at The Park, which has obtained planning permission but has yet to be completed, while as set out previously, permission has also been granted for a VHI health centre within The Park.

### **Education and Childcare**

6.7 The demographic assessment above demonstrates that a maximum estimate of 337 no. persons aged between 0-19 years are likely to reside within the proposed development. As set out above, this represents a theoretical maximum and as a result it is likely that child occupation levels will be lower than this figure, given not all units will be occupied by children or occupied to their maximum capacity.

## Childcare

- 6.8 The Guidelines for Planning Authorities on Childcare Facilities (2001) recommend that 20 childcare spaces be provided for new housing developments of 75 units or more. However, the 2018 Apartment Guidelines acknowledge that one-bedroom units can be omitted from this calculation, stating the following:

*'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.'*

- 6.9 In the context of the above statement, studios and one-bedroom units would not be considered to contribute towards a requirement for childcare provision. The total number of units within the scheme that can be used to calculate childcare provision is 268 units (482 units, minus 31 no. studios minus 183 no. 1 bed units). This is without taking into account that the remaining 2 bedroom and 3 bedroom units may not be all occupied by families with children nor at maximum occupancy. Based on this, the recommended quantum of childcare places to be provided within the proposed development is 72 no. places ( $268 / 75 = 3.57 \times 20 = 71.46$ ).
- 6.10 The proposed scheme includes a 300 sq.m childcare facility, which is intended to cater for the childcare needs generated within the proposed development. This facility has the capacity to cater for the 72 children identified, based upon the standards under the childcare facilities guidelines. The proposed childcare facility is located at ground floor level, conveniently located centrally within the scheme and surrounding by planting and pedestrian walkways. As identified previously and within the appendix of this report, the proposed development has 21 no. existing childcare facilities located within a 2km defined radius. The proposed development is not dependent on these nor on any pending facilities (such as that accompanying the adjacent Q3 development) as the table below demonstrates the capacity of the proposed creche to meet the development's needs.

Age Group	Minimum Area (sqm)	Population (Max 22)	Staff	Ratio	Min Clear Area	Storage	Total
0 to 1	3.5	9	3	1 : 3	31.5 sqm	25% 7.9 sqm	39.4 sqm
1 to 2	2.8	15	3	1 : 5	42 sqm	10% 4.2 sqm	46.2 sqm
2 to 3	2.35	24	4	1 : 6	56.4 sqm	10% 5.6 sqm	62.0 sqm
3 to 6	2.3	24	3	1 : 8	55.2 sqm	10% 5.5 sqm	60.7 sqm
Management			1	Room Area		208.3 sqm	
Cook			1	Ancilliary Use		15%	31.3 sqm
Cleaner			1	Area Total		239.6 sqm	
Staff Total			16				
Child Total			72				

### Primary Education

- 6.11 There are a total of 7 primary schools located within close proximity of the subject site, easily accessible by foot or public transport. Based on the primary school age cohort representing 12% of the total population (based upon the methodology employed by the Department of Education for calculating school demand), the proposed development will create extra demand for c. 134 primary school places (this figure is based upon the assumption of maximum occupancy within the development, and an assumed population of 1,113 within the 2 and 3 bedroom units in the development). This figure is based on the studio and 1 bed-apartments being excluded and the assumption that all 2 bed-apartments units are occupied by families and no second rooms (2 beds) are occupied by adults, with second rooms occupied exclusively by children. This figure represents a theoretical maximum and as a result it is likely that child occupation levels will be lower than this figure.
- 6.12 The total enrolment within these 7 schools is 2,382 (Department of Education and Skills). Based upon this the proposed development will increase demand by c. 5.6%. Cherrywood ETNS, a new school within the catchment area, is not included within these figures as its enrolment is currently registered as zero. Accordingly, there is further capacity available in this school which is not factored in. Having regard to this estimated level of demand and the surrounding school capacity within close proximity of the subject site, it is considered that the existing primary education infrastructure can accommodate the predicted increase in demand arising from the proposed development and is therefore adequate. We note that the wider catchment outside of the 2km radius of the subject site contains further high quality provision of primary education facilities, including 3 no. schools in Belarmine / Sandyford (Stepaside Educate Together, Gaelscoil Thaobh na Coille and St. Marys), Hollypark boys and girls schools at Foxrock, St Brigid's boys and girls national schools in Foxrock, and further primary schools at Dundrum, Stillorgan, and Blackrock.

### Secondary / Post Primary Education

- 6.13 There are a total of 1 no. Secondary school located within close proximity of the subject site. Based on the post primary school age cohort representing 8.5% of the total population (based upon the methodology employed by the Department of Education for calculating school demand, see document titled 'The Provision of Schools and the Planning System'), the proposed development will create extra demand for c. 95 post-primary school places (this figure is based upon the assumption of maximum occupancy of 1,113 within the 2 and 3 bedroom units in the development). As above, this figure is based the studio and 1 beds being excluded and the assumption that all 2 and 3 beds apartment units are occupied by families and no second rooms (2 beds) are occupied by adults, with second rooms occupied exclusively by children. This figure represents a theoretical maximum and as a result it is likely that child occupation levels will be lower than this figure.
- 6.14 The total enrolment within the 1 school identified within a 2km radius is 214, as per the Department of Education and Skills. Based upon this the proposed development will increase demand by 44%. This in isolation represents a large figure, however it accounts for only one school and does not factor in those which are outside of the 2km defined radius, yet which are easily accessible by potential students within the proposed development. An extended survey of schools which are accessible to the development, yet outside of the 2km radius are identified below:

**Figure 9: Accessible schools outside the 2km radius**

No.	Name	Enrolment
1	Rosemount	182
2	Loreto College Foxrock	519
3	Clonkeen College	575
4	Cabinteely Community School	456
5	St Laurence College	258
6	Wesley College	928
7	Oatlands College	545
8	Mount Anville Secondary School	698
9	Ballinteer Community School	407
10	St Raphaelas Secondary School	569
11	Newpark Comprehensive School	861
12	Rockford Manor Secondary School	277
13	St Benildus College	807
<b>TOTAL</b>		<b>7,082</b>

6.15 As identified above, there are 7,082 spaces across 13 schools outside of the 2km defined radius which are considered easily accessible from the subject site. Given the subject site's close proximity to high quality public transport facilities, it is considered acceptable that these facilities be factored in as they are likely to be attended by those living in the development. The combined total of the above schools and that within a 2km radius is 7,296 spaces. Given an estimated maximum 95 no. secondary school pupils living within the proposed development, this constitutes a 1.3% increase in demand, which is considered acceptable. We also note the proposed secondary school at Mimosa Levmoos, for which permission was applied in 2018. The school is envisaged to have capacity for c. 1,000 children once operational.

### **Sport and Recreation**

- 6.16 This assessment demonstrates that there are a number of sports and recreational uses within the catchment area of the subject site.
- 6.17 The area is well served by parks, sports clubs and playgrounds, demonstrating a capacity to cater for the needs across a broad range of age groups and interests. The inclusion of a large gym and high quality landscaped green areas within the proposed development further supports this existing provision.
- 6.18 On this basis, it is considered that there is adequate provision of sporting and leisure facilities within the vicinity of the subject site.

### **Other Cultural and Community Uses**

- 6.19 As set out above, overall, it is considered the existing and proposed uses within the catchment area offer excellent service provision for the community.

## **7.0 PROPOSED SOCIAL, COMMUNITY, AND CULTURAL PROVISION**

### **Proposed Development**

- 7.1 The proposed development includes the provision of elements of public open space, new linkages for pedestrians and cyclists, and several commercial (non-residential) uses which will enhance the amenity of the wider area. A significant quantum of internal amenity space is also proposed for the residents of the proposed development, which will likely have the effect of moderating the additional demand placed on local amenities by the proposed development.
- 7.2 Having regard to the assessment of local needs, demand, and provision set out above, the applicant and design team have incorporated elements of community and social infrastructure to serve the area into the proposed development itself, in addition to uses such as a childcare facility and gym, which will serve local demand and enhance the local area. The following subsections of the report outline these elements of the scheme, which respond to the demand which the scheme itself will precipitate in addition to the identified opportunities to enhance the wider area. These will further facilitate the social and commercial facilities that have been permitted for the Q3 development adjacent, which will include, amongst others, a medical centre, 2 no, supermarkets, leisure space (including a cinema and indoor skydiving) and a creche.

### **Childcare Facility**

- 7.3 As set out above, the proposed development includes the provision of a childcare facility which is of a sufficient size to serve the occupants of the development, at 300 sq.m in size. As previously demonstrated, this allows for all anticipated childcare demand within the development to be met on site.

### **Gym**

- 7.4 A large gym facility of 340 sq.m in area is proposed as part of the development. This is intended to further support the needs of those living within the development and provide a local area for socialising and exercise. This facility will further complement the wider sports facilities identified previously within the report, which can be noted for a lack of gym facilities.

### **Local Shop**

- 7.5 A local shop is provided at ground floor level in Block C, addressing the streetscape and site frontage onto Golf Lane. This retail units, with a gross floor area of 154 sq.m will provide for a convenient and local retail offer for residents of the proposed development and adjoining residential areas. The small size of this retail element will ensure that it does not result in any direct competition with the broad retail offer permitted in Quadrant 3 and existing within the wider Park Carrickmines. The proposed development provides for enhanced accessibility and linkages between the subject site and The Park Carrickmines, including the permitted Quadrant 3 development. It is noted that the appropriateness of the site for a local shop was highlighted in

submissions on the previous (refused) strategic housing development application on the subject site.

### **Resident's Amenity Space**

- 7.6 The proposed development also includes a range of resident's amenity spaces. Block B0 includes an amenity and concierge space at ground floor level with a gross floor area of 171 sq.m. A further multi-purpose event space for entertaining is located at the top of this landmark building, comprising 83 sq.m over two levels, affording panoramic views of the area. Within Block D, a further concierge space of 99 sq.m is provided at ground floor, with a large amenity space provided at first floor level (292 sq.m), which could accommodate film screenings, functions, and events. The space is intended to provide for a social space in which residents can interact and socialise, fostering a community spirit among residents and further enhancing the high quality communal areas to be provided within the development.

### **Residential Amenity, Public Open Space and Public Realm Improvement**

#### Public Open Space and Public Realm

- 7.7 The proposed development provides for a significant enhancement to the public realm, and the creation of new public spaces, routes, and desire lines within and through the subject site, promoting and enhancing permeability and providing a series of new spaces to socialise and relax outdoors. Pedestrian and cyclist safety will be improved not only for residents but the wider community through the provision of new cycle and pedestrian crossings across an existing stream and a segregated pedestrian bridge across Glenamuck Road South.
- 7.8 As demonstrated in the accompanying landscape documentation, the proposal includes high quality public and communal spaces which fully conform with the requirements of the Development Plan and Apartment Guidelines.

### **8.0 CONCLUSION**

- 8.1 As demonstrated in this report, the Social and Community Infrastructure in the area, including the proposed childcare facility, will be sufficient to cater for the needs of the proposed development, as summarised below.
- 8.2 The provision of a 300 sq.m childcare facility within the scheme has been demonstrated to be sufficient to meet the required needs of c. 72 no. spaces within the proposed development. This is notwithstanding the extensive provision of childcare facilities identified nearby to the proposed development and those yet to be completed (namely at the adjacent Q3 development).
- 8.3 The extra demand created by the proposal for primary and post-primary educational facilities can be deemed low in relation to current levels of local provision, while increased levels of demand from the scheme is unlikely to result in any undue strain on existing services. Given the accessibility of the site, schools located outside of the defined 2km radius are easily accessed and further contribute to meeting the educational demands generated by the development. There are no third level facilities immediately proximate to the subject site, however, there are a number of secondary schools located within an easily accessible proximity from the proposed development, which are readily accessible in the context of the site's location, and the existing high quality transport links, particularly the nearby Luas.

- 8.4 There are a significant range of facilities for sports and recreation within a close proximity of the site which are considered sufficient to cater for the needs of the additional population in the area which the proposed development will deliver, with a wide range and variety of clubs, pitches and related facilities within reasonable distance of the site. The inclusion of a gym facility on site will further help to meet the needs of residents living in the proposed development.
- 8.5 The health care and community facilities are well represented within the catchment area of the site which are considered sufficient to cater for the needs of the additional population in the area which the proposed development will deliver.
- 8.6 The proposed development also includes new public routes and public open spaces within the subject site which will enhance the amenity of the locality and the accessibility of the surrounding area. The scheme will contribute positively to the public realm on surrounding routes, while providing infrastructure which will directly benefit the existing community also, including through lighting, improved cycle facilities and a pedestrian bridge over the busy and centrally divided Glenamuck Road Lower.
- 8.7 Based on the assessment of social and community infrastructure set out above, it is considered that the extant provision in the surrounding area, the facilities to be provided in the adjacent Quadrant 3 development, combined with the new facilities incorporated into the proposed development will result in a good standard of amenity and accessibility to necessary infrastructure for future residents and the wider area.

## APPENDIX 1 – LIST OF SOCIAL AND COMMUNITY INFRASTRUCTURE FACILITIES WITHIN THE CATCHMENT OF THE SUBJECT SITE

**Table 1: Healthcare Facilities**

<b>Pharmacy</b>
Park Pharmacy
Raffertys Haven Pharmacy
Farmers Haven Pharmacy
Boots Carrickmines
<b>GP Surgery</b>
Leopardstown Primary Care Centre
Foxrock Medical Centre
<b>Dentists</b>
Glencairn Medical Centre
Dublin 18 Dental Rooms
Cornelscourt Dental Practice
Dental Care Ireland Cabinteely
<b>Nursing Homes</b>
The Four Ferns
Glebe House Nursing Home

**Table 2: Childcare Facilities**

Park Academy Childcare
Once Upon a Time
Copperbeech Montessori
Little Star Preschool
Naionra Shliabh Rua
Springfield Montessori
Bright Horizons Nursery
The Young Ones Pre-School
Dimples Creche
Ballyogan Resource Centre
Brighton Day Care
Tiny Tots Playschool and Montessori
Miss Judi's Montessori School
Park Academy Childcare (Cabinteely)
Constructive Pre-School
Mountainside Montessori
Pebbles Montessori
Treehouse Montessori
Glencairn Preschool
Stepping Stones Montessori
Fitzone Creche and Montessori

**Table 3: List of Primary Schools**

No.	Name	Enrolment	Type
1	Gaelscoil Shliabh Rua	236	Mixed
2	Holy Trinity National School	578	Mixed
3	Stepaside Educate Together	337	Mixed
4	Kilternan Church of Ireland National School	211	Mixed

5	Cherrywood ETNS	0 (New School)	Mixed
6	St. Brigid's Boys National School Foxrock	484	Boys
7	St. Brigid's Boys National School Foxrock	536	Girls
<b>TOTAL</b>		<b>2,382</b>	-

**Table 4: List of Secondary Schools**

No.	Name	Enrolment	Type
1	Stepaside Educate Together Secondary School	214	Mixed
<b>TOTAL</b>		<b>214</b>	-

**Table 5: Playgrounds, Green Spaces and Gyms / Leisure Facilities**

<b>Playgrounds</b>
Cabinteely Playground
Kids Play Area Glencairn
Samuel Beckett Civic Campus Playground
<b>Green Space</b>
St. James Park
Cabinteely Park
Tully Cross Park
Cruagh Greenway
<b>Leisure / Sports Facilities</b>
Stepaside Golf Centre and Driving Range
Jamestown Pitch and Putt
Stepaside Golf Course
DLR CoCo All Weather Pitch
DLSP Kirwan Park
Wayside Celtic FC
Bray Wanderers FC Training Complex
Glenamuck Bective RFC
Carrickmines Golf Club
Carrickmines Equestrian Centre
Park Celtic Football Club
Carrickmines Croquet and Lawn Tennis Club
Trojan Gymnastics Centre
Ballyogan Civic Centre
Leopardstown Golf Centre
Leopardstown Racecourse
Geraldine P Morans GAA Club