

# **Community Infrastructure Statement**

**Proposed SHD**

**Lands at ‘The Grange’  
Brewery Road/Stillorgan Road,  
Stillorgan, Blackrock,  
Co. Dublin**

**On behalf of  
KW PRS ICAV acting for and on behalf  
of its sub-fund KW PRS Fund 10**

September 2019



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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 **KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 10, 94 St. Stephen's Green, Dublin 2, D02 FD40**, for a strategic housing development proposal for lands adjacent to 'The Grange', Brewery Road/Stillorgan Road, Stillorgan, Blackrock, Co. Dublin.

This Community Infrastructure Statement (CIS) is lodged as an accompanying report for the subject proposal and should be read in conjunction with all plans and particulars submitted as part of the overall application. Notably, we direct an Bord Pleanála to the Planning Report and Statement of Consistency submitted herewith for full details on the planning context surrounding the subject site.

This Statement has been prepared in compliance with the following policies of the Dun Laoghaire Rathdown Development plan 2016-2022, which reads as follow:

***“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.”***

***“Policy RES14 - Planning for Communities - It is Council policy to plan for communities in accordance with the aims, objectives and principles of ‘Sustainable Residential Development in Urban Areas’ and the accompanying ‘Urban Design Manual - A Best Practice Guide’. In all new development growth areas, and in existing residential communities, it is policy to ensure that proper community and neighbourhood facilities are provided in conjunction with, and as an integral component of, major new residential development and proposed renewal/redevelopment areas, in accordance with the concept of urban villages outlines under Policy RES15’.”***

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

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 site is identified in Figure 1 below.



Figure 1 - Approximate Site Area

The application site extends to c.1.8 ha and is strategically located at the junction of Brewery Road (N31) and the Stillorgan Road or N11. The site contains 'The Lodge', the former 'Oaktree Business Centre', the former 'The Grange Select Marketing Suite' and Nos. 2 and 3 The Grange Cottages.

The subject site has excellent connectivity to public transport and major areas of employment as follows:

- Bus - The overall site is located adjacent to the N11 Bus Priority Route / Quality Bus Corridor. Distances to the nearest bus stops are less than 5mins walk. Travel time to St. Stephen's Green by bus is 25 mins.
- Luas - The Sandyford LUAS stop is a 14min walk from the proposed development. This stop is on the Green Luas line and journey time to St. Stephen's Green is 26 minutes.
- Employment Areas - The site is located within 2km of Sandyford Business Park, Central Park and South County Business Park. The site is also within 1km of Stillorgan Village Centre.

### 2.2 Planning Context

The Dun Laoghaire Rathdown County Council Development plan 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 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.

For the purposes of this report, we have identified the site zoning in Figure 2 below.



Figure 2 - Zoning Map with site outlined in red

The majority of the subject site is zoned 'A' - "To Protect and/or improve residential amenity".

The following uses are permitted in principle under the zoning:

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

A residential development and associated tenant amenity space is therefore permitted in principle under this zoning objective.

In addition, we note that a 'Childcare Service' is a use open to consideration under the zoning. We trust that the competent authority will therefore review proposals for the crèche facility on merit.

A portion of the site is also zoned 'F' - "To preserve and provide for open space with ancillary active recreational amenities".

We can confirm that lands zoned 'F' are generally kept free from development. Block P is located adjacent to 'F' zoned lands and this building provides for a crèche facility only at this location. We confirm for the Planning Authority that this block and residential proposal contained therein does not contradict the 'F' zoned lands and the OMP brochure enclosed herewith examines this further by way of an overlay map. This is highlighted below for consistency:



Figure 3 - Zoning Overlay

### 3 THE PROPOSAL

Our client, Kennedy Wilson, intends to seek permission for the development of 287 residential units. The extent of the site layout is highlighted below.



Figure 4 - 'The Grange' Proposed Layout

A detailed description of the proposal is now outlined below.

#### 3.1 Detailed Description

The development will consist of the demolition (total c.1, 398 sq m GFA) of 'The Grange Select Marketing Suite' (1 storey), 'Oaktree Business Centre' (2 storeys) and 'The Lodge' (2 storeys); and the construction of a new residential scheme of 287 residential units; residential tenant amenity space of c.961.5 sq m; a crèche facility of c.658 sq m; and a substation of c.96.5 sq m in the form of 6 new blocks (Blocks H, J, M, N, P and Q) ranging in height from 1 - 11 storeys as follows:

The residential development provides for 287 no. units (19 no. studio units, 125 no. 1 bed units and 143 no. 2 bed units) in Blocks H, J, M and N as follows:

- Block H (7 - 11 storeys from Brewery Road) comprising 99 no. apartments (6 no. studios, 50 no. 1 bed units and 43 no. 2 beds);
- Block J (5 - 10 storeys from Brewery Road) comprising 75 no. apartments (36 no. 1 bed units and 39 no. 2 bed units);
- Block M (4 - 9 storeys from podium) comprising 73 no. apartments (38 no. 1 bed units and 35 no. 2 bed units); and
- Block N (6 - 7 storeys from Brewery Road) comprising 40 no. apartments (13 no. studios, 1 no. 1 bed units and 26 no. 2 bed units).



Each residential unit has associated private open space in the form of a balcony/terrace/roof terrace.

The following residential tenant amenity space, crèche facility and substation proposals are also delivered:

- Blocks H (7 - 11 storeys) also contains a residential tenant amenity space of c.961.5 sq m. This area includes a gym space, male and female changing areas, accessible changing areas, a cinema room, entrance lobby, lounge areas, kitchen/dining areas, games area, management suite, 4 no. meeting rooms, co-working space, security/parcels area, storage areas, tea station, toilets, letter box area and all associated extraneous areas, all of which are areas dedicated to use by future tenants.
- Block P (3 storeys) provides for a crèche facility of c.658 sq m and associated outdoor play area in the form of a roof terrace of c.222.9 sq m.
- Block Q (1 storey at basement level/level 00) provides for an ESB substation of c.96.5 sq m.

A basement area (total c.3,324.8 sq m) is also proposed below Blocks H, J & M at Level 00. A total of 100 car parking spaces (16 at surface level and 84 at basement level), 596 bicycle spaces (518 at basement level and 78 at surface level) and 5 motorcycle spaces (all at basement level) are proposed. Waste Management areas and plant areas are also located at basement level.

Public open space is also proposed in the form of external residential amenity spaces, play areas, courtyards, gardens and trim trails (c.10,465 sq m). Provision is also made for pedestrian connections to the adjoining park to the south west, the N11 Stillorgan Road to the north east and the existing 'The Grange' development to the south east.

Nos. 2 and 3 The Grange Cottages (single storey) are retained within the current proposal and works to these residential dwellings relate solely to landscape proposals. No works are proposed to the structure or layout of these units.

The development shall be accessed via the existing vehicular access point from Brewery Road. It is proposed to reconfigure the alignment of this vehicular access point to facilitate the proposed development and provide for improved access and egress for the overall 'The Grange' development.

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; boundary treatment; internal roads and footpaths; and electrical services.







## 4 METHODOLOGY

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 now detailed below.

### 4.1 Childcare Facilities

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)'.

The Stillorgan Local Area Plan also provided for guidance on the provision of childcare facilities and notably section 4.8 - Community Facilities, Open Space & Green Infrastructure. Albeit, the site is not located within the confines of this Local Area Plan, the content of same has been considered given the proximity of the site to Stillorgan Village.

The latter has a childcare objective (C1) stating:

***"It is an objective of the Council that all planning applications for larger residential developments shall 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."***

In addition, we note that the 'Sustainable Urban Housing: Design Standards for New Apartments (2018)' (The Apartment Guidelines) were also consulted.

A review of the requirements for the provision of childcare facilities within new housing developments was examined and relevant conclusions drawn.

We reviewed existing facilities in the area, namely:

- Giraffe Childcare Central Park
- Glenalbyn Montessori School
- Kumon Maths & English
- Busy Bees Childcare Ltd
- Narnia Nursery School
- Park Academy Childcare Beacon Court Sandyford
- Park Academy Childcare Beacon South Quarter
- Lakelands Childcare
- Willow House Childcare
- Little Dale Academy

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 private run nature of these businesses. We note that the conclusions drawn in this case were based on the limited information available to this office.





## 4.2 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 5 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 Blackrock Carysfort, Stillorgan - Merville, Dundrum-Balally, Glencullen and Foxrock-Torquay.
- 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 6 contains further details.
- **2018/2019 Enrolment Figures** - Enrolment figures for the school year of 2018/2019 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. We note specially that 53 primary schools and 24 post primary facilities have been examined as part of this assessment. The various schools are identified as follows:

### Primary

Boosterstown National School	Holy Trinity National School
Carysfort National School	Gaelscoil Shliabh Rua
Benicasa Special School	Nord Anglia International School
Scoil Lorcain	St. Brigid's BNS
All Saints National School	St. Brigid's GNS
Guardian Angels National School	Kill O The Grange National School
St. Michael's College	Our Lady's Good Counsel GNS
Teresians Junior School	Our Lady's Good Counsel BNS
Boosterstown Boys	St. Patricks BNS
Willow Park Junior School	St. Patricks GNS
Our Layd's of Mercy Convent School	Lycee Francais D'Irelande
St. Andrews College Junior School	St. Oliver Plunkett SP School
St. Augustine's School	CBC Junior School
Scoil San Treasa	Dominican Primary School
Oatlands Primary School	St. Nicholas Montessori
The Children's House	The Harold School
St Laurences BNS	St Jopsehs
Mt Anville Primary School	Sharavogue Junior School





Gaelscoul Na Fuinseogie	Rathdown Junior School
St. Olafs National School	Dalkey School Project
St. Raphaels National School	St. Kevins National School
St. Brigids National School	Carmona School
Setanta Special School	Monkstown ETNS
Queen of Angels Primary School	The Red Door School
Dun Laoghaire Educate together school	Islamic National School
St. Killians Germans School	Taney Parish Primary School
Garran Mhuire	Holy Cross National School

#### **Post Primary**

Saint Augustines School	Dominican College Sion Hill
Newpark Comprehensive School	Rockford Manor Secondary School
St. Raphaelas Secondary School	Holy Child Community School
Clonkeen College	St Joseph of Cluny Secondary School
St. Andrews College	Loreto College Foxrock
Wesley College	St. Benuldus College
Mount Anville Secondary School	Jesus and Mary College, Our Lady's Grove
St. Michael's College	St. Killian's German School
Oatlands College	St. Tiernan's Community College
Christian Brothers College	Blackrock College
Rathdown School	Cabinteely Community School
Rosemont School	The Teresian School

Following the compilation of an appropriate list of schools (primary and post primary), an email and telephone survey was carried out in July 2019 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, we used the data provided by schooldays.ie (2018/2019) in order to estimate the number of pupils in each school, where there were gaps identified in the information.

Following a review of the demand arising from the development proposal and an estimate of the available capacity at existing schools in the immediate vicinity, some basic conclusions were drawn which confirm that there exists sufficient capacity to cater for the development proposal now before the An Bord Pleanala. Further details are documented in Section 6 of this report.

### **4.3 Further Education**

A desktop - based review of community and social facilities was prepared in July 2019. A study area of 1 km was selected as an appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Colleges





- Institutes
- Further and adult education centres
- Culinary schools
- Skill schools

#### **4.4 Community Facilities**

A desktop - based review of community and social facilities was prepared in July 2019. A study area of 1 km was selected as an appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Youth Clubs
- Libraries
- Elderly care
- Hobby clubs

#### **4.5 Sports Clubs**

A desktop-based review of open space and sports and recreational facilities in the area was also prepared in July 2019. A study area of 1.5km was selected as appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Gyms
- Outdoor clubs
- Indoor clubs
- Sports centres
- Sports classes

#### **4.6 Public Parks**

A desktop-based review of open space and sports and recreational facilities in the area was also prepared in July 2019. A study area of 1.5km was selected as appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Parks
- River/Canals
- Beaches
- Urban Squares

#### **4.7 Health Care**

A desktop-based review of open space and sports and recreational facilities in the area was also prepared in July 2019. A study area of 1.5km was selected as appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Doctor's practices
- Medical Centres



- Hospitals
- Mental Health facilities

#### **4.8 Religion**

A desktop-based review of open space and sports and recreational facilities in the area was also prepared in July 2019. A study area of 1.5km was selected as appropriate catchment area for the review of such facilities. All regions were considered in this.

#### **4.9 Elderly**

A desktop-based review of open space and sports and recreational facilities in the area was also prepared in July 2019. A study area of 1.5km was selected as appropriate catchment area for the review of such facilities. The area focused on was nursing homes.





## 5 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.

### 5.1 Sustainable Residential Development in Urban Areas December (2008)

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 areas plan 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 generate 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".*

It is having considered the above we confirm that some 287 no. residential units are now envisaged for the subject site. The existing capacity and potential demand arising for this development is therefore documented within this assessment.

### 5.2 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 and in line with the principles of proper planning and sustainable development.

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



Having considered the basis on which the draft guidelines 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 can confirm that the following actions 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 on the following:

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

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

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

### 5.3 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.

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 work places, 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 based on a requirement of 35 of such dwellings requiring childcare spaces. The guidelines state that 50% of units can be assumed to require childcare.



## 5.4 Apartment Guidelines 2018

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.'*

These are key points in consideration of the provision of childcare facilities.

## 5.5 Dun Laoghaire Rathdown Development Plan 2016-2022

The following objectives are noted from the Development Plan:

### Childcare Facilities:

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."*

### Community Facilities:

SIC6 - *"It is Council policy to support the development, improvement and provision of a wide range of community facilities distributed in an equitable manner throughout the County."*

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."*

SIC12 - *"It is Council policy to facilitate the continued development of arts and cultural facilities throughout Dún Laoghaire-Rathdown in accordance with the County 'Arts Development Policy, 2011-2014' and any subsequent County Arts Development Policy."*

SIC13 - *"It is Council policy to promote and develop the County Library Service in accordance with the National objectives laid down in the draft 'Strategy for Public Libraries, 2013-2017' prepared by the Department of the Environment, Community and Local Government. The County's network of Carnegie Libraries shall be retained for public and community use."*







### **Education:**

SIC8 - "It is Council policy to ensure the reservation of primary and post-primary school sites in accordance with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools throughout the County."

SIC9 - "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:**

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."

### **Sports & Recreation:**

OSR11 - "It is Council policy to ensure that adequate playing fields for formal active recreation are provided for in new development areas and that existing sports facilities and grounds within the established urban area are protected, retained and enhanced – all in accordance with the outputs and recommendations from the Open Space Strategy 2012-2015."

OSR10 - "It is Council policy to promote the provision and management of high quality sporting and recreational infrastructure throughout the County and to ensure that the particular needs of different groups are incorporated into the planning and design of new facilities."

### **Open Space:**

RS5 - "Where distinct parcels of land are in institutional use (such as education, residential or other such uses) and are proposed for redevelopment, it is Council policy to retain the open character and/or recreational amenity of these lands wherever possible, subject to the context of the quantity of provision of existing open space in the general environs."

OSR5 – "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) and the accompanying 'Urban Design Manual - A Best Practice Guide'."

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



## 6 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 following District Electoral Divisions (DEDs) of:

- Stillorgan - Leopardstown
- Blackrock - Carysfort
- Stillorgan - Merville
- Dundrum - Balally
- Glencullen
- Foxrock - Torquay



Figure 5 - 1km, 3km and 5km radius from the subject site

### 6.1 Population Figures

The most recent population figures for the relevant electoral areas are highlighted in Table 1 below for the convenience of An Bord Pleanála.



DED	2011	2016	Actual Change	% Change
Stillorgan - Leopardstown	2,429	2,714	285	10.5%
Blackrock - Carysfort	6,160	6,318	158	2.5%
Stillorgan - Merville	2,744	3,217	473	14.7%
Dundrum - Balally	7,049	8,035	986	12.2%
Glencullen	17,381	19,773	2,392	12.1%
Foxrock - Torquay	1,439	1,445	6	0.41%

Table 1 - Population evolution in both Electoral District Areas (Source: CSO 2016)

The official census data for 2011 and 2016 indicates an increase in the population in each of the electoral divisions in the table above. Stillorgan - Merville had the largest population increase (14.7%). With a consistently rising demand for housing in Dublin County, population figures are envisaged to increase across most DEDs within the county in the next decade.

## 6.2 Age Profile

A review of age profiles of the electoral division of Stillorgan - Leopardstown (contains the subject site) and the surrounding electoral divisions (Stillorgan - Merville; Blackrock - Carysfort; Foxrock - Torquay; Dundrum - Balally and Glencullen) confirms that communities in the surrounding area have age profiles that are generally weighted differently. However, it is the case with most of the electoral divisions that the age cohorts that have the greatest numbers are in the working age group (24-64). This can be assessed following a review of figures below.

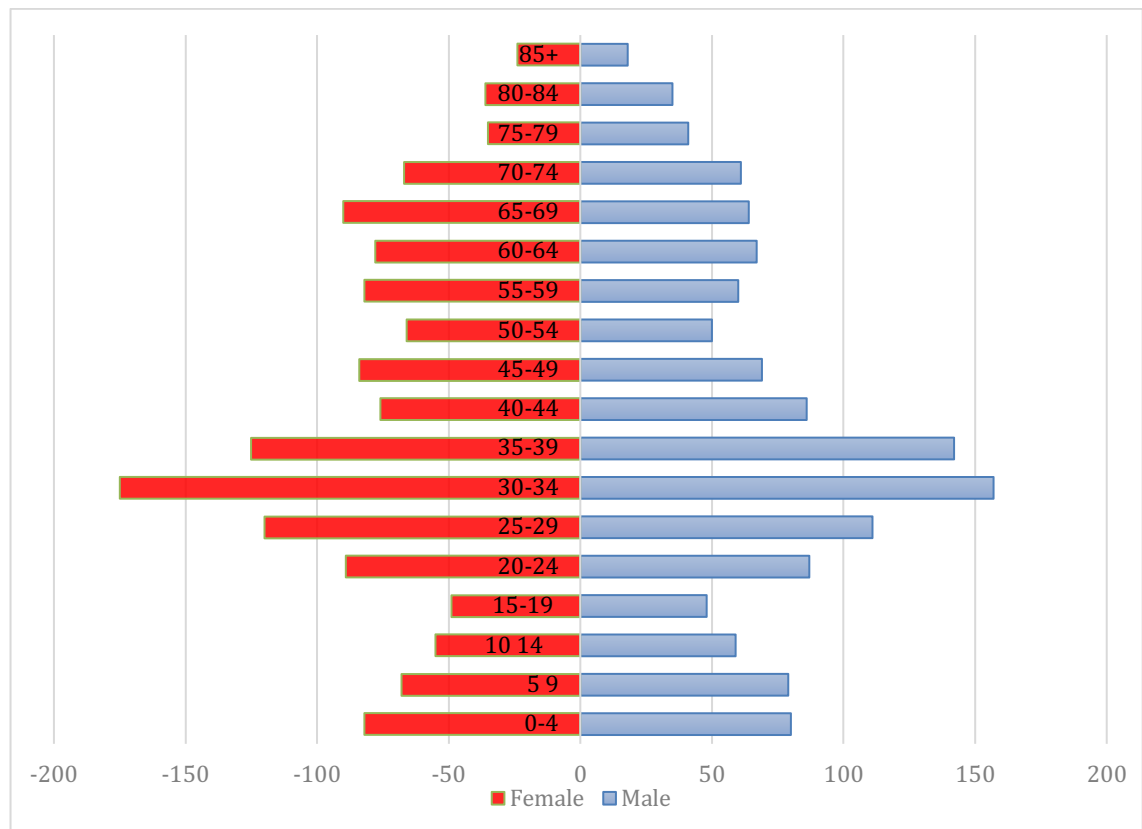


Figure 6 - Electoral Division 'Stillorgan-Leopardstown' population profile by sex and age group (Source: CSO 2016)

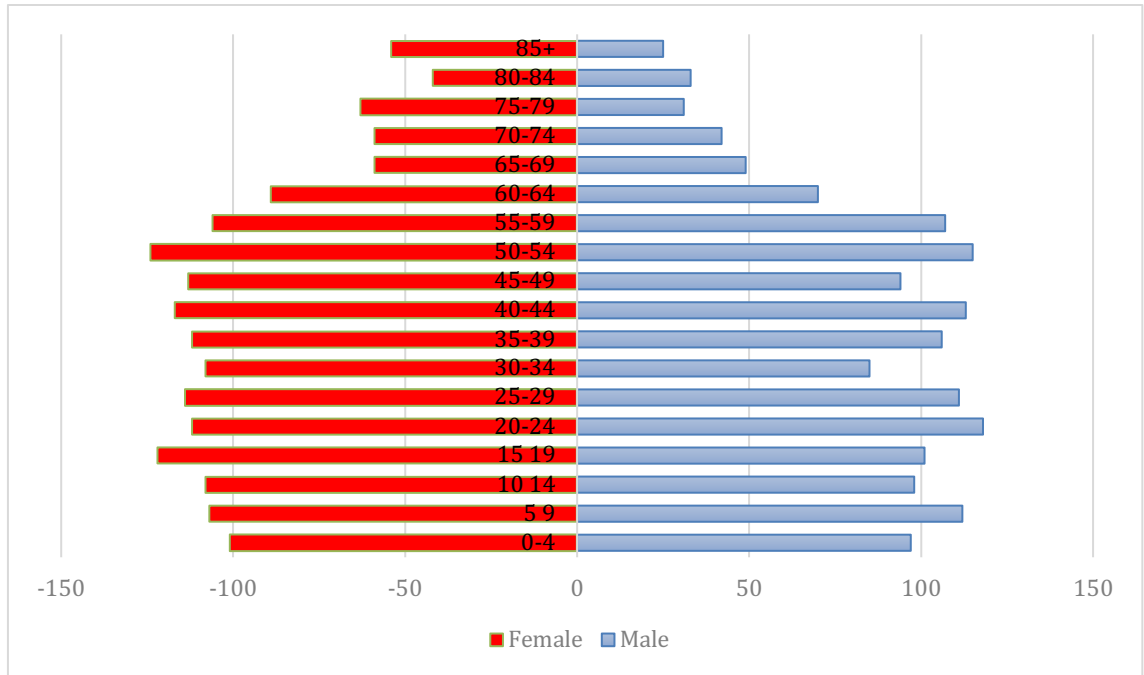


Figure 7 - Electoral Division 'Stillorgan Merville' population profile by sex and age group (Source: CSO 2016)

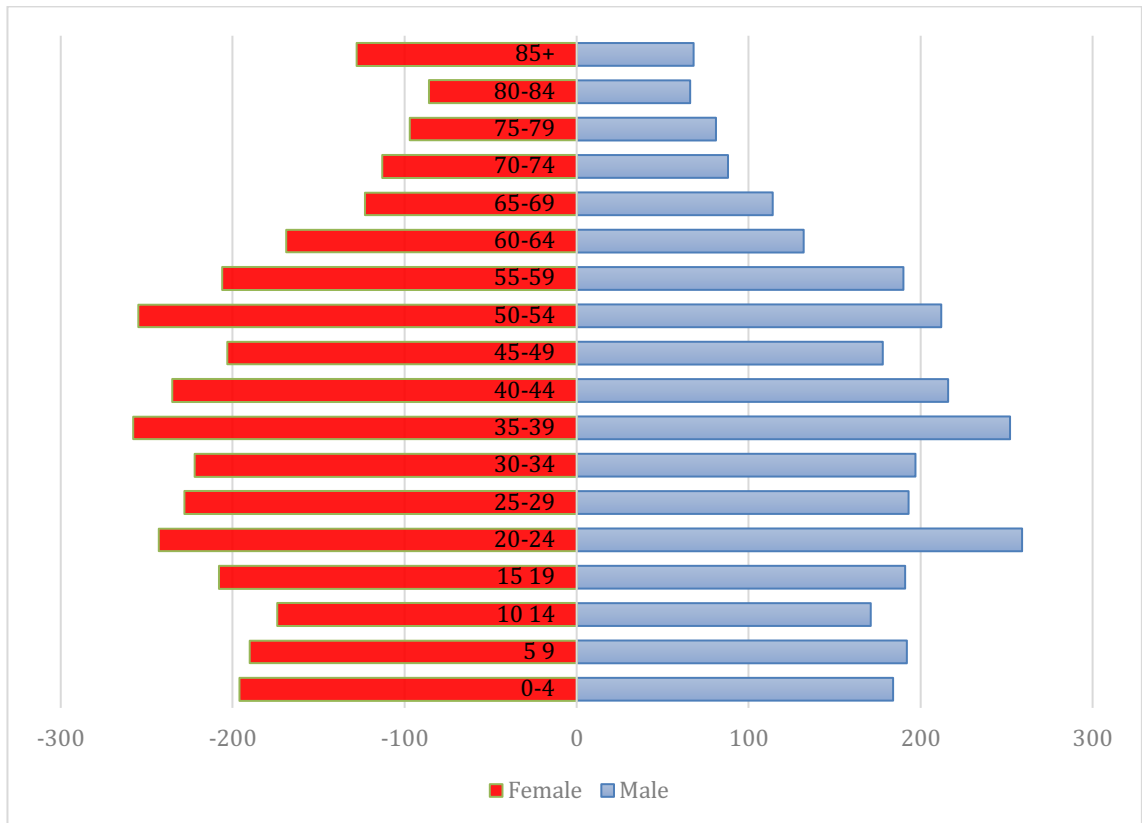


Figure 8 - Electoral Division 'Blackrock Caryfort' population profile by sex and age group (Source: CSO 2016)

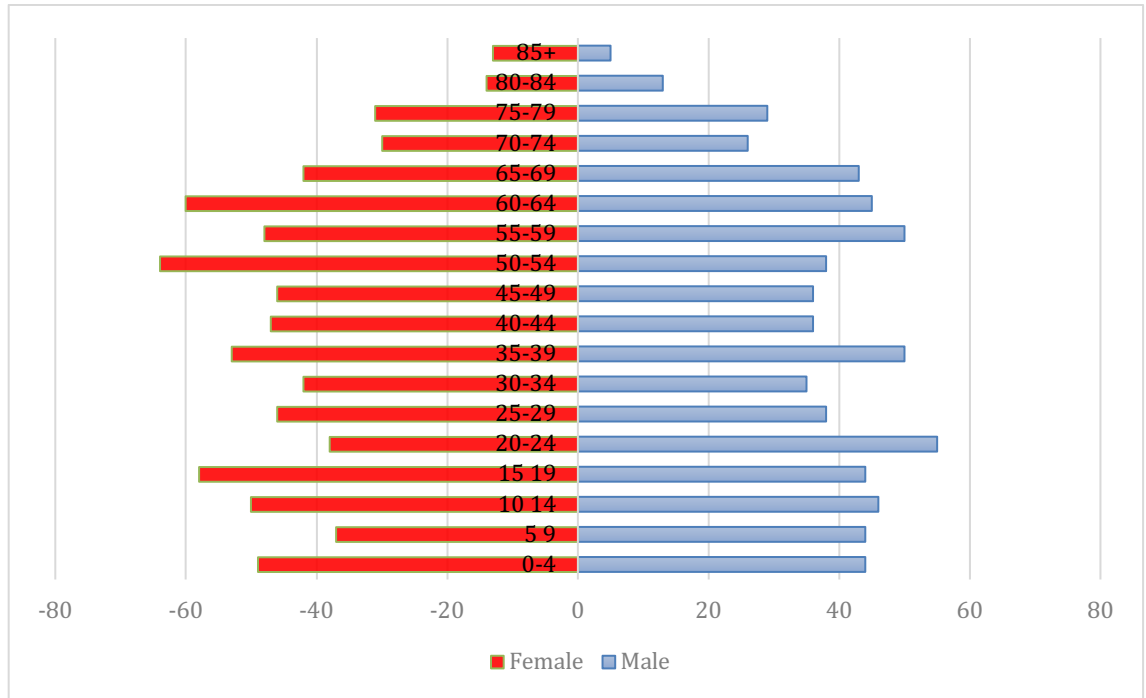


Figure 9 - Electoral Division 'Foxrock-Torquay' population profile by sex and age group (Source: CSO 2016)

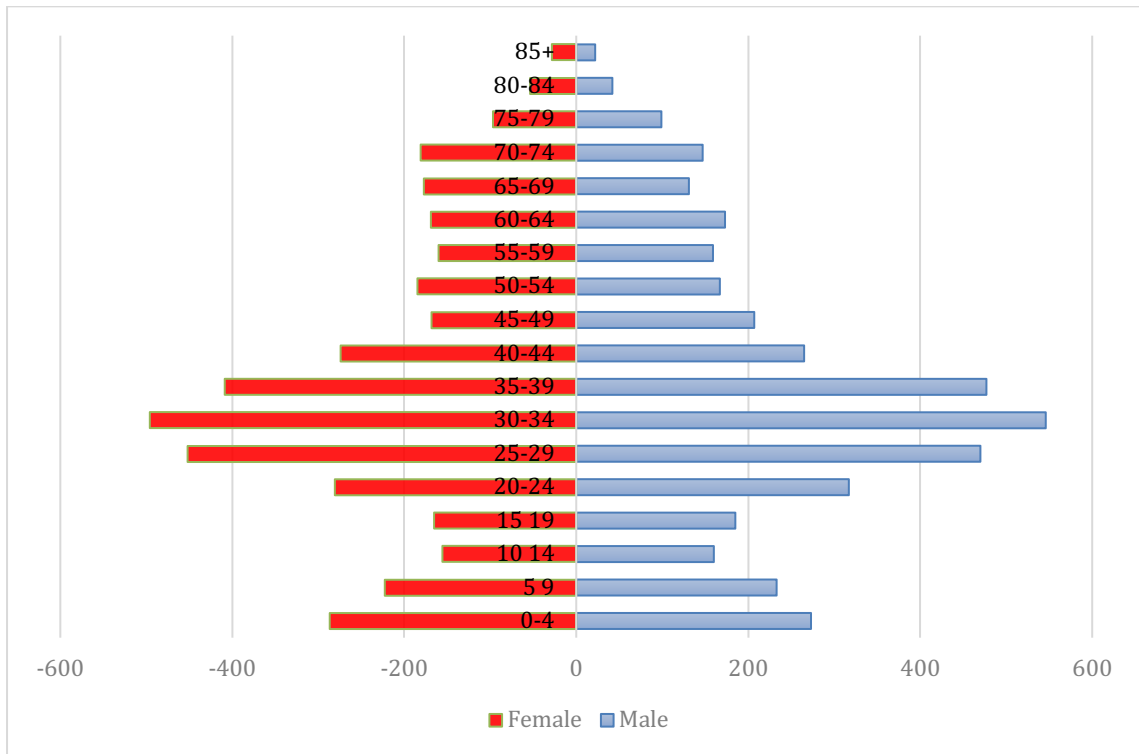


Figure 10 - Electoral Division 'Dundrum-Balally' population profile by sex and age group (Source: CSO 2016)

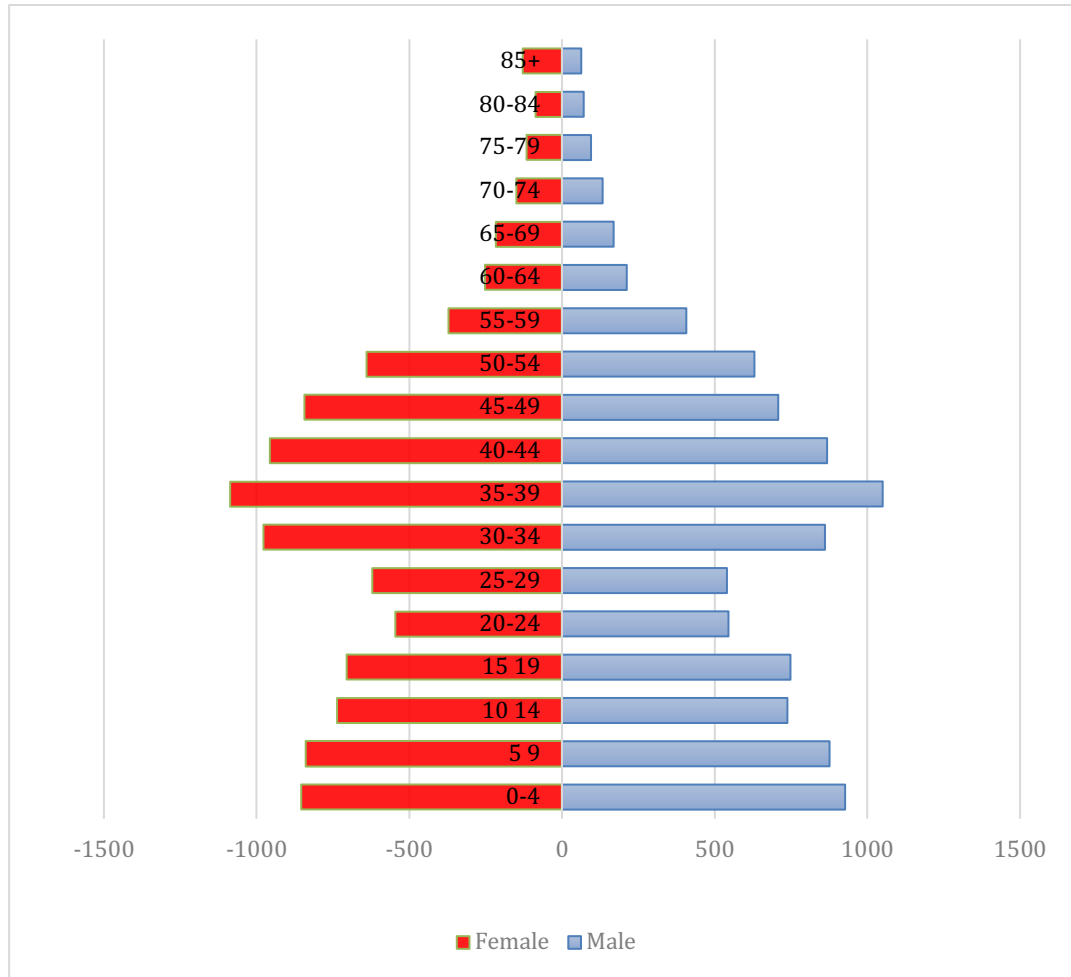


Figure 11 - Electoral Division 'Glencullen' population profile by sex and age group (Source: CSO 2016)

### 6.3 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 following findings are notable:

- The predominant household size in the 'Stillorgan-Leopardstown' Electoral Division area is a 2 person household as set out in Figure 12 below. Overall, 2 person households equate to 40% or 425 households out of a total of 1,075 households. We note that the subject site is included in this electoral division of Stillorgan - Leopardstown.
- In the 'Blackrock Carysfort' area, it is evident that 2 person households account for the highest percentage of the population at 28% or 617 of a total of 2,195 households, as highlighted in Figure 13 below.
- The predominant household size in the 'Stillorgan-Merville' Electoral Division area is also a 2 person household as indicated in Figure 14 below. This equates to 29% or 317 households out of a total of 1,109 households.
- The predominant household size in the 'Dundrum - Balally' Electoral Division area is again a 2 person household as is indicated in the Figure 15 below. This equates to 37% or 1,170 households out of a total of 3,119 households.
- In the 'Foxrock-Torquay' area, it is evident that a 2 person household also accounts for the highest percentage of the population at 34% or 173 of a total of 510 households, as highlighted in Figure 16 below.



- The predominant household size in the 'Glencullen' Electoral Division area is again a 2 person household as set out in Figure 17 below. This equates to 26% or 1,693 households out of a total of 6,450 households.

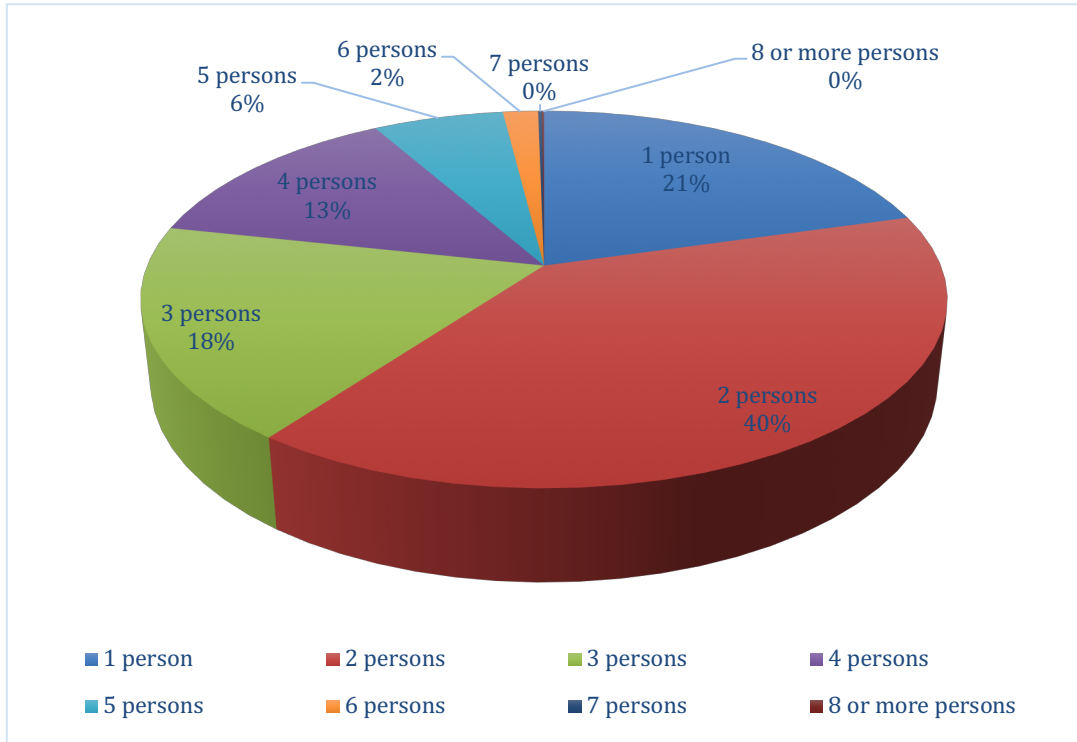


Figure 12 - Percentages of the different household sizes in the 'Stillorgan - Leopardstown' ED (Source: CSO 2016)

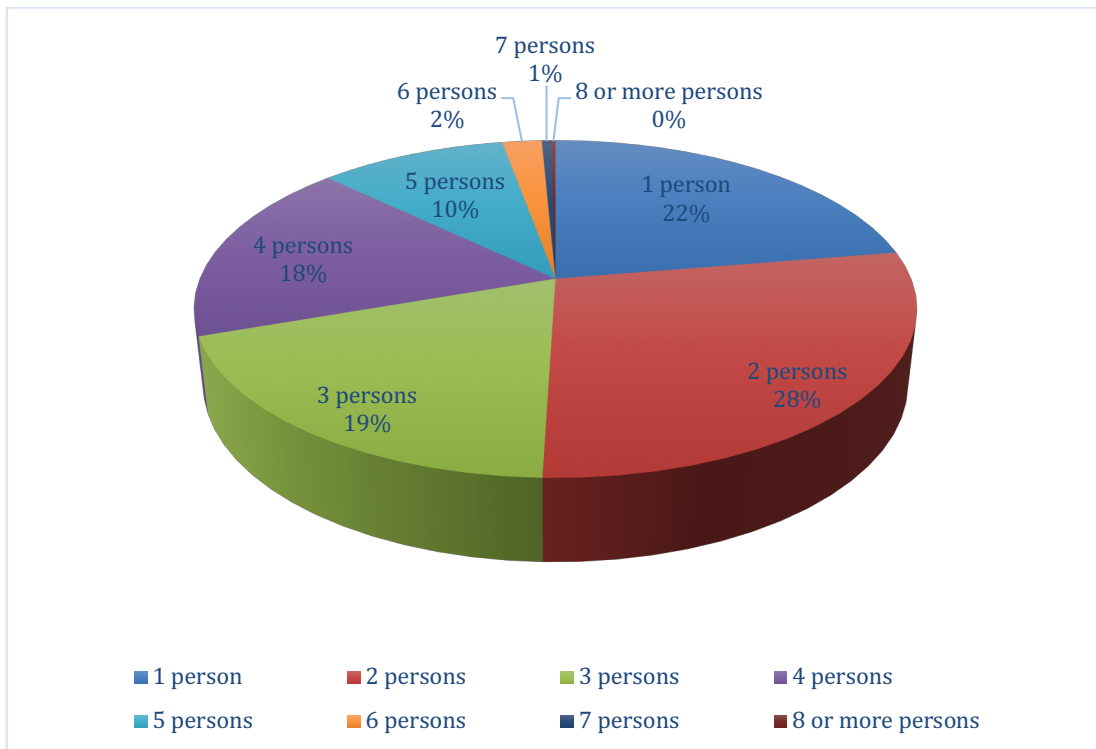


Figure 13 - Percentages of the different household sizes in the 'Blackrock - Carysfort' ED (Source: CSO 2016)

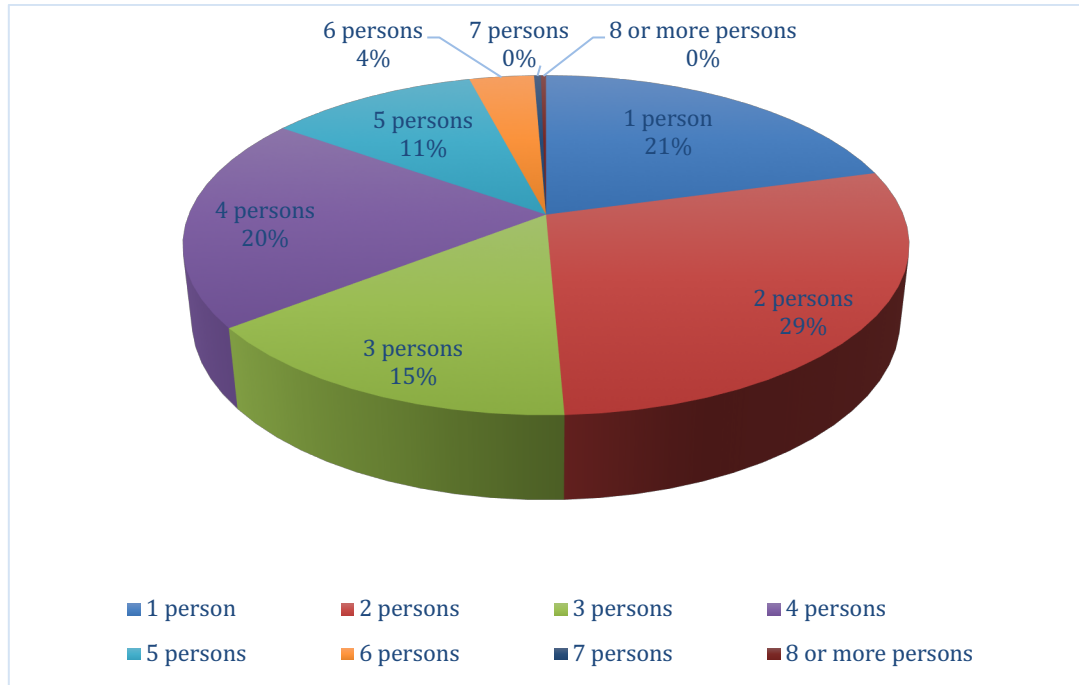


Figure 14 - Percentages of the different household sizes in the 'Stillorgan - Merville' ED (Source: CSO 2016)

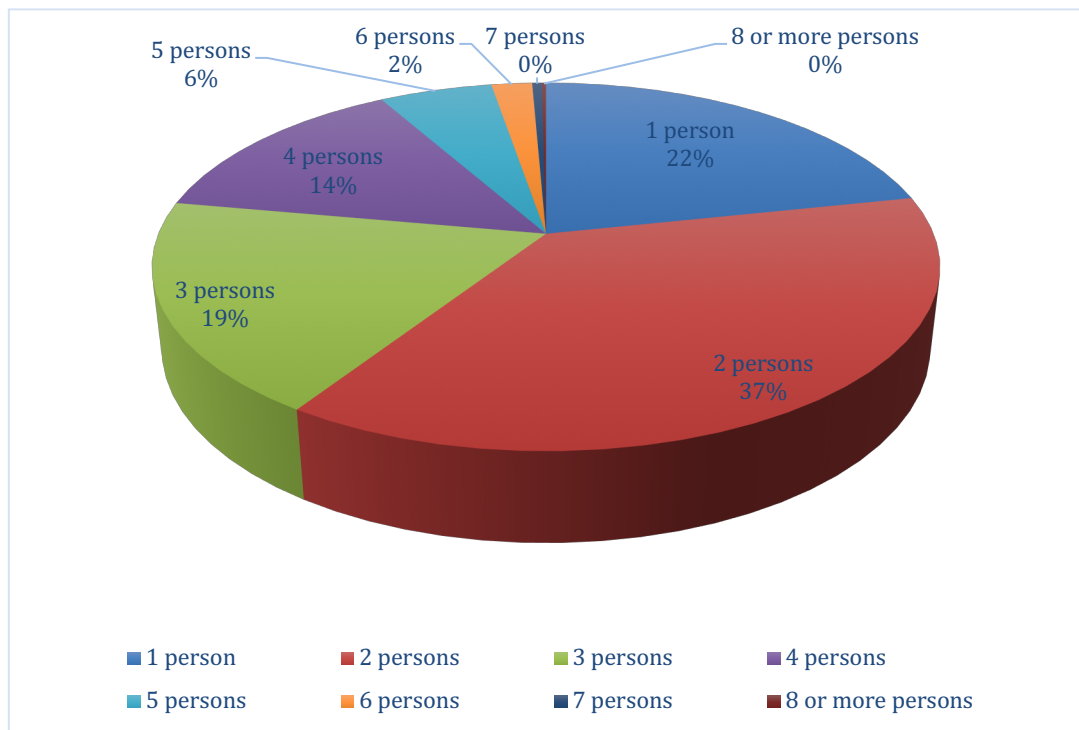


Figure 15 - Percentages of the different household sizes in the 'Dundrum - Balally' ED (Source: CSO 2016)



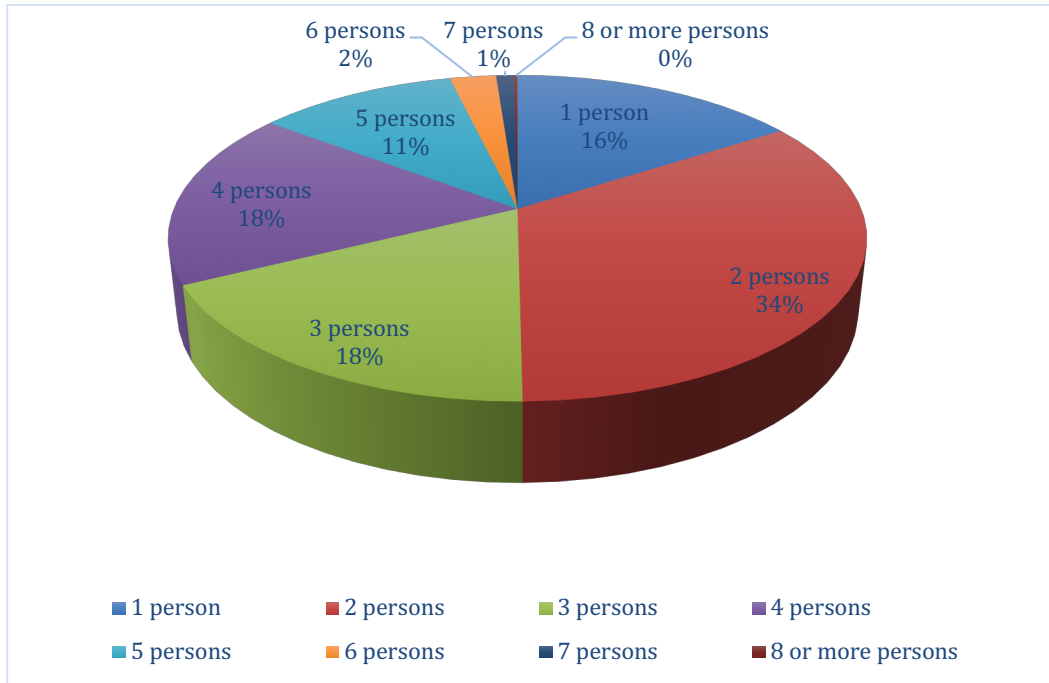


Figure 16 - Percentages of the different household sizes in the Foxrock - Torquay ED (Source: CSO 2016)

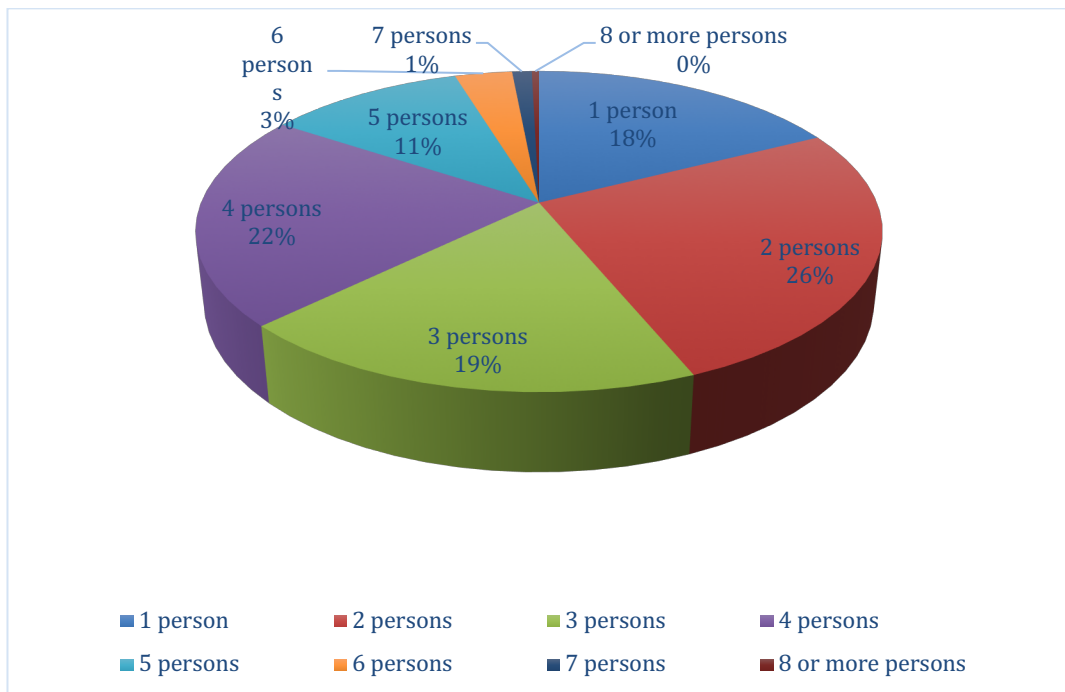


Figure 17 - Percentages of the different household sizes in the Glencullen ED (Source: CSO 2016)

Overall, the average number of people per household in the various EDs are as follows:

- Stillorgan - Leopardstown: **2.51**
- Blackrock - Carysfort: **2.54**
- Stillorgan - Merville: **2.75**
- Dundrum - Balally: **2.53**
- Foxrock - Torquay: **2.86**



- Glencullen: **2.98**

All, Electoral Divisions considered, an average of **2.69** persons per household are identified. This is further reduced to 2.51 persons per household for the Stillorgan - Leopardstown area.

Using the overall area average of 2.69 persons per household, the overall proposal (287 no. residential units) is therefore expected to generate a population of c. 772 no. persons (287 x 2.69 persons).

Whilst, we acknowledge the above figures, show that the average household size to be 2.69, the most common household size in each electoral division is a 2-person household.

## 6.4 School Going Age

From this section forward, the assessment considers the statistical data of the electoral divisions in closest proximity to the subject site; Stillorgan-Leopardstown, Blackrock-Carysfort, Stillorgan-Merville, Dundrum-Balally and Foxrock-Torquay. This ensures an accurate representation of findings.

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	Stillorgan Leopardstown	Blackrock Carysfort	Stillorgan Merville	Dundrum Balally	Foxrock Torquay	Total
Total No. of Persons Aged 4-19	383	1,199	697	1,222	299	3800
Total No. of Persons in the ED	2,714	6,318	3,217	8,035	1,445	21,729
Percentage of Total Population aged between 4-19	14.1%	18.97%	21.66%	15.2%	20.69%	17.48%

Table 2 - No of Persons - Subject Area Census 2016

Table 3 confirms that the relevant percentages of the total population aged between 4-19 years of age are 14.1%, 18.97%, 21.66%, 15.2% and 20.69% percent for the Stillorgan - Leopardstown, Blackrock - Carysfort, Stillorgan - Merville, Dundrum - Balally and Foxrock - Torquay electoral divisions respectively.

An average of 17.48% can therefore be assumed to be of school going age within the surrounding area at present

## 6.5 Summary of Findings

The key points to note are as follows:

- The total number of persons in Stillorgan - Leopardstown, Blackrock - Carysfort, Stillorgan - Merville, Dundrum - Balally and Foxrock - Torquay electoral divisions is 21,729.
- The average household size in the area is 2.69 persons.
- The proposal (287 no. residential units) will generate a total population of c. 772 persons.
- 17.48% of the population of Stillorgan - Leopardstown, Blackrock - Carysfort, Stillorgan - Merville, Dundrum - Balally and Foxrock - Torquay is of school going age.
- Of the 772 persons or population arising from the proposal, a total of 135 new residents are likely to be school going age. Given the type of residential development proposed (Build to Rent), we



would expect that this would in fact be a lower figure. We have for the purpose of this assessment applied the 135 person figure to calculations within the remainder of this report.

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



## 7 EXISTING COMMUNITY FACILITIES

This section details a review of existing facilities in the area and draws a number of conclusions with regard to demand and the current context for the provision of such facilities within the area.

### 7.1 Childcare

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

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

#### Demand for Childcare Places

A Childcare Facility of c. 658 sq m is proposed in the new 3 storey Block P of the development. The creche facility is identified below for convenience purposes.

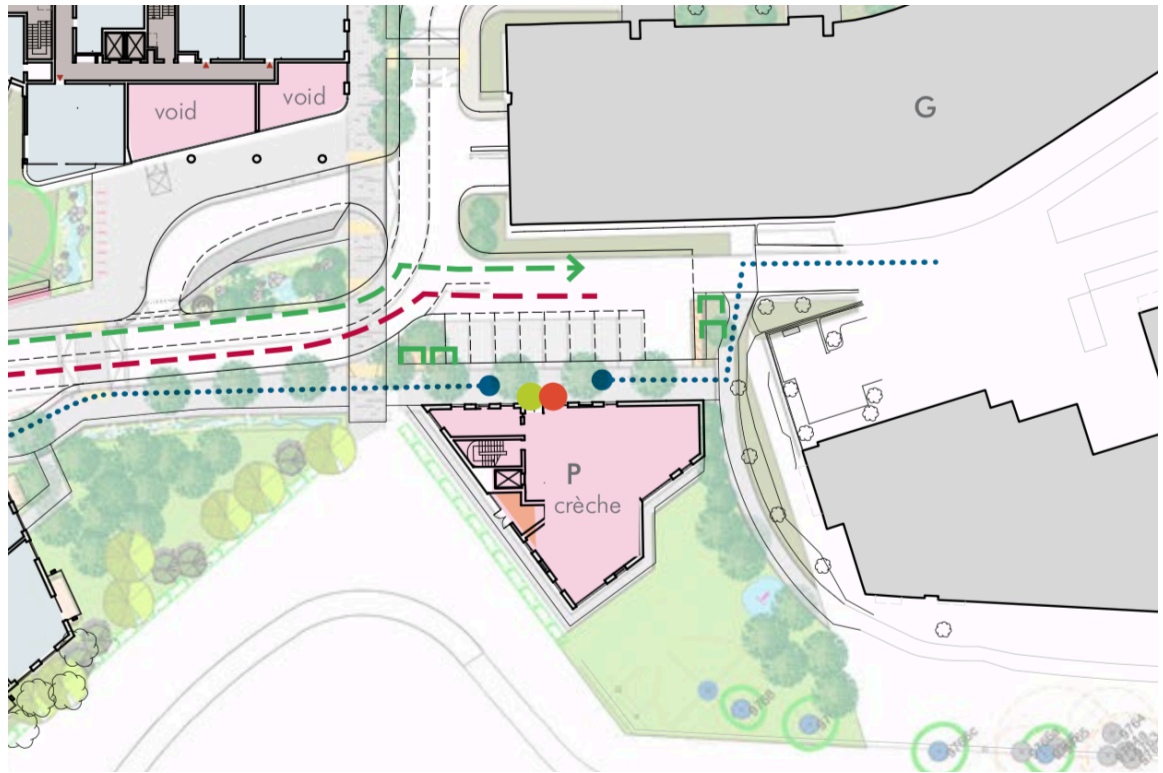


Figure 18 - Location of the Crèche Facility

The location of the creche is intended to maximise on proximity to the primary access serving the scheme. Appropriate drop off and car parking will be provided at this location (8 spaces). We confirm that the crèche has capacity to cater for childcare demand arising from the existing development, the current proposal and indicative future phase 2 development.

The indicative unit breakdown for the existing, current proposal and potential future development is set out below for review by the competent authorities. We note for the purposes of this report that a likely mix for phase 2 development will be 193 units or 17 x 1 beds, 67 x 2 beds and 109 x 3 beds. Notwithstanding the no. of units envisioned for the site and subject to the assessment below, it can be assumed that the creche facility has the potential to cater for any further uplift on unit numbers envisioned for Phase 2 and any future application for phase 2 will confirm capacities in this regard.



Phase	Studio	1 Bed	2 Bed	3 Bed	Total
Existing	-	137 (27.1%)	309 (61.1%)	60 (11.8%)	506
Proposed Phase 1	19 (6.6%)	125 (43.6%)	143 (49.8%)	-	287
Indicative Phase 2	17 (8.8%)	67 (34.7%)	109 (56.5%)	-	193
Overall Total	36 (3.6%)	329 (33.4%)	561 (56.9%)	60 (6.1%)	986

**Table 3 - Existing, Phase 1 and Phase 2 development**

The following indicative summary mix is identified for a total of 986 units:

- 36 x studio apartment units
- 329 x 1 bedroom apartment units
- 561 x 2 bedroom apartment units
- 60 x 3 bedroom 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 2018. **A total of 621 units therefore have the potential to require childcare facilities.** We note the following calculations based on these uppermost requirements.

The Childcare Guidelines (2001) have identified that only 50% of units will require childcare. The following requirements are therefore identified:

- 50% of all 2 and 3 bed units =  $621/2 = 310.5$
- 310.5 units - 1 facility required for every 75 units =  $310.5/75 = 4.14$
- 20 childcare spaces required for every 75 units =  $20 \times 4.14 = 82.8$  spaces required are required to address the requirements of the existing Grange Development, the current proposal and any potential further proposal for development.

A floor area figure of 2.32 sq m is generally applied per child space with extraneous areas delivered in addition. A standard facility of 192 sq m (+additional areas) is therefore required to serve the full extent of the existing Grange development (506 units), the current proposal (287 units) and potential future development (c. 193 indicative units).

This is based on a calculation of 2.32 sq m x 82.8 spaces required.

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

Having considered the above, the current proposal for a crèche facility of 658 sq m (with 23 staff and 115 childcare places) is considered acceptable in addressing the requirements of the existing Grange Development, the current proposal and any potential further proposal for development.

As set out previously, it can be assumed that the creche facility currently proposed also has the potential to cater for any further uplift on unit numbers envisioned for Phase 2 and any future application for phase 2 will confirm capacities in this regard.

The policy basis on which the above calculations are applied are set out further in the Statement of Consistency enclosed herewith.



**Capacity of Local Childcare Facilities**

We endeavoured to get an indication for the capacity and current enrolment figures for the following facilities:

- Giraffe Childcare Central Park
- Glenalbyn Montessori School
- Kumon Maths & English
- Busy Bees Childcare Ltd
- Narnia Nursery School
- Park Academy Childcare Beacon Court Sandyford
- Park Academy Childcare Beacon South Quarter
- Lakelands Childcare
- Willow House Afterschool
- Little Dale Academy

A list of the childcare facilities in the subject catchment area is detailed in Table 4 below. The enrolment figures and available capacity at each school is detailed.

Child Care	Max. Capacity Figure	Available Capacity
Giraffe Childcare Central Park	74	0
Glenalbyn Montessori School	Not Available	0
Kumon Maths & English	Not Available	0
Busy Bees Childcare Ltd	80	0
Narnia Nursery School	64	0
Park Academy Childcare Beacon Court Sandyford	144	15
Park Academy Childcare Beacon South Quarter	85	20
Lakelands Childcare	38	0
Cocos Creche	45	0
Willow House Childcare	43	0
Little Dale Academy	83	0
<b>Total</b>	<b>613</b>	<b>35</b>

*Table 4 - Capacity and Current Availability for Existing Child Care Facilities*

The table above illustrates the total estimated available capacity in facilities is **35 pupil spaces minimum** within a 2km radius of the subject site. It is worth highlighting that a number of the crèche 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
287 residential units	82 spaces	35 spaces minimum

**Table 5 - Estimated Demand vs. Available Capacity for Childcare Spaces**

In addition to these 35 available spaces, the proposed creche facility of 658 sq m will provide 115 childcare spaces in the development, which will be sufficient to cater for all 82 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.

## 7.2 Education

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 17.48% of the existing population is of the average school going age (4-19 years of age). This equates to 135 persons of the 772 person population envisioned for the site.

The assumption is made in “*The Provision of Schools and the Planning System*”, that primary school demand can be assessed based on a rate of 12% of the school going age. The remaining 5.48% can be assumed to be post primary demand.

**Based on the figures provided for Phase 1 (772 person population), we can estimate that the demand for primary school places would equate to c.93 no. pupils (12% of the total population) and the demand for post primary school places to 42 no. pupils (5.48% of the total population).**

In considering a future Phase 2 development, both developments combined (287 units and 193 units) would have the potential to deliver a population of 1,291 persons. The total school going age here would equate to 226 persons.

We can therefore estimate that the demand for primary school places would equate to c.155 no. pupils (12% of the total population) and the demand for post primary school places to 71 no. pupils (5.48% of the total population).

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

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



Lands adjacent to 'The Grange', Brewery Road/Stillorgan Road, Stillorgan, Blackrock, Co. Dublin: CIS

No	Primary School	School Type	Enrolment Figures 2018	Max. Capacity Figure	Available Capacity
1	Booterstown National School	Mixed	89	116	27
2	Carysfort National School	Mixed	579	579	0
3	Benicasa Special School	Mixed	46	56	10
4	Scoil Lorcaín	Mixed	489	492	3
5	All Saints National School	Mixed	60	61	1
6	Guardian Angels National School	Mixed	452	455	3
7	St. Michael's College	Mixed	345	350	5
8	Teresians Junior School	Mixed	44	49	5
9	Booterstown Boys	Boys	326	400	74
10	Willow Park Junior School	Boys	203	213	10
11	Our Lady of Mercy Convent School	Girls	270	Not available	-
12	St. Andrews College Junior School	Mixed	414	414	0
13	St. Augustines School	Mixed	160	160	0
14	Scoil San Treasa	Mixed	452	454	2
15	Oatlands Primary School	Mixed	440	447	7
16	The Childrens House	Mixed	78	80	2
17	St. Laurences Boys National School	Boys	450	450	0
18	Mt. Anville Primary School	Girls	480	480	0
19	Gaelscoil Na Fuinseoige	Mixed	40	Not available	-
20	St. Olafs National School	Mixed	494	494	0
21	St. Raphaelas National School	Girls	456	461	5
22	St. Brigids National School	Mixed	99	99	0
23	Setanta Special School	Mixed	54	54	0
24	Queen of Angels Primary School	Mixed	296	Not available	-
25	Holy Trinity National School	Mixed	531	531	0
26	Gaelscoil Shliabh Rua	Mixed	162	178	16
27	Nord Anglia International School	Mixed	200	800	600
28	St. Brigids Boys National School	Boys	494	502	8
29	St. Brigids Girls National School	Girls	540	540	0
30	Kill O The Grange National School	Mixed	213	213	0
31	Our Lady Good Counsel Girls National School	Mixed	408	453	45
32	Our Lady of Good Counsel Boys National School	Boys	417	417	0
34	St Patricks Boys National School	Boys	654	654	0
35	St Patricks Girls School	Girls	572	572	0
36	Lycee Francais D'irelande	Mixed	300	Not Available	-
37	St. Oliver Plunkett SP School	Mixed	63	63	0
38	CBC junior school	Mixed	80	Not available	-
39	Dominican Primary school	Mixed	250	260	10
40	St. Nicholas Montessori	Mixed	125	155	30
41	The Harold School	Mixed	671	Not available	-
42	St. Josephs	Mixed	262	262	0
43	Sharavogue Junior school	Mixed	80	86	6





44	Rathdown Junior School	Mixed	Not Available	Not Available	-
45	Dalkey School Project	Mixed	236	240	4
46	St. Kevins National School	Mixed	179	181	2
47	Carmona School	Mixed	37	37	0
48	Monkstown Educate Together National School	Mixed	459	459	0
49	The Red Door School	Mixed	11	Not available	-
50	Dun Laoghaire Educate together School	Mixed	55	Not Available	0
51	Islamic National School	Mixed	198	198	0
52	St. Kilians German School	Mixed	295	300	0
53	Garran Mhuire	Mixed	455	Not available	-
54	Holy Cross National School	Mixed	266	266	0
55	Taney Parish Primary School	Mixed	447	501	54
<b>Total</b>		-	<b>15,476</b>	<b>14, 222</b>	<b>929</b>

Table 6 - Enrolment, Capacity and Current Availability for Existing Primary Schools Facilities

The table above illustrates the total estimated available capacity in existing primary schools as **929 no. pupil spaces**. The locations of these schools are shown in the diagram below:

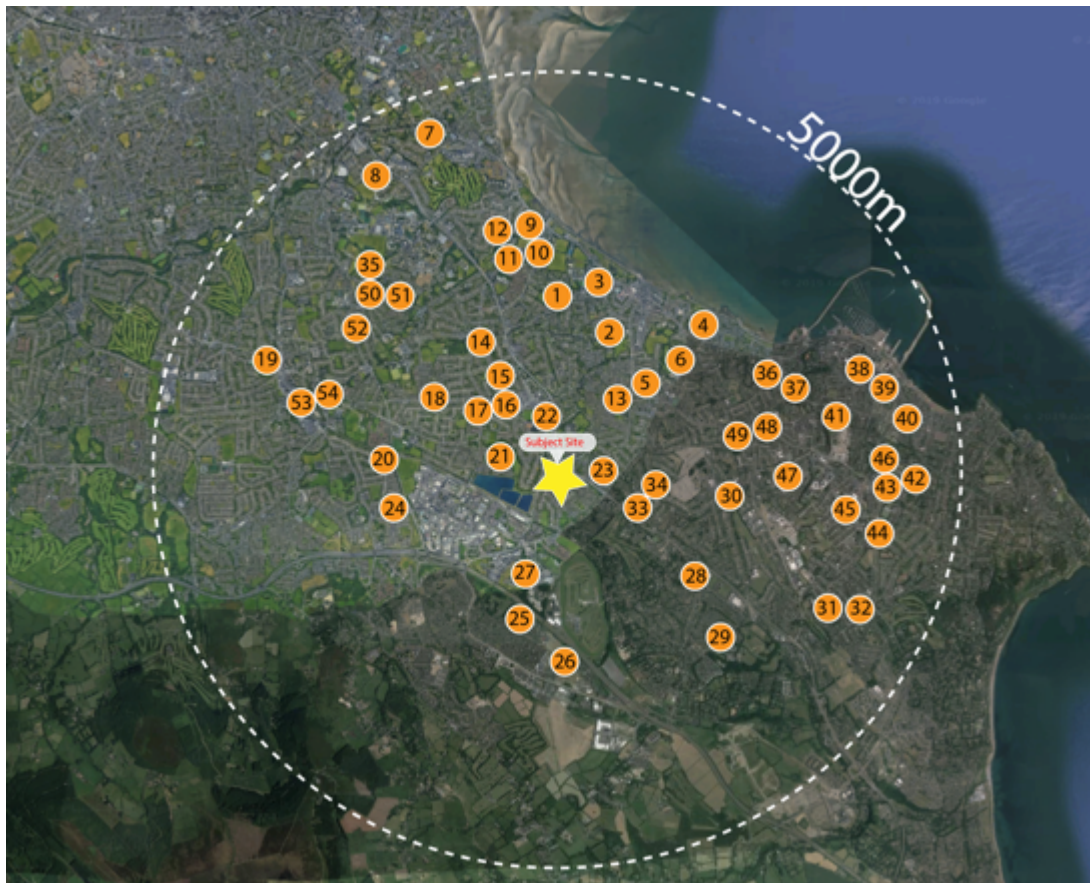


Figure 19 - Location of primary schools in relation to the subject site



Overall findings are noted as follows:

Proposal	Estimated Demand	Available Capacity
Phase 1 - 287 residential units	93 spaces	929 spaces
Phase 2 - 193 residential units	155 spaces	929 spaces

**Table 7 - 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 287 no. residential units and a future phase 2 development. Any further uplift on figures for Phase 2 will also be easily accommodated.

In addition to this, a new primary school is proposed for the area in 2019 (Boosterstown-Blackrock Educate Together) in the area.

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

Table 7 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 Figure	Available Capacity
A	Saint Augustines School	Mixed	174	174	0
B	Dominican College Sion Hill	Girls	444	446	2
C	Newpark Comprehensive School	Mixed	863	863	0
D	Rockford Manor Secondary School	Girls	294	Not Available	-
E	St. Raphaelas Secondary School	Girls	580	580	1
F	Holy Child Community School	Mixed	256	Not Available	-
G	Clonkeen College	Boys	540	540	0
H	St Joseph of Cluny Secondary School	Girls	309	390	81
I	St. Andrews College	Mixed	996	996	0
J	Loreto College Foxrock	Girls	525	Not available	-
K	Wesley College	Mixed	907	907	0
L	St. Benildus College	Boys	783	800	17
M	Mount Anville Secondary School	Girls	675	675	0
N	Jesus and Mary College, Our Lady's Grove	Girls	327	327	0
O	St. Michael's College	Boys	641	Not available	-
P	St. Killian's German School	Mixed	496	500	4
Q	Oatlands College	Boys	536	545	
R	Christian Brothers College	Boys	472	502	30
S	Blackrock College	Boys	1021	1021	0
T	Rathdown School	Girls	257	Not Available	-
U	Cabinteely Community School	Mixed	457	495	38
V	Rosemont School	Girls	150	Not Available	-
W	The Teresian School	Girls	196	Not Available	-
X	St. Tiernan's Community College	Mixed	356	1000	644
	<b>Total</b>	-	<b>12,255</b>	<b>10,761</b>	<b>817</b>

**Table 8 - Enrolment, Capacity and Current Availability for Existing Post - Primary School Facilities**



Table 8 above illustrates the total estimated available capacity of post primary schools examined within this assessment, which equates to **817 no. places**. It is submitted that this is sufficient to cater for the **42 no. demand places** arising from the proposal and the 71 no demand places arising from the Phase 2 proposal. The locations of these schools are shown in the diagram below:



Figure 20- Location of secondary schools in relation to the subject site

The demand arising from the proposed development is examined in Table 8 below.

Proposal	Estimated Demand	Available Capacity
Phase 1 - 287 residential units	42 spaces	817 spaces
Phase 2 - 193 residential units	71 spaces	817 spaces

Table 9 - Estimated Demand vs. Available Capacity for Post-Primary School Education

Taking the above into account, it is submitted that there exists sufficient capacity to cater for the post - primary school needs arising from the proposed development of 287 no. units.

### **Educational Facilities Summary**

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 93 no. primary pupils and 42 post primary pupils arising from the proposal. Furthermore, there sufficient capacity to address any future phase 2 proposal for the site.

These conclusions are based on an assessment of demand arising from the site based on standard school going ages in the area and a telephone survey carried out in July of this year, which established the capacity of the various schools referenced above.

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 Pleanala.



### 7.3 Further Education

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

#### Institutes

- Stillorgan College of Further Education
- The Dublin Academy of Education

#### Skill schools

- Harmania – Academy of Music Education & Performance
- Connexus Educate

#### Further Education Summary

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 Pleanala.

### 7.4 Community Facilities

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

#### Libraries

- Stillorgan Library

#### Elderly Care

- Home Instead Senior Care - Dublin
- The Care Team
- Contact Care
- Belmont Nursing Home

#### 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 Pleanala.



## 7.5 Sports Clubs/Leisure Centres/Hobbies

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

### Gyms

- FLYEfit Stillorgan
- Sandford Gym Body Health and Fitness

### Outdoor Clubs

- Leopardstown Tennis Club
- Kilmacud Crokes GAA Club
- Foxrock Golfclub

### Indoor Clubs/Classes

- Glenabyn
- Stillorgan Taekwon-Di School
- Platimun Pilates Stillorgan
- The Wall Climbing Gym

### Activities

- Leisureplex Stillorgan
- Its Sew Easy Studio

### 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. 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.

## 7.6 Public Parks

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

### Parks

- Leopardstown Park
- Clonmore Park

### 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 Pleanala.

## 7.7 Health Care

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

### Medical Centres

- Stillorgan Medical Centre

### Mental Health Facilities

- John of God Hospital
- Now Works -Nurturing Our Wellbeing

### Animal Care

- Village Vets Stillorgan

### 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.

There are also 3 other hospitals within a 5km radius of the site:

Blackrock Clinic	2.5 km
St. Vincent's Hospital	4.2 km
Beacon Hospital	1.8 km

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.

## 7.8 Religion

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

- Church of St. Laurence O'Toole
- St. Brigid's Church

### 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 Pleanala.



## 7.9 **Elderly**

An initial review of the surrounding area has confirmed that there is one nursing home within 1km of the subject site. While this is a singular development, the subject development should not place significant pressure on nursing home services. In addition, nursing homes the existing nursing home has a capacity of 161, making it large in scale. 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 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 Grange Development, the current Phase 1 proposal and any potential Phase 2 proposal that may be delivered. Moreover, the crèche proposed as part of the current application has the potential to address demand arising from the existing development, current phase 1 proposal and any phase 2 proposal as a standalone facility, which is to be welcomed.
- There exists sufficient capacity in the surrounding area to cater for the **primary school needs** arising from the proposed development of 287 no. residential units and any future phase 2 development. Any further uplift on figures for Phase 2 will also be easily accommodated.
- There also exists sufficient capacity in the surrounding area to cater for the **post primary school** needs arising from the proposed development of 287 no. residential units and any future phase 2 development. Any further uplift on figures for Phase 2 will also be easily accommodated.
- 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.
- 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.
- It is apparent from our review of the **sports clubs**, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- It is apparent from our review of **public parks**, that there is an appropriate provision within the surrounding area to serve the development now proposed. The development contains a 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.
- 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.
- 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.

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