

Social Infrastructure Assessment

In respect of

**Proposed Residential Development at Farrankelly,
Greystones, Co. Wicklow**

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Appendix 1 – Large Scale School Projects Extract - Wicklow

1.0 INTRODUCTION

- 1.1 On behalf of the applicant, Cairn Homes Properties Ltd this Social Infrastructure Assessment (SIA) has been prepared to accompany a Strategic Housing Development application to An Bord Pleanála in relation to a proposed housing development located at Farrankelly, Delgany, Greystones, County Wicklow.
- 1.2 The proposed residential development comprises 426 no. dwellings in a mix of houses, apartments and duplex apartments, active open space including a soccer pitch, tennis court, multi-use pitch as well as running trails, a residential amenity building and a greenway along the northern boundary. The proposal also includes the provision of a link street between the Kilcoole Road and Priory Road on a site of c. 21.2 hectares.
- 1.3 According to objective CD5 of the Wicklow Development Plan 2016-2022 a Social Infrastructure Assessment (SIA) is required for new significant residential development:

“CD5: Where specified by the Planning Authority, new significant residential or mixed use development proposals, may be required to provide a social and community facility/facilities as part of the proposed development or the developer may be required to carry out a social infrastructure audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.”
- 1.4 This report therefore seeks to identify existing community facilities in Greystones and any identified shortfalls.

2.0 SITE CONTEXT

2.1 Site Description

- 2.1 The proposed development on an overall site of c. 21.2 hectares will comprise a residential development of 426 no. dwellings in a mix of houses, apartments and duplex apartments along with a creche of c. 599 sq. m, a residential amenity building of 325 sq. m as well as Active Open Space of 4.5 hectares, and a Greenway of c. 2.4 hectares.
- 2.2 The development includes active open space including a soccer pitch, tennis court, multi-use pitch as well as running trails, a residential amenity building and a greenway along the northern boundary (along Three Trouts stream), as well as the provision of upgrades to the road frontage along the site boundary at Kilcoole Road and Priory Road. The proposal includes the provision of a link street between the Kilcoole Road and Priory Road and associated junctions and a pedestrian/cycle link to the boundary of Eden Gate.
- 2.3 The aim of the proposed development is to provide housing in close proximity to the town centre, existing social infrastructure, utilising its amenities and prioritising walkability. In addition, the development will provide residential amenities to itself and the surrounding areas by means of a creche, public open spaces and green spaces.

Figure 2.1 – Site Location with approximate extent of site outlined in red



Source: Google Maps

3.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

3.1 The proposed development, on an overall site of c. 21.2 hectares, will comprise the construction of 426 no. dwellings in a mix of houses, apartments and duplex units along with a two storey creche of c. 599 sq. m. In addition, Active Open Space of 4.5 hectares including a 1 no. playing pitch, 1 no. multi-purpose pitch, tennis courts children's play area, trim trail and parking, a greenway of c. 2.4 hectares along Three Trouts stream, will be provided.

3.2 The proposed 426 no. dwellings are as follows:

- 245 houses comprising 148 no. 3 bedroom houses and 93 no. 4 bedroom houses and 4 no. 5 bedroom houses.
- 93 no. apartments in three no. 4 storey apartment buildings (36 no. 1 bedroom apartments, 53 no. 2 bedroom apartments and 4 no. 3 bedroom apartments) each apartment building includes 12 no. 1 bedroom apartments.
- 88 no. duplex apartments (44 no. 2 bedroom and 44 no. 3 bedroom duplex apartments) in a series of 10 no. duplex apartment buildings of 3 no. storeys in height.

3.3 The overall mix is as follows:

Table 3.1 – Overall Residential Development Mix

	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom	Overall	% Breakdown
Houses			148	93	4	245	57.3%
Apartments	36	53	4			93	21.8%
Duplex Units		44	44			88	20.7%
	36	97	196	93	4	426	
Overall Mix	8.5%	22.8%	45.9%	21.8%	0.9%		

Source: Metropolitan Workshop Schedule of Areas

3.1 Creche

3.4 It is proposed to provide a two storey creche of c. 599 sq. m along with an external play area of c. 253 sq. m. The creche is located to the south of Apartment Buildings 2 and 3 and to the west of Apartment Building 1. The creche will provide drop-off spaces along with bicycle parking of 12 no. spaces and 10 no. car parking spaces. A single storey bicycle store and bin store will be located on the western side of the external play area associated with the creche.

3.5 It is intended that the creche will be delivered in Phase 2 of the proposed development so as to allow the development to mature and to provide the creche when it is anticipated that demand would be forthcoming for same, and having regard to existing capacity in the area.

Figure 3.1 – Proposed Creche



Source: Metropolitan Workshop Architects

Figure 3.2 – Ground Floor and First Floor



Source: Metropolitan Workshop Architects - note final layout subject to detailed design

3.2 Active Open Space

3.6 The subject lands include Active Open Space of 4.5 hectares. As part of the SHD application, it is proposed to deliver Active Open Space early in the build out of the overall lands in accordance with the Area Plan.

Figure 3.3 – Active Open Space (4.5 hectares)

Source: KFLA Architects

- 3.7 The Active Open Space will include a football pitch as well as a tennis court and multi-use pitch. In addition, it is proposed to provide a play area and an informal kickabout area to the front of the proposal. Car parking is also provided (c. 30 car parking spaces and 20 no. cycle spaces). Additional overflow car parking will be provided (c. 20 no. spaces).
- 3.8 The northern portion of the proposal includes for running/training areas, which will use the contours of the land where possible. This will integrate with the greenway providing the opportunity for a variety of loops.

3.3 Residential Amenity Building

- 3.9 The proposed development includes a two storey split level residential amenity building, which will include floorspace for a gym and will be located on the eastern side of open space no. 1. The building will be accessed from the internal link road, with a reception area and multi-purpose space at upper ground floor level, with the Gym as well as a management office for the overall development located at lower ground floor level. The building will provide an important amenity asset for the new residential community and will also provide passive surveillance to open space area.

- 3.10 Bicycle parking (12 no. spaces) and car parking (3 no. spaces) will be provided.

Figure 3.4 – Residential Amenity Building – West Elevation



Source: CSC

3.4 Landscaping

3.4.1 Introduction

- 3.11 The overall landscape strategy is to provide a series of three open spaces connected by linear green links which are based on existing landscape features. These existing features form part of the existing green infrastructure links within the site and surrounding area. The three primary open spaces are located centrally within the overall site and each space is easily accessible from the surrounding properties.
- 3.12 Central to the landscape strategy is the proposed walking and cycling route along the existing 'Three Trouts Stream', which is located just inside of the northern site boundary. Both the stream itself and the dense woodland planting are prominent landscape features within the site.
- 3.13 The green route proposed meanders through the existing woodland, utilizing existing tracks and topographical features, and provides an alternative circulation route for users, which connects to footpaths and existing tracks located outside of the site boundary. The proposed green route will function as a recreational route and will be defined by a change in surface material. It will also serve to connect the site to the surrounding area, linking to the existing greenway and pedestrian route to the town centre. The route will begin at the south-west corner of the site and work its way around the site boundary up to the north-east corner. A small bridge will cross the Three trouts stream.

- 3.14 A pedestrian/cycle link will join on to the green route from the main part of the site, through open space and past the apartments to the north. Additional woodland planting will be planted at certain sections along the site boundary to create the atmosphere of a continuous woodland walk.

Figure 3.5 – Three Trouts “Greenway”



Source: KFLA Architects

4.0 PLANNING CONTEXT

- 4.1 The key provisions of national and regional planning policy as it relates to the proposed development and social infrastructure 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);
- Wicklow Development Plan (2016-2022);
- Greystones, Delgany and Kilcoole Local Area Plan (2013-2019).

4.1 Project Ireland 2040 National Planning Framework

- 4.2 The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040.

- 4.3 The framework outlines that 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.”*

4.4 These objectives highlight the need to safeguard and construct policy for key areas 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.

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

4.5 These guidelines were published by the Department of the Environment, Heritage and Local Government in order to set out the key principles that should be adopted within developments and used by the Planning Authorities both in writing their Development Plans and in assessing new developments.

4.6 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.*”

4.7 The guidelines specify that “*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 applications for 200+ units should be accompanied by a report detailing the school capacity of the area and the impact of the development.

4.8 The guidelines outline that 20 childcare spaces should be provided within a development for every 75 houses. However, it elaborated that an assessment of the existing facilities and demographic of the area should also be carried out and taken into consideration.

4.9 The provision of community centres is to be assessed by the local authority but should be in a central area and near public transport facilities.

4.10 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.

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

- 4.11 The apartment guidelines reiterate the sustainable development guidelines, in terms of the provision of 20 childcare spaces per 75 dwellings, dependant on the existing capacity of the area.
- 4.12 However, in addition to this, the guidelines propose that *'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.'*

4.4 Guidelines for Planning Authorities on Childcare Facilities (2001)

- 4.13 Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing estates where 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.
- 4.14 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."*
- 4.15 The proposal includes a childcare facility, with a GFA of 599 sq.m is considered appropriate for the subject site. It is estimated that this childcare facility could cater for in the order of 123 children having regard to an average of c. 5 sq.m gross floor space per child depending on the type of childcare offered by the end user. The exact capacity of the proposed childcare facility will only become apparent when an operator comes on board and will be subject to operator's particular requirements and will be dependent on what types of childcare facility are already available in the area. In this regard flexibility is required in respect to the future fit out and type of childcare facility proposed.
- 4.16 In addition, there are 14 no. crèches, Montessori's and pre-schools in the wider area, serving the childcare needs of the area, which are set out below in section 5.2.
- 4.17 In addition, Glenheron Creche has been permitted under WCC Ref 16/1412. This will create an additional 98 creche spaces in addition to the existing capacity in the area.

4.5 Wicklow Development Plan 2016-2022

4.18 Objectives within the development plan highlight the aim of facilitating:

- New community facilities (**CD3**);
- Third level facilities (**CD10**);
- Linkages between schools (**CD7**);
- Healthcare uses (**CD14**);
- Hospital expansions, nursing homes (**CD15**);
- Residential and day care facilities (**CD18**);
- Cycling and walking routes and trails (**T29**).

4.19 Details of childcare provisions are outlined in the development plan under objectives **CD22-CD24**. These objectives outline that childcare facilities should be provided within appropriate land-uses, in keeping with transportation policies (**CD22**) as well as in line with the distribution of residential populations (**CD23**).

4.20 **CD24** dictates that all residential developments of 75 houses or more can be required to provide childcare facilities. This is to *be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development*, taking the existing geography and demographics of the area into account.

4.21 Objectives **CD27**, **CD28**, **CD29**, **CD30** and **CD43** all outline how community amenities will be affected with the provision of 50 units or more as part of a residential development:

- **CD27** states that a dedicated children's play area may be required.
- **CD28** requires all new streets, open spaces and facilities to be designed *with the needs and safety of children as a priority*.
- **CD29** prioritises the retention of the natural features of the site where possible.
- If the area is found to be lacking in community space, **CD30** details that any significant new residential estate may be required to address this.
- **CD43** refers to the requirement to provide new open space in tandem with a new residential development

4.22 The proposed development in keeping with the objectives above through the following:

- The development provides new community facilities (**CD3**) as well as new cycles and walking routes and trails (**T29**);
- The development includes a creche facilities within Phase 2 in order to provide childcare facilities as the development progresses and begins to increase the area's population (**CD22-24**);
- Playground and play areas are included as part of the development (**CD27**);
- The proposed new streets, spaces and facilities has been designed with child safety as a priority (**CD28**);
- A greenway has been included to preserve and enhance the natural landscape to the north of the development (**CD29**);
- Multiple open spaces, active space facilities, including a significant Active Open Space area of 4.5 hectares, and a residential amenity building are to be provided (**CD30**);
- Significant open space with a variety of uses and character has been provided as part of this development (**CD43**).

4.6 Greystones, Delgany and Kilcoole Local Area Plan (2013-2019)

- 4.23 The LAP for the area ties the advancement of social infrastructure in the area with residential development, and outlines provisions of these facilities in order for development to be permitted:

“SOC1: Social infrastructure shall be progressed in tandem with residential development and the latter will only be permitted on the basis of satisfactory provision of land and/or facilities for the former.”

- 4.24 Under objectives **SOC10** and **SOC13**, the LAP also aims to development and improve open spaces (**SOC10**) and improved community services, for health, welfare, community, education, civic and institutional uses including schools, childcare, nursing homes, community buildings, churches, Garda station, health centre etc (**SOC13**).
- 4.25 The proposed development increases the network of social infrastructure in the area by providing passive and active open spaces, sports facilities, residential community amenity space, child care facilities and green links within the development.

5.0 REVIEW OF EXISTING SOCIAL INFRASTRUCTURE PROVISION IN GREYSTONES

5.1 Health Care

- 5.1 This assessment identifies and examines the health care provision in the area under medical doctors, dentists, mental health professionals, physiotherapists, podiatrists, optometrists and alternative medicine providers. Overall, there are 29 no. health care providers in the area. There are identified below:

Figure 5.1 – Map of Health Care Providers in the Area



Source: Google Maps

Table 5.1 – Health Care Providers in the Area

Number	Name	Type
1	Charlesland Medical	Medical Centre
2	Greystones Medical Centre	Medical Centre
3	ANAM Child and Adolescent Psychiatry	Mental Health
4	Carrig Clinic	Medical Centre
5	Greystones Chiropractic Clinic	Alternative Medicine
6	Smiles Solutions	Dentist
7	Kate Curtis Acorn Acupuncture	Alternative Medicine
8	The Hearing Clinic	Medical Centre
9	Roseair Dental Practice	Dentist
10	Emer McFarlen Acupuncture	Alternative Medicine
11	Jean Andrews Physiotherapy	Physiotherapy

Number	Name	Type
12	Greystones Eye Centre	Optometrist
13	Mental Health Solution	Mental Health
14	Mindfully Well Greystones	Mental Health
15	Herbs and Healing	Alternative Medicine
16	Greystones Dental Centre	Dentist
17	Lucey Dental	Dentist
18	Dental Care Ireland Greystones	Dentist
19	2G Athletic Therapy	Physiotherapy
20	The Belvedere Clinic	Medical Centre
21	Podiatric Treatment	Podiatrist
22	Greystones Family Doctor	Medical Centre
23	Greystones Health Centre	Medical Centre
24	Greystones Harbour Family Practice	Medical Centre
25	Molloy Family Dentist	Dentist
26	The Dental Studio	Dentist
27	Mycreflex	Physiotherapy
28	Applewood Physio	Physiotherapy
29	Greystones Physiotherapy Clinic	Physiotherapy

Source: Google

- 5.2 As outlined above there is a total of 8 no. medical centres, 5 no. physiotherapists, 3 no. mental health specialists, 7 no. dentists, 1 no. optometrists, 4 no, alternative medicine centres and a podiatrist.
- 5.3 It is evident that there is a wide-ranging number and variety of health care facilities in the area with capacity to serve the new residential population of Farrankelly.

5.2 Childcare Assessment

5.2.1 Existing Creche Provision – Farrankelly and Environs

- 5.4 John Spain Associates reviewed the local creche provision in the locality using the www.Pobal.ie website. In addition to the Pobal review, the Wicklow County Childcare Committee were contacted requesting details of childcare services and capacity available in the catchment area and individual creches were contacted. The Wicklow County Childcare Committee did not have current information and advised JSA Planning to contact directly the crèche operators in the area.

Figure 5.2 – Childcare Provision



Source: Google Maps

Table 5.2 – Detail of Existing Childcare Operators within the Catchment Area

	Childcare Service Name	Services Offered	Age Groups Provided for	Capacity	Current Vacancies
1	Charlesland Montessori	Full Day Care, Part time, Sessional	PS, SAC	68	5
2	Home from Home Creche	Full Day Care	PS, SAC	38	0
3	Orahova Montessori	Full Day Care, Part time	PS	-	-
4	Park Academy Childcare Eden Gate	Full Day Care	PS, SAC	150	20
5	Little Explorers Childcare	Full Day Care	PS	135	0
6	Footprints Montessori	Sessional	PS	20	0
7	Acorn Playschool	Full Day Care, Part time	PS	22	0
8	Naionra An Lana	Part time, Sessional	PS	16	0
9	KnockKeevin Montessori	Full Day Care, Part time	PS	-	-

	Childcare Service Name	Services Offered	Age Groups Provided for	Capacity	Current Vacancies
10	Global Garden Pre-school	Part time, Sessional	PS	-	-
11	Greystones Montessori	Part time, Sessional	PS	22	0
12	Flynnstones Playschool	Sessional	PS	33	0
13	Bellevue Montessori	Part time	PS	17	0
14	Woodlands Montessori	Sessional	PS	22	0
	Total Existing			443	25
	Glenheron Creche due to be constructed (WCC Reg. Ref.: 16/1412)	Full Day Care	PS, SAC	98	98
	Total including Glenheron Creche			541	123

Source: JSA Survey

- 5.5 There is currently a minimum of 25 vacancies within the area with an additional 98 spaces to be constructed, as part of the Glenheron Creche (16/1412). The figures do not take into account, childcare provided outside the catchment area or the Global Garden Pre-school, KnockKeevin Montessori or Orahova Montessori, which when contacted didn't provide detail on capacity etc. This may provide additional spaces.

5.2.2 Demographic Profile – Local Catchment

- 5.6 According to the most recent Census (2016), there were 1,531 no. 0-4 children in the catchment area of Greystones, which is 8.4% of the total population, which was 18,140. This compares to 7% of the overall population of the state within the 0-4 age cohort. The corresponding figure is 7.1% for Wicklow County.

Table 5.3 – Children in 0-4 Age Cohort

Location	2016 Total Population	Population 0-4 Pre-school	Percentage % 0-4 Pre-school
Greystones	18,140	1,531	8.4%

Source: CSO Census 2016

5.2.3 Creche Demand

Quarterly National Household Survey (QNHS) 2016

- 5.7 The Quarterly National Household Survey (QNHS) carried out by the Central Statistics Office (CSO) includes a special module on childcare. The most recent report on this module was published for Quarter 4 2016 (released July 2017). The QNHS states that the percentage of pre-school children that are minded by a parent is 62%, while the corresponding figure for primary school children is 74%. The most commonly used non-parental childcare type for pre-school children is a creche/Montessori/group/aftercare

school facility. This type of care is used by 19%¹ of pre-school children, with the highest rate of use in Dublin at 25%.

5.8 A breakdown of the proposed 426 no. units at the site is noted as follows:

Housing

- 148 no. 3-bed dwellings.
- 93 no. 4-bed dwellings.
- 4 no. 5-bed dwellings.

Total – 245 no. dwellings.

Apartments

- 36 no. 1-bed apartments;
- 53 no. 2-bed apartments.
- 4 no. 3-bed apartments.

Total – 93 no. apartments.

Duplexes

- 44 no. 2-bed apartments;
- 44 no. 3-bed apartments;

Total – 88 no. duplexes.

5.9 From the above, excluding the 1-bedroom apartments [426 – 36= 390] (as per 2018 Apartment Guidelines), this leaves a potential requirement of 104 spaces using the 20 spaces per 75 dwellings (based on 393 no. units). However, both the Wicklow CDP and the 2001 Guidelines acknowledge that the requirements for a creche are based on a number of factors such as population below 4 years of age, location, and existing creche provision. It is further noted that there is some 44 no. 2 bedroom duplexes and 57 no. 2 bedroom apartments, which if excluded from the calculations would result in 292 no. 3, 4 and 5 bedroom dwellings. If these units were excluded the potential requirement would be c. 78 places using the Childcare and 2018 Apartment Guidelines methodology.

5.10 The overall number of dwellings is 426. This equates to a potential population of 1,150 persons (based on 2.7 persons per household – average from 2016 Census for Greystones). This is considered an over-estimate due to the number of 1 and 2 bedroom dwellings within the scheme. According to the 2016 Census, the proportion of 0-4 age cohort was 8.4%, which if applied to the 1,150 figure (for the 426 no. dwellings) would equate to 97 children potentially within the scheme requiring childcare.

5.11 As noted earlier, in accordance with the Childcare Guidelines, when the 1 bedroom units are excluded, this results in a total of 390 units. This then results in a potential for 1,053 people to be accommodated within the scheme. This in turn would equate to 88 children potentially requiring childcare (based on 8.4% of the population). This would potentially

¹ https://pdf.cso.ie/www/pdf/20170706100048_QNHS_Childcare_Quarter_3_2016_summary.pdf

generate a need to accommodate 88 children between 0 – 4, assuming all of the children used childcare.

- 5.12 However, it is further noted that the percentage of children availing of childcare is just 19% as outlined in the QNHS 2016, while the remainder of children are minded by other relatives, au pairs etc. Using the CSO figures, and a similar proportion (19%) of the 0-4 age cohort which avail of childcare places, this would equate to a potential creche requirement of as little as c.17 places (based on 19% of 88 children).

5.2.4 Conclusions

- 5.13 The proposed development includes a creche of c. 599 sq. m along with associated outdoor play area. It is anticipated that the proposed creche could accommodate in the region of 120 no. childcare spaces and it is intended that the creche is delivered in phase 2 of the development having regard to the existing and committed provision of creche places in the area.
- 5.14 Due to the existing provision and capacity in the permitted Glenheron Creche (16/1412), located to the east, and which will cater for c. 98 children, it is considered that a creche is not required in the first phase of development at Farrankelly. It is therefore proposed that the provision of a creche be deferred to the second phase of development. This would prevent an over-provision of childcare spaces in the short term, support existing creche providers, while still catering for the initial spaces through the existing supply, which is located to the east of the proposed development.
- 5.15 The Guidelines for Planning Authorities on Childcare Facilities, the Apartment Guidelines 2018, and Sustainable Residential Development in Urban Areas (2009), acknowledge that the standards are recommendations only and do not represent minimum mandatory requirements.
- 5.16 The Apartment Guidelines state that one bedroom or studio units should not be considered to contribute to childcare provision and that subject to location this may also apply in part or whole to units with two or more bedrooms. It is noted Policy CD24 of the Wicklow CDP also allows for a development to have regard to the existing distribution of childcare facilities and demographic profile of the area.
- 5.17 It is considered that the delivery of the creche in phase 2 is preferable to phase 1, so as not to have a potentially vacant unit in situ, in advance of the population of the scheme reaching a critical mass, sufficient to support a creche.

5.3 Primary Education

Figure 5.3 – Map of Primary Schools in the Area



Source: Google Maps

- 5.18 This assessment identifies and examines the primary school provision in the area in relation to the overall number of places, their maximum occupancy and any spaces currently available. Overall, there are 8 primary schools in the area. There are identified below:

Table 5.4 – Primary Education Providers in the Area

Number	Name	Max. Capacity	Vacancies	Type
1	St. Laurence National School	683	2	Mixed
2	Greystones Community National School	188	27	Mixed
3	Delgany National School	226	0	Mixed
4	St. Kevin's National School	502	-	Mixed
5	St. Brigid's National School	263	0	Mixed
6	Greystones Educate Together	470	0	Mixed
7	St. Patrick's National School	266	0	Mixed
8	Gaelscoil na Gloch Liath	433	-	Mixed
Total		3,031	29	

Source: Google and Survey

- 5.19 In respect of identifying requirements for primary schools in the future, the Code of Practice outlines that the Department of Education and Science will assume that an average of 12% of the population is of primary school-going age. This would equate to c. 3,031 pupils based on 12% of the overall 18,140 population. It is possible that the demand for school

places is also being influenced by schools such as the Gael Scoil and Educate Together schools (as well as Church of Ireland and inter-denominational schools), which typically have larger catchments, compared to other schools.

- 5.20 The overall expected population of the proposed development is 1,150. This is due to the average household size in the area being 2.7 and the total number of proposed units being 426. Of this 12% would be eligible for primary school which would equate to potentially c. 138 children, over time
- 5.21 The existing capacity of the 8 primary schools in the area is 2,598. The number of vacancies from these areas is 29, based on feedback from providers.
- 5.22 The LAP outlines **Objective SOC6**, which is to provide a new *16-classroom primary school and one post-primary secondary school on lands at Charlesland*.
- 5.23 The new primary school expansion and move of Greystones Community National School and aims to open for the coming school year. The school is currently under construction. The permission is for a 24-classroom development (Ref. 17780).
- 5.24 As this is a 24-classroom school and the average number of pupils per classroom is 24.3², it can be assumed that this will provide c.583 new student places in the area.
- 5.25 In February 2019, a new Greystones Educate Together school for Greystones, Kilcoole and Newtownmountkennedy was announced comprising 8 classrooms. This will provide another c.194 places.
- 5.26 These two new schools will provide a notable expansion in primary school provision in the area. In total, this will bring the number of vacancies in the area up to 806 spaces.

5.4 Secondary Education

- 5.27 This assessment identifies and examines the secondary school provision in the area in relation to the overall number of places, their maximum occupancy and any spaces currently available.
- 5.28 The Department of Education and Skills, for the purposes of establishing requirements for new secondary schools, it assumes that 8.5% of the population of a settlement is of secondary school-going age.
- 5.29 Overall, there are 2 secondary schools in the area. There are identified below:

² <https://www.education.ie/en/Publications/Statistics/Key-Statistics/key-statistics-2018-2019.pdf>

Figure 5.4 – Map of Secondary Schools in the Area

Source: Google Maps

Table 5.5 – Secondary Education Providers in the Area

Number	Name	Max. Capacity	Vacancies	Type
1	Temple Carrig School	528	0	Mixed
2	Saint David's Holy Faith	550	-	Mixed
Total		1,078	0	

Source: School Websites and direct contact.

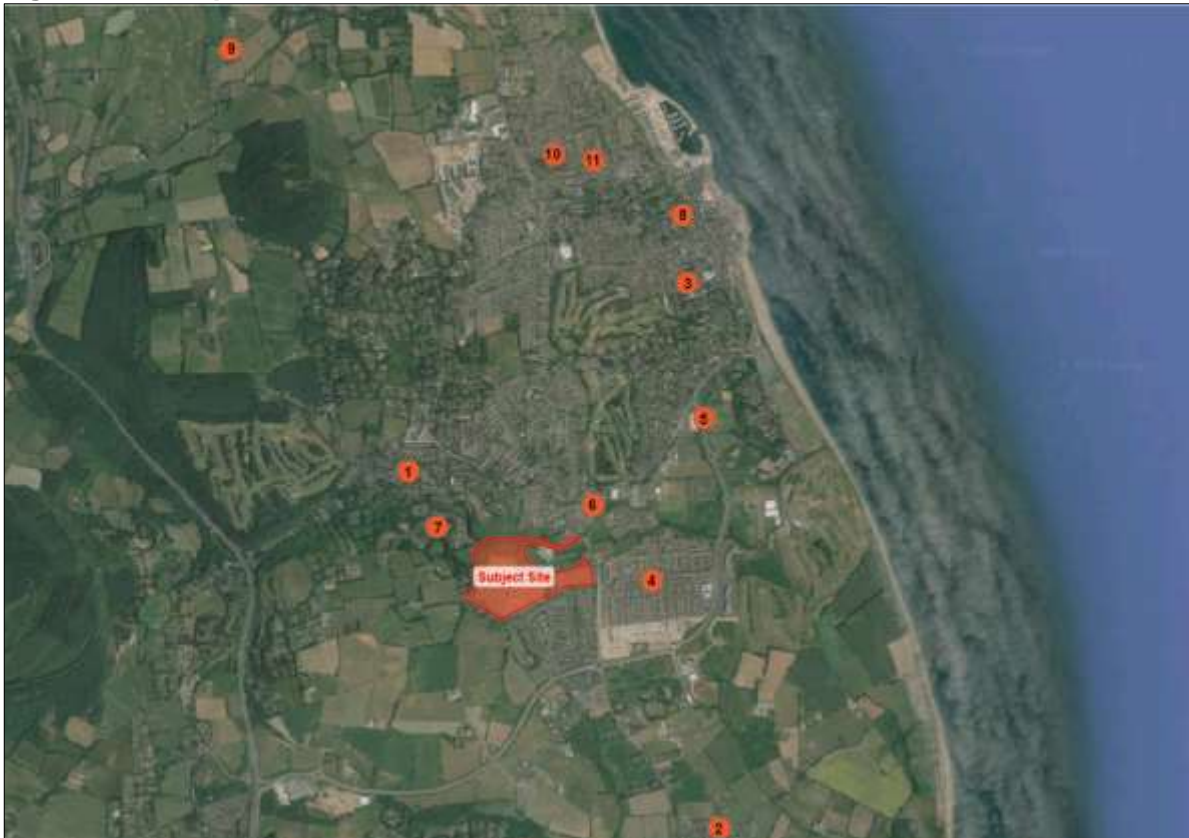
- 5.30 It is noted that secondary school places are not normally required immediately for a new development, as the population life cycle, takes longer for secondary school age population to materialise. The mix of dwellings, includes 133 no. 1-bed or 2-bed apartments or duplex units, which would typically not have a demand for secondary school places.
- 5.31 The existing capacity of the 2 post primary schools in the area is 1,078. It is also noted that there are all girls and all boys secondary schools in Bray, (Loreto Bray and Presentation College Bray), which include Greystones in their catchments, which provide further choice for students in Greystones. Public funded private schools in the area include St. Gerard's Bray. In addition, there are a number of public funded private schools on the DART line, such as Holy Faith Killiney and Loreto Abbey Dalkey, which also provide choice for some.

- 5.32 It is noted a new secondary school for 800³ pupils was announced in 2018 as part of a 42 school programme, by the Department of Education and Skills. This school is due to open in 2021.
- 5.33 It is currently unclear where this site will be. In addition, there is also a designated secondary school site to the south of Charlesland, however, this site has not yet been assigned.
- 5.34 This would bring the overall capacity to 800 which exceeds the 98 new spaces potentially required, based on a pro rata basis (8.5% of 1,150).

5.5 Further/Other Education

- 5.35 This assessment identifies and examines further/other educational provisions in the area. The survey found that there are 11 no. providers in the area. These are identified below:

Figure 5.5 – Map of Third Level Education Providers in the Area



Source: Google Maps

³ <https://www.education.ie/en/Press-Events/Press-Releases/2018-press-releases/PR18-04-13.html>
<https://www.education.ie/en/Schools-Colleges/Services/Building-Works/Major-Projects/current-status-of-large-scale-projects.pdf>

Table 5.6 – Other Education Providers in the Area

Number	Name
1	DoMiSo Music School
2	Redmond School of Motoring
3	The Bradly Theatre School
4	Pitch Perfect Singing
5	Rathdown Technology Training
6	Civil Defence Training Centre
7	Wordpress Training
8	Chrysalis Training Centre
9	Ciara's Kitchen
10	Greystones Computer Training
11	Bloom Language School

Source: Google

- 5.36 These provide a variety of adult learning, further education and training services for the Greystones area.

5.6 Community Facilities

- 5.37 This assessment identifies and examines the different community based facilities in the area and the type of facility they offer. There are 8 community facilities in the area. These are identified below;

Figure 5.6 – Map of Community Facilities in the Area

Source: Google Maps

Table 5.7 – Community Facilities in the Area

Number	Name	Type
1	Kilcoole Community Centre	Centre
2	Charlesland Community Centre	Centre
3	Dr. Ryan's Community Centre	Centre
4	Greystones Library	Library
5	Sea Scouts	Hobby
6	Wicklow Scouts	Hobby
7	Mens Shed	Hobby
8	Sugarloaf Bridge Club	Hobby

Source: Google

- 5.38 There is a variety of community facilities present in the area in relation to centres, hobbies and a library.

5.7 Sports and Recreation

- 5.39 This assessment identifies and examines the different sports and recreation-based facilities in the and the type of facility they offer. There are 36 of these facilities in the Greystones area. These are identified below;

Figure 5.7 – Map of Sports and Recreational Facilities in the Area

Source: Google Maps

Table 5.8 – Sports and Recreational Facilities in the Area

Number	Name	Type
1	Yoga Mums	Class
2	Kilcoole A/C	Club
3	Greystones Athletic Club	Club
4	Delgany Golf Club	Club
5	Charleslans Golf Club	Club
6	Greystones United AFC	Club
7	Sporting Greystones FC	Club
8	Greystones Golf Club	Club
9	Greystones Tennis Club	Club
10	Greystones Rugby Club	Club
11	Shoreline Fitness Club	Gym
12	Go Gym	Gym
13	Anne Sexton Pilates	Class
14	Greystones Yoga Studios	Class
15	BoogieBounce Greystones	Class
16	Shoreline Running Track	Open Space
17	Greystones Bowling Club	Club
18	Wenden Park Green	Green Space
19	RTF Parkland	Green Space
20	Burnany Park	Green Space
21	Wildlife Sanctuary	Green Space
22	Greystones Beach	Open Space
23	Eir Og GAA Club	Club
24	Glen of the Downs	Green Space
25	Open Space	Green Space
26	Greystones Skate Park	Club
27	Charlesland Playground	Playground
28	Green Space	Green Space
29	Greystones Sailing Club	Club
30	St. Kilian's Badminton Club	Club
31	St. Patricks Badminton Club	Club
32	Cliff Walk	Green Space
33	Redford Park	Green Space
34	BPT Fitness	Gym
35	Yinstict Yoga	Class
36	YWCA	Club
37	Poseidon Lifesaving Club	Club

Source: Google – Note: Non exhaustive

5.40 There is an extensive list of sports and recreation based amenities within the Greystones area, in relation to the subject site. The most prominent of these being sports clubs (17) and followed by green space (9). This is sufficient in relation to the proposed development. However, as part of the development additional green spaces and sports facilities are proposed.

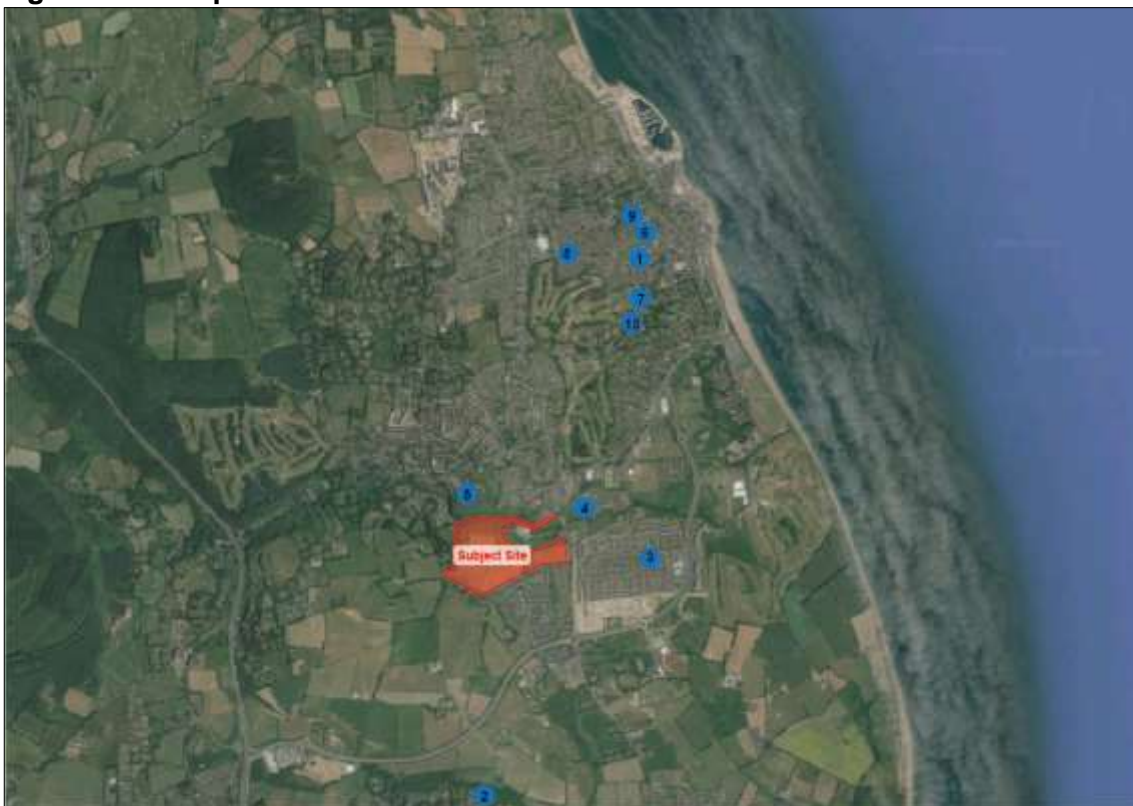
5.8 Other facilities

5.41 This assessment identifies and examines the remaining facilities in the and the type of facility they offer. There are 10 remaining facilities in the area. These are identified below:

Table 5.9 – Other Facilities in the Area

Number	Name	Type
1	Peace Haven Trust	Retirement Facility
2	St. Patricks Church	Religious
3	Hope Community Church	Religious
4	Nazarene Community Church	Religious
5	Christ Church	Religious
6	Hillside Evangelical Church	Religious
7	Holy Rosary Church	Religious
8	St. Patricks Church	Religious
9	Greystones Retirement Home	Retirement Facility
10	The Whale Theatre	Theatre

Source: Google

Figure 5.8 – Map of Other Social Infrastructure Facilities in the Area

Source: Google Maps

- 5.42 The majority of the remaining facilities are religious (7). In addition, there are retirement facilities and a theatre. These provide a range of facilities, in conjunction with the other sections, which amounts to a well-served local area.

6.0 CONCLUSIONS

- 6.1 Overall, there are approximately 118 separate social amenities and facilities within the surrounding area of the subject site. The largest of these areas is sports and recreation (36) with the second largest being health care (29).
- 6.2 There are sufficient childcare facilities within the area to cater for the new development. This is including the proposed creche as part of the new development.
- 6.3 Health care, Sports and Recreation, Community, education and other facilities are all well-represented within the area and cater for the existing and proposed new residential community.
- 6.4 The proposal includes Active Open Space of 4.5 hectares along with a greenway of c. 2.4 hectares, which are in addition to the public open space for the proposed development, which comprises c. 1.8 hectares. Further green infrastructure buffer areas are also additional (c. 1.3 hectares), which will provide passive amenity space to the future residents of the proposed development.
- 6.5 The proposed development also includes a residential amenity building and a creche and cycle and pedestrian links throughout the site.
- 6.6 Having regard to the above, it is considered that the area of Greystones provides a wide-ranging array of social infrastructure. The proposed development will enhance the active open space in the area, which will be of benefit to the proposed development and the wider area of Greystones.

Appendix 1 – Large Scale School Projects Extract - Wicklow

361	Wicklow	20473I	Community National School Greystones	On Site
362	Wicklow	20524W	Kilcoole Newtownmountkennedy Primary	School to open in 2019. Interim start-up accommodation being progressed. Site Acquisition Process
363	Wicklow	20536G	Bray Woodbrook Shanganagh Primary	School to open in 2021. Site Acquisition Process
364	Wicklow	61770U	Arklow CBS	Procurement process to commence shortly
365	Wicklow	61820J	Loreto Secondary School, Bray	Procurement process for Project Manager for ADAPT Programme initiated.
366	Wicklow	61830M	St. David's Holy Faith, Co-Educational School, Greystones	Stage 2b (Detailed Design)
367	Wicklow	68261L	North Wicklow ET Secondary School	Master Plan Stage
368	Wicklow	68345R	Wicklow Post Primary	School to open in 2019. Interim start-up accommodation being progressed. Site Acquisition Process
369	Wicklow	70760S	Blessington Community College	Project Devolved to ETB for Design Team appointment
370	Wicklow	70790E	Coláiste Bhríde, Carnew	Project Brief Stage
371	Wicklow	70800E	St Kevin's Community College, Dunlavin	Procurement process to commence shortly
372	Wicklow	70810H	Avondale Community College, Rathdrum	Procurement process to commence shortly
373	Wicklow	76076M	Coláiste Chraoibh Abhainn, Kilcoole	Procurement process to commence shortly
374	Wicklow	76106S	Gaelcholáiste na Mara, Arklow	Stage 1 (Preliminary Design)
375	Wicklow	TBD	Kilcoole & Greystones (regional solution) Post Primary	School to open in 2021. Site Acquisition Process