

Community Infrastructure Statement

Proposed SHD

**Lands at Cornelscourt Village,
Old Bray Road, Cornelscourt,
Dublin 18**

On behalf of

Cornel Living Limited

December 2019



Planning & Development Consultants

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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 **Cornel Living Limited, Riverside One, Sir John Rogerson's Quay, Dublin 2** for a strategic housing development proposal for lands at **Cornelscourt Village, Old Bray Road, Cornelscourt, Dublin 18**.

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

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

“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
- Other Facilities:
 - Community facilities
 - Sports Clubs
 - Passive amenity spaces and parks
 - Health Care
 - Religion
 - The Elderly

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

The Methodology approach taken for each of the elements is detailed in each of the relevant sections.

2 SUBJECT SITE

The site has the benefit of an extensive site area at c. 2.14 ha on greenfield lands bounded to the north/east by the N11, to the south/east by Willow Grove housing, to the south/west by Cornelscourt Village Centre and to the north/west by AIB lands.

Vehicular access to the site is provided via the Old Bray Road.

An aerial view and site location map for the subject site is identified in Figures 1 and 2 below.



Figure 1 - Subject Site (shaded red)



Figure 2 - Site Location Plan



2.1 Surrounding Area

The land use context in the vicinity of the site ranges from residential to commercial including a Service Station, offices, shops and restaurants. The site is proximate to Cornelscourt neighbourhood centre and offers the opportunity to complete the street frontage along Old Bray Road.

The superb location of the site between the N11 and the neighbourhood centre also offers a significant opportunity for to facilitate pedestrian and cyclist permeability.

2.2 Access to Public Transport

The site is exceptionally well located in terms of access to existing public transport.

Bus - The site itself is directly bounded by the N11 Quality Bus Corridor or Bus Priority Route to the north with bus services to the City Centre running every 6 minutes on average. The N11 route also features dedicated cycle tracks connecting to the wider cycle network throughout the county.

Luas - The nearest LUAS stop is located at Carrickmines Park & Ride (c. 1.8km).

3 THE PROPOSAL

The proposal currently before An Bord Pleanála is a high quality BTR development located at a key suburban infill site in the heart of Dublin 18. The scheme represents a high quality, pedestrian friendly development and delivers 468 residential units (452 apartments and 16 houses) and will include a range of communal facilities for the benefit of tenants including a reading room, lounge, gym and terrace.

The proposal also offers significant planning gain to the area by way of exceptional pedestrian and cyclist connections to Cornelscourt village, adjoining development and the N11; and the delivery of a new café /restaurant, which will integrate with Cornelscourt Village.

Overall the proposal provides for the regeneration of an infill site that has been vacant for a significant number of years and the current proposal aims to deliver much sought after residential accommodation.

3.1 Development Summary

The current BTR proposal provides for the following development:

- 468 residential units (452 apartments and 16 houses) in the form of:
 - 41 no. studio apartment units,
 - 257 no. 1 bed apartment units,
 - 136 no. 2 bed apartment units;
 - 18 no. 3 bed apartment units;
 - 10 no. 3 bed semi-detached house units; and
 - 6 no. 1 bed bungalow units.
- A café / restaurant of c. 140 sq m; office space of 149 sq m; concierge of c. 149 sq m; and a residential tenant amenity space of c. 458 sq m is also proposed.
- 274 Car Parking Spaces (27 at basement level and 1 at surface level)
- 12 Motor Cycle Spaces
- 616 Bicycle Parking Spaces
- Public Open Space
- Vehicular Access
- Basement Areas
- 3 Sub Stations and 3 Switch Rooms
- All Associated Site Development Works

3.2 Site Layout

The extent of the site layout is set out below for context purposes.





Figure 3 - Site Layout

4 PLANNING POLICY CONTEXT

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

4.1 Sustainable Residential Development in Urban Areas December (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".

We confirm that as the development proposes 468 no. residential units for the subject site, the existing capacity and potential demand arising from this development is now assessed in this report.

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

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

The code of practice document sets out the best practice approaches that should be followed by Planning Authorities in ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities by the Department of Education and Science 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 Guidelines on Sustainable Residential Development in Urban Areas, which were published in February 2008 and which draw particular attention to the need for future schools needs and timely consultation with the Department of Education and Science.

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

4.3 Childcare Facilities - Guidelines for Planning Authorities (2001)

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

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*

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

4.4 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.'

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

- 41 x studio apartment units (8.7%)
- 257 x 1 bed apartment units (55%)
- 136 x 2 bed apartment units (29%)
- 18 x 3 bed apartment units (3.9%)
- 10 no. 3 bed house units (2.1%)
- 6 no. 1 bed house units (1.3%)

Based on the above there are 136 x 2 bedroom units and 28 x 3 bedroom units within the development, which have the potential to require some element of childcare. This is a total of 164 units of the 468 units proposed.

Of the total number of families within the Electoral Divisions outlined above, Census data confirms that only 5% of these were in the 'preschool' phase of their family i.e. with children between the ages of 0-4 years. Based on this demographic profile and based the potential 164 units that may require childcare, we are of the view that 8.2 units within the proposal would contain children aged 0-4.

4.5 Dun Laoghaire Rathdown Development Plan 2016-2022

The Dun Laoghaire Rathdown County Council Development plan is the relevant statutory planning context for the subject site. The Development Plan was prepared in 2016 and is the statutory plan for the site and its environs. This Plan will remain valid for 6 years from the date of adoption by Dun Laoghaire Rathdown County Council.

There are a number of provisions detailed within the Plan, which have some relevance to the subject site and surrounding context. For the purposes of this report, we have only identified the key provisions of the Plan that are currently relevant to the site.

The following policies have been considered as part of this community infrastructure assessment. For further detail in relation to planning policy and compliance with the same, please refer to the Statement of Consistency submitted as part this application.

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’.”*

5 DEMOGRAPHIC TRENDS

Demographic trends for the defined catchment area were reviewed based on the Census 2016 data for the Dublin County area and Small Area Population Statistics (SAPs) for the District Electoral Divisions (DEDs) of Foxrock-Beechpark, Cabinteely-Pottery and Foxrock-Carrickmines for the same year.



Figure 4 - Electoral Division map of subject area

5.1 Population Figures

The most recent population figures for the electoral divisions of Foxrock-Carrickmines, Foxrock-Beechpark and Cabinteely-Pottery and are 5,951, 1,680 and 4,997 respectively, which are highlighted in Table 1 below for the convenience of An Bord Pleanála.

DED	2011	2016	Actual Change	% Change
Foxrock-Carrickmines	6,088	5,951	-137	-2.25%
Foxrock- Beechpark	1,653	1,680	27	1.63%
Cabinteely- Pottery	4,833	4,997	164	3.39%

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

The table above indicates that between 2011 and 2016 there was a 2.25% decrease (137 people) in population in the Foxrock-Carrickmines Electoral Division. In the same time period there were increases in population of 1.63% (27 people) and 3.39% (164) in Foxrock-Beechpark and Cabinteely-Pottery respectively.

Its worth noting that, Dublin’s population continues to expand robustly. In the ten years to 2016, it grew by 13.5% to 1.35 million. The population of Dublin is set to continue expanding due to natural growth and net inward migration. In 2018, it is estimated at over 1.38 million. Looking forward, year-on-year rates of growth are expected to pick up and the population is projected to reach 1.50 million by 2024 and 1.60 million by 2029.

5.2 Age Profile

A review of the Foxrock-Carrickmines, Foxrock-Beechpark and Cabinteely-Pottery age profiles confirmed that communities in the surrounding areas have an age profile weighted largely towards an older population group with a large concentration of individuals aged between 45-60. This can be assessed following a review of figures below, which confirm that the largest age cohort within all divisions is the 50-54 group.

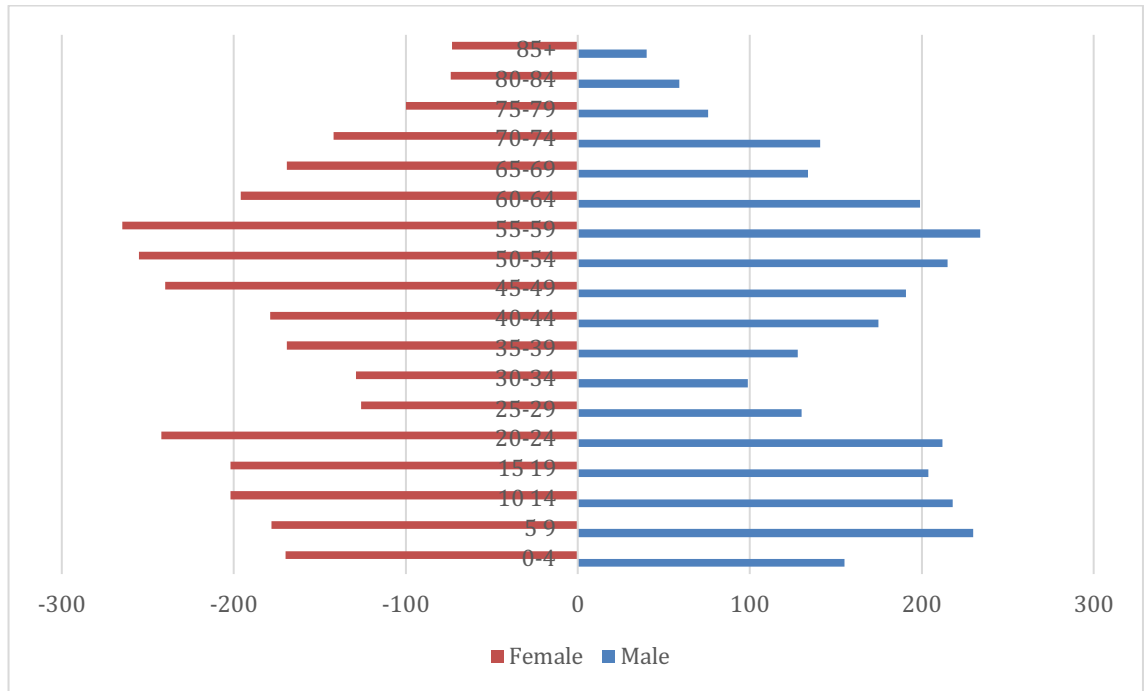


Figure 5 - Electoral Division 'Foxrock Carrickmines' population profile by sex and age group (Source: CSO 2016)

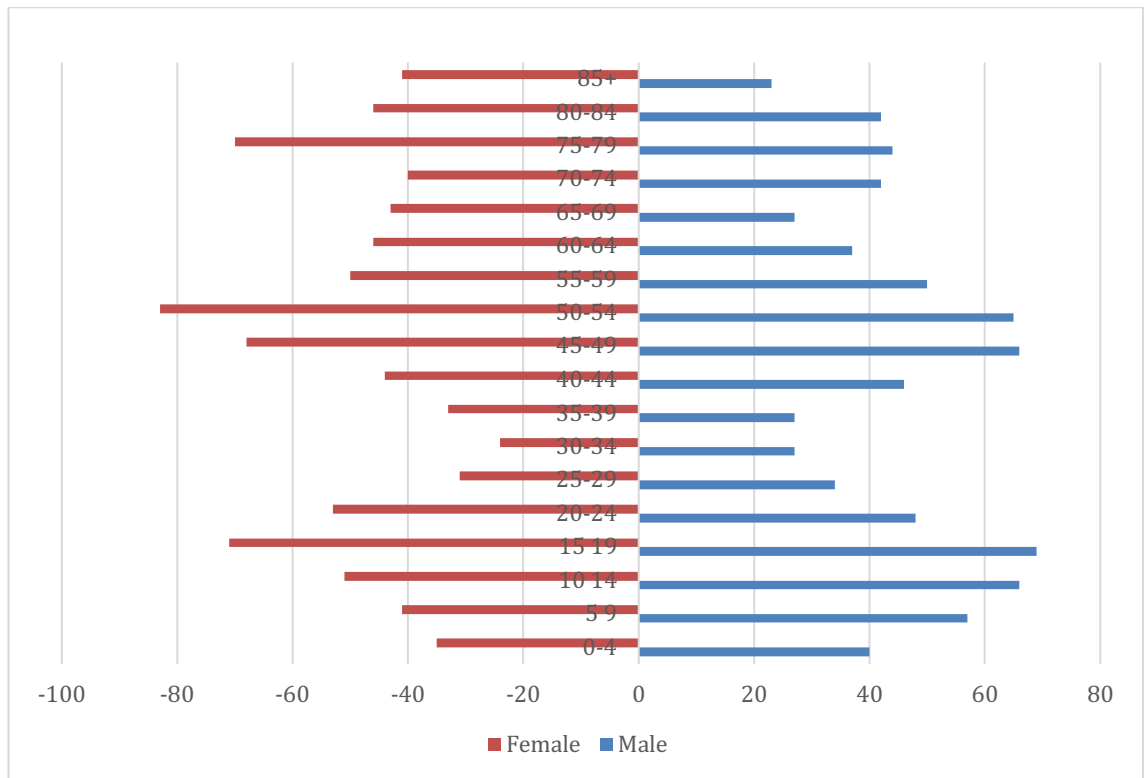


Figure 6 - Electoral Division 'Foxrock-Beechpark' population profile by sex and age group (Source: CSO 2016)



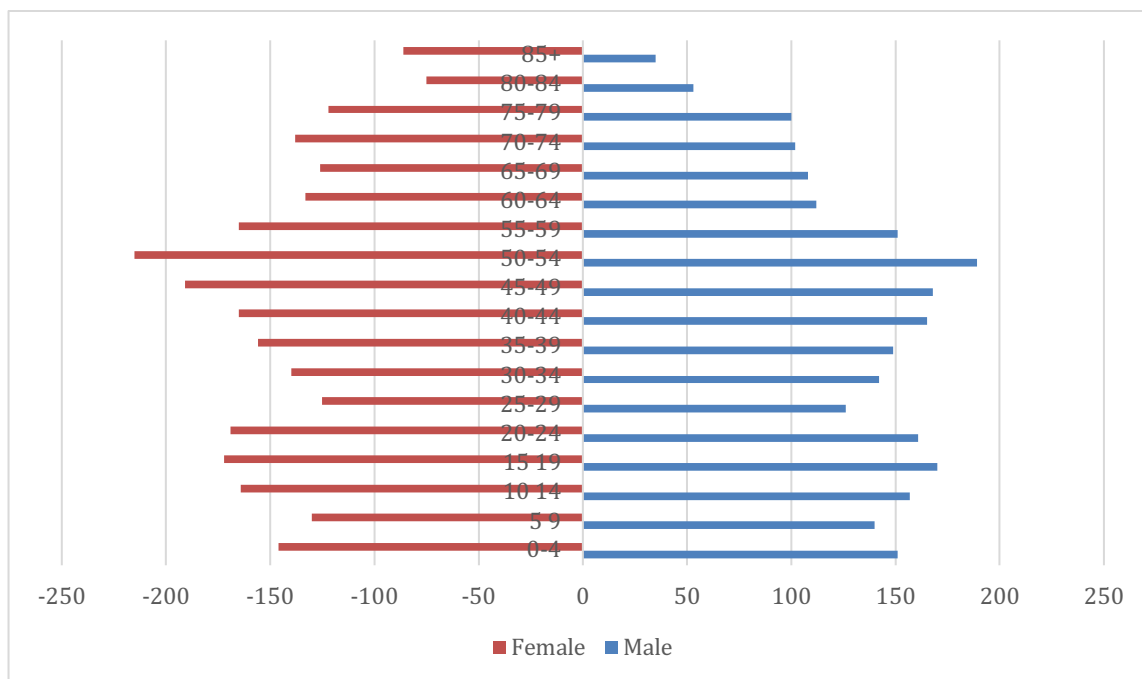


Figure 7 - Electoral Division 'Cabinteely-Pottery' population profile by sex and age group (Source: CSO 2016)

5.3 Household Size

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

The predominant household size in the 'Foxrock- Carrickmines' Electoral Division area is 2 people as is indicated in the Figures below. This equates to 29% or 590 households out of a total of 2,007 households.

In the 'Foxrock-Beechpark' area, it is also evident that 2 - person households account for the highest percentage of the population at 32% or 192 of a total of 602 households, as highlighted in the charts below.

The predominant household size in the 'Cabinteely-Pottery' Electoral Division area is 2 people as is indicated in the Figures below. This equates to 29% or 499 households out of a total of 1,703 households.

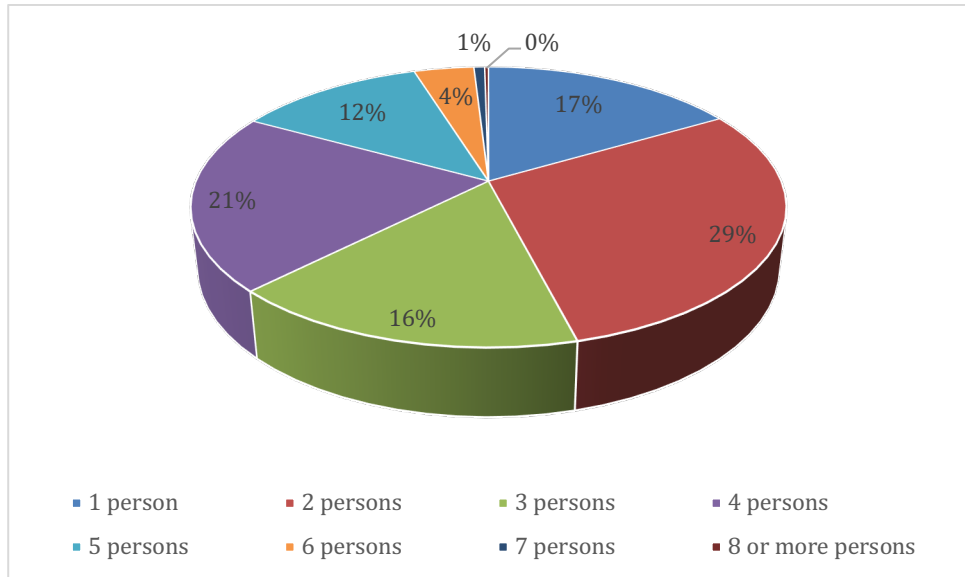


Figure 8 - Percentages of the different household sizes in the 'Foxrock- Carrickmines' ED (Source: CSO 2016)

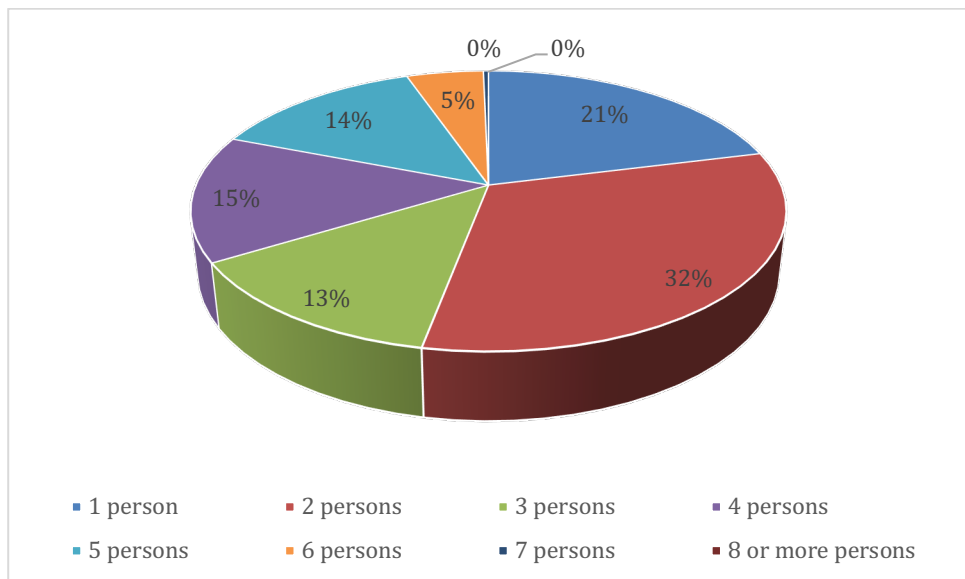


Figure 9 - Percentages of the different household sizes in the 'Foxrock-Beechpark' ED (Source: CSO 2016)

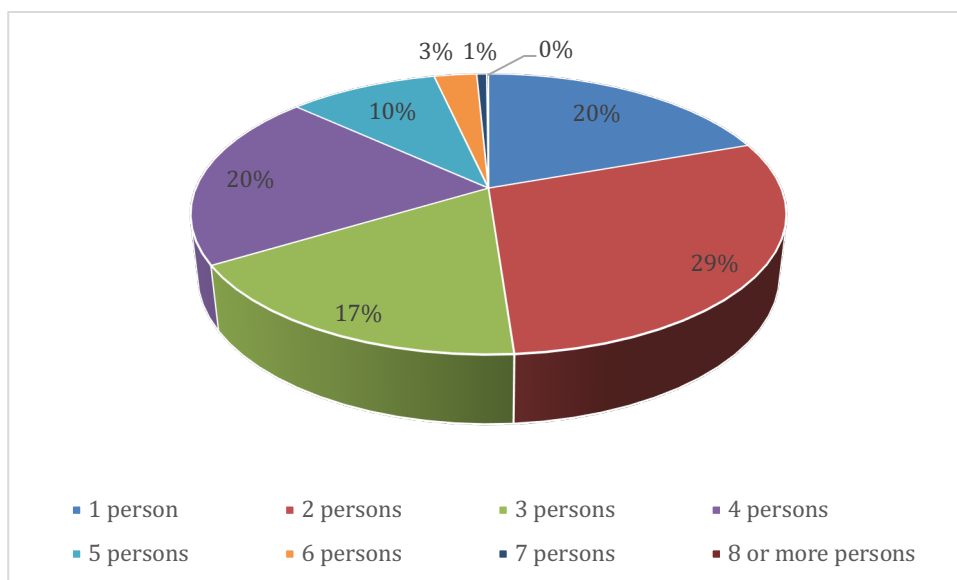


Figure 10 - Percentages of the different household sizes in the 'Cabinteely-Pottery' ED (Source: CSO 2016)

Whilst we acknowledge the above figures show that in roughly 30% of the households are 2 persons, we note that the average number of people per household in the EDs are:

- Foxrock - Beechpark = 2.84
- Cabinteely - Pottery = 2.82
- Foxrock- Carrickmines =2.9

This is an average of **2.85** per household in this area. The overall proposal (468 no. residential units) is therefore expected to generate a population of **c. 1,334 no. persons** (468 x 2.85) based off these numbers.

We wish to highlight at this point that the proposed development is expected to yield a reduced household size given the nature of the scheme. However, the local electoral division average of 2.85 persons per household has been applied to generate the uppermost demand in terms of envisioned population.

The development proposed has majority of one-bedroomed apartments, which greatly reduces the number of children or families that will be present within this development. In addition to this, the census data shows that only 5% of these families will have children eligible for childcare facilities. This greatly reduces the need for a childcare facilities onsite.

Based on the above review of local population, and on the proposed development type that is buy to rent that would typically include young, single professionals, it is not considered likely that creche facilities will be needed as part of the subject development. With existing creche facilities and capacity in the area it is not considered prudent to include a creche within the subject development.

5.4 School Going Age

In order to assess the percentage of this population that will require school places, the current age profile (4-19 years of age) of Foxrock-Carrickmines, Foxrock-Beechpark and Cabinteely-Pottery was 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	Foxrock-Carrickmines	Foxrock - Beechpark	Cabinteely - Pottery	Total
Total No. of Persons Aged 4-19	1,234	355	933	2,522
Total No. of Persons in the ED	5,951	1,680	4,997	12,628
Percentage of Total Population aged between 4-19	20.73%	21.13%	18.67%	19.97%

Table 2 - No of Persons - Subject Area Census 2016

Table 2 above confirms that 20.73, 21.13, and 18 percent of the Foxrock- Carrickmines, Foxrock - Beechpark and Cabinteely-Pottery electoral divisions are currently of school going age. An average of 19.95% or 266 can therefore be assumed to be of school going age within the area at present.

5.5 Summary of Findings

The key points to note are as follows:

- The total number of persons in Foxrock- Carrickmines, Foxrock-Beechpark and Cabinteely-Pottery electoral divisions is 12,628.
- The average household size in the area is 2.85 persons.
- The proposal (468 no. residential units) will generate a total population of c. 1,334 persons.
- 19.95% of this population of Foxrock-Carrickmines, Foxrock-Beechpark and Cabinteely-Pottery electoral division is of school going age.
- Therefore, 19.95% of the 1,334, or 266 new residents are likely to be of school going age.

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

6 CHILDCARE FACILITIES

6.1 Methodology

In preparing the review of childcare facilities in the surrounding area, an appropriate starting point was a review of the Childcare Guideline's for Planning Authorities entitled 'Childcare Facilities - Guidelines for Planning Authorities (2001)', with regard to the requirement for childcare facilities for the current proposal of 468 Built to Rent residential units.

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

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

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

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

Following the compilation of an appropriate list of childcare facilities, an email and telephone survey was carried out in September 2019 to assess available capacity. The childcare facility was contacted directly in all cases and we confirm that the data gathered and applied to this assessment is based on the information and resources available to the schools at the time of the survey. However, we note that not all of the schools replied to this request.

6.2 Assessment

Demand for Childcare Places

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

The proposed development is comprised of 468 build to rent units. Studio units and one bedroom units are not considered to contribute to the childcare provision under the new apartments guidelines. In addition, it is suggested in the Apartment Guidelines that some 2 and 3 bedroom units will not require childcare and as said, this assessment is based on conservative methodology.

The overall development mix is as follows:

- 41 x studio apartment units (8.7%)
- 257 x 1 bed apartment units (55%)
- 136 x 2 bed apartment units (29%)
- 18 x 3 bed apartment units (3.9%)
- 10 no. 3 bed house units (2.1%)
- 6 no. 1 bed house units (1.3%)

Based on the above there are 136 x 2 bedroom units and 28 x 3 bedroom units within the development, which have the potential to require some element of childcare. This is a total of 164 units of the 468 units proposed. Normally, 50% of these units are considered to require some form of childcare i.e. 82 units. A minimum of 20 places for every 75 dwellings is thereafter applied, which in this case would equate to c. 21 childcare spaces required.

The applicant has however considered the local demographic profile of the immediate area in Cornelscourt and has ascertained that of the total number of families within the Electoral Divisions, an average of only 5% of these were in the ‘preschool’ phase of their family i.e. with children between the ages of 0-4 years. Based on this demographic profile and based on the potential 164 units that may require childcare, we are of the view that only 8.2 units would contain children aged 0-4.

Capacity of Local Childcare Facilities

As part of this assessment, we assess the capacity and current enrolment figures for the following facilities, which are the childcare facilities located within a 2km radius:

- Cocobee Childcare
- Park Academy Childcare Cabinteely
- Clonkeen Montessori
- Lilyput Playgroup and Montessori
- Tiny Tots Montessori
- Little Maples Creche & Pre-school
- Willow House Childcare
- Raglan Childcare Centre
- Poppets Childcare
- Kids United Creche and Montessori
- Koala Childcare
- Little Star Preschool



Figure 11 - Location of Childcare Facilities

Of those 12 childcare facilities that were contactable there are a total of 18 childcare spaces were identified as being available within 2km of the subject site with a minimum overall capacity of 442 spaces identified as follows:

	Child Care	Max. Capacity Figure	Available Capacity
1.	Cocobee Childcare	61	11
2.	Park Academy Childcare Cabinteely	100	4
3.	Clonkeen Montessori	-	-
4.	Lilyput Playgroup and Montessori	15	0
5.	Tiny Tots Montessori	42	0
6.	Little Maples Creche & Pre-school	40	0
7.	Willow House Childcare	45	0
8.	Raglan Childcare Centre	17	2
9.	Poppets Childcare	-	0
10.	Kids United Creche and Montessori	52	1
11.	Koala Childcare	48	0
12.	Little Star Preschool	22	-
	Total	442	18

Table 3 - Capacity and Current Availability for Existing Child Care Facilities

The table above illustrates the total estimated available capacity in facilities is **18 no. pupil spaces minimum**. It is worth highlighting that the following assumptions were made during the survey of places:

- A number of the schools 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 conservative analysis.

6.3 Findings

Overall findings in terms of demand and provision in the area are noted as follows:

Proposal	Estimated Demand	Available Capacity
468 residential units	8.2 units	18 spaces minimum

Table 4 - Estimated Demand vs. Available Capacity for Childcare Spaces

It is evident from the above assessment that a total of 8.2 units have the potential to require childcare requirements. If we apply a provision of 2 children to each of these units, this yields a requirement for 16 childcare spaces as a general rule of thumb. The existing capacity within a 2km radius of the site (18 spaces) is considered sufficient to address any potential requirement that may arise.

We ask the Board to also consider that the current proposal is a build to rent model and the nature of the units proposed is not considered to warrant a requirement for childcare spaces. The existing surplus of spaces in childcare facilities is another indicator that a new facility is not needed as the projected number of children to cater for is 16, and the existing provision is for 18.

As noted above, the average household size for the area is 2.85. However, we note that based on a review of the Dublin City demographic profile, current statistics have confirmed that the average household sizes in Dublin are steadily decreasing. In 2016, the average household size in Dublin (city and suburbs) was 2.73 persons per household. This is down from 2.99 in 1996 and 3.94 in 1971. The

proportion of 1 and 2 person households within the Dublin suburban area is also increasing, up from 42.8% in 1996 to 50.8% in 2016.¹

All considered, the above analysis, coupled with demongraphic analysis for the area and nature of the proposal support the position that a childcare facility is not rquired for this development.

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

¹ "Demographic Drivers & Changing Housing Demands in Dublin over the coming decade", Future Analytics, February 2019



7 EDUCATION

7.1 Methodology

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 4 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 Central, Blackrock Temple Hill, Blackrock Seapoint and Blackrock Monkstown Electoral Areas.
- Also, an assessment of the demand arising from the proposed development was determined by multiplying the proposed number of units by the average number of persons per private household. Section 5 of this report contains further details.
- **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. It is considered that a 5 km radius is more appropriate for the assessment of primary and secondary schools as there is more flexibility when getting older children to school in terms of transport options. It is also considered that parents may chose schools based on personal preference as opposed to location or convenience.

We note specially that 49 primary schools and 25 post primary facilities have been examined as part of this statement. The various schools are identified as follows:

Primary

<i>Boooterstown National School</i>	<i>All Saints National School</i>
<i>Saint Brigids National School</i>	<i>Holy Trinity National School</i>
<i>Dun Laoghaire Educate Together NS</i>	<i>Monkstown Educate Together NS</i>
<i>Harolds Boys National School</i>	<i>Dalkey School Project</i>
<i>St. Annes National School</i>	<i>St. Annes National School</i>
<i>The Harold School</i>	<i>St. Jopsephs National School</i>
<i>Kill o’The Grange National School</i>	<i>St. Patricks Boys National School</i>
<i>St. Patricks Girls National School</i>	<i>Caryfort National School</i>
<i>Loreto National School</i>	<i>Dominican Primariy School</i>
<i>Beniscasa Special School</i>	<i>Scoil Lorican</i>
<i>Guardian Angels National School</i>	<i>St. Michaels College Junior School</i>
<i>Boooterstown Boys Prmiary School</i>	<i>Willow Park Junior School</i>
<i>Our Lady’s Mercy Convent</i>	<i>St. Andrews Junior College</i>

<i>St. Augustine School</i>	<i>San Treasa Primary School</i>
<i>Oatlands Primary School</i>	<i>The Childrens House Primary School</i>
<i>St. Laurences BNS</i>	<i>Mount Anville Primary School</i>
<i>St. Olafs National School</i>	<i>St. Raphelas National School</i>
<i>Setanta Special School</i>	<i>Queen of Angels Primary School</i>
<i>Gaelscoil Sliabh Rua</i>	<i>Nord Anglia International School</i>
<i>St. Brigids Boys National School</i>	<i>St Brigids Girls National School</i>
<i>Our Lady's Good Counsel GNS</i>	<i>Our Lady's Good Counsel BNS</i>
<i>St. Oliver Plunket SP School</i>	<i>St. Nicholas Montessori</i>
<i>Castle Park School</i>	<i>Dalkey National School (St. Patricks)</i>
<i>Glenageary Killiney National School</i>	<i>Sharavogue Junior School</i>
<i>Rathdown Junior School</i>	<i>St. Kevins National School</i>
<i>Carmona School</i>	

Post Primary

<i>Christian Borthers College</i>	<i>Saint Augustine School</i>
<i>Dominican College Sion Hill</i>	<i>Newpark Comprehensive School</i>
<i>Rockford Manor Secondary School</i>	<i>St. Raphaelas Secondary School</i>
<i>Holy Child Community School</i>	<i>Clonkeen College</i>
<i>St Josephs Cluny Secondary School</i>	<i>St. Andrews College</i>
<i>Loreto Foxrock</i>	<i>St Benildus College</i>
<i>Mount Anville Secondary School</i>	<i>Oatlands College</i>
<i>Blackrock College</i>	<i>Rathdown School</i>
<i>Cabinteely School</i>	<i>Rosemont School</i>
<i>St Tieranas Community College</i>	<i>Stepaside Educate Together Secondary School</i>
<i>St. Laurence College</i>	<i>Loreto Abbey Dalkey</i>
<i>Holy Child Secondary School</i>	

Following the compilation of a comprehensive list of schools (primary and post primary), an email and telephone survey was carried out in September 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.

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

We refer to the assessment and findings below.

7.2 Assessment

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

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

Demand for School Places

It has been previously established that 19.95% of the overall population are of the average school going age. We can assume that 12% of the population created by this development will attend primary school and the remaining 8% will attend secondary school. This assumption is made based on guidance detailed in “*The Provision of Schools and the Planning System*”, which details that primary school demand can be assessed based on a rate of 12% of the school going age and that the remaining 8% attend post primary facilities.

Having considered the above, we note that the overall population envisaged for the proposed development (468 no. units) is **c. 1,334 no. persons**.

Based on the figures provided, we can estimate that the demand for primary school places would equate to c.160 no. pupils and the demand for post primary school places to c.107 no. pupils.

7.3 Findings

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.

	Post Primary School	Type	Enrolement Figure	Max. Capacity Figure September 2019	Available Capacity September 2019
1	Boostertown National School	Mixed	89	89	2
2	All Saints National School	Mixed	58	65	7
3	Saint Brigids National School	Mixed	99	110	4
4	Holy Trinity National School	Mixed	531	700	179
5	Dun Laoghaire Educate Together National School	Mixed	55	NOT AVAILABLE	NOT AVAILABLE
6	Monkstown Educate Together National School	Mixed	459	459	0
7	Harolds Boys National School	Boys	122	NOT AVAILABLE	NOT AVAILABLE
8	Dalkey School Project	Mixed	236	240	0
9	St. Annes National School	Mixed	496	494	0
10	The Harold School	Mixed	671	NOT AVAILABLE	NOT AVAILABLE
11	St. Joseph's National School	Mixed	262	320	0
12	Kill O'The Grange National School	Mixed	213	219	0

13	St. Patricks Boys National School	Boys	654	NOT AVAILABLE	NOT AVAILABLE
14	St. Patricks Girls National School	Girls	572	569	2
15	Caryfort National School	Mixed	569	614	18
16	Loreto National School	Mixed	375	374	20
17	Dominican Primary School	Mixed	222	260	38
18	Beniscasa Special School	Mixed	46	48	0
19	Scoil Lorcaín	Mixed	489	490	0
20	Guardian Angels National School	Mixed	452	564	12
21	St. Michael's College Junior School	Mixed	345	345	12
22	Boosterstown Boys	Boys	326	360	51
23	Willow Park Junior School	Boys	203	640	15
24	Our Lady's Mercy Convent School	Girls	270	NOT AVAILABLE	NOT AVAILABLE
25	St. Andrews College Junior	Mixed	414		NOT AVAILABLE
26	St Augustine School	Mixed	160	160	0
27	San Treasa Primary School	Mixed	452	450	0
28	Oatlands Primary School	Mixed	440	440	2
29	The Children House Primary School	Mixed	78	80	3
30	St. Laurences BNS	Boys	450	450	0
31	Mount Anville Primary School	Girls	480	480	0
32	St. Olafs National School	Mixed	494	510	2
33	St. Raphaelas National School	Girls	456	448	2
34	Setanta Special School	Mixed	54	55	1
35	Queen of Angels Primary School	Mixed	296	350	36
36	Gaelscoil Shliabh Rua	Mixed	199	480	30
37	Nord Anglia International School	Mixed	200	800	300
38	St. Brigids Boys National School	Boys	494	484	0
39	St. Brigids Girls National School	Girls	540	540	0
40	Our Lady's Good Counsel GNS	Girls	408	494	0
41	Our Lady's Good Counsel BNS	Boys	445	445	0
42	St. Oliver Plunket SP School	Mixed	63	63	0
43	St. Nicholas Montessori	Mixed	125	NOT AVAILABLE	NOT AVAILABLE
44	Castle Park School	Mixed	400	420	30
45	Dalkey National School (St. Patricks)	Mixed	105	96	5
46	Glenageary Kiliney National School	Mixed	231	231	0

47	Sharavogue Junior School	Mixed	80	300	0
48	Rathdown Junior School	Mixed		NOT AVAILABLE	NOT AVAILABLE
49	St. Kevins National School	Mixed	179	200	26
50	Carmona School	Mixed	37	36	0
	Total				797

Table 5 - Enrolment, Capacity and Current Availability for Existing Primary Schools Facilities

The table above illustrates the total estimated available capacity in existing primary schools as **797 no. pupil spaces**. The locations of these schools are show in the diagram below:

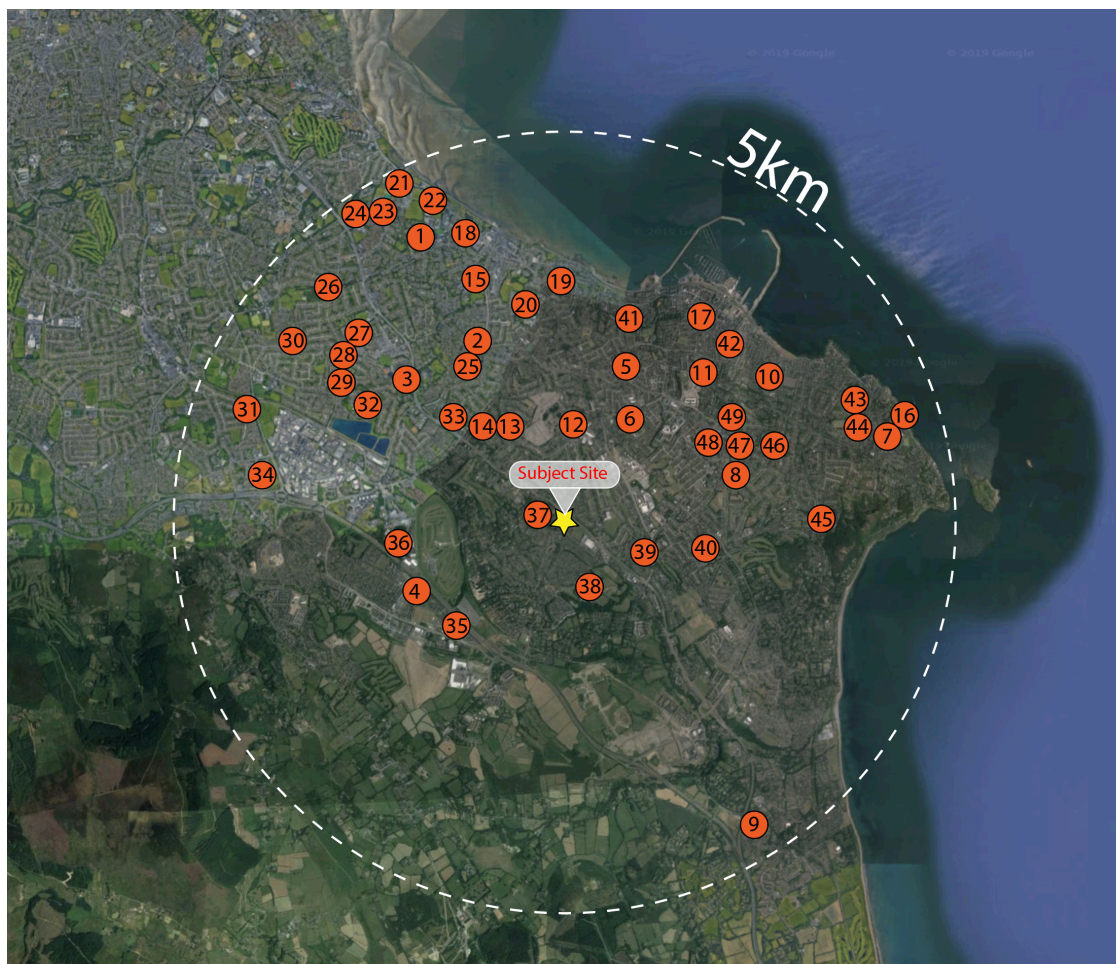


Figure 12- Location of primary schools in relation to the subject site

Overall findings are noted as follows:

Proposal	Estimated Demand	Available Capacity
468 residential units	160 spaces	797 spaces

Table 6 - 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 468 no. residential units. In addition to this, a new primary school is proposed for the area in 2019 (Booterstown-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	160	160	0
B	Dominican College Sion Hill	Girls	444	446	2
C.	Newpark Comprehensive School	Mixed	862	862	140 (each year)
D.	Rockford Manor Secondary School	Girls	291	300	9
E.	St. Raphaelas Secondary School	Girls	583	583	0
F.	Holy Child Community School	Mixed	243	NOT AVAILABLE	-
G.	Clonkeen College	Boys	570	570	0
H.	St Joseph of Cluny Secondary School	Girls	NOT AVAILABLE	NOT AVAILABLE	0
I.	St. Andrews College	Mixed	NOT AVAILABLE	NOT AVAILABLE	0
J.	Loreto College Foxrock	Girls	NOT AVAILABLE	NOT AVAILABLE	-
K.	St. Benuldus College	Boys	820	820	0
L.	Mount Anville Secondary School	Girls	800	800	0
M.	Oatlands College	Boys	NOT AVAILABLE	NOT AVAILABLE	-
N.	Christian Brothers College	Boys	506	506	0
O.	Blackrock College	Boys	NOT AVAILABLE	NOT AVAILABLE	0
P.	Rathdown School	Girls	NOT AVAILABLE	NOT AVAILABLE	-
Q.	Cabinteely Community School	Mixed	NOT AVAILABLE	NOT AVAILABLE	-
R.	Rosemont School	Girls	NOT AVAILABLE	NOT AVAILABLE	-
S.	St. Tiernan's Community College	Mixed	350	1000	650
T.	Stepaside Educate Together Secondary School	Mixed	NOT AVAILABLE	NOT AVAILABLE	
U.	St. Laurences College	Mixed	NOT AVAILABLE	NOT AVAILABLE	
V.	Loreto Abbey Dalkey	Girls	641	650	9
W.	Holy Child Killiney	Girls	350	385	35
	Total	-			845

Table 7 - Enrolment, Capacity and Current Availability for Existing Post - Primary School Facilities

Table 7 above illustrates the total estimated available capacity of post primary schools examined within this assessment, which equates to **845 no. places**. It is submitted that this is sufficient to cater for the **107 no. demand places** arising from the proposal. The locations of these schools are show in the diagram below:

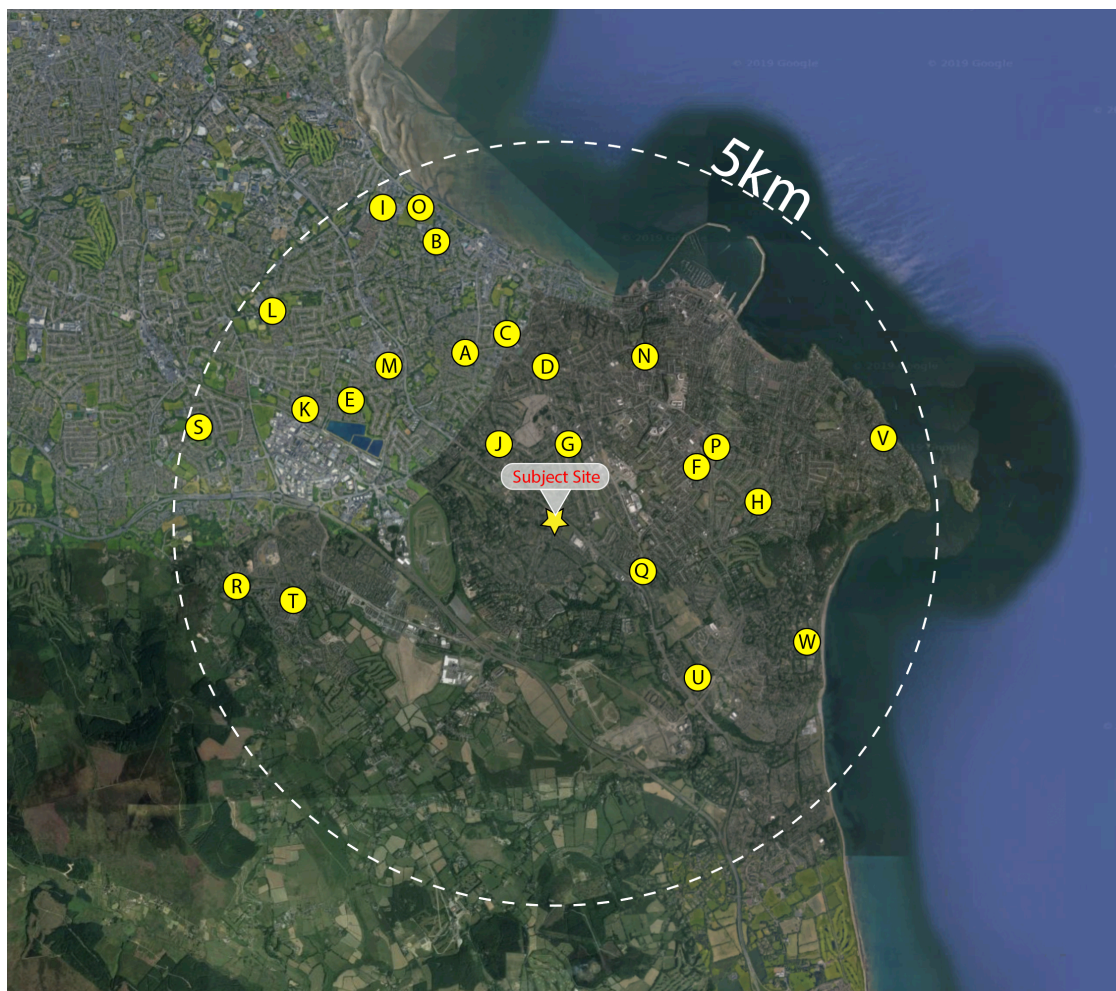


Figure 13- Location of secondary schools in relation to the subject site

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

Proposal	Estimated Demand	Available Capacity
468 residential units	107	845 spaces

Table 8 - 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 468 no. units.

Educational Facilities Summary

As previously discussed, the development proposed has majority of one-bedroomed apartments, which greatly reduces the number of children or families that will be present within this development. It is considered that this will reduce the demand created for school places. Notwithstanding the above, we have carried out our assessment with the consideration that this development would create an average demand for places.

Based on an initial review of capacity available in the various primary and post primary school facilities within the area, our initial review confirms that there is sufficient capacity to cater for the 160 no. primary pupils and 107 post primary pupils arising from the proposal. This conclusion is based on a telephone survey carried out in September of this year, which established the capacity of the various schools referenced above.



Taking the above into account, it is submitted that there exists sufficient capacity to cater for the primary and post - primary school needs arising from the proposed development of 468 no. units.

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

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

8 OTHER FACILITIES

8.1 Methodolgy

A desktop - based review of community and social facilities was prepared in September 2019. This search was carried out using the google search engine. A study area of 1.5 km was selected as an appropriate catchment area for the review of such facilitie as it was thought to be an appropriate walking distance to social facilities. The following areas of focus were considered:

- Further Education
- Community Facilities
- Sports Clubs
- Public Parks
- Health Care
- Religion
- Elderly

Further Education

A desktop - based review of further education facilities was prepared in September 2019. A study area of 1.5 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

Community Facilities

A desktop - based review of community and social facilities was prepared in September 2019. A study area of 1.5 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

Sports Clubs

A desktop-based review of open space and sports and recreational facilities in the area was also prepared in September 2019. A study area of 1.5 km 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

Public Parks

A desktop-based review of open space and sports and recreational facilities in the area was also prepared in September 2019. A study area of 1.5 km 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

Health care

A desktop-based review of open space and sports and recreational facilities in the area was also prepared in September 2019. A study area of 1.5 km 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

Religion

A desktop-based review of open space and sports and recreational facilities in the area was also prepared in September 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.

Elderly

A desktop-based review of open space and sports and recreational facilities in the area was also prepared in September 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.

8.2 Assessment & Findings

Further Education

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

Further and adult education centres

- Cabinteely Adult Education

Skill schools

- Arclight Drama Studios



Further Education Summary

While there is one adult education centre and no college or institutes within 1.5km radius, the following further education establishments are within 6 km.

University College Dublin	5.5km
Dun Laoghaire Institute of Art Design & Technology	1.7km
Sallynoggin College of Further Education	1.8km
Dun Laoghaire Further Education Institute	3.2km

UCD has an enrolment of approximately 32,000 students, IDAT has an enrolment of approximately 2,300 students and Dun Laoghaire Further Education Institute has an enrolment of 800. No enrolment figure was available for Sallynoggin College of Further Education.

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.

Community Facilities

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

Youth Clubs

- Grainstone dlr Youth Arts Facility

Libraries

- Deasngrange Library
- Cabinteely Library

Elderly Care

- Foxrock Nursing Home
- Ashbury

Community and Social Facilities Summary

Due to the range of facilities recorded above, 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.

Sports Clubs

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

Gyms

- The Lab Performance and Nutrition
- The Physique Consultants Personal Training Dublin
- Elev9Fitness Dublin

Outdoor Clubs

- Cabintelly Athletic Club Running Track
- Foxrock Golf Club
- Gerldine Morans GAA Club
- Dublin South Arch Club
- Meadowvale Tennis Club
- Foxrock Cabinteely GAA Club

Indoor Clubs

- The Martial Arts Academy
- Pilates Plus Dublin

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.

It is also worth noting that the subject proposal is providing a gym.

Public Parks

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

Parks

- Cabinteely Park
- Clonkeen 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. 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.

Futhermore and as set out in the enclosed planning report, the current proposal offers up an exceptional landscape masterplan with a total of 7,511 sq m of public open space provided in a quality scheme. The proposal delivers a range of character areas and provides for both active and passive uses within the scheme.

Health Care

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

Doctor's Practices

- Amina Samee
- Sheehan Medical Practice

Medical Centres

- Park Clinic Medical and Dental
- Cabinteely Health Centre
- Foxrock Medical Centre
- Deansgrange Medical Centre
- Johnstown Medical Centre

Hospitals

- National Rehabilitation Hospital

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. In addition, while there is just one hospital within a 1.5 km radius, the following hospitals are within 7km radius of the site:

Blackrock Clinic	4.2 km
St. Vincent's Hospital	6.2 km
St. Michael's Hospital	3.3 km
The Beacon Hospital	3.8 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.

Religion

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

- Church of Our Lady of Perpetual Succour
- Tullow Parish Church
- Foxrock Parish 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.

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 creche capacity within the existing facilities in the area.
- There is capacity for 787 additional primary pupils between 49 primary schools. This is above the 160 needed and provides both mixed and single gendered schools.
- There is capacity for 845 additional post-primary pupils between the 25 secondary schools. This is above the 107 needed and provides places in both mixed and single gendered schools.
- There are 5 existing community facilities provide for educational and social amenity for the new development.
- There are 8 separate sports clubs catering for 7 varieties of sport within 1.5km of the subject site. This includes, tennis, GAA, weight lifting, martial arts, running, athletics, and golf.
- Excluding pitch land, sports clubs and land within the subject site there are 2 public parks in the area. It is submitted that this is a sufficient number to cater for the population of the proposed development.
- 3 different church are within the 1.5 km area. It is submitted that this is a sufficient number to cater for the population of the proposed development.
- There is 2 nursing homes in the area, with 40 beds between them. It is submitted that this is a sufficient number to cater for the population of the proposed development.
- It has been established there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this Community Infrastructure Statement has now provided An Bord Pleanála with a detailed account of demand for community infrastructure arising from the proposed development. We trust that the preliminary findings are acceptable to the Authority in this regard.