

**STRATEGIC HOUSING DEVELOPMENT
PLANNING APPLICATION**
**CHILDCARE FACILITIES AND SCHOOLS
DEMAND ASSESSMENT**
**FOR LANDS AT CASTLEFORBES BUSINESS PARK,
SHERIFF STREET UPPER AND EAST ROAD, DUBLIN 1**

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Environment.**

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Making
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1 INTRODUCTION

The purpose of this Report is to assess the provision and need for childcare facilities and the demand for school places in the area pertaining to the lands at Castleforbes. It has been prepared in support of a Strategic Housing Development Planning Application to An Bord Pleanála on behalf of Glenveagh Living. The subject application site (hereafter called 'the site') is located at Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1.

The subject site is located in SDRA 6 'Docklands' which sets out a strategy in relation to Social considerations. It aims: *To pro-actively engage and re-integrate the Docklands community with the full spectrum of Dublin City Council services, with particular regard to the Council's community services which include children and young people, community development, social inclusion and interculturalism, community and voluntary, as well as public private partnerships of socio-economic interests.*

The proposed development aims to support the achievement of this objective by ensuring the successful integration into the community of children of pre-school and school going age.

The Applicant has identified a need for a facility catering for children of 2 – 6 years of age as many of the nearby services provide a full day-care for younger children. As a result we have included a Crèche/Childcare Facility Building which could accommodate either a crèche or Montessori within the development proposal in order to provide a more complete childcare coverage in the area which is c.470 sqm in size and caters for over 60 No. children.

This Report should be read in conjunction with the other documentation (reports and drawings) accompanying this Planning Application.

1.1 Background

Childcare

This Report has been prepared in response to the requirements of the Dublin City Development Plan 2016-2022 Appendix 13 which sets out the Guidelines for Childcare Facilities.

Objective SN17 of the Development Plan aims: *To facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment, and educational settings, taking into account the existing provision of childcare facilities and emerging demographic trends in an area.*

This requirement is a reflection of wider planning policy including the Childcare Guidelines for Planning Authorities, 2001 and *the Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities* (March 2018).

The provision of childcare facilities is an important factor for economic and social wellbeing. *The National Anti-Poverty Strategy 2007-2016* states that the

provision of childcare is essential to enable parents to participate in the workforce and to obtain an income that provides an acceptable standard of living for both them and their children. Quality childcare can also make a significant contribution to child development in the early years of a child's life.

Schools

In regard to schools, this Report has been prepared in response to the requirements of the Dublin City Development Plan 2016-2022 Section 16.10.4 'Making Sustainable Neighbourhoods' which requires *'proposals in excess of 50 dwelling units to be accompanied by an assessment of the capacity of local schools to accommodate the proposed development in accordance with the above guidelines and the DES and DEHLG's Code of Practice on the Provision of Schools and the Planning System 2008.*

Objective SN11 aims: *To seek to reserve lands for educational purposes in locations close to the areas of greatest residential expansion or greatest amount of unmet demand for school places and adjacent to community facilities so that the possibility of sharing facilities can be maximised in accordance with the Department of Education and Skills' Joint Code of Practice (2008).*

In addition, the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) is relevant in this regard. Section 4.4 of the Guidelines state: *"that planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand."*

The above guidance reflects guidance set out within the Department of Education and Skills *'The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government, 2008'*.

1.2 Methodology

This Report is primarily a desktop based study, using freely available data on TUSLA's 'register of early years services' published in June 2020¹ and information services to assess the proposed development in relation to nearby childcare infrastructure.

Schools enrolment data was obtained from the most up to date Department of Education and Skills statistics available at the time². Data in relation to the future provision of schools in the area was obtained from the Department of Education and Skills website.³

¹ <https://www.tusla.ie/services/preschool-services/list-of-pre-school-services-by-county/>

² <https://www.education.ie/en/Publications/Statistics/Data-on-Individual-Schools/>

³ <https://www.education.ie/en/Schools-Colleges/Services/Building-Works/Major-Projects/current-status-of-large-scale-projects.pdf>

The unit numbers and mix were used in this report to reflect the future composition of the development’s population. This information was then used to indicate potential future school place demand arising from this proposed development, and in tandem with the composition of nearby developments, to reflect future demand for school places in the area.

Population data was obtained from the Central Statistics Office (CSO) and used to create a demographic profile of the immediate area.

1.3 Summary

The proposed development comprises approximately 702 no. units. The following table outlines the unit mix:

Studios	101	14.39%
1 bed units	407	57.98%
2 Bed Units	179	25.5%
3 Bed Units	15	2.14%
Total	702	100%
Excluding 1 bed units and studios	194	27.6%

Table 1.1: Overview of unit mix and numbers in proposed scheme.

Childcare Demand

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.

However the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* state that:

‘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. 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’.

The proposed scheme contains 72% studios and one beds which, as per the above, should be discounted in the calculation of the requirement (resulting in 194 no. 2 and 3-beds). Therefore applying the standard as set out in the *Childcare Facilities Guidelines for Planning Authorities* (2001) of 1 facility of 20 childcare spaces for each 75 units results in a requirement for 52 No. places.

The proposed development provides a childcare facility of c. 470 sqm catering for over 60 no. places. This Report has identifies a need for a facility catering for children of 2 – 6 years of age as many of the nearby services provide a full day-care for younger children.

Considering the proposed development's characteristics, namely unit mix; the demographic profile of the area; and, the existing and permitted provision of childcare facilities we submit that the proposed childcare facility is sufficient to meet the demand of the future population created by the proposed development.

Schools Demand

The proposed development comprises a large proportion of studio and one-bed units (72%), as a result it is considered the 2 and 3-bed units will generate the demand for schools and childcare places. Using the same methodology as set out above and per the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* we have discounted the studio and 1 bed units from consideration.

We have selected a series of Small Areas Populations areas which have a comparable intensity in terms of quantity and type of development to use as a basis for anticipating the future composition of the scheme. Applying an occupancy rate of 1.6 persons per household (as per the results of Census 2016 for the SAPs) for 194 No. 2 and 3-bed units, results in an estimated development population of 310 No. persons.

Within 2 km of the subject site there are 23 No. primary schools. The total capacity of these schools is 4,517. In 2016, approximately 12% of the national population was of primary school going age (05-12). The application of this rate to the projected population of 310 no. persons gives a likely demand of 37.2 no. places for primary school children. This equates to c.1% of the capacity of schools in the area (see Section 4.2.1).

Within 2 km of the subject site there are 8 No. post-primary schools. While the current available capacity of these schools is not available, they cater for 2,770 No. pupils. In 2016, approximately 8% of the national population was of post-primary school going age (13-18). The application of this rate to the projected population of 310 no. persons gives a likely demand of 24.8 no. places for post-primary school children. This equates to c.1% of the capacity of schools in the area (see Section 4.2.2).

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Childcare Facilities and Schools Demand Assessment

Following a nationwide demographic exercise carried out by the Department of Education and Science into the current and future need for primary and post-primary school places across the country, 2 No. primary schools and 3 No. post primary schools are ear marked for future delivery in the wider area. See Section 4.2.3 for further details of future provision in the area.

Considering the significant quantity and capacity of the schools in the 2 km radius of the site and the future planned schools in the area, we submit that there is sufficient capacity to cater for the proposed development, and that these zoned lands have been considered by the Department of Education and Skills in their assessment for future school demand therefore no future capacity is required.

2 SITE LOCATION AND CONTEXT

2.1 Site Description and Context

The site sits just north of the North Lotts and Grand Canal Dock Strategic Development Zone ('the SDZ') and within the 'Docklands Area' as designated as Strategic Development and Regeneration Area (SDRA) 16 in the City Development Plan.

The immediate area has experienced significant development in recent years linked principally to the designation of the area to the south as the Grand Canal and North Lotts Strategic Development Zone, the delivery of major public transport infrastructure investment in the form of the Luas Red Line, and its proximity to Dublin Port Tunnel.

This underutilised site is located on a current bus route (and a future upgraded Bus Connect route) and within 300 m walking distance of both the Spencer Dock Luas Stop (and future Dart Underground stop) and the Docklands Rail Station.



Figure 2.1: Site Location Map with 500m radius indicated (*Site Outline in red*).

2.2 Population Profile

Castleforbes Business Park is located in the 077 North Dock B Electoral District (ED) within Dublin City which has a current population of 7,695. The area has seen continued growth since the previous Census and indeed since 2006. Overall the Electoral Division has increased by 11.6% since 2011. This is consistent with figures more widely in the State and Dublin City which has grown by 5.6% since 2011.

For information purposes we have outlined the continued growth seen in the local area as well as the wider City in Tables 2.1 and 2.2 below.

077 ED	2006	2011	2016
Population (Number)	3,690	6,895	7,695
Actual change since previous census (Number)	62	3,205	800
Percentage change since previous census (%)	1.7	86.9	11.6

Table 2.1: Electoral division population overview. (Source: CSO 2016).

	2011	2016	% change
Electoral Division	6,895	7,695	11.6
Dublin City Council	527,612	1,173,179	5.6%

Table 2.2: Electoral division compared with local authority. (Source: CSO 2016).

In order to assess the proportion of the population which require childcare and school places, Table 2.3 illustrates the age profile at various scales. For a more detailed comparison, we have also illustrated the age profile of a selection of Small Area Populations (SAPs) in addition to the ED in Table 2.3 below.

The existing development located in these SAPs are similar to the proposed development in terms of the intensity and type of development.

Age Profile 2016	0-4		5-12		13-18	
	Total	%	Total	%	total	%
SAPs	127	5.1%	75	3%	77	3.1%
ED	403	5.2%	395	5.1%	282	3.7%
The State	331,515	7.0%	548,693	11.5%	371,588	7.8%
	Preschool		Primary		Post primary	

Table 2.3: Electoral division compared with the SAPs and the State. (Source: CSO 2016).

The 2016 Census figure illustrates that approximately 5.2% of the ED population are pre-school going age, 5.1% are primary school age and 3.7% are post-primary. These figures are below that more widely seen in the state.

Small Areas Populations

We have selected a series of proximate Small Areas Populations areas (set out in Table 2.4 and Fig. 2.2 below) which have a comparable intensity in terms of quantity and type of development to use as a basis for anticipating the future composition of the scheme.

The type and intensity of development in Dublin’s Inner City varies significantly from high density apartments (e.g. Spencer Dock) to low-rise terraced, detached and semi-detached houses (e.g. East Wall). As such, the proposed development is more closely comparable in terms of the density, size and type of development to the type of development in Spencer Dock and more widely in the Docklands.

As illustrated in Table 2.4 below, there are a total of 1,521 households in the nearby SAP’s with a population of 2,479 people resulting in an average household size in this area of 1.6 people.

Appendix 1 further details the age profile of these SAPs.

SAP	Units	Population	Average HH size
268108029/01	91	140	1.538462
268108008/01	58	124	2.137931
268108028	151	282	1.86755
268108017/03	120	167	1.391667
268108017/01	106	158	1.490566
268108018/268108019	132	173	1.310606
268108015/02	91	128	1.406593
268108015/01	95	142	1.494737
268108014	65	85	1.307692
268108021/02	96	185	1.927083
268108021/01	127	216	1.700787
268108020	241	408	1.692946
268108029/02	148	271	1.831081
Total	1,521	2,479	1.629849

Table 2.4: selection of SAP unit sizes and population. (Source: CSO 2016).



Figure 2.2: Small Area Populations and site context (Source: CSO 2016).

2.3 Proposed Development Characteristics

The proposed development comprises approximately 702 no. units. The following table outlines the unit mix:

Studios	101	14.39%
1 bed units	407	57.98%
2 Bed Units	179	25.5%
3 Bed Units	15	2.14%
Total	702	100%
Excluding 1 bed units and studios	194	27.6%

Table 2.5 Overviews of unit mix in proposed development.

The proposed development comprises a large proportion of studio and one-bed units (72%), as a result the development is unlikely to be comprise many households creating demand for schools and childcare places.

For the purposes of assessing the potential childcare and schools demand, we have discounted the 1 bed and studio units in line with methodology set out in Section 4.7 of the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018* (See Section 3.3 below). The proposed development comprises 194 no. 2 and 3 bed apartments.

Applying an occupancy rate of 1.6 persons per household for 2 and 3-bed units (as per the results of Census 2016 for the nearby SAPs) results in an estimated development population of 310.4 No. persons – not including single bed units⁴ that will require access to school and childcare facilities.

This methodology is considered suitable for assessing the likely demand for childcare and schools places.

⁴Electoral Division SAP Map 2016

http://census.cso.ie/sapmap2016/Results.aspx?Geog_Type=ED3409&Geog_Code=2AE196291D5B13A3E05500000000001#SAPMAP_T5_500

3 PLANNING POLICY

3.1 Dublin City Development Plan 2016-2022

The proposed development notes the provisions in the Dublin City Development Plan in regard to both childcare and schools.

3.1.1 Childcare

Appendix 13 of the Dublin City Development Plan sets out Guidelines for Childcare Facilities.

The Guidelines recommend that one childcare facility per 75 dwellings is provided unless there are significant reasons to the contrary, with consideration to existing childcare facilities in the area, and the make-up of the proposed residential development.

Objective SN17 of the Development Plan aims: *To facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment, and educational settings, taking into account the existing provision of childcare facilities and emerging demographic trends in an area.*

We note according to the Dublin Docklands Social Infrastructure Audit 2015, there has been an increase in childcare facilities in the docklands area in recent years, and there is evidence of available capacity within existing services, particularly in the North Lotts. Since that time there have been more facilities delivered and permitted, as detailed in Section 4.1.1.

3.1.2 Schools

Section 12.5.4 of the Development Plan relates specifically to schools and educational facilities.

Objective SN5 aims: *To ensure that applications for significant large new developments (over 50 units) are accompanied by a social audit and an implementation and phasing programme in relation to community infrastructure, so that facilities identified as needed are provided in a timely and co-ordinated fashion.*

In particular, we note the wording of objective SN11 which aims: *To seek to reserve lands for educational purposes in locations close to the areas of greatest residential expansion or greatest amount of unmet demand for school places and adjacent to community facilities so that the possibility of sharing facilities can be maximised in accordance with the Department of Education and Skills' Joint Code of Practice (2008).*

The Development Plan's Development Management Guidelines require Proposals in excess of 50 dwelling units to prepare: *an assessment of the capacity of local schools to accommodate the proposed development in accordance with the above guidelines and the DES and DEHLG's Code of Practice on the Provision of Schools and the Planning System 2008.*

This Report responds fully to the above consideration.

SDRA 6

The subject site is located in the 'Docklands Area' Strategic Development and Regeneration Area (SDRA) 6. The SDRA provides for the continued physical and social regeneration of this part of the city. Social sustainability is a key strand of the development plan core strategy and is central to the regeneration strategy for the Docklands area.

In relation to education, the SDRA aims:

- *To conduct a special review with the Department of Education and Skills (DES) to assess the need to enhance or develop new educational facilities in the neighbourhood to service the growing population of the SDZ and the wider Docklands area*
- *To give consideration to the re-building or up-grading of the St Laurence O'Toole School as the locally preferred option, subject to feasibility studies, in the event that additional school capacity is deemed necessary*
- *To liaise with the Department of Education and Skills (DES) in supporting the important services provided by existing schools in the Docklands area, especially in relation to the pivotal role of schools in community development*
- *To investigate the potential to develop synergies with the Department of Education and Skills (DES) in recognition of the key role of education in social regeneration and to seek to continue the educational programmes or similar appropriate programmes, as pioneered by the Dublin Docklands Development Authority (DDDA), having regard to the fact that as a local authority or development agency, Dublin City Council has no statutory educational remit*
- *To promote the delivery of educational programmes for the local community in conjunction with third-level institutions, for example the National College of Ireland (NCI), Trinity College Dublin (TCD) and Dublin Institute of Technology (DIT)*
- *To promote local community access to third-level plus education, enterprise training and skills development in collaboration with key stakeholders and to investigate the potential for a coordinated approach with consideration also to an umbrella Corporate Social Responsibility (CSR) Programme for the Docklands area.*

3.2 Childcare Facilities Guidelines for Planning Authorities (2001)

Childcare Facilities Guidelines for Planning Authorities published in June 2001 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 state that the local authority policies should focus on: *"The identification of appropriate locations for the provision of childcare facilities including city centres, district centres, neighbourhood centres, residential areas, places of employment, and educational institutions and convenience to public transport nodes as a key element in the development of sustainable communities."*

Section 2.4 discusses appropriate locations for childcare facilities:

- **New communities/Larger new housing developments.** Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are *significant reasons* to the contrary such as *"development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments."*

The Guidelines also state: *The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.*

In this regard, Appendix 2 of the Guidelines note that any modification to the indicative standard of one childcare facility per 75 dwellings should have regard to: *the make-up of the proposed residential area.*

3.3 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018 include specific guidance on childcare provision. This gives an indication of the revised approach in relation to childcare facilities particularly in the context of the dated current guidelines. Section 4.7 of the Draft Guidelines state as follows:

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

3.4 The Provision of Schools and the Planning System

The Department of the Environment, Heritage and Local Government together with the Department of Education and Science published the policy document "The Provision of Schools and the Planning System" in July 2008. This document was designed to facilitate the provision of schools and schools-related infrastructure within the planning system, coupled to new mechanisms for site identification and acquisition.

The Guidelines outline the following actions:

1. *Forecasting Future Education Demand*
2. *Planning for New Schools through Local Authority Development Plans*
3. *Location of Schools – Planning Considerations*
4. *Site Development Standards*
5. *School Development Proposals and the Development Management Process*
6. *School Site Identification and Acquisition*

In relation to Development Management, the Guidelines require planning authorities to:

Take due account of the requirements of section 4.4 of the draft planning guidelines on Sustainable Residential Development in Urban Areas, which requires planning applications for major housing proposals to be accompanied by assessments of the capacity of local schools to accommodate the proposed development.

3.5 Sustainable Residential Development in Urban Areas (2009)

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) is relevant in this regard. Section 4.4 of the Guidelines state:

“Planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand. In very large-scale residential 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.”

This report responds to the requirements of this Section. As the proposed development is for 702 No. units it does not fall with this category of ‘very large-scale’ developments. Further as highlighted above the high proportion of studio and 1 bed units is to be considered.

3.6 Dublin Docklands Social Infrastructure Audit 2015

As stated in the Dublin Docklands Social Infrastructure Audit (DDSIA) 2015, there has been a general decline in school enrolment in the area over the past number of years.

During the SDZ designation process, the DoES did not identify any requirement for new primary or secondary schools within the SDZ area and wishes to emphasise the importance of supporting the existing schools.

The DDSIA 2015 concludes that the existing provision of schools in the area is sufficient to cater for the proposed development.

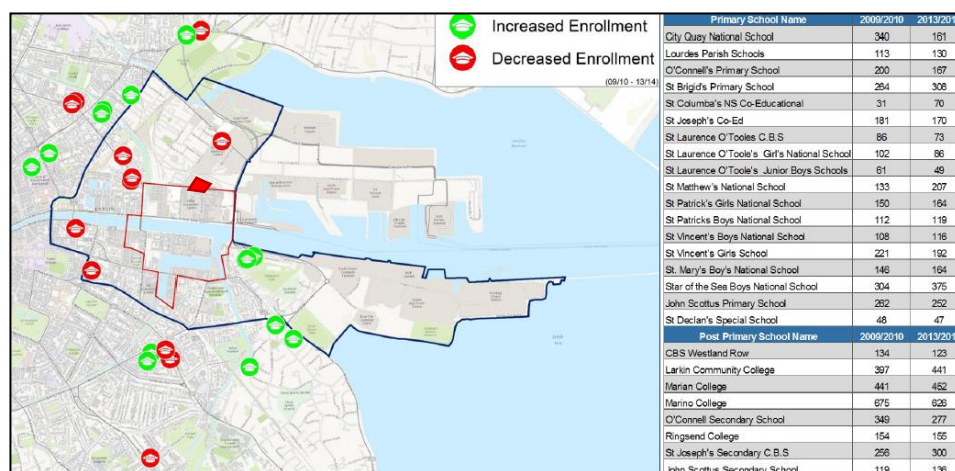


Figure 3.1: Overview of education facilities in the Docklands. [Source: Dublin Docklands Social Infrastructure Audit 2015 Social/Community Facilities Map (page 44)].

3.7 Better Outcomes, Brighter Futures – The national policy framework for children and young people 2014 – 2020 (DCYA, 2014).

Better Outcomes, Brighter Futures represents the first overarching national children’s policy framework comprehending the age ranges spanning children and young people (0 – 24 years). It adopts a whole of Government approach and is underpinned by a number of constituent strategies in the areas of early years, youth and participation.

3.8 The Regional Spatial Economic Strategy (RSES)

The Regional Spatial Economic Strategy (RSES) states that it is important that Local Authorities work collaboratively with service providers and stakeholders including the local community to effectively plan for social infrastructure needs through Local Community Development Committees (LCDCs) and the Local Economic and Community Plans (LECPs) to identify social infrastructure needs and set out an agreed programme of social infrastructure provision with key stakeholders involved in that process.

In the formulation of LECPs Local Authorities should consider demographic trends and patterns when carrying out an assessment of the need for social infrastructure to consider the impact of factors such as an ageing population and the resulting demand for facilities. There are number of regional policy objectives (RPO’s) within the RSES which support the provision of and access to social infrastructure:

- **RPO 9.16:** *In areas where significant new housing is proposed, an assessment of need regarding school’s provision should be carried out and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations.*

4 ASSESSMENT

4.1 Childcare Facilities Assessment

As part of this Childcare Facilities Assessment we have surveyed the provision of Childcare Services in the area. For the purpose of this Assessment we have considered a catchment area of 1.5 km as a suitable study area.

Figure 4.1 and Table 4.1 below outline the number and distribution of childcare facilities in the area.

Within a 1.5 km radius of the subject site there are 22 no. childcare facilities, all of varying scales of operation with a collective capacity of 1,173 No. places.

Of the 22 No. services available, 18 No. provide full day care facilities.

The existing facilities cater for a broad range of ages, primarily this includes very young children (i.e. 0-6 and 1-6 years). We note just 5 No. focusing on children aged 2 years and above. We submit that the existing provision of childcare places could benefit from a facility focusing on children 2-6 years of age instead of catering for a larger range ages.

Considering the nature of this provision the proposed Creche/Childcare Facility providing care for children 2-6 years of age would complement the existing provision.



Figure 4.2: overview of existing and permitted childcare services within a 1.5 km radius from the subject site. (Source: Google Maps, 2020; adapted by BSM, 2020).

Existing

Table 4.1: Overview of childcare services 1.5 km radius from the subject site.

Name (A-Z)	Address	Service	Age Profile	Distance (from closet point of the site area)	Capacity
1. After schools education and support programme	49 Seville Place, Dublin 1	Part Time	2 - 6 Years	650m	32
2. Cooperative Housing Ireland	Island Key, 166 Block 4 East Road, 4 East Rd, East Wall,	Part Time	2 - 6 Years	270m	35
3. Daisy Days Child Care	25 St Mary's Rd, East Wall, Dublin 1	Full Day Care	0 - 5 Years	189m	64
4. Daughters of Charity and Family service , St. Louise's ECDS	North William Street, North Strand	Full Day Part Time Sessional	2 - 5 Years	1.13km	56
5. Fairview Creche and Montessori	22 Addison Road Fairview	Full Day	0 - 5 Years	1.38	50
6. Giraffe Childcare IFSC	Lower Mayor Street, Dublin 1	Full Day Part Time	0 - 6 Years	710m	92
7. Giraffe Childcare NCI	National College of Ireland, Mayor Street Lower	Full Day	0 - 6 Years	580m	68
8. HSE National Drug Treatment Centre Playtherapy Department	HSE National Drug Treatment Centre, 30-31 Pearse St	Drop in	0 - 6 Years	1.48km	8
9. Hyde and Seek Creche and Montessori	15 Shaw St, Dublin 2, D02 YK50	Full Day Care	0 - 5 Years	1.42km	32
10. Kids Inc Liberty Park	Foley Street	Full Day	0 - 6 Years	1.12km	31
11. Larkin Childcare Facility	57/58 North Strand Road	Full Day	1 - 6 Years	1.06km	18
12. Larkin Early Education Service	Ballybough Community Centre Ballybough Road	Full Day	2 - 5 Years	1.31	30
13. Links Childcare Clontarf	East Point Business Park, North Dock, Clontarf,	Full Day Care	0 - 6 Years	1.02km	100
14. Little Treasures Community Creche	North Wall Womens centre, Lower Sherriff Street	Full Day	0 - 5 Years	578m	56
15. Ringsend Creche Ltd	Thorncastle Street Ringsend Dublin 4	Full Day	1 - 5 Years	841m	55
16. Safari Childcare Hanover Street	2 Hanover St E, Grand Canal Dock, Dublin 2, D02 E860	Full Day Care	1 - 6 Years	876m	100
17. Saint Andrews Childcare Center	113 Pearse St, Grand Canal Dock, Dublin	Full Day Care	1 - 6 Years	980m	46

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Childcare Facilities and Schools Demand Assessment

18. Saol Beag Project Creche	58 Amiens Street Dublin 1	Full day	1 - 3 Years	963m	10
19. The Anchorage Preschool	10A York Road Ringsend, Dublin 4	Sessional	2 - 5 Years	850m	30
20. Tír na nÓg	SportsCo, South Lotts Road, Ringsend, Dublin 4	Full Day Part Time, Sessional	1 - 6 Years	1.2km	40
21. Tots and Co Creche & Montessori	8 Barrow Street Grand Canal Ballsbridge Dublin 4	Full Day Part Time Sessional	0 - 6 Years	1.1km	60
22. Westwood Childcare	Westwood Club Clontarf Road	Full Day Sessional Drop-In	0 - 6 Years	1.46km	160
				Total	1,173

4.1.1 Future Childcare Provision

As part of this survey we have also considered other significant permitted schemes in the area which include the provision of a childcare facility thus contributing to the overall future quantum of childcare places available.

- Permitted childcare facility within East Road SHD Application under ABP Reg. Ref. 304710 of 539.9 sqm located to the north of the site.
- Permitted Childcare facility within Block 9 of 281 sqm (DSDZ3779/17) located to the south east of the site.
- Permitted Childcare facility within Block 3 of 300 sqm (DSDZ3357/17) currently under construction located to the south east of the site
- Permitted yet vacant childcare facility in Spencer Dock (SPTUV) located to the west of the site.
- Permitted Childcare facility as part of Docklands Innovation Park, 128-130 East Wall Road, Dublin 3 (SHD Reg. Ref. 306778) located to the north east of the site.

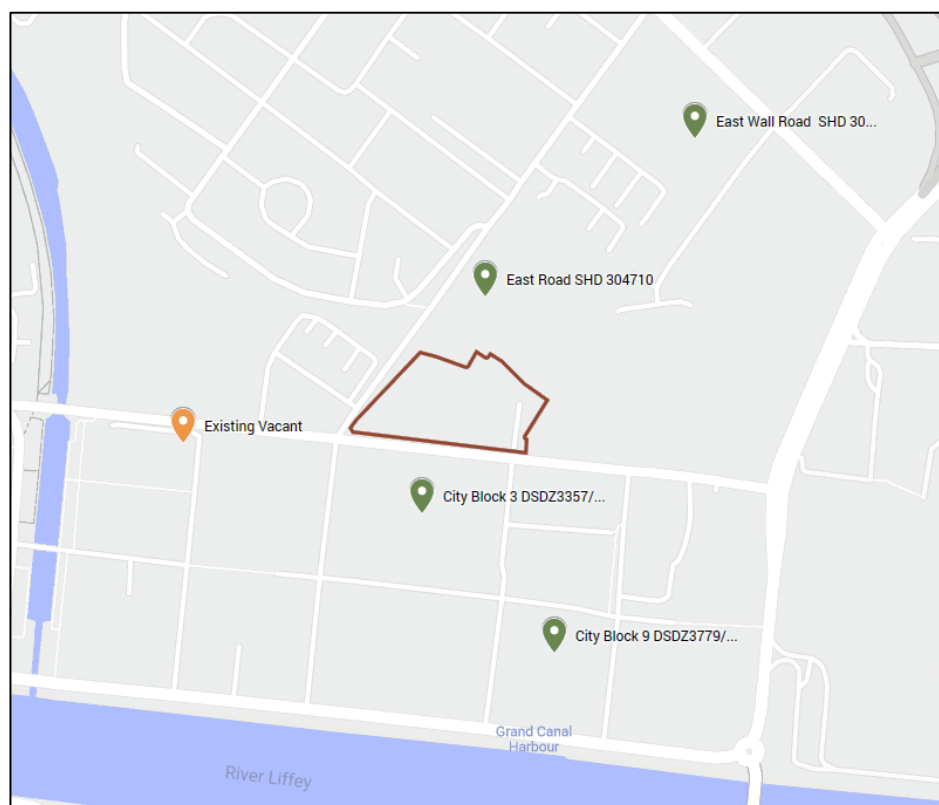




Figure 4.1: overview of existing and permitted childcare services in the Docklands / North Lotts area. (Source: Google Maps, 2020; adapted by BSM, 2020).

-  Permitted not yet built
-  Existing Vacant

4.1.2 Early Years Sector Profile Report 2018/2019

We contacted the Department of Children and Youth Affairs whom directed us to recently produced 'Early Years Sector Profile Report 2018/2019' (December 2019) which provides detail in relation to childcare capacity in the County. Surveys carried out as part of this report illustrated that there are 206,301

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children enrolled across early years services in the country, 2% increase on the previous year (from 2017/2018) with a national capacity for 218,745. The average number of children per service is 47 No. in the study timeframe the number of childcare services in Dublin City rose by 4% (2017/2018).

Table 4.1 below illustrates vacancy within DCC.

County	Capacity	Enrolled	Vacant places	Vacancy rate
Dublin City	16,732	16,105	627	4%

Table 4.1: Illustration of enrolment and vacancy in DCC. (Source DCYA / Pobal, 2020).

The survey respondents were asked to indicate if they had plans to increase the number of places their service offers. In response, 25% indicated that they intend to increase capacity, this is down from 26% the previous year (2017/2018), indicating sufficient capacity in their area.

Summary

The surrounding area contains 22 No. childcare facilities, amounting to a capacity for 1,173 No. places all within 1.5km of the proposed development, this amounts to a significant quantity of childcare places in a relatively small area.

The existing facilities cater for a broad range of ages, primarily this includes very young children (i.e. 0-6 and 1-6 years). We note just 5 No. focusing on children aged 2 years and above. We submit that the existing provision of childcare places could benefit from a facility focusing on children 2-6 years of age instead of catering for a larger range of ages.

There are a further 4 No. permitted childcare facilities very close to the subject site and 1 No. further developed but currently vacant. The proposed childcare facility in combination with the existing provision will meet the demand of the future population for childcare places.

4.2 Schools Demand Assessment

As part of this Schools Demand Assessment we have surveyed the provision of Primary and Post-Primary Schools in the area. For the purpose of this Assessment we have considered a catchment area of 2 km as a suitable study area.

We have not surveyed the number of schools in a wider catchment (i.e. 5km area) as this would encompass the majority of Dublin City and a very large number of schools. As such this was not considered directly relevant to the future population.

Using the most up to date data available from the Department of Education and Science (2019/2020)⁵ this we have prepared a baseline of the provision of education facilities in a 2km radius of the site. Figure 4.3-4.4 below outlines the location of primary and post-primary schools in the area. This data is illustrated in Tables 4.3-4.4 below.

4.2.1 Primary Education

The primary education sector includes a range of school types, including: state-funded schools, special schools and private primary schools. The state-funded schools include religious schools, nondenominational schools, multi-denominational schools and Gaelscoileanna (Irish-medium schools). The State pays the bulk of the building and running costs of state-funded primary schools.

Although children are not obliged to attend school until the age of six, almost all children begin school in the September following their fourth birthday. Nearly 40% of four-year-olds and almost all five-year-olds are enrolled in infant classes in primary schools (sometimes called national schools). Primary education consists of an eight year cycle: junior infants, senior infants, and first to sixth classes. Pupils normally transfer to post-primary education at the age of twelve.

As detailed in Table 4.3 and Figure 4.3 below within 2km of the subject site there are 23 No. primary schools. Of these 19 No. are Catholic, 2 No. Church of Ireland, 1 No. Presbyterian and 1 No. multi denominational.

While the current available capacity is not available, these schools cater for 4,517 No. pupils.

Considering a projected population of 310.4, applying the likely percentage of children of primary school age at a National level, the proposed development is likely to generate demand for 37.2 no places (See Section 2.2), this represents c.1% of the potential capacity of the schools.

While the current available capacity is not available, each school's address, ethos and 2019 enrolment data within 2km of the subject site are included in Table 4.3 below.

In summary, there are a large number of primary schools in the Docklands and North Inner City. The future needs of the population have been considered in both Dublin Docklands Social Infrastructure Audit and the Department of Education and Skills' demographic calculations of future need.

⁵ <https://www.education.ie/en/Publications/Statistics/Data-on-Individual-Schools/>

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Given the existing capacity of primary school places within a 2 km catchment (4,517 no.) the projected population of school going age of the proposed development represents a small proportion of existing capacity (1%).

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Official Name	Address	Eircode	DEIS (Y/N)	Irish Classification Description	Ethos Description	Female	Male	Total
1. Central Infs School	Marlborough Street Dublin 1	D01ER24	Y	No subjects through Irish	Catholic	84	77	161
2. City Quay NS	City Quay Gloucester Street South	D02H277	Y	No subjects through Irish	Catholic	81	74	155
3. Gaelscoil Cholaiste Mhuire	4 Parnell Square, D1	D01WC99	N	All subjects through Irish	Catholic	100	95	195
4. Gardiner Street Convent	Gardiner Street Belvedere Court	D01H9C5	Y	No subjects through Irish	Catholic	210	197	407
5. Howth Rd Mxd NS	Clontarf Road Clontarf	D03E166	N	No subjects through Irish	Presbyterian	50	48	98
6. John Scottus NS	47/49 Northumberland Road Ballsbridge	D04R128	N	No subjects through Irish	Multi Denominational	95	95	190
7. Naomh Lorcan O Tuathail Senior Boys	Seville Place Dublin 1	D01A439	Y	No subjects through Irish	Catholic		65	65
8. Naomh Padraig Boys	Cambridge Road Ringsend	D04AP98	Y	No subjects through Irish	Catholic		137	137
9. Rutland National School	Lower Gloucester Place Dublin 1	D01AE73	Y	No subjects through Irish	Catholic	81	81	162
10. S N San Vinseann Cailin	North William Street Dublin 1	D01XT04	Y	No subjects through Irish	Catholic	244		244
11. S N Seosamh Na Mbrathar	Marino Park Avenue Fairview	D03H524	Y	No subjects through Irish	Catholic		125	125
12. Scoil Caitriona Na Mbraithe	59 Lower Baggot Street Dublin 2	D02H365	Y	No subjects through Irish	Catholic	85	77	162
13. Scoil Chaoimhin	Marlborough Street, D1	D01YT29	Y	All subjects through Irish	Catholic	31	29	60
14. Scoil Ui Chonaill Boys Seniors	North Richmond Street Dublin 1	D01H9X5	Y	No subjects through Irish	Catholic		182	182
15. Sn Paroiste Maitiu Nfa	Cranfield Place Sandymount	D04FK11	N	No subjects through Irish	Church Of Ireland	117	106	223
16. St Christopher's NS	Haddington Road Ballsbridge	D04FP20	Y	Some subjects through Irish	Catholic	318	308	626
17. St Columbas N S Mxd	North Strand Dublin 3	D03NH34	N	No subjects through Irish	Church Of Ireland	49	75	124
18. St Josephs Mxd NS	East Wall Road Dublin 3	D03HF24	Y	No subjects through Irish	Catholic	113	109	222
19. St Laurence O'Toole's National School	St. Laurence Place East, Seville Place,		Y	No subjects through Irish	Catholic	117	46	163
20. St Marys N S	Windsor Avenue Fairview	D03AH64	Y	No subjects through Irish	Catholic	163	59	222
21. St Patricks Girls NS	Cambridge Road Ringsend	D04CH58	Y	No subjects through Irish	Catholic	162		162

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22. St Vincents Inf Boys	North William Street Dublin 1	D01VW63	Y	No subjects through Irish	Catholic		107	107
23. Star Of The Sea	Leahy's Terrace Sandymount	D04XW14	N	No subjects through Irish	Catholic		325	325

Table 4.3: Primary schools within a 2 km radius from the subject site. (Source: BSM, 2020).

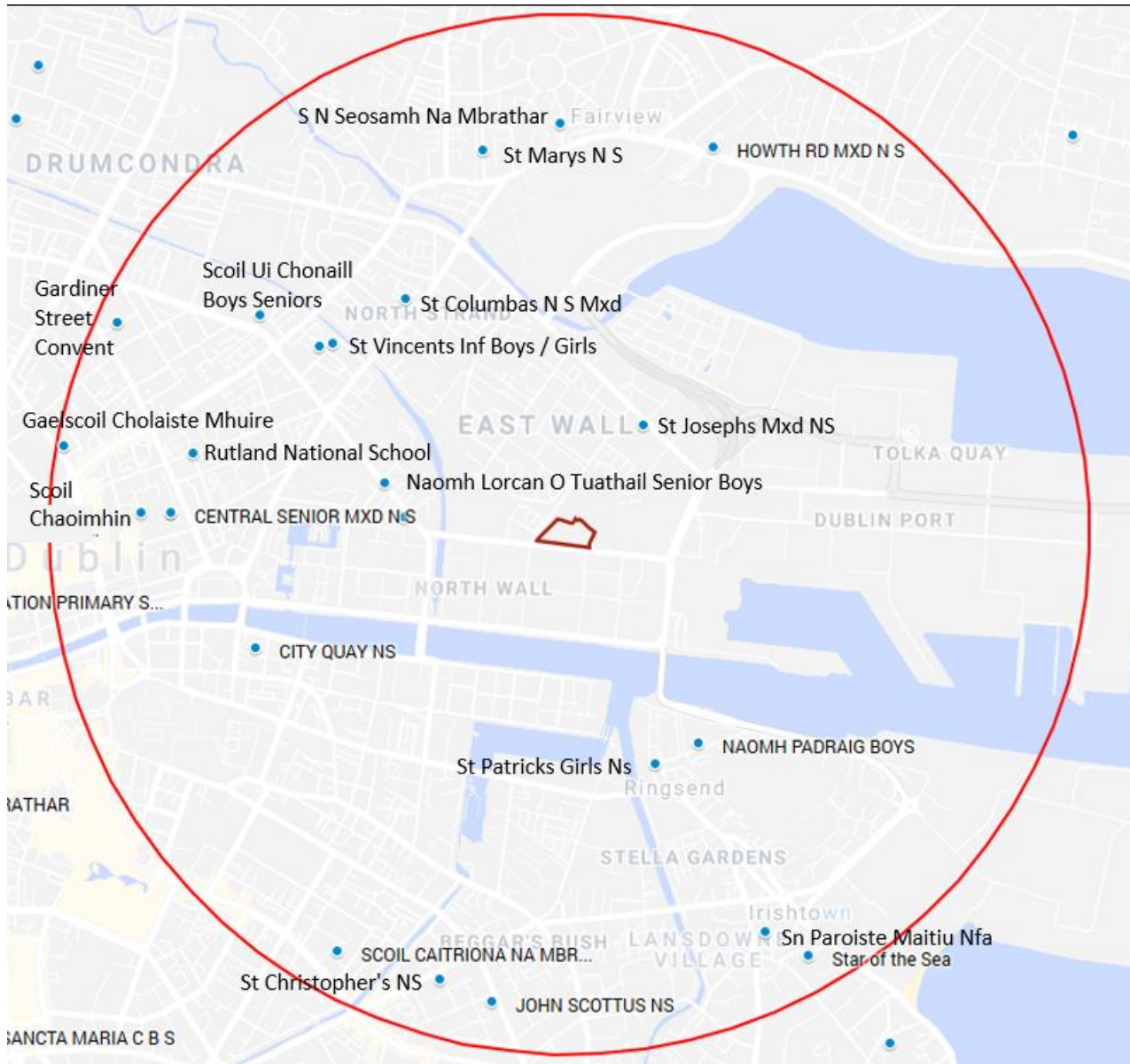


Figure 4.3: overview of primary schools within a 2 km radius from the subject site. (Source: Google Maps, 2020; adapted by BSM, 2020).

4.2.2 Post-Primary Education

The post-primary education sector comprises secondary, vocational, community and comprehensive schools. Secondary schools are privately owned and managed. Vocational schools are state-established and administered by Education and Training Boards (ETBs), while community and comprehensive schools are managed by Boards of Management.

Post-primary education consists of a three-year Junior Cycle (lower secondary), followed by a two or three year Senior Cycle (upper secondary), depending on whether the optional Transition Year (TY) is taken.

Students usually begin the Junior Cycle at age 12. The Junior Certificate examination is taken after three years. The main objective of the Junior Cycle is for students to complete a broad and balanced curriculum, and to develop the knowledge and skills that will enable them to proceed to Senior Cycle education. The Senior Cycle caters for students in the 15 to 18 year age group. It includes an optional Transition Year, which follows immediately after the Junior Cycle.

We have surveyed the number of schools in the wider 2km area, as these schools are likely to serve the future residents of the proposed development.

Within 2km of the subject site there are 8 number of post-primary schools. Of these 5 are Catholic and 3 are Inter Denominational. While the current available capacity of the schools is not available, these schools cater for 2,770 No. pupils.

Considering a projected population of 310.4, applying the likely percentage of children of post-primary school age, the proposed development is likely to generate demand for 24.8 no places (See Section 2.2 / 2.3), this represents c.1% of the potential capacity of the post primary schools in the area. In summary, there are a large number and type of post-primary schools in the Docklands and North Inner City Dublin area. The future needs of the population have been considered in both Dublin Docklands Social Infrastructure Audit and the Department of Education and Skills' demographic calculations of future need.

Given the existing capacity of post-primary school places within a 2 km catchment (2,770 no.) the projected population of school going age of the proposed development represents a small proportion of existing capacity (1%). Considering the above there no need for additional school capacity to be provided on the subject site.

Table 4.4: Post-primary schools within a 2 km radius from the subject site. (Source: BSM, 2020).

Official School Name	Address	DEIS (Y/N)	School Gender - Post Primary	Irish Classification -	Ethos/ Religion	Female	Male	Total
Belvedere College S.J	6 Great Denmark Street Dublin 1 D01TK25	N	Boys	No subjects taught through Irish	Catholic		1000	1000
C.B.S. Westland Row	Westland Row Dublin 2 D02YX80	Y	Mixed	No subjects taught through Irish	Catholic	56	79	135
Larkin Community College	Champions Avenue Dublin 1 D01WD93	Y	Mixed	No subjects taught through Irish	Inter Denominational	195	197	392
Marian College	Ballsbridge Dublin 4 D04W268	Y	Mixed	No subjects taught through Irish	Catholic		345	345
Marino College	14-20 Marino Mart Fairview D03DR72	Y	Mixed	No subjects taught through Irish	Inter Denominational	143	102	245
O'Connell School	North Richmond Street Dublin 1 D01Y4A9	Y	Mixed	No subjects taught through Irish	Catholic		206	206
Ringsend College	Cambridge Road Ringsend D04N227	Y	Mixed	No subjects taught through Irish	Inter Denominational	111	78	189
St Josephs C.B.S.	Merville Ave Fairview D03H524	Y	Mixed	No subjects taught through Irish	Catholic		258	258

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Figure 4.4: Overview post-primary schools within a 2km radius of the subject site.
(Source: Google Maps, 2020; adapted by BSM, 2020).

4.2.3 Future Provision in the Area

Following a nationwide demographic exercise carried out by the Department of Education and Science into the current and future need for primary and post-primary school places across the country, in April 2018, the Minister announced plans for the establishment of 42 new schools over the next 4 years (2019 to 2022). 26 of these schools are intended for primary level and 16 at post-primary level, however the requirement for new schools will be kept under on-going review and in particular would have regard to the impact of the increased rollout of housing provision to meet balanced regional development as outlined in Project Ireland 2040.

We note the following schools earmarked for the wider Dublin City Council area.⁶

Primary

School Planning Area	School Size*	Year to Open	Status (as of 31 August 2020) ⁷
Killester_Raheny_Clontarf - Killester Raheny Clontarf ETNS	8 classrooms	2019	School opened in September 2019 in interim start-up accommodation. Site Acquisition Process
Drumcondra Marino D1 Primary - Gaelscoil Áine	TBD	tbc	School opened in September 2019 in interim start-up accommodation. Site Acquisition Process

Post-primary

School Planning Area	School Size*	Year to Open	Status (as of 31 August 2019)
Drumcondra Marino Dublin 1	TBD	2022	School to open in 2022. Site Acquisition Process
Dublin 2 Dublin 4 Post Primary	TBD	2021	School to open in 2021. Site Acquisition Process
Rosmini Community School, Drumcondra	TBD	TBC	D9 Stage 2b (Detailed Design)

We note a 24 classroom primary school at Roslyn Park, Beach Road, Sandymount (Shellybanks Educate Together National School: Roll No. 20441S) which is currently under appeal with ABP having been granted by DCC (Reg. Ref. 4429/19).

⁶ <https://www.education.ie/en/Schools-Colleges/Information/Establishing-a-New-School/New-Primary-Schools/appendix-a-list-of-new-schools-2019-2022.pdf>

⁷ <https://www.education.ie/en/Schools-Colleges/Services/Building-Works/Major-Projects/current-status-of-large-scale-projects.pdf>

The above schools are not yet permitted and their current status is an early stage. We note Rosmini Community School is at detailed design stage, in the development process according to the Department website having been permitted under DCC Reg. Ref. 2172/17; ABP Reg. Ref. 249253 .

The above reflects that the future demand created by the zoned lands has been considered in such exercises and will be catered for in nearby schools.

As the proposed development is located on lands already zoned, the potential future population has been taken into account in the demographic exercise undertaken by the Department of Education and Skills.

5 CONCLUSION

The proposed redevelopment of the site at Castleforbes Business Park represents an opportunity to deliver a new apartment development offering a quality living environment, respectful of its context, site topography, and site character, in close proximity to public transport, the key employment areas within Dublin City Centre such as the IFSC and Grand Canal and North Lotts area.

Considering the proposed development's characteristics, namely unit mix; the demographic profile of the area; and, the existing and permitted provision of childcare facilities; and the scale of development existing, under construction and permitted for the area, we submit that the proposed childcare facility is sufficient to meet the demand of the future population created by the proposed development. The provision of a Creche/Childcare Facility of c.470 sqm (equating to over 60 no. child spaces), in combination with recently permitted and existing childcare facilities in the area, meets the requirements of delivering this proposed scheme of development. The proposal will help address existing demand in the area.

The City Centre context of the site and its highly accessible nature mean that there are many existing primary and secondary schools to accommodate the future residents of the proposed development of school going age in the wider area. The potential demand for primary and post primary schools places amounts to a small proportion of the current capacity within 2 km. The site's excellent transport links mean that there are a very large number of schools accessible beyond this 2km.

We consider the proposed development to be fully in accordance with Government guidance in relation to: *the Childcare Facilities Guidelines; DCC Development Plan 2016-2022* policies and objectives; the Provision of Schools and the Planning System; and *The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (March 2018)* and *Sustainable Residential Development in Urban Areas*.

APPENDIX 1: OVERVIEW OF SAP'S AGE PROFILE

Age Group	Total	268108029 /01	268108008 /01	268108028	268108017 /03	268108017 /01	268108018 / 268108019	268108015 / 02	268108015 / 01	268108 014	268108021 /02	268108021 /01	268108020	268108029 /02
0	26	0	2	3	1	3	0	1	1	1	0	5	7	2
1	43	2	2	3	4	5	3	4	1	1	3	5	6	4
2	17	1	0	4	1	1	2	0	0	1	0	0	2	5
3	26	2	3	3	4	1	3	1	0	0	1	1	6	1
4	15	1	2	4	2	1	1	0	0	1	1	0	1	1
5	22	1	3	5	0	3	1	0	1	1	1	1	1	4
6	9	0	2	4	0	0	0	0	1	0	0	0	1	1
7	6	1	2	1	0	0	1	0	0	0	0	0	1	0
8	9	0	3	1	0	0	0	0	1	0	1	0	0	3
9	11	1	4	2	1	0	0	0	2	0	1	0	0	0
10	4	0	1	0	0	0	0	0	0	0	1	0	0	2
11	4	1	1	1	1	0	0	0	0	0	0	0	0	0
12	10	0	1	1	0	0	1	0	1	0	1	0	2	3
13	6	0	2	3	0	0	0	0	0	0	0	0	0	1
14	4	1	1	0	0	1	0	0	0	0	1	0	0	0
15	13	1	6	2	0	0	0	1	0	0	1	0	1	1
16	10	0	3	3	0	1	0	0	1	0	0	0	0	2
17	6	1	0	1	1	0	1	1	0	0	0	0	0	1
18	18	1	1	3	1	0	0	2	0	0	6	1	2	1
19	20	1	2	5	1	1	1	1	0	4	0	0	4	0
20-24	234	12	9	27	17	21	17	20	12	12	16	7	38	26
25-29	646	44	10	44	33	38	61	26	49	22	66	56	125	72
30-34	534	25	14	56	44	39	32	31	33	14	40	68	73	65
35-39	380	15	18	36	26	21	28	22	16	14	25	40	83	36
40-44	163	6	6	21	13	11	8	6	13	5	9	20	25	20

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45-49	91	7	13	19	5	7	6	5	0	1	4	5	11	8
50-54	37	2	2	6	5	0	1	4	2	0	1	3	7	4
55-59	58	6	2	11	4	3	3	0	2	5	4	3	9	6
60-64	27	4	4	3	2	1	1	1	3	2	1	1	2	2
65-69	9	1	1	1	1	0	0	2	2	0	1	0	0	0
70-74	7	0	0	4	0	0	2	0	0	0	0	0	1	0
75-79	7	2	2	3	0	0	0	0	0	0	0	0	0	0
80-84	6	1	1	2	0	0	0	0	1	1	0	0	0	0
85+	1	0	1	0	0	0	0	0	0	0	0	0	0	0
Total	2479	140	124	282	167	158	173	128	142	85	185	216	408	271