



# ***Community & Social Infrastructure Audit***

Proposed Strategic Housing Development  
on Lands at Auburn House (Protected Structure),  
Little Auburn and Streamstown off the  
R107 Malahide Road/Dublin Road and  
Carey's Lane, Malahide, Co. Dublin

***March 2021***

***Kinwest Ltd.***

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## 1.0 Introduction

Downey Planning, Chartered Town Planners, No. 1 Westland Square, Pearse Street, Dublin 2, have prepared this Community and Social Infrastructure Audit on behalf of Kinwest Ltd., for a proposed Strategic Housing Development (SHD) on lands located at Auburn House (Protected Structure), R107 Malahide Road/Dublin Road, Streamstown, Malahide, Co. Dublin.

The proposed development will consist of the preservation and protection of the existing Protected Structure of Auburn House as 1 no. residential dwelling; the conversion of the existing stables of Auburn House to accommodate 4 no. dwellings and the construction of 406 no. residential dwellings, apartments and duplexes providing for an overall total of 411 no. residential units (102 no. dwellings, 266 no. apartments & 43 no. duplexes) along with 1 no. childcare facility.

This document outlines the range of services and facilities that are available within the surrounding area of the subject site and discusses their capacity to accommodate the proposed development. As stated in the Fingal County Development Plan 2017-2023, *“sustainable communities are those that are economically, environmentally, and socially healthy and resilient. Challenges are met through integrated solutions rather than through fragmented approaches”*.

## 2.0 Site Location and Description

The lands at Auburn House extend to approximately 13.29 hectares, and are located on the western side of the Malahide Road to the south of Malahide. The lands are bounded by the existing Abington Estate to the north and west, the Malahide Road and rear gardens to the east and undeveloped lands to the south. Access to the site is currently from the existing driveway to Auburn House, which is accessed off the Malahide Road.

Auburn House is an existing late 18th or early 19th century, three storey, eleven bedroom dwelling located within a wooded demesne and is designated as a Protected Structure. Auburn House forms part of the ancient barony of Feltrim, the stronghold of the once wealthy Fagan family. The old workers' cottages and existing outhouses, originally used as sheds and animal feeding barns, have been restored, extended and converted into four- and five-bedroom luxury dwellings with solar panels and under floor heating. The conversion of these outhouses was completed in 2003. The house is also surrounded by greenfield lands all of which have been well maintained over the years.



Figure 1. Site Location Map (approximate boundary of site outlined in red).

The surrounding land uses are generally residential, with Abington being on its northern and western boundary. The lands to the south of Auburn House are subject to a future development proposal that was granted permission under Reg. Ref. F14A/0483; ABP Ref. PL06F.245240. Malahide Castle and Demesne is located on the opposite side of the Malahide Road and can be accessed via Back Road. Malahide village centre is located to the north east of these lands. There is a Dublin Bus service that connects the city centre with Malahide that runs along the Malahide Road and it is noted that there is a bus stop adjacent to the entrance to Auburn House.

### 3.0 Description of Proposed Development

The proposed development will consist of the preservation and protection of the existing Protected Structure of Auburn House as 1 no. residential dwelling; the conversion of the existing stables of Auburn House to accommodate 4 no. dwellings and the construction of 406 no. residential dwellings, apartments and duplexes providing for an overall total of 411 no. residential units (102 no. dwellings, 266 no. apartments & 43 no. duplexes) along with 1 no. childcare facility, landscaped public open space, car parking and all associated ancillary site development infrastructure including foul and surface water drainage, internal roads, cycle paths and footpaths, and boundary walls and fences. Vehicular access to the proposed development is to be from the existing Malahide Road entrance (R107) to the south east of the site and a secondary entrance is proposed from Carey's Lane to the south west of the development, and; all associated engineering and site works necessary to facilitate the development.



Figure 2. Extract from The Proposed Site Layout Plan

The form of the residential buildings will be two to six storeys (including recessed penthouse level), which is consistent with evolving scale of neighbouring developments. Design and materials will be of a high quality and there will be a mixture of unit configurations across the site to avoid a homogenous block appearance and to facilitate the various type of family units that will ultimately occupy the units. It is proposed to provide 136 no. 1-bedroom units, 161 no. 2-bedroom units, 12 no. 3-bedroom units. In addition to 97 no. dwellings. A breakdown of the schedule of accommodation is provided in the Table below.

Schedule of Accommodation										
Types of Accommodation										
Apartments			Duplexes			Houses				
1 bedroom apartments	2 bedroom apartments	3 bedroom apartments	1 bedroom units	2 bedroom units	3 bedroom units	1 bedroom units	2 bedroom units	3 bedroom units	4 bedroom units	5 bedroom units
109	147	10	27	14	2	1	2	45	39	13



The height of the proposed development is in accordance with the relevant national and regional planning guidelines, and also the recently published 'Urban Development and Building Heights Guidelines for Planning Authorities'. Gaps have been created between the buildings to ensure that the site is permeable to pedestrians giving access to a high quality public realm at the heart of the site to the east of Auburn House.

The focal point of the site is Auburn House, a protected structure along with its curtilage, as well as the mature woodland backdrop to its rear. The main public open space for the site is located to the east of Auburn House aligned with its front vista and axis. Five distinct character areas have been proposed as indicated on the below drawing: The Avenue, Front Field, Back Field, Auburn House and Woodland and Streamstown. A range of dwelling types are proposed within each character area to provide appropriate density which respects the surrounding context.

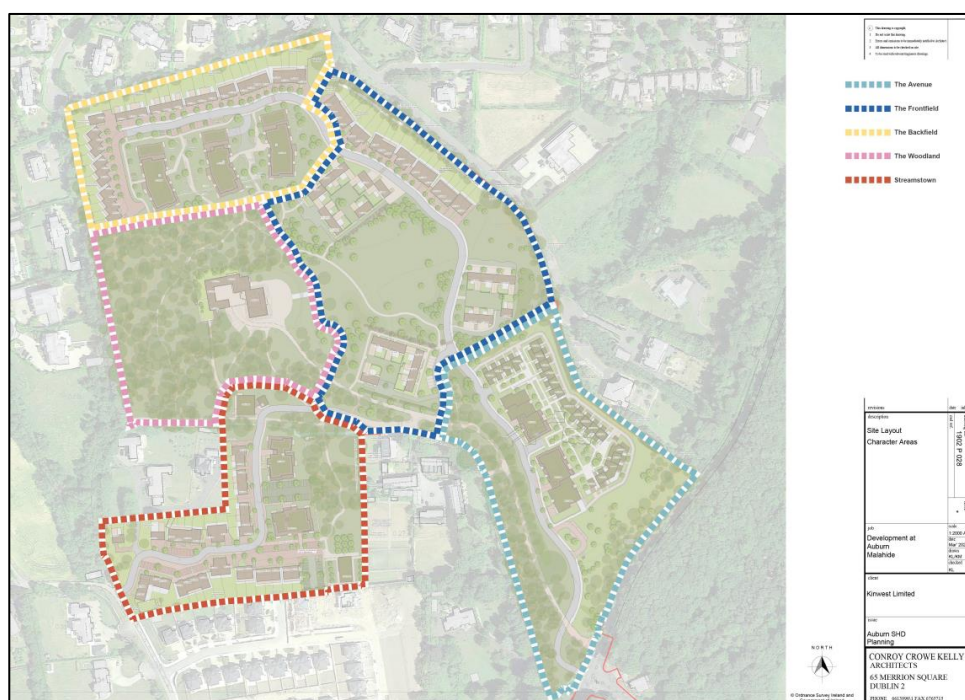


Figure 3. Distinct Character Areas Proposed within the Development Site

**Area 1 (The Avenue):** The Avenue will feel like a hamlet in the woods. A range of house-types will surround 2 small blocks of apartments and four small duplex block at the entrance, providing appropriate density whilst retaining a country feel and creating a sense of arrival.

**Area 2 (Auburn House):** The Auburn House and gardens comprises the house and outbuildings. To the west of Auburn House the mature woodland will be retained.

Area 3 (Front Field): The Front Field is characterised by larger, courtyard-Shaped houses. These houses provide both significant street frontage and overlooking to communal open spaces, and enclosed, very private rear courtyard style gardens. The Front Field Character Area is lower density, given the proximity to Auburn House and protecting its vista.

Area 4 (Back Field): The Back Field will consist of a mix of typical 4 bed houses and apartments. Houses have generous private rear gardens and on-curtilage parking to the front. Houses surround 3 blocks of apartments, with podium parking, that add density.

## 4.0 Requirement for a Community Infrastructure Statement

This document outlines the range of services and facilities that are available within the immediate vicinity of the subject lands and discusses their capacity to accommodate the proposed development. This Audit outlines the current level of community and social infrastructure in the area, including schools, childcare facilities, recreation and retail provision.

The Fingal County Development Plan 2017-2023 identifies Malahide as a 'Modern Sustainable Growth Town' under Objective SS17 which aims to manage the development and growth of Malahide in a planned manner linking the capacity of local infrastructure to support new development of the area.

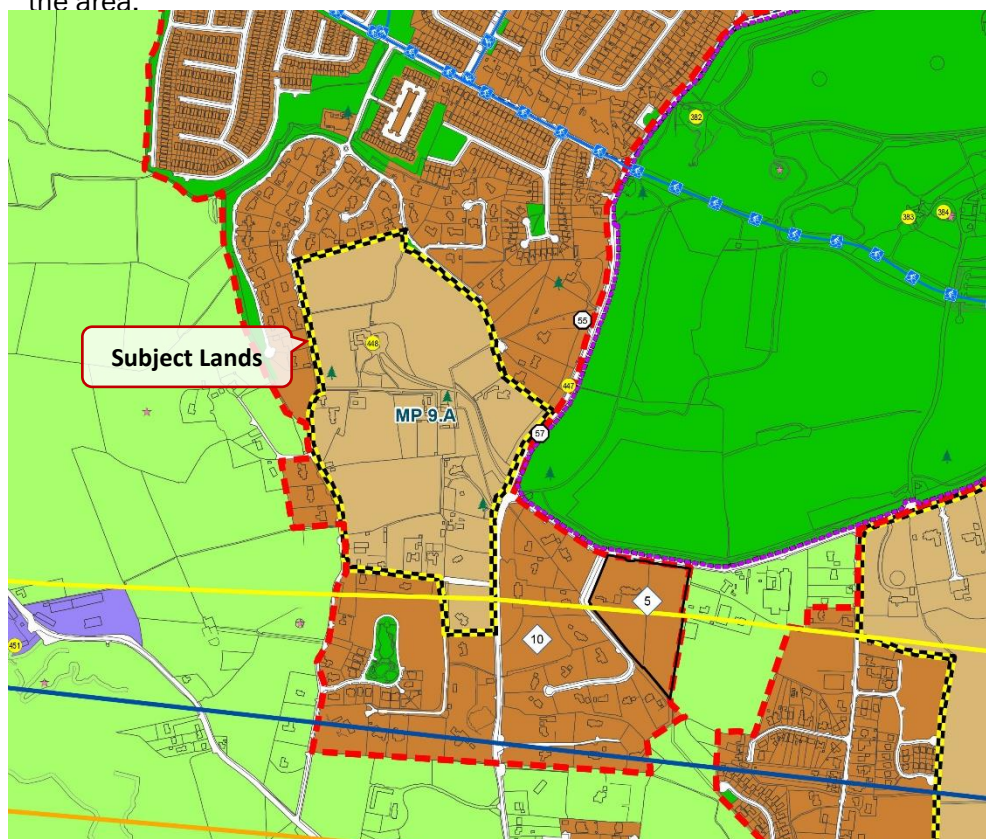


Figure 4. Fingal County Council Land Use Zoning Map, 2017 - 2023

It aims to consolidate development within well-defined town boundaries in order to:

*“Promote the planned and sustainable consolidation of the existing urban form and the sensitive promotion of amenities. The need to upgrade and support the development of the core as a town centre will be balanced with the need to conserve its appearance as an attractive historic village settlement and to retain the existing amenities of the area, being cognisant of its proximity to an ecologically sensitive coastline including European Sites”.*

The subject lands are zoned ‘RA – Residential’ in the Fingal Development Plan 2017-2023. The provision of residential and community uses are permitted in principle under the ‘RA’ zoning which seeks to:

*“Provide for new residential communities subject to the provision of the necessary social and physical infrastructure”.*

The vision for ‘RA’ zoned lands is to:

*“Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities”.*

As per the Audit results, it is known that the subject lands are serviced by sufficient public transport and road capacity to accommodate the new community, which is in keeping with Development Plans objectives where a sustainable development density is encouraged to be located within walking distance of town and district centres, as well as high capacity public transport facilities thus promoting sustainable development.

It is submitted that the proposed scheme would be appropriate for its context, ensuring there is sufficient population to sustain community and social infrastructure in the area.



## 4.1 Early Childhood Care and Educational Facilities

As part of this Social Audit, Downey Planning carried out an analysis of the provision and capacity of educational and childcare facilities in the surrounding area that will help to serve the proposed development.

### Childcare Facilities

Downey Planning are of the considered opinion that while there is a significant number of childcare facilities within the area, the quantum of units being proposed as part of this development would justify the provision of a new childcare facility which forms part of this proposed development.

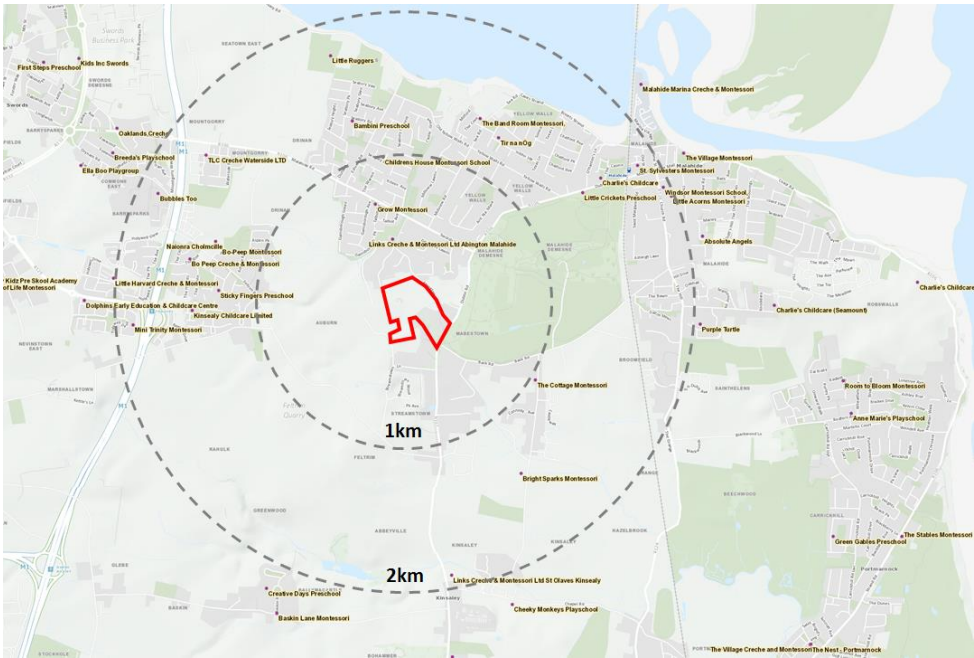


Figure 5. Location of childcare facilities within 2km of the subject site (boundary outlined in red)

Childcare Facilities (Source: Tusla.ie) (1/2)		
Name	Address	Type of Service
Bubbles Too	3A Feltrim Ind Est, Dryham Rd., Swords, Co. Dublin, Co. Dublin	Full Day
TLC Creche Waterside LTD	1 The Water Rill, Waterside, Swords Road, Malahide, Co. Dublin	Full Day/Sessional
Naionra Cholmcille	Scoil an Duinnínigh, Bóthar Faoldroma, Draighneán, Sord, Co. Átha Cliath	Sessional
Bo-Peep Montessori	Church of The Visitation (Hall), Aspen Drive, Kinsealy, Swords, Co. Dublin	Sessional
Bo Peep Creche & Montessori	22 The Rise, Melrose Park, Swords, Dublin Co. Dublin	Sessional
Sticky Fingers Preschool	36 Mount Drinan Ave, Kinsealy Downs, Swords, Co. Dublin	Sessional
Kinsealy Childcare Limited	13 Drynam Square, Drynam Hall, Swords, Co. Dublin	Sessional
Mini Trinity Montessori	45 Holywell Green, Feltrim Road, Swords, Co. Dublin	Full Day

## Childcare Facilities (Source: Tusla.ie) (2/2)

Name	Address	Type of Service
Little Harvard Creche & Montessori	Little Harvard Creche, Holywell, Feltrim Hall, Swords, Co. Dublin	Full Day/Part Time/Sessional
Bambini Preschool	42 Seabury Rd, Yellow Walls, Malahide, Co. Dublin	Part Time
Childrens House Montessori School	3 Seabury Grove, Yellow Walls, Malahide, Co. Dublin	Sessional
The Band Room Montessori	Sea Road, Yellow Walls, Malahide, Co. Dublin	Sessional
Tír na nÓg	74 Inbhir Ide, Malahide, Co. Dublin	Full Day
Grow Montessori	4 Talbot Road, Malahide, Co. Dublin	Part Time/Sessional
Links Creche & Montessori Ltd Abington Malahide	Abington Wood, Swords Road, Malahide, Co. Dublin	Full Day/Part Time/Sessional
Little Crickets Preschool	Malahide Cricket Club, Dublin Road, Malahide, Co. Dublin	Sessional
Charlie's Childcare	Presbyterian Church Hall, Dublin Road Malahide, Co. Dublin	Full Day
St. Sylvesters Montessori	Malahide Pastoral Parish Centre, Malahide, Co. Dublin	Sessional
Windsor Montessori School	3 Windsor Terrace, Church Road, Malahide, Co. Dublin	Not Available
Little Acorns Montessori	St.Andrew's Parish Centre, St.Andrew's National School, Church Rd., Malahide, Co. Dublin	Sessional

## Primary Schools

Downey Planning are of the considered opinion that there is suitable capacity within the area at primary school level to accommodate the proposed development.

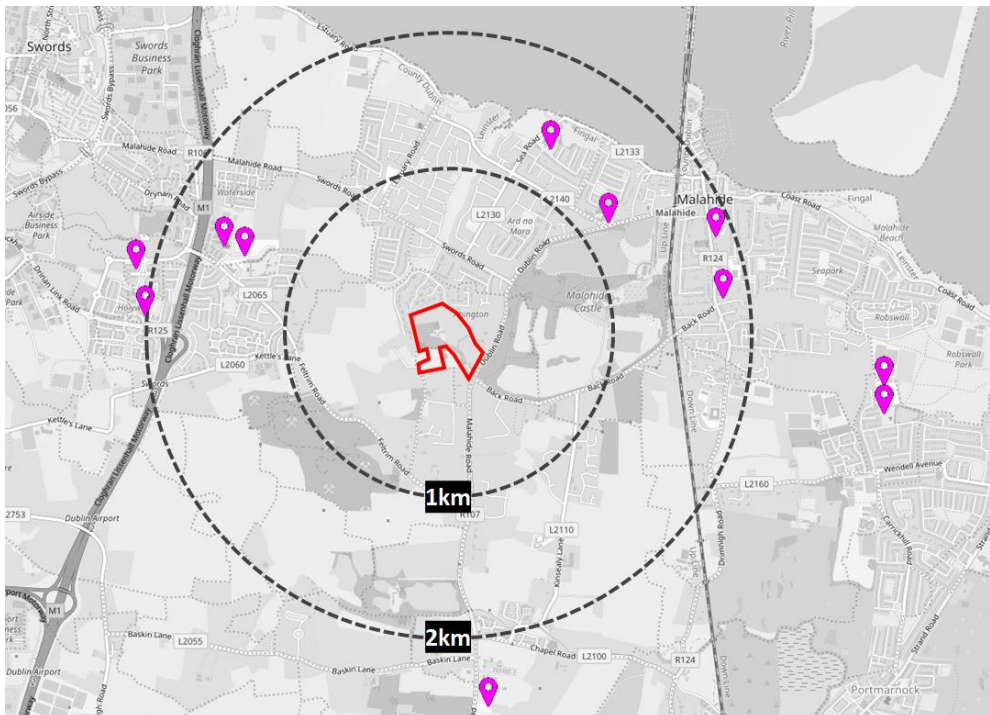


Figure 6. Location of Primary Schools in the Vicinity of the Subject Site (boundary outlined in red)

#### Primary Schools (source: schooldays.ie)

Name	Address	Enrolment
Malahide / Portmarnock Educate Together School	Malahide Road, Kinsealy, Co. Dublin	Boys: 130 & Girls: 130
Holywell Educate Together National School	Holywell Road, Swords, Co. Dublin	Boys: 360 & Girls: 317
River Valley Community National School	The Riase Centre, Feltrim Road, Swords, Co. Dublin	Boys: 6 & Girls: 9
Gaelscoil An Duinnínigh	Draighnean, Feltrim, Sord, Co Baile Atha Cliath	Boys: 211 & Girls: 239
John Paul II National School	Sonesta Malahide Co Dublin	Boys: 373 & Girls: 363
St Sylvesters Infant School	Malahide Co Dublin	Boys: 212 & Girls: 198
St Andrews National School	Malahide Co Dublin	Boys: 129 & Girls: 94
St Oliver Plunkett	Grove Road Malahide Co Dublin	Boys: 474 & Girls: 442
St Helens Senior National School	Martello, Portmarnock, Co Dublin	Boys: 174 & Girls: 157
St Helens Junior National School	Lime Tree Avenue, Portmarnock, Co Dublin	Boys: 191 & Girls: 166
San Nioclás Myra	Kinsealy Dublin 17	Boys: 110 & Girls: 101

#### Post-primary Schools

Downey Planning are of the considered opinion that there is suitable capacity within the area at secondary school level to accommodate the proposed development.

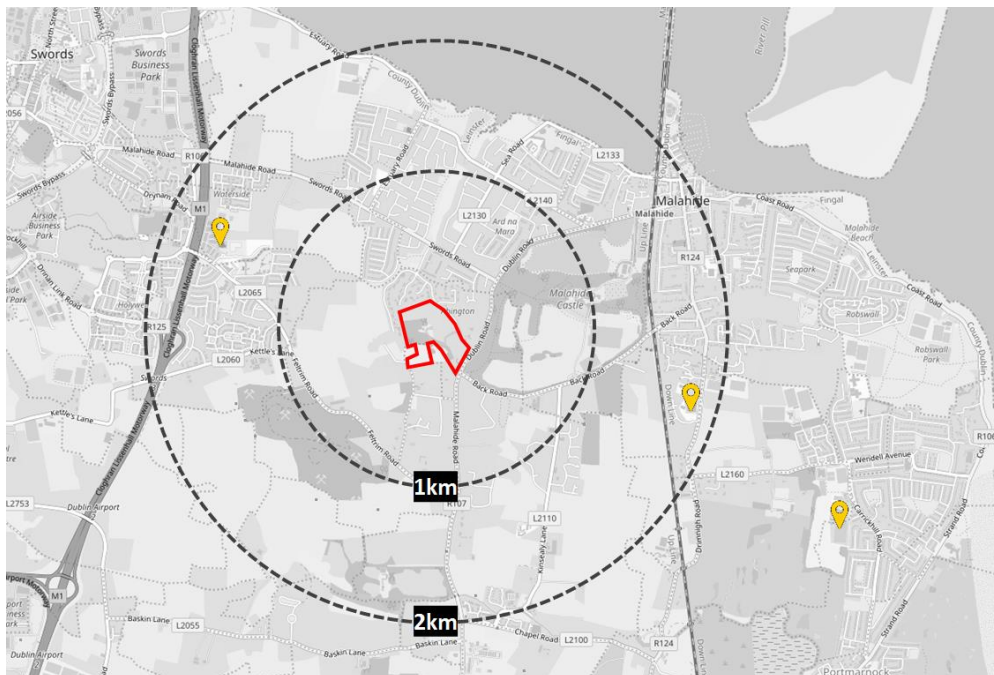


Figure 7. Location of Secondary Schools in the Vicinity of the Subject Site (boundary outlined in red)

#### Primary Schools (source: schooldays.ie)

Name	Address	Enrolment
Malahide Portmarnock Educate Together Secondary School	C/O Riase Centre, Feltrim Road, Kinsealy ,Dublin	Boys: 41 & Girls: 25
Malahide Community School	Broomfield Malahide Co. Dublin	Boys: 605 & Girls: 614
Portmarnock Community School	Carrickhill Road Portmarnock Co Dublin	Boys: 520 & Girls: 408

## 4.2 Leisure & Recreational Facilities

This part of the Audit assesses the number and location of existing recreational facilities that are within a convenient distance of the application site. It will include parks, playing fields, community centres and gyms.

### Indoor Leisure and Recreational Facilities

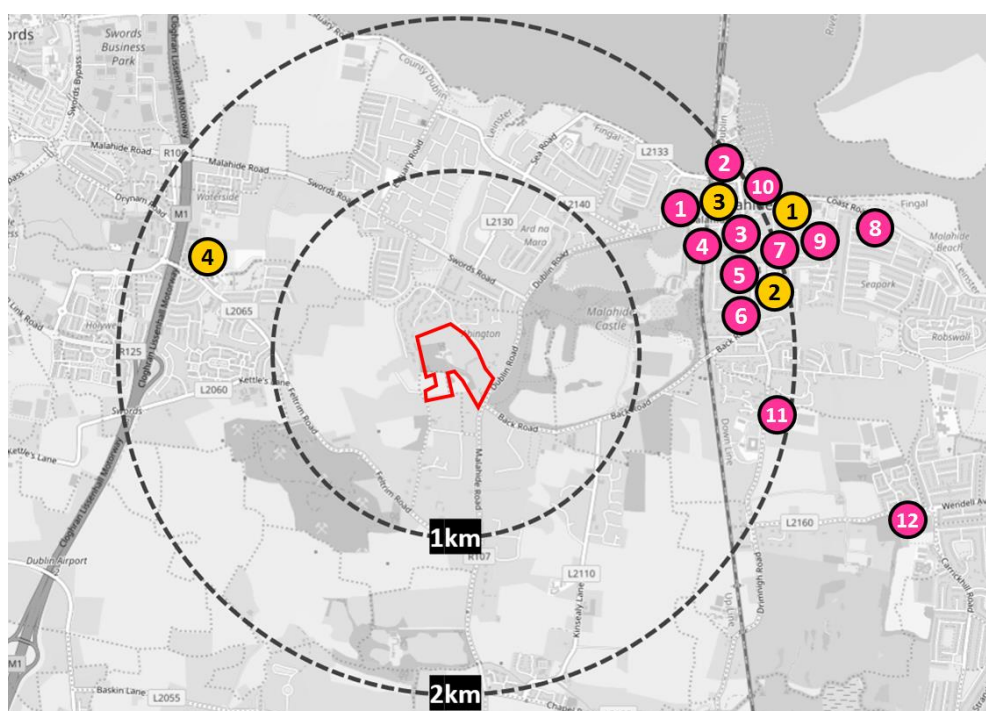


Figure 8. Location of Leisure and Indoor Recreational Facilities in the Area (boundary outlined in red)

#### Indoor Leisure & Recreational Facilities (source: Google map)

	No.	Name	Location	Type
Gyms and Leisure Facilities	1	Garage Gym	The Casino, Malahide, Co. Dublin	Gym
	2	Yoga Sanctuary	3, Bissett's Loft, Strand St, Malahide, Co. Dublin	Yoga Studio
	3	NU Fitness	Unit, 3A Old St, Malahide, Co. Dublin	Gym



### Indoor Leisure & Recreational Facilities (source: Google map)

	No.	Name	Location	Type
Gyms and Leisure Facilities	4	Enlightened Pilates	Castle Terrace, 2 Main St, Malahide, Co. Dublin	Pilates Studio
	5	Evolution Fitness Studio	St. Sylvester Gaa Club, No. Malahide, 2 Church Road, Dublin	Gym
	6	Reform Physiotherapy and Pilates	Suite 6, Manor House, 3 Church Rd, Malahide, Co. Dublin	Physical therapist and Pilates
	7	Tree of Life, Malahide Holistic Centre	Kilronan House, Church Rd, Malahide, Co. Dublin	Yoga Studio
	8	The Arena Health & Fitness Club	1 Grove Rd, Malahide, Co. Dublin, K36 NC44	Swimming Pool, Aerobics Room, Gymnasium
	9	Fit Mum	Malahide Rd, Malahide, Co. Dublin	Pilates Studio
	10	BE Martial Arts & Fitness	St Sylvester's Parish Hall, Malahide, Co. Dublin	Martial Arts Fitness Club
	11	Malahide Regional Bridge Club	Broomfield, Malahide, Co. Dublin	Bridge Club
	12	Portmarnock Sports and Leisure Club	Blackwood Ln, Portmarnock, Co. Dublin	32 clubs including tennis, squash, badminton, basketball, 5 aside soccer, squash, swimming, sub-aqua, fitness and martial arts.
Community Facilities	1	Malahide Library	Main St, Malahide, Co. Dublin	Library
	2	St Andrews Malahide Parish Centre	Church Rd, Malahide, Co. Dublin	Church
	3	Malahide Parish Pastoral Centre	Main St, Malahide, Co. Dublin	Religious Organization
	4	Liam Rodgers Community Centre	Drinan, Swords, Co. Dublin	Community Centre

It can be seen in Fig. 8, there are a number of sport centres, community centres, a library within a convenient distance of the proposed development. Interestingly, the sport centres cover a considerable range of services for different age groups, including swimming pools, fitness classes, kids and teen classes, and a variety of therapies. The Table above sets out the details of existing indoor recreational facilities.

## Outdoor Leisure and Recreational Facilities

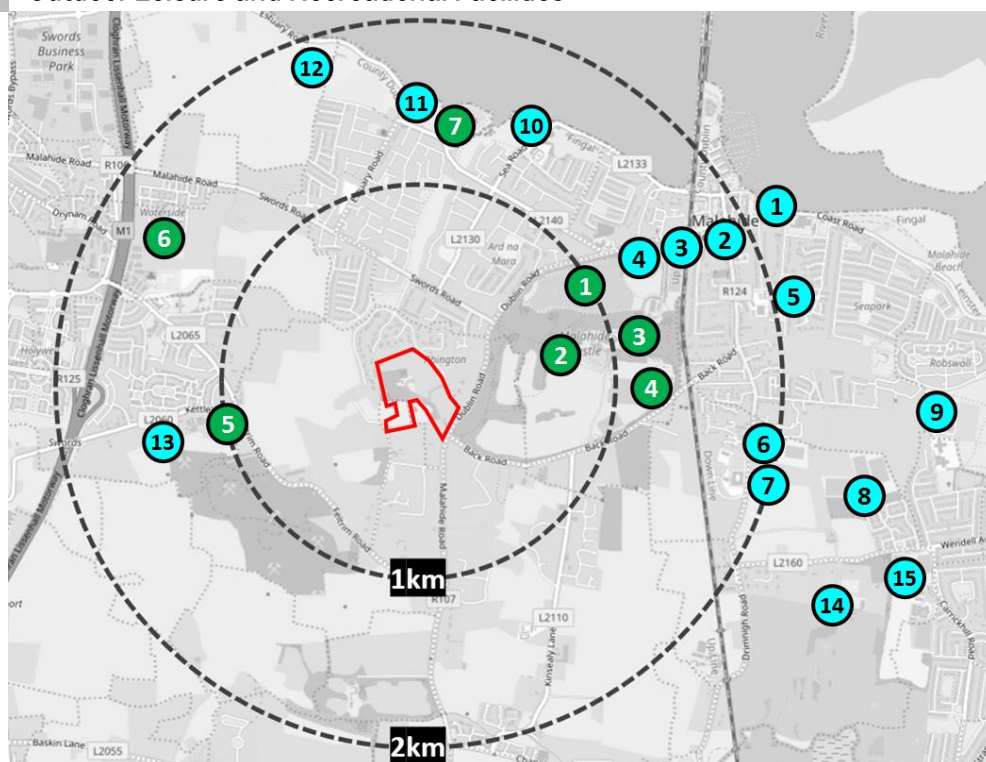


Figure 9. Location of Outdoor Recreational and Sports Facilities (site outlined in red)

### Outdoor Leisure & Recreational Facilities (source: Google map)

	No.	Name	Location	Activity
Sports Clubs	1	Malahide Lawn Tennis and Croquet Club	The Square, Malahide, Co. Dublin	Tennis Club
	2	St Sylvester's GAA Club (Club House)	2 Church Rd, Malahide, Co. Dublin	GAA Club
	3	St. Sylvester's GAA Club (Bridgefield GAA Pitch)	Dublin Rd, Malahide, Co. Dublin	GAA Club
	4	Malahide Cricket Club	Dublin Rd, Malahide, Co. Dublin	Cricket Club
	5	Grove Lawn Tennis Club	Grove Rd, Malahide, Co. Dublin	Tennis Club
	6	Malahide Hockey Club	Saint Helens, Malahide, Co. Dublin	Hockey Club
	7	St Sylvester's GAA (Broomfield Pitch)	Broomfield, Malahide, Co. Dublin	GAA Club
	8	Naomh Mearnog GAA Club	Blackwood Ln, Sainthelens, Portmarnock, Co. Dublin	GAA Club
	9	Portmarnock AFC	Robswalls, Portmarnock, Co. Dublin	Football Club
	10	Malahide Yacht Club	Sea Rd, Yellow Walls, Malahide, Co. Dublin	Sailing & Boat Club
	11	Swords Sailing & Boating Club	Broadmeadow Estuary, Malahide, Co. Dublin	Sailing & Boat Club
	12	Malahide Rugby Club	Estuary Rd, Yellow Walls, Malahide, Co. Dublin	Rugby Club
	13	Kinsealy United Football Club	Drinan, Swords, Co. Dublin	Football Club
	14	Malahide Golf Club	The Grange, Beechwood Lane, Beechwood, Malahide, Co. Dublin	Golf Club
	15	Portmarnock Sports and Leisure Club	Blackwood Ln, Portmarnock, Co. Dublin	32 Sports Clubs <sup>1</sup>

## Indoor Leisure & Recreational Facilities (source: Google map)

	No.	Name	Location	Activity
Outdoor Recreation al & Park Facilities	1	Public Park of Malahide Castle	Malahide Demesne, Malahide, Co. Dublin	Park
	2	Malahide Castle	Malahide Demesne, Malahide, Co. Dublin	Castle
	3	The Talbot Botanic Gardens	Malahide Demesne, Malahide, Co. Dublin	Botanical Gardens
	4	Malahide Playground	Malahide Demesne, Malahide, Co. Dublin	Playground
	5	Drynam Park Golf Centre	Kettles Ln, Swords, Co. Dublin	Golf Driving Range
	6	Waterside Playground	Waterside Park, Waterside, Malahide, Co. Dublin	Playground
	7	Seabury Park	Seabury Park Malahide, Co. Dublin	Park & Playground

1. These clubs include: Tennis, squash, badminton, basketball, 5 aside soccer, squash, swimming, sub-aqua, fitness and martial arts

In addition to the outdoor sports & recreational facilities located within the vicinity of the subject site (Fig. 9), the proposed development also includes areas designated for public open space. Please refer to Fig. 10 below indicating the open space provision to be included as part of the development proposal.



Figure 10. Proposed play spaces within the Subject Site as Part of the Development

These open spaces will serve not only to the future residents of the development, but also the wider community as it will be accessible through multiple pedestrian access points also increases the permeability Auburn House. Also, the soft landscaping will be designed to support a mixture of uses for the full range of occupant demographics. The public open space will be further enhanced by the provision of community facility on the site. The premise of this approach is to promote a sense of community through providing a hierarchy of indoor and outdoor places.

### 4.3 Retail and Commercial Provision

The Social Audit shall now investigate the retail provision in close proximity of the subject site. These provide an important function in the overall quality of life for future residents of the proposed development.

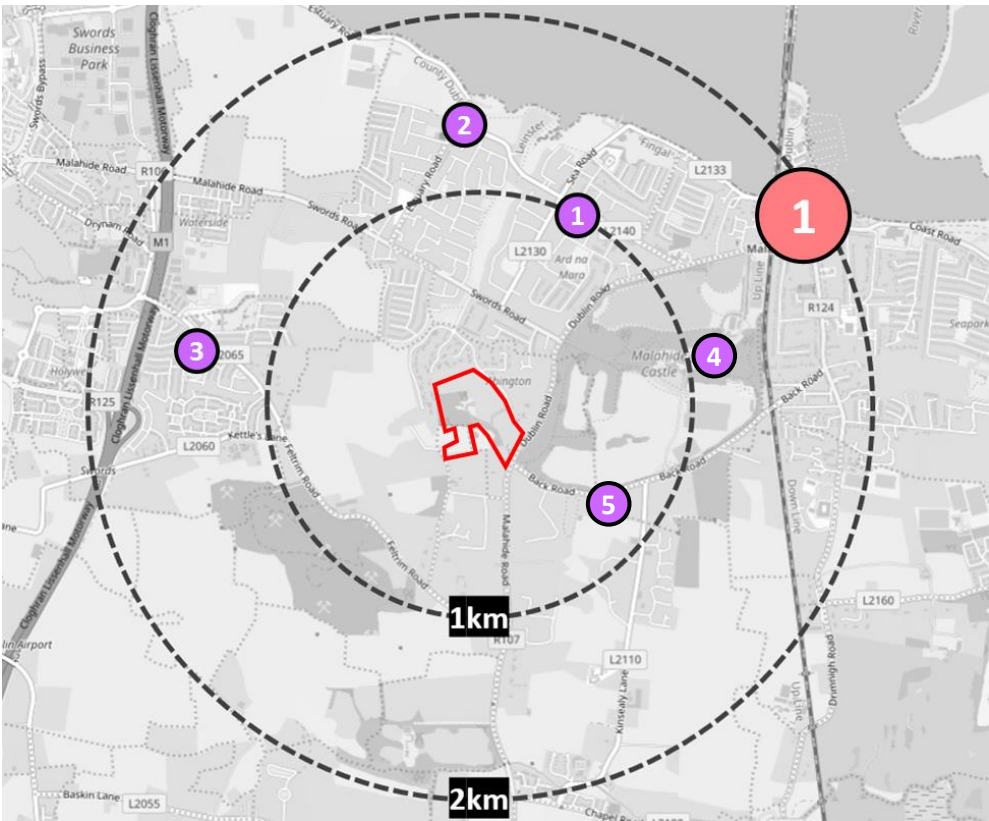


Figure 11. Location of Retail Centres in the vicinity of the site (application site outlined in red)

Indoor Leisure & Recreational Facilities (source: Google map) (1/2)			
	No.	Name	Location
Town Centre	1	Malahide Town Centre	Multiple grocery stores including Tesco Express, SuperValu, Mace. Variety of retail units, bars, cafes and restaurants.
	1	Yellow Walls Rd, Malahide Demesne, Malahide, Co. Dublin	Londis & Pharmacy
Local Retail	2	Old Yellow Walls Rd, Yellow Walls, Malahide, Co. Dublin,	Centra, Hair Salon & Take-Away
	3	Kinsealy Shopping Centre, Drinan, Swords, Co. Dublin	Eurospar, The Ploughmans' Bar and Grill Restaurant, Bookmakers and Take-Away





## Health Service Types (source: HSE.ie - Find your nearest hospital, GP and more) (2/2)

Health Service	Name	Location
GP/Family Doctor	<u>Railway Avenue Medical Practice:</u> 1) Kelly Marie Dunlop 2) Carol Mooney (GMS) 3) Blathnaid Raftery 4) Brian Prendiville 5) Aogan Rooney	1 Railway Avenue, Malahide, Co. Dublin, K36 F899
	<u>The Village Medical Centre:</u> 1) Gerard Molloy (GMS)	The Diamond, Main Street, Malahide, Co. Dublin, K36 XW83
	Malahide Medical Centre: 1) Samuel Van Eeden (GMS)	Kilronan House, Church Road, Malahide, Co. Dublin, K36 RW18
	<u>Seabury Medical Centre:</u> 1) Niall Moore (GMS) 2) Veronica Murphy (GMS) 3) John Gilbert (GMS), 4) James Keely (GMS)	1 Seabury Parade, Malahide, Co. Dublin, K36 FK13
	<u>Kinsealy Medical Centre:</u> 1) Fran O'Reilly, 2) Jo Ann Dundon (GMS), 3) Michael Patrick Colclough (GMS)	20 The Rise, Melrose Park, Kinsealy, Co. Dublin, K67 F683
Hospital	N/A	N/A
Pharmacy	McCabes Pharmacy	Caulfields Supervalu, Unit 1, Malahide Shopping Centre, Main Street Co. Dublin
	McCabes Pharmacy	Mccabe's Pharmacy, The Diamond, Main Street, Malahide, Co. Dublin
	Boots	2 Church Road, Malahide, Co. Dublin, K36 RF86
	Quinn's Medical Hall	1a Church Road, Malahide, Co. Dublin
	McCabes Pharmacy	Mccabe's Pharmacy, Unit 2, Yellow Walls Road, Malahide, Co. Dublin
	Kinsealy Pharmacy	Unit 10, Feltrim Shopping Centre, Drynam Road, Swords, Co. Dublin
Dental Practice	The Gallery Dental Practice	Marine Court Centre, The Green, Malahide, Co. Dublin
	Malahide Dental Care	3 Ross Terrace, New Street, Malahide, Co. Dublin, K36 X038
	Dublin Orthodontics	Manor House, Church Road, Malahide, Co. Dublin, K36 EK64
	Malahide Dental Practice	7 Castle Terrace, Main Street, Malahide, Co. Dublin, K36 XW44
Health Centre	Malahide Health Centre	New Street, Malahide, Co. Dublin, K36 EK59
Nursing Home	Talbot Lodge Nursing Home	Talbot Lodge Nursing Home, Kinsealy, Co. Dublin, Co. Dublin
GP Out of Hours	N/A	N/A

## 4.5 Religious and Community Provision

There is a range of religious and community facilities in the vicinity of the subject site. These facilities are listed in the Table below.

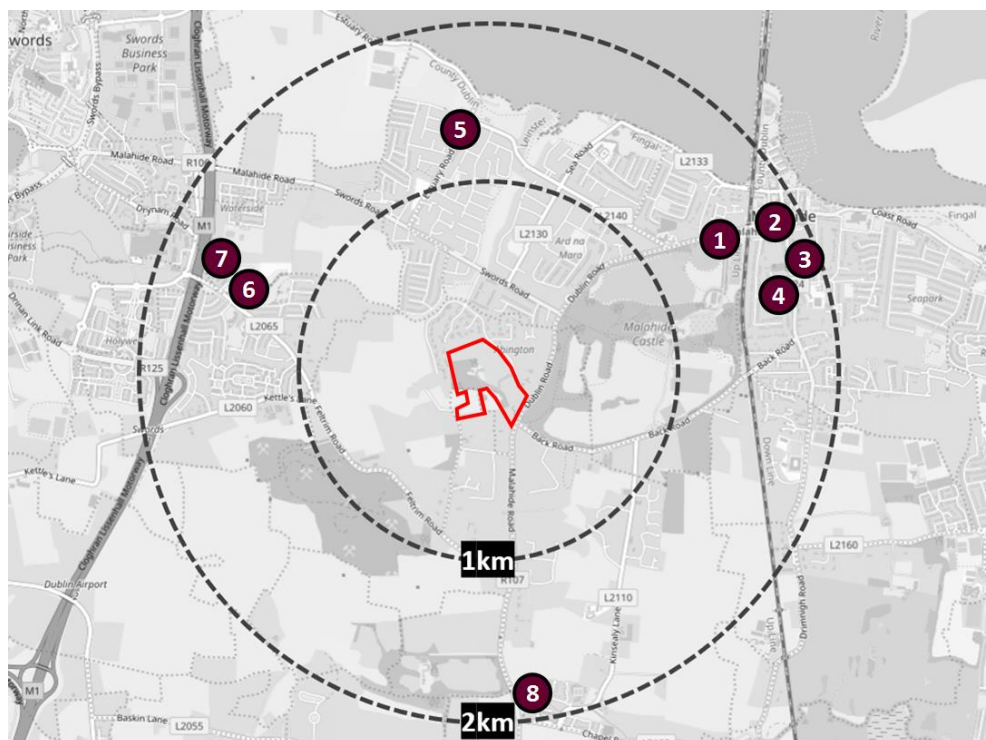


Figure 13. Location of religious centres around the area (application site outlined in red)

Indoor Leisure & Recreational Facilities (source: Google map)			
No.	Name	Location	Denomination
1	Malahide Presbyterian Church	Dublin Road, Malahide, Co. Dublin, K36 PE80	Presbyterian
2	St Sylvester's Catholic Church	1 Main St, Malahide, Co. Dublin, K36 HR63	Catholic
3	St Andrews Malahide Parish Centre	Church Rd, Malahide, Co. Dublin	Anglican
4	St Andrew's Church	Church Rd, Malahide, Co. Dublin, K36 FY04	Anglican
5	Catholic Church of the Sacred Heart	Estuary Rd, Yellow Walls, Malahide, Co. Dublin	Catholic
6	Church of Our Lady of the Visitation	Aspen Rd, Drinan, Dublin	Catholic
7	The Riase Centre	Feltrim Rd, Drinan, Swords, Co. Dublin	Christian
8	St. Nicholas of Myra Catholic Church	Kinsealy, Co. Dublin	Catholic

## 4.6 Demographic Profile

A study of the Census results from 2011 and 2016 was undertaken in order to provide a more accurate profile of the population of Malahide area. This investigation was undertaken within the following Electoral Divisions;

1. Malahide West ED (04030)
2. Kinsaley ED (04026)
3. Swords-Seatown ED (04039)



Figure 14. Electoral Divisions Area (application site outlined in black)

Based on recent Census results, there has been a steady population growth within the Kinsaley ED (04026) and Swords-Seatown ED (04039) area with a population increase between 2011 to 2016 recorded at a rate of 9.3% (+1,146 persons) and 7.1% (+464 persons) on the 2011 Census. This represents a similar population increase in the wider Fingal area where the council increased at a rate of 8.0% on the 2011 Census. The Malahide West ED (04030) is the exception in this case where a population decrease was recorded on the 2016 at a rate of -2% (-124 persons). A summary of the population change between 2011 and 2016 is illustrated in Table 10 below.

Population Change in Ireland's Cities and Towns, 2011-2016			
	Fingal (Administrative Area)	1. Malahide West (ED 04030)	2. Kinsealy (ED 04026)
Census 2016	296,020	6,149	9,621
Census 2011	273,991	6,273	8,475
Actual change	22,029	- 124	1,146
Percentage	8.0%	- 2.0%	9.3%



In addition to the increasing population, it can be seen in the Tables below that the age dependency rate of the population has been increasing steadily since 2011. The old age dependency rate increased from 6.5% to 17.3% in 2016 within the Malahide West ED which is significantly higher than the Fingal county average of 9.1% for 2016. The Kinsaley ED (04026) and Swords-Seatown ED (04039) area recorded an old age dependency rate that was less than the county average.

The young age dependency rate only slightly increased from 25.4% to 25.8% in the Census 2016 for the Fingal Area. The Malahide West ED recorded a lower young age dependency rate than the county average at 20.0% for 2016, but recorded a slight increase of 0.4% from the 2011 census. The Kinsaley ED (04026) recorded a young age dependency rate of 27.1% for 2016, an increase to the 2011 census rate of 24%. The Swords-Seatown ED (04039) recorded a decrease in the young age dependency rate.

Population Change in Ireland's Cities and Towns, 2011-2016			
Fingal (Administrative Area)			
	Old Age Dependency	Young Age Dependency	Total Age Dependency
Census 2016	9.1 %	25.8 %	34.9 %
Census 2011	7.2 %	25.4 %	32.6 %
1. Malahide West (ED 04030)			
	Old Age Dependency	Young Age Dependency	Total Age Dependency
Census 2016	17.3 %	20.0 %	37.3 %
Census 2011	6.5 %	19.6 %	26.1 %
2. Kinsaley (ED 04026)			
	Old Age Dependency	Young Age Dependency	Total Age Dependency
Census 2016	6.1 %	27.1 %	33.2 %
Census 2011	5.2 %	24.0 %	29.2 %
3. Swords-Seatown (ED04039)			
	Old Age Dependency	Young Age Dependency	Total Age Dependency
Census 2016	6.8 %	24.3 %	31.1 %
Census 2011	4.7 %	25.3 %	30.0 %

The results of the increasing age dependency rate indicates that there is a growing population of both old and young age groups, while the first group has a greater rate of growth which can also be seen in Fig. 14.

An increase in the over 65's population is expected in the area for the coming years. Older age groups will be replaced by the working group age (25-54 years old) which represents the largest proportion of the population.

Thus, the overall electoral divisions and its surrounding areas will benefit from the population influx arising from the proposed development; in particular, a younger demographic profile – such as the one proposed within the scheme where it will offer the social support required for further improvements to the connectivity of Malahide with new residential developments which was also addressed in the development planning report.

Population of age groups under 24 and above 65 within the Malahide West ED (04030), Kinsaley ED (04026) & Swords-Seatown ED (04039) 2011-2016

	Census 2011	Census 2016
Under 24 years old	7,486	7,919
Above 65 years old	1,156	2,130

## 5.0 Conclusion


Downey Planning have prepared this Audit on Community and Social Infrastructure on behalf of Kinwest Ltd., in support of a planning application for the proposed strategic housing development on lands at Auburn House (Protected Structure), Little Auburn and Streamstown off the R107 Malahide Road/Dublin Road and Carey's Lane, Malahide, Co. Dublin.

The proposed development will consist of the preservation and protection of the existing Protected Structure of Auburn House as 1 no. residential dwelling; the conversion of the existing stables of Auburn House to accommodate 4 no. dwellings and the construction of 406 no. residential dwellings, apartments and duplexes providing for an overall total of 411 no. residential units (102 no. dwellings, 266 no. apartments & 43 no. duplexes) along with 1 no. childcare facility, landscaped public open space, car parking and all associated ancillary site development infrastructure including foul and surface water drainage, internal roads, cycle paths and footpaths, and boundary walls and fences. Vehicular access to the proposed development is to be from the existing Malahide Road entrance (R107) to the south east of the site and a secondary entrance is proposed from Carey's Lane to the south west of the development, and; all associated engineering and site works necessary to facilitate the development.

This Audit has found that the proposed development is located within a convenient distance of the existing community-based infrastructure, but also planned/designed to provide a range of facilities which serve to both residents and the wider community. Thus, the development is planned to be interconnected with the context through community-based infrastructures which also provides the opportunity of social interactions in a hierarchy of private to public spaces.

In terms of educational facilities, the application site is located within proximity to education centres for different age groups, ranging from childhood care facilities to primary and post primary schools. As mentioned earlier, the development itself also provisioned a crèche.

As set out earlier, there is a significant array and variety of indoor and outdoor facilities and amenities within proximity of the site, which includes sport clubs, gyms, workout classes, libraries, community centres, theatre, parks and walking trails. Also, the proposed development tried to be integrated with the existing network of amenities through a hierarchy of multi-function public open spaces which is accessible by pedestrian access points provisioned within the plan. These pedestrian access points also promote the permeability and avoid it being a 'gated' community from an urban design standpoint.



In terms of retail offering, the application site is located within a 2km radius of the main street [core retail area of Malahide], and accessible distance of the local retail centres. However, it is expected that an increase in population to this area acts as a catalyst by creating further demand for existing commercial sector.

The demographic studies indicate that the study area, comprising Malahide West, Kinsaley and Swords-Seatown electoral divisions, as a whole is expecting an increasing population, which also accords with the population growth in the wider Fingal area. However, the age profile of this growing population shows greater rate of growth for older age groups, and an increase of the over 65's population is expected in the area for the coming years. Given the population influx arising from the proposed development, the overall electoral divisions and its surrounding areas will benefit from the prospective residents of the proposed development.

The proposal development is also in close proximity to Malahide Castle and Gardens offering 268 acres of garden space. The park boasts a large children's playground, 9 hole golf course, 18 hole pitch and putt course, sports pitches, tennis courts, cricket pitch and exercise trail which offers significant recreational amenity to future residents.

Overall, the active connection of the proposed plan by not only focusing on the housing and providing community-based services which also serve to the wider community indicate that the development will make a positive contribution to the context. And in light of the foregoing, Downey Planning are of the considered opinion that there is generally a wide variety of community-based facilities that cater the proposed development and will be supplemented by the additional services provisioned by the development itself.



