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# Social & Community Infrastructure Audit

**Carmanhall Road SHD**

**Former Avid Technology International Site,  
Carmanhall Road, Sandyford Industrial Estate,  
Dublin 18.**

**Atlas GP Ltd.**

**April 2021**



**Hughes Planning & Development Consultants**

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## 1.0 Introduction

Hughes Planning and Development Consultants, 70 Pearse Street, Dublin 2, have prepared this Social & Community Infrastructure Audit on behalf of our client, Atlas GP Ltd., to accompany a planning application to An Bord Pleanála for a proposed Strategic Housing Development at Avid Technology International, Carmanhall Road, Sandyford Industrial Estate, Dublin 18.

The purpose of this document is to establish the existing level of services and facilities that are available within an accessible range of the subject site and the surrounding area, taking into consideration their capacity to accommodate the proposed development. This report contains an audit of the existing and proposed social infrastructure in the area relating to:

- Education Facilities;
- Childcare Facilities;
- Healthcare Facilities;
- Sport and Recreation Facilities;
- Religious Facilities;
- Community Facilities; and
- Retail Facilities

These facilities are assessed to support the proposed development of the subject lands for residential development which also includes the provision of a childcare facility to serve the needs of future occupants of the proposed development. This assessment will demonstrate that there is sufficient community provision within the area, thus the development of the subject lands will not result in a negative impact on community related activities.

## 2.0 Site Location and Description

The application site is comprised of approximately 1.03 hectares (2.545 acres) and is located on the south-western corner of the intersection of Carmanhall Road and Blackthorn Road. The site was previously occupied by a double storey office building and associated carpark (recently demolished). Carmanhall Road abuts the site's northern boundary and Blackthorn Road abuts the site's eastern boundary. The site immediately south of the subject site is occupied by a four-storey office building and the site immediately west is occupied by a double storey office building. Vehicular access is provided in the north-western corner of the site via a crossover to Carmanhall Road. The site slopes from south to north towards Carmanhall Road.

The site has a prominent location at the T-Junction of Burton Hall Road and Blackthorn Road. It is located within the Sandyford Industrial Estate which is located just off the M50, accessible from Junctions 13 and 14. The site is well serviced by public transport. It is located approximately 350 metres to the south-west of the Sandyford Luas stop which is located on Blackthorn Avenue and Bus Route Nos. 11, 47, 75, 114 and 116 all operate via Blackthorn Road.



Figure 1.0 The existing site is unoccupied at present.





Figure 2.0 Alternate view, looking south, of the existing unoccupied site.

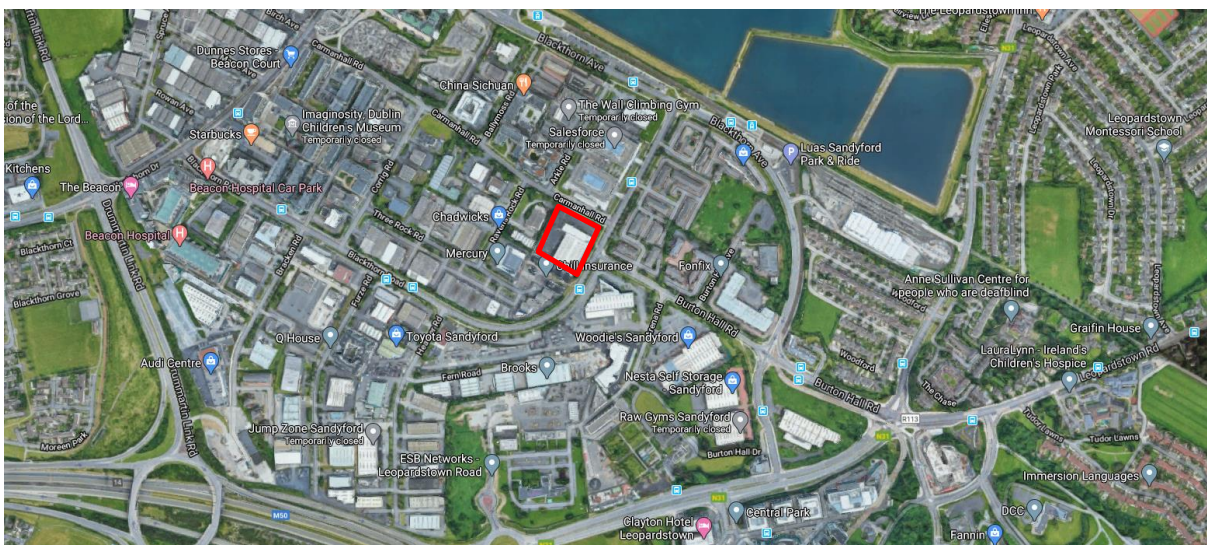


Figure 3.0 Aerial view, showing immediate locational context of the subject site (red outline).

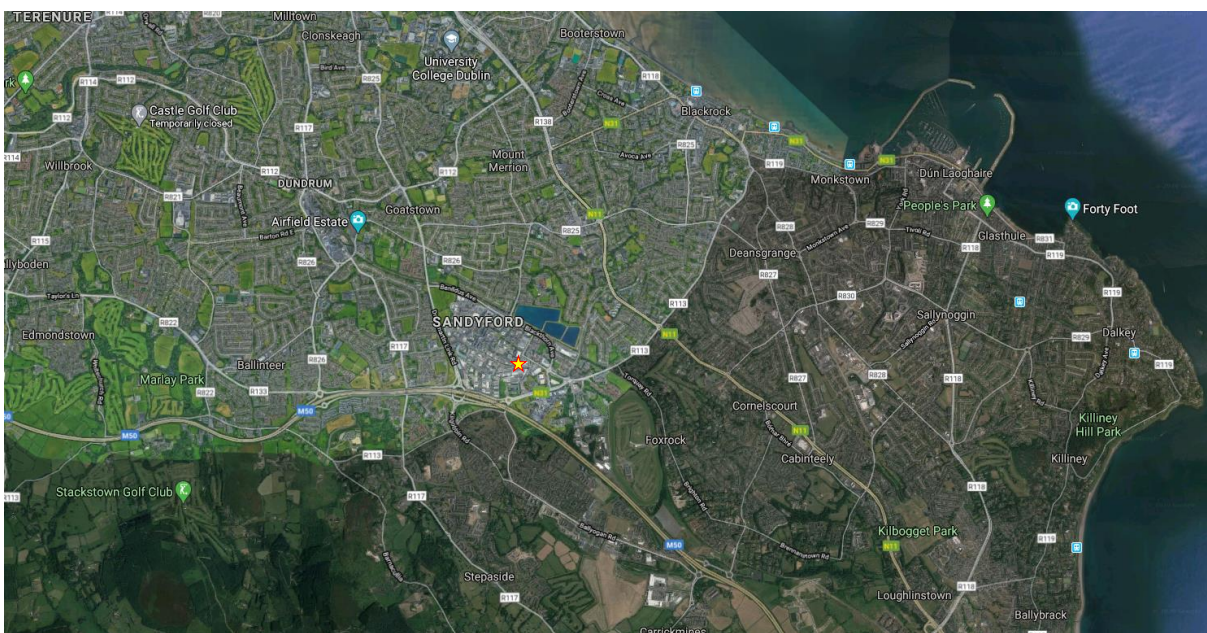


Figure 4.0 Aerial view, showing wider locational context of the subject site (red star).

### 3.0 Proposed Development

The proposed development comprises the construction of a 'build-to-rent' scheme, accommodating a total of 428 no. residential apartments, in a six to seventeen storey apartment building with maximum height provided within the north-east of the site at furthest proximity from adjoining sites. The proposed scheme has a housing density of 416 dwellings per Ha, a plot ratio of 3.96 and a site coverage of 56% at ground floor level. These figures are calculated based on the application site area of 1.03 hectares. More specifically, the 'build-to-rent' housing development will comprise the following mix of units:

- Studio Apartment 41 No. Units
- One-Bedroom Apartment 285 No. Units
- Two-Bedroom Apartment 94 No. Units
- Three-Bedroom Apartment 8 No. Units

413 no. apartments will have associated private open space in the form of a terrace or balcony whilst the remaining 15 no. apartments with no direct access to private amenity space will have access to a shared private roof terrace (142sq.m) at ninth floor level directly accessible via their core. All apartments will include a kitchen/dining/living area, bathroom and storage area and will have access to 2,600sq.m of external communal amenity space, spread over a first-floor level courtyard and roof terraces at sixth, eighth and ninth floor levels, a 142sq.m resident's childcare facility, 392sq.m of resident's amenities and 697sq.m of resident's amenities/community infrastructure. The breakdown of internal amenity spaces is presented on the below table.

Internal Amenity Space	Sq.m	Clarification of Use
Concierge & Meeting Rooms	159sq.m	For use by Residents only
Meeting/Games Room	66sq.m	For use by Residents only
Office Space (Co-Working)	167sq.m	For use by Residents only
Childcare Facility	142sq.m	For use by Residents only
Café/Lounge	278sq.m	For use by Residents (with Local Community Access provided on Weekly/Sessional Basis)
Cinema	105sq.m	For use by Residents and Local Community
Gym	214sq.m	For use by Residents and Local Community
Yoga Studio	77sq.m	For use by Residents and Local Community
Laundry Room	22sq.m	For use by Residents and Local Community

Figure 5.0 Table presenting breakdown of internal communal amenities on site.

As per the above table, the scheme will accommodate a concierge & meeting rooms, a meeting/games room, co-working office space, a childcare facility, a café/lounge, cinema, gym, yoga studio and laundry room. The extent of facilities provided will allow residents a range of on-site facilities with such a strong variety of uses considered particularly important in light of the current Covid 19 climate. In addition to the amenities provided on site, it is also worth noting that the subject development is in close proximity to the Dundrum Shopping Centre which also features a variety of amenities and services. With regards to vehicular parking, the proposed development is to be served by a ground level carpark, accessible via a new entrance off Carmanhall Road, providing a total of 145 no. spaces (including 44 no. electric-charging, 2 no. club/share and 8 no. mobility impaired user parking spaces). The development will be served by 752 no. bicycle parking spaces at basement floor level with 22 no. cycle parking spaces provided within public realm areas.

The adjoining public realm is also to be improved to provide for an upgraded pedestrian footpath, an increased quantum of landscaping and street-planting, the provision of new cycling infrastructure, the provision of new street furniture comprising bins, benches and cycle parking spaces and the upgrading of the existing Carmanhall Road / Blackthorn Road junction through provision of a new uncontrolled pedestrian crossing. A pocket park has been incorporated into the design of the principal entrance to the scheme, off Carmanhall Road, to provide a strong transitional area between the private and public areas of communal amenity. It is noted that pocket parks are highly successful in urbanized areas, such as Sandyford Industrial Estate, and present a viable option for the provision of public spaces without large-scale redevelopment. Such spaces provided greenery, a place to sit outdoors and, as illustrated in the enclosed documentation, can work well when associated with a café space.



## 4.0 Relevant Planning Policy Context

### 4.1 Dún Laoghaire-Rathdown County Development Plan 2016-2022

Chapter 7 'Community Strategy' of the Dún laoghaire-Rathdown County Development Plan 2016-2022 is concerned with community development. The following wording represents the vision of the Planning Authority in this regard:

*'To promote social inclusion and enhanced 'quality of life' through integrating the continued sustainable growth and planning of Dún Laoghaire-Rathdown with its social and community development by ensuring the retention, provision and maintenance of well considered and appropriate levels of social, community and cultural infrastructure readily accessible to all citizens of, and visitors to, the County.'*

Moreover, we note the following Council policies in relation to community, childcare, educational and health infrastructure

**Policy 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.*

**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 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*

**Policy 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.*

**Policy 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.*

In accordance with the Development Plan Policies outlined above, the proposed development includes the provision of an appropriately sized childcare facility as indicated on the accompanying drawings prepared by Burke-Kennedy Doyle Architects. Notwithstanding this provision, this report will provide details with regards to the availability of external childcare services within both the immediate and wider area surrounding the subject site.

Having regard to Council policy in relation to educational and healthcare facilities subject site, as will be demonstrated in this report, is situated in close proximity to a significant number of primary and secondary schools and a wide variety of both mental and physical health centres so as to ensure appropriate access for all residents within the development to these services.

Further to presentation of childcare, educational and healthcare facilities, this report will present information in regards to the provision of community facilities, inclusive of recreational, sporting and religious centres available for existing and future residents of the immediate and wider area.

## 5.0 Noted Population Demographics

### 5.1 Existing Population

The proposed development site is located within the Dundrum-Balally Electoral District, which was stated to have a population of 8,035 No. persons at the time of the 2016 Census. This area appears to be growing faster than the county average, with a c. 14% population increase over 5-years compared to the c. 6% increase recorded for Dún Laoghaire-Rathdown

Population Trends – Applicable Electoral District & County						
Level	Name	2006	2011	2016	5-yr	10-yr
ED	Dundrum-Balally [ED ID: 05037]	4,894	7,049	8,035	+ 14%	+ 64%
County	Dún Laoghaire-Rathdown	194,038	206,261	218,018	+ 6%	+ 12%

Figure 6.0 Existing population statistics for the Dundrum-Balally Electoral District and Dún Laoghaire-Rathdown County.

More specifically, the site falls within the Sandyford Business Estate, which comprised 10 No. Small Areas at the time of the 2016 Census. The total population of this area was stated to be 3,589 No. persons, as shown in Table 02.

Sandyford Industrial Estate - Population Statistics (2016 Census)				
Ref No	Small Area ID (CSO 2016)	Total Pop.	Creche Age (0-4 years)	School Age (5-18 years)
1	267078013/01	494	37	37
2	267078013/02	428	33	23
3	267078013/03	476	47	46
4	267078023/267078024/267078025	444	50	43
5	267078022	160	13	11
6	267078012	467	26	22
7	267078011/02	226	21	10
8	267078011/01	315	21	18
9	267078011/03	250	18	35
10	267078021	329	15	41
<b>Total</b>		<b>3,589</b>	<b>281</b>	<b>288</b>

Figure 7.0 Existing population statistics for the 10 no. small areas which form Sandyford Business Estate.

The creche going age population of the Sandyford Business Estate (comprising persons aged 0-4 years) was 281 No. persons at the time of the 2016 Census, or 7.8% of the total population of the area. The school going age population of the Sandyford Business Estate (comprising persons aged 5-18 years) was 288 No. persons at the time of the 2016 Census, or 8% of the total population of the area.

Breakdown of 0-18 Year Age Cohort for Dún Laoghaire-Rathdown (2016 CSO)		
Age Group	2016 Population	% of Total Cohort
Pre-school children (0-4 years)	13,810 persons	27%
Primary school children (5-12 years)	21,302 persons	42%
Secondary school children (13-18 years)	15,651 persons	31%
All children (0-18 years)	50,763	100%

Figure 8.0 Breakdown of 0-18 Year Age Cohort for the wider Dún Laoghaire-Rathdown County.

### 5.2 Indicative Population for Proposed Development

The total number of units within the proposed development is 428 no. units. Excluding the studio and 1-bed units (total 327 no.) there are a total of 101 no. units considered appropriate for families. Based

on the average family size of 2.75 it can be considered that the two-bedroom and three-bedroom units (total 101 no.) within the proposed development will accommodate 278 no. persons whilst the 327 no. studio and one-bedroom units could potentially accommodate 1-2 people each. As such, the subject development could accommodate a population range of 605 – 932 no. people

<b>Proposed Schedule of Accommodation</b>		
<b>Unit Type</b>	<b>No. of Units Proposed</b>	<b>% of Total Development</b>
Studio	41	9.58%
1-bed	285	66.59%
2-bed	94	21.96%
3-bed	8	1.87
<b>Total Units</b>	<b>428</b>	<b>100%</b>

Figure 9.0 Schedule of accommodation for proposed development.

### 5.3 Creche & School Demand Generated by Proposed Development

The proposed development will comprise 428 No. apartments as indicated in Table 03. Excluding the studio and 1-bedroom units (total - 327 no.) there are a total of 102 no. units considered appropriate for families. According to Census 2016, the average family in the State contains 1.38 children (0-18 years old) and so the proposed development would theoretically accommodate 141 no. children. According to the 2016 Census, approximately 7.8% of the population of Sandyford Industrial Estate was of creche-going age (0-4 years) whilst approximately 8% of the population was of school-going age (5-18). Applying these percentage rate to confirm a 100% figure relative to the 141 no. children within the development would provide a percentage figure of 49.4% for creche going children and 50.6% for school going children. On this basis, the proposed development would accommodate 70 no. creche-going children (0-4years) and 71 no. school-going children (5-18 years).

Notwithstanding this calculation, as it relates to childcare spaces, it is considered prudent to note that the Guidelines for Planning Authorities on Childcare Facilities (2001) states that Planning Authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings within a new scheme. Again, considering the number of 2+bedroom units (102), it is considered that a total of 27 no. childcare spaces would be sufficient to serve the proposed development.

## 6.0 Review of Existing Social Infrastructure in Sandyford Industrial Estate

### 6.1 Existing Schools Infrastructure and Capacity

#### 6.1.1 Primary Schools

Currently there are 9 no. primary schools serving the subject site on the basis of its location within the Goatstown Stillorgan School Planning Area, as identified by the Department of Education and Skills. These 9 no. schools held a combined enrolment in excess of 3,750 student during the 2017-2018 school year as per Department of Education and Skills (DoES) records.

<b>Recorded Enrolments for Primary Schools in Goatstown Stillorgan School Planning Area</b>		
<b>School Roll No.</b>	<b>School Name</b>	<b>Current Enrolment</b>
19922E	Our Ladys N S	252
19374W	Our Ladys Grove Primary School	455
19904C	Holy Cross N S	266
15284B	Taney N S	447
19319O	St Olafs N S	488
17979A	S N Cnoc Ainbhil (Mt Anville Primary School)	464
168931	S N Naomh Lorcan (St Laurence's BNS)	448
16794G	St Brigids N S	92
14770I	St Raphaelas N S	461
<b>Total</b>		<b>3,373</b>

Figure 10.0 Recorded enrolments for primary schools serving subject site.

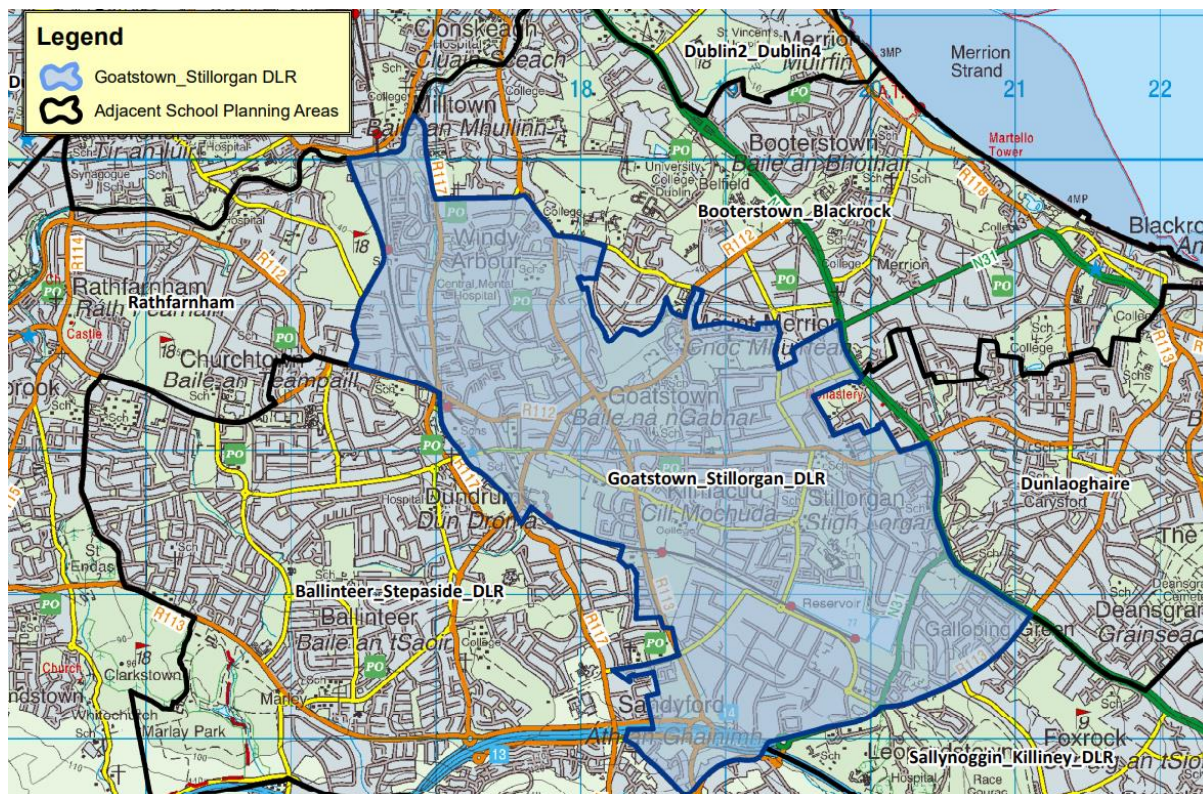


Figure 11.0 Map presenting the Goatstown Stillorgan School Planning Area boundary, we note the location of the subject site (red star).

### 6.1.2 Post Primary Schools

Currently there are 4 no. post-primary schools serving the subject site on the basis of its location within the Goatstown Stillorgan School Planning Area, as identified by the Department of Education and Skills. These 4 no. schools held a combined enrolment in excess of 2,350 student during the 2017-2018 school year as per Department of Education and Skills (DoES) records.

Recorded Enrolments for Post- Primary Schools within Goatstown Stillorgan School Planning Area		
School Roll No.	School Name	Current Enrolment
60140F	Mount Anville Secondary School	675 (Girls)
60261R	St Benildus College	795 (Boys)
60361V	St Raphaela's Secondary School	545 (Girls)
60891E	Jesus And Mary College	327 (Girls)
<b>Total</b>		<b>2,362</b>

Figure 12.0 Recorded enrolments for post-primary schools serving subject site.

#### 6.1.2.1 Enrolment within the Goatstown Stillorgan School Planning Area

##### Historic Trends

Historic enrolment trends for the Goatstown Stillorgan School Planning Area show relatively consistent growth at the primary school level for the most recent 5-year and 10-year intervals. It is noted that similar data is not available for post-primary schools.



Historic 5 & 10-year Enrolment Trends for Primary Schools within Goatstown Stillorgan School Planning Area						
Roll No.	School Name	2009/10	2013/14	2017/18	5yr trend	10yr trend
19922E	Our Ladys N S	85	180	252	+72	+167
19374W	Our Ladys Grove P S	408	432	455	+23	+47
19904C	Holy Cross N S	188	211	266	+55	+78
15284B	Taney N S	446	443	447	+4	+1
19319O	St Olafs N S	415	440	488	+48	+73
17979A	S N Cnoc Ainbhil	418	464	464	0	+46
16893I	S N Naomh Lorcan	432	457	448	-9	+16
16794G	St Brigids N S	90	96	92	-4	+2
17470I	St Raphaelas N S	302	396	461	+65	+159
<b>Total</b>		<b>2,784</b>	<b>3,119</b>	<b>3,373</b>	<b>-</b>	<b>-</b>

Figure 13.0 Recorded historical enrolments for primary schools serving subject site.

**Future Growth Projection**

The Department of Education and Skills prepared a report titled ‘Projections of Full-time Enrolment Primary and Second Level, 2017-2035’ on the projections of full-time enrolment in schools across Ireland.

*Primary School Enrolment Projections*

With regards to primary schools, the report predicts that primary school enrolment will reach its peak in 2019 before steadily decreasing between 2020 and 2035 as shown in Figure 14.0 below. The expected decrease is a result of the fall in births experienced since 2009.

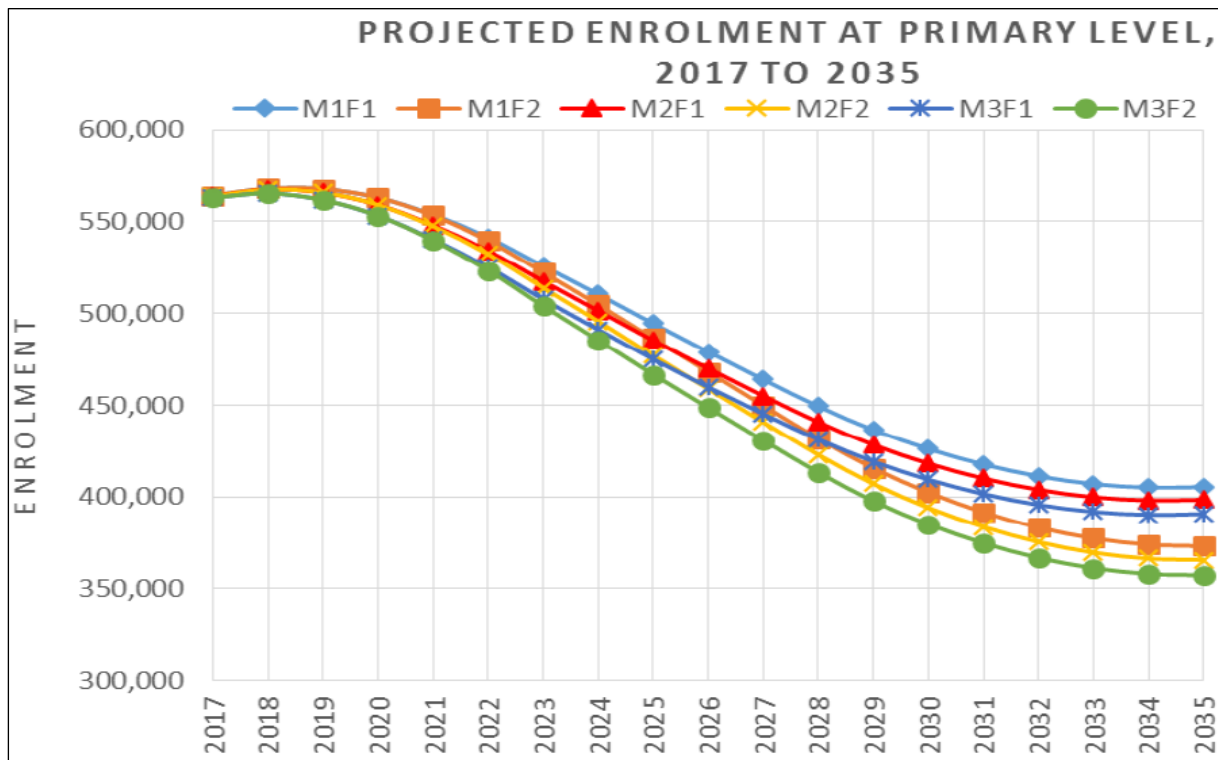


Figure 14.0 Projections show decrease in primary school enrolment between 2020 and 2035.

Post-Primary School Enrolment Projections

With regards to secondary schools, the report predicts that post primary school enrolment will reach its peak in 2025 before decreasing between 2025 and 2035 as shown in Figure 15.0 below. The predicted increase in post primary students is due to better retention of students. The expected decrease is a result of the fall in births experienced since 2009.

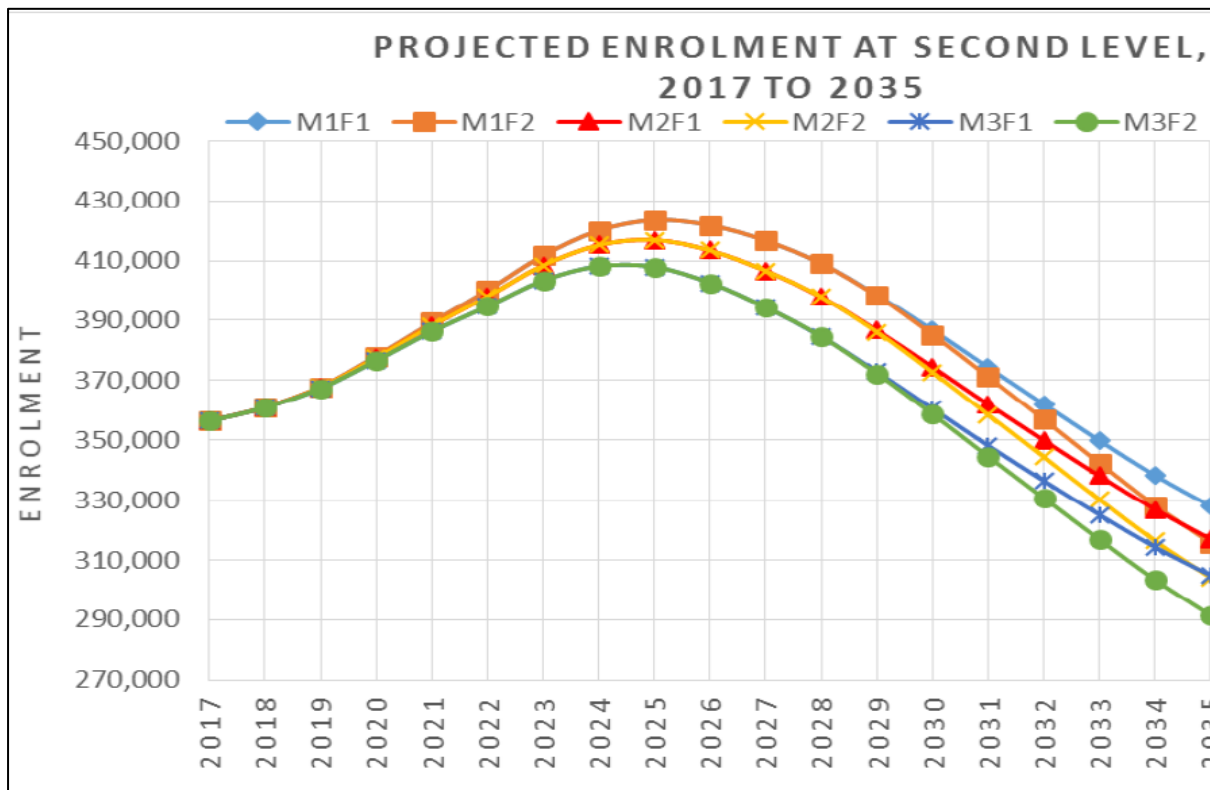


Figure 15.0 Projections show decrease in post primary school enrolment between 2025 and 2035.

6.1.3 Planned School Provision

The Department of Education and Skills announced in April 2018 that more than 40 No. new primary and post-primary schools are to be established throughout the country by 2022. We note that 2 No. new schools are proposed for the Goatstown Stillorgan DLR School Planning Area at this time, however the requirement for new schools will be subject to on-going review by the DoES.

New Schools to Be Established 2018-2022 in Vicinity of Goatstown Stillorgan			
Type	School Planning Area	Size	Year to Open
Primary	Goatstown Stillorgan DLR	16 classrooms	2019
Primary	D6 Clonskeagh & D6W (Regional Solution)	16 classrooms	2019
Primary	Sallynoggin Killiney DLR/North	8 classrooms	2021
Primary	Sallynoggin Killiney DLR/Cherrywood	16 classrooms	2022
Post-Primary	Goatstown Stillorgan DLR	800 pupils	2020
Post-Primary	D6 Clonskeagh & D6W (Regional Solution)	1,000 pupils	2020
Post-Primary	Boosterstown Blackrock & Dun Laoghaire (Regional Solution)	1,000 pupils	2021
Post-Primary	Sallynoggin Killiney DLR/Cherrywood	600 pupils	2021

Figure 16.0 Table presenting planned schools in vicinity of Goatstown Stillorgan DLR School Planning Area.



Further to the above, it is noted that, as per Section 4.2.1 Sustainable Communities and Neighbourhood Infrastructure' of the Draft Dún Laoghaire-Rathdown Development Plan 2022-2028, that a number of sites have been designated to accommodate future school sites across the County jurisdiction.

As illustrated on Mapsheet No. 6 of the Plan, 2 no. sites are shown with the provision of Objective 'ED', Proposed Education Site, within the boundary of Sandyford Industrial Estate with another site located to the immediate south of Sandyford Industrial Estate. A further 2 no. sites, also designated Objective ED, located within 1.75km of the subject site

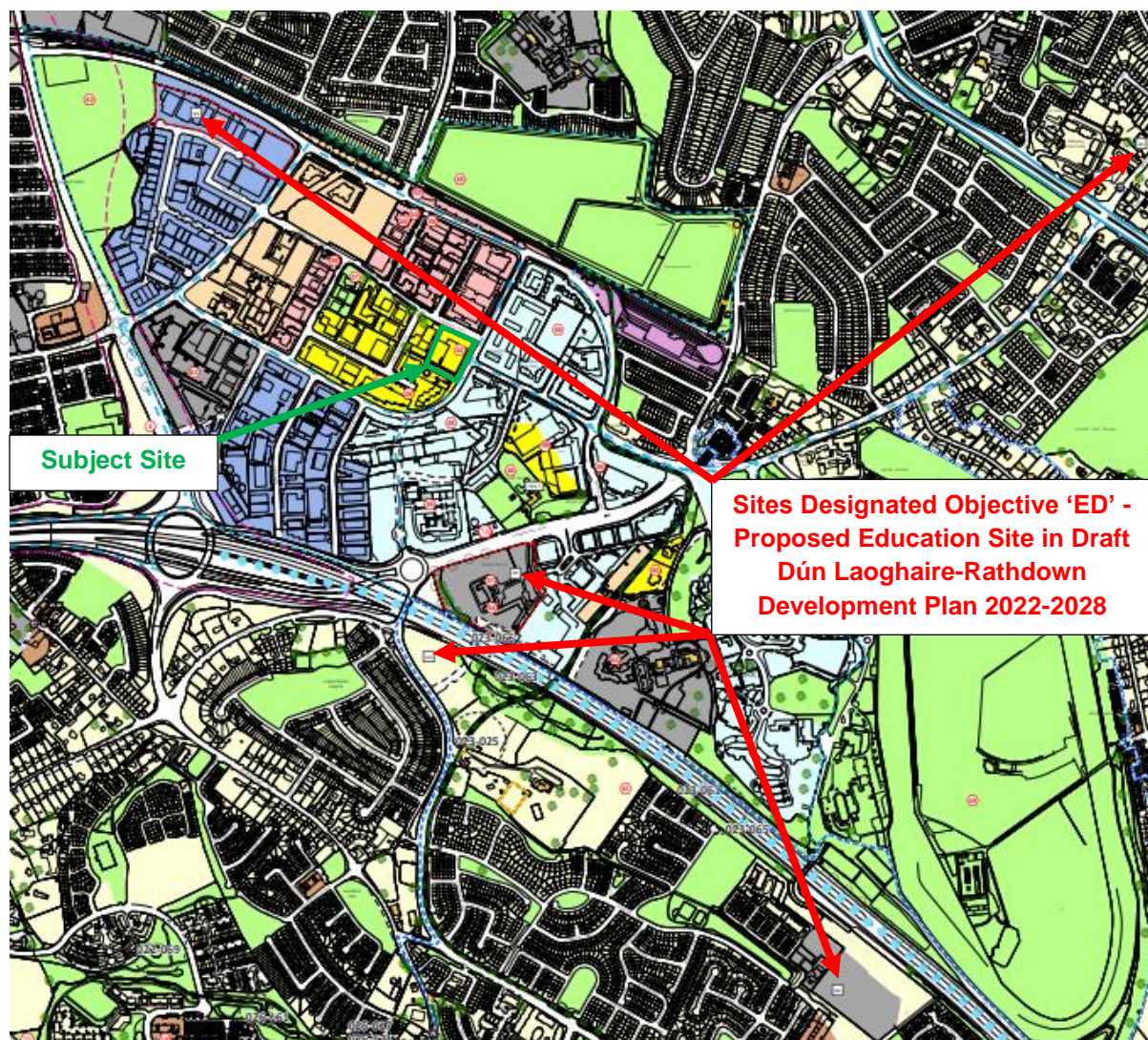


Figure 17.0 Extract from Mapsheet No. 6 of the Draft Dún Laoghaire-Rathdown Development Plan 2022-2028 showing the designation of 5 no. sites, as identified, within distances ranging between 775m and 1.75km from the subject site, as identified.

#### 6.1.4 Conclusion – School Infrastructure

Based on the perceived school-going numbers that will be generated, it is considered reasonable to assume that the school-going population from the proposed development can be accommodated within the existing school and planned/permitted school infrastructure in the surrounding vicinity, particularly as the lifecycle of more established residential areas in proximity to the subject lands move beyond the school going age. In light of the above, it is anticipated that the capacity of primary and secondary schools which serve the Goatstown Stillorgan School Planning Area and the surrounding areas will increase further in the near future. This will in turn further improve availability of school places for residents of the subject development and the surrounding areas more broadly.



## 6.2 Childcare Facilities

According to TUSLA's Early Years' Service record for County Dublin, there are currently 17 no. childcare facilities operating in the wider Sandyford area, within 3.5km of the subject site. In this regard we note the table and aerial image presented in Figures 18.0-19.0, below and overleaf, which together confirm the names, location, services offered and distances between these existing facilities and the subject site.

It is noted that, cumulatively, these facilities provide in excess of 1,400 childcare spaces.

<b>Childcare Facilities located within 3.5km of the Subject Site</b>			
<b>Childcare Facility</b>	<b>Area</b>	<b>Services</b>	<b>Approximate Distance from Subject Site</b>
The Park Academy	Dublin 18	Full Day	<b>850 metres</b>
Giraffe Childcare	Dublin 18	Full Day / Part Time	<b>1 kilometre</b>
HandPrints Montessori Pre School	Dublin 16	Part Time / Sessional	<b>1.4 kilometres</b>
Lakelands Childcare	Stillorgan	Full Day	<b>1.7 kilometres</b>
Star Tots Creche	Stillorgan	Full Day / Part Time / Sessional	<b>1.8 kilometres</b>
Bright Minds Childcare and Montessori	Dublin 16	Full Day	<b>1.9 kilometres</b>
Narnia Nursery School	Dublin 14	Full Day / Part Time	<b>2 kilometres</b>
Willow House Childcare Newtownpark	Blackrock	Full Day	<b>2 kilometres</b>
Beechwood Childcare	Dublin 18	Full Day	<b>2 kilometres</b>
Kid's Biz	Dublin 18	Full Day / Part Time / Sessional	<b>2.2 kilometres</b>
Roola Boola Creche & Montessori	Dublin 18	Full Day	<b>2.2 kilometres</b>
Carewell Day Nursery & Montessori	Dublin 16	Part Time / Sessional	<b>2.5 kilometres</b>
Narnia Nursery School (& Aslan's Afterschool)	Dublin 16	Full Day / Part Time / Sessional	<b>2.9 kilometres</b>
Puddleducks Creche & Montessori	Dublin 18	Full Day / Part time	<b>3.3 kilometres</b>
Coco's Childcare	Blackrock	Full Day	<b>3.3 kilometres</b>
Once Upon a Time (Dundrum)	Dublin 16	Full Day / Part Time Sessional	<b>3.4 kilometres</b>
Dimples Creche & Preschool	Dublin 18	Full Day / Sessional	<b>3.5 kilometres</b>

Figure 18.0 List of childcare facilities in the operating in the wider Sandyford area.

It is noted that the above list does not include creche facilities extending to a total of 730sq.m, thus capable of accommodating an additional 182-243 no. children, as approved by An Bord Pleanála under Straetgic Housing Development Ref. Nos. 304405 and 305940 within 500 metres of the subject site in Sandyford Industrial Estate.

It is considered that the provision of a 142sq.m childcare facility, which is capable of accommodating 27 no. children, is appropriate given the extensive availability of childcare facilities, both existing and incoming, within the immediate and wider area. This facility, and its associated provision of 27 no. childcare spaces, is also considered appropriate having regard to the standards presented within the Guidelines for Planning Authorities on Childcare Facilities (2001) as referenced in Section 5.3 'Creche & School Demand Generated by Proposed Development' of this report.



Figure 19.0 Aerial image showing location of subject site (white star) in the context of childcare facilities (yellow stars) located within 3.5km.

### 6.3 Healthcare Facilities

There is a significant concentration of healthcare services within Sandyford Industrial Estate in close proximity to the subject site. There are 3 no. facilities dedicated to mental health services within 850 metres of the subject site whilst physical health services available within 900 metres of the site include dental, general practitioner (GP), specialist, chronic health, physiotherapy, minor surgical and health screening services with a fully serviced hospital and associated emergency department also included in this distance. Supplementary health services including the provision of vaccinations and midwifery assistance are also available within easy walking distance of the site.

It is thus considered that Sandyford Industrial Estate is well served by medical and healthcare facilities which will benefit the residents of the proposed development.

Healthcare Facilities Located within Close Proximity to Subject Site		
Healthcare Facility	Services	Approximate Distance from Subject Site
Sandyford Dental Centric Health	Dental	400 metres
Bloom Health	Midwifery Services	350 metres
Sandyford Wellness Centre	Mental Health Service	500 metres
Sandyford Healthcare	GP, Specialist, Dental, & Physiotherapy Services	450 metres
Spectrum Mental Health	Mental Health Service	700 metres
Sandyford Medical and Dental, Centric Health	GP, Chronic, Minor Surgical, Health Screening, Vaccinations & Mental Health Services	750 metres
Dean Clinic Sandyford	Mental Health Service	850 metres
Beacon Hospital	Full Hospital & Emergency Services	900 metres
Medix Clinic	General Health & Minor Surgical Services	900 metres

Figure 20.0 List of healthcare facilities operating in Sandyford Industrial Estate.



Figure 21.0 Aerial image showing location of subject site (red outline) in the context of existing healthcare facilities located within Sandyford Industrial Estate, as identified.

### 6.4 Recreation & Sport

This part of the Audit assesses the range and location of existing recreational and sports facilities that are within a convenient distance of the subject lands, it is considered that a distance of up to 3.5km (15-minute cycling distance) is considered reasonable in the context of regular attendance of such facilities. There are a wide range of sport and recreational facilities and clubs within the aforementioned distance of the subject site as presented in the below table, whilst 2 no. more specialised facilities within 5km of the site are also noted.

Recreation and Sports Facilities Located within Close Proximity to Subject Site			
No.	Recreation / Sport Facility	Services	Approximate Distance from Subject Site
1	The Wall Climbing Gym	Bouldering & Rock Climbing	240 metres
2	Janz Gymnastics Club	Gymnastics	400 metres
3	Gracie Barra Sandyford	Brazilian Jiu-Jitsu	450 metres
4	Headon Boxing Academy	Boxing	600 metres
5	Jump Zone Sandyford	Trampolining & Dodgeball	650 metres
6	Trojan Gymnastic Club	Gymnastics	950 metres
7	Naomh Olaf GAA Club	GAA & Hurling & Badminton	1.1 kilometres
8	Public Basketball Court	Basketball	1.3 kilometres
9	Genesis Hockey Club	Lady's Hockey	1.3 kilometres
10	St Mary's Boys Football Club	Schoolboy's Football	1.6 kilometres
11	Leopardstown Tennis Club	Tennis	1.6 kilometres
12	Ballally Celtic Football Club	Schoolboy's Football	1.8 kilometres
13	Angels Boxing Club	Boxing	2.1 kilometres
14	Stillorgan Rugby Football Club	Rugby	2.1 kilometres
15	Kilmacud Crokes GAA Club	GAA, Hurling & Camogie	2.1 kilometres
16	Foxrock Golf Club	Golf	2.1 kilometres
17	Total Kickboxing	Kickboxing	2.7 kilometres
18	LC Tennis	Tennis	3.3 kilometres
19	Ballyogan Celtic Football Club	Men's Football	3.5 kilometres
20	Astra Handball Club	Handball	4 kilometres
21	The Paddocks Riding Centre	Horseryiding	4.9 kilometres

Figure 22.0 List of recreational/sporting facilities operating within 3.5-5km of the subject site. It is noted that this is not an exhaustive list and does not include general public open spaces such as parks/playgrounds or gym facilities.



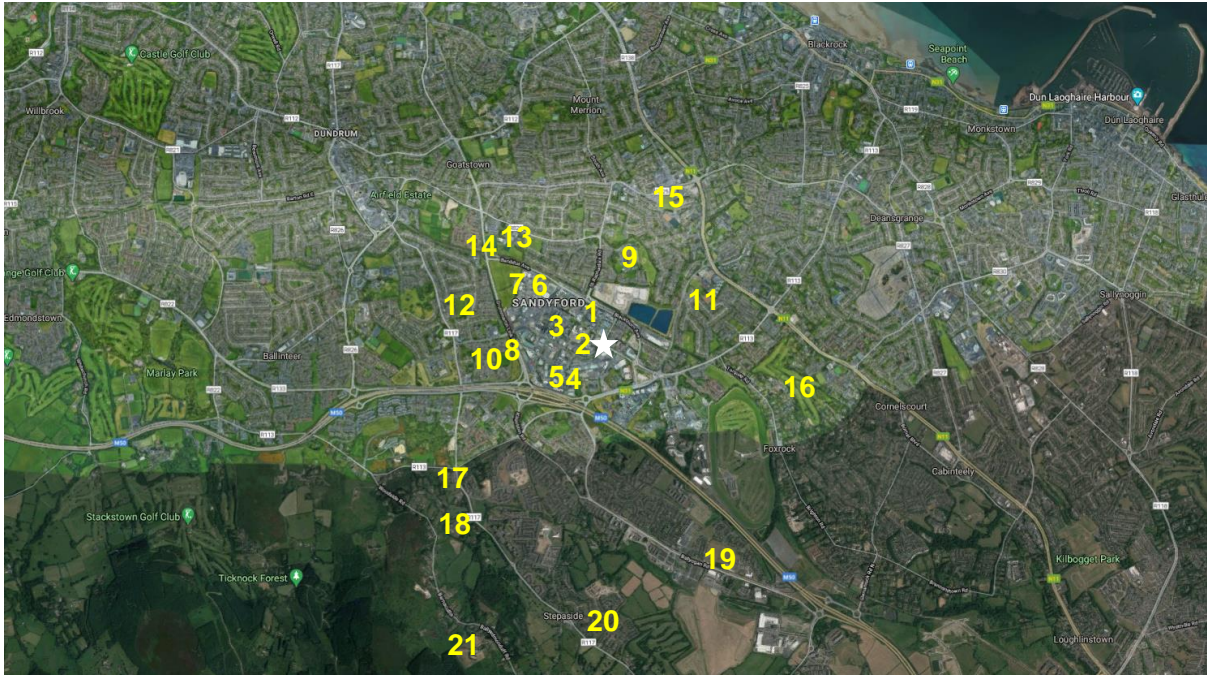


Figure 23.0 Aerial image showing location of subject site (white star) in the context of existing recreational/sporting facilities located within Sandyford Industrial Estate, as identified.

### 6.5 Religious Centres

There are several religious centres in the immediate area which are principally of Christian denomination. For ease of reference we have noted, both in the below aerial image and table, the distance between the subject site and centres offering services for both Christian and all other major religious denominations in wider Dublin. Having regard to the scale of the proposal, and the influx of new population into the area, the existing facilities prove to be sufficient and meet the needs of the proposed development.

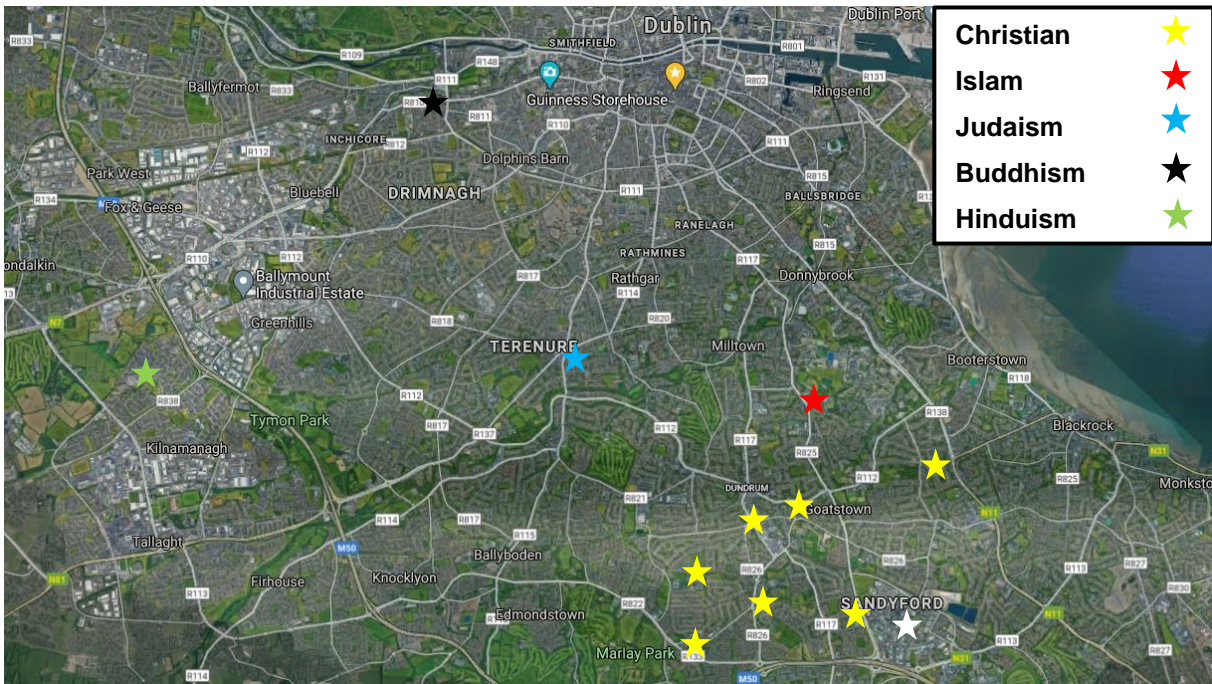


Figure 24.0 Aerial image of wider Dublin showing location of subject site (white star) in the context of religious centres offering services to various denominations, as identified.



Religious Centres Located within Close Proximity to Subject Site		
Religious Centre	Services	Approximate Distance from Subject Site
Church of the Ascension of The Lord	Catholic Christian services	1.8 kilometres
St. Laurence O’Toole	Catholic Christian services	1.6 kilometres
St Brigid’s Church	Protestant Christian services	2.1 kilometres
Wesley College	Methodist Christian services	3.1 kilometres
Holy Cross Church	Catholic Christian services	3.2 kilometres
Christ Church Taney	Protestant Christian services	3.2 kilometres
St. Attracta’s Oratory	Catholic Christian services	4 kilometres
Church of St John The Evangelist	Catholic Christian services	3.9 kilometres
Islamic Cultural Centre of Ireland	Islamic services	4.1 kilometres
Chabad Lubavitch of Ireland	Judaism services	7.1 kilometres
Tibetan Buddhist Meditation Centre, Kagyu Samye Dzong Dublin	Buddhism services	11.9 kilometres
Ireland Vinayaka Temple	Hinduism services	13.8 kilometres

Figure 25.0 List of religious centres serving the immediate area and wider Dublin.

### 6.6 Community Facilities

This assessment identifies and examines the different community-based facilities in the area and the type of services they offer. There are 4 community facilities in the area. These are identified below;

Community Centres Located within Close Proximity to Subject Site		
Community Centre	Services	Approximate Distance from Subject Site
Sandyford Men’s Shed	Activities for Adult/Retired Men including Gardening, Woodwork,	250 metres
137th Ballaly Scouts	Youth (5-18) and Young Adult (18-25) Activities with Leadership/Guidance Roles for Adults and Retired People	1.4 kilometres
Kilcross Resource Centre	Classes for Chairobics, Computers, Cooking, Creative Writing, Healthy Eating, Irish and Knitting The centre also hosts a Ladies Club and Youth Group which both meet weekly	2.5 kilometres
Sandyford Community Centre	Classes for Card Games, Dance, Exercise, Language, Music and Dog Training The centre also hosts a number of Christian Groups who meet week	2.8 kilometres

Figure 26.0 List of community centres serving the immediate area and wider Dublin.



Figure 27.0 Aerial image showing location of subject site (red outline) in the context of existing community facilities located within Sandyford Industrial Estate, as identified.

### 6.7 Retail Provision

This section of the report will assess the number and location of retail provision within proximity of the subject lands. These facilities provide an important function in the overall quality of life for the future residents of the proposed development and it is noted that retail provision in the immediate area includes a major shopping centre, a district centre and 4 no. neighbourhood centres as detailed below:

Retail Centres Located within Close Proximity to Subject Site		
Centre Type	Name of Centre	Approximate Distance from Subject Site
Neighbourhood Centre	Balally Shopping Centre	1.2 kilometres
Neighbourhood Centre	Lakelands Road	1.7 kilometres
Neighbourhood Centre	Sandyford Village	2.2 kilometres
District Centre	Stillorgan Village	2.3 kilometres
Major Town Centre	Dundrum Shopping Centre	3.2 kilometres
Neighbourhood Centre	Brewery Road	3.2 kilometres

Figure 28.0 List of retail centres serving the immediate area.



Figure 29.0 Aerial image showing location of subject site (red outline) in the context of local retail centres (as identified).

#### Neighbourhood Centre

The function of neighbourhood centres is to provide a range of convenient and easily accessible retail outlets and services to meet the day-to-day shopping needs of the local community, within walking distance for the local catchment population. The subject site is within easy walking distance (c. 15min) of the nearest neighbourhood centre at Balally Road, whilst all neighbourhood centres in the below table provide cycle and vehicular parking facilities.

#### District Centre

District centres such as Stillorgan, which is noted to be undergoing redevelopment works, are characterised by medium or large food-store anchors together with a range of comparison shopping. The subject site is within easy cycling distance (c. 7min) of the nearest district centre in Stillorgan Village, with this facility providing an extensive range of comparison shopping.



## Major Town Centre

Major town centres provide a full range of all types of retail services from newsagents to specialist shops and boutiques, department stores, foodstores of all types and a high level of mixed uses including arts and culture to create a vibrant shopping place. The subject site is within easy cycling distance (c. 12min) of the nearest major town centre at Dundrum Shopping Centre, with this facility representing one of Ireland's most successful and high performing retail centres.

## **7.0 Conclusion**

Hughes Planning and Development Consultants have prepared this Audit on Community and Social Infrastructure on behalf of our client, Atlas GP Ltd., to accompany a planning application to An Bord Pleanála for a proposed Strategic Housing Development at Avid Technology International, Carmanhall Road, Sandyford Industrial Estate, Dublin 18. The subject proposal is to be situated on a site in Sandyford Industrial Estate, whereby permission has previously been granted for the construction of an 817-no. bedspace student accommodation development. The proposed development to which this application relates proposes the construction of 428 no. dwellings on a site of approximately 1.03 hectares in size.

This Audit has found that there is a suitable quantity and available capacity of existing childcare (17), primary educational (9) and post-primary educational (4) facilities in the surrounding area to cater for the needs of the future residents of the scheme. It is considered that the provision of a 142sq.m childcare facility, which is capable of accommodating 27 no. children, is appropriate given the extensive availability of childcare facilities, both existing and incoming, within the immediate and wider area. With regards to educational facilities, we were able to establish primary and post-primary school numbers in the area and having regard to the foregoing, it is considered that the likely demand for school places resulting from the proposed development can be adequately absorbed by the existing and future school places in the Goatstown Stillorgan School Planning Area of which the application site is located within.

This Audit has also identified the availability of healthcare facilities within the immediate area, and notes 9 no. facilities offering a range of both physical and mental healthcare support within 900 metres of the subject site. As presented in this report, it is evident that there is a wide-ranging number and variety of health care facilities in the area with capacity to serve the new residential population of the subject proposal. Religious, community and sports/recreational facilities are all well represented within both the immediate and wider area to ensure that new residents will have appropriate access to a wide range of social infrastructure which will ensure a high quality of life for new residents and lead to greater community growth in this mature area. Lastly, it is noted that future residents of the proposed scheme will have access to a range of existing retail centres within both easy walking and cycling distance of the subject site thus allowing ease of access to both essential and non-essential items. It is considered that such access reinforces the high quality of life which the future residents of the proposed development will benefit from.

In identifying the array of existing social infrastructure to which new residents will benefit from, it is considered prudent to note that the subject proposal will provide resident's facilities including a creche concierge/meeting rooms, office/co-working space, meeting/games room and facilities for use by residents and the immediate community including a cinema, gym, yoga studio, laundry and café/lounge, whilst also providing improvements to the immediate public realm. It is thus considered that the area of Sandyford provides a wide-ranging array of social infrastructure to which the proposed development will both benefit, support and enrich through the accommodation of additional residential units and the provision of new community facilities and improved public realm.



Kevin Hughes MIPI MRTPI  
Director for HPDC Ltd.