

# Social Infrastructure Audit

Proposed Strategic Housing Development, 'Kenelm', Deer Park, Howth, Co. Dublin

May 2021



Prepared on behalf of  
**GLL PRS Holdco Limited**

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# 1 Introduction

This Social Infrastructure Audit (SIA) has been prepared by McCutcheon Halley Chartered Planning Consultants (MH Planning) on behalf of GLL PRS Holdco Limited.

The proposed development will comprise 162 no. units in 3no. blocks comprising:

- 29 no. 1-bedroom units;
- 104 no. 2-bedroom units; and
- 29 no. 3-bedroom units.

Assuming that all 1-beds will accommodate 2 people and applying the national average of 2.75 persons to the remainder of the units, the anticipated population is approx. 424.

The purpose of the report is to provide an audit of the existing social infrastructure serving the local area, to identify any deficits and to make recommendations.

This report provides information on the key demographics in the catchment area and establishes the existing provision of;

- Public Transport
- Childcare;
- Education;
- Health;
- Social & Community Services;
- Sports & Recreation; and
- Retail.

## 2 Site Context

The proposed development site is located to the south of Howth Road, opposite the former Techrete site and marking the entrance to Howth on the approach from west, see **Figure 1**.

A stone wall associated with the Howth Castle Demesne encloses the site on its northern and eastern boundary. A low hedgerow forms the western site boundary and beyond it are residential dwellings on individual plots that form linear ribbon development in a westerly direction along the Howth Road.

Within the wider area the lands to the south are associated with Howth Castle, Deerpark Golf club and the National Transport Museum. The entrance to the demesne lands is provided to the immediate east of the subject site beyond a band of mature trees.

Howth and Sutton Cross offer a wide range of services including *inter alia* retail, medical and educational.

Howth DART station is within walking distance east of the site (5-minute walktime) offering high frequency DART services to Dublin City Centre and as far south as Greystones. Several bus stops are located on the Howth Road with the no. 31a providing frequent services to surrounding suburbs and to Dublin City Centre.

The exceptional character of Howth is recognised through the making of the Howth Special Amenity Area Order that encompasses 547 hectares of land. It includes Ireland's Eye (28 hectares) and the heathland, woods, cliffs, shingle beaches and wooded residential areas of the south-eastern half of the Howth peninsula (519 hectares).

The Order aims to preserve and enhance the character and special features of Howth. It designates a 21-kilometre network of rights-of-way as public footpaths and 35 sites and areas of special natural, historical, architectural, archaeological and geological interest. Neither the trails or sites are within the subject site, however, they do offer significant amenity value for the existing and future residents of Howth.

The subject site is not within the SAAO boundary, part of the Applicant's landholding within the golf course comes within an area defined as 'other areas' within the SAAO.

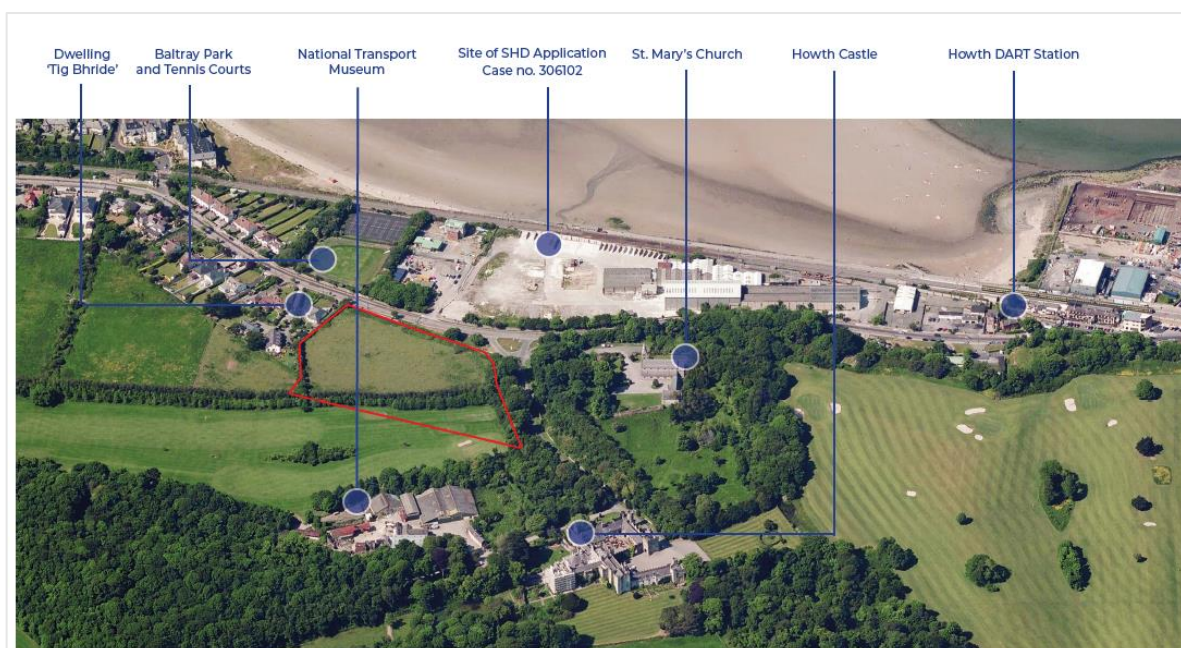


FIGURE 1 SITE CONTEXT

### 3 Methodology

The area is assessed using Central Statistics Office (CSO) data for both electoral divisions (ED's) and small area populations (SAP's). The Electoral Division (ED) of Howth includes all of Howth, Howth Village and the large residential and retail centre area of Sutton/Sutton Cross. The demographics for this area are assessed over 2011 and 2016 to obtain a profile of the area.

A survey of social infrastructure within the Howth ED was undertaken using information sources including Geo FindIt App, a location search service. The identified services were then confirmed by visiting the survey area in November 2019.

All identified services are located within 2kms of the subject site and this is considered a reasonable distance for access by walking, cycling or public transport.

The Zone of Influence (Zoi) adopted for the Social Infrastructure Audit is 2 km. The area covered by this 2 km radius is taken from the centre point of the ED, allowing the SIA to cover the entire ED area. Choosing this 2 km radius allowed sufficient scope to ascertain the provision of services in the Howth area.

### 4 Policy Context

#### 4.1 National Planning Framework

The National Planning Framework (NPF) sets a vision for the planning of Ireland to 2040 which is to be implemented through Regional, County and Local plans. The NPF establishes that 50% of future population growth are to be accommodated within the existing footprint of Dublin and the other 4 cities. It is proposed to develop 199 residential units on a greenfield appropriately zoned site approximately 500m from Howth DART station and the village and this is consistent with the principle of consolidation and compact growth established in the NPF.



National Strategic Outcome 10 seeks to provide access to quality Childcare, Education and Health services. This requires an evidence led planning approach. While there is no guidance on what infrastructure is required to service developments of different sizes, the NPF does provide a hierarchy of settlements and related infrastructure which is included in **Figure 2**.

FIGURE 2 NPF HIERARCHY OF SETTLEMENTS



## 4.2 The Eastern & Midlands Regional Spatial & Economic Strategy

The Regional Spatial and Economic Strategy (RSES) states that social infrastructure plays an important role in developing strong and inclusive communities. It includes the following Regional Policy Objective relating to access to social infrastructure:

RPO 9.18 – Local authorities and relevant agencies shall ensure that new social infrastructure developments are accessible and inclusive for a range of users by adopting a universal design approach and provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives.

Within the Dublin Metropolitan Area Strategic Plan (MASP), section 9.7 highlights that social infrastructure should be easily accessible by walking, cycling and public transport. Shared use and co-location of facilities should be encouraged, in order to align service provision, use land more efficiently and facilitate opportunities for further inclusion and community participation.

## 4.3 Fingal Development Plan (2017-2023)

The Fingal Development Plan includes community infrastructure in its placemaking chapter as a tool to address quality of life in the county. It includes planning objective;

*Objective PM66: Ensure provision of accessible, adequate and diverse community facilities and services in new and established areas to provide for the well-being of residents.*

It is clear from the national, regional and local planning policy cited above that the provision of social infrastructure within communities is of paramount importance to the well-being of that community.

## 5 Area Profile

Population figures from the Central Statistics Office (CSO) Electoral Divisions data was used to create a profile of the area surrounding the site. Howth consists of 1 no. Electoral Division incorporating the full settlement.

Between 2011 and 2016, there was an overall population increase of just 38 or 0.46% within the Howth ED. This is significantly less than the State increase of 3.8% and Fingal's growth of 8%. The very small increase reflects the large area of the ED that is designated under the Howth Special Area Amenity Order (SAAO) and accordingly development is restricted.

Electoral Division	2016	2011	Population Change	Percentage Population Change
Howth	8,294	8,256	38	0.46%

TABLE 1 HOWTH ED POPULATION CHANGE 2011-2016





FIGURE 3 HOWTH ELECTORAL DIVISION BOUNDARY

### 5.1 Small Area Population Statistics

A more detailed profile of the population is obtained using Small Area Population Statistics (SAPs). The Howth ED includes 32 no. small areas.

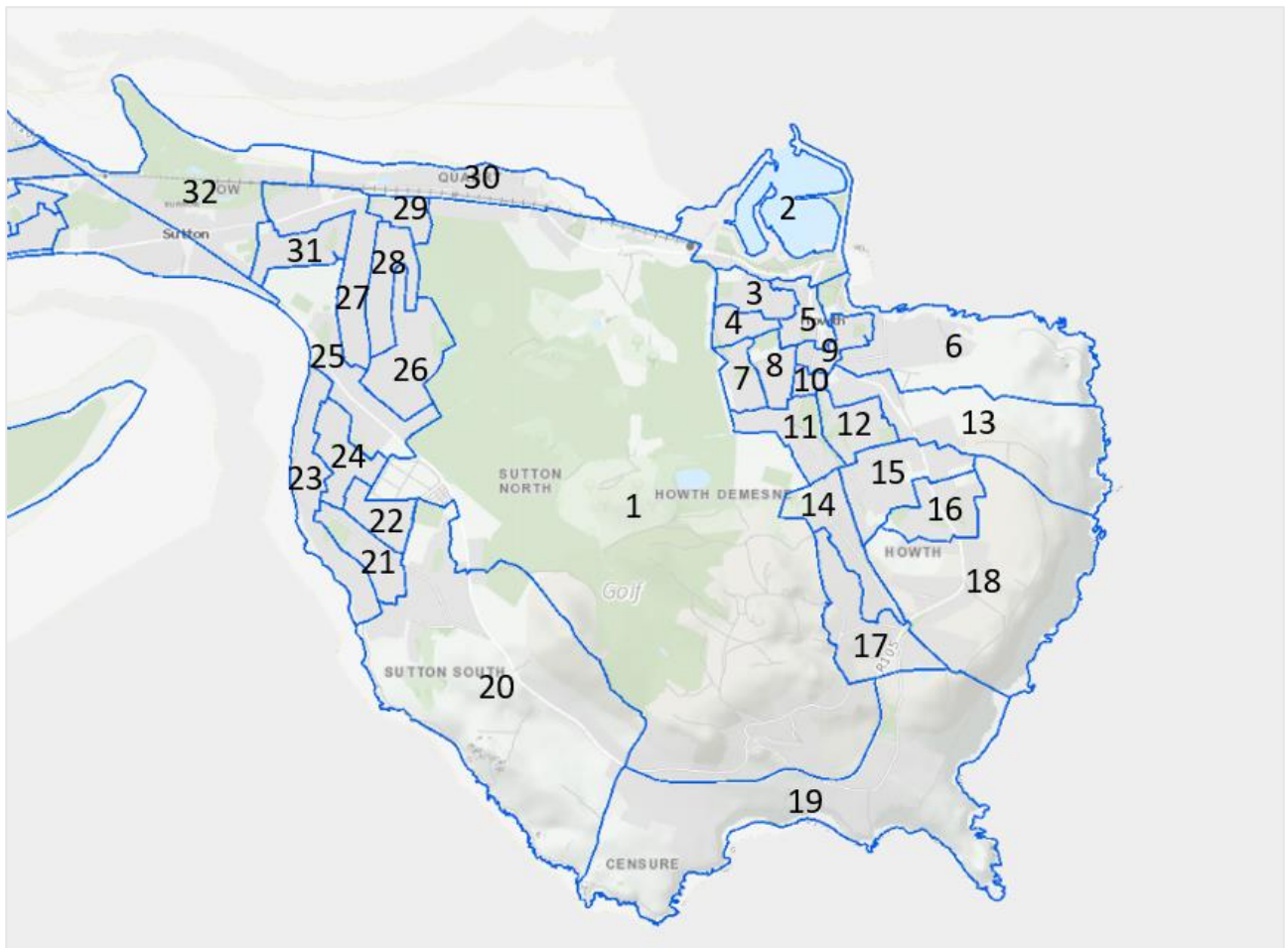


FIGURE 4 SMALL AREAS WITHIN THE HOWTH ED

The population change between 2011 and 2016 for each of the small areas is set out in the **Table** below.

Small Area Ref.	2016	2011	Population Change	Percentage Population Change
1	341	387	-46	-12%
2	241	190	51	26%
3	295	275	20	7%
4	246	266	-20	-7.5%
5	223	190	33	17%
6	176	202	-26	-13%
7	312	316	-4	-1%
8	281	261	20	8%
9	213	207	6	3%
10	140	133	7	5%
11	230	242	-12	-5%
12	200	196	4	2%
13	315	294	21	7%
14	175	180	-5	-3%
15	371	369	2	0.5%
16	270	269	1	0.4%
17	190	216	-26	-12%

Small Area Ref.	2016	2011	Population Change	Percentage Population Change
18	282	295	-13	-4%
19	198	191	7	4%
20	412	402	10	2%
21	295	311	-15	-5%
22	265	292	-27	9%
23	269	269	No change	0%
24	242	214	28	13%
25	258	275	-17	-6%
26	277	280	-3	-1%
27	338	328	-10	-3%
28	196	207	-11	-5%
29	218	217	1	0.4%
30	217	236	-19	-8%
31	270	266	4	1.5%
32	338	280	58	20%
<b>Total</b>	<b>8,294</b>	<b>8,256</b>	<b>38</b>	<b>0.46%</b>

**TABLE 2 SMALL AREA AND POPULATION CHANGE 2011-2016**

The subject site is located in Area 1 which experienced a decline of 12% in the intercensal period. Overall 15 of the 32 small areas experienced population decline and 16 experienced population growth with 1 no. small area unchanged.

Put in context, the population of Fingal County increased by 8% in the same period, with the overall population across the four Dublin Local Authorities increasing by 5.3% and the State's population increasing by 3.8%. Howth is thus significantly below the county, city and national average at just 0.46%.

The average age in the Howth ED is 44.2 and indicates a rapidly ageing population when compared to the Fingal average age of 34.3 and the State's 37.4. This is further substantiated when the old age dependency ratio is examined, Old dependency, stood at 42% for Howth ED compared to 20.4% for the State, and Fingal with the lowest old dependency ratios of all counties at 13.8%.

In contrast, the young age dependency (0-14-year olds) is 29%, this is in line with counties with the lowest young dependency ratios such as Dún Laoghaire-Rathdown (27.9%).

The total housing stock in 2016 was 3,527 and 3,069 are recorded as private households. Within this category 87% are listed as houses /bungalows and 12.5% are apartments/flats.

The percentage of owner-occupied households in the electoral division of Howth is 83.2% and approximately 14% are rented.

25.4% of all families with children in the State are single parent families, within the Howth ED this is 7.5%. This appears to relate to the relative affluence of the Howth area and its unaffordability for young families and single parent families in particular.

The primary mode of transport to access work is the car followed by the DART and then the bus. A similar pattern is evident for school access.

## 6 Existing Services

The baseline survey undertaken identified a significant amount of Social and Community Facilities with the Howth ED area. These facilities were broken down into categories and are outlined below.

### 6.1 Public Transport

The Howth area is well served by public transport with high frequency DART and Dublin Bus services connecting the area with surrounding suburbs, Dublin City Centre and south along the DART line to Greystones.

The first DART service leaves Howth Station at 0600 and operates at regular intervals throughout the day with the final service departing the station at 2355.

The first service to leave Dublin's Connolly Station for Howth departs at 0642 with the final DART service arriving at Howth at 0016. This service operates at regular intervals throughout the day with trains running at 20-minute intervals, in both directions, at peak times.

The Route 31 and Route 31a Dublin Bus service offers high frequency access to and from Howth with buses running at 15-20 intervals at peak times. The bus departs from Talbot Street in Dublin City Centre with routes passing via Shielmartin Road, Howth DART Station and Howth Summit.

A number of bus stops are located close to the subject lands on the R105 Howth Road, with 2 no. stops located c. 150 m from the site.

The National Development Plan includes the DART expansion programme with a completion date of 2027. The plan includes buying additional fleet and measures such as re-signalling, junction and station changes to provide expanded services.

### 6.2 Childcare

A **Childcare Demand Report** accompanies this SHD application under separate cover.

A brief summary of the findings is outlined here. 133 no. of the proposed 162 no. units are capable of accommodating families. The scheme would theoretically generate a demand for 26 no. pre-school childcare spaces based on the conservative assumption that 8.4% of the generated population would all require care in a creche setting.

There are 7 no. existing childcare facilities in the catchment, the Howth ED and together they have a capacity of at least 243 no. spaces. Additionally, there are 2 no. permitted childcare facilities in the catchment at Santa Sabina and the former Techrete site and they will provide a further 89 no. spaces.

In 2016, there were 405 no. children aged between 0-4 within the study area. Children are eligible to participate in the ECCE scheme when they turn 3 years old. The 2016 Census identifies that there were 182 children aged between 3 and 4 years in Howth ED. Assuming all will avail of the scheme and 25% (in line with the QNHS, Q3, 2016 data) of those aged between 1 and 3 years old would require childcare in a creche setting, the demand in the Howth ED is 238 no. childcare spaces.

Applying the same ratio to the age groups as identified in the 2016 Census, 45% or 12 no. children would be in the 3-4 year age category and it is assumed that they would participate in a full time service. Of the remaining

14 no. children in the scheme, 4 no. would require a childcare space. In total, the scheme would generate a demand for 18 no. spaces.

It is estimated that the permitted creches under the SHD schemes in the proximity of the proposed development (Claremont and Seafield) would generate 89 no. pre-school places, and that only 64 no. childcare spaces would be required.

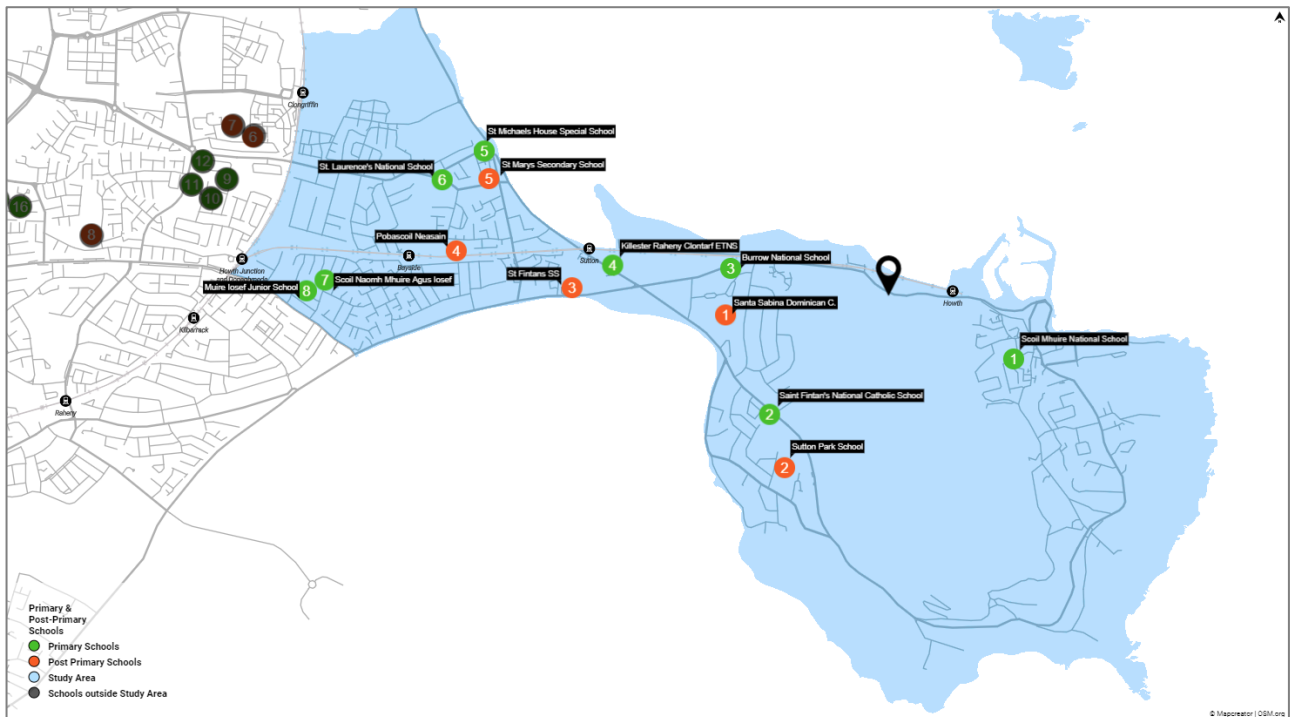
Combined there is a demand for 302 no. childcare spaces in the Howth ED and there are at least 332 no. places provided by the existing and permitted facilities within the Howth ED.

Based on this robust methodology, it is established that the existing and permitted childcare facilities meet the demand arising from the proposed development. Accordingly, there is no requirement for the provision of a childcare facility as part of this development proposal having regard to the existing geographical distribution and capacity of childcare facilities existing and permitted in the catchment.

### 6.3 Education

A **School Demand Assessment Report** has been prepared by MH Planning, and it is submitted under separated cover with this application.

The research undertaken identifies eight primary schools and five post-primary schools located within c. 4.5km distance of the proposed development site, equivalent to 15-minute cycling time or 10-minute drive. The identified primary and post-primary schools within the study area (Baldoyle, Sutton and Howth Electoral Divisions) are illustrated in **Figure 5** below. **Table 2** outlines distance and travel times to the identified schools from the development site.



**FIGURE 5 – EXISTING PRIMARY & POST-PRIMARY SCHOOLS WITHIN STUDY AREA (BALDOYLE, SUTTON & HOWTH ELECTORAL DIVISIONS)**



ID	School Level	School Name	Distance km Approx.	Drive Time – Approx.	Cycling time – Approx.		
1	Primary	Scoil Mhuire NS Mixed	1	Less than 10-min drive	4 min	9 min	Up to 15 min cycle
2	Primary	St Fintan's NS	1.3		5 min	9 min	
3	Primary	Burrows NS	1.2		3 min	4 min	
4	Primary	Killester Raheny Educate Together	2.1		5 min	7 min	
5	Primary	St Michaels House Special School	3.2		8 min	14 min	
6	Primary	St Laurence's NS	3.5		8 min	15 min	
7	Primary	Scoil Naomh Mhuire Agus Iosef	4.3		8 min	15 min	
8	Primary	Mhuire Iosef Junior School	4.4		8 min	15 min	
1	Post-Primary	Santa Sabina Dominican College	1.2		5 min	7 min	
2	Post-Primary	Sutton Park School	1.5		7 min	12 min	
3	Post-Primary	St. Fintan's High School	2.4		5 min	9 min	
4	Post-Primary	Pobalscoil Neasáin	3.3		7 min	13 min	
5	Post-Primary	St Marys SS	3.3		7 min	12 min	

TABLE 2 – DISTANCE & TRAVEL TIME (DRIVE/CYCLING) TO SCHOOLS WITHIN THE AREA

An additional new primary school is planned for the area in 2021 (DoES). It is also noted the commitment to deliver a new post-primary school in the study area in 2022 by the DoES for 800 pupils. Further to this, one no. primary school (Killester Raheny Educate Together, School ID-4), which opened in 2019, records a low intake students' number, which may indicate the school is operating below capacity and that this facility may increase the educational provision of the wider area when operating at full capacity.

The proposed development is comprised of 162 no. residential units. Based on national average household size (Census 2016, CSO) and prevailing trends in the age profile of the study area, it will generate a potential requirement for 36 no. primary school places and 25 no. post-primary school places. See **Table 3**.

Ireland's Average Household size (CSO 2016)	A	2.75
% Proportion of Population aged 5-12 years Study Area	B	10%
% Proportion of Population aged 13-18 years Study Area	C	7%
<b>Units suitable for families</b>	<b>D</b>	<b>133</b>
<b>No. of potential residents in units suitable for families</b>	<b>E = (A*D)</b>	<b>366</b>
<b>No. of potential children aged 5-12 years (primary schools)</b>	<b>(E*B)</b>	<b>36</b>
<b>No. of potential children aged 13-18 years (post-primary schools)</b>	<b>(E*C)</b>	<b>25</b>

TABLE 3 – POTENTIAL NUMBER OF RESIDENTS & SCHOOL DEMAND GENERATED BY THE PROPOSED DEVELOPMENT

Having regard to the analysis of current school capacity and demographic data in the study area, together with the projected decline in student enrolments, the School Demand Assessment Report concludes that there is latent capacity within the catchment to cater for the school aged population generated by the proposed development which will be further supplemented by delivery of the planned new primary school and post-primary school in 2021 and 2022 respectively.

## 6.4 Health

There are a wide range of health facilities located in the Howth ED area, including GPs, dental surgeries, physiotherapy and pharmacies as outlined below. See **Figure 6** and **Table 4**.

Facility	Service	Address	Distance from Subject Lands
Sutton Cross Physiotherapy	Physiotherapy	1 Sutton Cross, Burrow, D13	1.9 km
Sutton Cross Surgery	GP Service	Suite 1, Superquinn Centre, Cross Sutton, Dublin	1.8 km
Sutton Surgery	GP Service	1 Greenfield Road, Sutton, Dublin	1.8 km
Sutton Clinic	GP Service	31 Howth Road, Burrow, Dublin	1.5 km
Howth Dental Clinic	Dentist	Harbour Road, Howth	980 m
Redmond Dental Clinic	Dentist	10 Sutton Cross, Burrow, Dublin	1.8 km
McDermott's Pharmacy	Pharmacy	5 Main Street, Howth	1.2 km
Sutton Cross Pharmacy	Pharmacy	182 Howth Road, Burrow, Dublin	1.8 km
Dr. Joseph P. Cramley	GP	Main Street, Howth	1.1 km

TABLE 4-LIST OF HEALTHCARE FACILITIES HOWTH ED AREA

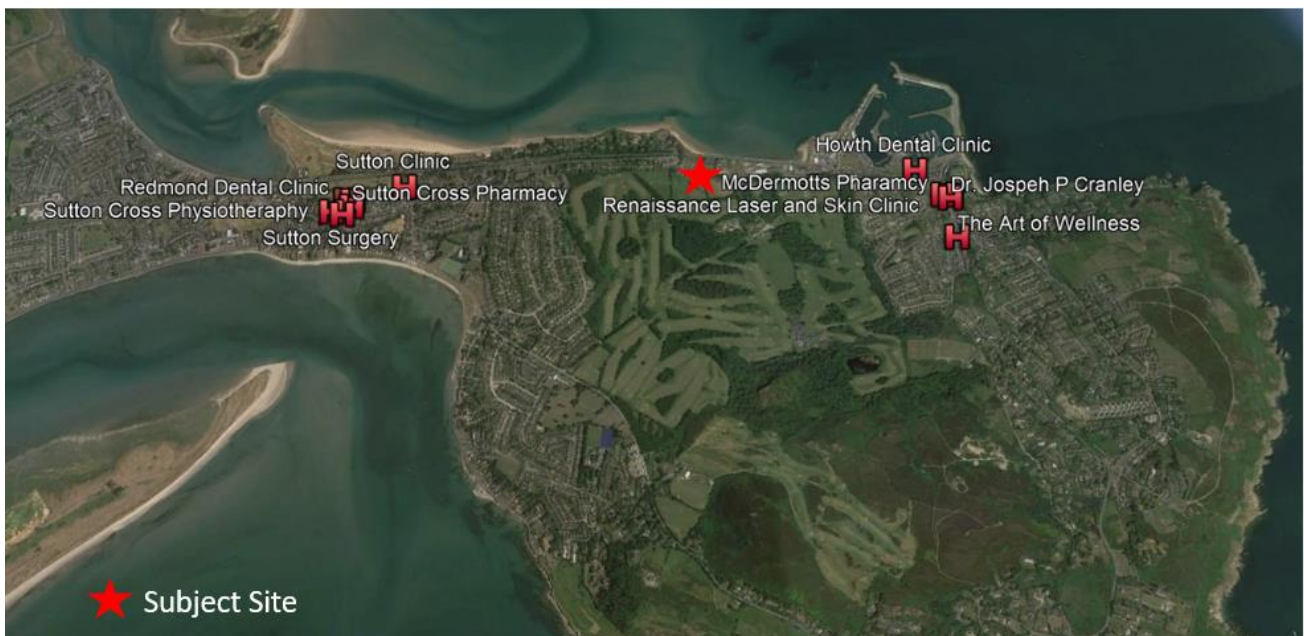


FIGURE 6 LOCATION OF HEALTH FACILITIES



## 6.5 Social and Community Services

A large number of social community facilities are located within the Howth ED area catering for all age groups and interests.

Name	Address	Distance from Subject Lands
<b>Youth</b>		
Howth Sea Scouts	The Quarterdeck, Harbour Road, Howth	600 m
22 <sup>nd</sup> Dublin Mafikeng Scout Group	St. Mary's Church	200 m
28 <sup>th</sup> Dublin 7 <sup>th</sup> Port Head Scout Group	Howth Village	600 m
Howth Girl Guides	St. Lawrence Road	1.2 km
Howth Brownie Guides	Thormanby Road, Howth	2 km
<b>Older Persons</b>		
Beann Eadair Bridge Club	Carrickbrack Road	2 km
Sutton Bridge Club	Sutton, D 13	1.8 km
Howth/Sutton Lions Club	Sutton, D 13	2 km
<b>General</b>		
Howth Library	Main Street, Howth	1km
Howth/Sutton Community Council	The Old Courthouse, Harbour Road, Howth	750 m
Howth Peninsula Heritage Council	The Old Courthouse, Harbour Road, Howth	750 m
ICA Howth Guild		
Howth Sutton Horticultural Society	Thormanby Lanes, Howth	1.8 km
Howth Community Drama Group	Tuckett's Lane, Howth	1.7 km
Howth Photographic Club	Thormanby Road, Howth	1.9 km
Howth/Sutton and District Community Centre	Thormanby Road, Howth	2 km
Poetry and Music Howth	St. Columbanus Hall, Main street, Howth	1.2 km
Howth Music School	14 Abbey Street, Howth, Dublin	1.1 km

TABLE 5-SOCIAL AND COMMUNITY SERVICES WITHIN THE HOWTH ED

## 6.6 Sports and Recreation

The Howth area offers a wide range of sporting and recreation opportunities all located in close proximity of the subject lands.

Facility	Address	Distance from Subject Lands
<b>Sports</b>		
Beann Eadair GAA Club	Ballkill Road, Howth Dublin	1.5 km
Howth Celtic Football Club	Carrickbrack road, Northside, Dublin	1.2 km
Sutton Lawn Tennis Club	176 Howth Road, Burrow, D13	1.6 km
Summit Snooker Club	6 Bailey Green Road, Howth, Co. Dublin	2.4 km
Howth Golf Club	Carrickbrack Road, Northside, D13	1.6 km
Deerpark Golf Park	Howth, Dublin	950 m
Baily Badminton Club	St. Fintan's Road, D13	1.5 km
Suttonians Hockey Club	Sutton Park School, St. Fintan's Road, D13	1.6 km
Baltray Tennis Courts	62 Howth Road, Northside, Howth	200 m
<b>Recreation</b>		
Howth Cliff Walk	Howth, Co. Dublin	N/A
Bog of Frogs Loop Walk	Howth, Co. Dublin	1.3 km
Howth Castle & Grounds	Howth Castle, Northside, D13	300 m
Howth Yacht Club	Middle Pier, Howth harbour, Howth, D13	930 m

Claremont Beach	Howth, Co. Dublin	480 m
Howth Playground	4 Harbour Road, Howth	990 m
<b>Water Activities</b>		
Feelgood Scuba	W. Pier, Howth, Co. Dublin	950 m
Howth Sea Angling Club	15 W Pier, Howth, Dublin	690 m
Howth Angling Centre	W Pier, Howth, Dublin	790 m
Howth Sailing and Boating Club	Ireland's Eye, Dublin	1.2 km
Sutton Dingy Club	Strand Road, Sutton, Dublin	1.9 km
<b>Fitness</b>		
Kiwifit	Seagrove House, Unit 11, Sutton Cross, D13	1.8 km
Health Pro	Deer Park Golf and Footgolf, Howth castle	940 m
Toned Fit Gym	50 Church Street, Howth, Co. Dublin	900 m
The Gym Howth	1a, St. Lawrence Road, Howth, D13	1.1 km
Howth Yoga	Sattvic House, 3 Grey's Lane, Howth, D13	1.9 km
Howth Yoga Centre	Studdwalls, Howth, D13	2.2 km

**TABLE 6-SPORTS AND RECREATION WITHIN THE HOWTH ED**

In 1999, Fingal County Council, recognising the unique character of the Howth area and made the Howth Special Amenity Area Order (Howth SAAO). The order was confirmed by the government in 2000. The order covers a large area of the Howth Peninsula including Irelands Eye and aims to protect and enhance the area for residents and visitors. The area includes:

- 547 hectares, including Irelands Eye;
- Heathlands, woods, cliffs, shingle beaches, wooded residential areas;
- 21 km network of rights of way as public paths;
- 35 designated sites – natural, historical, archaeological, and geological;

The Howth SAAO is an important designation offering residents and visitors to the area ample recreational and leisure opportunities while simultaneously protecting several important natural features.

Permission for development of the former Techrete Site, to the north of the development site, was approved in April 2020 (ABP Ref. PL06F.306102). The development includes the construction of a civic plaza at the eastern end of the site which provides a routes from the seaside walkway to the Howth Road. Further to this, Techrete site development includes a landscaped park (western parkland), within walking distance from the development site.

In addition to the above-mentioned sports and recreation infrastructures, the Department of Agriculture, Food and the Marine has recently launched a public consultation<sup>1</sup> on the plans to develop a new 100-metre-wide infill area on the outside of the Howth West Pier, c. 700 m from the development site, which will create a new public amenity area including a new coastal linear park. The project also comprises the construction of slipway access to the water for leisure users, and storage areas for fishing and leisure equipment. The public consultation exercise will inform the preparation of planning application to Fingal County Council.

<sup>1</sup> <https://www.gov.ie/en/consultation/8dad4-howth-harbour-dredging/>

## 6.7 Retail

Howth Village located c. 1 km to the east of the subject lands contains a number of convenience retail outlets. Howth Village also provides other convenience retail services such as pharmacies, restaurants, coffee shops and a butcher.

Sutton Cross, located c. 1.8 km west of the subject lands provides a large supermarket as well as banks, pharmacies, hairdressers, coffee shops and a butchers. The primary retail and service outlets are listed in table 9 below.

Service	Address	Distance from Subject Lands
<b>Howth Village</b>		
Centra Howth	8 Main Street, Howth, Dublin	1.1 km
Daybreak	79D, Harbour Road, Howth, Dublin	560 m
The Gem Howth	2 Harbour Road, Howth, Dublin	680 m
Howth Market	3A, Harbour Road, Howth, Dublin	700 m
Summit Stores	25 Thormanby Road, Baily, Howth, Dublin	2 km
<b>Sutton Cross</b>		
SuperValu	Sutton Cross, Burrow, D 13	1.9 km
Allied Irish Bank Branch	Sutton Cross, Burrow, D 13	1.9 km
Bank of Ireland Branch	Sutton Cross, Burrow, D 13	1.9 km

TABLE 7-RETAIL AND OTHER SERVICES WITHIN THE HOWTH ED

## 7 Conclusion

It is clear from the demographic analysis that the Howth ED has an aging profile, the existing housing stock is predominantly owner occupied and individual dwellings. According to figures from Daft, the average house price in 2019 was in the order of €720,000.

The proposed development will consist of 162 no. apartment in 3 blocks. It will generate an estimated population of 424. It is anticipated that the development will provide for mixed tenure and access to those groups hitherto prevented from living in Howth due to affordability.

The site of the proposed development benefits from its location on lands located with walking distance of Howth Village and c. 1.8 km from Sutton Cross ensuring the availability of a wide range of services and amenities within close proximity and easily accessible on foot, by bike or on public transport.

There is an abundance of social infrastructure within the locality and it has the capacity to account for the development without undue stress on facilities. Community Services, Health facilities, Sports & Recreation and Retail are all well provided for.

The only deficit in infrastructure identified in this study relates to children's play. It is noted that the approved Claremont scheme at the former Techrete site includes a dedicated play area in the western parkland with dedicated space for different age groups. Further to this proposed development also integrates play areas into the landscape design for use by future occupants.

The **Childcare Demand Report** and **School Demand Assessment Report** which accompany this application under separate cover, have demonstrated that there is sufficient childcare and primary and post-primary school capacity within the Howth ED area to accommodate future demand generated by this subject scheme.

Based on the information gathered for this study, the proposed modest population growth can be accommodated within the existing services provided in the Howth ED.