

Planning
Application to
An Bord
Pleanála

Social
Infrastructure
Audit

Proposed Strategic
Housing Development

Phase 1D At
Portmarnock South
Local Area Plan Lands,
Portmarnock, Co.
Dublin

For Quintain
Developments Ireland
Limited

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1 INTRODUCTION

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2, have undertaken an Audit of Social Infrastructure as part of a proposed Strategic Housing Development (SHD) Planning Application for a new residential neighbourhood development at Portmarnock South, County Dublin, within the Fingal County Council (FCC) administrative area.

This Social Infrastructure Audit will address the following three areas: -

1. Educational Needs / Demands.
2. Childcare Needs / Demands.
3. Existing Community Infrastructure.

Preparation of this Assessment is pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, in which the Applicant must provide certain specific information as requested by the Board in their Opinion following Pre-Application Consultation.

A number of specific information items were requested by An Bord Pleanála following the Pre-Application Consultation which took place 9 July 2021. Specifically, this document has been prepared to satisfy items No. 4: 'Childcare Demand Report' and No. 5: 'School Demand Report'.

The Portmarnock South Local Area Plan 2013 (the LAP) was adopted by FCC in 2013. FCC have subsequently extended the life of the LAP until May 2023. The LAP considers the provision of social infrastructure including childcare and school provision.

At the outset, we would highlight that **Section 8.2** of the LAP identifies the following restriction with regard to childcare and school provision: -

“As the lands are located within the Outer Public Safety Zone of Dublin Airport, schools and childcare facilities cannot be included within the LAP lands.”

(SLA emphasis in bold)

As such, childcare facilities and schools are precluded from being developed within the LAP lands as they are located within the Outer Public Safety Zone of Dublin Airport.

1.1 Summary Findings

Educational Needs

There are 10no. Primary Schools and 8no. Post-Primary Schools within the local area (as defined by the LAP). Given the existing capacity of Primary and Post-Primary School places identified in the LAP (3,981no. and 5,064no. respectively) the projected population of school going age of the proposed development represents a small proportion of existing capacity.

In general, enrolment figures for both Primary and Post Primary schools are set to decline, which suggests a corresponding increase in existing capacity within schools over time within the catchment area.

Furthermore, based on the information available on Planned School Provision the DoE are actively engaged with the existing schools within the catchment area to improve / expand the facilities. Also, 2no. schools are set to be delivered in the catchment area within the next 6 years.

Planning permission is likely to be approved by An Bord Pleanála in Q1 2022. Subject to permission being granted and allowing approx. 2-year construction programme, it is unlikely that the proposed development would reach full residential occupancy before mid-2024. Thus, demand would not be felt immediately by local schools' infrastructure within the catchment of the proposed development.

Childcare Needs

There are 5no. existing childcare facilities within approximately 342no. childcare spaces within c. 1.5km of the subject site. There is 1no. permitted childcare facilities within approximately 34no. childcare spaces within c. 1.5km of the subject site. And a further 3no. permitted childcare facilities within approximately 293no. childcare spaces between 1.5 – 3km radius of the subject site.

The 0 – 4 age cohort’s percentage share of the total population within the catchment area has increased over the last 2no. intercensal periods. Within the Portmarnock South ED this increase was marginal (0.5%).

Based on the above, it is considered that there is more than adequate capacity within existing childcare facilities in proximity to the proposed development, taking into account future capacity of permitted childcare facility in proximity to the proposed development to cater for childcare demand generated by the proposed development.

Planning permission is likely to be approved by An Bord Pleanála in Q1 2022. Subject to permission being granted and allowing approx. 2-year construction programme, it is unlikely that the proposed development would reach full residential occupancy before mid-2024. It is anticipated that further childcare facilities may be permitted in this period or become operational which will further add to the childcare provision in the area.

Community Infrastructure

There is a broad ranging availability of services within the local area which residents from the proposed development at Station Road could avail of. This suggests that the already well-established area surrounding Portmarnock, and vicinity provides an attractive and vibrant community. The studied catchment area is predominantly comprised of convenience stores / services, this being said, they are essential to everyday life. Overall, the subject site is in prime location to make use of the existing local services and those a short journey away by the using the existing public transport options available.

2 PROPOSED DEVELOPMENT & SITE CONTEXT

The application site is located at lands in in the townlands of Drumnigh, Maynetown and Portmarnock, Portmarnock, Co. Dublin. The proposed ‘Phase 1D’ development will generally comprise: -

- 172no. residential units consisting of 22no. duplex / apartments and 150no. houses ranging in heights between 1.5 and 3 storeys.
- Provision of public open space including Skylark Park and extension to Railway Linear Park and Townland Boundary Linear Park.
- Vehicular access to serve the development is proposed off the existing / under construction access points on roads serving the St. Marnock’s Bay development.
- A new vehicular road is proposed to serve the proposed development which will connect with Moyne Road. The permanent road includes the provision of a new junction with Moyne Road and SuDS features to control surface water run-off.
- Upgrade of existing temporary foul water pumping station and storage tank to increase capacity.
- All associated and ancillary site development, infrastructural, landscaping and boundary treatment works.

2.1 Site Description & Planning Context

2.1.1 Site Description

The application site is located at lands in the Townlands of Drumnigh, Maynetown & Portmarnock, Portmarnock, Co. Dublin. It is located in an area identified for development under the Portmarnock South LAP. The site, as shown in Figure 1 below, measures c. 11.05Ha in size.



Figure 1: Extract from Google Maps illustrating an indicative outline of the proposed development (in red, overlay by SLA).

The Portmarnock South LAP lands are bounded generally by Station Road to the north, Coast Road and the Baldoyle Road to the east, Moyne Road to the south and the Dublin-Belfast Train line to the west. The proposed development will constitute Phase 1D of the St. Marnock's Bay development, within the western half of the LAP lands.

The site is within walking distance (c. 10 – 15 minutes) of a wide variety of existing facilities at

Portmarnock village. There are also a number of facilities in the Portmarnock South area within c. 5 minutes walking distance, including a pharmacy, café, restaurant, car repair garage and childcare facilities. A Local Centre at Portmarnock South, which will provide a number of additional commercial/retail units, is currently under construction.

There are existing links for pedestrians and cyclists from the application site directly to Portmarnock Train Station. The station is within 5 – 10 minutes walking distance of the site.

2.1.2 Planning Policy Background

The design and layout of the proposed development has been guided by the Fingal County Council Development Plan, which provides a framework for the development of the subject lands.

Land Use Zoning

Under the County Development Plan, the application lands are zoned Objective A, under which ‘Residential’ development is ‘Permitted in Principle’. The residential use proposed is fully compliant with the overarching zoning objective for the subject lands. The proposed development of the site for residential proposes is therefore consistent with the zoning objectives for the site.

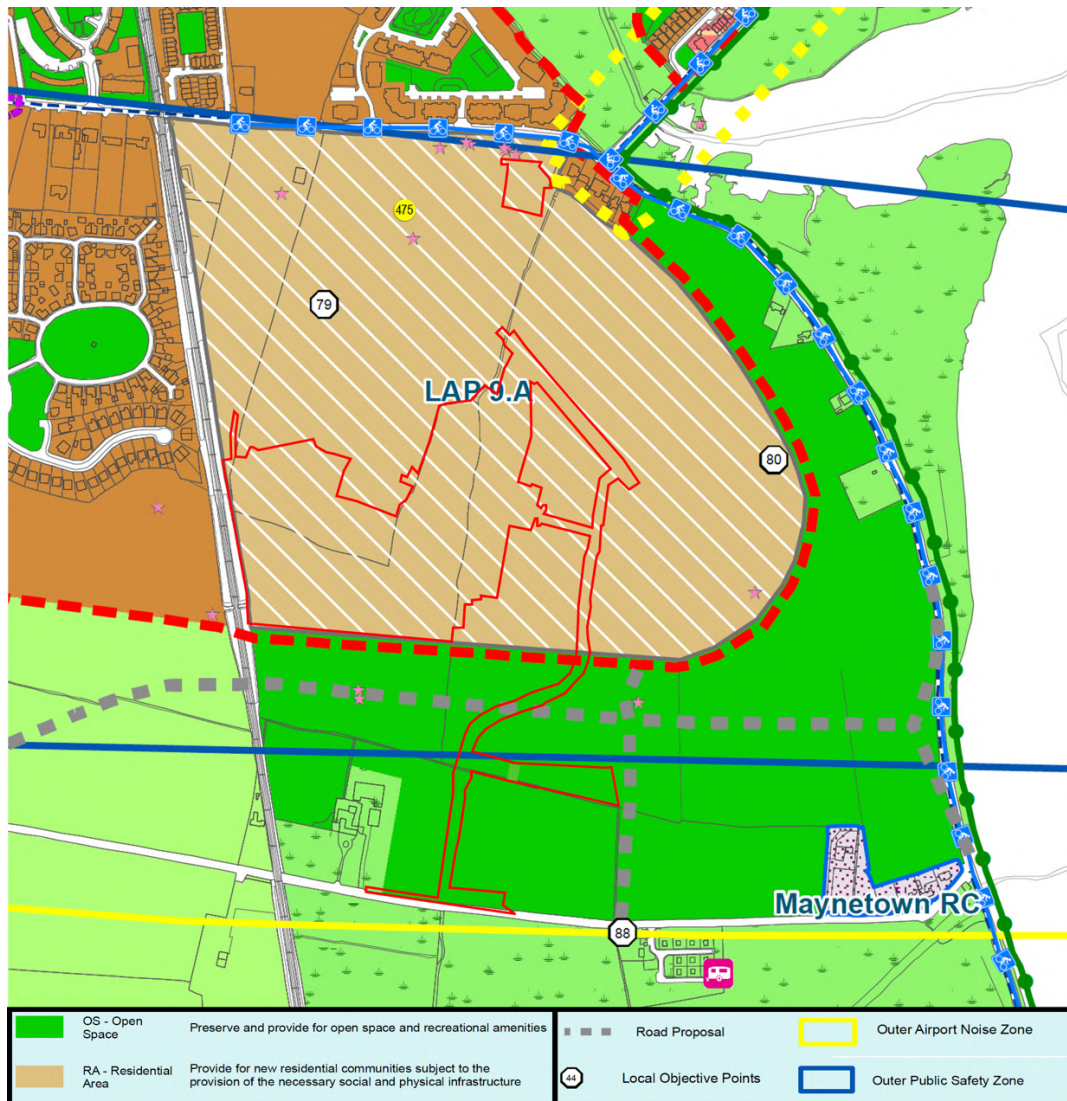


Figure 2: Land use Zoning Map outlining subject site in red, taken from Fingal Development Plan 2017 – 2023, Sheet 9.

3 METHODOLOGY

This Social Infrastructure Capacity Assessment consists of three topics: -

- **Section 5: Educational Needs Assessment** – An assessment is carried out of Primary and Post-Primary Schools within the catchment of the subject site.
- **Section 6: Childcare Needs Assessment** – Childcare services in the area are identified and analysed.
- **Section 7: Community Infrastructure** – An assessment of the existing community infrastructure services within the vicinity. This takes account of sports recreational services, healthcare services, shops and transport services etc.
- **Section 8: Conclusion** – Overall capacity of available infrastructure in the surrounding area having regard for the increase in population expected arising from the proposed development.

4 DEMOGRAPHIC PROFILE

The application site is located within ‘Portmarnock South’ Electoral Division (ED). For the purpose of this Report, the small area population data will be analysed also. The site is within Small Area ‘267111002’. A number of Small Areas also lie (wholly or partly) within the 1.5km catchment area and will also be examined.

Area	2011	2016	% Change 2011 – 2016
State	4,588,252	4,761,865	+ 3.8%
Fingal County	273,991	296,020	+ 8%
Portmarnock South ED	3,465	3,621	+ 4.4%

Table 1: Population change at national, primary, and secondary hinterland level from 2011 – 2016.

The latest Census data shows that the population in the Fingal County area grew by 8% between the years 2011 and 2016 compared with 3.8% nationally. The electoral division for the Site, Portmarnock South, also saw an increase of 4.4% in the rate of growth of (Table 1). Projections for the national and the county populations are predicted to continue this trend of moderate to high population growth into the short-term future.



Figure 3: Illustration of Small Area 267111002 outlined approximately in red, with the subject site identified approximately by a yellow star (overlays by SLA).

Small Areas	2011	2016	Change (%)
267111002 (Application Site)	189	223	18%
267005006	324	327	1%
267005003	307	299	-2.6%
267005005	113	392	247%
267099026	357	330	-7.6%
267099030	154	167	8.4%
267099029	173	169	-2.3%
267099026	364	330	9.3%
267111010	222	402	81%
267111007	262	268	2.3%
267111005	358	364	1.7%
267111009	304	331	8.9%
267111008	280	256	-8.6%
267111004	429	403	-6.1%
267111012	300	338	12.7%
267111011	261	299	-9%
267111003	267	254	-4.9%
267004011	138	248	80%
268072013/02	188	358	90.4%
268072007	178	197	10.7%
268072013/01	333	324	-2.7%
268072013/04	210	283	34.8%
268071024	344	444	29%
Total:	6,055	7,006	15.7%
Dublin City	527,612	554,554	5.1%
Nationally	4,588,252	4,761,865	3.8%

Table 2: Small Area – Percentage population changed between 2011 – 2016.

As of the 2016 Census, Small Area 267111002, within which the application site is contained, recorded a population of 223no. person. There has been an 18% population increase within this Small Area over the 5-year period since the 2011 census.

There is a total of 24no. Small Areas outside of the subject site's Small Area, which lie wholly or partly within a 1.5km radius. These 24no. Small Areas thus comprise the defined catchment area for the purposes of this demographic analysis. Many of these Small Areas recorded population growths between the Census period 2011 – 2016. The highest recorded increase was 247% in 267005005 Small Area, to the southwest and the lowest increase recorded in Small Area 267005006 (1%) to the west. There are however some small areas that have experienced a moderate population decline; the largest population decline was in small area Small Area 267111011 (located to the northeast of the proposed development site), which had a decline of -9%.

Overall, the defined catchment area saw a 15.7% growth between 2011 and 2016, which is significantly above the national average of 3.8% and the Dublin City average growth increase of 5.1%. This information is illustrated in the Table 2 above.

5 EDUCATIONAL NEEDS ASSESSMENT

5.1 Methodology

The following methodology is utilised: -

- Definition of the catchment area to establish both existing and proposed educational facilities in the local area.
- Review of Department of Education data.
- An assessment of existing & proposed schools.
- An assessment of the underlying demographic trends in order to determine existing capacity and future demand for the provision of educational facilities.

Given that this study was a desk-based study, the data and information contained herein is as accurate as the sources of data retrieved allow.

Further to a review of the relevant Government Guidelines namely, ‘Sustainable Residential Development in Urban Areas (2009)’ and ‘The Provision of Schools and the Planning System (2008)’, the following methodology is considered appropriate.

Define Catchment Area

Due to the Portmarnock South LAP’s location within the Outer Public Safety Zone, the LAP does not make any provisions for new schools within the immediate vicinity. However, a number of schools are located within the surrounding area, which are conveniently accessible or within reasonable commuting distance for future residents of Portmarnock South. Figure 4 (Extract from LAP) below provides a list of schools within the local area.

National School	Secondary School
St. Marnock’s National School, Portmarnock	Portmarnock Community School
St. Helens Junior NS, Portmarnock	Malahide Community School
St. Helens Senior NS, Portmarnock	St Fintans High School, Sutton
St Andrews NS, Malahide	Sutton Park
St Oliver Plunkett, Malahide	Santa Sabina, Sutton
St Fintans NS, Sutton	Pobalscoil Neasain Community School, Baldoyle.
Burrow National School, Sutton	St Marys Secondary School, Baldoyle
St. Laurence’s NS, Baldoyle	
St. Marys NS, Grange Road, Baldoyle	
St Peter & Pauls Boys NS, Baldoyle	

Figure 4: Table of Schools within the area (Source: Section 8.2, Portmarnock Local Area Plan, 2013). **Note:** St. Mary’s National School and St. Peter & Paul’s Boy’s National School were both amalgamated into St. Laurence’s National School at the beginning of the 2013 / 2014 school year. These schools no longer exist, as a result.

The LAP also highlights that there are new school developments (on-going at the time of publication of the LAP) within the developing areas to the south of the site. These are identified in Section 8.2 of the LAP, which states: -

“There are additional schools within the developing ‘North Fringe’ within the administrative area of Dublin City Council to the west of the rail line including Belmayne Educate Together and Saint Francis of Assisi National Primary Schools both of which are currently in temporary accommodation but for which permanent sites have been identified within Clongriffin-Belmayne. A site has been reserved for a 16 classroom primary school within the Baldoyle-Stapolin LAP lands as well as an additional site in Clongriffin.”

The LAP highlights that these schools will be easily accessible by future residents of the Portmarnock South lands, following implementation of the LAP. This is in part due to the “network of pedestrian and cycle routes inclusive of pedestrian crossings connecting to the Baldoyle-Stapolin LAP lands and to the Clongriffin-Belmayne lands where future schools are proposed”.

The existing schools within the local area as defined in the LAP therefore defines the catchment area in this case. Regard is also given to new schools and the school expansion programmes within the local area.

Analysis of 2016 Census to Determine Educational Demand

Demographic information from Census 2016 was examined and collated which allowed for a detailed population analysis of the study area.

Assessment of Demand Arising from Proposed Development

A crude assessment of the demand arising from the proposed development was determined by multiplying the proposed number of units by the projected household size. The average projected household size for Fingal County is 2.68 (Identified in the Fingal County Council Development Plan 2017 – 2023 (Variation No. 2 – July 2020) which implemented the population projections set out in the Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly).

Based on discussion with the Forward Planning Unit of the DoE, it was confirmed that the following percentages of the estimated population are utilised to determine the number of people of school going age: -

- **Primary School:** 12%.
- **Post-Primary:** 8.5%.

The assessment of demand arising from the proposed development was estimated based on the methodology outlined above.

Review of Department of Education Data

The following information which is available on the DoE website was reviewed in the context of this assessment: -

- Primary School Class Size 2020 – 2021.
- Post Primary School 2020 – 2021.
- List of Major School Projects.
- School Building Programme 2019 – 2022.
- Projections of Full Time Enrolment Primary and Second Level 1989 – 2051.

Assessment of Educational Facilities within Catchment Area

Based on the list of schools within the catchment area of the subject lands, an assessment of the existing Primary and Post-Primary Educational facilities was carried out. A review of the Department of Education (DoE) website provided details of 2020 / 2021 enrolment figures for each school.

Review of Proposed Primary & Post-Primary Schools within Catchment Area

A review of the School Building Programme Announcements listed on the DoE website provides an indication of the Primary and Post-Primary facilities proposed to be developed within the catchment area.

A review of the statutory Fingal County Development Plan 2017 – 2023 relating to the catchment area was then undertaken, to determine whether provision had been made to facilitate the development of the planned school facilities.

5.2 Educational Needs Assessment

It is evident from Section 8.2 of the LAP that the capacity of local schools to accommodate the future population of the Portmarnock South lands has been taken into account in devising the LAP. Notwithstanding, an assessment of the capacity of existing and planned schools within the local area is set out below.

5.2.1 Population & Education Demand

The methodology applied to this section of the Report is based on the guidance contained in ‘*The Provision of Schools and the Planning System 2008*’ prepared by both the DoEHLG and the DoE.

The analysis is based on the projected demand for school places anticipated from the proposed development of 172no. residential units at Portmarnock South.

Household Composition & Projected Population

With regards to Household Composition, the subject lands fall within the Portmarnock South Electoral Division (ED). The 1.5km defined catchment area for the subject site for the purposes of this assessment also encompasses parts of the following EDs: -

- Portmarnock South.
- Balgriffin.
- Kinsaley.
- Baldoyle.
- Grange B.

ED statistics for Census 2016 for the identified EDs located partly or substantially within the catchment area are set out as follows: -

Census 2016 Electoral Divisions					
Electoral Divisions (ED)	Total Population	Age ≤ 4	Age 5 to 11	Age 12 to 18	Age 19+
Portmarnock South ED	3,621	263	300	226	2,832
Balgriffin ED	3,113	310	435	252	2,116
Kinsaley ED	9,621	1,059	1,120	662	6,780
Baldoyle ED	7,524	585	757	605	5,577
Grange B	5,326	536	594	400	3,796
Total	29,205	2,753	3,206	2,145	21,101

Table 3: Populations of the EDs within the catchment area of the subject lands.

We note from the above table based on the figures from the 2016 Census provide an approximate indication that 3,206no. children (Age 5 – 11 years) are of primary school going age, and 2,145no. children (Age 12 – 18 years) are of Post-Primary school going age.

Using percentage estimates of overall population (Primary School: 12%; Post-primary School: 8.5%) utilised by the DoE on the total population shown in Table 3, the following figures are derived: -

- **Primary:** 29,205 @ 12% = c. 3,504 children.
- **Post Primary:** 29,205 @ 8.5% = c. 2,336 children.

This illustrates that the actual school-going population within the catchment area as recorded in Census 2016 is lower than the DoE estimate using the generalised percentage of population. Therefore, it is considered that the estimates used by the DoE are reasonably conservative and allow additional capacity to be factored in to cater for spikes in population (e.g., increased demand from a residential development in a given area).

Anticipated Demand from Proposed Development

The additional demand for school places resulting from the proposed development of 172no. residential units has been calculated as follows: -

Total Number of Units Proposed	172
Average Household Size for FCC	2.68
Estimated Population	c. 461
12% Primary School	c. 55
8.5% Post-primary School	c. 39

Table 4: Estimated population of the proposed development at Portmarnock South.

Planning permission is likely to be approved by An Bord Pleanála in Q1 2022. Subject to permission being granted and allowing approx. 2-year construction programme, it is unlikely that the proposed development would reach full residential occupancy before mid-2024.

Any increase in population in the area would not therefore be felt immediately by school infrastructure in the vicinity. The occupancy lag would allow time for the DoE and the Planning Authority to plan to accommodate any potential increase in demand for school places arising from residential development in this area through the development plan process.

Summary – Population & Demand

The total theoretical demand for school places in the catchment area, arising from the proposed development and estimated school going population, is calculated as c. 55no. Primary School spaces and c. 39no. Post-Primary School spaces.

This theoretical demand would not be felt immediately by local schools' infrastructure in the vicinity. Depending on local schools' capacity (see sections below), the time that it will take to secure planning permission, construct, and occupy the proposed development would allow the DoE and the Planning Authority to manage any potential significant additional demand for school places in this area through the Development Plan process.

5.2.2 Existing Educational Facilities

A desktop-based search was carried out to identify the provision of Education Facilities in the catchment area. For clarity purposes, we can confirm that the Educational Facilities examined comprise of (a) Primary School Facilities and (b) Post Primary School Facilities.

A study of the catchment area reveals that the following schools are located in the area (see Tables 5 & 6 below). Each school is identified by a reference number (added by SLA), which corresponds with the location of each school as identified in Figures 5 & 6 below also.

Primary School Facilities

We have listed below the existing Primary Schools within the local area (as defined under Section 8.2 of the Portmarnock South LAP), together with any new local schools constructed since the adoption of the LAP.

Ref.	Name	Enrolment 2020 / 2021	No. of Classrooms
1	St. Andrews National School, Malahide	221	8
2	St. Oliver Plunkett National School, Malahide	899	32
3	St. Fintan’s National School, Sutton	454	17
4	Burrow National School, Sutton	216	8
5	Malahide / Portmarnock Educate Together National School, Kinsealy	307	12
6	St. Laurence’s National School, Baldoyle	463	18
7	Stapolin Educate Together National School (Temporary Site)	42	2
8	St. Marnock’s National School, Portmarnock	641	24
9	St. Helen’s Junior National School, Portmarnock	318	13
10	St. Helen’s Senior National School, Portmarnock	357	13
	Total	3,981	

Table 5: A list of Primary Schools within the defined catchment area. All data shown sourced from www.education.ie.

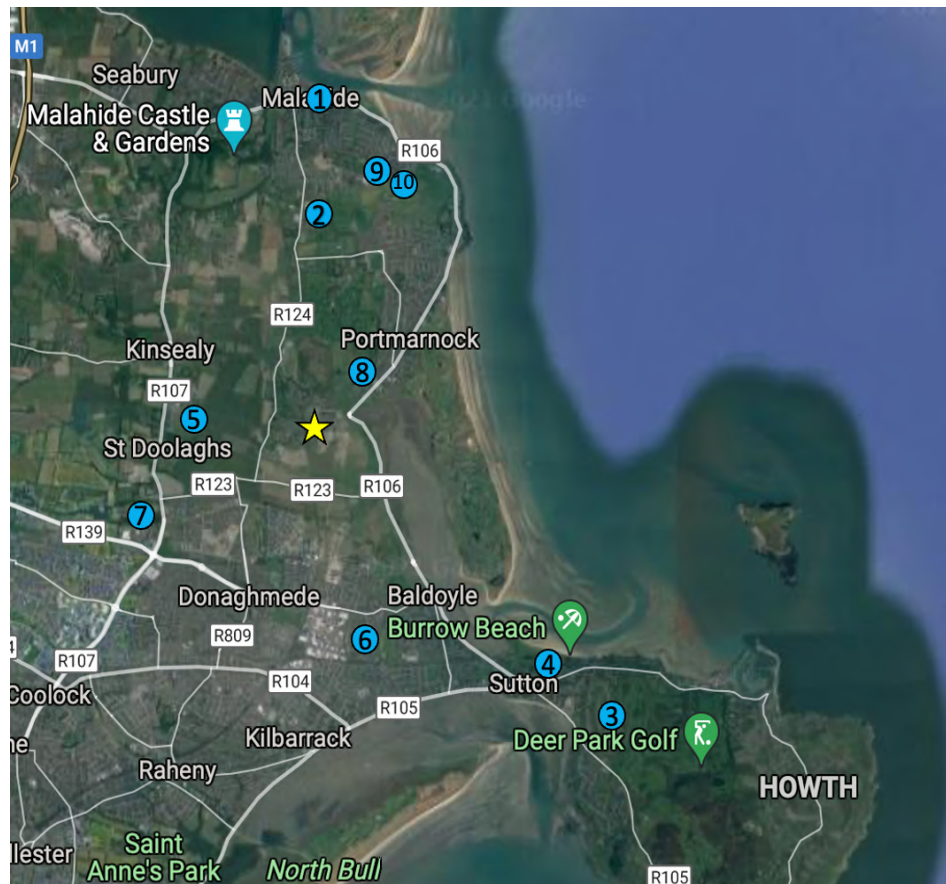


Figure 5: Extract from Google Maps showing Primary Schools identified in the LAP (subject site demarcated by yellow star – Overlay by SLA).

Post-Primary School Facilities

Table 6 below details the existing Post Primary Schools within the local area (as defined under Section 8.2 of the LAP), together with any new local schools constructed since the adoption of the LAP.

Post Primary Schools			
Ref.	Name	Gender	Enrolment 2020/2021
1	Malahide Community School	Mixed	1,204
2	Portmarnock Community School	Mixed	929
3	Malahide & Portmarnock Educate Together Secondary School	Mixed	114
4	St. Fintan’s High School, Sutton	All Boys	704
5	Sutton Park	Mixed	396
6	Santa Sabina, Sutton	All Girls	684
7	Pobalscoil Neasain Community School, Baldoyle	Mixed	787
8	St. Mary’s Secondary School, Baldoyle	All Girls	246
		Total	5,064

Table 6: A list of Post Primary Schools within the defined catchment area. All data shown sourced from education.ie.

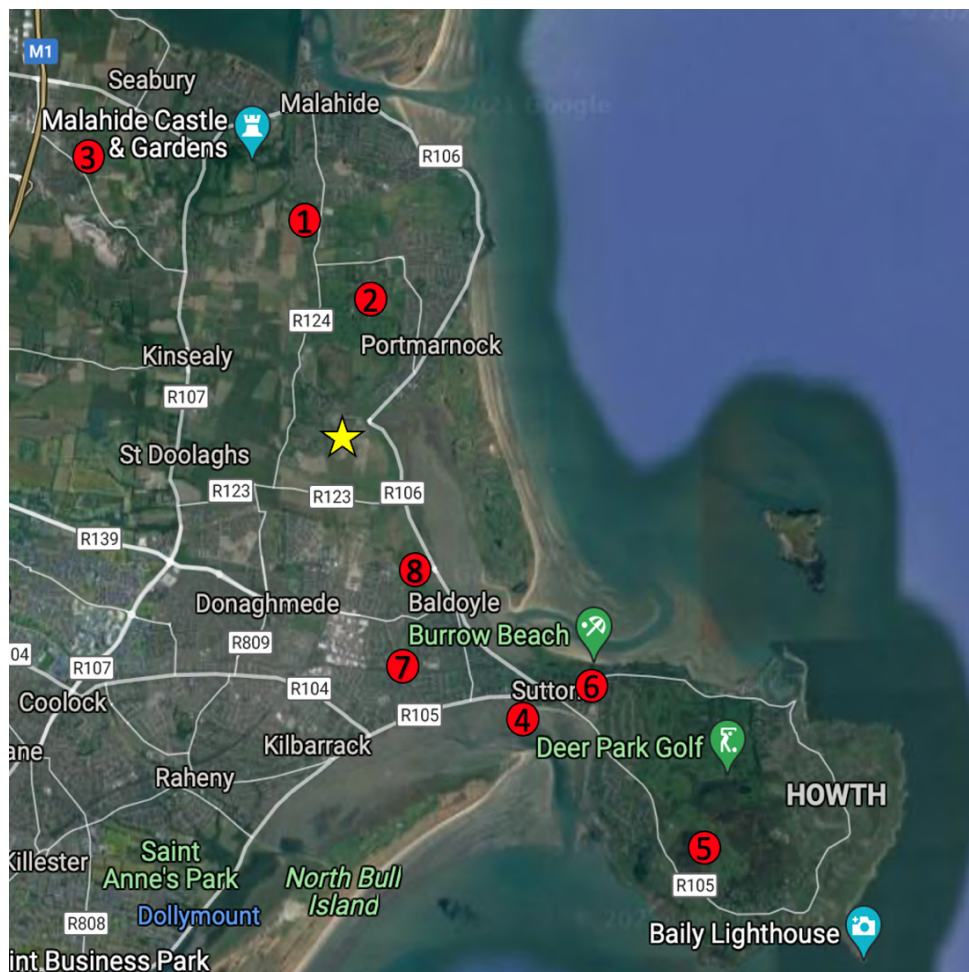


Figure 6: Extract from Google Maps showing Post-Primary Schools identified in the LAP (subject site demarcated by yellow star – Overlay by SLA).

The Forward Planning Unit assess the demand for Post Primary Schools by using information obtained from long-term enrolment figures for ‘feeder schools’ (i.e., primary schools within the catchment area of the post-primary school) and projected population forecasts for the area. Unfortunately, this information is not available to members of the public.

If a Post-Primary school requests funding from the DoE, it is required to fill out an Education Assessment Sheet, providing information on existing enrolment figures, built capacity and the curriculum taught with-in the school, (i.e., some schools have a strong focus on science or languages while others may focus on woodwork and metal work).

As a number of subjects require specialist rooms, the capacity and additional facilities required for each school are determined by senior members of the Forward Planning Unit. As some schools were constructed by religious orders in the 1960s and 1970s and have been subsequently extended through funding raised by these orders, figures relating to the pupil capacity for these schools may not be readily available to the DoE.

For the purpose of this assessment, the information detailed on the School Planning Programme and information contained within press releases made by the Minister for Education were assessed. This information is documented in Section 5.2.3 of this Report.

Enrolment Projections

The DoE anticipates that enrolment figures for primary schools in Ireland will begin to gradually fall from at peak levels this academic year (2020 / 2021) onward, in line with revised migration and fertility assumptions for the country as a whole with future implications of COVID-19 in mind. The Departmental document ‘Projections of Full-Time Enrolment: Primary and Second Level, 1989 – 2051 (November 2020)’ states in relation to this: -

“Enrolments in primary schools in Ireland in 2019 stood at 567,716, down slightly on 2018 (567,772). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F2 scenario will reach a low point of 451,971 by 2034 This is 115,745 lower than today’s figure. Enrolments will rise again thereafter and are projected to stand at 464,984 by 2038, a rise of some 13,000 over the four years 2034 to 2038.”

Figure 1 Actual and projected enrolments in primary schools, 1989-2051

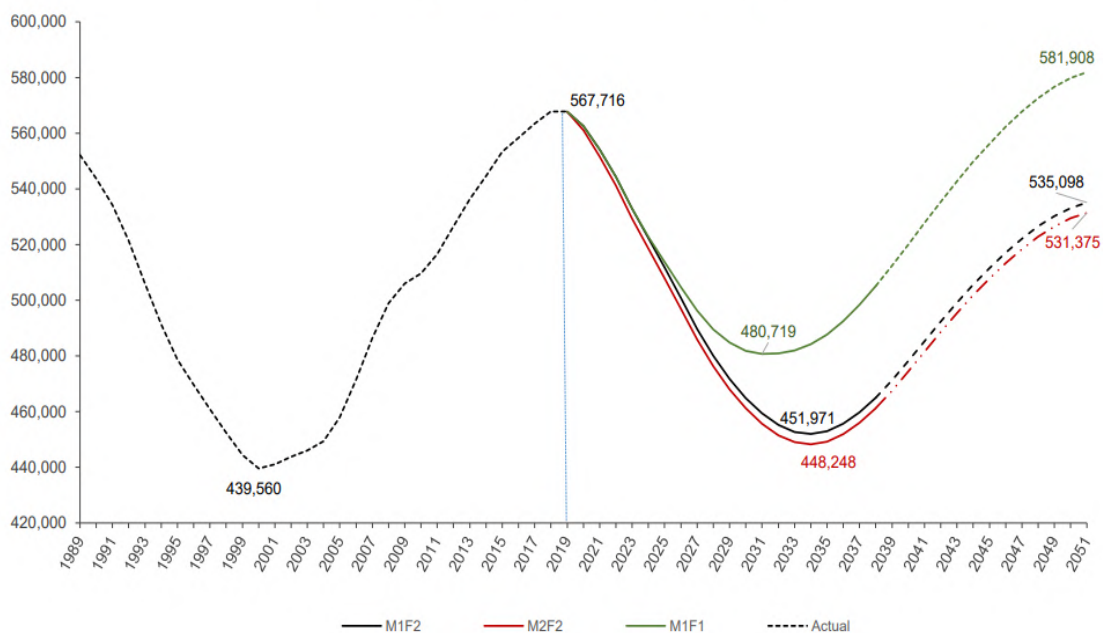


Figure 7: Projections of Full-Time Enrolment at Primary Level, 1989-2051, organized by growth projection scenarios created by the CSO (Source: Department of Education and Skills, November 2020).

It is anticipated that post-primary enrolments, however, will continue to rise in the medium-term and will likely reach record levels in 2024. In relation to these projections, the DoE Report states: -

“Enrolments are projected to rise sharply over the coming years as illustrated in the table; there will be 10,035 more pupils in 2020 than in 2019; a further additional 9,894 in 2021 and by the peak year of 2024 it is projected there will be 39,000 more pupils in post-primary schools than today.”

Figure 2 Actual and projected enrolments in post-primary schools, 1989-2051

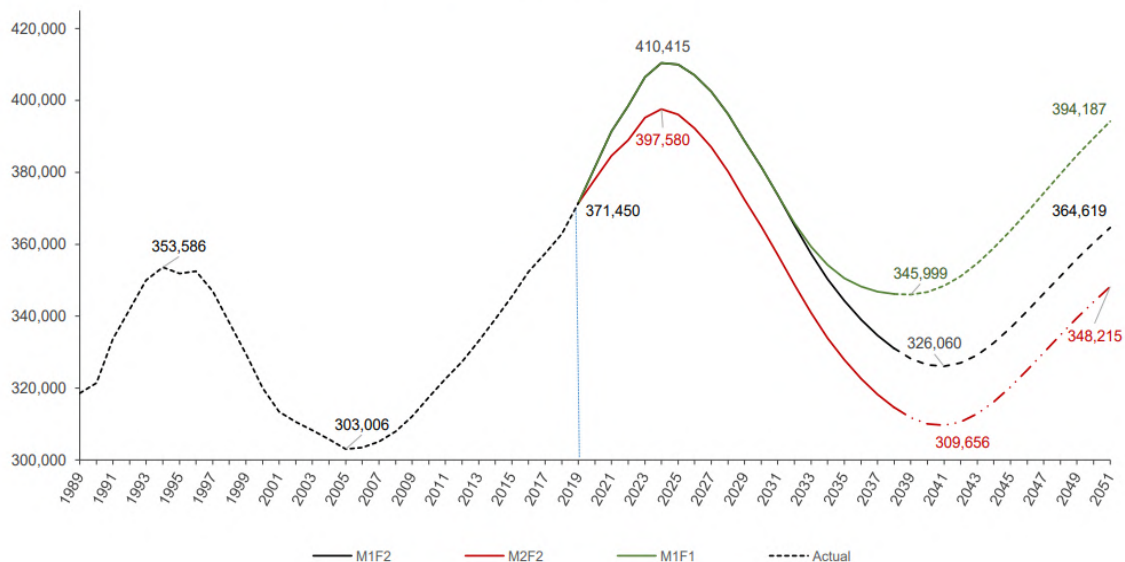


Figure 8: Projections of Enrolment at Post-primary Level, 1989-2051, organized by growth projection scenarios created by the CSO (Source: Department of Education and Skills, November 2020).

5.2.3 Schools Planning & Development

The information contained within this section of the Assessment is based on data contained in recent School Building Programmes, as detailed on the DoE website and the policies and objectives detailed in the Development Plan.

At present there are 10no. Primary Schools and 8no. Post Primary Schools located within the local area.

Based on telephone consultation with the DoE we understand that there is currently no specific policy document or plan relating to the provisions of schools in the Dublin Area. Internal assessment carried out by the DoE based on enrolment figures and population projections form the basis for the Capital Investment Programmes.

Policies & Objectives Contained in the Development Plan

The Development Plan seeks to facilitate the development of schools as required in Fingal in accordance with the relevant policy guidance published by the DoE.

The Development Plan also identifies specific areas in which the Planning Authority anticipates that additional Post Primary Schools will be required to be built to accommodate the population increase in Fingal during the lifetime of the Development Plan. This is outlined in the following development Plan policy: -

Policy PM79: Placemaking

“Facilitate the development of additional schools, including Gaelscoileanna and Gaelcoláistí, at both primary and secondary level in a timely manner in partnership with the Department of Education and Skills and/or other bodies. Such sites should be in proximity to public transport.”

This policy requires the Planning Authority, in conjunction with the DoE, to identify suitable locations for schools which accounts for future development patterns.

Policies & Objectives Contained in the Local Area Plan

Section 4.2 of the LAP identifies the restrictions which are in place within the Portmarnock South lands as a result of its positioning within the Outer Public Safety Zone. The LAP States: -

*“As the lands are located within the Outer Public Safety Zone of Dublin Airport, **schools and childcare facilities are not permitted uses within the RA (residential) zoning of the LAP lands. Childcare and education facilities are also not permitted within the open space zoned lands, therefore these community uses are not proposed as part of this LAP. Such facilities exist and are proposed within the adjoining areas, which will also need to accommodate the future educational needs of residents of the plan area**”.*

(SLA emphasis in bold)

Therefore, no educational facilities can be developed within the immediate local area. However, future needs will be provided by further expansion works of educational facilities and the construction of new schools within the surrounding areas.

Planned School Provision

Under the current school construction programme published by the DoE (31 July 2021), the following Primary and Post-primary School developments are identified in the local area: -

- **Malahide & Portmarnock Educate Together Secondary School (Approx. 5km from Phase 1D)**
Permanent building works are currently ongoing on the current site. The permanent building is scheduled to be completed by 2028 / 2029 and will accommodate 1,000no. post primary students.
- **Stapolin Educate Together National School (Approx. 2km from Phase 1D)**
Construction of permanent 16no. Classroom Primary School. Expected to be completed by 2022 / 2023 school year.
- **St. Oliver Plunkett School, Grove Road, Malahide (Approx. 3.5km from Phase 1D)**
Planned re-development / expansion of school. Project Brief stage.
- **St. Michael’s House Special National School, Baldoyle (Approx. 2km from Phase 1D)**
Planned re-development / expansion of school. Project Brief stage.
- **St. Fintan’s High School (Approx. 3.8km from Phase 1D)**
Planned re-development / expansion of school. Project Brief stage.
- **Gaelscoil Ghráinne Mhaol, Donaghmede (Approx. 1.8km from Phase 1D)**
New Primary School opened for 2021 / 2022 academic year.
- **Portmarnock Community School (Approx. 2km from Phase 1D)**
Planned re-development / expansion of school. Preliminary Design stage.

It is clear that the DoE are actively catering to meet future demand within the general area by providing the capital investments for extensions to existing schools in the catchment area.

5.2.4 Educational Needs Assessment Conclusion

There are 10no. Primary Schools and 8no. Post-Primary Schools within the local area (as defined by the LAP). Given the existing capacity of Primary and Post-Primary School places identified in the LAP (3,981no. and 5,064no. respectively) the projected population of school going age of the proposed development represents a small proportion of existing capacity.

In general, enrolment figures for both Primary and Post Primary schools are set to decline, which suggests a corresponding increase in existing capacity within schools over time within the catchment area.

Furthermore, based on the information available on Planned School Provision the DoE are actively engaged with the existing schools within the catchment area to improve / expand the facilities. Also, 2no. schools are set to be delivered in the catchment area within the next 6 years.

Planning permission is likely to be approved by An Bord Pleanála in Q1 2022. Subject to permission being granted and allowing approx. 2-year construction programme, it is unlikely that the proposed development would reach full residential occupancy before mid-2024. Thus, demand would not be felt immediately by local schools' infrastructure within the catchment of the proposed development.

6 CHILDCARE NEEDS ASSESSMENT

6.1 Methodology

The Childcare Assessment considers the following: -

- Review of relevant guidelines and policies in relation to the provision of childcare facilities.
- Assessment of the childcare facilities as part of the proposed development.
- Assessment of existing and permitted / proposed childcare facilities in the surrounding area.
- Analysis of population and childcare demand within this area.
- Conclusions drawn from review undertaken.

6.2 Childcare Needs Assessment

Due to the LAP's location within the Outer Public Safety Zone, childcare facilities cannot be developed on the LAP lands. Section 8.2 of the LAP details the restrictions of the Safety Zone on childcare facility developments: -

"As the lands are located within the Outer Public Safety Zone of Dublin Airport, schools and childcare facilities cannot be included within the lap lands".

(SLA emphasis in bold)

Notwithstanding, an assessment is set out of the childcare facilities within proximity to the proposed development. The LAP notes that a number of existing childcare facilities are located at key locations easily accessible from the LAP lands.

6.2.1 Guidelines & Policies on the Provision of Childcare Facilities

The following provides a review of relevant guidelines and policies applicable to childcare facilities and the current proposal.

Childcare Facilities: Guidelines for Planning Authorities (2001)

Under Section 28 of the Planning and Development Act 2000, the then Minister issued guidelines in relation to Childcare Facilities entitled 'Childcare Facilities: Guidelines for Planning Authorities June 2001'. The document sets out general standards and guidance for the land use planning of childcare facilities in Ireland. It advocates a more proactive role by the planning authority in the promotion and management of childcare provision in their area.

Section 2.4 of the guidelines set out the appropriate locations for childcare facilities, stating that: -

"Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary or where there are adequate childcare facilities in adjoining developments."

There is sufficient flexibility therefore, under the guidelines, to ensure that childcare facilities are not required in instances where they are not necessary due to local circumstances. In line with governmental guidelines, this development is not required to provide a childcare facility due to local circumstances. The guidelines recommend the provision of **20no. childcare spaces for every 75no. dwellings** permitted in a scheme.

The guidelines acknowledge the factors associated with determining the appropriate level of childcare facilities required in an area, namely: -

- The current provision of childcare in the area.
- The nature of emerging new communities.
- Current demographic trends.

The Guidelines specifically states that: -

“The threshold for provision should be established having had regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas”.

The proposed development provides for 172no. residential units. Simplistically, applying the Childcare Guidelines’ recommendation of 20no. childcare spaces for every 75no. new dwellings would indicate a requirement for approximately 46no. childcare spaces. However, as noted there is flexibility to have regard to local circumstances and the provisions of other guidelines in determining the matter.

Sustainable residential Development in Urban Areas (2009)

Chapter 4 of the Sustainable Residential Development in Urban Areas guidelines sets out criteria for planning for sustainable neighbourhoods. Specifically, Section 4.5 relates to Childcare (pg. 25 & 26), stating that: -

“The Department’s guidelines on childcare facilities (DoEHLG, 2001) emphasise the importance of local assessment of the need to provide such facilities at the development plan or local area plan stage, having regard to the provision of existing facilities in the area. When considering planning applications, in the case of larger housing schemes, the guidelines recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units. However, the threshold for such provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas, in consultation with city / county childcare committees. The location of childcare facilities should be easily accessible by parents, and the facility may be combined with other appropriate uses, such as places of employment.”

This Childcare Assessment reviews the relevant demographic profile and existing childcare provision in the area, to determine whether the existing crèche facilities have the capacity to cater for the needs of the proposed development.

6.2.2 Review of Existing Childcare Facilities

The following sets out a review of existing childcare facilities in the vicinity of the subject site. Given that this study was a desk-based study, the data and information contained herein is as accurate as the sources of data retrieved would allow.

A review was carried out to determine the number of existing childcare facilities in the vicinity of the site, as detailed within Table 7 below. A total 5no. childcare facilities were identified within a c. 1.5km radius of the proposed residential development at Portmarnock South.

Although this assessment has been limited to a 1.5km radius of the subject site, it is important to note that some childcare outside of this area may be preferred due to its location near workplaces, or schools that older children in the family may be attending.

It is noted that the application site is located within 5 minutes walking distance of Portmarnock Train Station and a number of Dublin Bus stops approximately 450m from the site on Station Road. Additional pedestrian and cycle links provide connectivity to the city's north fringe and other areas within Fingal. This provides a level of connectivity that would facilitate the use of childcare facilities in locations outside the theoretical catchment.

Map Ref. No.	Name	Address	Size of Facility (Spaces)	Spaces Available at Present	Further Capacity	Approx. Dist. from Site (km)
1	The Village Crèche and Montessori	St Lawrence O'Toole Avenue, Burrow, Portmarnock	65	0	No	0.95
2	The Kilns Creche and Montessori	58 Station Road, Portmarnock	28	0	No	0.54
3	The Links Seabrook	Seabrook Manor, Station Road, Portmarnock	120	0	No	0.69
4	The Links	Station Road, Portmarnock.	85	0	No	0.57
5	Pipa Long Montessori	Trinity Sports & Leisure Centre, Hole in the Wall Road, Donaghmede	44	0	No	1.45
		Total	342			

Table 7: Existing Childcare Facilities within 1.5km of the application site.

These childcare facilities were identified by reference to the current TUSLA childcare services information provided on the pobal.ie website. This list above may not represent a full representation of local childcare services. Additional unregistered or informal childcare facilities / arrangements may also be in operation in this area.

Figure 9 (below) highlights the location of each of the identified childcare facilities, within 1.5km of the subject site. It is evident that this area is well served by existing childcare facilities.

We would note that it is normal in any given year / semester that operators of childcare facilities would seek to fully occupy their facilities. Natural progression of children from the 0 – 4 age cohort through pre-school care would see constant turnover. Therefore, spaces become available and are subsequently filled on a regular basis.

A number of operators, which were contacted in the course of gathering the above data, noted that the capacity of any given childcare facility may fluctuate, stemming from children being removed from the facility for various reasons. The assessment of the capacity of the childcare facilities identified above thus represents only a snapshot in time.

Effectively, this demonstrates that full capacity means that childcare spaces will not naturally become available over time thus augmenting the potential availability of childcare spaces regularly.

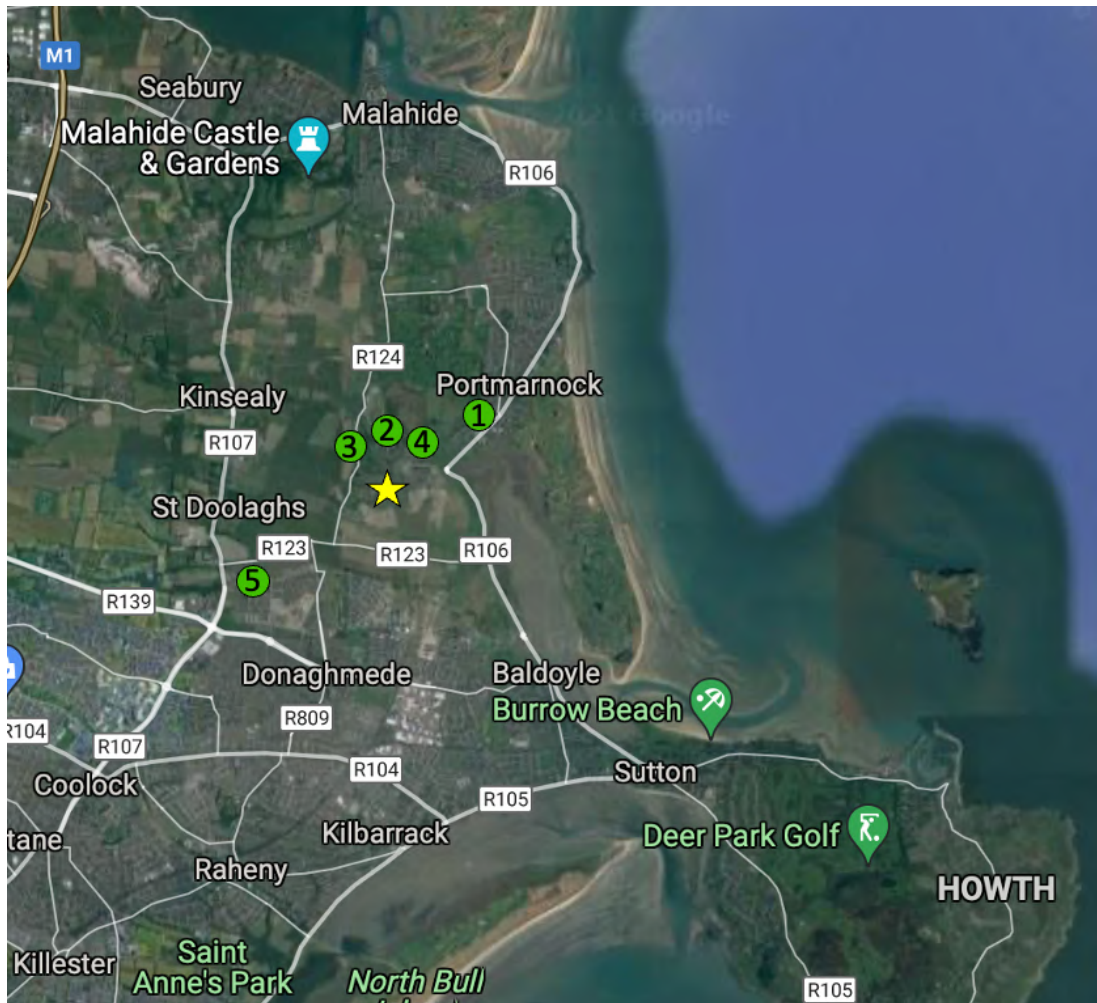


Figure 9: Extract from Google which identify TUSLA registered childcare facilities. The childcare facilities are numbered to reference the table above. The subject site is identified (yellow star) (Overlay by SLA).

Permitted Childcare Facilities

An online planning search was carried out in order to establish the number of permitted / proposed childcare facilities in the vicinity of the site. Unless otherwise stated in the application information, the capacity of each childcare facility is estimated on the basis of 20no. spaces per 75no. residential units, as per the standard contained in the 2001 Childcare Guidelines.

This planning search revealed that the following childcare facility has recently been granted permission as part of a residential development within a 1.5km radius of the subject site: -

Reg. Ref.	Location	Childcare Facility Size	No. of Dwellings	Capacity
ABP-248515	Kinsaley House, Chapel Road, Dublin 13	180 sq. m	101	34

Table 8: Permitted Childcare Facilities within 1.5km of the application site.

The planning search further revealed 3no. additional childcare facilities are being developed between 1.5 – 3km radius of the subject site: -

Reg. Ref.	Location	Childcare Facility Size	No. of Dwellings	Capacity
ABP-311016	Baldoyle, Stapolin, Dublin 13	452 sq. m	1,221	113
ABP-305316	Clongriffin, Dublin 13	926 sq. m	1,030	119
ABP-305319	Clongriffin, Dublin 13	304 sq. m	500	61
			Total	293

Table 9: Permitted Childcare Facilities within 1.5km of the application site.

Each are easily accessible from by subject site by a range of transport modes including cycling, walking, and public transport both by bus and train.

The additional childcare spaces potentially available through the implementation of the permitted developments outlined above further illustrate that there is capacity to absorb future demand.

Summary

Based on the above, there are 5no. existing childcare facilities within approximately 342no. childcare spaces within c. 1.5km of the subject site. There is 1no. permitted childcare facilities within approximately 34no. childcare spaces within c. 1.5km of the subject site. And a further 3no. permitted childcare facilities within approximately 293no. childcare spaces between 1.5 – 3km radius of the subject site.

6.2.3 Population & Childcare Demand

Having established the capacity of the childcare facilities as part of the proposed development and existing childcare spaces available within proximity of the site, a review of population data is set out below to establish local population trends. The following analysis is largely based on the Census 2016 and Census 2011 data.

Census data for the Portmarnock South (267111), Balgriffin (267005), Kinsaley (267009), Baldoyle (267004) and Grange B (268072) Electoral Divisions (EDs) has been analysed. This has allowed for a detailed population analysis for the subject area.

Population Change 2006 – 2016

Census 2016 data indicates that at a national level, the population grew by 3.8%, over the period 2011 – 2016. The population of Fingal grew by 8% for the same period (2011 – 2016). Census 2011 data indicates that at a national level, the population grew by 8.2%, over the period 2006 – 2011. In the same period, the population of Fingal grew by 6.7%. This shows that population growth for the state has slowed, however the population growth rate of Fingal has increased.

Census 2016 data indicates that the Portmarnock South ED had a population of 3,621no. persons, compared to a population of 3,465no. persons in 2011. This amounts to a percentage population change of 4.5%, which is less than the overall population growth of Fingal (8%) for the same period.

This indicates that the Portmarnock South ED is currently experiencing a steady population growth. For convenience, this following table summarises the population changes discussed above: -

Category	% Change 2006 – 2011	% Change 2011 – 2016
National	8.2%	3.8%
Fingal	6.7%	8%
Portmarnock South ED	-1.6%	4.5%
Balgriffin ED	115.8%	58.3%
Kinsaley ED	53.4%	13.5%

Baldoyle	18.65%	6.7%
Grange B	59.1%	16.7%

Table 10: Population Percentage Change 2006 – 2011.

Despite a decline in population in Portmarnock South ED between 2006 – 2011, it is therefore clear that the population levels within the EDs within which the subject site is located, have undergone significant change in terms of growth rates over the most recent two intercensal periods. It is also expected that the development of Phase 1D will attract further population within these areas.

Population Age Distribution (0 – 4 Year Age Cohort)

Given that childcare provision applies to a specific population cohort, typically 0 – 4 years, it was considered appropriate to examine the age distribution of the population within the study area.

Nationally, Census 2016 data indicates that the population of pre-school children (typically 0 – 4 years) stands at 331,515no. persons which is a decrease of 7% compared to the 2011 Census. Dublin experienced a marginal decrease in its pre-school population by 0.2% for the same period (2011 – 2016).

As recorded in Census 2016 for the Portmarnock South ED, there are 263 no. children within the 0 – 4 age cohort, representing 7.3% of the total population of the ED. This age cohort represented 6.8% of the total ED population in 2011 and 4.5% in 2006. These Census results are illustrated below: -

Portmarnock South ED	2006	2011	2016
Total Population	3,522	3,465	3,621
0 – 4 Age Cohort	158	234	263
% of Total Pop.	4.5%	6.8%	7.3%
Balgriffin ED	2006	2011	2016
Total Population	919	1,966	3,113
0 – 4 Age Cohort	86	261	310
% of Total Pop.	9.4%	13.3%	9.9%
Kinsaley ED	2006	2011	2016
Total Population	5,526	8,475	9,621
0 – 4 Age Cohort	413	933	1059
% of Total Pop.	7.5%	11%	11%
Baldoyle ED	2006	2011	2016
Total Population	5,942	7,050	7,524
0 – 4 Age Cohort	353	579	585
% of Total Pop.	5.9%	8.2%	7.8%
Grange B ED	2006	2011	2016
Total Population	2,870	4,565	5,326
0 – 4 Age Cohort	202	484	536
% of Total Pop.	7.0%	10.6%	10%
Overall Study Area	2006	2011	2016
Total Population	18,779	25,521	29,205
0 – 4 Age Cohort	1,212	2,491	2,753
% of Total Pop.	6.5%	9.7%	9.4%

Table 11: Population of Age Cohort 0 – 4 across relevant Electoral Divisions.

It is evident that the population levels within the 0 – 4 age group cohort within the subject EDs have increased over the last two Census periods. This would be expected given the scale of residential development with the general Portmarnock area over the last 15 years. While the 0 – 4 age cohort has increased within the Portmarnock ED, across the catchment area the 0 – 4 age cohort has remained relatively consistent at c. 9.4 – 9.7%.

Summary

Rates of population change locally, regionally, and nationally have fluctuated significantly over the course of the last 2no. intercensal periods. The Kinsaley ED appears to be currently undergoing high population growth.

The share of children aged 0 to 4 as a percentage of the total population within the Portmarnock South ED and neighbouring EDs has increased over the last 2no. intercensal periods. Within the Portmarnock South ED this increase was marginal (0.5%).

Similar increases in terms of the 0 – 4 age cohort's percentage share of the total population are observable in the local area, as defined by Electoral Divisions within close proximity of the subject site.

6.2.4 Childcare Needs Assessment Conclusion

There are 5no. existing childcare facilities within approximately 342no. childcare spaces within c. 1.5km of the subject site. There is 1no. permitted childcare facility with approximately 34no. childcare spaces within c. 1.5km of the subject site. And a further 3no. permitted childcare facilities within approximately 293no. childcare spaces between 1.5 – 3km radius of the subject site.

The 0 – 4 age cohort's percentage shares of the total population within the catchment area has increased over the last 2no. intercensal periods. Within the Portmarnock South ED this increase was marginal (0.5%).

Based on the above, it is considered that there is more than adequate capacity within existing childcare facilities in proximity to the proposed development, taking into account future capacity of permitted childcare facility in proximity to the proposed development to cater for childcare demand generated by the proposed development.

Planning permission is likely to be approved by An Bord Pleanála in Q1 2022. Subject to permission being granted and allowing approx. 2-year construction programme, it is unlikely that the proposed development would reach full residential occupancy before mid-2024. It is anticipated that further childcare facilities may be permitted in this period or become operational which will further add to the childcare provision in the area.

7 COMMUNITY INFRASTRUCTURE

The study Area of the Audit extends to lands within a c. 1.5 km radius of the site, with emphasis paid to those services and resources within a c. 750m radius of the site. A 750m walk is generally considered to take 7 – 8 minutes; a 1km walk 10 – 12 minutes, and 1.5km walk 15 – 17 minutes.

The Audit seeks to identify how the needs of the local population are met in terms of social infrastructure within this catchment area. Social infrastructure includes the following: -

- **Education / Training** – Including primary and post-primary schools, third level institutions and upskilling workshops, adult education, evening course, traineeships etc.
- **Health** – Including health centres, GPs, health nurses, dentists, and other health care professionals.
- **Sports & Recreation** – Including sports centres, sports clubs, play areas, playing pitches etc.

- **Social / Community Services** – Including local authority services, childcare, statutory welfare services, public libraries, and community services.
- **Arts & Culture** – Including museums, heritage attractions, theatres, performance areas, art, and music centre’s etc.
- **Faith** – Including churches, related community halls and centres.
- **Other** – Miscellaneous services and infrastructure, including post offices, office-related services, credit unions and transport.

7.1 Existing Social Infrastructure Provision

7.1.1 Education & Training

Within 750m: -

There are no formal education and training facilities within 750m of the subject site.

Within 1.5km: -

- Praxis Care, Clongriffin Day Service.
- St. Marnock’s National School.

Beyond the 1.5km Catchment: -

Grange Community College is located to the south of the site, just outside of the 1.5km catchment area.

The high frequency, high-capacity public transport services serving the subject site provide direct links to a large number of significant third level institutions within the Dublin City area, including Trinity College, University College Dublin, National College of Ireland, Royal College of Surgeons Ireland, Dun Laoghaire Institute of Art & Design, and Dundalk Institute of Technology.

In addition to the above, there are a number of primary and post-primary schools accessible from the subject site, within the nearby areas of Portmarnock, Malahide, Sutton and Baldoyle. These are described in further detail in section 5.2.2 of this Audit Report.

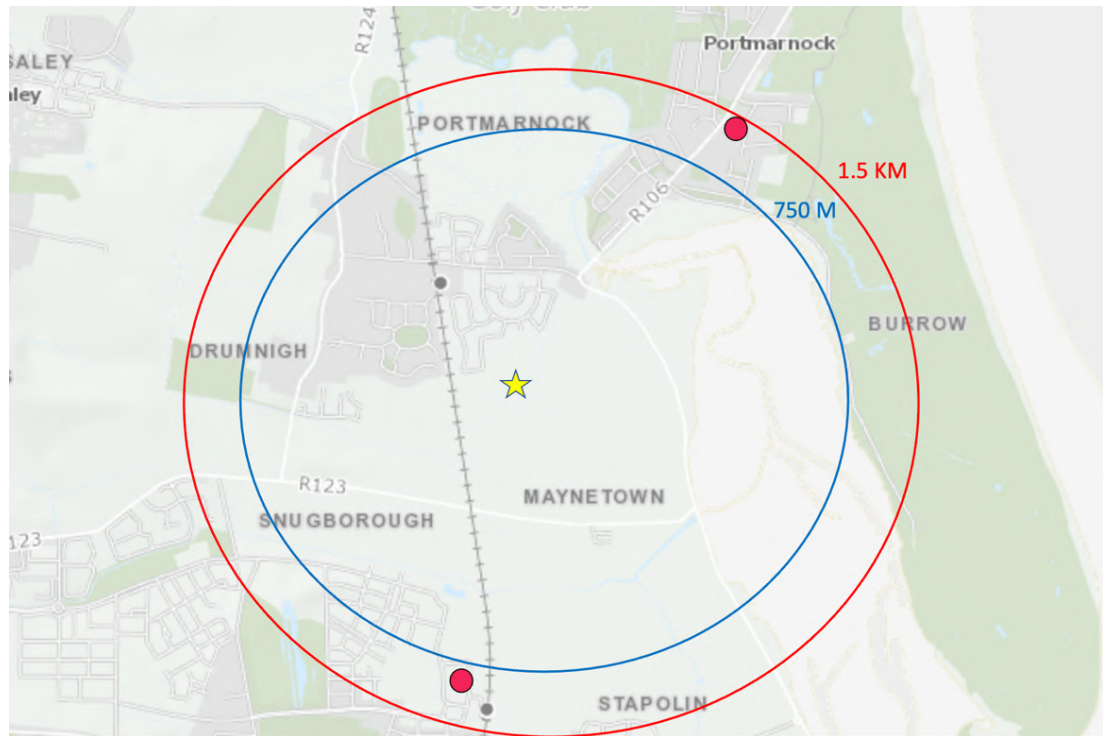


Figure 10: Map showing location of education and training facilities.

7.1.2 Health

Within 750m: -

- Cleary's Pharmacy.

Within 1.5km: -

- HSE Portmarnock Primary Care.
- Portmarnock Family Practice.
- Portmarnock Physio.
- Donnelly's Pharmacy.
- Kingsford Medical.
- Blessing Dental Surgery.
- Portmarnock Dental Surgery.

Beyond the 1.5km Catchment: -

It may also be noted that the application site is located within c. 6km of Beaumont Hospital (a major hospital) and has direct high frequency public transport links to other major hospitals within the Dublin area, including the Mater University Hospital, the Rotunda Hospital, Temple Street Children's Hospital, and the National Maternity Hospital.

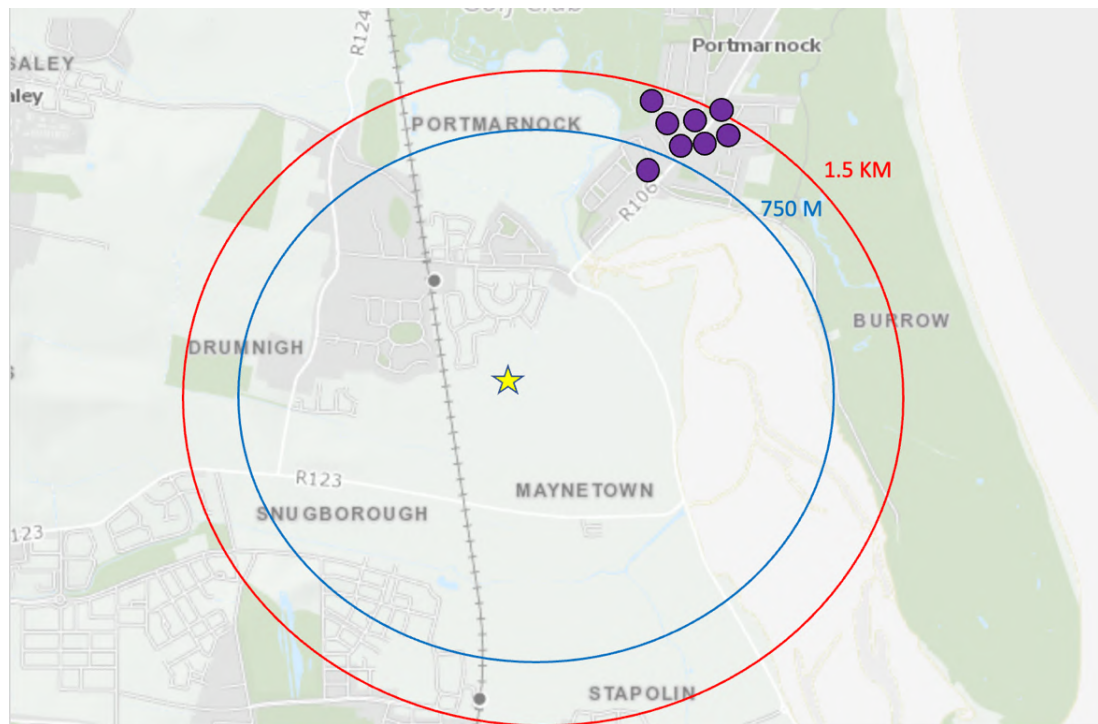


Figure 11: Map showing location of healthcare and medical facilities.

7.1.3 Sports & Recreation

Within 750m: -

- Station Manor Playground.
- Moyne Park.
- St. Annes Square Playground.
- Portmarnock Greenway.

We would highlight also that a number of open spaces, formal and informal play areas are proposed as part of the proposed development, including Skylark Park and an extension to the Railway Linear Park.

The proposed layout is such that it will be highly permeable and will allow access to the Portmarnock Greenway and access to the future Baldoyle Racecourse Park (currently subject of a Section 177AE application to An Bord Pleanála).

Within 1.5Km: -

- Trinity Gaels GAA Club.
- Clongriffin Skate Park
- Father Collin's Park
- Trinity Donaghmede FC
- Kinsealy Grange Golf Centre and Driving Range
- Portmarnock Raceway
- Portmarnock Pitch and Putt Club
- Fenstanton Football Club.

Beyond the 1.5km Catchment: -

In addition to the above, a multitude of other sports and recreation facilities are located within c. 2 km of the application site, including Portmarnock Golf Club, Portmarnock Beach, Baldoyle Racecourse Park, Portmarnock Scout and Guide Centre and Balgriffin Park.

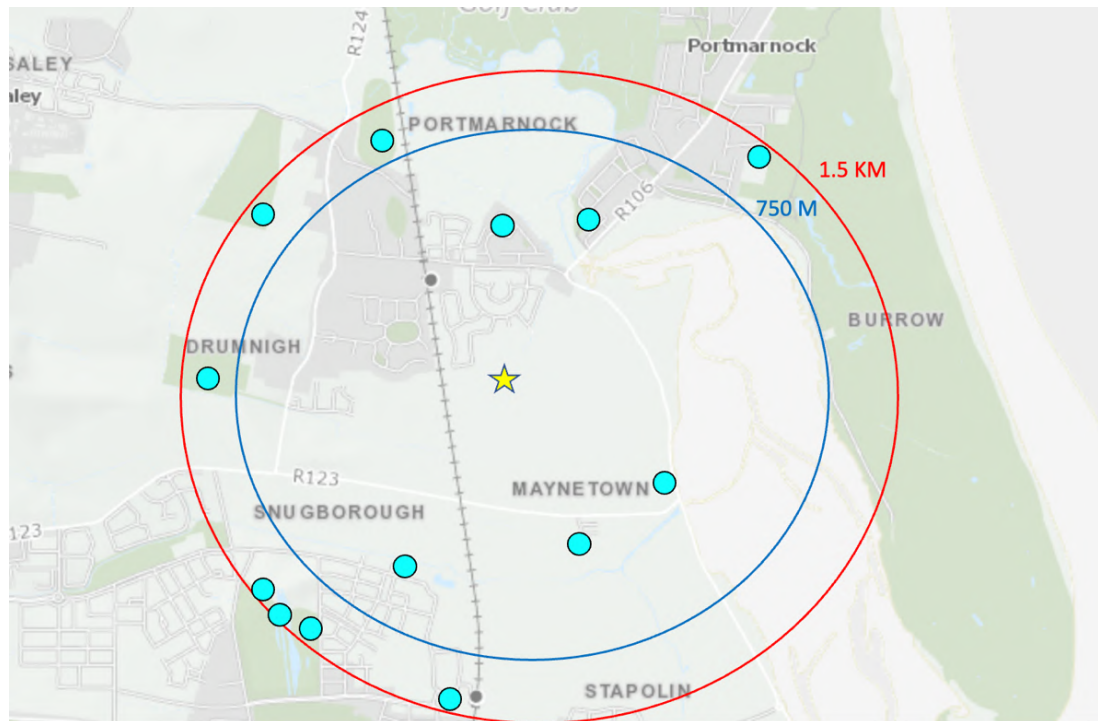


Figure 12: Map showing location of sport and recreation facilities.

7.1.4 Social & Community Services

Within 750m: -

- The Links Childcare, Seabrook Manor.
- The Kilns Creche & Montessori.
- The Links Childcare, Station Road.

Within 1.5km: -

- Post Office, Portmarnock.
- TASNUVA Foundation, Clongriffin.
- Prosper Fingal, Adult Day Service.
- To Children With Love – Charity Shop, Portmarnock.

Further details regarding these existing childcare facilities are provided in section 6.2.2 of this Audit Report.

In addition to the above, a Local Centre which will be within c. 200m of the subject site, is currently under construction as part of the Portmarnock South 1C development (ABP Ref. 305619-9 refers). This will provide additional facilities for the benefit of future residents of the proposed development.

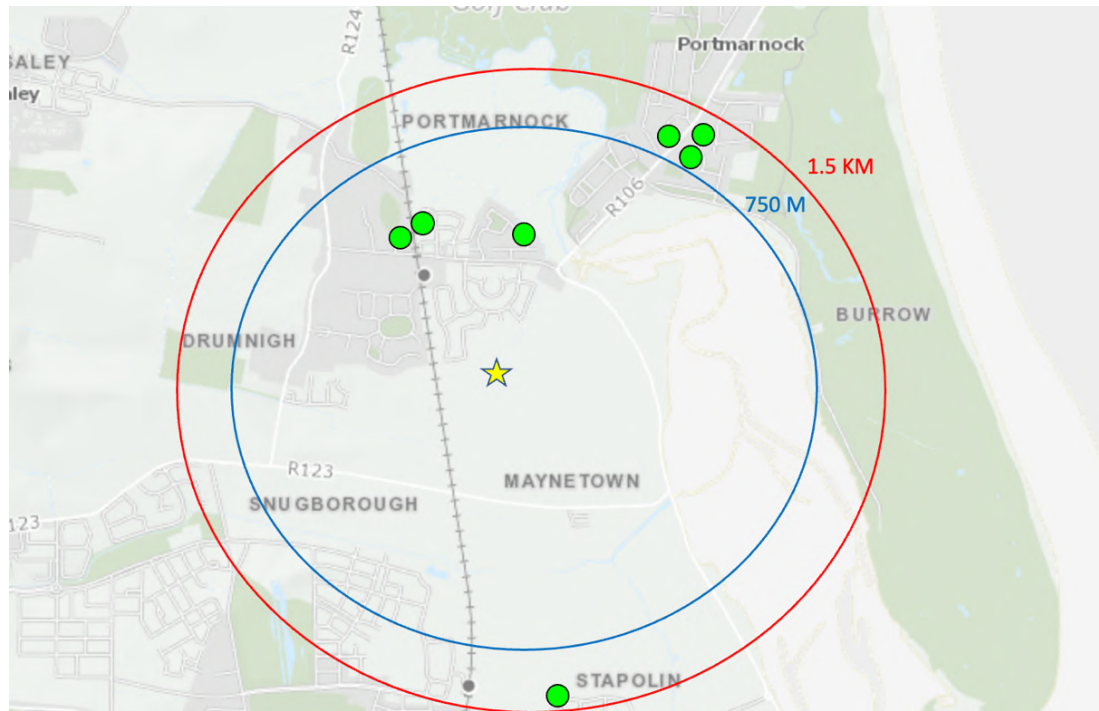


Figure 13: Map showing location of social & community facilities.

7.1.5 Arts & Culture

We did not find evidence of formalised arts and cultural facilities within the study area. Art, drama, or dance groups may meet informally or at classes in the schools.

The subject site has access to a range of Public Transport services (Refer to Section 7.1.7 below) which allow residents to visit Dublin City Centre, which provides a wide arts and culture offering.

7.1.6 Faith

Within 750m: -

There are no faith services within the 750m catchment of the application site.

Within 1.5km: -

- St Anne's Catholic Church Portmarnock.
- Islamic Centre, Clongriffin.

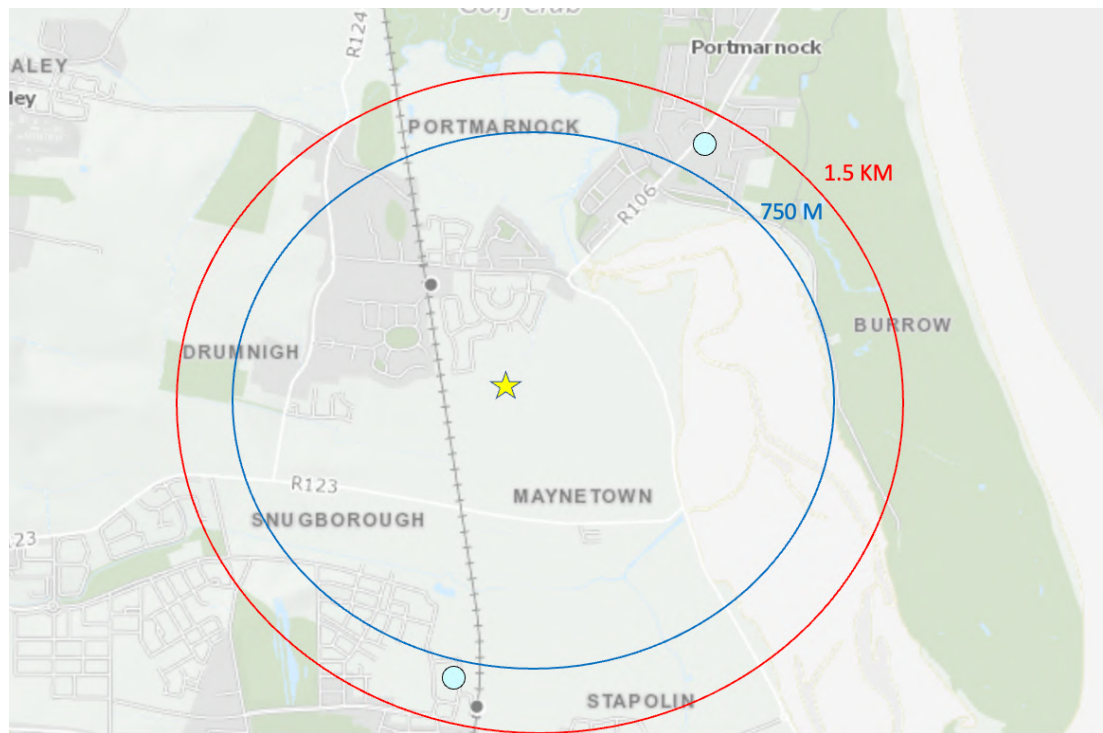


Figure 14: Map showing location of faith services.

Beyond the 1.5km Catchment: -

In addition to the above, the site is within reasonable proximity (c. 2km) of Baldoyle Catholic Parish Church and St. Doulagh's Church.

7.1.7 Other Services

Within 750m: -

- A Local Centre is currently under construction at Station Road as part of the Portmarnock South Phase 1C development (ABP Ref. 305619-9 refers). This will provide a number of new retail units once constructed.
- Portmarnock Auto (car garage).
- Car Tow Truck & Breakdown Assistance Recovery Service.
- Local Tree Care Dublin.
- Tom Brophy Motors.
- Dublin Bus Stops on Coast and Strand Road, served by Dublin Bus Routes nos. H2 (Abbey St Lower to Malahide via Dublin City Centre), 102 (Sutton Dart Station to Dublin Airport via Malahide and Swords) and 32X (Malahide to UCD via Dublin City Centre). Route H2 operates at a 20-minute interval at peak times.
- Portmarnock Train Station. This is served by high capacity, high frequency urban and regional train routes, including DART services. The DART serves Malahide to Bray via all stations in between. Regional routes provide direct services to a number of stations within Fingal County and beyond, including Donabate, Balbriggan, Drogheda and Dundalk. Less than 5-minute interval for train services at peak times.
- Portmarnock Station car park.

Within 1.5Km: -

- A wide variety of takeaways, restaurants/cafes, convenience, and comparison retail stores are in Portmarnock village.
- Stafford’s Funeral Directors, Portmarnock.
- James Lonergan Motors.
- Portmarnock Furnishings.
- Dublin Bay Vets.
- Texaco Petrol Station.
- Portmarnock Business Centre.
- Solicitor’s Offices (various).
- Florist (various).
- Barbers / Hair Salons (various).
- Noel Kelly Auctioneers.
- Clothing and Shoe Shops (various).
- Dry Cleaners (various).
- Hardware Stores (various).
- Photographers (various).
- Car Wash and Valet Services (various).
- Clarke Electrical Supply Store.
- Clongriffin Train station. Routes serving this station are as per Portmarnock above.
- Clongriffin station car park.
- Dublin Bus Stops in Clongriffin, served by Dublin Bus Route no. 15 (Clongriffin to Knocklyon via Dublin City Centre). Operates at less than a 10-minute interval at peak times.

Beyond the 1.5km Catchment: -

In addition to the above, the site is within reasonable proximity (c. 2.8km) of Donaghmede Shopping Centre which provides a wide variety of additional services for the future community, including (inter alia) banks, department stores, libraries, and car wash facilities.

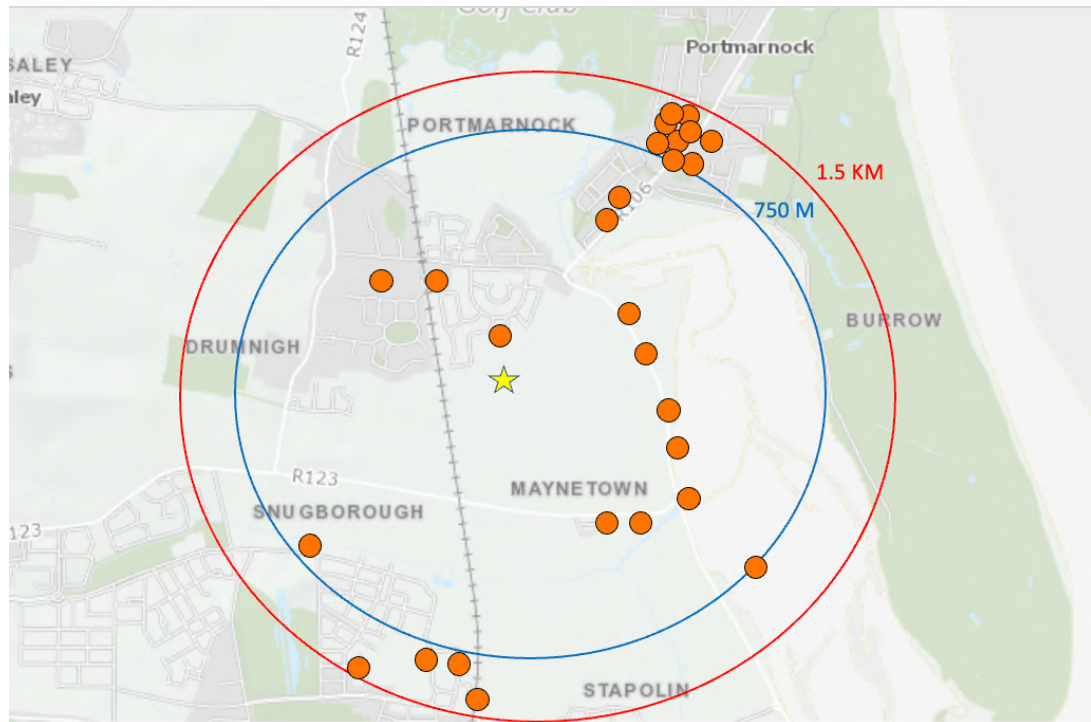


Figure 15: Map showing location of other services.

7.1.8 Community Facilities Assessment Conclusion

There is a broad ranging availability of services within the local area which residents from the proposed development at Station Road could avail of. This suggests that the already well-established area surrounding Portmarnock, and vicinity provides an attractive and vibrant community. The studied catchment area is predominantly comprised of convenience stores / services, this being said, they are essential to everyday life. Overall, the subject site is in prime location to make use of the existing local services and those a short journey away by the using the existing public transport options available.

8 CONCLUSION

The application site is located in an accessible location, adjacent to residential services. The Social Infrastructure Audit area has identified a range of existing amenities which can be accessed by future residents of the proposed development.

Having regard to the estimated Primary and Post-Primary School demand that could be created by the proposed development, and given the availability within current schools, the development of future schools and planned expansion of existing schools, it is considered that this potential demand would be adequately accommodated.

Based on an assessment of existing and planned childcare facilities within the area in the context of the proposed development, and having regard to demographic trends in the area, it is considered that the theoretical demand for childcare spaces that the proposed development could generate would be accommodated in the area.

For the avoidance of doubt, we reiterate that due to the proposed development's location within the Outer Public Safety Zone of Dublin Airport, the development of childcare facilities and schools is precluded on the application site and any other lands within the Portmarnock South LAP. As stated in section 8.2 of this LAP, the LAP was prepared on the basis of adequate existing and planned capacity within childcare facilities and schools to accommodate the full development of the LAP lands.

The area is within 1.5km distance of bus routes and urban rail which allows for greater flexibility and access to an even wider range of services outside of the immediate locality.

The area is highly accessible in the context of the existing public transport which allows ease of access to a broader range of cultural and social facilities between the application site and the city centre. It is reasonable to assume that people are generally willing to travel slightly further distances for (for example) Arts & Culture type experiences.

As the extant population of this suburban area matures, and as population density in the audit area grows in accordance with strategic planning policy, it will become more important for services to be clustered and accessible. The proposed development provides critical mass in terms of residential development that will support local businesses and community facilities in the immediate area.

Stephen Little & Associates are committed to progressing and achieving sustainable development goals.

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