

**STRATEGIC HOUSING DEVELOPMENT  
PLANNING APPLICATION  
COMMUNITY AND SOCIAL  
INFRASTRUCTURE OVERVIEW**  
FOR LANDS AT BALSADDEN & FORMER BAILY COURT  
HOTEL, HOWTH, CO.DUBLIN

**BSM**

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**Brady Shipman  
Martin**

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CLIENT  
**Balscadden GP3 Limited**

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## 1 INTRODUCTION

This Community and Social Infrastructure Overview has been prepared by Brady Shipman Martin in support of the proposed development on behalf of Balscadden GP 3. The purpose of this report is to provide an overview of the existing provision of community and social infrastructure in the area close to the subject application site of c.1.43ha (hereafter called 'the site'). The site comprises lands at Balscadden Road, south of the Martello Tower, and at the Former Baily Court Hotel, Main Street, Howth, Co. Dublin.

The proposed development relates to lands located to the south of the Martello Tower on Balscadden Road & the former Baily Court Hotel, Main Street, Howth, County Dublin. The development will consist of the demolition of existing structures on the proposed site including the disused sports building and the former Baily Court Hotel buildings and the construction of a residential development set out in 4 no. residential blocks, ranging in height from 2 to 5 storeys to accommodate 180 no. apartments with associated internal residential tenant amenity and external courtyards and roof terraces, 1 no. retail unit and 2 no. café/retail units. The site will accommodate car parking spaces at basement level and bicycle parking spaces at basement and surface level. Landscaping will include new linear plaza which will create a new pedestrian link between Main St and Balscadden Rd to include the creation of an additional 2 no. new public plazas and also maintains and upgrades the pedestrian link from Abbey Street to Balscadden Road below the Martello Tower.

Please see the accompanying Statutory Notices for a more detailed description.

### 1.1 Fingal County Development Plan

Chapter 3 of the Fingal County Development Plan sets out a strategy for Placemaking in the County. The Development Plan states that *"Sustainable communities are those that are economically, environmentally, and socially healthy and resilient"*.

Section 3.2 sets out the characteristics of successful and sustainable communities, including:

- *Include a range of facilities focused in a consolidated area with a critical mass of attractions and make best use of the already established investment in the built environment; these attractions include a mix of shops as well as a wide range of financial, professional and government services together with cultural, entertainment and leisure facilities.*
- *Include a thriving local residential population which adds to the vitality and vibrancy of the area as it ensures activity outside of standard retail and office opening hours.*
- *Are easily accessible by a range of transport modes including cycling and walking, have sufficient good quality short stay car parking close to the core area, have good transport linkages within the centre, and have efficient arrangements for delivery of goods.*
- *Present an attractive amenity in terms of the built environment and streetscape, streets and public spaces which are considered clean and safe, and have a sense of local identity and character, all of which greatly enhances the attraction of the centre.*

- *Have the vision and mechanisms in place to build on these existing assets, can overcome problems, adapt to both market and consumer needs and can secure appropriate and necessary improvements where required.*
- *Encourage and facilitate sustainable lifestyles and livelihoods.*

The nearby community possesses many of these characteristics and the proposed development contributes to the achievement of the above objectives.

## 1.2 Methodology

Given the location of the site located centrally in Howth and its proximity to the sea, a 5km catchment area has been selected in order to cover a fair representation of land. A 3km catchment area has also shown to refine results and illustrate those facilities and services closest to the site. The area assessed includes Howth Electoral Division (ED) (CSO Ref. 04024) and parts of Baldoyle ED (CSO Ref. 04004) and Sutton ED (CSO Ref. 04035).

This report is primarily a desktop-based study, baseline information collected was then supplemented with a site visit and land use survey of the area to confirm this was up to date. The facilities in each category were recorded and mapped.

Acknowledging the Howth ED population average household size of 2.68 no. people, and the SAPs average household size of 2.33 no. people, this would suggest a proposed population in the range of 419-482 no. people resulting from the development.

## 2 OVERVIEW OF COMMUNITY AND SOCIAL INFRASTRUCTURE

For the purposes of this Application, we have surveyed the provision of social and community infrastructure.

This assessment entails an overview of the following essential community and social facilities including:

1. **Community facilities:** Key community resources such as community centres, retail locations, and libraries; and, other ancillary facilities such as post offices, credit unions, recycling centre.
2. **Health facilities:** Hospitals, General Practitioners (GP's) and Medical Centres, Pharmacies.
3. **Open Space, leisure and recreation:** Parks, sport pitches and club facilities, playgrounds, health and fitness centres.
4. **Religious:** Areas of worship, churches, cemeteries.
5. **Education:** Provision of primary and post primary schools in the area.

Information on school provision and childcare facilities is included in the Schools Demand and Childcare Facilities Assessment prepared by BSM and should be read in conjunction with this report.

## 2.1 COMMUNITY FACILITIES

### Introduction

Quality neighbourhoods should be responsive to the needs of local communities, play an important role in quality-of-life factors and foster a wider sense of community and active citizenship. Key community facilities are considered to include local authority offices, welfare services, libraries, Garda and fire stations, and community services.

The Development Plan, Objective PM66, aims to ensure provision of accessible, adequate, and diverse community facilities and services in new and established areas are provided for the well-being of residents.

### Overview of Existing Facilities

The site is located centrally in Howth and has approximately 22 no. social and community facilities to avail of within the 5km catchment area catering for all age groups.

The southwest boundary of the site faces onto Main Street Howth which has a range of social and community facilities and therefore has been classified as a 'Key Retail and Service Location' as illustrated in Figure 2.1. A pedestrian access point from the southwest boundary onto Main Street will provide easy access allowing future residents to avail of services.

In addition to key community facilities, sustainable communities require a range of ancillary facilities and services such as state or local authority provided services e.g., credit unions, post offices, retail centres, recycling facilities and general community services. Howth and nearby areas of Sutton and Baldoyle possess a range of these services, varying in scale, with 3 no. key retail locations and service locations identified in purple in Fig. 2.1 below (1, 15 & 22). Bayside key retail and service location (22) is on the border of the 5km catchment area and includes bank services, post office, health and beauty services, convenience stores and a Montessori. (See Table 2.1 below).

St. Columbanus Hall (6) within the grounds of Howth Parish Catholic Church is the closest community hall, c.22m south of the site, and is utilised by various community groups and organisations including Poetry and Music Howth.

No.	Community Facility	Facility Type	Address	Distance from Site (km)
1.	Main Street Howth	Key Retail and Service Location	Main Street, Howth, Dublin 13	c. 0.0km
2.	Howth Music School	Ancillary Facilities	Abbey Street, Howth, Dublin 13	c.0.14km
3.	Howth Public Library	Library	Main Street, Howth, Dublin 13	c. 0.15km
4.	Bank of Ireland	Bank	Main Street Howth, Dublin 13	c.0.16km
5.	An Post Howth	Post Office	Main Street, Howth, Dublin 13	c. 0.19m
6.	St Columbanus Hall	Community Hall	Main Street, Howth, Dublin 13	c. 0.22km
7.	Howth Garda Station	Emergency Services	Dunbo Hill, Howth, Dublin 13	c.0.62km
8.	Howth and Sutton Horticultural Society	Community Group	Thomanby Lawns, Howth, Dublin 13	c.0.68km
9.	RNLI Howth Lifeboat Station and Service	Emergency Services	Howth Harbour, Middle Pier, Dublin 13	c.0.80km
10.	Howth/ Sutton Community Council	Community Group	The Old Courthouse, Harbour Road, Howth, Dublin 13	c.0.89km
11.	Irish Coast Guard – Howth Unit	Emergency Services	West Pier, Howth, Dublin 13	c.1.25km
12.	Howth Sea Scouts	Ancillary Facilities	The Quarterdeck, Harbour Road, Howth, Dublin 13	c.1.28km
13.	Recycling Bring Banks	Recycling Facility	Carrickbrack Road Car Park, Howth, Dublin 13	c.2.04km
14.	Community Hall St. Fintan's Church	Community Hall	Community Hall, St. Fintan's Church, Greenfield Road, Sutton, Dublin 13	c.2.61km
15.	Sutton Cross	Key Retail and Service Location	Howth Road, Dublin Road and Station Road, Sutton, Dublin 13	c.2.96km

16.	Sutton Post Office	Post Office	Howth Road, Burrow, Dublin 13	c.3.0km
17.	Howth Sutton Lions Club	Community Group	Marine Hotel, Sutton Cross, Sutton, Dublin 13	c.3.08km
18.	Baldoyle Library	Library	The Mall, Baldoyle, Dublin 13	c.4.24km
19.	Baldoyle & District Men's Shed	Community Group	Baldoyle Community Hall, Main Street, Baldoyle, Dublin 13	c.4.45km
20.	Baldoyle Community Hall	Community Hall	Main Street, Baldoyle, Dublin 13	c.4.45km
21.	Progressive Credit Union Baldoyle	Credit Union/ Bank	Grange Road, Baldoyle, Dublin 13	c.4.93km
22.	Bayside Square	Key Retail and Service Location	Bayside Square, Bayside, Dublin 13	c.5.0km

Table 2-1: An Overview of Community Facilities within the 5km Catchment Area (Source: Desktop review using Google Earth Pro and openstreetmap.org, adapted by BSM 2022).



Lands at Balscadden  
Community and Social Infrastructure Overview

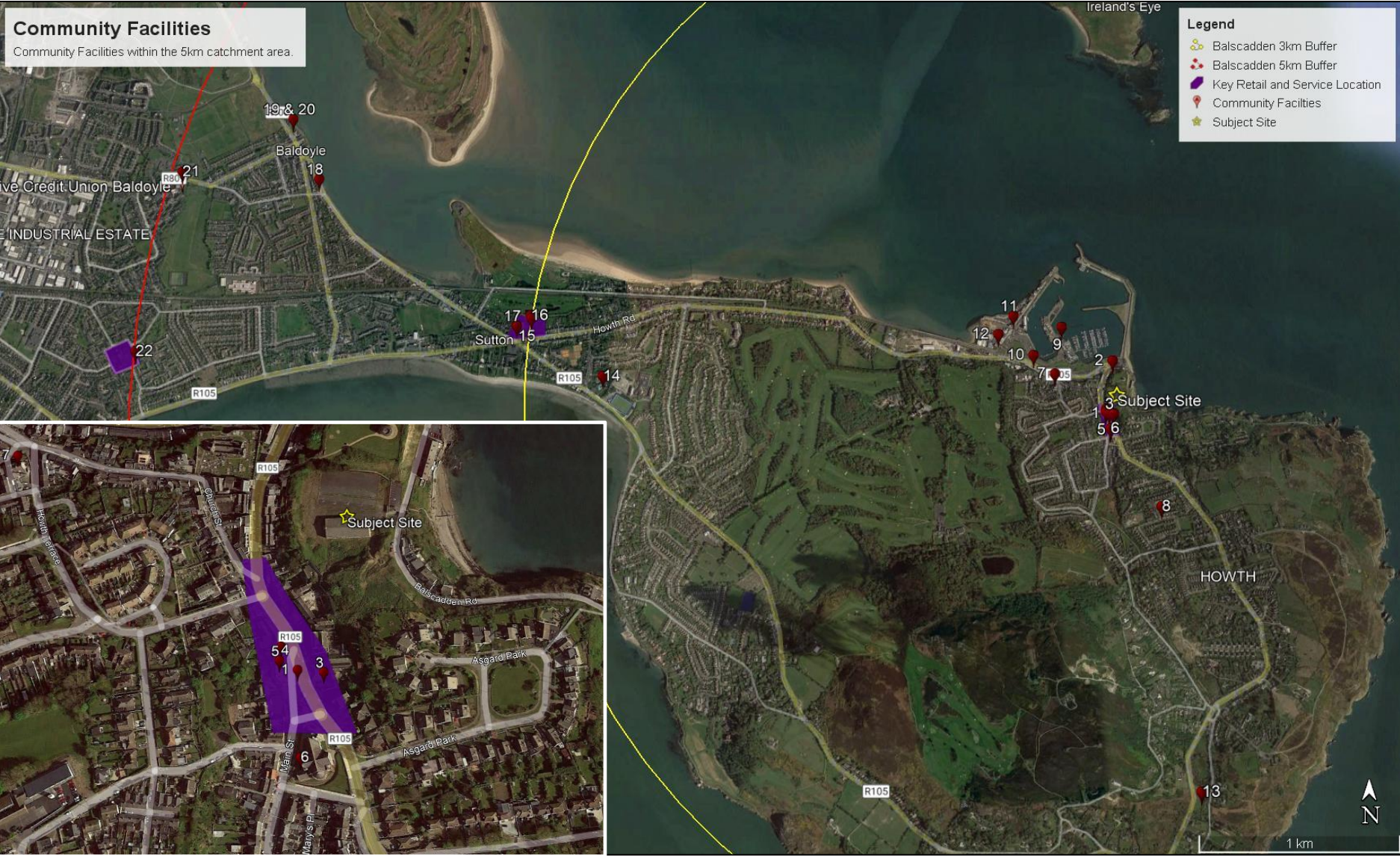


Figure 2-1: Community Facilities within 5km of the site and a key map showing facilities closest to the site (Source: Google Earth Pro, openstreetmap.org, adapted by BSM 2022).

## 2.2 HEALTHCARE

### Introduction

Healthcare within the catchment area is provided by a range of different organisations including public, voluntary, and private agencies. The Health Services Executive is the primary agency responsible for delivering health and personal social services in Ireland. In recent years, primary care has been identified as the most effective and cost-efficient way to treat patients. This offsets dependence on the hospital system allowing most patient care to take place at local, community locations which feature multi-disciplinary teams of healthcare professionals working together.

For specialist services individuals may be willing to travel further, as the proposed development is located within County Dublin and is close to the national motorway network (c. 11.50km / c. 23-minute drive-time), the population has access to national public hospitals, private hospitals, high-tech hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospital, and hospices.

### Overview of Existing Facilities

Within the 5km catchment area there are approximately 18 no. healthcare facilities, with 8 no. of these facilities within less than 1km from the site including a healthcare centre; holistic therapies; skincare clinic; physiotherapist; pharmacy; dentist; podiatry services; and mental health services.

The Former Baily Court Hotel which is included as part of the proposed development neighbours the HSE Howth Healthcare Centre (1) and is c.0.11km from the site.

A full list of services and facilities are listed below in Table 2-2 and illustrated on Figure 2-2. Services are primarily focused around the key retail and service locations of Main Street Howth and Sutton Cross and shown in further detail in Figure 2-3.

No.	Healthcare Facility:	Facility Type:	Address:	Distance from Site (km)
1.	HSE Howth Healthcare Centre	Healthcare Centre	Main Street, Howth, Dublin 13	c.0.11km
2.	One Main Street	Holistic Therapy	Main Street, Howth, Dublin 13	c.0.12km
3.	Renaissance Laser and Skincare Clinic	Skincare Clinic	Church Street, Howth, Dublin 13	c.0.12km
4.	Howth Physiotherapy	Physiotherapy	Main Street, Howth, Dublin 13	c.0.13km
5.	McDermott's Pharmacy	Pharmacy	Main Street, Howth, Dublin 13	c.0.14km

6.	Howth Dental Clinic	Dentist	Island View, Harbour Road, Howth, Dublin 13	c.0.20km
7.	Podiatry/ Chiropody Care	Podiatry Services	Main Street, Howth, Dublin 13	c.0.31km
8.	Kilrock House	Mental Health Community Residence	Kilrock House, Howth, Dublin 13	c.0.37km
9.	Sutton Clinic	GP Practice	Howth Road, Burrow, Dublin 13	c.2.73km
10.	Sutton Cross Pharmacy	Pharmacy	Howth Road, Burrow, Dublin 13	c.2.98km
11.	Redmond Dental Clinic	Dentist	Sutton Cross, Burrow, Dublin 13	c.2.99km
12.	Donal MacNally Opticians	Opticians	Supervalu Sutton Centre, Sutton Cross, Dublin 13	c.3.0km
13.	Donal MacNally Hearing	Hearing Practice	Sutton Centre, Sutton Cross, Dublin 13	c.3.0km
14.	McCarten's Pharmacy Sutton	Pharmacy	Howth Road, Burrow, Dublin 13	c.3.02km
15.	Sutton Surgery	GP Practice	Greenfield Road, Burrow, Dublin 13	c.3.03km
16.	Dr. Brian Walsh	GP Practice	Warehouse Road, Burrow, Dublin 13	c.4.16km
17.	Dental Implants and Smile Redesign Clinic	Dentist	Main Street, Baldoyle, Dublin 13	c.4.34km
18.	Brookstone Family Practice	GP Practice	Brookstone Road, Baldoyle, Dublin 13	c.4.57km

Table 2-2: An Overview of Healthcare Facilities within the 5km Catchment Area (Source: Google Earth Pro, openstreetmap.org, adapted by BSM 2022). See Fig. 2.2 below.



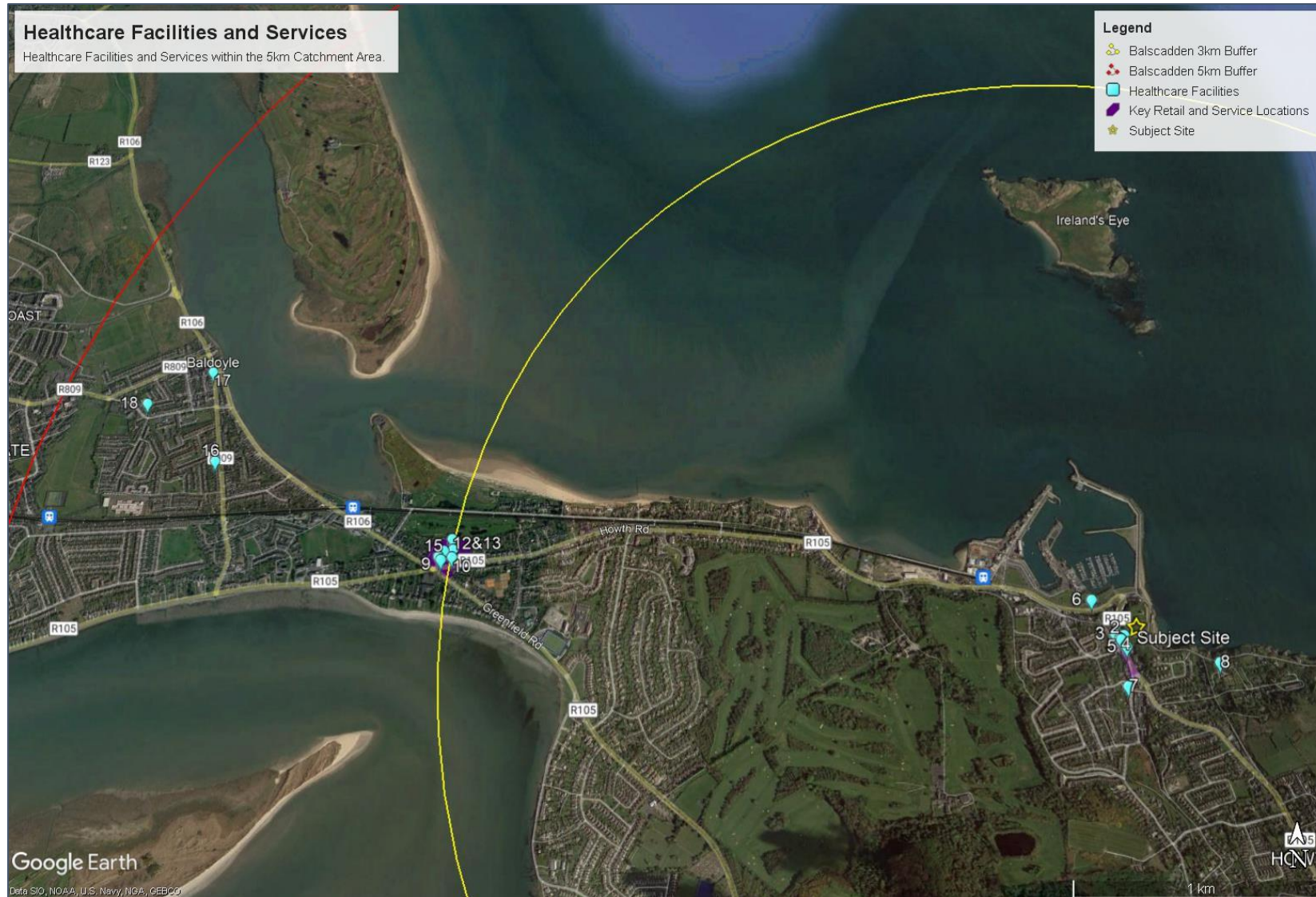
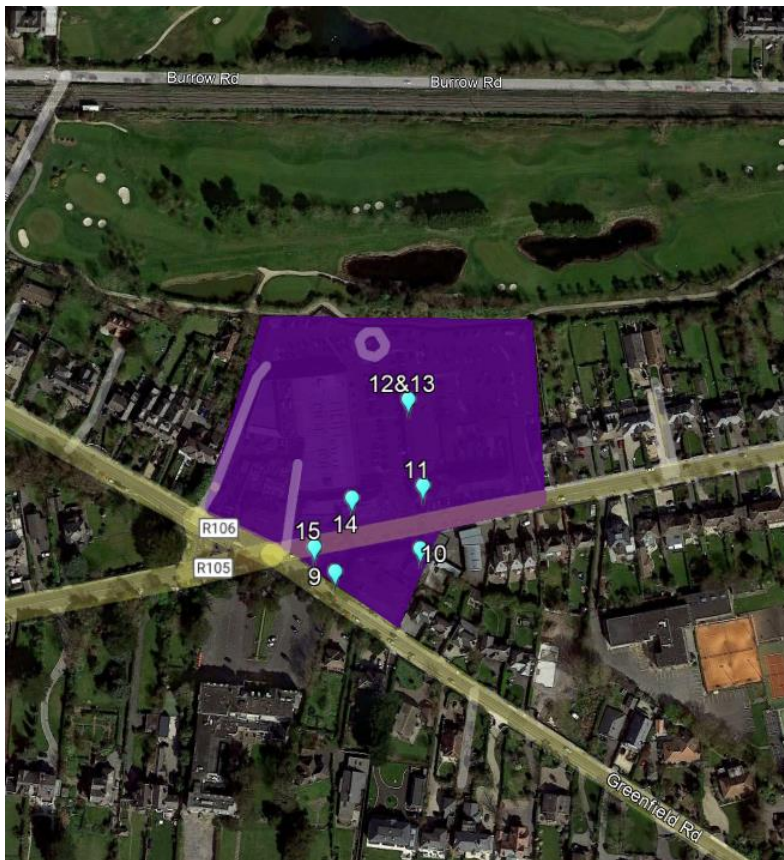


Figure 2-2: Healthcare Facilities and Services within the 5km catchment area (Source: Google Earth Pro, openstreetmap.org, adapted by BSM 2022).



Howth Main Street



Sutton Cross

Figure 2-3: Healthcare Facilities and Services in Main Street Howth and Sutton Cross Key Retail and Service Locations (Source: Figure 2-1).



## 2.3 OPEN SPACE AND RECREATION

### Introduction

Quality recreation, leisure and amenity facilities have a fundamental impact on the quality of life in a place. It can improve social integration and cohesiveness. Sporting, recreation and leisure activities are of primary importance to the quality of life enjoyed by residents.

The immediate area has a large range of open space suitable for walking/ hiking, running, cycling and sport activities. The area contains a diverse range of open spaces, for the purposes of this study, open space and recreational facilities include recreational walks and areas, parks, playgrounds, multi-use games areas, sports pitches and golf courses. In addition, there are multiple gyms and leisure facilities in the area which provide access to many health and fitness resources.

### Designated Walking Routes

There are significant number of walks and designated routes that follows Balscadden Road to the east of the proposed site, details of these walks are provided in Table 2-3. Given the location of the site to the coast, there are several coastal walks and beaches to avail of including, inter alia, Howth Pier, Balscadden Beach, Claremont Beach, Burrow Beach and Baldoyle Strand.

Recreational Walks	Description
Howth Head Walk	This is the shortest walk, starting from Howth Railway Station taking c.1.5 hrs to complete.
Howth Cliff Path Loop	Starting from Howth Railway Station, the total length of the route is 6km in length taking c.2hrs to complete.
The Howth Summit Walk	Starting from Howth Railway Station, the total length of the route is 7km in length taking c.2hrs to complete.
The Black Linn Loop	Starting from Howth Railway Station, the total length of this route is 8km long taking c.2.5hrs to complete.
Bog of Frogs Loop	Starting from Howth Railway Station, the total length of the route is 12km in length taking c.3hrs to complete.

*Table 2-3: Walking Routes within the 5km catchment area (Source: Google Earth Pro, openstreetmap.org, adapted by BSM 2022).*

### Parks and Playgrounds

Within the 5km catchment area there are approximately 12 no. public parks and gardens for future residents to avail of, these are listed below in Table 2-4 and illustrated on Figure 2-4.

Howth Playground (1) is closest to the site, c. 0.24km and is one of four playgrounds and parks within 1km of the site. 7 no. (58%) of the parks and playgrounds can be considered easily accessible by foot as they are under c. 1.5km from the subject site.

No.	Parks	Address	Distance from Site (km)
1.	Howth Playground	Harbour Road, Howth, Dublin 13.	c.0.24km
2.	Grace O'Malley Park	Grace O'Malley Drive, Howth, Dublin 13.	c.0.40km
3.	Evora Park	Evora Park, Howth, Dublin 13.	c.0.48km
4.	Howth Pier Park	Harbour Road, Howth, Dublin 13.	c.0.55km
5.	Rhododendron Gardens	Howth Castle, Howth, Dublin 13.	c.1.22km
6.	Park/ Open Space St. Fintan's Road	St. Fintan's Road, Howth, Dublin 13.	c.1.56km
7.	Baltray Park	Howth Road, Burrow, Dublin 13.	c.1.57km
8.	Sutton Park/ Bark Park	Sutton Park, Sutton Lawns, Dublin 13.	c.4.19km
9.	Baldoyle Playground	Castlerosse View, Baldoyle, Dublin 13,	c.4.29km
10.	Seagrang Playground	Brookstone Road, Baldoyle, Dublin 13.	c.4.83km
11.	Bayside Playground	Sutton Park, Sutton, Dublin 13	c.4.91km
12.	Baldoyle Racecourse Community Park	Admiral Park, Baldoyle, Dublin 13.	c.4.92km

Table 2-4: Parks and Playgrounds within the 5km Catchment Area (Source: Google Earth Pro, openstreetmap.org, adapted by BSM 2022)

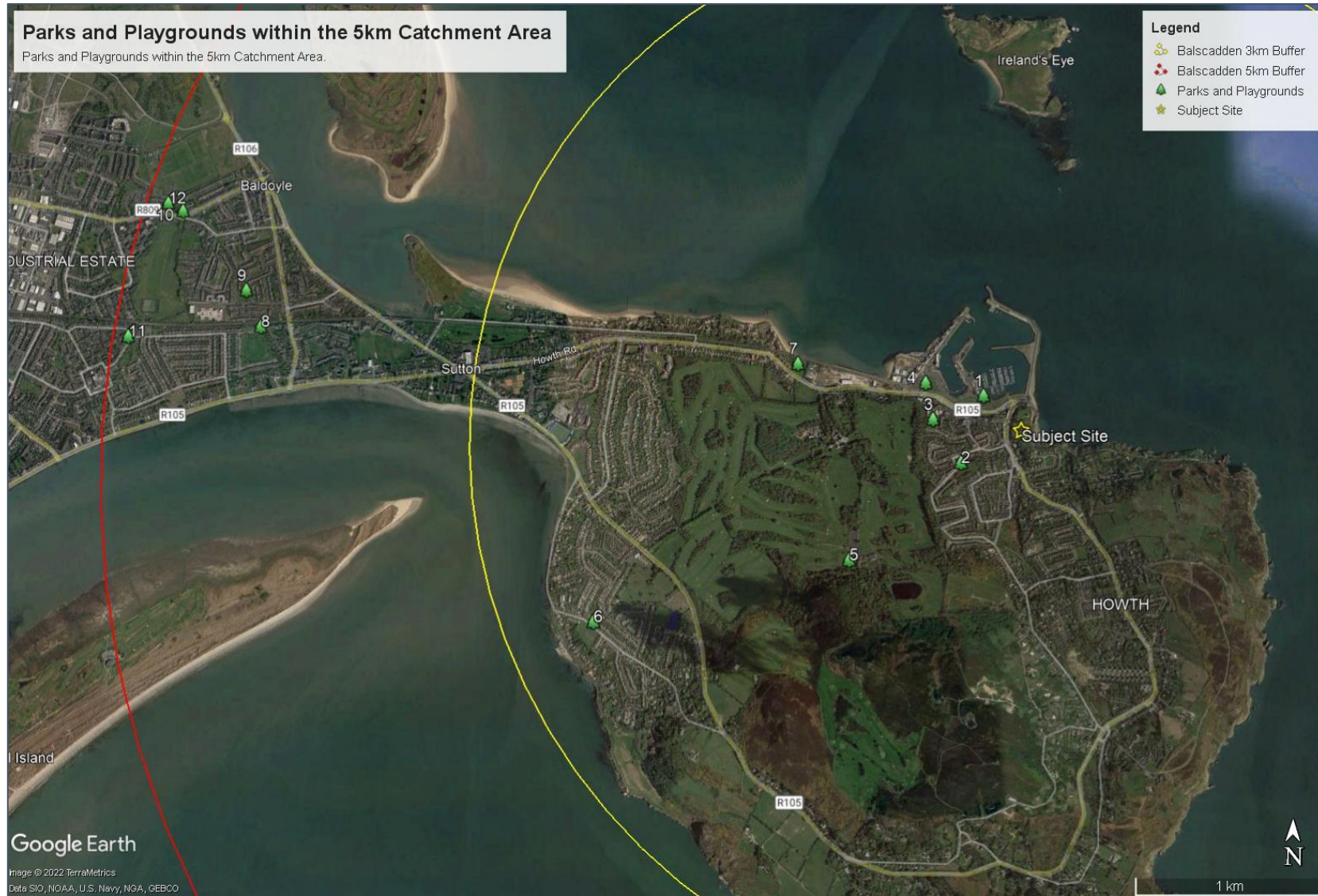


Figure 2-4: Parks and Playgrounds within the 5km Catchment Area (Source: Google Earth Pro, openstreetmap.org, adapted by BSM 2022).



### Sport Clubs and Sports Facilities

There are approximately 20 no. sports club and sports facilities including gyms, sports clubs, sports pitches and golf courses. These are listed below in Table 2-5 and illustrated in Figure 2-5.

No.	Recreational Facilities and Clubs	Address	Distance from Site (km)
1.	The Gym Howth	St. Lawrence Road, Howth, Dublin 13	c.0.14km
2.	The Toned Fit Gym, Howth	Church Street, Howth, Dublin 13	c.0.30km
3.	Howth Yacht Club	Middle Pier, Howth Harbour, Dublin, D13	c.0.32km
4.	Astroturf Football Pitch	Grace O'Malley Drive, Howth, Dublin 13	c.0.50km
5.	Howth Sailing and Boating Club	Howth Harbour, Dublin 13	c.0.70km
6.	Beann Eadair GAA Club	Balkill Road, Howth, Dublin 13	c.0.90km
7.	Deer Park Golf Club	Deer Park Golf Club, Howth, Dublin 13	c.1.09km
8.	Howth Yoga	Grey's Lane, Howth, Dublin 13	c.1.10km
9.	Baltry Tennis Courts	Howth Road, Howth, Dublin 13	c.1.22km
10.	Sutton Yoga Garden	Offington Avenue, Howth Demesne, Sutton, Dublin 13	c.2.03km
11.	Howth Celtic Football Club	Carrickbrack Road, Sutton, Dublin 13	c.2.04km
12.	Howth Golf Club	Carrickbrack Road, Sutton, Dublin 13	c.2.10km
13.	Suttonians Hockey Club	Sutton Park School, St. Fintan's Road, Dublin 13	c.2.31km
14.	Sutton Dinghy Club	Strand Road, Sutton, Dublin 13	c.2.74km
15.	Sutton Lawn Tennis Club	Howth Road, Burrow, Dublin 13	c.2.83km
16.	Kiwifit	Seagrove House, Sutton Cross, Dublin 13	c.3.01km
17.	Suttonians Rugby Club	Station Road, Sutton, Dublin 13	c.3.38km
18.	Sutton Golf Club	Burrow Road, Dublin 13	c.3.47km
19.	Baldoyle United Football Club	Brookestone Road, Baldoyle, Dublin 13	c.4.62km
20.	Na Dubh Ghall GAA Club	Admiral Park, Baldoyle, Dublin 13	c.5.00km

Table 2-5: Sports Clubs and Sports Facilities within the 5km Catchment Area (Source: Google Earth Pro, openstreetmap.org, adapted by BSM 2022).



Figure 2-5: Sports Clubs and Sports Facilities within the 5km Catchment Area (Source: Google Earth Pro, openstreetmap.org, adapted by BSM 2022).

## 2.4 RELIGIOUS FACILITIES

### Introduction

The predominant religion in the Republic of Ireland is Christianity, with the largest church being the Catholic Church. The second largest Christian denomination, the Church of Ireland (Anglican) has more recently experienced an increase, as have other small Christian denominations.

In the 2016 census, 78.8% (3.7 million) of the population identified as Catholic which is 132,220 fewer than the 2011 census when the percentage stood at 84%.

The next largest group after Catholic was "no religion". 10% of the population (468,421 people) had no religion or did not indicate a religious belief according to the census. Other religious recorded in the Census included: Eastern Orthodox (1.3%), Islam (1.3%), Presbyterian (0.5%), Hindu (0.3%), Apostolic or Pentecostal (0.3%) and 'Not Stated' or 'Other' (4.8 %).

Table 2-6 shows the population of Howth ED by religion.

Religion	Population
Catholic	5,876 (70.8%)
Other stated religion	836 (10.1%)
No religion	1,434 (17.2%)
Not stated	148 (1.8%)
<b>Total</b>	<b>8,294</b>

Table 2-6: Population by Religion in Howth ED (Source: CSO 2016).

### Overview of Existing Facilities

There are approximately 7 no. religious facilities within the catchment area. The changing demographic and cultural profile of the area means that there may be a need for additional religious facilities to accommodate different faith groups in the future.

No.	Religious Facility	Address	Distance from the Site (km)
1.	Howth Parish Catholic Church	Howth Parish Catholic Church, Howth, Dublin 13.	c.0.22km
2.	Mariner's Hall Old Presbyterian Church	West Pier, Howth, Dublin 13	c.0.64km
3.	Church of Ireland	Howth Road, Dublin 13.	c.0.67km
4.	Howth Presbyterian Church	Howth Road, Dublin 13.	c.1.34km
5.	St. Fintan's Parish Catholic Church	Greenfield Road, Howth, Dublin 13.	c.2.61km
6.	Sutton Methodist Church	Howth Road, Dublin 13.	c.2.71km
7.	St. Peter & Paul Catholic Church	Main Street, Baldoyle, Dublin 13.	c.4.29km

Table 2-7: Religious Facilities within the 5km Catchment Area (Source: Google Earth Pro, openstreetmap.org, adapted by BS)



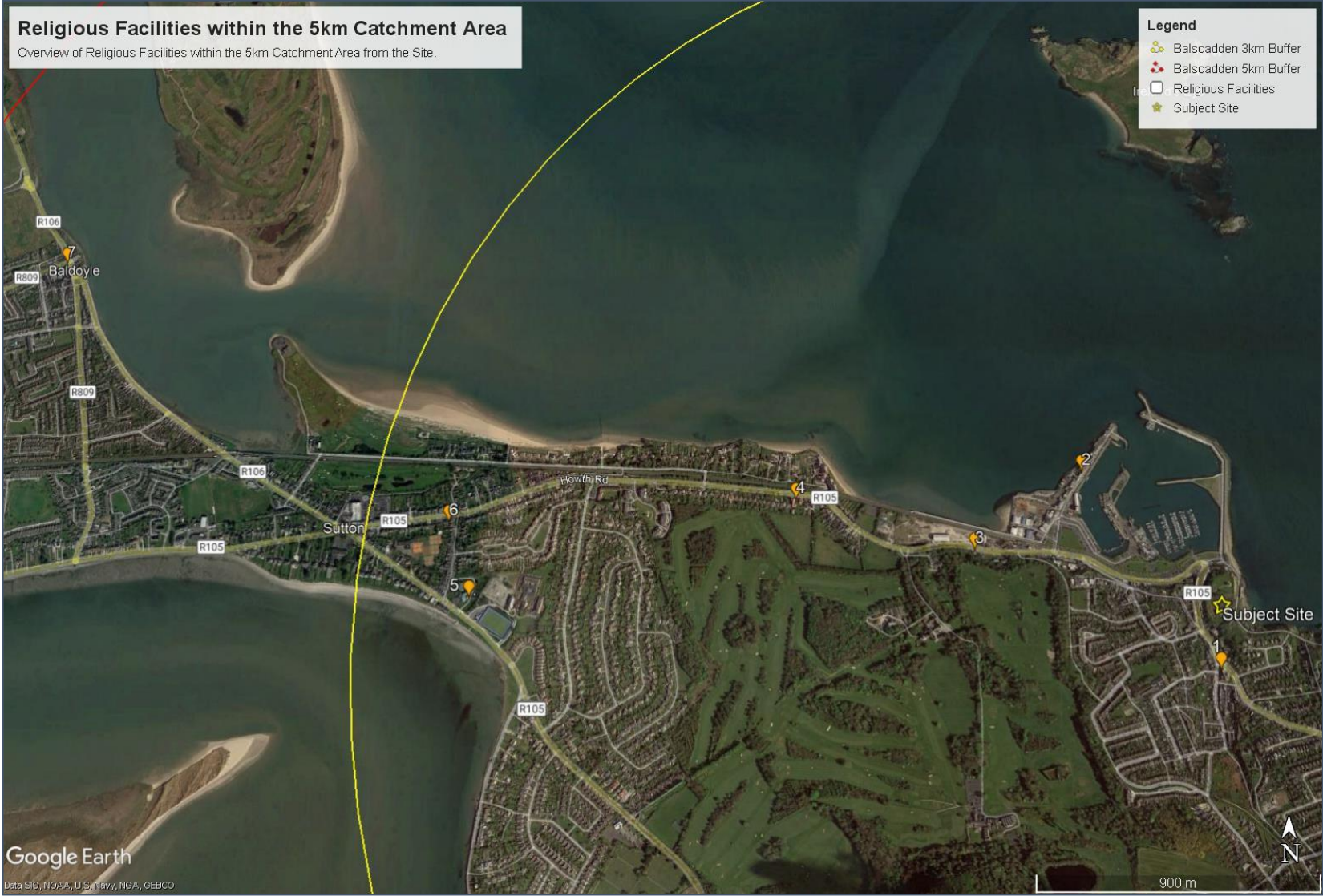


Figure 2-6: Religious Facilities within the 5km Catchment Area (Source: Google Earth Pro, openstreetmap.org, adapted by BSM 2022).

## 2.5 TRANSPORT LINKS

### Introduction

The Regional Planning Guidelines set out a comprehensive vision for the development of the Greater Dublin Area. They provide the following vision statement:

*“The GDA by 2022 is an economically vibrant, active and sustainable international Gateway Region, with strong connectivity across the GDA Region, nationally and worldwide; a region which fosters communities living in attractive, accessible places well supported by community infrastructure and enjoying high quality leisure facilities; and promotes and protects across the GDA green corridors, active agricultural lands and protected natural areas.”*

A Transport Strategy for the Greater Dublin Area, 2016-2035 has been prepared and published by the National Transport Authority in accordance with Section 12 of the Dublin Transport Authority Act, 2008. This Transport Strategy states that transport must be a key consideration in land use planning. An associated increase in walking, cycling and public transport is also required as well as a safe cycling network. A safe cycling network with extensive coverage in metropolitan Dublin and in other towns, is needed to cater for the increased use of cycling that is already occurring and to reduce the dominance of the private car in meeting travel needs.

The proposed development is in an area with easy access to various transport routes and means. A full Traffic and Transport Assessment (TTA) has been completed by Waterman Moylan and is enclosed as part of the SHD application.

This TTA has been the primary source of traffic and sustainable travel methods information contained in this audit.

### Overview of Existing Transport Links

The subject site is directly served by Dublin Bus with the closest bus stops located on Main Street, c. 100m from the site. There are 2 no. bus services (bus route 6 and H3) that connect the site towards Howth Summit and to Abbey Street Lower and Dublin City Centre. Bus services run frequently from Main Street with up to 20 different departure times daily.

Howth Railway Station is located on Howth Road, c.750m west of the subject site and is served by DART routes between 5.45am and 00.30am Monday – Sunday. Service is provided from Howth to Greystones via Dublin City Centre.

There are currently no dedicated cycle lanes in the immediate area surrounding the subject site, however there is cycle infrastructure in place from Howth Station towards Dublin City Centre along the Howth Road, Clontarf Road and Fairview. There are also a range of bike rental services, with Bleeper Bike providing two racks in Howth at East Pier (c.400m) and at Howth Railway Station (c.750m). This is set out further in the Transport Assessment prepared by Waterman Moylan.



Car sharing is becoming increasingly popular in contributing to sustainable transport modes. There is a GoCar base located at Howth Railway Station (c.750m) and is approximately a 9-minute walk from the site. Each car can be accessed by multiple drivers after booking.

### 3 CONCLUSION

Overall, Howth and the wider area including Sutton and Baldoyle possesses a wide range of physical, cultural, and social facilities. The proposed development will stitch into an already established village with significant local facilities. We submit that there are sufficient such community facilities to meet the demand created by the future residents of the proposed development.

The proposed development meets a number of objectives set out in the Fingal Development Plan 2017-2023, which are relevant to concluding this Community and Social Infrastructure Audit including the provision of green infrastructure and open space, childcare facilities, retail/café facilities and transport links and infrastructure.

From the assessment of existing and permitted facilities above, we submit that the proposed development will contribute to the achievement of community objectives and will enable the future vitality of the area. Objective PM66 which aims: *“To ensure provision of accessible, adequate, and diverse community facilities and services in new and established areas are provided for the well-being of residents.”*

We note the proposed development provides 2 no. café/retail units and 1 no. retail unit, which will positively contribute to the amenity of the area in accordance with Objective PM70 of the Fingal Development Plan 2017-2023 which aims to *“Ensure proposals for larger scale residential developments include a community facility, unless it can be established that the needs of the new residents can be adequately served within existing or committed community facilities in the area.”*