



**ARMSTRONG  
FENTON**  
ASSOCIATES

**PROJECT:** Strategic Housing Development for proposed residential development at Boherboy, Saggart, Co. Dublin

**REPORT:** SOCIAL & COMMUNITY INFRASTRUCTURE ASSESSMENT

**CLIENTS:** Durkan Estates Ireland Ltd & Kelland Homes Ltd

**DATE:** March 2022

**Planning &  
Development  
Consultants**



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## 1.0. Introduction

1.1 This Social & Community Infrastructure Assessment (hereafter SCIA) has been prepared by Armstrong Fenton Associates, Planning & Development Consultants, on behalf of the applicants, Durkan Estates Ireland Ltd and Kelland Homes Ltd, to accompany a planning application to An Bord Pleanála in relation to a proposed strategic housing development at lands at Boherboy, Saggart, Co. Dublin.

1.2 Within the planning context, it is generally recognised that applications for large-scale residential development should be accompanied by proposals for associated social & community infrastructure and/or an assessment of existing social & community infrastructure which demonstrates that there is sufficient existing infrastructure available to support a new development. This SCIA provides a brief review of the relevant planning policy context, identifies the existing social and community infrastructure in the vicinity of the development, considers the impact of the development on such infrastructure, and has reference to social & community infrastructure proposed as part of the proposed residential development at the lands at Boherboy, Saggart, Co. Dublin.

1.3 Social infrastructure covers many diverse services and facilities. In this instance, this SIA has included an assessment of the following:

- Health & Wellbeing - Hospital & Specialist Care, GP & Medical Centres, Dental, Pharmacy's and Physiotherapy;
- Childcare Facilities;
- Education - Primary, Post Primary, Third Level and Further Education & Training;
- Sports & Recreation - Parks, Playgrounds, Sports Clubs, Fitness Facilities and Recreation; and
- Other Community Services - Social Service or Information Centre, Retail, Religion or emergency services.

The report is structured as follows:

- Site Context
- Relevant Planning Policy Context
- Methodology
- Profile of the area
- Existing facilities
- Assessment of needs
- Conclusion

1.4 The subject application is also accompanied by several other documents, including, but not limited to, a Planning Statement and Statement of Consistency prepared by Armstrong Fenton Associates. The SCIA should be read in conjunction with these documents, as well as all the plans and particulars prepared by various members of the applicant's design team, which have been submitted with the application.

## 2.0. Site Context

2.1 The proposed housing development is located on a site of 18.3Ha located on the lands at Boherboy, Saggart, Co. Dublin. To the immediate north of the site is the Carrimore residential estate, to the west are agricultural lands and a single dwelling, to the east is the Corbally residential estate while to the south is the Boherboy Road. Access to the development will be via a new vehicular access point off Boherboy Road with internal roads connecting into Carrimore to the north and Corbally to the east. The proposed development provides for pedestrian and cyclist connectivity to adjoining lands, i.e. to the District / Carrimore Park to the north-east, which will link further to the Fortunestown Luas passenger stop and Citywest Shopping Centre to the north-east.

2.2 The subject site is currently zoned objective RES-N: “to provide for new residential communities in accordance with approved area plans” in the current South Dublin County Development Plan 206-2022. The South Dublin County Development Plan 2016-2022 (hereafter the CDP) is the current statutory development plan for the area. The application site is also subject to the Fortunestown Local Area Plan 2012 (the lifetime of which has been extended unit May 2022), with the entirety of the site being located within the Boherboy Neighbourhood of the LAP.

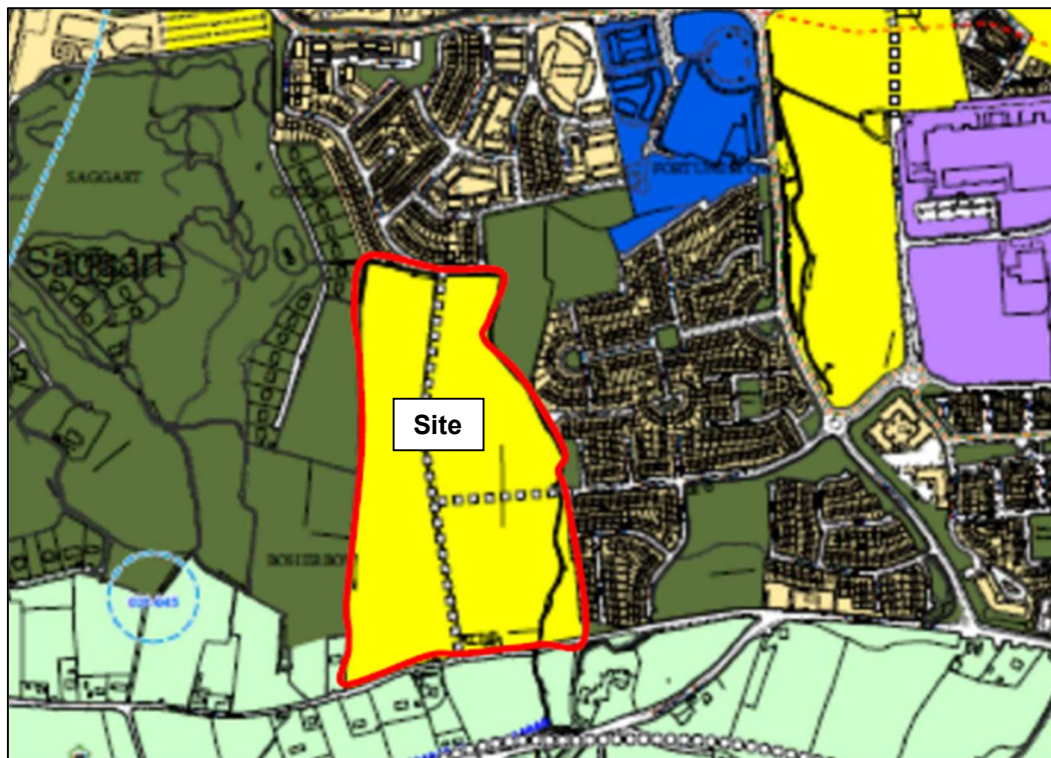


Fig. 1 – Subject site identified & outlined by the solid red line – extract from South Dublin County Development Plan 2016-2022

The subject site is located in the southern most part of the LAP, with the entire LAP area currently in transition. Fig. 2 over outlines in red the lands subject to the LAP. The LAP area has undergone significant development in recent years, with the extension of the Luas red line, delivery of schools and the construction of new residential developments. Permitted residential development since the adoption of the LAP, as well as the introduction of the SHD planning process has resulted in permissions being granted for a mix of semi-detached houses, duplexes and apartment blocks. A full history is included in the Planning Statement by Armstrong Fenton Associates, however, as can be seen in the Fig. 3 over, several large-scale developments



have been permitted within the LAP area. Between the sites identified in Fig. 3 below, there are c. 3,089 no. residential units across ten sites with permissions, many of which are under construction or indeed nearing completion.



Fig. 2 - Lands subject to Fortonestown LAP outlined in red (Source Fig. 1.1 of LAP)

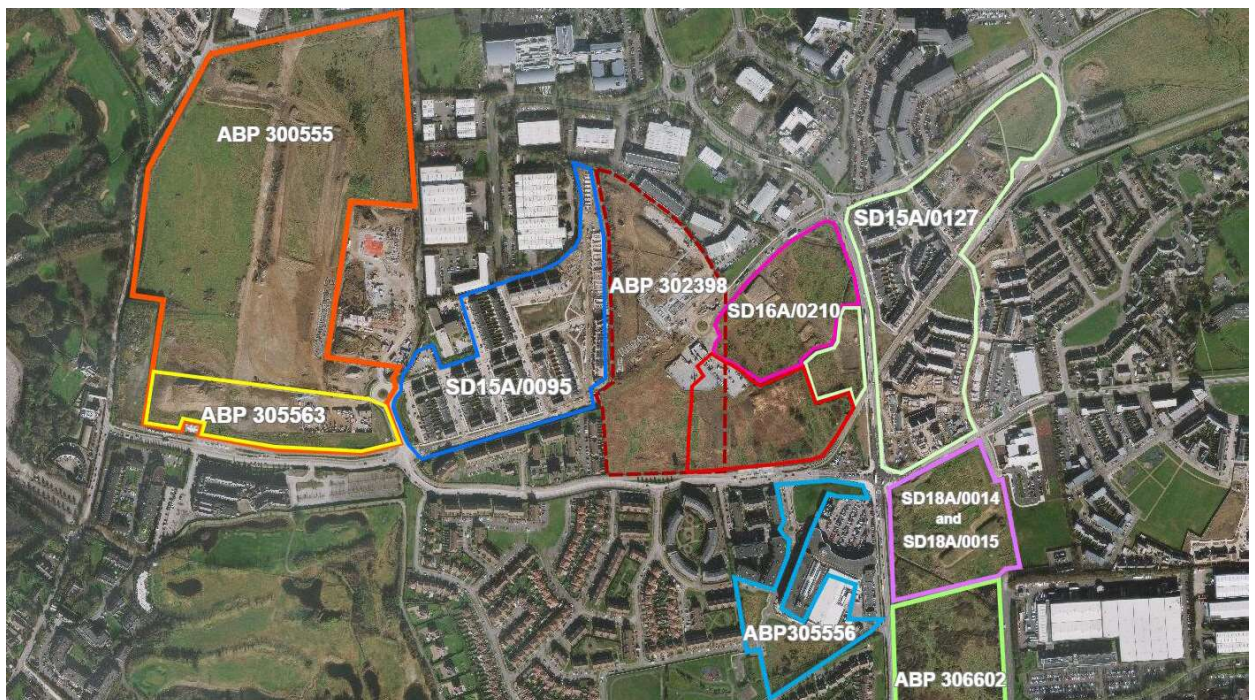


Fig. 3 - Permitted residential developments to the north of the Boherboy lands – within the LAP



### 3.0. Proposed Development

The proposed development will consist of 655 no. dwellings and a creche (693sq.m). The proposed development consists of: 257 no. houses, 152 no. duplex units and 246 no. apartments, a summary of which is as follows:

Dwelling Type	1 bed	2 bed	3 bed	4 bed	Total
Houses	0	8	168	81	257
Apartments	62	177	7	0	246
Duplex	4	72	76	0	152
Total	66	257	251	81	655

Table 1 – Proposed Dwellings

This application also provides for all associated site development works, public open spaces, including alongside the Corbally Stream, landscaping, provision of pedestrian / cyclist links to the District / Carrigmore Park to the north-east, to Carrigmore to the north and Corbally to the east, as well as the facilitation of vehicular access to both Carrigmore and Corbally. The application for permission also proposes upgrades to the Boherboy Road including footpaths.

The permission being sought can be described as follows, with full details of the proposed development set out in the submitted Planning Statement prepared by Armstrong Fenton Associates, which accompanies the application as a separate document – please refer to same.

**Kelland Homes Ltd and Durkan Estates Ireland Ltd are applying to An Bord Pleanála for permission for a strategic housing development at a site at Boherboy, Saggart, County Dublin. To the immediate north of the site is the Carrigmore residential estate, to the west are agricultural lands and a single dwelling, to the east is the Corbally residential estate while to the south is the Boherboy Road. The proposed application represents the development of the entire Boherboy Neighbourhood as identified in the Fortunestown Local Area Plan (2012).**

The development will consist of 655 no. dwellings, comprised of 257 no. 2, 3 & 4 bed, 2 & 3 storey detached, semi-detached & terraced houses, 152 no. 1, 2 & 3 bed duplex units in 17 no. 2-3, 3-4 & 4 storey blocks, and 246 no. 1, 2 & 3 bed apartments in 9 no. buildings ranging in height from 2, 2-5, 4-5 & 5 storeys, and a 2 storey crèche (693m<sup>2</sup>).

Access to the development will be via one no. new vehicular access point from the Boherboy Road, along with proposed upgrade works to Boherboy Road to include the provision of a roadside footpath along the front of the site at the Boherboy Road, continuing eastwards to the junction with the N81 Blessington Road (for an overall distance of c.370m). The proposed development also provides for pedestrian and cyclist connectivity to the adjoining Carrigmore Park to the north-east, and vehicular, pedestrian and cyclist connections to adjoining developments at Corbally Heath to the east and Carrigmore Green to the north.



The proposed development provides for (i) all associated site development works above and below ground, including surface water attenuation & an underground foul sewerage pumping station at the northern end of the site, (ii) public open spaces (c. 3Ha), including alongside the Corbally Stream, which will accommodate the provision of pedestrian / cyclist links to Carrigmore Park to the north-east, (iii) communal open spaces (c. 6,392m<sup>2</sup>), (iv) hard and soft landscaping and boundary treatments, (v) undercroft, basement & surface car parking (919 no. spaces including EV parking), (vi) bicycle parking (914 no. bicycle parking spaces), (vii) bin & bicycle storage, (viii) public lighting, and (ix), plant (M&E), utility services & 5 no. ESB sub-stations, all on an overall application site area of 18.3ha. In accordance with the Fortunestown Local Area Plan (2012) an area of approx. 1.4Ha within the site is reserved as a future school site.

#### 4.0 Relevant Planning Policy Context

4.1 This section briefly reviews the main provisions of national, regional, and local planning policy as they relate to the development and the SCIA. The key policy and guidance documents of relevance are as follows:

- Project Ireland 2040 - The National Planning Framework;
- Eastern and Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031;
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009);
- Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020);
- Childcare Facilities - Guidelines for Planning Authorities (2001);
- South Dublin County Development Plan 2016-2022; and
- Fortunestown Local Area Plan 2012.

#### 4.2 Project Ireland 2040 - The National Planning Framework

4.2.1 The National Planning Framework (hereafter NPF) is the Government's high-level strategic plan for shaping the future growth and development of the country to cater for a projected population increase of c. one million people up to the year 2040. The NPF is accompanied by the National Development Plan, a 10 year capital investment strategy, and together they are known as Project Ireland 2040.

4.2.2 The NPF sets a target for 50% of all new homes in Dublin to be delivered within existing built up urban footprints of the city to ensure compact growth and sustainable development. The development is considered to contribute to this objective.

4.2.3 The NPF considers that the provision of good access to a range of quality education and health services, relative to the scale of an individual region, city, town, or community, is a defining characteristic of attractive, successful, and competitive places. While the NPF provides no guidance on what infrastructure is required to serve new developments of different sizes, a hierarchy of settlements and related infrastructure notes that cities, i.e. central and/or urban locations, may provide all infrastructure within accessible walking

area or accessible to transport networks. It is considered that the development is well served by existing public transport, being located within walking distance of the Luas Red Line Service, as well as Bus Services, while this SCIA will demonstrate that there is ample provision of existing infrastructure within walking distance of the development.

**4.2.4** Of relevance to this SCIA is the following objective of the NPF:

- **National Policy Objective 31** - *“Prioritise the alignment of targeted and planned population and employment growth with investment in:*
  - *A childcare/ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities;*
  - *The provision of childcare facilities and new and refurbished schools on well located sites within or close to existing built-up areas, that meet the diverse needs of local populations;*
  - *The expansion and consolidation of Higher Education facilities, particularly where this will contribute to wider regional development, and*
  - *Programmes for life-long learning, especially in areas of higher education and further education and training where skills gaps are identified.”*

This objective highlights the need to safeguard and construct policy for key areas of the population, such as children and therefore ensure that facilities which cater for all aspects of the population are in place in urban areas and areas of increasing development.



**Fig. 4 - NPF Hierarchy of Settlements and Related Infrastructure.**





### 4.3 Eastern and Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031

**4.3.1** The Eastern and Midland Regional Spatial & Economic Strategy 2019-2031 (hereafter E&MRSES) is the relevant regional strategy. The E&MRSES is a strategic plan and investment framework which aims to shape the future development of the Eastern and Midland region up to the year 2031 and beyond. The Eastern and Midland region is the smallest in terms of area but the largest in terms of population and is therefore considered to be the primary economic engine of the State.

**4.3.2** The E&MRSES emphasises the important role social infrastructure has in developing strong, inclusive, and successful communities and re-iterates the need for local authorities and stakeholders to work together to ensure that future demands are identified and met proactively. The SCIA will demonstrate that there is ample provision of existing infrastructure to support future demand generated by the development.

**4.3.3** Of relevance to the SCIA are the following objectives of the E&MRSES:

- **Regional Policy Objective 9.13** - *“Local authorities and relevant agencies shall ensure that new social infrastructure developments are accessible and inclusive for a range of users by adopting a universal design approach and provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives.”*
- **Regional Policy Objective 9.20** - *“Support investment in the sustainable development of the Region’s childcare services as an integral part of regional infrastructure to include:*
  - *Support the Affordable Childcare Scheme.*
  - *Quality and supply of sufficient childcare places.*
  - *Support initiatives under across Government Early Years Strategy.*
  - *Youth services that support and target disadvantaged young people and improve their employability”.*
- **Regional Policy Objective 9.21** - *“In areas where significant new housing is proposed, an assessment of need regarding schools provision should be carried out in collaboration with the Department of Education and Skills and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations.”*

### 4.4 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

**4.4.1** The guidelines on Sustainable Residential Development in Urban Areas (2009) set out the core principles of urban design to ensure development of spaces with distinct identities and a sense of place. The principles contained in the guidelines are to be used by planning authorities in writing their county development plans and in assessing development proposals.

**4.4.2** The guidelines state that one of the fundamental questions to be addressed during the planning process is *“the relationship and linkages between the area to be (re)developed and established neighbourhoods, including the availability of existing community facilities, and the provision of pedestrian and cycle networks.”*

**4.4.3** The guidelines also direct planning authorities to ensure efficient and integrated provision of schools, childcare, community centres, healthcare facilities and district/neighbourhood centres be made available for the wider community. We note the following requirements set out in the guidelines that relate to social infrastructure:



- **Schools:** “No substantial residential development should proceed without an assessment of existing schools’ capacity or the provision of new school facilities in tandem with the development.”
- **Childcare:** Provision of one childcare facility (catering for 20 no. childcare places) for every 75 dwellings; however, the guidelines state “*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.*”
- **Community Centres:** Provision of community centres to be assessed by local authorities.
- **Healthcare Facilities:** Provision of healthcare facilities should be determined in conjunction with the Health Services Executive.
- **District/Neighbourhood Centres:** Provision of new retail in new district or neighbourhood centres to be influenced by the individual development plan retail strategies.

**4.4.4** This SCIA includes for an assessment of school and childcare capacity and will demonstrate that there is ample provision of existing community, healthcare, and retail infrastructure to support future demand generated by the development.

## **4.5 Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)**

**4.5.1** The 2018 Sustainable Urban Housing: Design Standards for New Apartments Guidelines (as amended) were adopted in response to growing demand for apartment living in the State. Section 4.7 of the guidelines states the following in relation to childcare facilities:

*“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the **scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.**”* (Our emphasis added).

**4.5.2** The guidelines also have reference to the provision of communal open space within new apartment schemes, which based upon a provision of 5 sq.m for 1 bed dwellings; 6 sq.m for 2 bed / 3 person dwellings; 7 sq.m for 2 bed / 4 person dwellings; and 9 sq.m for 3 bed dwellings.

**4.5.3** The development has had regard to the recommendations of the guidelines in relation to both childcare and communal open space provision.



#### 4.6 Childcare Facilities - Guidelines for Planning Authorities (2001)

The Childcare Facilities - Guidelines for Planning Authorities (2001) direct planning authorities to facilitate the provision of childcare facilities as part of the development of sustainable communities. The Guidelines recommend that in larger new housing estates, Planning Authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings. The threshold for provision should be established having regard to existing location of facilities and the emerging demography of the area where new housing is proposed. The Guidelines advise that sites should be identified for such facilities as an integral part of the pre-planning discussions.

**4.6.1** The following definition of Childcare is included in the Guidelines:

*“full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children. Thus, services such as pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups, and after-school groups are encompassed by these Guidelines. Conversely childminding, schools, (primary, secondary and special) and residential centres for children are not covered by these Guidelines.”*

**4.6.2** The guidelines require planning authorities to include childcare facilities as part of their county development plan objectives as a specific use in ‘appropriate locations/zones’. These locations include for ‘new communities / larger new housing developments.’ The guidelines advise that sites should be identified for such facilities as an integral part of the pre-planning discussions.

**4.6.3** In relation to new housing developments, the guidelines state:

*“Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate. **The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.** Authorities could consider requiring the provision of larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc.” (Our emphasis added).*

**4.6.4** The SCIA has regard to the above guidelines and includes for an assessment of existing childcare capacity in the area.

#### 4.7 South Dublin County Development Plan 2016-2022

Core Strategy Policy No. 3 aims to sustain long term growth of emerging moderate sustainable growth towns (such as the subject area) by developing public transport connections and social infrastructure capacity along-side development.

Chapter 3 of the South Dublin Council CDP seeks the following:

As highlighted in the above policy, the development plan aims provide new childcare facilities in:

- **Policy C8 (a)** *It is the policy of the Council to support and facilitate the provision of good quality and accessible childcare facilities at suitable locations in the County.*



- **Policy C8 (b)** *It is the policy of the Council to require the provision of new childcare facilities in tandem with the delivery of new communities.*
- **C8 Objective 1:** *To support and facilitate the provision of childcare infrastructure at suitable locations such as town, village, district and local centres, adjacent to school sites and in employment areas.*
- **C8 Objective 2:** *To require childcare infrastructure to be provided in new communities on a phased basis in tandem with the delivery of residential development, in accordance with the phasing requirements of Local Area Plans or approved Planning Schemes.*
- **C8 Objective 3:** *To support the provision of small-scale childcare facilities in residential areas subject to appropriate safeguards to protect the amenities of the area, having regard to noise pollution and traffic management.*
- **C8 Objective 4:** *To support the provision of childcare facilities in community buildings, such as community centres and schools.*

As highlighted in the above policy, the development plan aims provide new childcare facilities in areas chosen due to; new residential developments and communities, accessibility, the level of safeguards in place and in relation to community buildings. These aims lead to the development of appropriate childcare facilities in areas where they are needed.

The CDP sets out objectives for the provision of primary and post-primary schools based on the Local Area Plan, existing demand and the provision of new residential units in the area;

- **C9 Objective 2:** *To support and facilitate the provision of additional post primary schools in Kingswood (Tallaght); Lucan; Saggart/Citywest; Newcastle/Rathcoole; and Ballycullen/Firhouse/Knocklyon areas.*
- **C9 Objective 4:** *To require schools to be provided in new communities on a phased basis in tandem with the delivery of residential development, in accordance with the phasing requirements of Local Area Plans or approved Planning Schemes.*
- **C9 Objective 13:** *To support and facilitate the provision of post-primary schools in the Citywest/Saggart area, in line with the Fortunestown Local Area Plan and any subsequent plan for the area.*

#### 4.8 Fortunestown Local Area Plan 2012

The Fortunestown Local Area Plan (hereafter LAP) was adopted in May 2012 and has been extended until May 2022. This LAP provides guidance for the development of the lands within the Citywest and Fortunestown Area. When this LAP was originally prepared most of the lands were undeveloped without any planning permissions. Planning permissions have now been granted on many of the LAP lands with many currently under construction and occupied.

The LAP aims to provide 780sq.m of community facilities per 1,000 dwellings introduced to the area (**Objective LUD1**).



The LAP is not specific as to where 780sq.m of community floorspace is to be provided and it is noted that the designated 780sqm of community floorspace is to be delivered in all 5 neighbourhoods of the LAP, however, to date the majority of developments which have been permitted, including the c. 646sq.m of community space, have predominantly been in the Fortunestown Centre, Saggart – Cooldown Commons and Citywest Road neighbourhoods. Therefore, it is a reasonable expectation that the additional c. 134sqm of additional community space required would come forward in the remaining neighbourhoods yet to be fully developed in order to ensure an even dispersal of community facilities throughout the LAP area.

In relation to the subject application on the Boherboy lands, it should be noted that discussions have taken place with the Planning Authority and we understand that they are currently considering how best to deliver one overall facility in conjunction with all of the relevant stakeholders / landowners in the Plan lands and our clients have no objection to same in principle. The Planning Authority has also confirmed to us that they are not requiring a community facility to be proposed or delivered by the applicants on the lands in the Boherboy Neighbourhood, and this is confirmed in their email to us dated 15<sup>th</sup> May 2020 – refer to Appendix A of this report. As a result, the proposed development does not propose the delivery of community facilities, and this matter is also addressed in the submitted Material Contravention Statement, namely sections 3.8 & 4.4.2 of same and we refer the reader to same.

The LAP sets out objectives regarding the provision of schools, including:

- *Development of the Boherboy, Fortunestown Centre and Saggart- Cooldown Commons neighbourhoods shall each include for the provision of a primary school site (three in total) that measures at least one hectare. (Objective LUD3)*
- *Development of the Boherboy Neighbourhood shall accord with the Local Area Plan's Phasing Strategy and shall include for the provision of a primary school site of not less than one hectare (Objective BN5)*

In the accompanying Statement of Consistency (Section 4.4.2), the proposed development's compliance with the phasing requirements of the LAP is outlined, including details of revisions to the educational needs of the local area. The indicative framework for the Boherboy Neighbourhood identifies that approximately 1 hectare of land be provided for the provision of a primary school in the north-west section of the Boherboy Neighbourhood. To this end, a site of 1.42Ha is reserved within the application site to accommodate a future primary school site, should the Department of Education and Skills require same. We also submit details of correspondence with the Department of Education and Skills regarding the reservation of a school site on the Boherboy lands – refer to the appendix at end of this report.

There are 9 no. existing primary schools and 2 post-primary schools in the area, in addition to the permitted:

- i. 2 no. 16 classroom primary schools at Fortunestown Lane;
- ii. a new educational campus of two schools: (i) a 1,000 pupil post primary school and (ii) a 16 classroom primary school, south of Fortunestown Lane.

The LAP aimed to provide a healthcare facility within or adjacent to the Citywest Shopping Centre. **(Objective LUD2a)**. It has since accomplished this through "Primacare."

The LAP also aims to make provision for a library building or space, within or in close proximity to the Citywest Shopping Centre. **(Objective LUD2c)**. It is highlighted the recently published South Dublin Library Development Plan 2018-2022 does not identify a need for a new library building within the Citywest / Fortunestown area. It is noted that library facilities are currently provided through the mobile library service

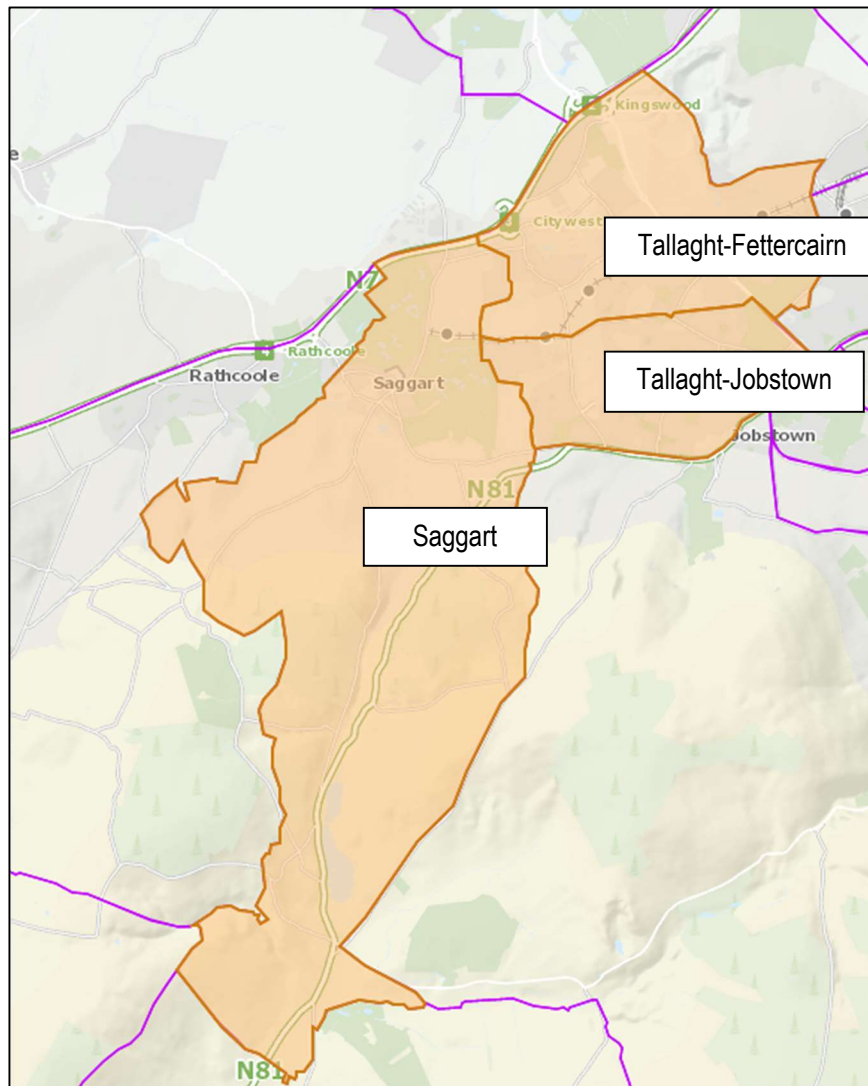
which operates from the Citywest Shopping Centre car park every week.

## 4.9 Policy Conclusions

**4.9.1** The policy details discussed in this section are not meant to be exhaustive; however, it is clear that proposals for new residential developments need to consider the provision of social and community related infrastructure. The SCIA is put forward to demonstrate that the development site is well served by a range of existing and planned social community infrastructure capable of supporting the future population.

## 5.0 Methodology

**5.1** This SCIA outlines the existing social and community infrastructure surrounding the subject site, which is available to serve the needs of existing and future residents of the area. The catchment area uses Central Statistics Office (CSO) census data for Electoral Divisions adjacent to the site. The application site is situated in on the eastern edge of the Saggart Electoral Division, directly adjacent to the Tallaght-Jobstown Electoral Division and directly south of the Tallaght-Fettercairn Electoral Division. These are the three no. Electoral Divisions reviewed as the catchment area for this audit, i.e. the study area. See Fig. 5 below for the catchment area base map.



**Fig 5. - Catchment Area Base Map**



**5.2** The demographics for this area are assessed over 2011 and 2016 to obtain a profile of the area. A survey of social infrastructure within the designated catchment area of the site location was also carried out. The catchment area is related to a sustainable travel distance by foot, cycling, public transport and private transport to access services.

**5.3** The proposed development was then assessed, and an estimated profile based upon unit mix and local profile is created to approximate the social impact requirement and the effect of the development upon existing capacity.

**5.4** The social and community needs of the proposed development are assessed based on an estimated population of the proposed development based upon the proposed unit mix. In assessing the scheme, regard is had to the population profile of the area to assess the likely impact of the development upon existing facilities and their capacity to cater for the additional population arising from the proposed development.

## **6.0 Profile of the Area**

### **6.1 Demographics**

The demographic profile of the area has been reviewed under the following headings:

- Population;
- Age Profile; and
- Predicted Future Demographic Trends

#### **6.1.1 Population Growth**

Table 2 below outlines the population profile of the study area, South Dublin and the state.

	<b>State</b>	<b>South Dublin</b>	<b>Study Area</b>
<b>2011</b>	4,588,252	265,205	27,297
<b>2016</b>	4,761,865	278,767	30,844
<b>Change</b>	173,613	13,562	3,547
<b>Percentage</b>	3.8%	5.1%	13%

**Table 2 - Catchment Area, County and State Population Change 2011-2016 - (Source: CSO.ie)**

The catchment area shows an overall population increase of c.13% between 2011 and 2016. The increase in population of the catchment area is significantly above the national average of 3.8% and 5.1% for the South Dublin area. The overall population trend is expected to continue with increased population growth and urbanisation putting pressure on the need for more residential development.



### 6.1.2 Age Profile

The age profile is compared across the 2011-2016 time period to provide a comparison upon which future needs may be developed.

	0-19	20-39	40-59	60-79	80+
<b>2011</b>	10,327	10,747	4,742	1,254	227
<b>Percentage of total</b>	38%	39%	17%	5%	1%

Table 3 – Age Profile in the Catchment Area (Census 2011) - (Source: CSO.ie)

	0-19	20-39	40-59	60-79	80+
<b>2016</b>	11,747	10,312	6,561	1,972	252
<b>Percentage of total</b>	39%	33%	21%	6%	1%

Table 4 – Age Profile in the Catchment Area (Census 2016) - (Source: CSO.ie)

Cohort	2011	2016	% Change
<b>0-4</b>	3,339	3,201	-4%
<b>5-12</b>	4,422	5,144	16%
<b>13-19</b>	2,566	3,402	33%
<b>Total</b>	<b>10,327</b>	<b>11,747</b>	<b>14%</b>

Table 5 – Age Breakdown (0-19) from Census 2011-2016 - (Source: CSO.ie)

The percentage population growth of the catchment area over the five year period from 2011 to 2016 is c.14%. The growth is concentrated within the older age cohorts with a 33% increase in people aged 13-19 and a 16% increase in people aged 5-12 years. There is a decrease of 4% in population aged between 0-4 years old.

### 6.1.3 Future Demographic Trends

The target population increase for South Dublin provided for in the CDP is set to at least 216,000 by 2026. For comparison purposes, the 2016 population of the county was 195,000. This projects 11% growth in the county from 2016-2026.

### 6.1.4 Proposed Population

The proposed development will consist of 655 no. dwellings and a 2 storey creche (693sq.m). The residential dwellings will be comprised of 246 no. apartments, 152 no. duplex units and 257 no. houses.

The proposed development consists of 66 no. 1 bedroom units, 257 no. 2 bedroom units, 251 no. 3 bedroom units and 81 no. 4 bedroom units.

The 2016 Census revealed that the average household size in the State was 2.75 persons while the average household size in the Study area (i.e. the three ED's of Tallaght-Jobstown, Tallaght-Fettercairn and Saggart, within which the subject site is located) was 3.2 persons. For accuracy, this latter figure of 3.2 will be used to





formulate expected demand. Based upon these figures, it is anticipated that the proposed development will accommodate 2,096 persons.

According to the 2016 CSO Small Area Population Statistics (SAPS) for the Study Area, the total population is 30,844 persons. Within this, the 0-14 age group was 9,480 persons, representing 31% of the overall population. The 15-24 cohort in the Study Area was 3,915 persons which represents 13% of overall population.

## 7.0 Existing Facilities

The baseline survey undertaken identified 7 no. community facilities within the study area of the development site. These facilities were broken down into categories and are outlined below. The relevant facilities within the surrounding area have been divided into separate sub-categories as characterised below and presented spatially. These categories are Healthcare and Well Being, Childcare, Education, Sports & Recreation and Other Community Facilities.

### 7.1 Health and Wellbeing

This assessment identifies and examines the health and wellbeing provision in the area under medical doctors, dentists, mental health professionals, physiotherapists, podiatrists, hospitals and alternative medicine providers.

Overall, there are 11 no. health and wellbeing providers within the catchment area of the site. All of these facilities are actually located within c.5km of the site. As outlined below there is a total of 6 no. medical centres, a doctor, 2 no. physiotherapists, 2 no. dentists and an audiologist. It is evident that there is a wide-ranging number and variety of health care facilities in the area.

No.	Name	Type	Distance from site
1	Saggart Medical Centre	Medical Centre	1km
2	Swiftbrook Medical Centre	Medical Centre	1km
3	Primarcare	Medical Centre	500m
4	Mary Mercer Medical Centre	Medical Centre	2km
5	Brookfield Medical Centre	Medical Centre	2km
6	Parkhouse Family Practitioners	Doctor	2km
7	Hidden Hearing Limited	Audiologist	3.5km
8	Elaine Kerin	Physiotherapist	1.5km
9	Louise O'Rourke	Physiotherapist	5km
10	Xsite Health	Dentist	1.5km
11	Mary Mercer Health Centre	Medical Centre	2km

Table 6 – Local health care providers



Fig. 6 - Map of Healthcare Providers in the Area in relation to the subject site

## 7.2 Childcare

The subject site is located in an area with 21 no. childcare facilities in close proximity as illustrated in Fig. 6, and Table 7 over identifies these childcare facilities are located within the catchment area of the site.

For the existing provision of childcare facilities, a survey was undertaken to assess the maximum capacity and any current vacancies. This survey was carried out through Google maps, emails, phone call interviews and www.Pobal.ie. Overall, there are 21 no. child-care providers in the area.

Based on results of the survey, the 13 no. facilities which were willing to participate in the survey have an estimated total capacity of 570 no. child care spaces and a current vacancy of 57 no. spaces, i.e. a 10% vacancy rate. This does not take childcare provided outside the catchment area or the 8 facilities that did not participate into account. These may provide additional spaces.

A 693sq.m creche is proposed as part of this development, which will accommodate approximately 163 no. childcare spaces.



Fig. 7 – Map of Childcare Facilities - (Source: Google Maps and Pobal.ie)

For the purposes of this SCIA in determining the childcare requirements of the proposed development, we have discounted the number of 1 bed units within the development (i.e. 66 no. units) as it is reasonable to assume that these units will not generate a childcare demand. This is based upon the 2020 Sustainable Urban Housing: Design Standards for New Apartments Guidelines (as amended) which state, with regard to childcare provision, that: *“One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.”*

The proposed development provides for 589 no. 2, 3 and 4 no. bedroom units. This would equate to a potential requirement of c. 157 no. childcare spaces, based upon the Childcare Facilities - Guidelines for Planning Authorities (2001) which recommend an average of one new childcare facility catering for 20 no. childcare places is constructed for every 75 new dwellings; however, the guidelines also recommend that the existing geographical distribution of childcare facilities should be taken into account.

In addition, there are three additional permitted creches within the area:

- Ref. ABP-302398-18 included a 327sq.m creche that would cater for 90 children.
- Ref. SD18A/0420 included a childcare facility capable of catering for 29 children.
- Ref. SD16A/0078 included a 203sq.m creche that could cater for up to 40 children.

This is an additional 159 childcare spaces in these permissions. While much of these spaces are designed to be utilised by the respective residential developments associated with these permissions, there may be potential for these to cater for some of the surrounding area as well.



It is considered that the proposed childcare facility, which will provide for c. 163 no. childcare spaces, is appropriate and adequately sized to ensure that both the childcare demands of the proposed development are met.

No.	Name	Max. Capacity	Vacancies	Type (Full time, Part time, Sessional)
1	Brookview Childcare Service	44	0	Full Day Care
2	Loreto Playgroup	66	8	Sessional
3	Kids Inc Scoil	-	-	Full Day Care
4	Ard Mor Montessori	22	3	Part Time, Sessional
5	Toddling Tots	22	6	Sessional
6	Jadd Childcare Service	36	0	Part Time, Sessional
7	Stepping Stones Creche	55	25	Full Day Care
8	Cocoon Childcare Citywest	-	-	Full Day Care
9	Care and Cuddles Pre-School	44	2	Full Day Care
10	Kidrama Creche	75	0	Full Day Care
11	Choice Childcare	40	0	Sessional
12	An Turas	-	-	Full Day Care, Part Time
13	Barnados – Le Cheile Afterschool Service	-	-	Part Time
14	Best Start Early Years Service	-	0	Part Time, Sessional
15	Co-operative Childcare	22	0	Full Day Care, Part Time
16	Dara Noonan	-	-	Full Day Care
17	Headstart Pre-school	48	13	Full Day Care
18	Krafty Kidz	70	0	Part Time
19	Rainbow House	26	-	Full Day Care, Part Time
20	The Links Creche Southside	-	-	Full Day Care, Part Time
21	Youth Horizons	-	-	Full Day Care, Part Time
	<b>Total</b>	<b>570</b>	<b>57</b>	

Table 7 – List of Childcare Facilities

### 7.1. Primary Education

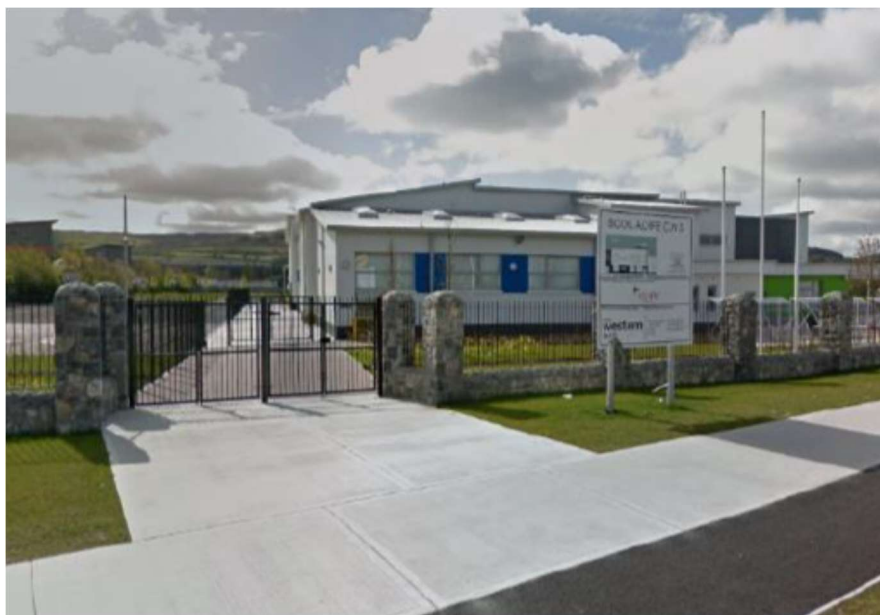
The Department of Education and Skills provide details on enrolment figures for all primary and secondary schools on an annual basis. The enrolment figures for primary schools in 2020/21 was 3,375 no. children, dispersed among the 9 no. primary schools in the designated catchment area of the site.

This assessment identifies and examines the primary school provision in the area in relation to the overall number of places, their maximum occupancy and any spaces currently available. This survey was carried out through Google maps, emails, phone call interviews, and gathering data from [www.schooldays.ie](http://www.schooldays.ie) and

[www.education.ie](http://www.education.ie). Overall, there are 9 primary schools in the area. These are identified on Fig. 8:



**Fig. 8 – Map of Primary School Education Facilities (numbered in yellow)**  
Source: Google Maps



**Fig. 9 - Scoil Aoife on Fortunestown Lane**



<b>Number</b>	<b>Name</b>	<b>Max. Capacity</b>	<b>Existing Enrolment</b>	<b>Vacancies</b>	<b>Type</b>
1	St. Marys National School	315	315	0	Mixed
2	Citywest Educate Together National School	382	443	0	Mixed
3	Citywest/ Saggart Community National School	356	434	0	Mixed
4	Scoil Aoife Citywest	448	277	171	Mixed
5	St. Aidan's Senior NS	303	269	34	Mixed
6	St. Brigid's Junior NS	245	217	28	Mixed
7	St. Thomas Junior NS	418	345	73	Mixed
8	St Thomas Senior NS	423	376	47	Mixed
9	St. Maelruains Primary School	98	72	26	Mixed
<b>Total</b>		<b>2,988</b>	<b>2,748</b>	<b>379</b>	

**Table 8 - List of Primary Schools**

Source: [www.schooldays.ie](http://www.schooldays.ie) and [www.educaiton.ie](http://www.educaiton.ie) and Survey

### 7.1.1 Capacity of existing local Primary schools

This assessment examines local existing local primary school provision in order to cater for the demand for primary school places arising from the proposed development. Table 8 above indicates the current enrolment figures for local primary schools closest to the proposed development. The existing vacancy of the 9 no. primary schools in the catchment area is 379. It should also be noted that since the adoption of the LAP, permission has also been granted for additional primary schools in the area:

- **Planning Reg. Ref. SD16A/0255:** Permission granted for 2 no. 16 classroom primary schools in January 2017 in proximity to Fortunestown Lane (and Fortunestown Luas stop). The location of same is identified as **X** in Fig. 8.
- **Planning Reg. Ref: SD19A/0393:** Permission granted for a 16 classroom school at Fortunestown Lane - location of same is identified as **Y** in Fig. 8.

### 7.1.2 Estimated Demand Generated

#### **Demand for school places likely to be generated**

##### *Primary School Demand*

The demand for primary schools places created by the proposed development is projected on the basis that an average of 12% of the population are expected to present for primary education as per the methodology of the 'The Provisions of Schools and the Planning System – A Code of Practice for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government' guidance (DEHLG, 2008; pg8) and assuming an average State household occupancy of 2.75 persons per dwelling as per the 2016 Census statistics. The table over (Table 9) also discounts the 66 no. proposed 1 bedroom dwellings (i.e. 66 no.) due to the likelihood of these units being occupied by young childless couples or single workers. Accordingly, the projected primary school attending population for the proposed development is 194 children.



No. of Dwellings (minus 1 bed units)	Average State Household Size	Projected Population	Projected Primary School Attending Population
589	2.75 persons	1,620 persons	194 (12%)

**Table 9 - Projected Primary School Population**

The development caters for 655 no. dwellings comprised of 66 no. 1 bed, 257 no. 2 bed, 251 no. 3 bed and 81 no. 4 bed dwellings. It is considered that only 2, 3 and 4 bed dwellings are applicable to the demand for educational facilities.

The 2016 Census revealed that the average household size in the State was 2.75 persons while the average household size in the study area was 3.2 persons. For accuracy, this latter figure of 3.2 will be used to formulate expected demand.

In respect of identifying requirements for primary schools in the future, The Provision of Schools and the Planning System: A Code of Practice (2008) outlines that the Department of Education & Skills will assume that an average of 12% of the population is of primary school-going age. The 2016 Census details the persons aged 15 and over who are still in education, with that cohort being 23,833 persons in South Dublin County, which equates to 5.6% of the State for the same cohort. As such the 5.6% can be utilised to formulate expected demand.

Based on the 589 no. 2, 3 and 4 bed dwellings proposed, and an average household size of 3.2 persons per dwelling, the development is likely to generate a population of c. 1,884 no. persons with a potential demand for primary school education services. On the assumption that 5.6% of this population will be of primary school age, this equates to c. 106 no. additional primary school places generated by the development.

## 7.2. Post Primary Education

The Department of Education & Skills provide details on enrolment figures for all post-primary schools on an annual basis which are available from their website: [www.education.ie](http://www.education.ie). An examination of Department of Education & Skills records reveal a total of 2 no. post-primary schools located in the study area, as illustrated in Fig. 10.



**Fig. 10 – Map of Secondary School Education Facilities (numbered in blue)**

Source: Google Maps

The LAP identifies two locations (1 & 2) of the 2 no. existing post primary schools which are located to the north-east of the subject site.

It should also be noted that to the north-west of the subject site at Fortunestown Lane, permission has been granted under Ref. SD19A/0393, for a new educational campus of two schools: (i) a 1,000 pupil post primary school and (ii) a 16 classroom primary school, which is identified as X in Fig. 10 above.

No.	Name	Max. Capacity	Vacancies	Type
1	St. Aidan's Community School	1,000	600	Mixed
2	Mount Seskin Community School	332	-	Mixed
<b>Total</b>		<b>1,332</b>	<b>600</b>	

**Table 10 - List of Secondary Schools**

Source: [www.schooldays.ie](http://www schooldays.ie) and [www.educaiton.ie](http://www.educaiton.ie) and Survey

The existing capacity of the 2 post primary schools in the area is 1,322. The number of vacancies is approximately 600. There may be further capacity in Mount Seskin Community school (as information not available when contacted). In addition, the recently permitted Educate Together Post-Primary school should open soon and cater for 1,000 pupils.



### Secondary School Demand

The School Provision Guidance does not provide a methodology for calculating the demand for school places in secondary schools and states that the procedure for establishing demand for new second-level schools may in some cases be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated 'feeder' national schools. Notwithstanding this, it is assumed here that the identified primary school going population would be matched by a 12% secondary school going population and as such an additional 194 secondary school places would be required to cater for the proposed development

### Conclusion

The primary and secondary school requirements for the proposed of development will be catered for by the existing primary schools and secondary school in the area. An assessment of local school capacity undertaken as part of this report also confirms that based on previous enrolment figures, there are sufficient primary school places in the local area to cater for the proposed development.

### 7.3 Further Education

This assessment identifies and examines the further educational provisions in the area in relation to the overall number of places. There are further education institutions in the area. These are identified below:



**Fig. 11 - Map of Further Education Providers in surrounding area**

Source: Google Maps

No.	Name
1	Prudence College Dublin
2	An Cosan
3	Citywise Education

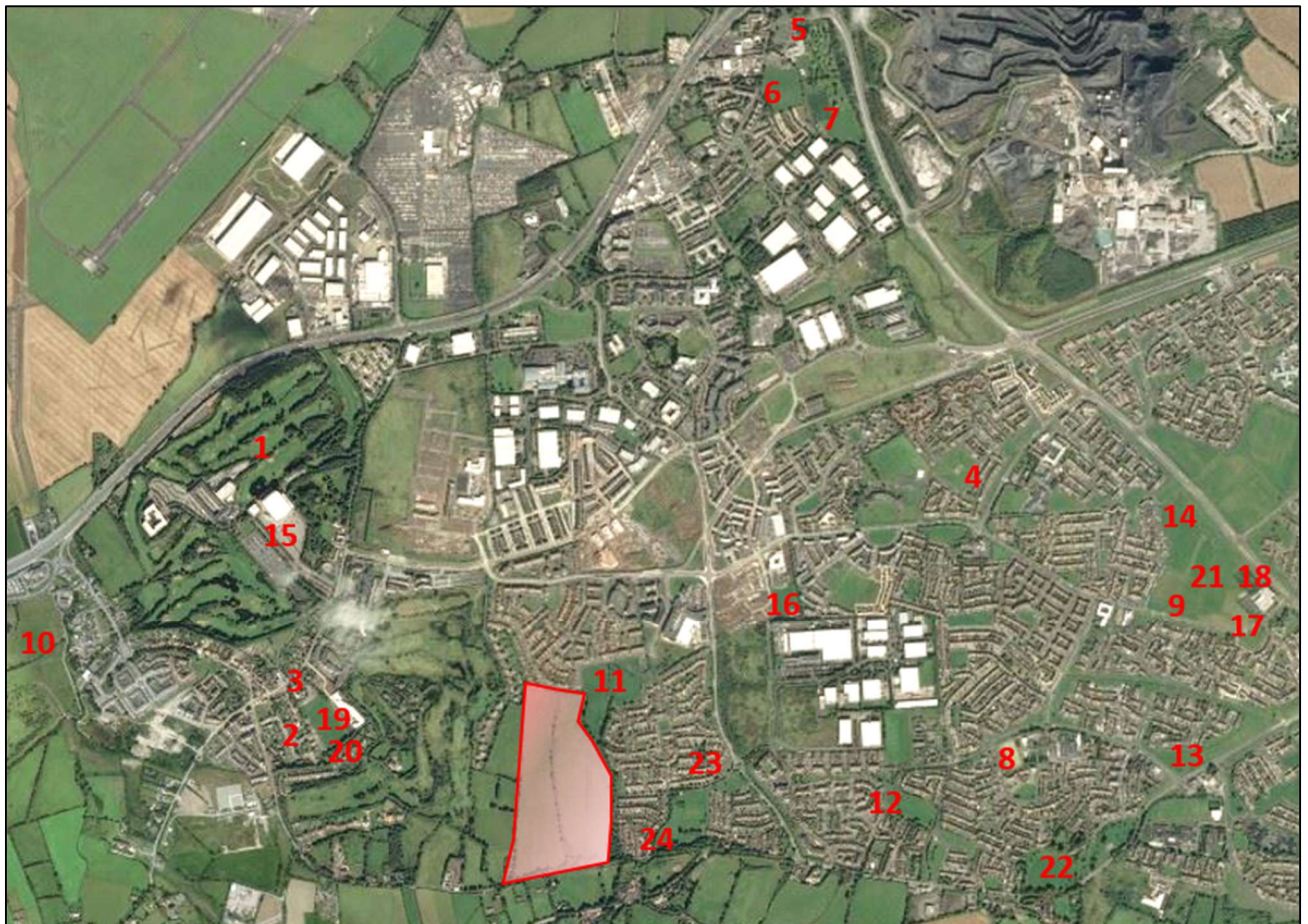
**Table 11 - List of Further Education Centres**

These provide a variety of adult learning, further education and training services for the area.

It is noted Technological University Dublin – Tallaght Campus is located a short distance away in Tallaght and is accessible via public transport (LUAS).

### 7.4 Sports, Recreation & Open Space

There is an extensive list of sports and recreation based amenities within the area, in relation to the subject site. The list of sports and recreation-based amenities within the 5km catchment area of the application site is set out in Table 15 over. The most prominent of these being sports clubs and followed by green space. This is considered sufficient in relation to the proposed development.



**Fig. 12 – Map of Sports and Recreational Facilities in the Area**  
Source: Google Maps



No.	Name	Type
1	Citywest Golf Club	Club
2	St. Marys GAA Club	Club
3	Saggart Kenpu Karate Club	Club
4	St. Aidans Football Club	Club
5	Shamrock Rover's Football Academy	Club
6	Clondalkin Rugby Club	Club
7	Roadstone Group Sports Club	Club
8	Johnstown All Weather Pitch	Green Space
9	Johnstown Celtic FC	Club
10	Rathcoole Park	Green Space
11	Carrigmere Park	Green Space
12	Belfry Court	Green Space
13	Cloonmare Park	Green Space
14	Jobstown Park	Green Space
15	Citywest Fitness and Leisure Club	Club
16	Fit4Less Citywest	Gym
17	Tallaght Leisure Club	Club
18	Fortunestown Swimming Club	Club
19	Saggart Kenpo Karate Club	Club
20	St. Marys Basketball Club	Club
21	Glenshore Park	Green Space
22	Kiltalown Park	Green Space
23	Verschoryle Square	Green Space
24	Corbally Park	Green Space

**Table 12 - List of Sports and Recreation Facilities**

The site is well served by existing and permitted open spaces and public parks. To the immediate north-east, Carrigmere Park abuts the subject site, with pedestrian and cyclist links into same proposed as part of the subject development. The delivery of the park was linked to the 2003 parent permission for the Citywest Shopping Centre (Reg. Ref. SD03A/0857) which included a condition requiring a figure of €600,000 to be spent on works to the south-west of that site for recreational and amenity uses. Indicative proposals for recreation amenities on the lands to the south west of the shopping centre were submitted at compliance stage, however these proposals were ultimately never delivered. In 2008, separate recreational amenity proposals for the lands to the south-west of the shopping centre site were permitted by An Bord Pleanála upon appeal and these proposals have now been implemented and provide a valuable amenity for the local area, with Carrigmere Park in the charge of South Dublin County Council. In addition to Carrigmere Park, there are a range of additional smaller green spaces in the area which serve existing residential schemes as follows:

- Glenshane Park
- Belfry Green
- Belfry Square
- Kiltalown Park
- Belfry Meadow
- Verschoyle Square
- Corbally Park

## 7.5 Other Community Uses

This assessment identifies and examines the remaining facilities in the catchment area and the type of facility they offer. There are a number of facilities in the area including community centres, retail units, religious centres and emergency services. These are identified in Table 13:

No.	Community Centre	Type
1	Tallaght Traveller Community Development Project	Hobby
2	Brookfield Community Centre	Centre
3	South Dublin PPN	Hobby
4	Jobstown Community Centre	Centre
5	Tallaght Community Centre	Centre
6	West Tallaght Resource Centre	Centre
7	Citywest Shopping Centre Community Room	Centre

**Table 13 - List of Other Community Uses**

There is a variety of community facilities present in the area in relation to centres and a range of community based hobbies.

It is worth noting that the Citywest Shopping Centre, which is a district centre, is located to the north-east of the subject site. The proposed development provides for pedestrian and cyclist connections to same via Carrigmore Park. It is anchored by Dunnes Stores and includes a range of shops and commercial units. In addition, the Square, Tallaght, (a Major Town Centre) is less than 4km from the subject site and is accessible by public transport (LUAS).



**Fig. 13 - Carrigmore Park located adjacent to Citywest Shopping Centre**



No.	Religion
1	Church of the Nativity of the Blessed Virgin Mary
2	Church of Saint Thomas the apostle
3	St. Aidan's Parish Church

**Table 14 - List of Religious Uses**

Overall, it is submitted there are a sufficient number of social amenities and facilities within the surrounding area of the subject site. There are sufficient childcare facilities within the area to cater for the new development. This is including the proposed creche as part of the new development. Health care, Sports and Recreation, Community, further education and other facilities are all well-represented within the area and cater for the existing and proposed new residential community. The proposed development includes a series of high-quality open spaces, amounting to c. 2.4 hectares, as well as a creche facility.

## **7.6 Retail Services**

The subject site is located within walking distance of the Citywest Shopping Centre (c. 1km) which is the District Centre and primary retailing facility for the Fortunestown LAP area. The Shopping Centre provides a comprehensive convenience and comparison retail offering. The Centre is anchored by Dunnes Stores and also provides a butchers, bakers, restaurants and coffee shops, in addition to clothing stores and a wide range of retail services.

Additional retail provision in the area include:

- Lidl, Fortunestown Lane;
- Dunnes, Slade Castle;
- Centra, Saggart;
- Centre, Jobstown;
- Mace Supermarket, Sundale Park;
- Brookfield Pharmacy, Fortunestown;
- Spar Citywest, Lake Drive;
- Spar, Belfry Hall;
- Circle K PFS, City Avenue;
- Applegreen, Fortunestown Road.



Fig. 14 - Citywest Shopping Centre (Source: Google Streetview, accessed August 2019).

## 8.0 Assessment of Needs

### 8.1 Proposed Development

The proposed development relates to the provision of 655 no. dwellings and a 2 storey creche (693sq.m). The residential dwellings will be comprised of 246 no. apartments, 152 no. duplex units and 257 no. houses, which is further broken down into 66 no. 1 bedroom units, 257 no. 2 bedroom units, 251 no. 3 bedroom units and 81 no. 4 bedroom units.

Based upon the plans submitted for permission, and excluding the proposed 1 bed units (i.e. 66 no.), the total amount of units that may generate a childcare/school demand is 589 no. dwellings. This figure represents a theoretical maximum and as a result it is likely that child occupation levels could be lower than this figure.

According to the 2016 CSO Small Area Population Statistics (SAPS) for the Study Area, the total population is 30,844 persons. Within this, the 0-14 age group was 9,480 persons, representing 31% of the overall population. The 15-24 cohort in the Study Area was 3,915 persons which represents 13% of overall population. The average household size in the State is 2.75 person according to the 2016 Census, however, the Study area has an average household size of 3.2 persons, so based upon same, it is estimated that the proposed development could generate 2,096 persons.

### 8.2 Health and Wellbeing

As outlined above there is a total of 9 no. health and wellbeing providers in the area, within catchment area of the site, which are located within 3.5km of the site. Numerous hospitals are located just outside of the catchment area, including in Tallaght.



### 8.3 Childcare

The Guidelines for Planning Authorities on Childcare Facilities (2001) recommend that new housing areas be provided with childcare facilities at a standard of one facility with 20 space for every 75 homes. For the proposed development of 655 no units, this equates to a childcare requirement of 175 no. spaces.

In addition, the recommendations of the 2001 Childcare Facility Guidelines must be considered in the context of the Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities 2020 which state that:

*“Notwithstanding the Department’s Planning Guidelines for Childcare Facilities, which are currently subject to review and recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision in apartment scheme should be established **having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile for the area**”.*

The Apartment Guidelines also state that *“One bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms”.*

Taking this into consideration, by omitting the 66 no. 1 bedroom units, the proposed development would require childcare places to serve the needs of 589 no. dwellings, thus equating to a need for 157 no. places.

#### Existing Provision of Childcare Facilities

It is submitted that Table 7 above demonstrates the existing supply of childcare facilities in the area and that the existing 21 no. childcare facilities in the locality have 57 no. existing vacancies.

We examined the existing provision of childcare facilities within 5km of the development site and assessed the maximum capacity and current vacancies of these facilities. The survey outlines that of the 21 no. childcare facilities within 5km of the site, of which 13 no. would participate in the survey, that these 13 no. facilities had a total capacity of 570 no. children’s spaces and a current vacancy of 57 no. spaces. This indicates that capacity exists within the surrounding area to cater for some of the childcare needs generated by the proposed development.

Notwithstanding all of the above, the proposed development caters for a dedicated childcare facility catering for 163 no. childcare which is sufficient for the proposed quantum of dwellings. The current proposal for a crèche facility to cater for 163 no. childcare places is considered acceptable in addressing the requirements of the current proposal.

### 8.4 Primary School

There are 9 no. primary schools within 5km of the subject site. The total enrolment numbers for the 9 no. primary schools in 2020/21 was 3,375 no. children. Based on the primary school age cohort representing 12 % of the total population (based upon the methodology employed by the Department of Education for calculating school demand as per the document titled ‘The Provision of Schools and the Planning System), the proposed development will create extra demand for c. 194 no. primary school places (this figure is based the exclusion of 1 beds being excluded and the assumption that all 2 beds apartment units are occupied by families and no second rooms (2 beds) are occupied by adults, with second rooms occupied exclusively by children). This figure represents a theoretical maximum and as a result it is likely that child occupation levels will be lower than this figure.



The proposed development will increase demand for primary schools by c. 5.7% ( $194 / 3,375 \times 100$ ). Having regard to this estimated level of demand and the surrounding school capacity within 5km radius, it is considered that the existing primary education infrastructure (i.e. 9 no. schools) can accommodate the overall predicted increase in demand i.e. 5.7% across the nine existing schools.

## 8.5 Secondary

There are two secondary schools within 5km of the subject site, as well as a recently permitted 1,000 person post-primary school in close proximity to the site, that can be expected to open in due course. The enrolment numbers for the 2 no. secondary schools in 2020/21 was 1,332 no. spaces, with approx. 600 places available.

Based on the post primary school age cohort also representing 12% of the total population (based upon the methodology employed by the Department of Education for calculating school demand, see document titled 'The Provision of Schools and the Planning System'), the proposed development will create extra demand for 194 no. post primary school places this figure is based the exclusion 1 beds being excluded and the assumption that all 2 beds apartment units are occupied by families and no second rooms (2 beds) are occupied by adults, with second rooms occupied exclusively by children).

The proposed development will increase demand for secondary schools by c. 6% ( $194 / 2,932 \times 100$ ). Having regard to this estimated level of demand and the surrounding school capacity within a 5km radius, it is considered that the existing and future secondary education infrastructure can accommodate the predicted increase in demand.

## 8.6 Sports, Recreation and Other Community Uses

This assessment demonstrates that there are a number of sports, recreation, community uses and retail within catchment area of the subject site.





## 9.0 Conclusion

Taking all of the foregoing into consideration, it is respectfully submitted that this SCIA has demonstrated that the Social and Community Infrastructure in the area, including the proposed childcare facility, will be sufficient to cater for the needs of the proposed development, as summarised below.

This report has demonstrated that there are some childcare facilities within the area that could cater for a proportion of the childcare needs of existing residents and the likely increased demand arising from the proposed development. Notwithstanding this, the proposed development is also supported by the proposal to build a dedicated childcare facility on site catering for c.163 no. childcare places, which meets the demands of the proposed development.

The extra demand created by the proposal for primary and post primary educational facilities will be relatively low in relation to current levels of local provision, and it is submitted that the likely demand for additional school spaces arising from the proposed development will not create undue strain on existing school facilities in the area.

Health care, community and other facilities are all well-represented within the area and cater adequately for the existing residential population and proposed increase that will arise from this development. The provision of healthcare within the area is also considered to be sufficient to cater for the rise in local population which will result from the proposed development.

There are a significant range of facilities for sports and recreation within the catchment area of the site which are considered sufficient to cater for the needs of the additional population in the area which the proposed development will deliver, with a wide range and variety of clubs, pitches and related facilities within reasonable distance of the site.

The local area is also well served by retail facilities to cater for the needs of the future resident population of the proposed development.

It is considered that the development represents the proper planning and sustainable development of an underutilised site located in the existing urban environs of South Dublin County. The development complies with the land use zoning objective attached to the site and supports national, regional, and local planning policy, and therefore ought to be granted permission.



## APPENDIX A

Correspondence with Department of Education and Skills regarding reservation of a school site on the subject lands, with South Dublin County Council, Planning Agent and with landowner, Durkan Estates Ireland.

&

Correspondence with SDCC re provision of Community Facility

**Tracy Armstrong**

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**From:** Hanlon, Alan <Alan\_Hanlon@education.gov.ie>  
**Sent:** Monday 18 May 2020 13:48  
**To:** John Carty  
**Cc:** Hanly, Murty; Hazel Craigie; Stephen Willoughby; Cusack, Aine  
**Subject:** School Site Boherboy - Fortunestown  
**Attachments:** Site Layout and Statistics.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** [EXTERNAL EMAIL] Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear John,

I refer to your email below relating to lands at Boherboy, Saggart, County Dublin. This Department does not currently have a requirement for the development of a school on the site to which you refer. In respect of its continued reservation, it would be best to consider this as part of the next CDP review or as part of the next Fortunestown Local Area Plan review, whichever is more appropriate. It is only as part of this process that school site requirements can be comprehensively assessed by considering, inter alia:

- emerging demographic requirements
- planned residential development in the area
- the quantum of undeveloped zoned residential land and associated potential housing development
- potential future population changes in existing housing stock
- potential higher density development on brownfield sites

In that context, this Department requires the continued reservation of the school site at Boherboy. I also note in the document attached that the proposed school site is split by a roadway. This is not acceptable to the DES as the lands reserved for school purposes will need to be directly contiguous.

If there is anything further that you acquire, please let me know.

Regards

**Alan**

*Site Acquisitions and Property Management*

**An Roinn Oideachais agus Scileanna**

Department of Education and Skills

**Bóthar Phort Laoise, An Tulach Mhór, Co. Uíbh Fhailí, R35 Y2N5.**

Portlaoise Road, Tullamore, Co Offaly, R35 Y2N5.

T +353(57)93 2 4474

[www.education.ie](http://www.education.ie)

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**From:** John Carty [mailto:jcarty@SDUBLINCOCO.ie]  
**Sent:** Monday 18 May 2020 11:29  
**To:** Hanlon, Alan <Alan\_Hanlon@education.gov.ie>  
**Cc:** Hanly, Murty <Murty\_Hanly@education.gov.ie>; Hazel Craigie <hcraigie@SDUBLINCOCO.ie>; Stephen Willoughby <SWilloughby@SDUBLINCOCO.ie>  
**Subject:** SDCC - School Site Boherboy - Fortunestown

Dear Alan,

I hope this email finds you safe and well. We are emailing you about the school site at lands known as 'Boherboy' location South-west of Citywest Shopping Centre, Fortunestown, Dublin.

Last year an application was made on the site but was refused by An Bord Pleanála. The applicant's (Durken and Kelland) recently engaged in pre-planning for a further SHD application on site for 690 units. Attached is the latest site layout plan submitted for pre-planning and we would be grateful for confirmation / advice that the layout as shown would meet the needs of the Department?



While SDCC will liaise with the Department on the requirement for this, and all other reserved school sites in the current plan (*as part of the review process starting in July of this year*) - can the DES confirm whether the site at Boherboy is required?

Kind Regards,

John Carty | Assistant Planner |

Forward Planning, Land Use Planning and Transportation Department

South Dublin County Council,

County Hall, Tallaght,

Dublin 24

Telephone: +353 1 414 9000 (ext. 4415) e-mail: [jcarty@sduublincoco.ie](mailto:jcarty@sduublincoco.ie)

**From:** Hanlon, Alan <[Alan.Hanlon@education.gov.ie](mailto:Alan.Hanlon@education.gov.ie)>

**Sent:** Tuesday 2 June 2020 12:29

**To:** Neil Durkan <[neil.durkan@durkan.ie](mailto:neil.durkan@durkan.ie)>

**Cc:** Cusack, Aine <[aine.cusack@education.gov.ie](mailto:aine.cusack@education.gov.ie)>; Phillip Assaf <[phillip.assaf@durkan.ie](mailto:phillip.assaf@durkan.ie)>

**Subject:** RE: Proposed school at Boherboy, Saggart, Co. Dublin

Neil,

This Department does not currently have a requirement for the development of a school at the lands in Boherboy and does not intend to progress its acquisition at this time. In respect of its continued reservation, it is worth noting that South Dublin County Council are due to begin the process of reviewing its County Development Plan. In that context, it is the Department's intention to assess, in conjunction with the Council, the status of all current school reservations and the relevant zoning associated with them.

Regards

**Alan**

*Site Acquisitions and Property Management*

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**An Roinn Oideachais agus Scileanna**

Department of Education and Skills

**Bóthar Phort Laoise, An Tulach Mhór, Co. Uíbh Fhailí, R35 Y2N5.**

Portlaoise Road, Tullamore, Co Offaly, R35 Y2N5.

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## Tracy Armstrong

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**From:** Jason Frehill <jfrehill@SDUBLINCOCO.ie>  
**Sent:** Friday 15 May 2020 15:07  
**To:** Tracy Armstrong  
**Cc:** Deirdre Kirwan; Eoin Burke  
**Subject:** RE: Lands at Boherboy

Tracy,

We are satisfied in this instance for you not to provide a small community space as you have done previously however we would advocate that if an apartment block is being delivered that you look at the feasibility of providing some internal communal space where residents can meet if necessary.

Many thanks.

Kind Regards,  
Jason

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**From:** Tracy Armstrong <t.armstrong@fenton.ie>  
**Sent:** 15 May 2020 15:01  
**To:** Jason Frehill <jfrehill@SDUBLINCOCO.ie>  
**Subject:** RE: Lands at Boherboy

**CAUTION:** [EXTERNAL EMAIL] Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Jason,

When you get a chance, you might give me an update regarding this please?

Many thanks

Kind regards,

**Tracy Armstrong**, BA, MRUP, MIPI, MRTPI  
Senior Planner,

**Armstrong Fenton Associates**,  
Planning & Development Consultants,  
Unit 13 The Seapoint Building,  
44-45 Clontarf Road,  
Dublin 3, D03 A0H3.

Tel: 01-4793140  
Mob: 087-2807144  
Email: [t.armstrong@fenton.ie](mailto:t.armstrong@fenton.ie)



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**From:** Jason Frehill <[jfrehill@SDUBLINCOCO.ie](mailto:jfrehill@SDUBLINCOCO.ie)>  
**Sent:** Thursday 7 May 2020 10:52  
**To:** Tracy Armstrong <[t.armstrong@fenton.ie](mailto:t.armstrong@fenton.ie)>

**Cc:** Deirdre Kirwan <[dkirwan@SDUBLINCOCO.ie](mailto:dkirwan@SDUBLINCOCO.ie)>; Barry Coughlan <[barrycoughlan@SDUBLINCOCO.ie](mailto:barrycoughlan@SDUBLINCOCO.ie)>  
**Subject:** RE: Lands at Boherboy

Hi Tracy,

Thanks for your email, I understand your position and have previously discussed this matter with Eoin.

Leave this with me and I will come back to you either tomorrow or else early next week with a definitive answer on the questions you have raised, which will allow you to proceed with the SHD application.

Kind Regards,  
Jason

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**From:** Tracy Armstrong <[t.armstrong@fenton.ie](mailto:t.armstrong@fenton.ie)>  
**Sent:** Wednesday 6 May 2020 15:41  
**To:** Jason Frehill <[jfrehill@SDUBLINCOCO.ie](mailto:jfrehill@SDUBLINCOCO.ie)>  
**Subject:** Lands at Boherboy

**CAUTION:** [EXTERNAL EMAIL] Do not click links or open attachments unless you recognise the sender and know the content is safe.

To Jason,

How are you – hope all's well in the current circumstances.

I am representing Kelland Homes Ltd & Durkan Estates Ireland Ltd who are landowner of two adjoining fields on the Boherboy Road near Saggart. The lands are zoned for residential land use and form the Boherboy Neighbourhood, as per the Fortunestown LAP.

We are currently preparing a SHD application for c.690 dwellings on the lands and had our S.247 meeting last week with Eoin Burke & Jim Johnston (Ref. SHD1SPP006/20). We are now proceeding with working up a proposal to have pre-application consultation with An Bord Pleanála.

One of the items raised last week by SDCC was the issue of community infrastructure. Obviously the LAP requires 780sq.m of community floorspace but it is not further defined than that, i.e. location, who provides it etc. I know to date that some permissions granted by SDCC in the LAP area have been conditioned to omit a residential unit in lieu of community floorspace.

Eoin contacted me late last year to discuss this as I also represent Davy Hickey Properties who are carrying out the Citywest Village and Citywest Demesne developments in the area and they too have had similar conditions attached to their permissions. My understanding from my conversation with Eoin in late 2019 is that SDCC are looking at the possibility of getting one community facility for the entire area as opposed to having a number of smaller units that may never be used which is of no benefit to any party.

That said, since the adoption of the LAP in 2012 and the introduction of the SHD process, obviously the permitted numbers of units have gone beyond what was originally envisaged by the LAP/SDCC. We have been asked by SDCC to address the provision / need for community infrastructure as part of our application on the Boherboy lands. Eoin suggested I contact you so any feedback regarding same and/or what is SDCC's intentions at present for the provision of community infrastructure in the LAP area would be welcome. I have to say though, that my clients, Durkan Estates Ireland, were required to provide a community facility in a previous development of theirs at The Belfry, to the east, c. 20 years ago, and that unit has never been taken over by SDCC and has always remained vacant, so they and Kelland Homes do not want a similar situation to occur at Boherboy. If they are to provide a unit, my clients want assurances that SDCC would take the unit and operate it and that no such unit would be left vacant after the expense of building one.



In addition, the lands at Boherboy are required to provide a site for a primary school site as per the LAP. My clients are liaising with the Dept. Education & Skills and are waiting on confirmation from them as to whether they need this site for the provision of a school. We will continue to liaise with them but until such time as their confirmation is provided, a site of c. 1.28ha remains reserved on the lands for the provision of a site to accommodate a school.

I would appreciate it if you could come back to me on the above, as we want to be able to adequately address the subject of community infrastructure as part of our proposal to ABP for the SHD pre-application consultation.

I look forward to hearing back from you. In the meantime, I attach an OS map and details that we submitted last week for the S.247 meeting.

Thanks

#### **Armstrong Fenton Associates – COVID-19 NOTICE**

AFA are committed to complying strictly with all the advice from the Public Health Authorities. We are giving priority to ensuring the greatest possible protection to our staff while maintaining the best possible service to all our clients. AFA have put measures in place which will maintain social distance, these include holding meetings online, remote working and having all of our data available to staff online. We would ask our clients to assist us in this regard. AFA are monitoring [info@fenton.ie](mailto:info@fenton.ie) throughout normal working hours – please email us with your contact number and we will call you back as soon as possible.

Kind regards,

**Tracy Armstrong**, BA, MRUP, MIPI, MRTPI  
Senior Planner,

**Armstrong Fenton Associates,**  
Planning & Development Consultants,  
Unit 13 The Seapoint Building,  
44-45 Clontarf Road,  
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