

Coolagad Strategic Housing Development

Social Infrastructure Audit

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1 Introduction

1.1 Background

This report has been prepared on behalf of Cairn Homes Properties Ltd to accompany an application for Strategic Housing Development at Coolagad, Greystones. The purpose of this report is to provide an audit of existing community facilities serving Greystones and the subject site. Social Infrastructure Audits are carried out to ensure that new developments take account the existing social infrastructure and provide for new community services where required. These are facilities that will form elements to the key fabric of the area in terms of social, physical and mental well-being of the community.

The proposed development is summarised as follows:

The proposed development consists of 586 residential units (235 apartments and 351 houses) ranging from 2 to 4 storeys, a creche, community facility, provision of active open space, landscaping, parking, ESB substation, site drainage works and all related site development works above and below ground including a new access onto the regional road R761 on a site c 24.8 ha at Coolagad, Greystones. Co. Wicklow.

The Wicklow County Development Plan 2016-2022 includes Objective CD5 which requires that a Social Infrastructure Assessment (SIA) be prepared. This report therefore identifies existing community facilities in Greystones and includes analysis and identification of potential shortfalls in the area.

1.2 Report Structure

The report is structured as follows:

- **Introduction** – This Section
- **Area Context** – Considers the site and surroundings in addition to transport accessibility.
- **Demographic Review** - Provides a demographic analysis of the catchment area and assesses the likely future demographic trends as a result of the implementation of the proposed development.
- **Benchmarking and Standards of Provision** – Considers standards against which provision can be assessed.
- **Existing Community Facilities**- Reviews existing local community, recreational and social infrastructure.
- **Assessment** - It identifies gaps in the existing provision of community infrastructure; and
- **Conclusions** – which make recommendations to address deficiencies.

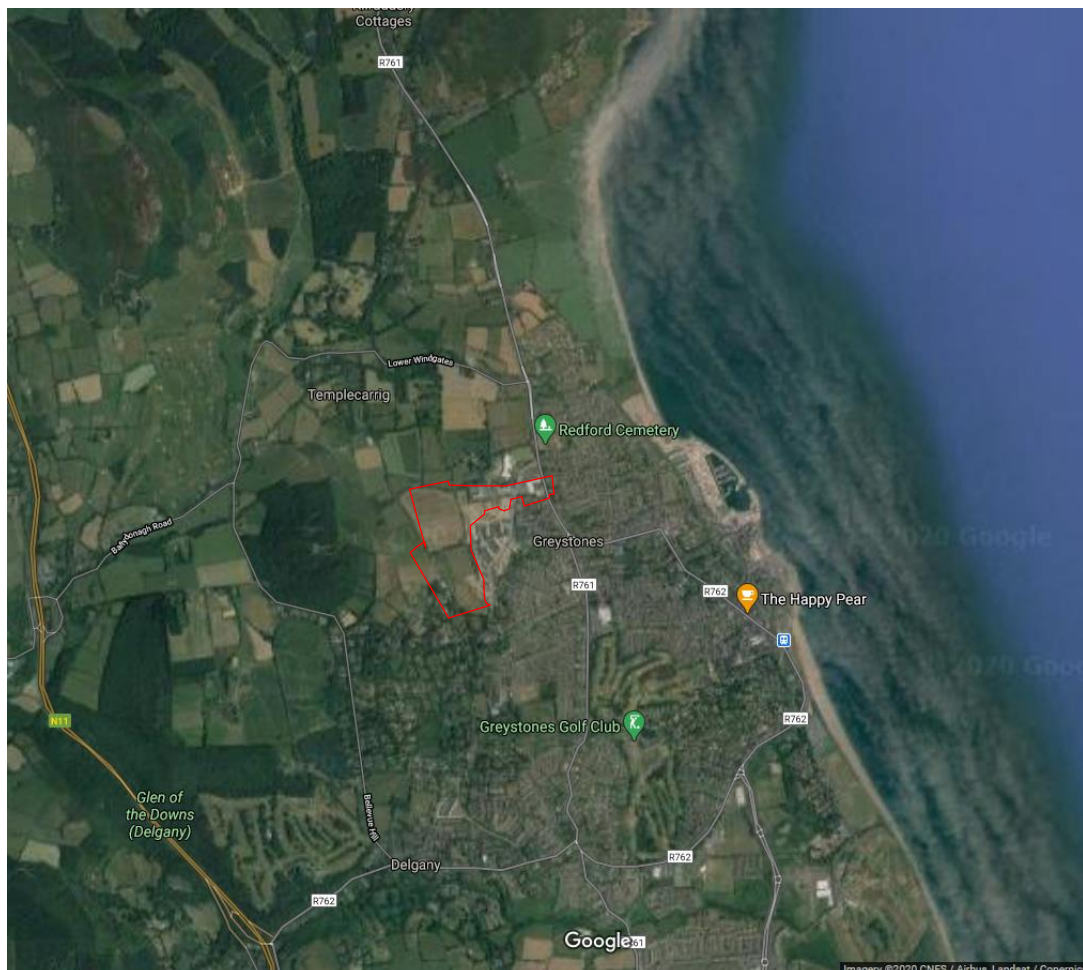
2 Area Context

2.1 General Area

The application site consists of a site c.26.03 ha in Coolagad, Greystones Co. Wicklow. The application lands are located on the northern side of Greystones, west of the R761. Greystones is c.8 km south of Bray and 27 km south of Dublin and is connected to Dublin and Wexford with rail and bus connections and direct access to the N11 motorway. The townland of Coolagad is in the Electoral Division of Delgany and is broadly rectangular in shape extending from the Regional Road R761 on the east to Templecarrig Road, west of Kindlestown Hill Upper.

The application lands are broadly L shape and wrap around new schools, two detached properties, farm buildings and new residential estates to the south east known as Waverly and Sea Green. The site consists of a number of agricultural fields (sandstone and shale till) mainly bordered by hedges and trees with the exception of the north west boundary of the site which dissects a field in a north-south direction. The housing estates and schools to the south east are accessed from Blacklion Manor Road which runs in a south west direction off the R762 towards Delgany. A stream flows in an east-west direction centrally on the site along the northern boundary of the largest field discharging into the sea at Greystones.

Figure 1: General Site Location



2.2 Transportation

Coolagad is c.2.1 km from the Dart station which is located at the southern end of Greystones. In addition, there is a Park & Ride with over 45 spaces located 500 meters from Na Clocha Liatha/Greystones Dart station and c.2.1km from the subject site.

The closest bus stops are located along the R761 Rathdown Road. Two stops are located to the south of the R761 / Black Lion Manor Road / Redford Park junction adjacent to the Lidl store. These bus stops are operated by Dublin Bus, Go Ahead and Aircoach, who provide services to Dublin Airport. A further two bus stops are located approximately 70m north of the proposed R761 / Coolagad Link Road junction, although these are not serviced by the Aircoach service to Dublin Airport. A private night bus from Dublin to Bray / Greystones / Charlesland / Kilcoole operates at weekends.

3 Context Approach and Scope of Report

3.1 Policy Context

National Planning Framework

The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040. It recognises the importance of quality of life and notes that how future development in Ireland is planned will continue to be a significant determinant of people's quality of life.

National Policy Objective 33 seeks to *"prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location"*.

The National Planning Framework outlines the broad national objectives for residential development in the State. This high-level objective is filtered downwards to be integrated into the RSES for the Eastern and Midland Region.

Eastern & Midland Regional Assembly Regional and Economic Spatial Strategy 2019 – 2031

The Regional and Economic Spatial Strategy 2019-2031 (RSES) prepared for the Eastern & Midland Regional Assembly (EMRA) seeks to support the implementation of Project Ireland 2040 and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the region. RPO 9.13, states *"to ensure that new social infrastructure facilities are accessible and inclusive for a range of users"* is a regional policy objective (RPO) within the RSES which supports the provision of, and access to social infrastructure in a town setting. The RSES also states that *"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"*.

Wicklow County Development Plan

The County Development Plan sets out the strategic spatial context for the delivery of infrastructure in tandem with developments in County Wicklow. It is reflective of higher-level policies namely the NPF 2040 and the EMRA RSES.

The Wicklow County Development Plan 2016 – 2022 designates Greystones town as a ‘Large Growth Town II’. It defines this function as being *“smaller in scale but strong active growth towns, economically vibrant with high quality transport links to larger towns/ City”*.

These strategic level plans as outlined are designed to promote a sustainable community with residential development delivered in tandem with community facilities. Furthermore, the Wicklow County Development Plan states where *“new significant or mixed-use development proposals may be required to provide a social and community facility/ facilities as part of the proposed development or the developer may be required to carry out a social infrastructure audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services”*.

Greystones, Delgany and Kilcoole Local Area Plan 2013-2019

The Greystones, Delgany and Kilcoole Local Area Plan 2013-2019 includes objective SOC16 requiring a *“new community building/facility to be provided within AP1: Coolagad Action Plan”* and the plan further emphasises the need *“to provide for the development of active open space to meet the needs of the current and future population of the plan area”*, and provide for a range of community facilities *“particularly, playgrounds, multi-use games areas (MUGA) for teenagers, sports and recreation facilities and multi-purpose community buildings”*.

3.2 General Benchmarking and Standards of Provision

There is no national set of guidelines that specifically outlines how to provide and manage the implementation of community infrastructure in existence. However, there are a number of statutory and non-statutory documents and guidelines setting out standards of provision of community and social infrastructure provision. Of particular relevance are the following sources of information and policies which guide the spatial development of the catchment:

1. The *Greystones Delgany and Kilcoole Local Area Plan 2013 – 2019* provides a planning framework for the planned, co-ordinated and sustainable development and includes specific policies and objectives in relation to social infrastructure provisions for the area. Reference is made in particular to Action Plan 1 (AP1) – Coolagad which requires the provision of a MUGA, a playground and a community centre and/or other community facility to be provided on the application lands.
2. The *Wicklow County Development Plan 2016 – 2022* has wide strategic objectives for the development of towns within the county and which are intended to guide development in the forthcoming years.
3. The *National Planning Framework (NPF) 2040* recognises that it is important that the community infrastructure should be considered in tandem to the population ensure that there is a sustainable level of provision. It proposes a hierarchy of social infrastructure, whereby specialist and high-quality functions such as hospitals are expected in larger settlements whereas small communities need to sustain strong community infrastructure such as a multi-purpose hall, primary school, post office, local shop or pub.
4. The *Guidelines on Sustainable Residential Development in Urban Areas* (2009) state that no substantial residential development should take place without an assessment of existing school capacity. This view is echoed by the Department of Education who provide a code of practice on ‘The Provision of Schools in the Planning System’.

5. The *Urban Design Manual* states that there should be an emphasis on the provision of good urban design, open space and public plaza's which can facilitate social interaction and provide opportunities that the provision of facilities alone may not.
6. The *Retail Planning Guidelines* (2012) support the provision of local retail units as they provide access to local facilities especially the elderly, persons with mobility impairments, families and those without access to private transport.
7. For new housing developments, *Childcare Facilities Guidelines for Planning Authorities* (2001) recommends an average of one childcare facility for each 75 dwellings.
8. The *Provision of Schools and the Planning System: A Code of Practice for Planning Authorities*; the Department of Education and Science (renamed Department of Education and Skills) and the Department of Environment Heritage and Local Government (renamed Department of Housing, Planning & Local Government) (2008) advised that 12 per cent of the population are expected to present for primary education. Based on this, plus an estimate of future growth, plus an assessment of the capacity of the existing primary and post primary schools in the area, the Department of Education will supply estimates to the local authority for the need for new schools or the extension of existing schools based on the requirements arising from new developments
9. Under the *Sustainable Urban Housing: Design Standards for New Apartments* (Dec 2020), communal rooms may be provided in apartment schemes for the use of residents as meeting rooms or community rooms.

3.3 Classifications

This Social Infrastructure Audit assesses a range of services and facilities that would be expected in a community, conducive to enabling a high-quality standard of living for the existing and future residents. This report will address key themes that constitute community facilities as outlined below. The themes will be analysed with regard to their context within the defined study area, with several varying buffer radii from the subject site.

- Open Space, Sport and Leisure
- Education
- Childcare Facilities
- Health Facilities and Social Services
- Community Facilities
- Religious & Worship Facilities
- Arts Facilities
- Retail & Entertainment

Community facilities and service will be examined in a series of varying buffers from the site. These buffers represent a realistic catchment and accessibility to services in the vicinity of the site, and that are available in the context of Greystones town itself, and not solely with the immediate vicinity of the site.

A buffer of 1km radius of the subject site at Coolagad is used as a measure of distance from services. To correctly assess the social infrastructure available in a town, it is necessary to assess all facilities sited in the town, beyond the scope of 1km. A second buffer of 3km is used also, from the subject site in the context of Greystones. The 3km buffer captures the extent of the built form of Greystones from the subject site at Coolagad. This allowed data to be tabulated and considered in the context being that all amenities are accessible to future residents, and it

would be incorrect to discount facilities and services beyond the 1km scope and would not give an accurate and realistic expectations of social infrastructure.

The below table outlines a range of services and facilities that would be expected to be reasonably accessible for residents. Some of the facilities will be reviewed in the context of Greystones itself and its surrounding hinterland as the subject site is a greenfield, edge of urban settlement, and would be unlikely to capture all facilities and services given its location.

Table 1: Categories of Community Facilities

Facility	Description
Art & Culture	Art Galleries provide exhibition spaces, and may offer educational programs as well as meeting and workshop spaces for artists. Galleries are often co-located with libraries, Civic facilities, and museums. A space for art, rehearsal and performance ranging from small playhouse to a large multi-purpose performance ranging from small playhouse to a large multipurpose performance centre supporting a wide variety of performing arts. Includes arts workshop and music schools.
Community Centre/ Halls	General community use facility providing meeting spaces, social, educational, and recreational activities and/or health, support and information. Includes community centres, parish centres, local halls, and meeting rooms.
Leisure & Recreational Centre	Public indoor facility which caters for indoor sports (e.g. Swimming pool, gym, sports) and other multi-purpose rooms for Pilates, yoga, meetings/classes.
Library	A library caters for a more localised area and offers access to both text and online resources for learning, and can also incorporate meeting spaces and areas for study.
Family Resource Centre	A Family Resource Centre is a community centre specialising in meeting the needs of young people and families. It can be funded under Tusla's Family Resource Programme to provide a range of universal and targeted services and development opportunities that address the needs of families. Centres can be accommodated within multi-purpose facilities and can be shared within other similar organisations for youths (Eg. Scouts).

4 Demographic Trends

Population modelling and demographics have been provided by the Central Statistics Office (CSO). Conducting an analysis of the surrounding Electoral Districts (ED) within 3km from the subject site confirmed a total population of the study to be 38,675 persons. The list of ED's used, and their respective populations, can be seen in the table below. The site is located in the Delgany ED in close proximity of the Greystones ED. The map identifies the Eds below. It is noted that the EDs presented below are allocated their full population. In some cases, only parts of an ED fall within the 3km catchment of the site.

Table 2: Electoral Division and CSO 2016 population

ED Name	CSO 2016 Population
Delgany	5,980
Greystones	7,258
Kilcoole	10,731
Kilmacanoge	14,706
Total	38,675

The 2016 census shows that 7.6% of the resident population were aged between 0 and 4, or a total of 2,948 children. A further 4,573 persons are aged between 5 and 12 years old or 11.8% of the total population. The 13 to 18 years old cohort comprises 3,344 persons or 8.6% of the total population. The 2016 Census indicates that 1-2 person households now comprise a majority of households and this trend is set continue. Analysis of urban housing need indicates that the majority of households will comprise 1-2 persons and approximately half of the remainder will be three person households.

The proposed development in Coolagad is for 586 residential units, including:

- 351 no. 2 storey houses (309 no. semi-detached, 38 no. terraced, 4 no. detached) comprising:
 - 207 No. 3 bed
 - 140 No. 4 bed
 - 4 No. 5 bed
- 235 no. apartments provided within 6 No. four-storey blocks (over basement parking) with residential amenity facilities (including gym, co-working space and lounge) and within 2 No. three- storey duplex block, all with associated private balconies/terraces as follows:
 - 65 No. 1 bed
 - 123 No. 2 bed
 - 15 no. 3 bed
 - 16 no. 2 bed Ground Floor Duplex apartment
 - 16 No. 3 bed storey Duplex

Applying the average household size for Greystones settlement (2016 Census) of 2.89 to 586 residential units the proposed development could generate an indicative population of 1,694 persons upon completion and operation.

5 Existing Community Facilities

This section presents the findings of an audit of community infrastructure situated within 3km of the subject site. Community infrastructure includes a wide range of services and facilities that contribute to quality of life. The purpose of reviewing current provision of community infrastructure is to ascertain the likely future need for facilities and services in the area.

An audit was conducted for the existing social and community infrastructure in the vicinity of the site. For the purposes of this report, it is necessary to view distances from the site in differing contexts, dependent on the service itself. This gives a genuine and reasonable expectation regarding the review of existing community facilities.

5.1 Open Space, Sports and Leisure

Given Greystones coastal location there are various recreational and tourist facilities associated with the area including Greystones cliff walk, the Sugar Loaf Mountain and Greystones Harbour Marina all located within 3km of the subject site. In addition, there are a wide variety of playing fields and leisure facilities established in the Greystones area. Several specific clubs and organisations were identified operating in the Greystones area, providing a range of clubs to cater for a wide range of interests.

The below table identifies a range of open space, sports and leisure facilities available in Greystones and outlines the distance from the subject site.

Table 3: List of Open Spaces, Sports and Leisure Facilities in Greystones and surrounding area

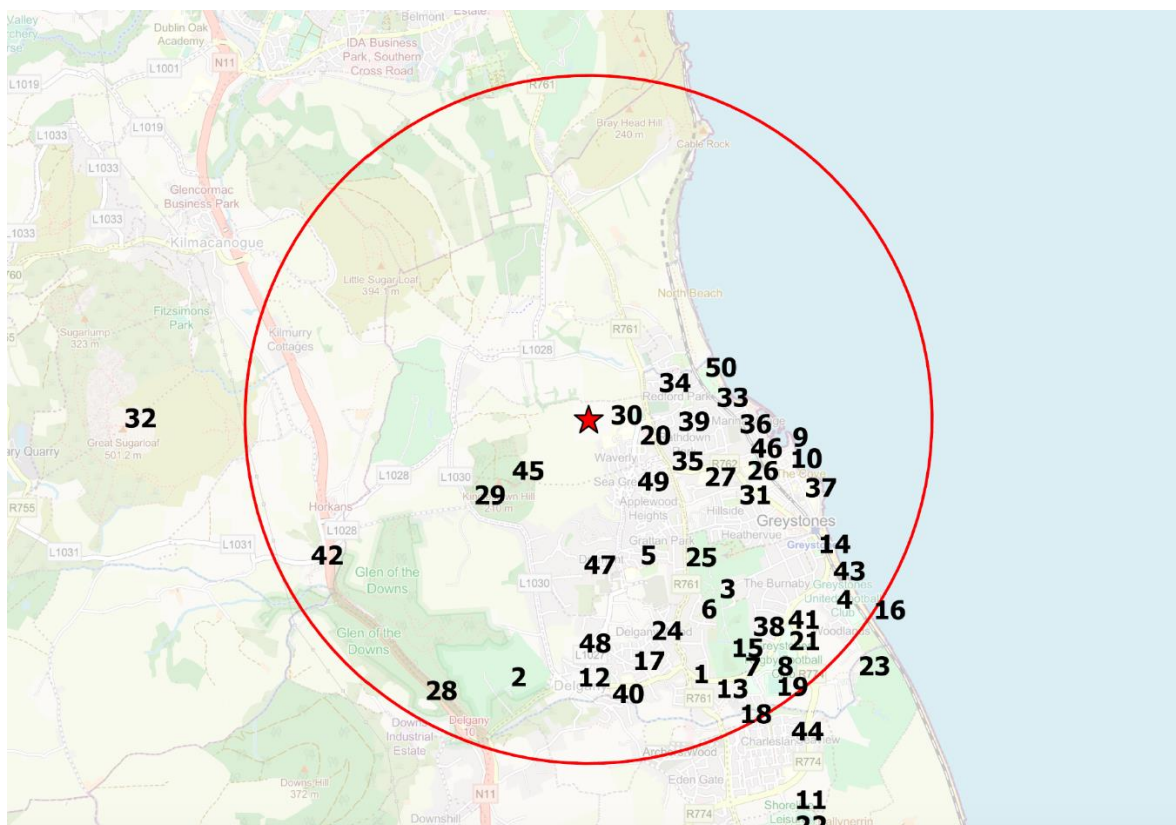
Map ID	Name of Facility	Description of Facility	Address	Distance from Site (km)
1	Yoga Mums	Yoga Studio	Zen Garden, 7 Mill Bank, Killincarrig, Greystones, Co. Wicklow	2.5
2	Delaghy Golf Club	18 hole golf course and club house	Stylebawn, Stilebawn, Delgany, Co. Wicklow	2.2
3	Greystones Golf Centre	Golf course and club house	Charlesland Rd, Killincarrig, Greystones, Co. Wicklow.	3.0
4	Greystones United AFC	All weather playing fields, playing fields and club house.	Woodlands, Killincarrig, Greystones, Co. Wicklow	2.6
5	Sporting Greystones FC	All weather pitch, playing field and changing rooms.	Chapel Rd, Kindlestown Lower, Greystones, Co. Wicklow	1.2
6	Greystones Golf Club	18 hole golf course and clubhouse	Burnaby Estate, Whitshed Rd, Killincarrig, Greystones, Co. Wicklow	1.9
7	Greystones Tennis Club	Tennis Court and club house	Mill Rd, Greystones, Co. Wicklow	2.6
8	Greystones Rugby Club	Clubhouse and playing pitches	Mill Rd, Greystones, Co. Wicklow	2.6
9	Greystones Sailing Club	Facilities located at Greystones Harbour	The Harbour, Rathdown Lower, Greystones, Co. Wicklow	2.0

Map ID	Name of Facility	Description of Facility	Address	Distance from Site (km)
10	Greystones Ridge Angling Club	300 sqm clubhouse with meeting and changing facilities and 600 sqm boat storage.	Beach Road, Rathdown Lower Greystones Co. Wicklow A63 DX45	1.7
11	Go Gym	Gym	Charlesland, Greystones, Co. Wicklow	3.9
12	Greystones Yoga Studios	Yoga studio	Church Rd, Killincarrig, Greystones, Co. Wicklow	2.2
13	Boogie Bounce Greystones	Gym and physical fitness centre	Greystones Lawn Tennis Club, Mill Rd, Killincarrig, Greystones, Co. Wicklow	2.7
14	Greystones Bowling Club	Lawn bowling course	Killincarrig, Greystones, Co. Wicklow	2.4
15	Burnaby Park	Public park	Killincarrig, Greystones, Co. Wicklow	2.5
16	South Beach	Open space	Killincarrig, Greystones, Co. Wicklow	2.7
17	Wendon Park	Public Park	Wendon Park, Delgany, County Wicklow	2.2
18	RTF Park	Public Park	Charlesland Wood, Charlesland, Greystones, Co. Wicklow	3.0
19	Eire Og GAA Club	Club house and two playing fields	Killincarrig, Greystones, Co. Wicklow	2.8
20	Ignite Fitness Greystones	Gym	Unit 3 Blacklion Business Center, Rathdown Lower, Greystones, Co. Wicklow	0.1
21	Shoreline Leisure Greystones	Gym and 25 metre deck-level swimming pool, sauna, steam rooms, astro pitches.	69 Mill Rd, Killincarrig, Greystones, Co. Wicklow	2.5
22	Shoreline Sports Park	4 Astro pitches, baseball field, outdoor gym, tennis and basketball courts, running track and skate park	Knockroe, Charlesland, Greystones, Co. Wicklow	3.7
23	Pura Vida Fitness Greystones	Gym	Knightpark Pura Vida Fitness Studio, Charlesland, Greystones, Co. Wicklow, A63 C714	3.2
24	Ríonach Yoga	Yoga studio	Delgany Wood, Delgany, Co. Wicklow	2.1
25	Yoga with Angelika	Yoga studio	St Patricks Church, Church Road, Greystones, Co. Wicklow	1.6

Map ID	Name of Facility	Description of Facility	Address	Distance from Site (km)
26	GPS Greystones Pilates Studio	Pilates studio	Trafalgar Rd, Rathdown Lower, Greystones, Co. Wicklow	1.9
27	Power Rowing	Gym	Greystones Scouts Den, 1st Wicklow, Church Rd, Greystones, Co. Wicklow, A63 H278	1.4
28	Glen of the Downs	59 ha nature reserve	Drummin West, Co. Wicklow	2.5
29	Kindlestown Woods	35 ha mixed woodland and trails.	Kindlestown Upper, Co. Wicklow	1.2
30	St. Killian's Badminton Club	Badminton Court	Rathdown Lower, Greystones, Co. Wicklow	0.5
31	St. Patrick's Badminton Club	Badminton Court	Rathdown Lower, Greystones, Co. Wicklow	1.5
32	Great Sugar Loaf	Highest peak of Wicklow Mountains	Glencap Commons South, Co. Wicklow	2.8
33	Cliff Walk	7.1 km coastal trail from Bray Head to Greystones Cliff Walk	Rathdown Lower, Greystones, Co. Wicklow	1.4
34	Redford Park	Public Space	Rathdown Lower, Greystones, Co. Wicklow	0.65
35	Yinstict Yoga	Yoga studio	Rathdown Lower, Greystones, Co. Wicklow	0.65
36	Greystones Harbour Marina	Public Space	Harbour Marina, Greystones, Co. Wicklow, A63 YD62	1.7
37	Greystones Taekwon-Do	Material arts studio	St. Kilian Family Centre, Kimberly Road, Rathdown Lower, Greystones, Co. Wicklow	2.2
38	Greystones Shotokan Karate Club	Martial arts studio	69 Mill Rd, Killincarrig, Greystones, Co. Wicklow, A63 HD25	2.6
39	The Yoga Process	Yoga studio	104 Rathdown Park, Rathdown Lower, Greystones, Co. Wicklow, A63 TK33	0.4
40	Greystones Yoga	Yoga studio	Church Rd, Delgany, Co. Wicklow	2.1
41	Greystones Gymnastics Academy	Gymnastics centre	69 Mill Rd, Killincarrig, Greystones, Co. Wicklow	2.7
42	Glenview Health Club	Gym, fitness studio, sauna, jacuzzi and 18-meter deck-level swimming pool.	Bellevue Demesne, Delgany, Co. Wicklow, A63 DC95	2.2
43	Greystones Playground	Children's playground	Killincarrig, Greystones, Co. Wicklow	2.1

Map ID	Name of Facility	Description of Facility	Address	Distance from Site (km)
44	Charlesland Playground	Children's playground	Charlesland, Co. Wicklow	2.9
45	Keska	Hiking Area	Coolagad, Co. Wicklow	0.5
46	The Boat Yard Market	Food Market on Sunday's	2 Trafalgar Rd, Rathdown Lower, Greystones, Co. Wicklow, A63 CY60	1.9
47	Delgany Heritage Trail	Walking trail	Kindlestown Heights, Kindlestown Lower, Delgany, Co. Wicklow	1.4
48	Delgany/ Greystones Cycling Club	Cycling club for all abilities	No operational location	n/a
49	Blacklion Shotokan Karate Club	Martial arts studio	Rathdown Lower, Greystones, Co. Wicklow	0.7
50	Greystones Dog Park	Park for dogs	Rathdown Lower, Greystones, Co. Wicklow	0.9

Figure 2: Map of Sports and Leisure Facilities in Greystones and surrounding area



5.2 Education

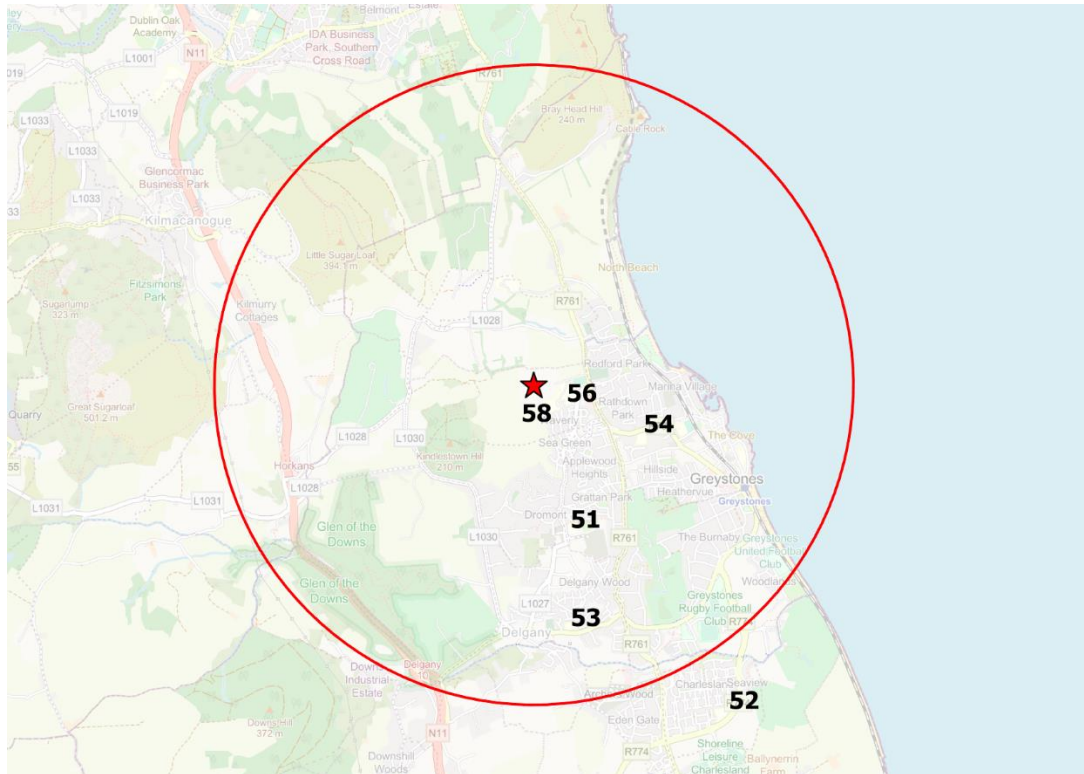
5.2.1 Primary Schools

A school demand concentration report has been completed to accompany this application and is submitted under a separate cover. For the purpose of this report, the buffer applied to the catchment area is 3km. Based on the analysis undertaken there are 8 primary schools within a 1km – 3km radius of the subject site. There is a wide choice of school types available, including single sex and mixed schools. The total number of enrolments at these schools is 3,277 pupils. The enrolment figures were obtained from the Department of Education database for the academic year 2020-2021 and the year 2019-2020. The schools are listed and tabulated with their current enrolment figures below.

Table 4: List of Primary Schools within 3km of the site, distance from site and Enrolment Data

Map ID	School name	Address	2019 enrolled	2021 enrolled	Distance site km
51	St Laurence National School 19573F	Kindlestown Lower, Delgany, Co. Wicklow	684	661	1.5
52	Greystones Community National School 20473I	Charlesland, Greystones, Co. Wicklow.	216	315	2.8
53	Delgany National School 13679O	Delgany, Co. Wicklow	227	222	2.6
54	St Kevin's National School Scoil Naomh Caoimhghin 17720F	Rathdown Rd, Rathdown Lower, Greystones, Co. Wicklow	507	498	0.9
55	St Brigid's National School 16573N	Trafalgar Rd, Rathdown Lower, Greystones, Co. Wicklow	493	455	2
56	Greystones Educate Together NS 20300A	Blacklion, Greystones, Co. Wicklow	465	469	0.5
57	St Patrick's National School 12554M	Church Rd, Rathdown Lower, Greystones, Co. Wicklow	273	303	1.4
58	Gaelscoil na Gloch Liath 20301C	Blacklion, Greystones, Co. Wicklow	435	354	0.5
		Total	3,300	3,277	

Figure 3: List of Primary Schools within 3km of the site



Enrolment data was collected from previous years to gain an understanding of capacity. The School Demand and Concentration report indicates that there is flexibility in the capacity of existing schools to cater for the demand generated from the development. In addition, the school demand report analysis identified that there is a capacity for **383** additional pupils.

5.2.2 Secondary Schools

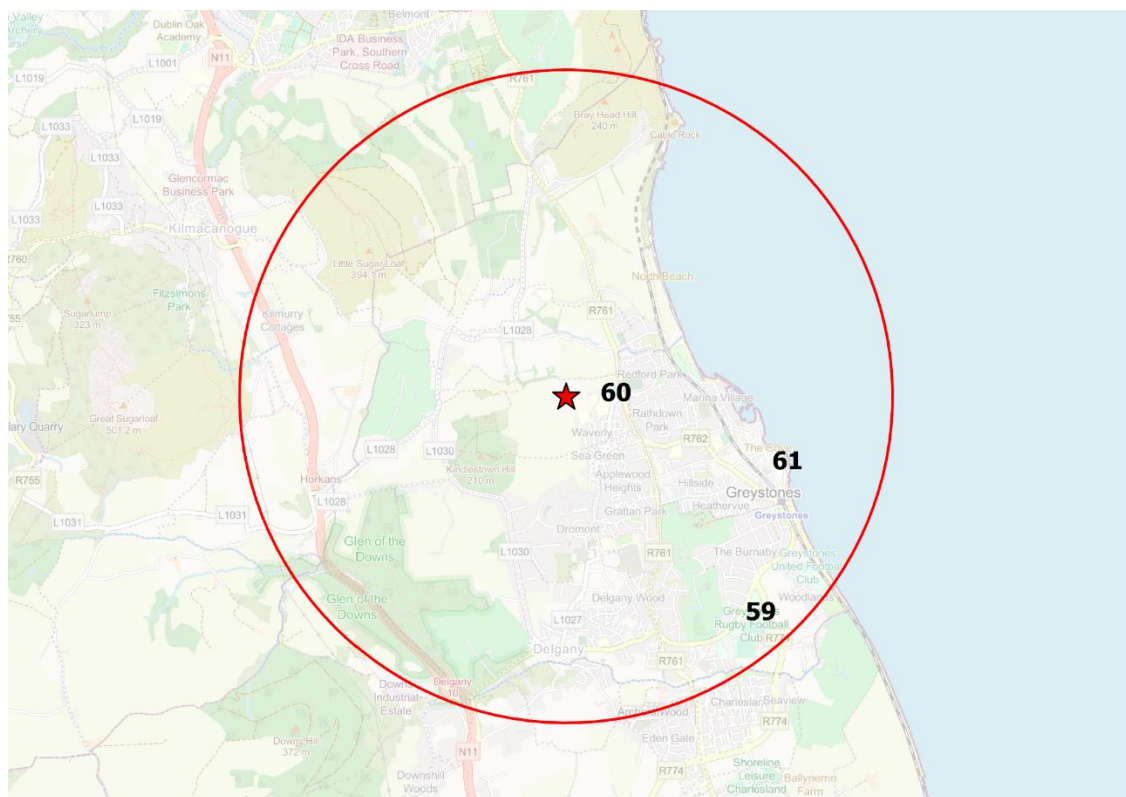
In terms of secondary school students, a total of 3 post-primary schools were identified in the 3km radius of the subject site. Collectively, these schools provide, single sex and mixed sex schools. The enrolment numbers provided by the Department of Education for the 2021/ 2022 academic year were compared to enrolment data for 2019/2020 to gain an understanding of capacity. Analysis of capacity in existing secondary schools indicates limited additional capacity. However, it is important to note that the Department of Education have acquired a site at Charlesland for the development of Greystones Community College, which is temporarily located at Mill Road and a planning application has been submitted to Wicklow County Council for the proposed development of a secondary school that can accommodate up to 1,000 students (PA.Reg.Ref.22/168).

The report identifies there is a capacity for **911** additional pupils which will be adequate to cater for the demand for school places generated by the development and the general area.

Table 5: List of Secondary Schools within 3km of the site, distance from site and Enrolment Data

Map ID	School	Address	2019 enrolment	2021 Enrolment	Distance from Site (km)
59	Greystones Community College 76596P	Greystones Tennis Club, Mill Road, Greystones, Co. Wicklow	Established 2020	172	2.0
60	Temple Carrig Secondary School 68081J	Blacklion, Greystones, Co. Wicklow	812	857	0.5
61	Saint David's Holy Faith 61830m	Kimberley Rd, Rathdown Lower, Greystones, Co. Wicklow	579	671	2.1
		Total	1,391	1,700	

Figure 4: Map of Secondary Schools within 3km of the site



5.3 Childcare Facilities

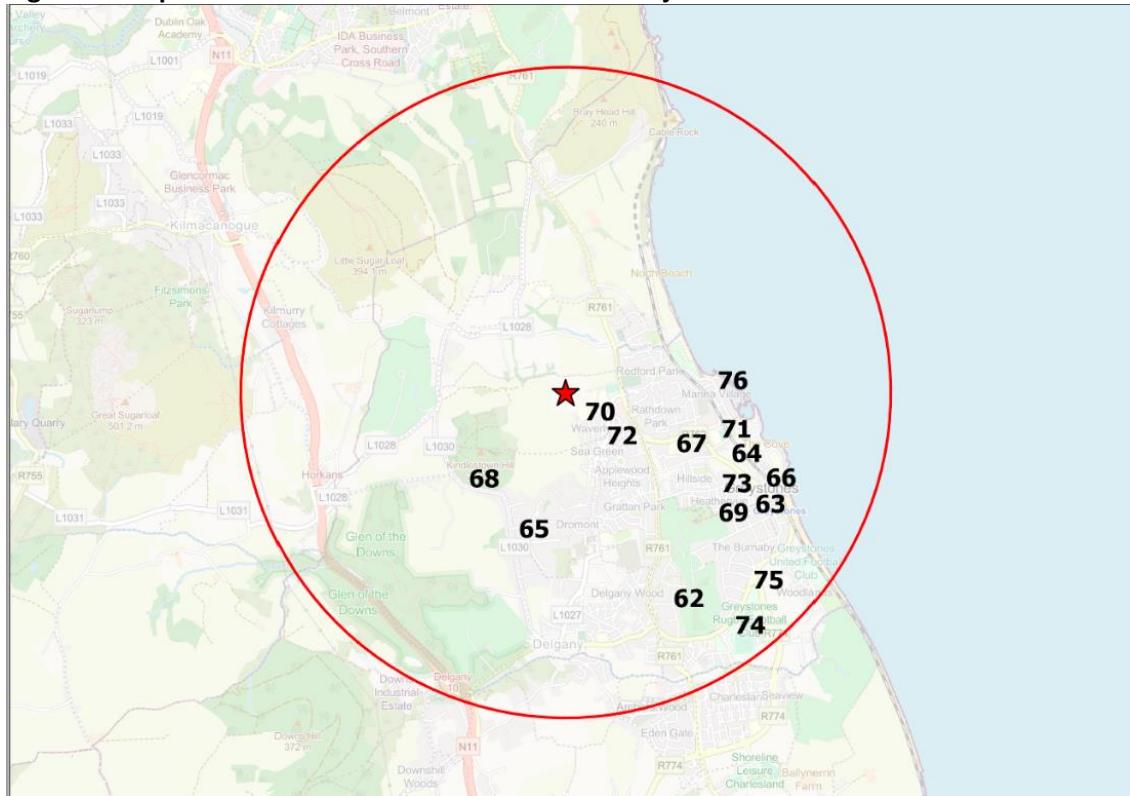
A Childcare Demand Report accompanies this SHD application under separate cover. Consideration is given during the planning process to ensure there is an adequate supply of high quality, safe childcare alongside the provision of housing itself. It is seen as a prudent measure to ensure that there are local and easily accessible options for families in the vicinity of their homes. Tusla is the State agency that oversees the provision of childcare and other family support services. A list of childcare facilities were obtained from the Tusla early years services registration list to understand the enrolment figures and capacity available in childcare facilities located within a 3km radius of the subject site in Greystones, as can be seen in the following table.

Table 6: Childcare Facilities Identified within 3km of the subject site

Map ID	Name of Facility	Address	Distance from Site (km)	Service Type	Tusla Enrolment	Capacity Available
62	Footprint Montessori	8 Carrig Villas, Killincarrig, Greystones, Co. Wicklow	3	Sessional	42	No information provided
63	Naionra An Lana	Theatre Lane, Killincarrig, Greystones, Co. Wicklow, A63 P7V0	1.8	Part Time Sessional	61	42
64	Knockeevin Montessori	Knockeevin Montessori School Delgany, El Pinar, Kindlestown Heights, Kindlestown Upper, Delgany, Co. Wicklow	2.8	Part Time	31	No availability
65	Knockeevin Montessori	Knockeevin Montessori, Knockeevin, Church Rd, Rathdown Lower, Greystones, Co. Wicklow	1.5	Part Time Sessional	44	No availability
66	Global Garden Pre-School	La Touché Road, Greystones, Co. Wicklow	1.8	Sessional	17	No availability
67	Greystones Montessori	St Patrick's WRC, Church Rd, Greystones, Co. Wicklow	1.2	Sessional	22	No information provided
68	Bellevue Montessori	Groom's House, Bellevue Demesne, Delgany, Co. Wicklow	1.3	Part Time	17	No information provided

Map ID	Name of Facility	Address	Distance from Site (km)	Service Type	Tusla Enrolment	Capacity Available
69	Woodlands Montessori	162 Heatherview, Killincarrig, Greystones, Co. Wicklow, A63 R292	2.0	Sessional	22	No information provided
70	Naionra na Gcloch Liath	Gaelscoil Na gCloch Liath, Blacklion, Greystones, Co. Wicklow, A63 AN22	0.3	Part Time	16	16
71	Smiley Sunflowers Pre-School	Church Rd, Rathdown Lower, Greystones, Co. Wicklow	1.3	Part Time Sessional	20	No information provided
72	The Nest	The Nest School, Waverly Hill, Blacklion, Greystones, Co. Wicklow	0.6	Part Time Sessional	61	No response
73	Naionra Ná Clocha Beaga	Unit 5 Theatre Lane, Hillside Road, Greystones, Wicklow	1.8	Part Time	18	No information provided
74	Acorns Playschool	Eire Og, Greystones, GAA Club, Mill Road	2.8	Sessional	22	No response
75	Orahova Montessori School	Shoreline Leisure Centre, Killincarrig, Greystones, Co. Wicklow	2.6	Sessional	33	No information provided
76	The Convent Montessori	Unit 3, Marina Village, The Harbour.	1.8	Part time/ Sessional	20 sessional, 8 part time	No response
	Total				454	58

Figure 5: Map of Childcare Facilities within 3km of subject site



The Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings.

The *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* nuances the childcare requirement by stating that: ‘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’. One-bedroom units are excluded for the purposes of calculating requirements.

Based off the methodology applied in the Childcare Demand report, the proposed development will generate demand for **135** pre-school places.

5.4 Health Facilities and Social Services

Primary Care services are broadly defined as the health or social care services that a person can use and find in a community, outside of a hospital setting. Primary Care includes GPs, Public Health Nurses and a range of other services provided through your Local Health Office, by the HSE (Health Service Executive).

General service hospitals would have to be accessed in either Newcastle Hospital, Co. Wicklow or St Columcille's Hospital, Loughlinstown, Co. Dublin, both hospitals are located off the N11, which can be easily accessed from the subject site.

Overall, there is a well-established network of health care facilities in existence to date. A large health centre Greystones Medical Centre serves the town which is operated by the HSE and located approximately 3.6km from the subject site. There is also several pharmacies, dentists and optometrists operating in the catchment area, concentrated in Greystones town that serves the residents of Greystones and its hinterland.

Table 7: List of Health Facilities and Social Services within 3km of the site

Map ID	Name of Facility	Type of Facility	Address	Distance from Site (km)
77	Charlesland Medical Centre	Medical Centre	The Charlesland Centre, Charlesland, Greystones, Co. Wicklow	3.6
78	ANAM Child and Adolescent Psychiatry	Mental Health	The Healing Rooms, Watson & Johnson Centre, Mill Road, Greystones, Co. Wicklow	2.6
79	Carrig Clinic	Medical Centre	96 Heatherview, Rathdown Lower, Greystones, Co. Wicklow, A63 X659	2.0
80	Smiles Solutions	Dentist	The Charlesland Centre, Charlesland, Greystones, Co. Wicklow	3.6
81	Jean Andrews Physiotherapy	Physiotherapy	Greystones Medical Centre, Mill Rd, Killincarrig, Greystones, Co. Wicklow	2.8
82	Opticians Greystones	Optometrist	2-4 Killincarrick Road, Killincarrig, Greystones, Co. Wicklow.	2.3
83	Greystones Eye Centre	Optometrist	18b Church Rd, Rathdown Lower, Greystones, Co. Wicklow	2.3
84	Greystones Medical Centre	Medical Centre	Mill Rd, Killincarrig, Greystones, Co. Wicklow	2.6
85	Mental Health Solution	Mental Health	19 Cherry Rise, Delgany, Co. Wicklow, A63 K840	2.1
86	Mindfully Well Greystones	Mental Health	22 Church Rd, Killincarrig, Greystones, Co. Wicklow	2.4
87	Greystones Dental Centre	Dentist	Unit 3, Tesco Shopping Centre, Rathdown Lower, Greystones, Co. Wicklow	1.6
88	Lucey Dental	Dentist	Meridian Point, Church Rd, Killincarrig, Greystones, Co. Wicklow	2.4
89	Roseair Dental Practice	Dentist	5 Eden Rd, Rathdown Lower, Greystones, Co. Wicklow	2.1
90	Dental Care Ireland Greystones	Dentist	Bow Ln, Church Rd, Killincarrig, Greystones, Co. Wicklow	2.5

Map ID	Name of Facility	Type of Facility	Address	Distance from Site (km)
91	Podiatric Treatment	Podiatric	Mill Rd, Greystones, Co. Wicklow	2.9
92	Greystones Family Doctor	Medical Centre	Unit 1, Blacklion Business Centre, Rathdown Road, Greystones, Co. Wicklow	0.3
93	Greystones Health Centre	Medical Centre	Victoria Rd, Rathdown Lower, Greystones, Co. Wicklow	1.6
94	Eyrefield Manor Nursing Home	Nursing Home	Church Ln, Rathdown Lower, Greystones, Co. Wicklow	1.5
95	Greystones Nursing Home	Nursing Home	Church Rd, Rathdown Lower, Greystones, Co. Wicklow	1.6
96	Peace Heaven Trust	Retirement Home	1&2 Hillside Estate, Rathdown Lower, Greystones, Co. Wicklow	1.4
97	Hands on Therapy	Physical Therapy Clinic	Shoreline Leisure Centre, Mill Rd, Killincarrig, Greystones, Co. Wicklow	2.2
98	Greystones Harbour Family Practice	Medical Centre	Trafalgar House, Trafalgar Rd, Rathdown Lower, Greystones, Co. Wicklow, A63 AY71	1.9
99	The Dental Studio	Dentist	Blacklion Retail Centre, Rathdown Rd, Rathdown Lower, Greystones, Co. Wicklow	0.3
100	Applewood Physio	Physiotherapy	Roches Clinic, Blacklion, Greystones, Co. Wicklow, A63 N996	0.7
101	Greystones Physiotherapy Clinic	Physiotherapy	Westgate, Delgany, Greystones, Co. Wicklow, A63 AK85	2.2
102	McCauley Health and Beauty	Pharmacy	Church Road, Greystones, Co. Wicklow, A63 NA47	1.8
103	David Dodd Pharmacy Greystones Limited	Pharmacy	Greystones Medical Centre, Mill Road, Greystones, Co. Wicklow, A63 YE86	2.3
104	Roches Allcare Pharmacy	Pharmacy	Blacklion Retail Centre, Unit 7, Greystones, Co. Wicklow	0.3
105	Lloyds Pharmacy	Pharmacy	Tesco, Rathdown Lower, Greystones, Co. Wicklow	1.2
106	McGleenans Pharmacy	Pharmacy	Church Rd, Killincarrig, Greystones, Co. Wicklow	1.9
107	Boots the Chemist	Pharmacy	18 Church Rd, Rathdown Lower, Greystones, Co. Wicklow, A63 T9K3	1.8

The town of Greystones has an extensive network of community facilities. The majority of these community facilities are established on a town basis. Social and Community facilities are varied in nature and can include general civic services and services targeted to specific section of the community.

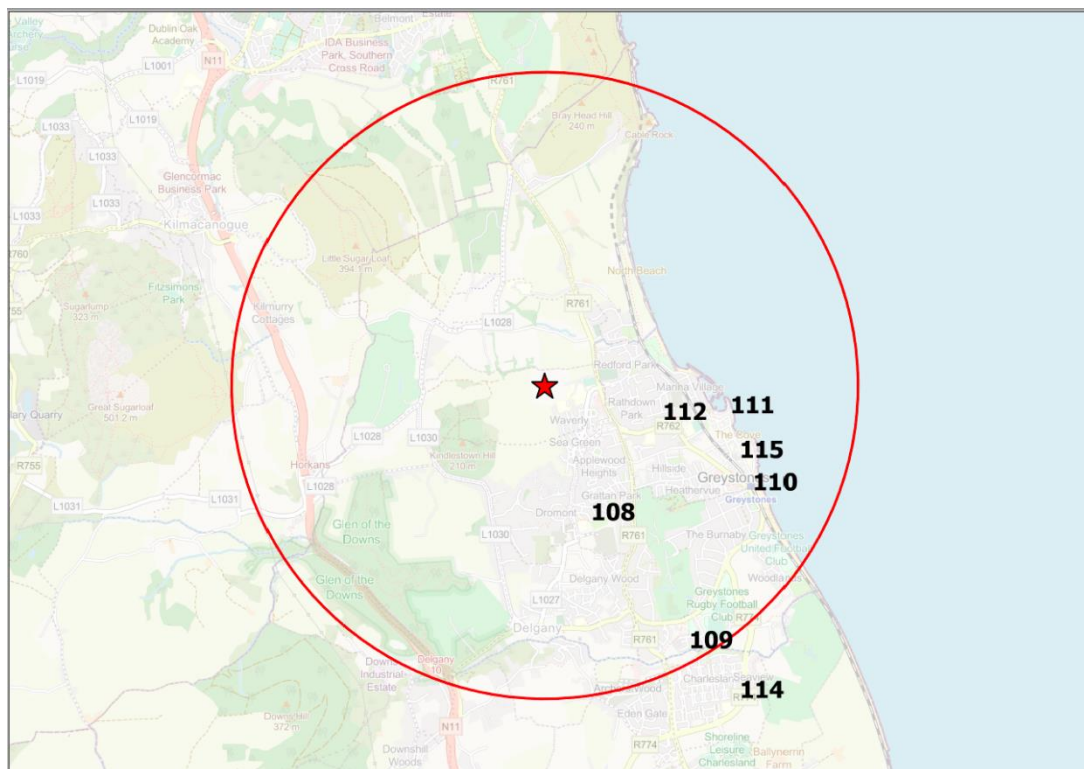
Family Resource Centres provide a range of universal and targeted services and development opportunities that address the needs of families and residents in communities. Family resource centres are operated by TUSLA, the State's Child and Family Agency. There is a dedicated Family Resource Centre in Greystones, operated by Tusla. It offers an extensive range of services including but not limited to counselling services, family support, training schemes, youth support and senior services. The facility is located south of the town centre of Greystones, 2.6km from the subject site.

The below table identifies a range of community facilities available in Greystones and outlines the distance from the subject site.

Map ID	Name of Facility	Description	Address	Distance from Site (km)
108	Dr Ryan's Community Centre	Community Centre	146 Kenmare Heights, Kindlestown Lower, Greystones, Co. Wicklow, A63 YA21	1.5

Map ID	Name of Facility	Description	Address	Distance from Site (km)
109	Greystones Family Resource Centre	Family service centre	28 Burnaby Ct, Charlesland, Greystones, Co. Wicklow, A63 KX59	2.6
110	Greystones Library	Library	Mill Rd, Killincarrig, Greystones, Co. Wicklow	2.6
111	Greystones Harbour Sea Scouts	Youth group	Beach Rd, Rathdown Lower, Greystones, Co. Wicklow	2.2
112	Sugarloaf Bridge Club	Community Group	2-6 Victoria Rd, Rathdown Lower, Greystones, Co. Wicklow	1.8
113	Glenheron Community and Enterprise Centre	Community Room	Permitted at St. Saviour's, Rathdrum, Co. Wicklow.	2.7
114	Charlesland Community Centre	Community Centre	Charlesland Community Centre, Charlesland Grove, Greystones, Co. Wicklow	3.3
115	Killian House Family Centre	Community Centre	La Touche Road, Greystones, Co. Wicklow	1.7

Figure 7: Map of Community Facilities located within 3km of the subject site



5.6 Arts Facilities

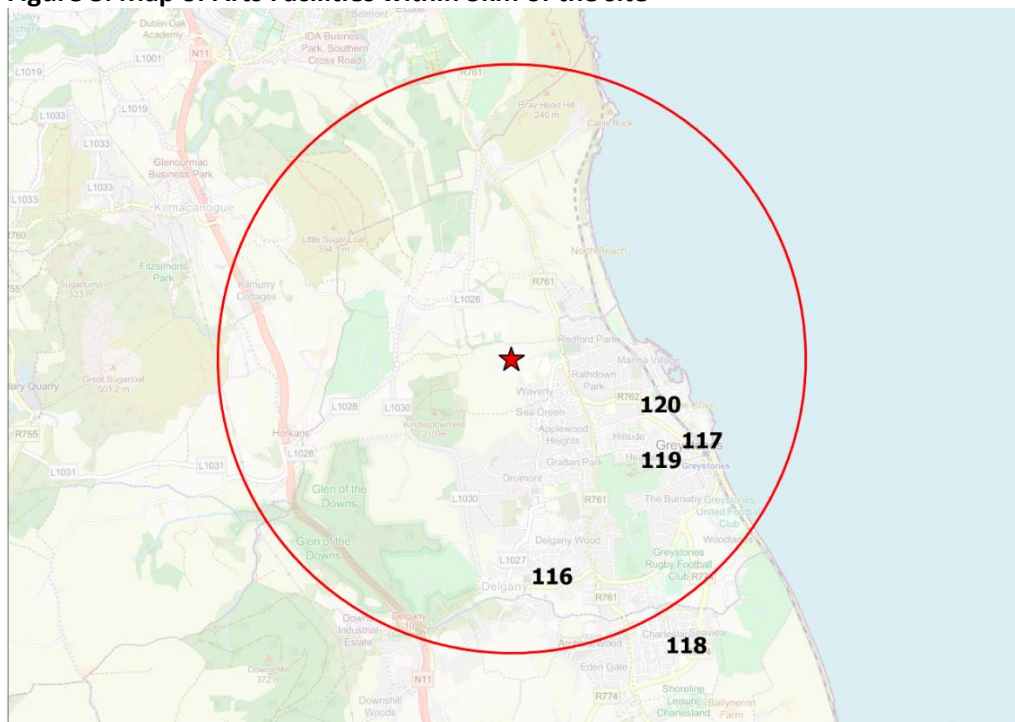
Several arts facilities were identified within c.3km of the study site. Arts facilities in Greystones offer all the community, young, old and minority groups, a creative outlet, and an alternative to sport and active recreation.

The below table identifies a range of Arts facilities available in Greystones and outlines the distance from the subject site.

Table 9: List of Arts Facilities within 3km of the site

Map ID	Name of Facility	Description of Organisation	Address	Distance from site (km)
116	DoMiSo Musical School	Music School	The Stables, Christ Church, Delgany, Co. Wicklow	2.1
117	The Bradly Theatre School	Acting School	Theatre Lane, Killincarrig, Greystones, Co. Wicklow	2
118	Pitch Perfect Singing	Music School	81 Charlesland Park, Charlesland, Greystones, Co. Wicklow, A63 Y242	3.4
119	The Whale Theatre	Theatre	Theatre Lane, Adjacent Meridian Point, Greystones, Co. Wicklow, A63 V1F8	2
120	Sunshine Stage School	Drama School	St. Patricks Recreation Centre, Church Lane, Greystones, Co. Wicklow	1.7

Figure 8: Map of Arts Facilities within 3km of the site



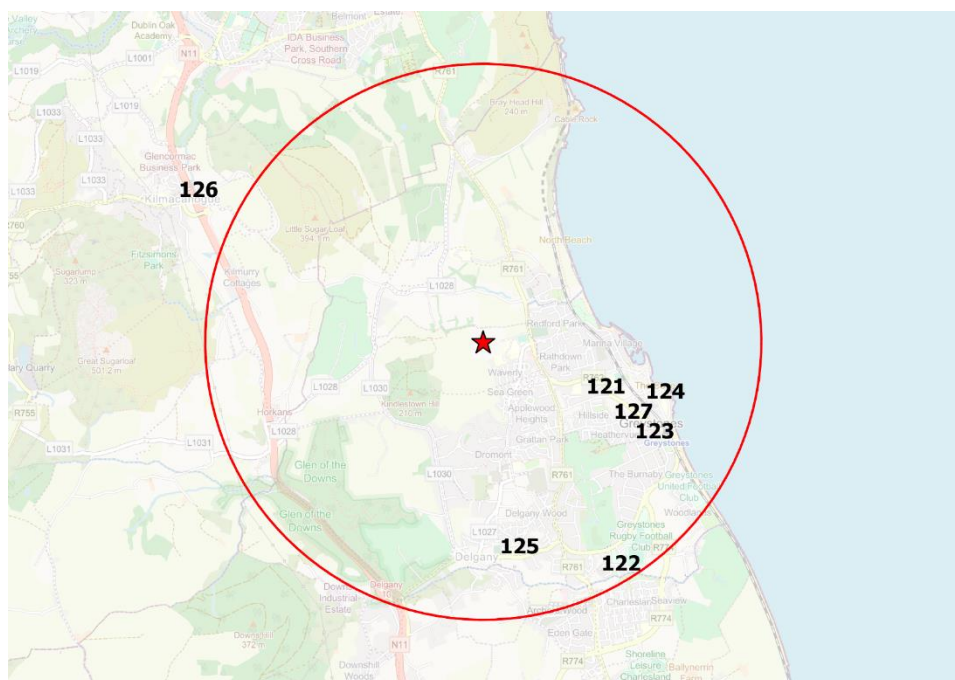
5.7 Religious & Workshop Facilities

There are several churches and religious buildings serving a variety of different faiths in Greystones. The majority of these places of worship are located within the core of the town, and are within walking distance of the site in Coolagad, catering to the various Christian denominations and for other religions in the community.

Table 10: List of Religious and Places of Worship Facilities in Greystones, Co. Wicklow

Map ID	Name of Facility	Address	Distance from Site (km)
121	St Patrick's Church	Church Rd, Rathdown Lower, Greystones, Co. Wicklow	1.4
122	Nazarene Community Church	Greystones, 10 Burnaby Ave, Killincarrig, Greystones, Co. Wicklow, A63 NW82	2.5
123	Hillside Evangelical Church	Hillside Rd, Rathdown Lower, Greystones, Co. Wicklow	1.8
124	Greystones Presbyterian Church	Trafalgar Road, Rathdown Lower, Greystones, Co. Wicklow.	1.7
125	Christ Church	R762, Delgany, Co. Wicklow	2.1
126	Saint Mochonog's Church	Kilmacanoge North, Co. Wicklow	3.6
127	Holy Rosary Church	La Touche Rd, Rathdown Lower, Greystones, Co. Wicklow	2

Figure 9: Places of Worship within 3km of the site



5.8 Retail & Entertainment

The subject site is easily accessible to a wide range of retail and entertainment services in Greystones and surrounding area. The close distance of the town centre and the general requirement of critical mass allows for a wide range of retail facilities, services, entertainment options to form around the core of the town. Within 300m of the site there is a Lidl, Circle K and XL convenience stores serving the immediate needs of local residents.

6 Assessment

This Social Infrastructure Audit demonstrates existing gaps in provision of community infrastructure facilities for the Greystones area for the following categories:

- Open space, Sports and Leisure
- Education
- Childcare Facilities
- Community Facilities
- Arts Facilities
- Retail & Entertainment

The proposed development is expected to increase the population; however, it is not deemed to have a detrimental impact of service provision and facilities. The subject site of this development is in a location that has reasonable access to the town's extensive array of services and facilities.

Based on the analysis new infrastructural facilities have been proposed on the subject site.

6.1 Open Space, Sports and Leisure

The subject site at Greystones is in close proximity to many existing open spaces, which will assist in satisfying the open space/ green space needs required by any future residents. In addition, the proposed development includes c. 5,192 sqm of communal open space to serve the proposed apartment/ duplex units and c.10.43 ha of open space throughout the site. Of this, over 4ha will be provided for active open space to include a MUGA and a playing field, in accordance with the Coolagad AP1. The public park, the MUGA and playing field are proposed to be taken-in-charge, meaning their management will fall within the remit of Wicklow County Council. A wide range of sport facilities and clubs were identified within 3km of the site that will cater for the interests and activities of the population generated by the proposed development. As part of the proposals, a community facility, a playing field, a MUGA and a public park are provided and will be transferred to Wicklow County Council in accordance with the requirements of AP1. The size and arrangement of that facility has been discussed and agreed with the council. This facility includes changing facilities and a multi-purpose hall which can be used for a variety of indoor sports activities like yoga and fitness classes.

Having regard to the above, it is considered that the proposed open space, sports and leisure facilities on the subject site and Greystones provides a wide-ranging array of facilities for existing and future residents in the area. Based on the analysis conducted it can be concluded that the proposed development has addressed any deficit in open space as a result of the development. The proposed development will enhance the active open space and sporting facilities in the area, which will be of benefit to the proposed development and the wider area of Greystones.

6.2 Education

There is no specific population benchmark for the provision of primary or secondary school facilities in Ireland. The Department of Education's approach includes a general standard that for every 1,000 dwellings in an area, circa 12% of the population will require primary school places and 8.5% will require post primary school places. The Department of Education uses the

assumption that 11.3% of the population are of primary school-going age. These shares are higher than those observed in the population data analysis but is used as a worst-case scenario.

A school demand concentration report accompanies this application, which provides detailed analysis on the future projected demand for schools, available capacity at primary and post-primary schools and the likely demand generated from the proposed development. Based on the current enrolment figures from the Department of Education and the capacity identified at existing and planned schools in the area it is considered there is sufficient capacity to cater for the number of school aged population residing in the proposed development.

6.3 Childcare Facilities

The childcare audit prepared to accompany this application provides detailed analysis of the number of pre-school aged children the proposed development is expected to generate, capacity of existing childcare units and availability in the existing schools. A creche of 732 sqm that can accommodate 135 children is proposed on the site. The development of the creche will avoid increasing the strong demand for childcare places experienced in north Wicklow.

6.4 Health Care and Social Services

There are no published standards to facilitate assessment or adequacy of need. However, the Primary Care Strategy, issued by the Department of Health and Children in 2001, provides some form of guidance regarding the implantation of Primary Care Centres and their staffing. The starting point for service delivery in the sector is the Primary Care Team (PCT) consisting of general practice, public health nursing, occupational therapy, physiotherapy and speech and language therapy. These teams support populations of around 7,000 to 10,000 people and operate alongside wider community network services that include oral health services, audiology, dietetics, ophthalmology, podiatry, and psychology services.

There is an extensive list of GP clinics, pharmacies and a dedicated health centre already in operation less than 3km from the subject site. These facilities would have the capacity to absorb the increase in population that would accrue due to the development. It is considered that there is adequate provision of health and social services in the area, with a wide range of services provided.

6.5 Community Facilities

There are numerous community facilities within the study area itself. However, due to the projected population generated by the proposed development, it is considered necessary to develop a community centre at the site. In addition, it is objective of the Coolagad AP1 to provide for a community facility on lands at Coolagad. The proposed community centre's size and configuration has been agreed with the Community and Enterprise Section of Wicklow County Council and will be transferred to the Council upon completion. The Council had indicated that there are demands for community facilities such as changing rooms, youth and community support spaces. In this regard and allowing for flexibility for the Council community requirements, the applicant has designed the space flexibly so that it can be occupied and adapted as the Council deems appropriate. In addition, support has been issued by Wicklow County Council on the design of the facility following engagement. The facility is adjacent to the R761 so that it is easily accessible to the rest of Greystones.

In addition, beyond the subject site and taking into account the wider community facilities on offer within Greystones and the immediate surrounding area cannot be understated and is likely to meet the demands and needs of the area on a wider basis.

6.6 Religious and Worship Facilities

There are several places of worship in Greystones, particularly Christian denomination churches. There is no standard measure in place in Ireland regarding the provision of religious places of worship.

6.7 Arts Facilities

The analysis shows a number of arts facilities in the Greystones area and these facilities can absorb the potential population increase from the development. However, taking into consideration the range of strategic policies supporting arts and cultural heritage in the Wicklow County Development Plan the proposed development can host a range of activities in the community centre, thereby supporting the arts and cultural services in Greystones.

6.8 Retail & Entertainment

The Greystones is well supplied in terms of retail services and facilities. The town includes commercial, shops, cafes and restaurants. The entertainment possibilities are also well provided for. The location of Lidl within 1km of the site and neighbourhood centre shops and local services will meet all of the required retail needs of residents. Due to the range of convenience shops, post office, pharmacy, barbers/hair salons, takeaway restaurants located in Greystones, it would be unnecessary to dilute the existing urban character of the town centre by accommodating ground floor commercial uses on the subject site. The proposed development will help support the existing facilities in the town centre through the introduction of a new residential community.

7 Conclusion

The Social Infrastructure Audit has demonstrated that the subject site is located in close proximity to a range of facilities that will meet the needs of future residents of the proposed development. The proposed development will generate a demand on the existing services and facilities, such as open space and leisure. The site is also well located in relation to public open space with nearby natural amenities, and the wide range of clubs and amenities located in Greystones and surrounding areas.

The proposed development provides for a public park, MUGA, a playing field and a community facility in accordance with the requirements of AP1 Coolagad as per the Greystones-Delgany and Kilcoole LAP. Together these facilities will meet the needs of all age groups through the provisions of active and passive uses, therefore catering for a range of activities to be undertaken. These will be transferred to Wicklow County Council.

There are a number of primary and secondary schools within 3km of the subject site. It is noted that the proposed development will provide c. 211 children of school going age between primary and secondary school level. The schools demand concentration report has identified spare capacity in primary and secondary schools in the catchment, therefore It is not expected the development will add undue pressure.

The proposed development includes a childcare facility 732 sq.m and has the capacity to accommodate 135 children. Therefore, any deficit in childcare facilities in the area has been adequately addressed in the development.

The subject site is also well served by healthcare facilities within a short distance from the site. In addition, there are an extensive range of GP clinics and pharmacies located in the area which will serve the needs of future residents at the subject site.

There are several places of worship in the Greystones area covering a wide range of different Christian denominations. There is no standard provision of religious places of worship and their capacity constraints, thus it is not envisioned that this would be addressed with this development.

The provision of an onsite community facility will provide a positive contribution to the area and can host a wide range of activities once completed and operational. As it is transferred to Wicklow County Council, it will be publicly accessible. In addition, support has been issued by Wicklow County Council on the design of the facility following engagement.

With regards to retail and entertainment options, the Greystones area is well served. Local needs are addressed with the local convenience shops, Lidl and pharmacy located within 300m of the site. The additional uplift in population will continue to support the economic viability of Greystones town centre.

