

COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT



Proposed Strategic Housing Development Lands at Oldtown, Swords, Co. Dublin

Applicant: Gerard Gannon Properties

March 2022

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1.0 INTRODUCTION

Downey, Chartered Town Planners, 29 Merrion Square, D02 RW64, have prepared this Community and Social Infrastructure Audit, on behalf of the applicant, Gerard Gannon Properties, to accompany a planning application for a proposed Strategic Housing Development on lands at North of Rathbeale Road and to the west of Miller's Avenue and Glen Ellan Road, Oldtown, Swords, Co. Dublin.

The proposed development subject to this SHD application provides for construction of a total of 377 no. residential dwellings, comprising 173 no. houses (9 no. 2 beds, 147 no. 3 beds, and 17 no. 4 beds), 204 no. apartment/duplex units (98 no. 1 beds, 104 no. 2 beds, and 2 no. 3 beds), with 1 no. childcare facility and associated car parking and bicycle parking, landscaping, boundary treatments, and all associated engineering and site development works necessary to facilitate the development including the proposed stormwater storage tank and overflow outfall gravity sewer to the Broadmeadow River with associated manholes on lands locally known as the Celestica/Motorola site, junction of Glen Ellan Road and Balheary Road, and at/on Balheary Road, along with the proposed vehicular/service access onto Balheary Road.

This report is being submitted as part of the response to Specific Information item 2 of the An Bord Pleanála pre-application consultation Opinion Letter issued on 16th of December 2020 (ABP-307498-20), seeking "*Social Infrastructure Audit.*"

As such, this document outlines the range of services and facilities that are available within the surrounding area of the subject site and discusses their capacity to accommodate the proposed development. As stated in the Fingal Development Plan 2017-2023 in relation to the development of sustainable communities, "*it is fundamentally about responding to the context of a place, through the understanding of its evolution and history, its functionality, its impacts on those living and working there as well as how it interacts with the environment. Access to public transport, education, community facilities, leisure, retail, health services and jobs are as important as the aesthetic of a place.*"

2.0 SITE LOCATION & DESCRIPTION

The subject site is located to the north of the Rathbeale Road, Oldtown, Swords, Co. Dublin, and within the administrative area of Fingal County Council. The lands are part of a larger landholding within the ownership of Gerard Gannon Properties with development ongoing since 2013. A combined total of 967 no. dwellings, 5 no. crèches, and 1,537 sqm of retail uses have been granted planning permission. Of which, 615 no. dwellings are complete, and 140 no. dwellings are under construction.

The lands are accessed via the Glen Ellan Road and Miller's Avenue, a partly completed link road that is also known as the Western Distributor Link Road (WDLR). Also, there is access to the site through Miller's Glen development, to which the proposed scheme is an extension. With an approximate gross area of 9.56 hectares, the subject site is bounded by Miller's Avenue to the east, Phase 4C of the overall residential scheme on the lands (Reg. Ref. F17A/0687) to the northeast, agricultural lands zoned for the Swords Regional Park to the west, and the Rathbeale Road to the south.

The lands to the south of the subject site and the Rathbeale Road are also undergoing significant development, i.e., Mooretown lands including a large new school campus, dwellings, and creches.

The lands are served by Dublin Bus and Swords Express services as well as existing pedestrian connectivity throughout the Oldtown lands, thus rendering the subject site easily accessible to pedestrians and cyclists. The site has been in constant agricultural arable use until quite recently, being part of a 70-acre field previously known as the potato field. The lands slopes gently northwards and flattens towards the Regional Park.

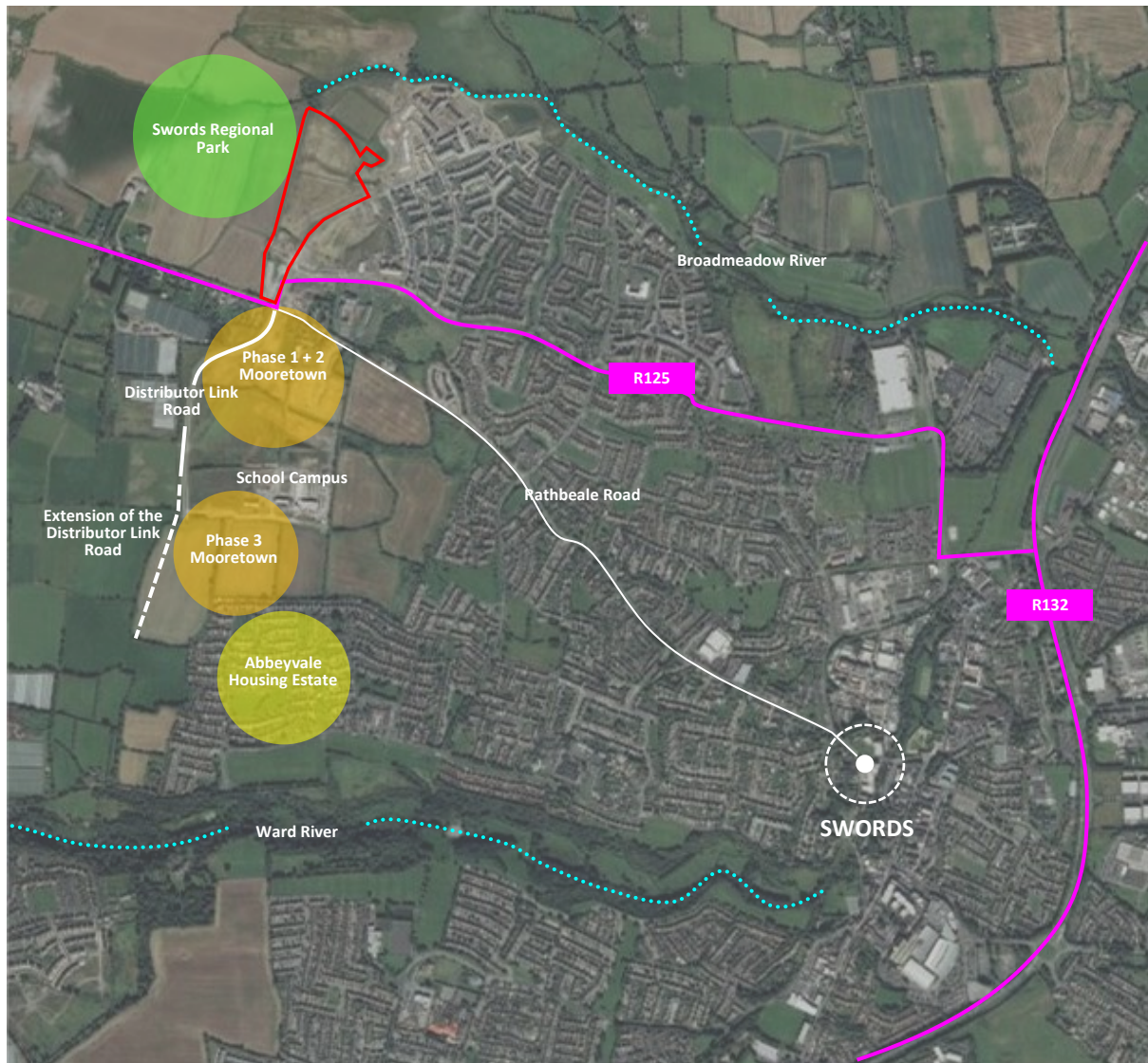


Figure 1. Aerial View of the Location of the Subject Site (approximate boundaries of the subject site outlined in red)

There are no existing permanent structures or other features on the site. There is a large red barn adjacent to the western boundary and there are newly completed houses on the northeast boundary (Meadowbank Phase 4D Reg. Ref. F18A/0750). There are a number of temporary pre-fabricated buildings on the site which were originally provided for Swords Educate Together National School and Bhriain Brian Bóroimhe before moving to the permanent buildings on the Glen Ellan Road. These pre-fabricated buildings are currently used as site offices by the developer and contractors and will be removed and relocated as part of the proposed works.

As illustrated on the Figure above, the subject lands are located outside the riparian corridor for the Broadmeadow and Saucerstown rivers.



Figure 2. Aerial View of the Subject Site (approximate boundaries of the site outlined in red)

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

Gerard Gannon Properties intend to apply for permission for a Strategic Housing Development on lands to the north of Rathbeale Road and to the west of Miller's Avenue and Glen Ellan Road, Oldtown, Swords, Co. Dublin.

The proposed development subject to this SHD application provides for construction of a total of 377 no. residential dwellings, comprising 173 no. houses (9 no. 2 beds, 147 no. 3 beds, and 17 no. 4 beds), 204 no. apartment/duplex units (98 no. 1 beds, 104 no. 2 beds, and 2 no. 3 beds), with 1 no. childcare facility and associated car parking and bicycle parking, landscaping, boundary treatments, and all associated engineering and site development works necessary to facilitate the development including the proposed stormwater storage tank and overflow outfall gravity sewer to the Broadmeadow River with associated manholes on lands locally known as the Celestica/Motorola site, junction of Glen Ellan Road and Balheary Road, and at/on Balheary Road, along with the proposed vehicular/service access onto Balheary Road.

It is important to mention that the proposed scheme forms part of the overall residential development of the Oldtown lands granted under Reg. Ref. F11A/0436 (Phase 1), Reg. Ref. F11A/0473 (Phase 2), Reg. Ref. F15A/0390 (Phase 3), Reg. Ref. F17A/0666 (Phase 4A), Reg. Ref. F17A/0735 (Phase 4B) and

Reg. Ref. F17A/0687 (Phase 4C). The proposed development comprises the final phase (Phase 5) for the wider residential scheme on the lands.

Thus far, permitted development in Oldtown includes the commercial centre and village square, circa 5.5ha of Class 1 Open Space within the Regional Park, a new playing pitch, attenuation ponds and a number of small pocket parks. As part of the overall scheme, permission has been granted for a cumulative total of 931 no. dwellings, 5 no. childcare facilities and the commercial centre. The extent of completed development, development under construction and permitted development can be seen on the Figure below. Phase 5, the proposed development subject to this SHD application, is the final phase of development proposed on the Oldtown lands.

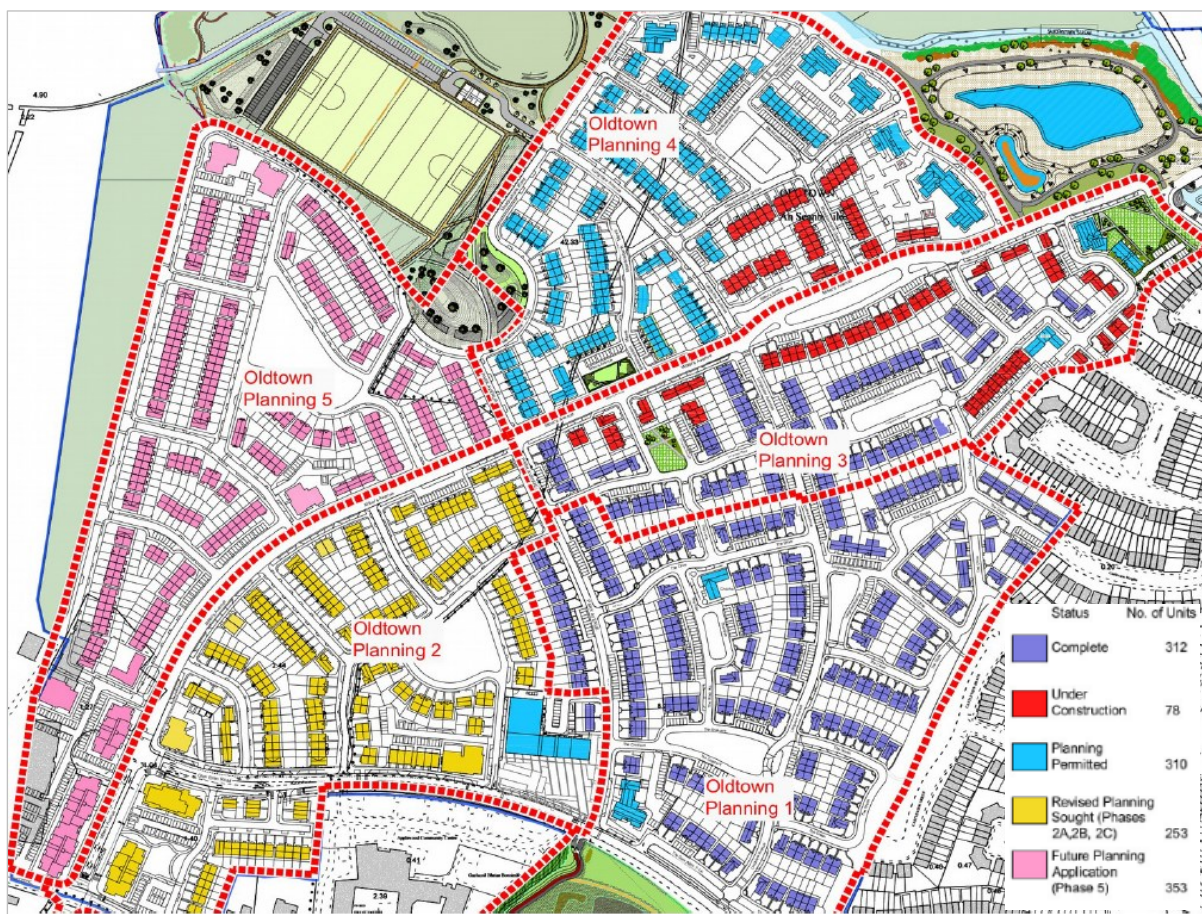


Figure 3. Proposed Scheme and Earlier Phases of Oldtown Lands and Construction (source: CCK Architects)

The subject site benefits from its location in close proximity to the existing amenities within Oldtown and enjoys a wide range of services required to facilitate the increase in residential dwellings and can serve the residential development proposed as part of this application.

Additionally, most of the internal road network is substantially complete, as well as the local road network outside of the lands, alongside pedestrian and cycle links throughout the overall LAP lands. All road network improvements required for WDLR, Rathbeale Road and Glen Ellan Road are substantially complete and open to the public. Pedestrian and off-street cycle paths have been constructed with the WDLR, thereby linking Mooretown to Swords Regional Park and Broadmeadow Linear Park. Therefore, the subject site also enjoys the required infrastructure to cater for the influx of population arising from the proposed development.

4.0 REQUIREMENTS FOR A COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT

This document outlines the range of services and facilities that are available within the immediate vicinity of the subject lands and discusses their capacity to accommodate the proposed development. This Audit outlines the current level of community and social infrastructure in the area, including schools, childcare facilities, recreation, healthcare, religious facilities, and retail provision.

The Fingal Development Plan 2017-2023 identifies the Oldtown lands as lands zoned 'RA - Residential Area'. The provision of residential and community uses is permitted in principle under the 'RA' zoning which seeks to:

"Provide for new residential communities subject to the provision of the necessary social and physical infrastructure."

The vision for 'RA' zoned lands is to:

"Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities."

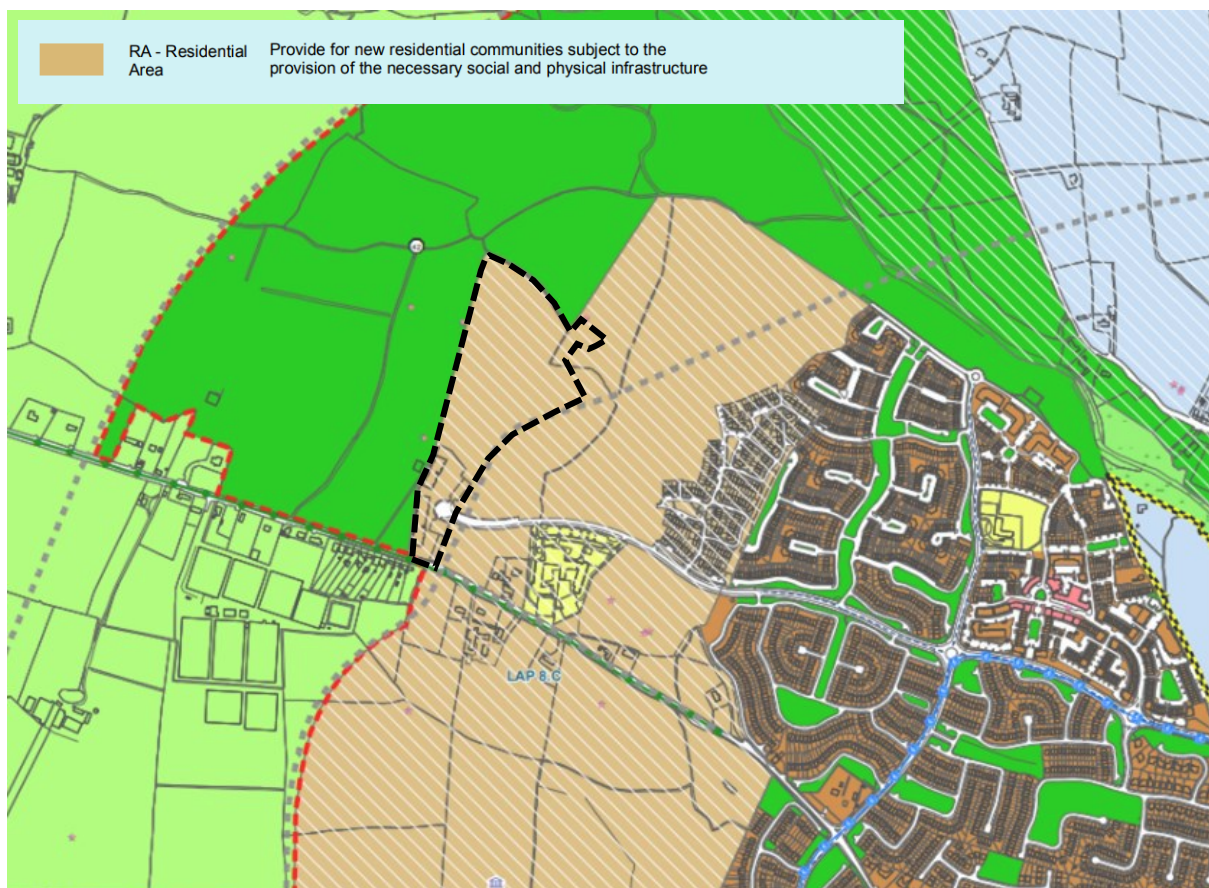


Figure 4. Land Use Zoning Map Extracted from the County Development Plan (application site outlined in black)

In recognition of the existing opportunities offered by earlier phases of Oldtown-Mooretown, the influx of new population facilitated by the proposal will encourage connectivity and reinforce the established network of this emerging area. It is important to note that as a requirement of the

Oldtown-Mooretown LAP, an Urban Design Masterplan was prepared and submitted to the Planning Authority before planning permission was sought. The Oldtown Masterplan identifies several different character areas which respond to location, topography, development constraints, as well as the relationship with adjacent character areas. The subject site corresponds to Phase 5 of the overall Oldtown lands and falls under the “Parkside Upper” character area.

The key objectives for this character area are as follows:

- Creation of a defined edge to the park and the WDLR/Miller’s Avenue; and,
- Provision of direct visual and physical connections to the park from the village centre and eastern character areas.

There is an existing school campus on the Glen Ellan Road, comprising two primary schools (Swords Educate Together and Gaelscoil Bhrian Boromhe) and a community hall, which forms the southern edge of the new village centre. The civic square, “Miller’s Square” and two of three separate mixed-use apartment buildings on the square are complete. A large convenience store has recently opened, and a 2-storey creche has been constructed to shell and core, ready for a tenant. For further details regarding the childcare facilities, please refer to the enclosed Childcare Provision Assessment prepared by Downey as part of this SHD application.

North and immediately adjacent to the subject site is a new playing pitch, changing rooms (under construction), a MUGA (mixed-use games area), landscaped open spaces, walking routes, calisthenics equipment and two playgrounds (also under construction). This is an 8.6ha public park that is the first phase of the future Swords Regional Park and is programmed for completion in April 2022. The park will open to the public in tandem with a second significant public park, the Rathbeale Archaeology Park, which is a 3.5ha park to the east of the school campus.



Figure 5. Subject Site within its Context

The lands to the south of the subject site and the Rathbeale Road are also undergoing significant development. This is the Mooretown townland, and planning permission has been granted for a large new school campus, 489 dwellings and two creches. The school campus is open and comprises a large secondary school, Swords Community College and a primary school, Broadmeadow Community School. The residential element of Mooretown is under construction, and is called “Cronan’s Well”.

As per the Audit results, it is known that the subject lands are serviced by sufficient public transport and road capacity to accommodate the new community, which is in keeping with Development Plans objectives where high-quality residential development of an appropriate mix of house sizes, types and tenures with adequate public transport and cycle links is encouraged to be located within walking distance of community facilities.

In light of the above, it is submitted that the proposed scheme would be appropriate for its context, ensuring there is sufficient population to sustain community and social infrastructure in the area.

4.1 Early Childcare & Educational Facilities

As part of this Audit, Downey carried out an analysis of the provision and capacity of childcare and educational facilities in the surrounding area that will help to serve the proposed development. Noted that these facilities were identified within 1 to 2 kilometre radius of the subject lands.

Downey have also carried out a detailed assessment of the existing capacity of early childcare and educational facilities capable of catering the proposed development, as well as future demand for these facilities with respect to the existing demographics and trending, and the influx of population arising from the proposed scheme. For further details please refer to the enclosed School Provision Assessment report and Childcare Provision Assessment report prepared by Downey under separate covers.

4.1.1 Childcare Facilities

As seen on the TUSLA map below, there are a number of registered childcare providers in the area and Downey have contacted them to determine their current capacity. The details of these childcare facilities are outlined in the Table 1 on the next page. It is important to note that not all the childcare facilities decided to participate in the assessment, however the information obtained from our efforts indicates that most childcares are working at full capacity for the time-being with 1 no. expecting to increase its capacity for next year (the Little Learner’s Corner creche).

It is important to note that the earlier phases of development at Oldtown-Mooretown LAP lands are to provide for 5 no. childcare facilities with a gross floor area of more than 1,400 sqm (Reg. Ref. 11A/0473, Reg. Ref. F11A/0436, Reg. Ref. F16A/0091, Reg. Ref. 15A/0390, and Reg. Ref. F18A/0701). These services are anticipated to cater for over 200 pre-school children.

This is further supported by the proposed childcare facility of 519 sqm capable of accommodating circa 102 children. This is submitted to be 39 no. spaces over what was initially projected to serve the proposed scheme when incorporating demographic trends of the area within the estimations. Also, this is submitted to be 28 no. spaces in excess of the requirements of ‘*Guidelines for Planning Authorities on Childcare Facilities*’ providing a benchmark provision of 1 no. 20 space childcare facility

per 75 dwellings. For further information, please refer to the *Childcare Provision Assessment Report* prepared by Downey. It is noted that currently an overall of 30 no. spare after-school spaces are available to serve the proposed scheme and the wider area.

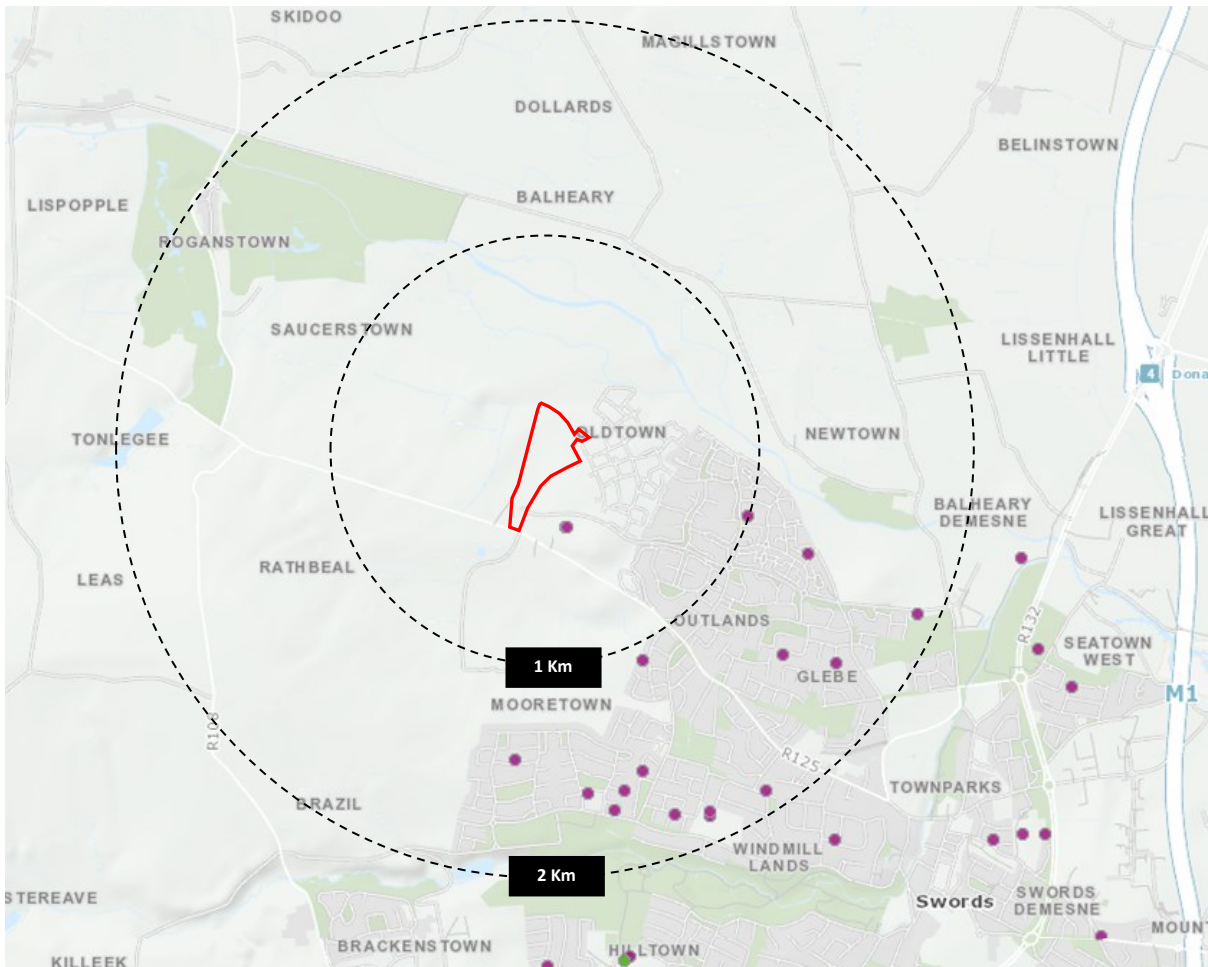


Figure 6. Location of Childcare Facilities within 1-2km of the Subject Lands (approximate boundaries of the lands outlined in red) (Source: pobal.ie)

Therefore, Downey are of the considered opinion that while there is a significant number of childcare facilities within the area, the quantum of units being proposed as part of this development would justify the provision of a new childcare facility which forms part of this proposed development, and this new childcare would cater for both the residents of the application site and its wider community.

Table 1. Childcare Facilities within 1-2km Radius of the Subject Lands (source: Tulsa.ie)

Name		Address	Max Capacity	Type of Service Age Profile
Within 1 Km Radius of the Subject Lands	Appleseed's Pre-school	Applewood Community Centre, Applewood, Swords, Co. Dublin	33 children	Sessional (2-6 years)
	Appleseed's Afterschool	Applewood Community Centre, Castleview Lawn, Bunbury Gate Ave, Swords, Co. Dublin	32 children	Afterschool Standalone Service (4-10 years)

	Name	Address	Max Capacity	Type of Service Age Profile
	Sherpa Kids Thornleigh Educate Together	Thornleigh Educate Together National School, Applewood Village, Swords, Co. Dublin	39 children	Afterschool Combined Service (4-12 years)
Within 2 Km Radius of the Subject Lands	Little Apples Creche & Montessori	Applewood Lane, Applewood Village, Swords, Co. Dublin	105 children	Full Day/Sessional (0-6 years)
	ABC Playschool	21 Glen Ellan Crescent, Swords, Co. Dublin	16 children	Sessional (2-6 years)
	Play & Learn Playschool	68 Cianlea, Swords, Co. Dublin	22 children	Full Day/Part Time/Sessional (2-6 years)
	The Montessori Way	27 Berwick Way, Swords, Co. Dublin	16 children	Sessional (2-6 years)
	The Little Learners Corner	Swords Manor, Brackenstown Road, Swords, Co. Dublin	40 children	Full Day/Part Time/Sessional (0-6 years)
	St Brigid's Montessori School	5 Swords Manor Grove, Swords, Co. Dublin	15 children	Sessional (3-6 years)
	Little Friends Playgroup	23 Swords Manor Way, Swords, Co. Dublin	15 children	Sessional (2-6 years)
	Little Valley Preschool	9 Valley View, Swords, Co. Dublin	11 children	Sessional (2-6 years)
	Bright Stars Childcare	1 St Cronan's View, Swords, Co. Dublin	54 children	Part Time/Sessional (2-6 years)
	Sunshine Playschool	The Scouts Den, Brackenstown Road, Swords, Co. Dublin	33 children	Full Day/Part Time/Sessional (2-6 years)
	Kids Care	B.A.S.E. St Cronan's School Grounds, Brackenstown Road, Swords, Co. Dublin	41 children 30 spare after-school places	Part Time/Sessional (2-6 years)
	Kid- E-Winks Montessori	147 Glasmore Park, Swords, Co. Dublin	20 children	Sessional (2-6 years)
	Mighty Oaks Preschool	St. Colmcille's GFC, Holybank, Glen Ellan Road, Swords, Co. Dublin	22 children	Sessional (2-6 years)

4.1.2 Primary Schools

There are three primary schools within one kilometre radius, and four primary schools within two kilometres radius of the subject site. Downey attempted to contact the schools with regard to their available capacity, however, the level of feedback was low. The feedback received did not indicate exact numbers, but it was suggested there is some spare capacity within the primary schools in the vicinity of the site.

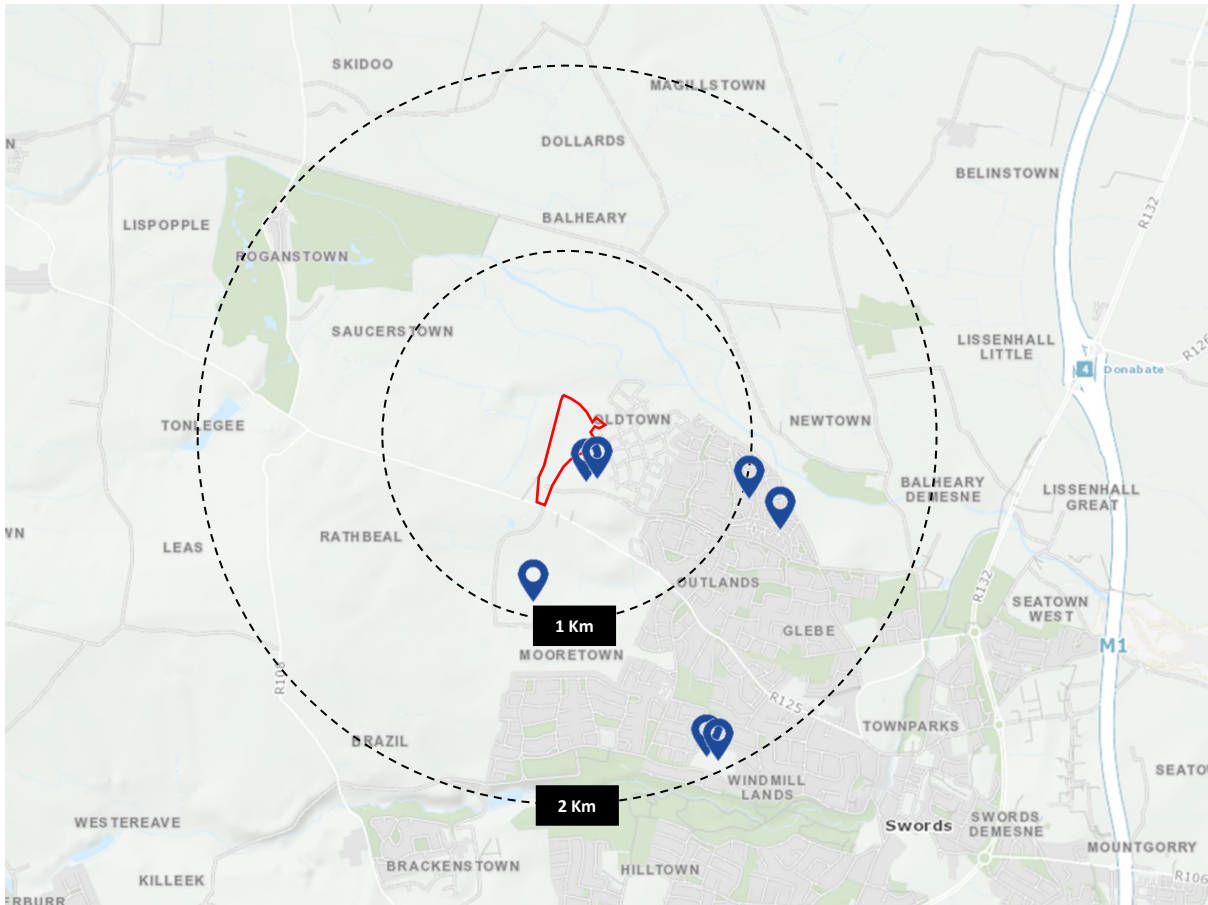


Figure 7. Location of Primary Schools (approximate boundaries of the subject site outlined in red)

In addition, a 5.6 ha school campus (F18A/0163) has been developed in the centre of the Mooretown lands which has a “public” face onto the new east-west “Main Street” (F14A/0012). It was originally envisaged that the interface of school with public realm would provide an attractive village-school civic setting. However, the building line is set back from the street and a defensive wall/railing boundary has been constructed for its length. This is somewhat softened by a double row of large specimen street trees on either side of the footpath and off-street cycle path. It is noted that the Swords Community College (RN76475D) as part of this granted permission came into operation since September 2018 and thus has been included in the following assessment. However, the new primary school consisting of a new 2-storey, 24-classroom, 4,516 sqm primary school with a 2-classroom Special Needs unit is still under construction. Therefore an additional capacity in the primary school level within close proximity to the subject lands is expected, which will push up the maximum potential capacity in the area as well.

Table 2. Primary Schools within 1-2km Radius of the Subject Lands (source: DoES & Schooldays.ie)

	Name	Address	Enrolment 2021-22
Within 1 Km Radius of the Subject Lands	Swords Educate Together National School	Applewood, Swords, Co. Dublin	Boys: 249 Girls: 189
	Gaelscoil Brian Boroimhe	Seanbhaile Bothar, Chill Dheaglain, Sord Contae Atha Cliath, Co. Dublin	Boys: 240 Girls: 220
	Broadmeadow Community National School	Mooretown, Swords, Co. Dublin	Boys: 13 Girls: 17

Within 2 Km Radius of the Subject Lands	St. Cronan's Junior National School	Brackenstown, Swords, Co. Dublin	Boys: 275 Girls: 237
	St. Cronan's Senior National School	Brackenstown, Swords, Co. Dublin	Boys: 321 Girls: 265
	Old Borough National School	Church Road, Swords, Co. Dublin	Boys: 57 Girls: 50
	Thornleigh Educate Together National School	Applewood Village, Swords, Co. Dublin	Boys: 153 Girls: 189

Therefore, Downey are of the considered opinion that there is suitable capacity within and close proximity to the area at a National School level to accommodate the proposed development. For further details in this regard, please refer to the School Demand Assessment prepared by Downey and submitted under a separate cover as part of this application.

4.1.3 Post-Primary Schools

As illustrated below, there is one post-primary schools within one kilometre radius, and one within two kilometres radius of the subject site. Also, the Fingal Community College and Loreto College are located within c. 3-3.5km distance from the subject site, which considering that secondary students would travel further distances, it is suggested that theses secondary schools would cater for the scheme as well. Downey attempted to contact the schools with regard to their available capacity, however, the level of feedback was low. The feedback received did not indicate exact numbers, but it was suggested there is some spare capacity within the secondary schools in the vicinity of the site.

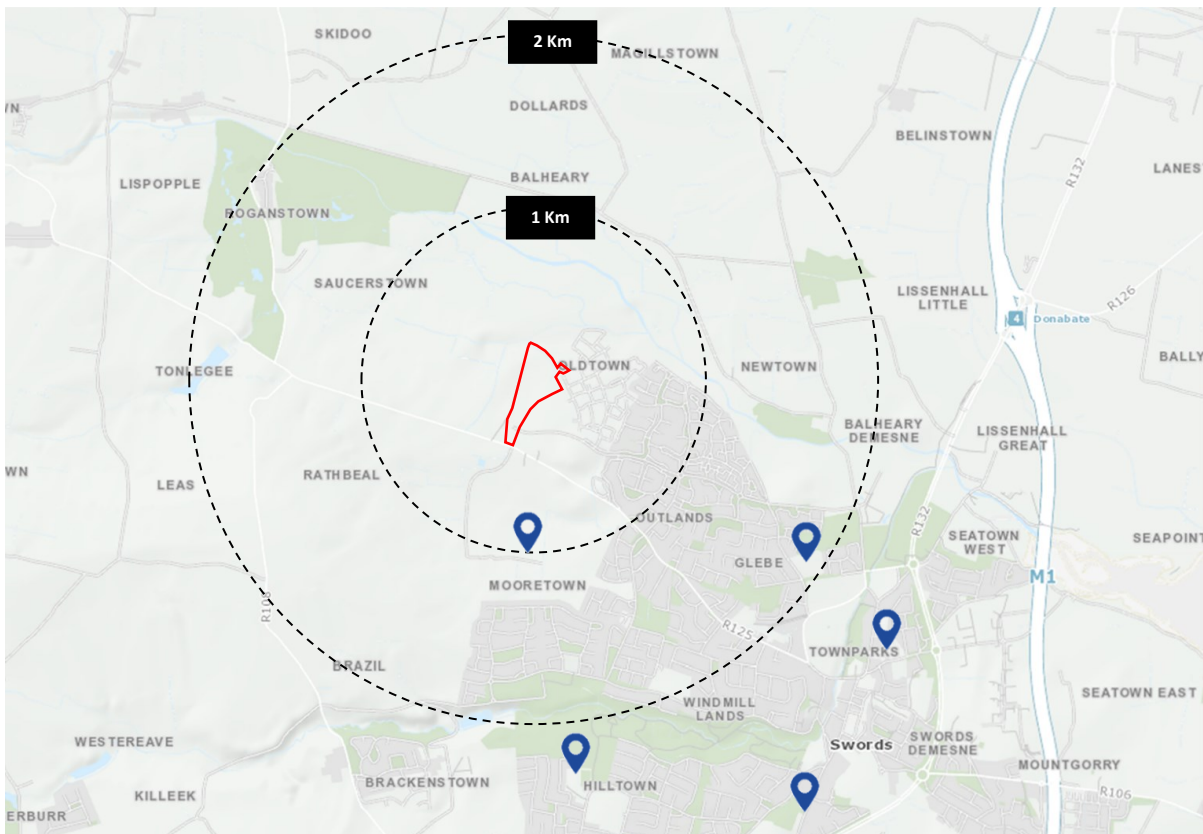


Figure 8. Location of Post-primary Schools (approximate boundaries of the subject site outlined in red)

Table 3. Post-primary Schools within 1-2km Radius of the Subject Lands (source: Schooldays.ie)

Name	Address	Enrolment 2021-22
Swords Community College	Rathbeale Rd, Mooretown, Swords, Co. Dublin	Boys: 334 Girls: 245
St. Finian’s Community College	St Finian’s Community College, Swords, Co. Dublin	Boys: 315 Girls: 327
Fingal Community College	Seatown Road, Swords, Co. Dublin	Boys: 469 Girls: 407
Loreto College (all-girls secondary school)	River Valley, Swords, Co. Dublin	Boys: N/A Girls: 621
Colaiste Choilm (all-boys secondary school)	Dublin Road, Miltonsfields, Swords, Co. Dublin	Boys: 504 Girls: N/A

It is important to note that “a Swords councilor has asked Fingal County Council to engage with Fingal Community College in Swords that needs a new home if it is to expand to meet local demand. The councilor asked the council to initiate talks with the Department of Education and the local Education and Training Board with a view to moving Fingal Community College off the confined site they are on between North Street and Seatown Lane... also suggested the council eventually acquire the current school site and integrated it into its plans for the Swords Cultural Quarter in the same area.”¹ This suggests an opportunity for expanding the capacity of secondary-level education in the area, which would also benefit the population arising from the proposed scheme.

In light of the above, Downey are of the considered opinion that there is suitable capacity within the area at a secondary school level to accommodate the proposed development. For further details in this regard, please refer to the enclosed School Demand Assessment prepared by Downey as part of this SHD application.

4.2 Recreational Facilities

This part of the Audit assesses the number and location of existing recreational facilities that are within 1-2km radius of the subject lands. It will include parks, playing fields, community centres and gyms, etc. categorised as indoor and outdoor recreational facilities.

4.2.1 Indoor Leisure & Recreational Facilities

It can be seen in the Figure 9 below that there are a number of sport centres and fitness facilities, a library, and several community-related facilities within 1-2km radius of the proposed development.

¹ <https://www.independent.ie/regionals/dublin/fingal/fingal-community-college-needs-a-move-says-local-councillor-41077646.html>

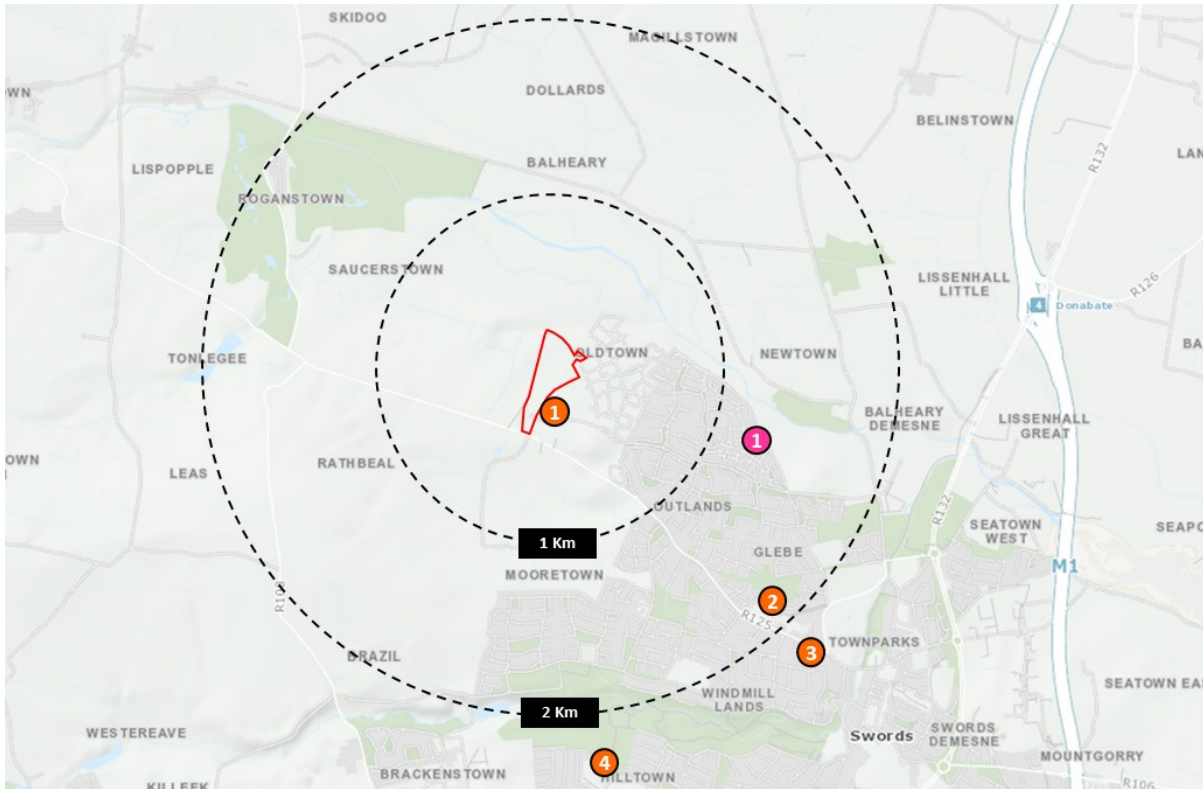


Figure 9. Location of Indoor Recreational Facilities (approximate boundaries of the subject site outlined in red)

Accordingly, there are a number of sport centres, community centres, a library within a convenient distance of the proposed development. Interestingly, the sport centres cover a considerable range of services for different age groups, including swimming pools, spa facilities, studios, specialist equipment or service areas for beauty and health treatments. In addition, the Applewood Community Centre at Castleview Lawns with 3 no. sport halls, a childcare, a dance studio, 3 no. meeting rooms supports a wide range of activities including, sports and fitness, dance classes, Irish language classes, social clubs and all community-related activities for different age groups. The relevant details on these facilities are outlined in the Table 4 below.

Table 4. Indoor Leisure & Recreational Facilities within 1-2km Radius of the Subject Lands

	No.	Name	Location	Type
Gyms and Leisure Facilities	1	Gym Plus Swords	Applewood, Swords, Co. Dublin	Gym
Community Facilities	1	Applewood Community Centre	Castleview Lawns, Bunbury Gate Ave, Oldtown, Swords, Co. Dublin	Community Centre
	2	Swords Library	Rathbeale Rd, Commons West, Swords, Co. Dublin	Public Library
	3	Islamic Cultural Centre Swords	Islamic Cultural Centre, Rathbeale Rd, Swords Glebe, Swords, Co. Dublin	Mosque
	4	Rivervalley & Rathingle Community Centre	Rivervalley Community Centre, Rivervalley, Hilltown, Swords, Co. Dublin	Sports Club



Figure 10. Applewood Community Centre Supporting a Wide Range of Activities

4.2.2 Outdoor Leisure & Recreational Facilities

There is a huge range of outdoor recreational facilities within the 1-2km radius of the subject site and its wider area. This includes GAA football clubs, a tennis club, playing pitches, a skateboard park, golf courses, and a variety of open green spaces (Figure 11). The location of Oldtown is approximately half-way between the Broadmeadow River Park and the Ward River Valley. This not only indicates a good level of site accessibility to quality green open spaces, but also a notable opportunity to linking these two linear parks and creating a green arc or necklace of open green spaces and woodland walks around the western edge of Swords. The relevant details of these amenities are outlined in Table 5.

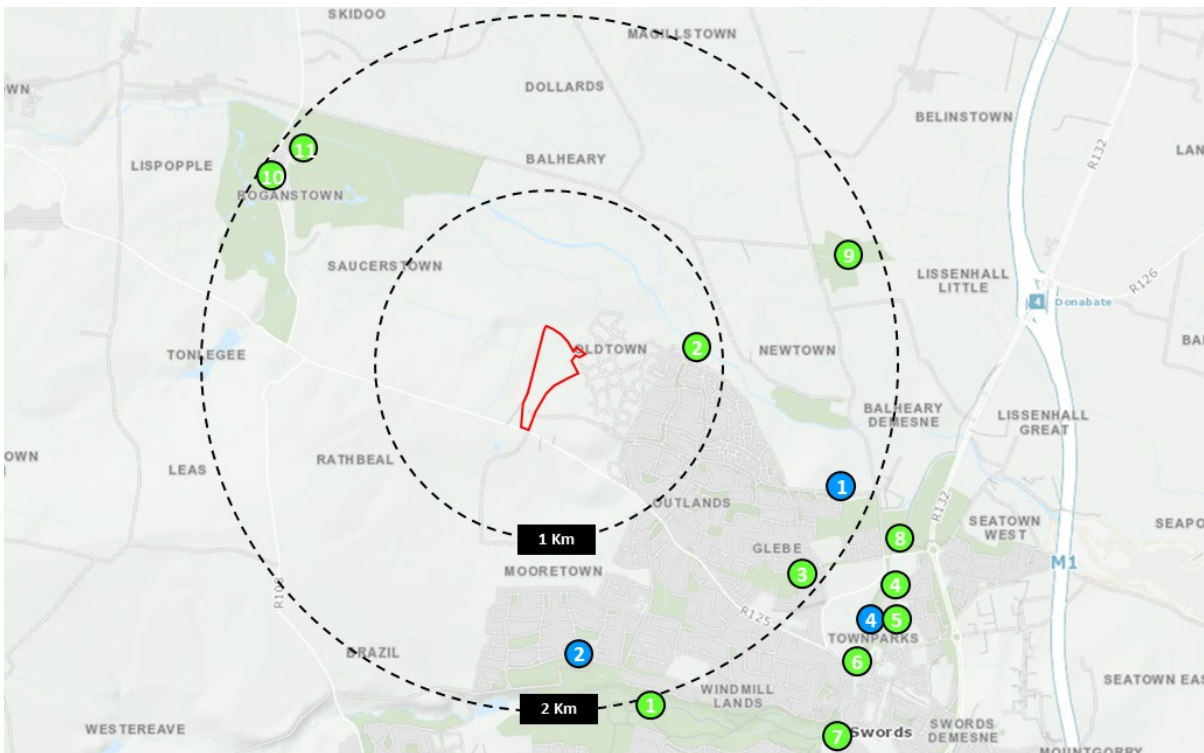


Figure 11. Location of Outdoor Recreational Facilities (approximate boundaries of the subject site outlined in red)

The Broadmeadow Linear Park extends to 8.5 ha and consists of a 0.6-mile (1,500-step) route with generous parkland, recreational walks, a community garden, and playing pitch. The Ward River Valley extends to 89 ha and consists of a 1.8-mile (4,000-step) route with several viewing points, picnic sites and sports pitches, and Swords Town Park. Swords Town Park itself provides for a playground and tennis courts with Swords Castle forming part of this park.



Figure 12. Parks and Playgrounds in Swords

It is important to note that the subject site is located adjacent to the future Swords Regional Park. The design of the proposed development has taken cognisance of the proximity and has created links throughout the lands for improved accessibility to the Regional Park, in keeping with the vision of the Oldtown-Mooretown LAP (expired).



Figure 13. Masterplan of Swords Regional Park (extracted from An Open Space Strategy for Fingal)

Furthermore, as part of the overall scheme for the subject lands, the proposed development enjoys several small pockets parks, shared green spaces, and communal/public open space throughout the Oldtown lands interlinked with a network of green spaces in its setting.

Table 5. Outdoor Leisure & Recreational Facilities within 1-2km Radius of the Subject Lands

	No.	Name	Location	Type
Sport Clubs	1	St. Colmcille's GAA Club	Holybanks, Swords, Co. Dublin	Football Club
	2	Swords Manor Football Club	Ward River Valley, Brackenstown Road, Swords, Co. Dublin	Football Club
	3	St Finians GAA	Hilltown, Swords, Co. Dublin	Sports Club
	4	Swords Lawn Tennis Club	Swords Castle Grounds, Townparks, Swords, Co. Dublin	Tennis Club
Outdoor Recreational & Park Facilities	1	Rivervalley Park Swords	Windmill Lands, Co. Dublin	Park
	2	Broadmeadow Community Garden	Broadmeadow Linear Park, Ashton Rise, Swords, Co. Dublin	Park
	3	Hamilberg Park	Castlefarm, Swords, Co. Dublin	Park
	4	Swords Town Park	Townparks, Swords, Co. Dublin	National Park
	5	Swords Community Park	4 Bridge St, Townparks, Swords, Co. Dublin	Park
	6	Townpark	Townparks, Swords, Co. Dublin	Park
	7	Ward River Valley Park	Moatview Court, Priorswood, Dublin	Park
	8	Balheary Skatepark	Castlefarm, Swords, Co. Dublin	Skateboard Park
	9	Forrest Little Golf Club	Forrest Little, Swords, Co. Dublin	Golf Course
	10	Swords Open Golf Course	Naul Rd, Roganstown, Swords, Co. Dublin	Golf Course
	11	Roganstown Hotel & Country Club	Naul Rd, Roganstown, Swords, Co. Dublin	Leisure Centre

Therefore, Downey are of the considered opinion that there is suitable capacity within the area for the recreational and leisure facilities to accommodate the proposed development. This would be complemented by the proposed range of open green spaces within the development.

4.3 Retail Provision

The Audit will now look further into the subject site within the retail hierarchy in its wider area and Swords, providing details on the number and location of retail provision within proximity of the subject site. These provide an important factor in the overall quality of life for the future residents of the proposed development. In this regard, it is noted that the retail provision ranges from large convenience food supermarkets to comparable good facilities within 1-2km of the subject site and its wider area. Further details are outlined in Table 6.

As part of Phase 1 development of Oldtown, a new anchor building was proposed, which is now open and operating. This includes a convenience store, retail shops and a café, as well as the creche and plaza pertaining to the 'Village Centre' character area of the Oldtown LAP lands.



Figure 14. Miller's Glen Retail Centre

Furthermore, two local centres of Applewood and Rathbeale are located within 2km radius of the subject lands. As per the planning policy on level 4 of retail provision, this is to *"provide for one supermarket ranging in size from 1,000-2,500 sqm with a limited range of supporting shops (low order comparison), supporting services, community facilities or health clinics grouped together to create a focus for the local population. This level of centre should meet the everyday needs of the local population and surrounding catchment."*

There are a number of retail offerings along Applewood Main Street, including local convenience shops, pharmacy, hair studios, dry cleaners, bookmakers, restaurants /take-aways, etc. Therefore, the existing shops cater for the daily necessities of the residents and have the capacity to cater for the influx of population arising from the proposed development.



Figure 15. Retail offerings along Applewood Main Street

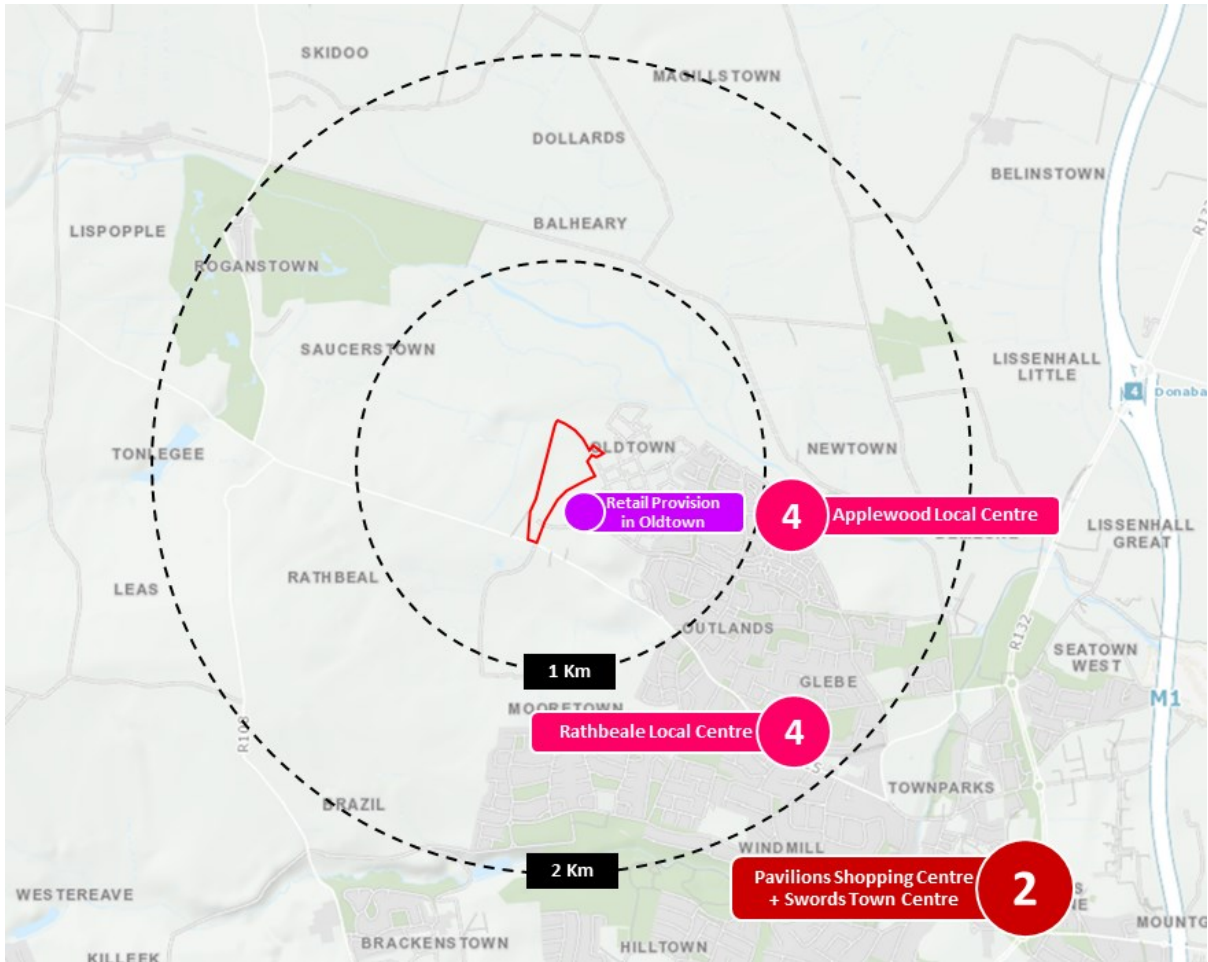


Figure 16. Subject Site within Retail Hierarchy of Swords (approximate boundaries of the subject site outlined in red)

There are also a number of retail offerings along Rathbeale Road (R125), including supermarkets, a department store, a pharmacy, a news-agency, a florist, and a library. The existing shops cater for the daily necessities of the residents and the wider area. Therefore, the injection of new population into this area will enable the local shops to thrive and will also have the population to support the sustainable growth of the area.



Figure 17. Retail offerings along Rathbeale Road (R125)

Table 6. List of Retail Facilities in Proximity of the Subject Site

Name	Location	Type
Applewood Main Street	Applewood Main St, Applewood, Swords, Co. Dublin	Restaurants, take-aways, café, range of local convenience shops, hair salon, retail units, dry cleaners, bookmakers, pharmacy
EUROSPAR	Applewood Main St, Applewood, Swords, Co. Dublin	Convenience Store
Swords Shopping Centre	Swords Shopping Centre, Rathbeale Rd, Commons West, Swords, Co. Dublin	Dunnes Stores, JC's Supermarket, shopping centre offerings, barber shop
Lidl	Rathbeale Rd, Swords, Co. Dublin	Supermarket
Applegreen	North St, Townparks, Swords, Co. Dublin	Petrol station, Convenience Store
Centra Miller's Glen	1 Miller's Square, Oldtown, Swords, Co. Dublin	Convenience Store, retail units, and creche facility

4.4 Healthcare Facilities

As shown on Figure 18, there is a wide range of healthcare facilities within 2km radius of the subject site and its wider area. This includes GP clinics, health centres, pharmacies, dental practice, nursing home, and out of hours GP's. The relevant details on the healthcare provision in the area is listed in Table 7.

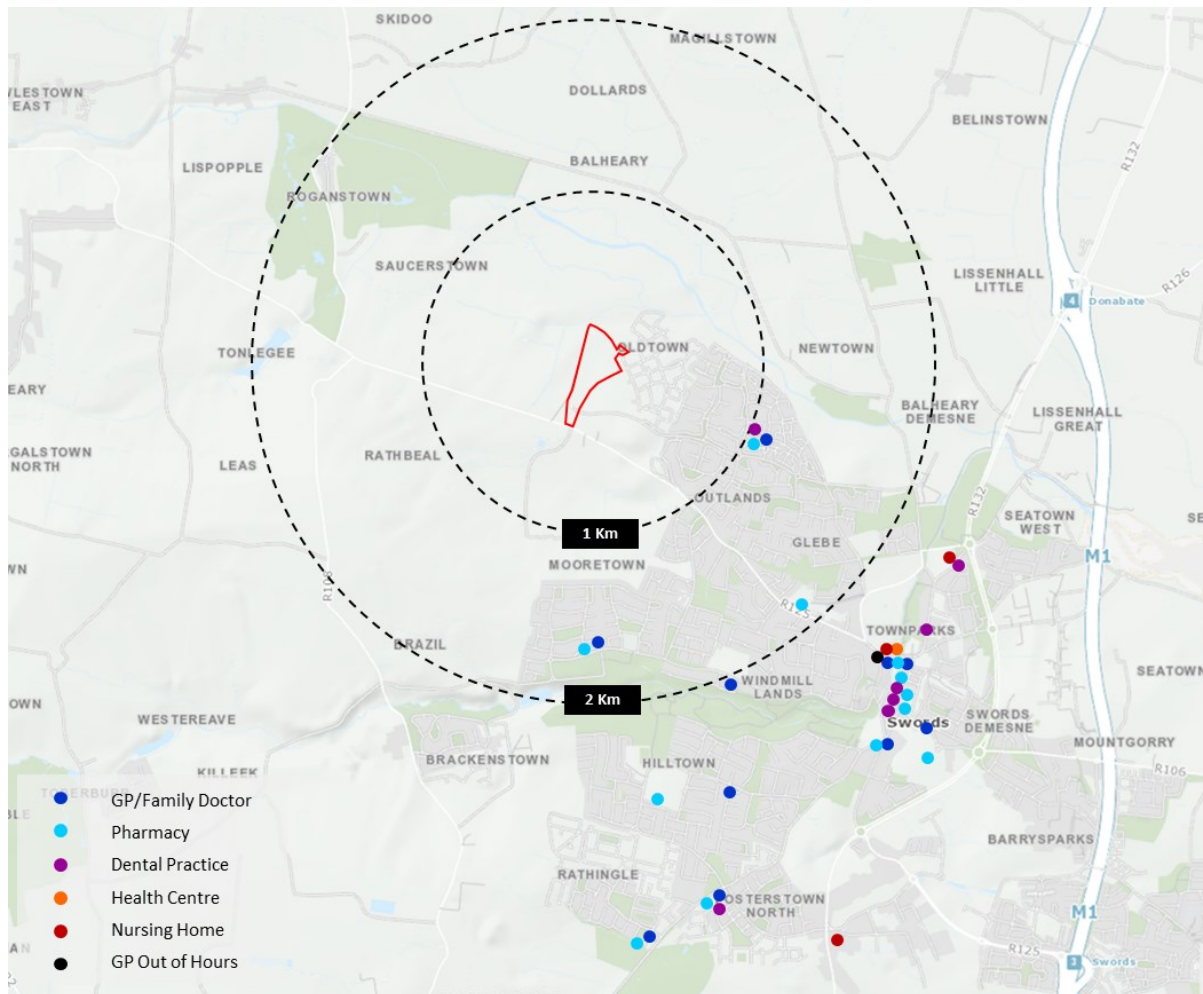


Figure 18. Location of Healthcare Facilities within 1-2km Radius of the Subject Site and its Wider Area (approximate boundaries of the subject site outlined in red)

Table 7. List of Healthcare Facilities in Proximity of the Subject Site

Name	Location	Type
Manor Hall Medical Centre	Manor Mall Shopping Centre, Brackenstown Road, Swords, Co. Dublin	Family Practice
Applewood Medical Centre	Applewood Village, Swords, Co. Dublin	Family Practice
Dr Rosaleen O'Kelly, Margaret McGrory, Declan O'Malley, Rosaleen Marie O'Kelly	28 Brackenstown Village, Swords, Co. Dublin	Family Practice
Forest Medical Practice	108 Forrest Fields Road, Swords, Co. Dublin	Family Practice
Centric Health - Boraimhe Medical Centre	Boraimhe Shopping Centre, Boraimhe, Swords, Co. Dublin	Family Practice
Ridgewood Medical Centre	Ridgewood Grove, Ridgewood, Swords, Co. Dublin	Family Practice
Swords Family Practice	Castle Shopping Centre, Bridge Street, Swords, Co. Dublin	Family Practice
The Plaza Clinic	17 Main Street, Swords, Co. Dublin	Family Practice
Adrewendomed Medical Ltd	14 Main Street, Swords, Co. Dublin	Family Practice
Dr Niall Moore	Rath Mhuire Health Centre, 9 Malahide Road, Swords, Co. Dublin	Family Practice
Primehealth Medical Centre	91 Main Street, Swords, Co. Dublin	Family Practice
Salus Medical Clinic	Unit 2 Albany House, Main Street, Swords, Co. Dublin	Family Practice
Foleys Pharmacy	7 Applewood Village Green, Applewood, Swords, Co. Dublin	Pharmacy
McNally Pharmacy	Unit 1, Manor Mall Shopping Centre, Brackenstown, Swords, Co. Dublin	Pharmacy
McCabes Pharmacy	Swords Shopping Centre, Rathbeale Road, Swords, Co. Dublin	Pharmacy
Swords Pharmacy	Castle Shopping Centre, Bridge Street, Swords, Co. Dublin	Pharmacy
Life MacNamara's Pharmacy	30 Main Street, Swords, Co. Dublin	Pharmacy
Gilsenan's Allcare Pharmacy	Unit 1/2 Swords Town Centre, Main Street, Swords, Co. Dublin	Pharmacy

	Name	Location	Type
	Plaza Pharmacy	The Plaza, Main Street, Swords, Co. Dublin	Pharmacy
	MacNamara's Pharmacy	Dublin Road, Swords, Co. Dublin	Pharmacy
	Applewood Dental Centre	6 Applewood Village Green, Applewood, Swords, Co. Dublin	Dental Practice
	Swords Dentist	Saint Brendan's, Seatown West, Swords, Co. Dublin	Dental Practice
	Dublin Orthodontics	29/31 North Street, Swords, Co. Dublin	Dental Practice
	Swords Orthodontic Practice	17 Main Street, Swords, Co. Dublin	Dental Practice
	Dental Practice	40/42 Main Street, Swords, Co. Dublin	Dental Practice
	Swords Dental Clinic	66 Main Street, Swords, Co. Dublin	Dental Practice
	Dr. Eoin O'Neill & Associates	58 Main Street, Swords, Co. Dublin	Dental Practice
	Boroimhe Dental Practice	Boroimhe Shopping Centre, Boroimhe, Swords, Co. Dublin	Dental Practice
	Swords Health Centre	Bridge Street, Swords, Co. Dublin	Health Centre
	Fingal House Nursing Home	Fingal House Nursing Home, Seatown West, Swords, Co. Dublin	Nursing Home
	Carechoice Swords	Carechoice Nursing Home, Bridge Street, Swords, Co. Dublin	Nursing Home
	Tara Winthrop Private Clinic	Tara Winthrop Private Clinic, Nevinstown Lane, Swords, Co. Dublin	Nursing Home
	DDOC	Swords Health Centre, Bridge Street, Swords, Co. Dublin	GP Out of Hours

Furthermore, Beaumont Hospital is located within approximately 14 km of the subject lands, and this is a c. 25-minute driving distance via M1.

4.5 Religious and Community Provision

There are several religious centres in the area including Catholic, Protestant and Anglican churches, in addition to Mosques and Islamic Centre. Taking into consideration the scale of the proposal, and the

influx of new population into the area, the existing facilities prove to be sufficient and meet the needs of the proposed development.



Figure 19. Location of Religious & Community Facilities within 1-2km Radius of the Subject Site and its Wider Area (approximate boundaries of the subject site outlined in red)

Table 8. List of Religious & Community Facilities in Proximity of the Subject Site

Name	Location	Type
Swords Elim Church	St. Colmcille’s GAA, Glen Ellan Road, Holybanks, Swords, Co. Dublin	Christian Church
St. Cronan's Catholic Church	Brackenstown Village, Windmill Lands, Swords, Co. Dublin	Catholic Church
Brackenstown Parish	Brackenstown Rd, Windmill Lands, Swords, Co. Dublin	Catholic Church
St. Columba's Church	Church Rd, Swords Glebe, Swords, Co. Dublin	Catholic Church
St Colmcille's Catholic Church	Chapel Ln, Swords Demesne, Swords, Co. Fingal	Catholic Church
Church of the Immaculate Conception	Seatoon Cottages Road, Swords, Co. Dublin	Catholic Church

Name	Location	Type
St. Finian's Church	2 River Valley Heights, Forestfields, Swords, Co. Dublin	Church
St. Finian's Catholic Church	St. Finian's Church, River Valley Parish, Swords, Co. Dublin	Catholic Church
Islamic Centre Swords	St. Colmcille's GAA Club, Glen Ellan Rd, Swords, Co. Dublin	Mosque
Swords Mosque	North Street Business Park, 2 North St, Townparks, Swords, Co. Dublin	Mosque
Islamic Cultural Centre Swords	Islamic Cultural Centre, Rathbeale Rd, Swords Glebe, Swords, Co. Dublin	Mosque

4.6 Demographic Profile

The following provides a study of population distribution and movement in Swords as the context area to the subject lands, also providing further details on demographic profile of the Swords-Lissenhall ED, which the subject lands for the proposed development fall under (see Figure below).

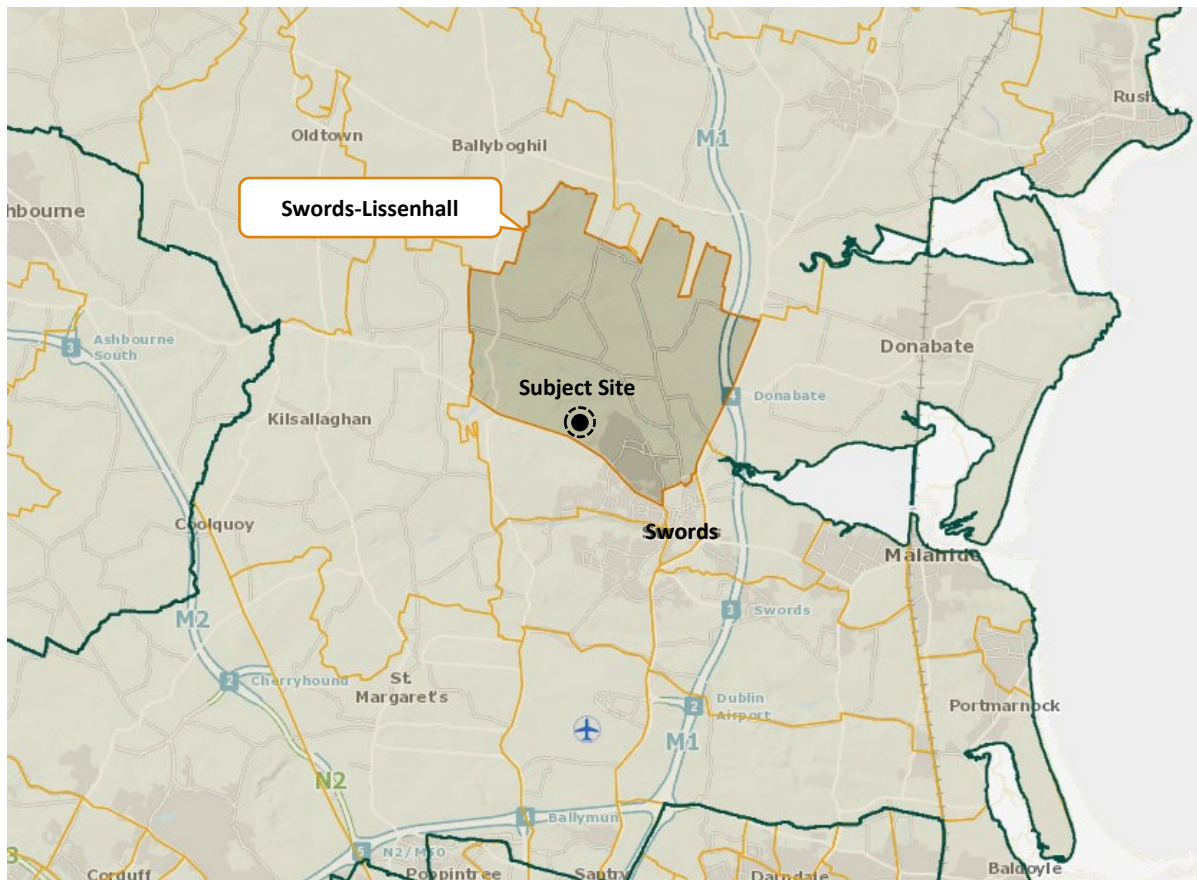


Figure 20. Location of the Subject Site within Swords-Lissenhall ED

4.6.1 Demographic of Swords

Census 2016 results show that Swords population stood at 39,248 in April 2016. This also indicates an increase of 2,324 (6.3%) since the last Census in 2011. With an average household size of 3, there were 12,896 private households in Swords in 2016. As shown in the Table 9 below, more than 60% of the households residing in Swords in 2016 were small sized households (8,021 households).

Table 9. Private Households in Swords by Household Size, 2016

Size of Household	Households	%
1-person Household	1,876	14.5
2-person Households	3,428	26.6
3-person Households	2,717	21.1
4-person Households	2,948	22.9
5-person and over Households	1,927	14.9
Total	12,896	-

Source: CSO StatBank

Investigating the age profile of the town over the Census 2011-2016 indicates that the younger age cohorts still form the greatest share of the population residing in Swords, however, there was a notable drop in cohort aged 20-29, which can partially be an outcome of housing market failing to meet the growing demand. The greatest share of the population growth however, occurred in 50-59 age cohort followed by 40-49 years old.

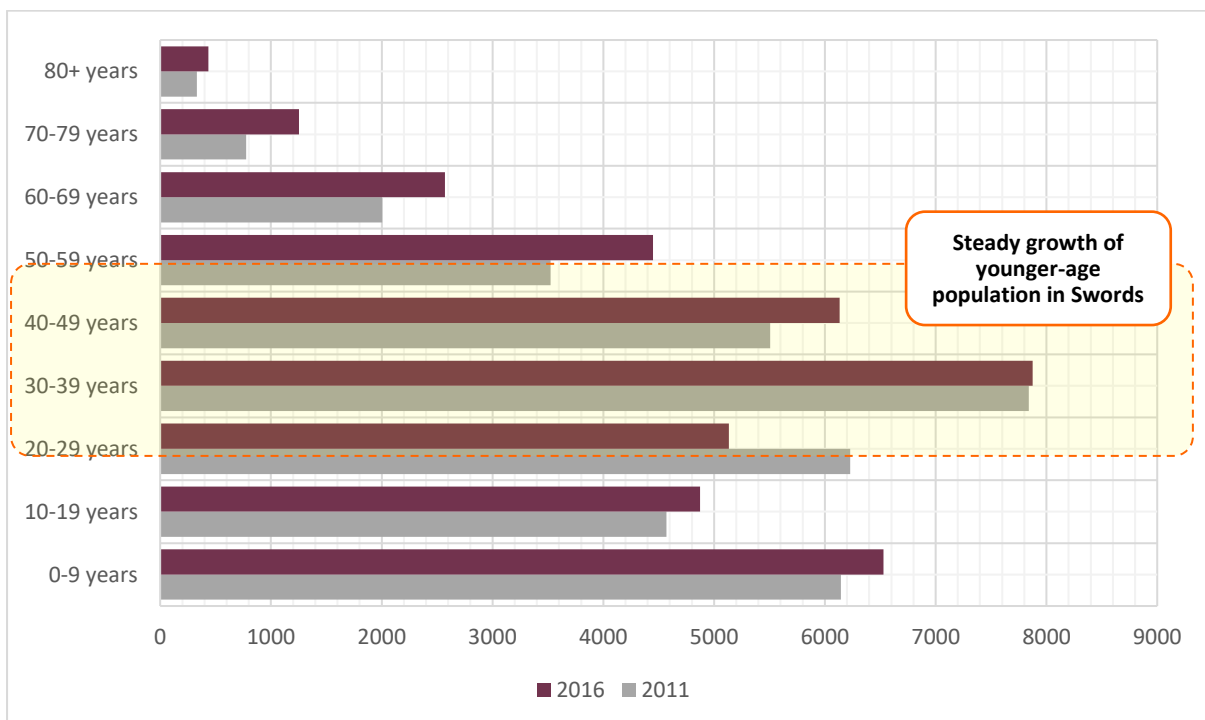


Figure 21. Population Change by Age Cohort in Swords over 2011-2016

The population pyramid below (Figure 22) shows the town age distribution in more detail. A peak of births in the 1980's shows up in the 30-39 age category, and another peak in the number of births

occurred in 2000's and shows up in the 0-9 age category. Overall, the age pyramid indicates a young population residing in the town, which is expected to grow in the coming years.

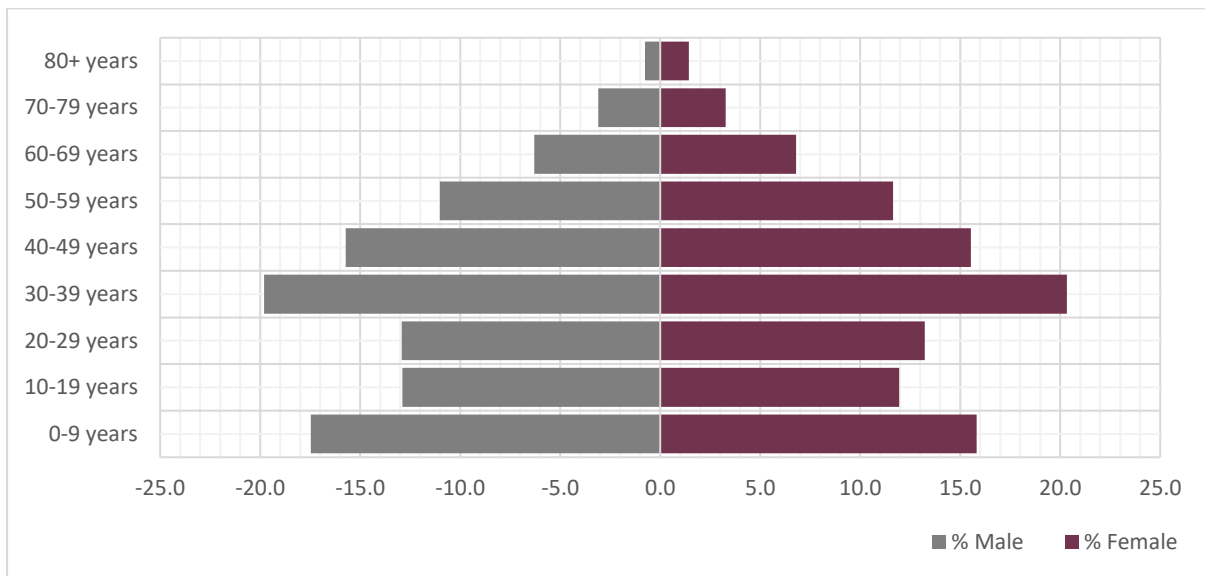


Figure 22. Population Age Pyramid of Swords, 2016

As it is mapped on the Figure below, the overall distribution of population in Census 2016 indicates that there are significant variances in population trends within ED's throughout the town. However, the highest concentration of the total population in Swords is clearly to the western ED's and towards the lands on Oldtown-Mooretown.

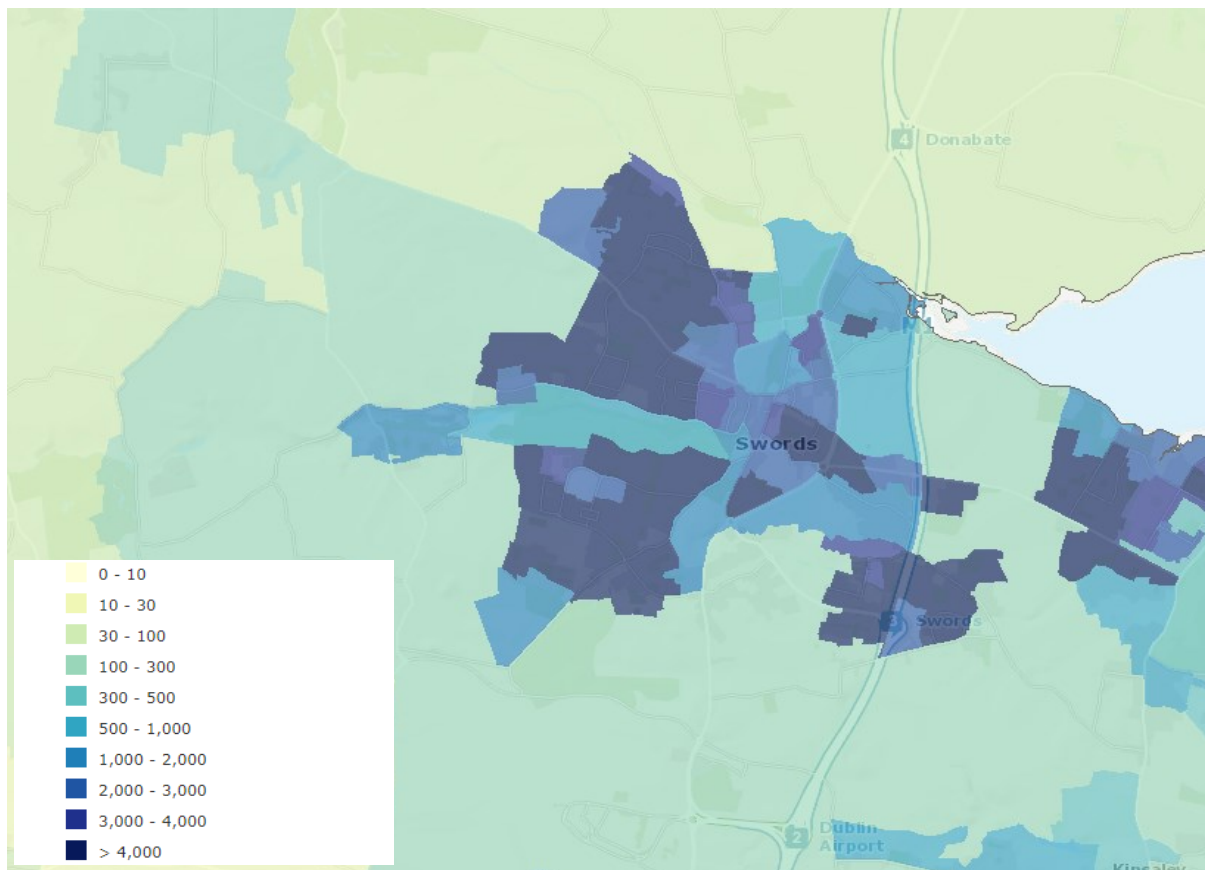


Figure 23. Spatial Distribution of Population Density per Km² in Swords, 2016

4.6.2 Population Distribution and Movement

Census 2016 results show that Swords-Lissenhall ED’s population stood at 10,447 in April 2016, which is approximately 27 percent of Swords population. There has been a population growth in the area, increasing by +780 persons, from 9,667 persons in 2011, i.e., a growth rate of 8% over the intercensal period.

Table 10. Private Households in Swords-Lissenhall by Household Size, 2016

Size of Household	Household	%
1-person Household	495	14.6
2-person Household	841	24.7
3-person Household	708	20.8
4-person Households	817	24.0
5-person and over Households	540	15.9
Total	3,401	-

Source: CSO StatBank

Investigating the age profile of the Swords-Lissenhall ED as per Census 2016 indicates that the greatest share of the population living in this area are from cohort aged 30-39, followed by 40-49 years age group. There is also a growing young population at the 0-9 years age cohort. This clearly demonstrates that the demographic of the area is characterised by young age groups and small sized households, which would then give rise to a growing housing market in the area.

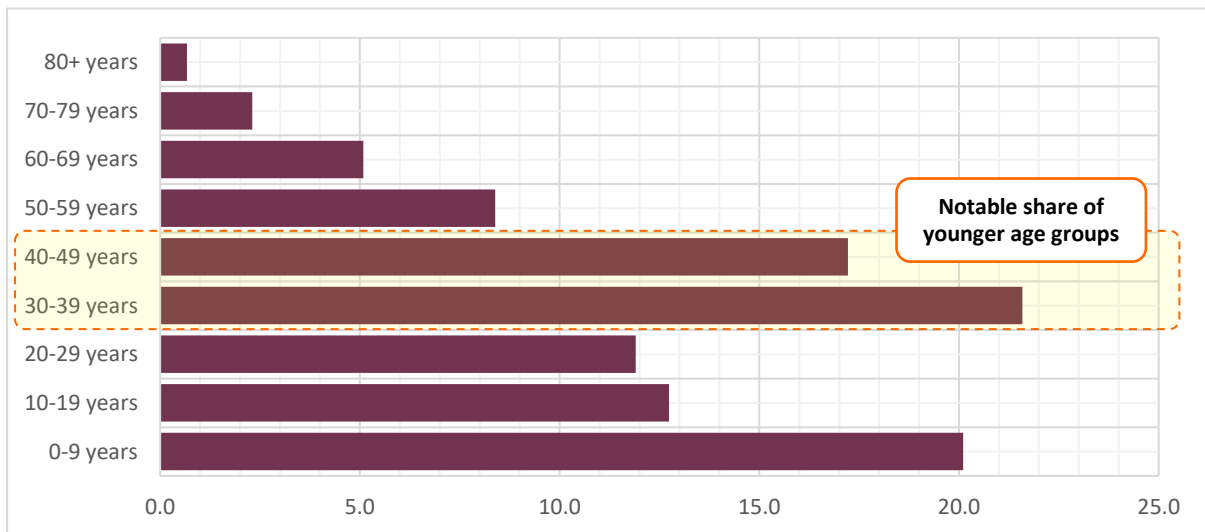


Figure 24. Population Residing in Swords-Lissenhall by Age Cohort, 2016

Based on the aforementioned results, Swords is expected to have a steady population growth with the greatest share of the population residing in the western side of the town. This population is characterised with young age profile and smaller sized households. The same pattern can be observed in Swords-Lissenhall ED, which the proposed development falls under. The growing young population mostly comprising of smaller households residing in the area demonstrates an emerging market for housing. This is further supported by the existing infrastructure and community facilities and amenities assessed in the Audit.

On the other hand, the influx of population arising from the proposed development will benefit the Swords-Lissenhall ED as well as Fingal, since this will offer the social support needed for further improvements to the accessibility and connectivity of Oldtown-Mooretown, even favouring the use of public transport. Oldtown is surrounded by numerous employment areas, i.e. Dublin Airport, Dublin City, Swords, which have good transport and connectivity links, with Dublin City being approximately 45min away by bus or a 30min drive.

The new consumers the proposed development will bring to the area will also benefit the retail activity and other shops in the vicinity creating more business opportunities for the existing offerings, thus facilitating the future growth and sustainable development of Oldtown.

5.0 CONCLUSION

Downey have prepared this Audit on Community and Social Infrastructure on behalf of Gerard Gannon Properties, in support of this planning application for the proposed Strategic Housing Development on lands at North of Rathbeale Road and to the west of Miller's Avenue and Glen Ellan Road, Oldtown, Swords, Co. Dublin. Planning permission is sought for construction of a total of 377 no. residential dwellings, comprising 173 no. houses (9 no. 2 beds, 147 no. 3 beds, and 17 no. 4 beds), 204 no. apartment/duplex units (98 no. 1 beds, 104 no. 2 beds, and 2 no. 3 beds), with 1 no. childcare facility and associated car parking and bicycle parking, landscaping, boundary treatments, and all associated engineering and site development works necessary to facilitate the development including the proposed stormwater storage tank and overflow outfall gravity sewer to the Broadmeadow River with associated manholes on lands locally known as the Celestica/Motorola site, junction of Glen Ellan Road and Balheary Road, and at/on Balheary Road, along with the proposed vehicular/service access onto Balheary Road.

This Audit has found that there is a suitable quantity and available capacity of early childhood care and educational facilities in the surrounding area to cater for the needs of the future residents of the scheme. There is also a good level of accessibility to both primary and secondary schools.

In addition to this, the proposed scheme provides for a childcare facility with an overall area of 519 sqm capable of catering c. 102 pre-school children. With respect to the 2001 policy document of 'Childcare Facilities: Guidelines for Planning Authorities', a benchmark provision of 1 no. 20 space childcare facility per 75 dwellings is required. This would provide for a requirement of c. 100 childcare spaces, however, in the context of the 'Sustainable Urban Housing: Design Standards for New Apartments' (2018), "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". Excluding the 1-bedroom apartment/duplex units from the overall provision for 377 no. residential units, this leaves a total of 279 no. units that can be deemed to accommodate families and that would require c. 74 childcare places as per the Guidelines.

With regard to the aforementioned, the proposed childcare facility stands well above the Guidelines requirements. At this juncture, it is important to note that the proposed development is anticipated to generate a requirement of 63 no. childcare spaces when utilising the demographic trending of the area over 2011-2016. Therefore, the proposed childcare facility would provide more than sufficient

capacity to not only serve the emerging community, but also its wider context. For further details in this regard, please refer to the enclosed Childcare Provision Assessment report prepared by Downey.

In terms of recreational facilities and amenities, there is a significant array and variety of indoor and outdoor amenities within proximity of the subject lands. Additionally, the Applewood Community centre at Castleview Lawns with 3 no. sport halls, a childcare, a dance studio, 3 no. meeting rooms supports a wide range of activities including, sports and fitness, dance classes, Irish language classes, social clubs, and all community-related activities for different age groups. The subject site is also located adjacent to the future Swords Regional Park, and therefore, the design of the proposed development has taken cognisance of the proximity and has created links throughout the lands for improved accessibility to the Regional Park. Additional open space is also provided contiguous to the proposed development and the regional park, which provides a natural amenity for the prospect residents of the scheme, as well as its wider community.

In relation to retail offerings, two local centres of Applewood and Rathbeale Road along with the “Village Centre” of Phase 1 development of Oldtown, which is now open and operating, are located within accessible distances of the subject lands. The proximity to this range of accessible retail shops is expected to cater for the influx of new population into the area as well as current residents. The new population will further support the existing shops and will assist in the consolidation of the retail core and surrounding areas.

In light of the foregoing, Downey are of the considered opinion that there is generally sufficient capacity of community and social infrastructure to cater for the proposed development. The proposed development will also help to sustain the existing facilities, and support a sustainable development of lands within Oldtown-Moretown, and its wider environs.

