

STRATEGIC HOUSING DEVELOPMENT AT FASSAROE, BRAY, CO. WICKLOW

Social Infrastructure Audit

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Strategic Housing
Development at Fassaroe,
Bray, Co. Wicklow
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SOCIAL INFRASTRUCTURE AUDIT

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1 INTRODUCTION

This Social Infrastructure Audit has been prepared by RPS Group on behalf of Cosgrave Property Group in respect of a proposed Strategic Housing Development at Fassaroe, Bray, Co. Wicklow.

The purpose of this report is to support and inform the planning application for a mixed-use development which will include 650 no. residential units along with public open spaces, a small retail kiosk, a neighbourhood centre and a crèche, along with different associated and ancillary site works.

This report examines the provision of social infrastructure in the area surrounding the application site. For the purposes of this report, social infrastructure is considered to include a range of facilities and services that contribute to the quality of life for residents in the area. These aid local communities in a number of different ways, supporting social, physical and mental wellbeing.

2 SITE CONTEXT

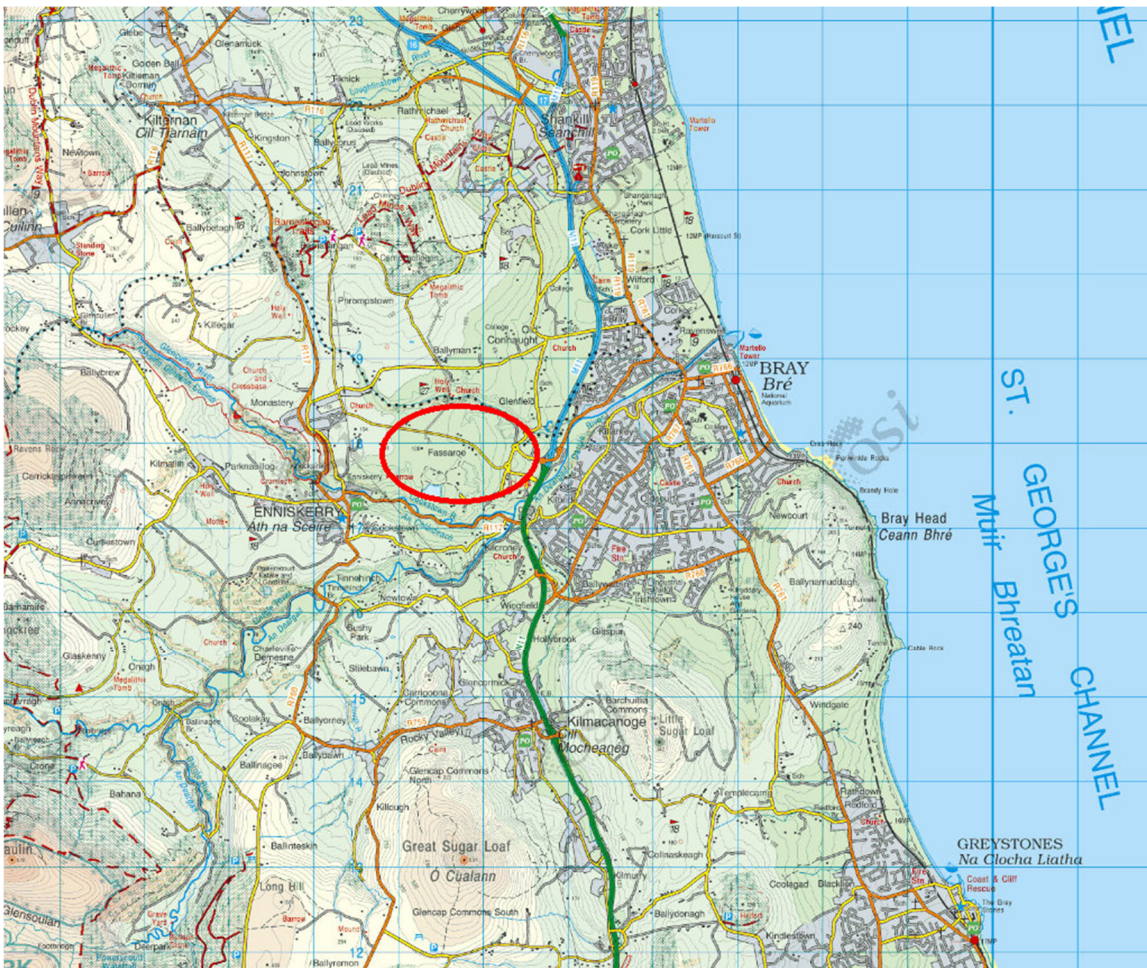
The site is located in the Fassaroe area to the west of Bray and north east of Enniskerry. The area is predominantly rural in character, with many of the lands currently comprising greenfield sites used for agricultural purposes.

The main access to the area is from the Junction 6 interchange of the N11. This links to Berryfield Lane via a series of roundabouts. Berryfield Lane runs in an east-west direction through the middle of the lands and joins the Ballyman Road at Monastery. The access off Junction 6 was previously upgraded, including the roundabouts, to accommodate a previously approved industrial development which was not subsequently implemented. One of these roundabouts links with Thornhill Road which provides access to the Old Connaught area to the north.

There are a number of residences scattered in clusters throughout the area, including along Berryfield Lane and both north and south of the Junction 6 interchange. There is also a Greenstar Waste Management facility adjacent north of the interchange. An ESB substation is set south of Berryfield Lane, close to the centre of the lands, with a football club/pitch nearby to the west.

There are 5 no. historic landfill sites scattered throughout the area. These were operated by the local authority between the early 1970s and mid-1990s, having previously been quarried. The sites are now covered and currently form part of the wider agricultural lands of the area.

Figure 2-1: General Site Location



3 POLICY CONTEXT

3.1 National Planning Framework

The National Planning Framework (NPF) sets a vision for the planning of Ireland to 2040 which is to be implemented through Regional, County and Local plans. The NPF sets out population growth targets at various levels. Within these targets, the NPF allocates a growth target for County Wicklow of 164,000 people by 2031. The NPF does not specify population targets below county level.

In terms of settlement growth, the NPF includes a mandate for compact growth in order to reduce urban sprawl and preserve the rural areas surrounding urban settlements. The nationwide goal is to provide 30% of all new homes within the footprints of existing settlements to combat urban sprawl and urban generated rural housing.

3.2 Regional Spatial and Economic Strategy for the Eastern and Midland Region

The Regional Spatial and Economic Strategy (RSES) for the Eastern Midland Regional Assembly sets out the overall plan for the wider region, including County Wicklow. The RSES designates Bray as a Key Town within the Settlement Hierarchy. The Strategy notes that these towns have “the capacity to act as growth drivers” and provide population growth within the region. The RSES also notes the need for the development of the lands at Fassaroe for new housing, employment and community facilities in order to fulfil the growth potential of the town.

3.3 Wicklow County Development Plan 2016-2022

The Wicklow County Development Plan 2016 – 2022 sets out the current planning strategy for the development of the county. Given this Plan will expire in 2022, coupled with the need for a new Plan in order to align with the RSES, the County Council has begun the process of creating and adopting a new Development Plan. Until this process is complete and the new Plan is adopted, the current Development Plan is the statutory document for planning considerations.

The current County Development Plan includes a settlement strategy for the county which designates Bray as the “Level 1 – Metropolitan Consolidation Town”. As part of the growth of the town, the Plan notes the need for urban expansion into Fassaroe, and also highlights a target for population growth from 29,339 in 2011 to 40,000 in 2028.

The Development Plan also highlights the importance of social infrastructure. In particular, it outlines that the Council will consider the social infrastructure needs and deficiencies of an area when examining a planning application for a significant residential or mixed use development. The Plan also states that the Council will accept a Social Infrastructure Audit to determine these needs and deficiencies, and if necessary, demonstrate how these will be addressed within a proposed development.

3.4 Bray Municipal District Local Area Plan

The Bray Municipal District Local Area Plan (LAP) 2018-2024 sets out the local level framework for the development of Bray and the surrounding area. As part of this, the LAP underscores need for the lands at Fassaroe to be developed. Bray is defined as a ‘Level 1 – Metropolitan Consolidation Town’ in the Wicklow County Development Plan 2016-2022, and as such, it represents a key settlement in the county. As such, it is important for the growth of the town to be facilitated through new developments. There is insufficient availability of undeveloped or underdeveloped lands in the town, including brownfield sites. As such, the overall settlement footprint needs to be expanded, and lands at Fassaroe are considered to be the most suitable. The development of these lands is also supported by the County Development Plan and the Eastern and Midland Regional Spatial and Economic Strategy 2019-2031.

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The LAP identifies Fassaroe as an Action Area Plan area and sets out that the overall development of these lands to include the following.

Phase 1

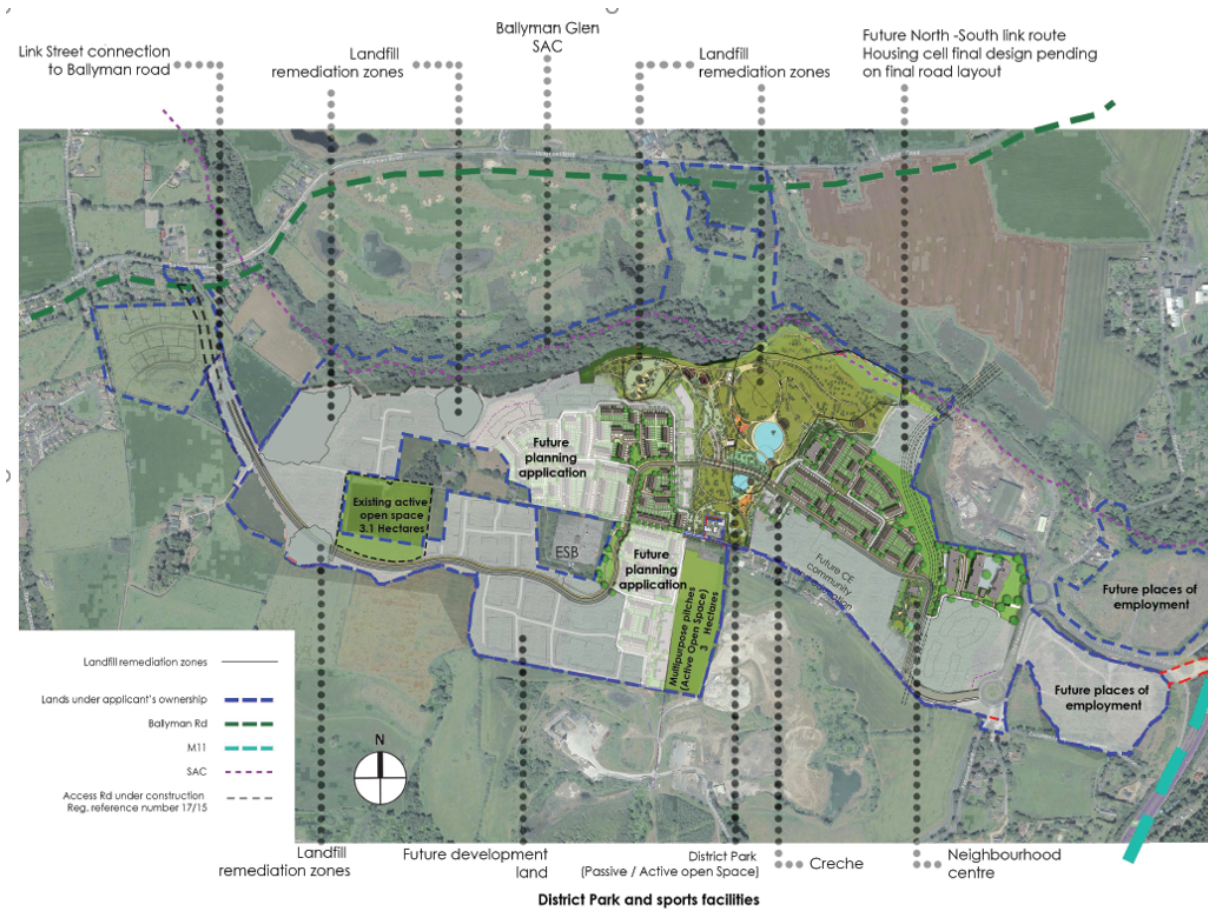
- Road link from N11 to Ballyman Road
- Passive Park (minimum of 8ha)
- Active Open Space / Sports Zone (minimum of 14ha)
- Site identified and reserved for school campus
- Neighbourhood Centre
- Up to 2,000 residential units

Phase 2

- Identification and reservation of site for additional primary school
- Approx. 2,000 additional residential units

Figure 3.1 below shows the approximate extent of the application site in the context of the overall extent of zoned lands at Fassaroe in the ownership or control of the applicant. Much of the northern boundary of the site is immediately adjacent to the Ballyman Glen SAC. Along with this, an area of land adjacent to the south forms part of a quarrying and retailing facility operated by Roadstone.

Figure 3-1: Phase 1 Application Site Area and General Layout



4 PROPOSED DEVELOPMENT

The proposed development constitutes the first stage of the Phase 1 of the wider development of the Fassaroe area as set out in the Bray Municipal District Local Area Plan (LAP) 2018-2024. The proposed development will comprise of the following;

- Road link (2.4km) connecting N11 to Ballyman Road (with westerly connection to Ballyman Road already in place).
- Pedestrian / cycle route including bridge across the N11 to Dargle Road Upper.
- 15.3ha of District Park / Active Open Space.
- 650 no. residential units comprising 241 no. houses and 409 no. apartments.
- 3 No. pocket park areas comprising a total of 0.43ha.
- 733sq.m approx. crèche with capacity for approx. 138 no. childcare spaces.
- Retail unit / kiosk (108sq.m.) in district park.
- Neighbourhood Centre Phase 1 comprising:
 - 1,035sq.m. retail;
 - 360sq.m. café’;
 - 480sq.m community concierge (serving entire Fassaroe community);
 - 414sq.m. residential ancillary uses for residents of the neighbourhood centre apartments (residents lounge 256sq.m., residents gym 90sq.m., and residents concierge 68sq.m.).
- Demolition of an existing dwelling at Berryfield Lane.
- Undergrounding and alteration of overhead ESB lines (110kV and 38kV lines) across site and into existing ESB Substation including new associated infrastructure.
- Site development / ground works on future development areas to ensure sustainable cut and fill balances across the lands.
- Water supply, foul and surface water drainage proposals.
- Provisions for public bus services in line with demand towards Bray (DART and Bray bus interchange) and towards the Luas at Cherrywood / Brides Glen.
- Remediation of 5 no. historic landfill sites in line with Certificates of Authorisation issued to Wicklow County Council by the EPA in 2019.

Drawing Nos. PL102 – PL104 by MCORM Architects enclosed with the application drawing shows the overall extent of the proposed development at 1:2,000. Site Layout Plans at 1:500 are also provided with the application drawing package. Figure No 3.6 above also identifies the development proposed within the current application. The various elements of the development are described in more detail below.

The proposed 650 no. residential units comprises of 241 no. houses and 409 no. apartments.

Of the 409 no. apartments proposed the unit breakdown will be as follows:

Table 4-1: Breakdown of Apartment Types

Apt Type	No. Units	% of Apartments
1 Bed	99	24%
2 Bed	279	68%
3 Bed	31	8%
Total Apts.	409	

Of the 241 no. houses proposed the breakdown of units will be as follows:

Table 4-2: Breakdown of House Types

House Type	No. Units	% of Houses
3 Bed (+ study)	50	21%
4 Bed	88	36%
5 Bed	103	43%
Total Houses	241	

These result in an overall unit size breakdown as follows:

Table 4-3: Breakdown of Bedroom Types

Unit Type	No. Units	% of Units
1 Bed	99	15%
2 Bed	279	43%
3 Bed / 3 bed + study	81	12%
4 Bed	88	14%
5 Bed	103	16%
Total Units	650	

The proposed Phase 1 application will provide much of the site works and services necessary for the wider Action Area Plan development. The main road link between the N11 and Ballyman Road will be built entirely, and sites will be allocated for a future school campus and the neighbourhood centre. Roughly one third of the residential units identified for Phase 1 (as defined in the bray MD LAP) will be accounted for, as well as approximately 84% of the total open space area requirement.

4.1 Provision of Social Infrastructure within the Development

The key social infrastructure facilities provided within the proposal are as follows;

- 15.3ha of District Park / Active Open Space, (with existing 3.1ha active open space previously provided on the lands by the Applicant for Enniskerry AFC).
- 733 sq.m. crèche.
- 1,035 sq.m. retail space in neighbourhood centre.
- 360 sq.m. café in neighbourhood centre.
- 480sq.m community concierge (serving entire Fassaroe community).
- 414sq.m. residential ancillary uses for residents of the neighbourhood centre apartments (residents lounge 256sq.m., residents gym 90sq.m., and residents concierge 68sq.m.).
- 108 sq.m. retail unit / café kiosk in district park.

Along with this, the development outlines a site for the future development of a school campus. The crèche is proposed to be set adjacent to this site, allowing a greater interrelationship in the future between this service and the future school campus. This overall social services site is set centrally within the application lands, adjacent to the proposed district park. This arrangement will allow these service facilities to benefit from the amenities within the park by having a visual connection as well as safe and easy physical access to the park.

4.1.1 Phasing of the Development

An indicative 2-stage phasing has been proposed for the development. The first phase will include 296 no. units primarily on lands within the eastern portion of the site, closest to Bray. This phase is also proposed to include the construction of the road, remediation of landfills, and landscaping of proposed areas of passive open space. The second phase will provide additional apartments to the east along with the neighbourhood centre, along with units to the west of the site and areas of active open space. In total, 354 no. units will be provided in this phase.

5 METHODOLOGY

In order to assess the context of the application site and the availability of social infrastructure in the wider area, a desktop study was undertaken. This study assessed the availability of services and facilities in the area surrounding the application site which include education, childcare, medical, recreation and other facilities. For the purposes of this study, a 3km catchment zone was provided around the site. This catchment was considered reasonable as it encompassed the full built-up area of Bray town of which Fassaroe will form a major new growth centre. This catchment is also considered to be suitable for considering sustainable travel by foot, cycling or public transport.

The following sources and documents were used in the course of the survey;

- Central Statistics Office 2016 and 2011 Census data for both Electoral Divisions (EDs) and Small Area Populations (SAPs).
- Google Maps 2019.
- Department of Education and Skills School Enrolment Figures.
- Pobal 2019 Database of Túsla Childcare Facility Inspection Reports.
- Wicklow County Childcare Committee.

The demographics for this area have been assessed across the 2011 and 2016 National Census data to obtain a profile of the area. Along with this, school enrolment figures have been examined using comparisons from the most recent 2018-2019 school year alongside those from 2013-2014 and 2008-2009. This method provides a picture of demand over an extended time period to estimate capacities and trends.

6 PROFILE OF THE AREA

The profile of the area has been reviewed against the following factors:

- Demographics;
- Small Area Populations Statistics; and
- Existing Facilities:
 - Education and Childcare
 - Sports and Recreation
 - Health and Wellbeing
 - Community Services
 - Faith
 - Emergency Services
 - Other Services

6.1 Demographics

Population figures from the CSO Electoral Divisions data was used to create a profile of the area surrounding the site. The catchment area was defined as a 3km zone around the site. Electoral Divisions where only a very small area fell within the zone and which did not comprise of notable numbers housing were excluded. 9 no. Electoral Division Areas (EDs) were deemed to form part of the catchment area.

The EDs show an overall population increase of 3.6% for the local area between 2011 and 2016 as demonstrated in **Table 6.1**. The overall population trend is expected to continue with increased population growth and urbanisation putting pressure on the need for more homes.

Table 6-1: Electoral Division Areas and Population Change

	2011	2016	Population Change	Percentage Change
Bray No. 1	1,746	1,839	93	5.3%
Bray No. 2	6,192	6,414	222	3.6%
Bray No. 3	6,424	6,459	35	0.5%
Rathmichael (Bray)	2,380	2,415	35	1.5%
Kilmacanogue	14,043	14,706	663	4.7%
Enniskerry	2,765	2,910	145	5.2%
Powerscourt	785	788	3	0.4%
Shankill - Rathmichael	5,353	5,623	270	5%
Shankill - Shanganagh	5,334	5,488	154	2.9%
Total	45,022	46,642	1,620	3.6%

6.2 Small Area Population Statistics

A more detailed profile of the population can be obtained using Small Area Population Statistics (SAPs). The 3km catchment intersects 158 SAPs. A summary of SAP data gathered from the 2016 Census can be found in **Appendix A**.

These 158 SAPs show quite a stable population profile in the area, with 62% of the population in the working age brackets and roughly a 24% concentration of children and teenagers in the school age brackets and below. Approximately 14% of the population is in the retirement age bracket. The existing housing stock primarily consists of residences built post-1960.

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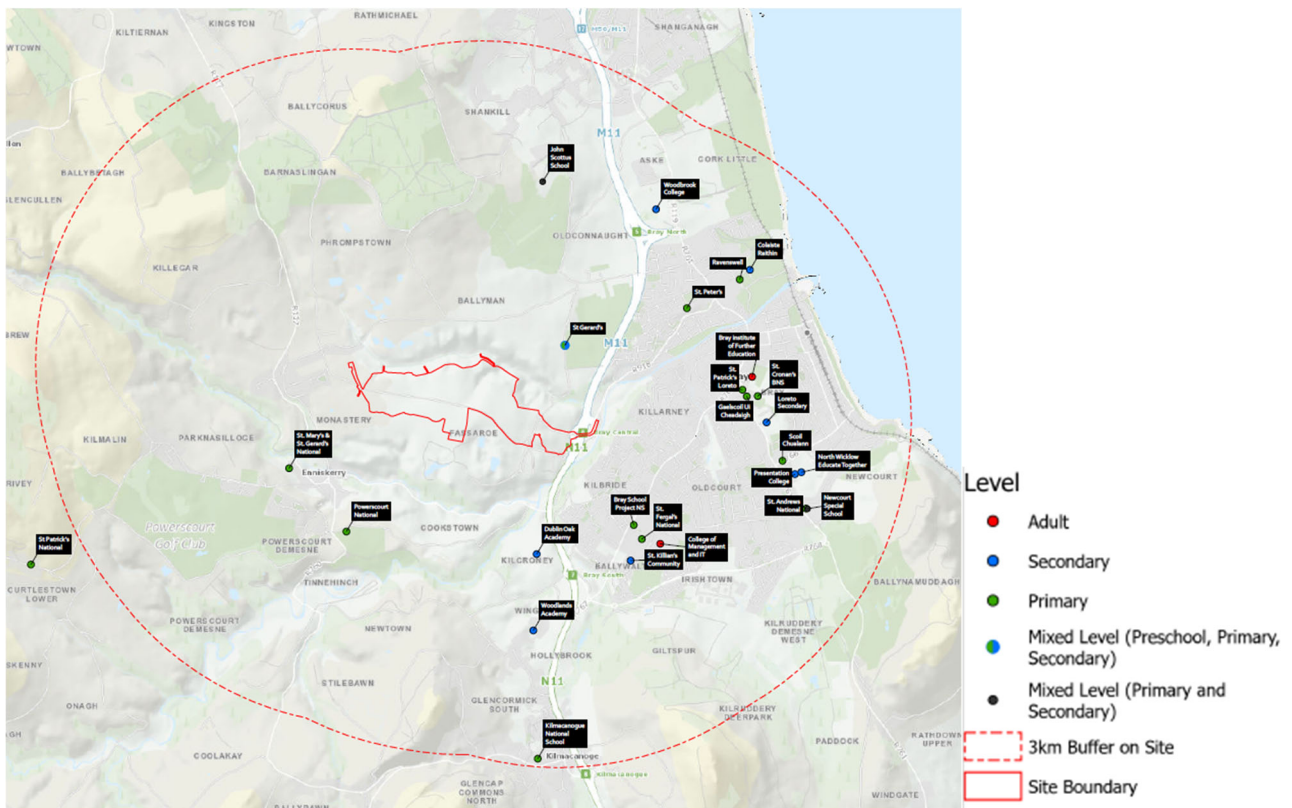
The following schools listed in Table 6.2 and illustrated in Figure 6.2 fall within 3km of the application site.

Table 6-2: Nearby Schools

School Name	Cycle Time	Within 4-Minute Walk from Bus Stop	Within 8-Minute Walk from Bus Stop	Type	Estimated Approx. Capacity *
St. Gerard's, Old Conna	8 minutes			Preschool Primary Secondary	20 230 564
St. Peter's, Bray	11 minutes	✓		Primary	169
St. Mary's and St. Gerard's National School, Enniskerry	13 minutes			Primary	237
Ravenswell Primary, Bray	13 minutes		✓	Primary	413
Coláiste Ráithín, Bray	13 minutes		✓	Secondary	326
St. Patrick's Loreto, Bray	15 minutes		✓	Primary	799
Gaelscoil Uí Chéadaigh, Bray	16 minutes		✓	Primary	231
St. Cronan's, Bray	17 minutes		✓	Primary	517
Loreto Secondary, Bray	19 minutes			Secondary	842

Note: *The estimated capacity figures shown are drawn from the enrolment figures held by the Department of Education and Skills for the academic years 2010/2011, 2015/2016, and 2020/2021. The maximum capacities shown above are the highest figures seen across these 3 school years. Taking these school years at 5-year intervals allowed a wider view of enrolment levels and therefore capacity estimates to be seen.

Figure 6-2: Map of Primary, Secondary and Third-Level Education Institutes



6.3.2 Sports and Recreation

There are 58 no. facilities for sports and recreation identified within the 3km accessible zone. These include 10 no. GAA and football clubs, 6 no. parks with facilities including playgrounds and football fields, and 15 no. fitness facilities including gyms and sports pitches. There are also 6 no. golf clubs and a variety of recreational activity centres such as scout halls, youth clubs and niche activities. The majority of these facilities such as sports clubs and playgrounds cater to youth recreation and provide an essential service to the area.

6.3.3 Health and Wellbeing

There are 52 no. facilities providing health and wellbeing services within 3km of the site. 8 no. of these are primary care and GP services, with 11 no. specialist care locations. The catchment area also includes 11 no. nursing homes and elderly care facilities, 11 no. dental practices, and 11 no. pharmacies.

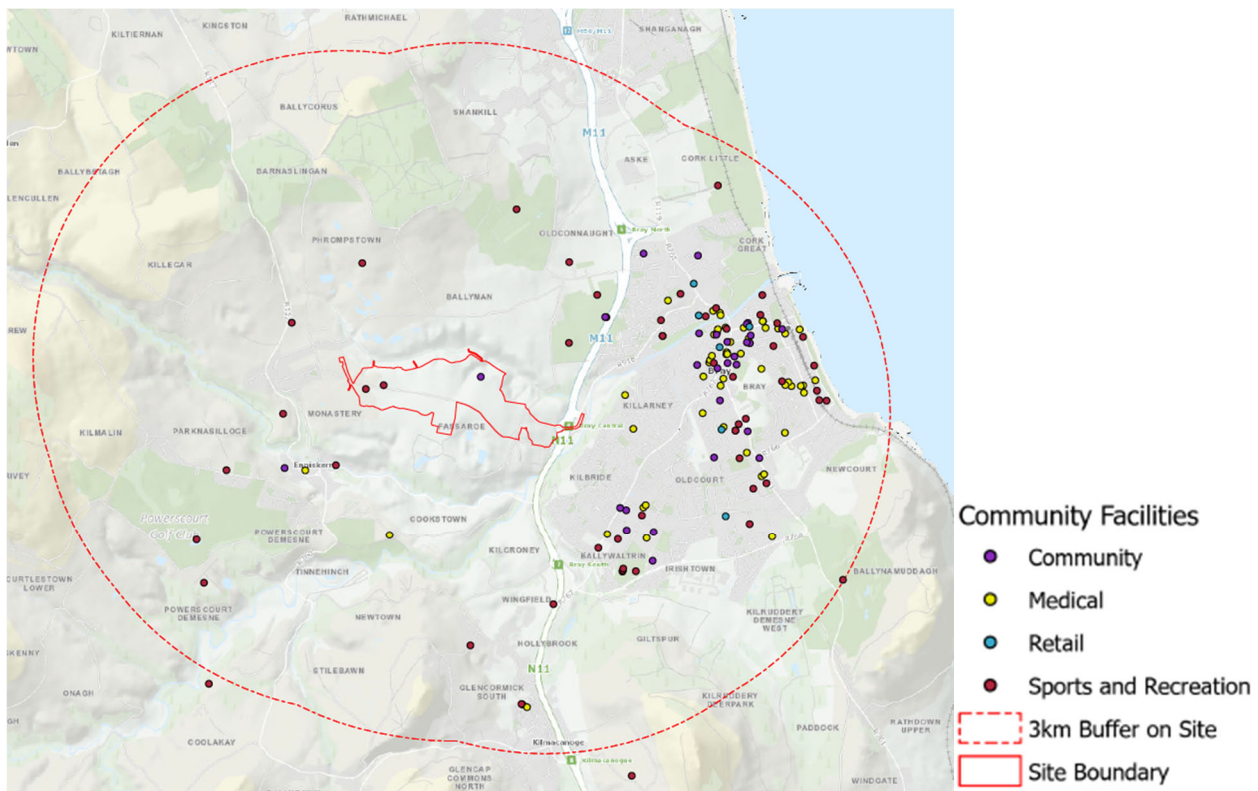
6.3.4 Community Services

28 no. community service facilities were identified within the 3km zone. These include 15 no. support and family services, along with a number of other facilities including youth reach programmes, libraries, and parish/neighbourhood centres.

6.3.5 Retail

There are 5 no. supermarkets in Bray. Along with this, the Florentine Centre development in Bray town centre is currently under construction. This will serve as a retail centre for the town.

Figure 6-3: Map of Sports and Recreation, Medical, Community Services and Retail Facilities



6.3.6 Faith

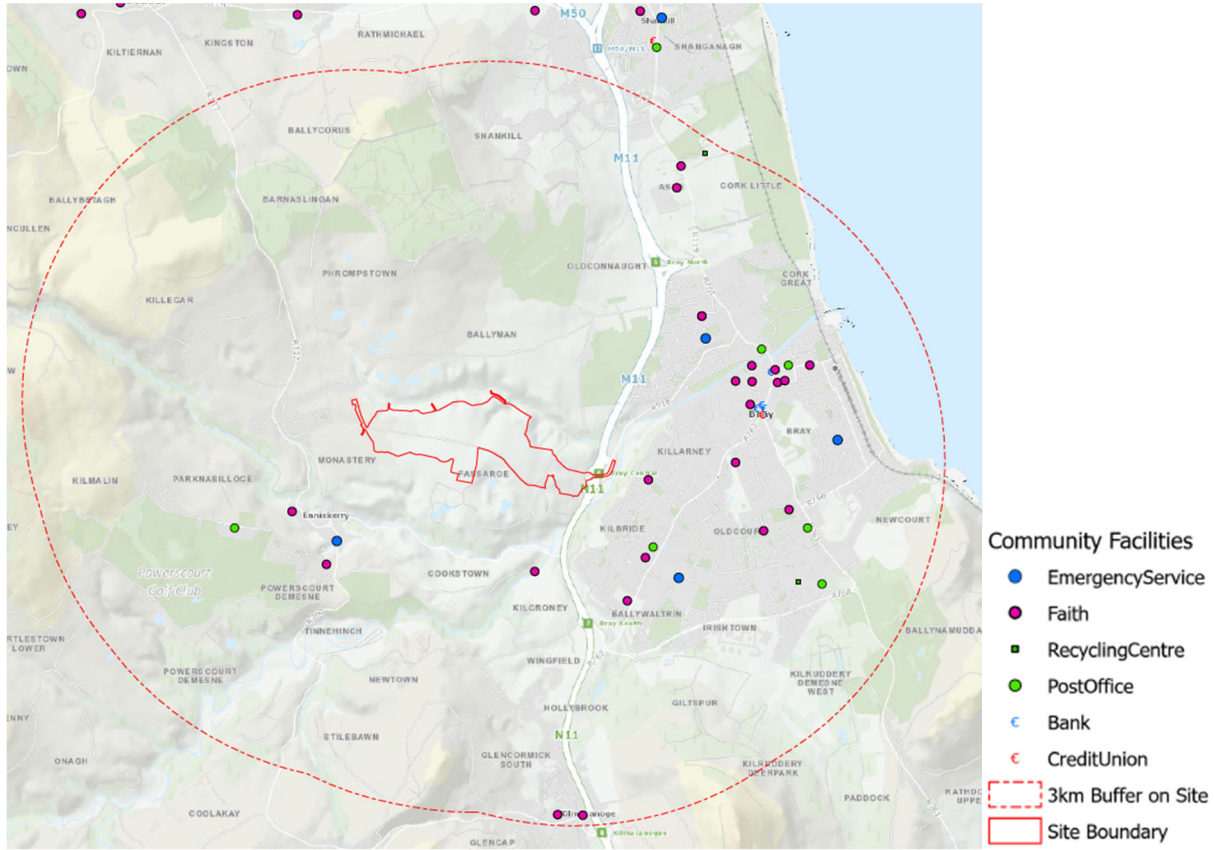
There are 35 no. facilities centred around faith and religion. These include a number of different churches, cemeteries and religious groups.

6.3.7 Emergency and Other Services

There are 9 no. emergency services in the area. These are 4 no. Garda stations, 3 no. fire stations and 2 no. ambulance services.

There are also 8 no. post offices, 4 no. recycling centres and 7 no. banks and credit unions in Bray and the surrounding areas.

Figure 6-4: Map of Faith, Emergency and Other Services



7 SOCIAL INFRASTRUCTURE PROVISION WITHIN THE PROPOSED DEVELOPMENT

7.1 Open Space

The Bray Municipal District Local Area Plan (LAP) sets out a requirement for a total of 22ha of active and passive open space as part of the overall Phase 1 development of Fassaroe under the Action Area Plan. The proposed Phase 1(a) development includes approximately a third of the total dwelling units of Phase 1, and 18.4ha of active and passive open space, accounting for roughly 84% of the 22ha. It is clear the proposed development will provide excess open space relative to the housing being provided, and as such, the scheme is considered to be acceptable.

7.2 Childcare

The proposed development includes a 2-phased approach to construction which is considered reasonable given the size and scale of the development. Within this phasing, it is proposed to include the crèche in the second phase of construction. The first phase includes 144 no. apartments and 152 no. houses. Given the 36 no. creches, Montessori and play group services currently, it is clear the local area is well-served by childcare facilities.

Given the location of the site in Bray it is considered unlikely that any notable number of two-bedroom apartment dwellings will accommodate households with young children. Based on the 2016 Census, 9.3% of the population within Bray and its environs were aged 6 and under. Along with this, only 20.4% of families were in the 'Pre-School' and 'Early School' stages of the family cycle. As a result, it is therefore considered reasonable to conclude that demand will be restricted to units of three-bed and above.

On this basis, the number of residential units within the proposed development which can reasonably be considered to generate demand for childcare / creche facilities are as set out in Table 7.1.

Table 7-1: Predicted Childcare Demand

Unit Size	Apartment Nos.	Apt. Creche Demand	House Nos.	House Creche Demand	Total Units Generating Creche Demand
1 bed	99	-			-
2 bed	279	-			-
3 bed	31	31	50	50	
4 bed			88	88	
5 bed			103	103	
Total No. Generating Creche Demand		31		241	272

The Government's 'Childcare Facilities Guidelines for Planning Authorities' (2001) sets out a need for one childcare facility providing 20 childcare places per 75 dwellings. Based on these figures, approximately 73 no. childcare places should be generated by the 272 No. family type dwellings.

The Guidelines also set out floor area requirements per child as shown in Table 7.2.

Table 7-2: Childcare Floor Space Requirements

Age of Child	Floor Area per Child
0 – 1	3.7 sq.m
1 – 2	2.8 sq.m
2 – 6	2.32 sq.m

The creche now proposed comprises of approx. 733sq.m. in total, of which approx. 366.3 sq.m. is clear floor space for children in the children's rooms. This includes a number of rooms to cater for different age groups. Based on an assumed age profile breakdown as presented in the draft drawings (providing for a range of children ages 0 – 5), it is envisaged that the facility will be capable of accommodating in the region of 138 no. childcare spaces. This allowance exceeds the projected need outlined above. As such, the proposed crèche would cater for an excess of childcare spaces relative to the demand arising from the development. This excess would allow the crèche to cater for nearby residents, along with residents of future phases of development. The crèche is therefore considered to be in accordance with the requirements of the Childcare Facilities Guidelines.

As noted in section 3.5.1 above, in relation to new housing areas, the Guidelines recommend a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate. It is acknowledged however that is a guideline standard and will depend on *“the particular circumstances of each individual site”*.

If a separate childcare facility were to be provided with a minimum of 20 places per 75 dwellings contributing to childcare demand, this would result in the delivery of 3 No. smaller facilities within the development. This is not appropriate and not in line with current childcare facility operating demands and requirements, and it is noted is not an approach generally required or adhered to by Planning Authorities and / or An Bord Pleanála.

In developing the creche proposal to respond to the identified demand, consultation with a local crèche operator was undertaken for advice on the scale of crèche which would be appropriate and suitable for this location. This crèche operator also operates crèches in other locations in the Greater Dublin Area and has a wealth of experience in childcare provision. We were advised based on her local knowledge and experience that a crèche of the order of 700sq.m. – 800sq.m. would be an appropriate and viable scale of crèche facility at this particular location and would be preferable to smaller crèches.

The crèche is proposed to be located centrally within the overall development. This siting will afford ease of access to the facility for all residents, while also being close to the proposed public bus route. This central location will also place the crèche close to the district park, allowing the service to avail of the amenities and facilities within the park. The site identified for the future development of the school campus and neighbourhood centre is also located adjacent to the crèche. Once these are implemented, the layout will allow these services and facilities to complement each other as a core for the overall development.

Based on the foregoing then, it is considered that the nature and scale of the creche proposal is in accordance with the requirements of the Guidelines having regard to *“the particular circumstances”* of this specific site and location.

Wicklow County Childcare Committee were initially contacted in 2019 and have been consulted throughout the design process, with feedback during 2020 noting a shortfall in the number of childcare places available in the Bray area. Details of the current proposed development and the proposed childcare provision were issued to the Wicklow County Childcare Committee in August 2021 and their opinion on these revised proposals was sought. In their response (see **Appendix D**), the Childcare Committee noted the reduced no. of units within the proposal and excess spaces which will be provided in the proposed crèche and stated the following:

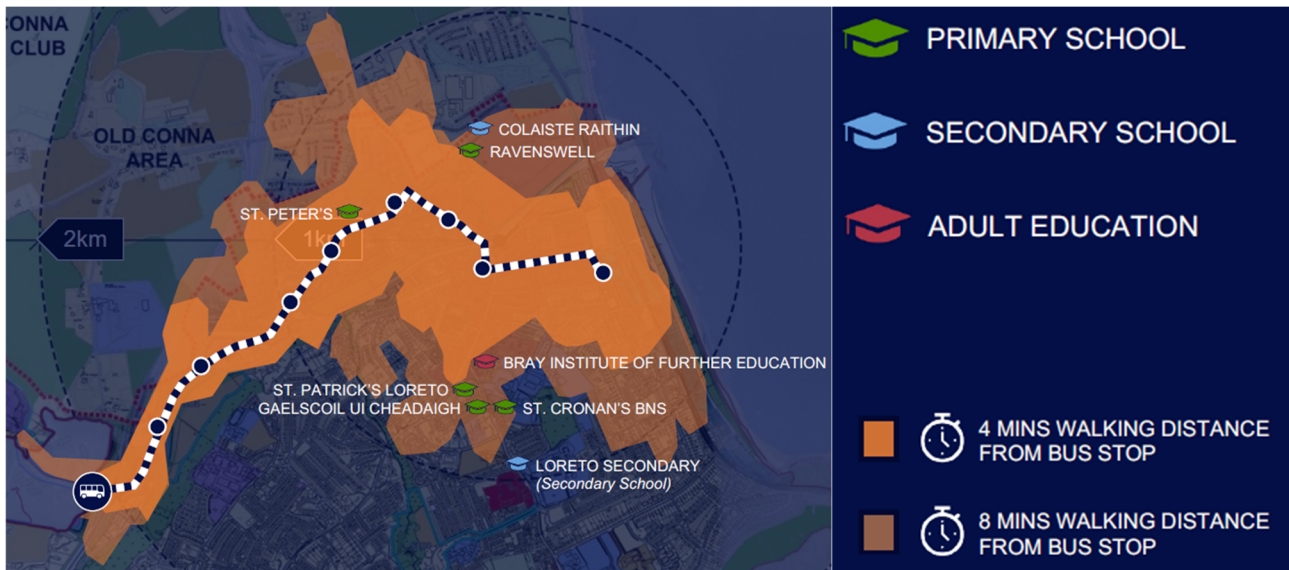
“This scenario is satisfactory from our point of view as we would anticipate that the demand from within the new development combined with the current shortage of childcare places in the general area should ensure the need and viability of a service of this size.”

7.3 School

7.3.1 Existing Services

Fassaroe benefits from existing public transport services providing connections with Bray, including the No. 185 bus route. This bus services serves as a connection with Bray town centre and includes a number of stops along the way that ensure a large catchment area is within convenient walking distance of existing schools. **Figure 7.1** below shows the primary, secondary and adult education schools that are all within 4- and 8-minute walking times from this bus service.

Figure 7-1: Map of Education Catchment of No. 185 Bus



7.3.2 New Schools at Fassaroe

The existing schools within Bray will be suitable to accommodate demand from the development in the short- to medium-term. As required under the LAP, the proposed development identifies and reserves land for a school campus to be developed. This future school campus is set centrally within the overall development of Fassaroe. This arrangement ensures residents will be able to easily access the school in the future. This land is under the ownership of the applicant and will be available for the development of a future school campus when deemed appropriate by the Local Authority / Department of Education Skills. The Department of Education is already in discussions with the Applicant to purchase land with a view to progressing a planning application in the short term.

In considering when a school might be delivered in Fassaroe, the extent of demand arising from the proposed dwellings needs to be examined. This demand will grow over time as each phase of construction is completed. The following construction timeline is included as part of the proposed development;

Table 7-3: Construction Phases

Phase	Apartments				Houses				Total Units
	1-bed	2-bed	3-bed	Total Apartments	3-bed	4-bed	5-bed	Total Houses	
PHASE 1a	52	76	16	144	28	58	66	152	296
PHASE 1b	47	203	15	265	22	30	37	89	354
Total	99	279	31	409	50	88	103	241	650

In considering the population likely to arise from this construction timeline, it is considered reasonable to assume the resulting occupancy rates would be 2.16 No. persons per apartment household and 2.93 No. persons per house-based household, as observed in the 2016 Census. Along with this, the following age profiles were observed in Bray:

- 5.3% in the 0 – 3 age cohort
- 12.1% in the 4 – 12 cohorts
- 6.6% in the 13 – 17 cohorts
- 62.5% in in the 18 – 64 cohorts
- 13.5% in the 65+ cohort

On this basis, the following age profile would be provided within each year of construction in Fassaroe;

Table 7-4: Age Profile of Residents within each Construction Phase

	Creche / Preschool (0 – 3yrs)	Primary School (4 – 12yrs)	Secondary School (13 – 17yrs)	Working Age (18 – 64yrs)	Retired (over 65yrs)	Total
Phase 1a	40	91	50	473	102	756
Phase 1b	44	101	55	521	112	833
Total	84	192	105	994	214	1,589

The *Code of Practice for The Provision of Schools and the Planning System* from the Department of Education sets out the minimum size for a new primary school in rapidly developing areas may be as high as 16 classrooms. According to the *Overview of Education 2000-2020* from the Department, the average primary school class size is 23.3 pupils. On this basis, assuming 16 classrooms with an average of 23.3 pupils, then approximately 373 no. primary school pupils would be needed in the local area to warrant the development of a new school. The projections above suggest that demand for 192 no. primary school places would be generated by the proposed development.

For post primary schools the Department advises that most new schools must have the capacity to operate schools in the size range of 800 to 1,000 pupils. A lower threshold of 400 would apply for Gaelcholáistí having regard to the alternative of establishing an Aonad within a school. It is expected that demand for 105 no. secondary places would arise from the proposed development.

Overall, it is clear that the currently proposed Phase 1 development at Fassaroe alone would not result in sufficient school demand for the immediate on site provision of a school. As sufficient demand arises within the second phase of development, however it is reasonable to expect the Department to have deliver a primary school within that period. These lands will be readily accessible following the construction of the main road through Fassaroe, which will be completed prior to the occupation of any proposed dwellings. As noted above, the Department is already in discussion with Cosgrave Property Group regarding the purchase of land to progress schools proposals here.

8 CONCLUSION

There is a steadily growing population in Bray and its environs. As seen above, the population grew by less than 4% in the five-year period from 2011 to 2016. This stable population also includes a high portion of people in the working age bracket at 62%, with roughly 25% of the population being children and teenagers in the school age groups and below, and the remaining circa 13% being within the retirement age group.

The social infrastructure available for this population includes a wide range of services and an ample amount of facilities. The development will include a district park which will be sufficient to serve the population of the development along with existing residents in the wider area. The proposed scale and nature of the crèche facilities proposed are considered to be an appropriate provision for the development proposed. The proposed development also identifies lands for the future development of a neighbourhood centre and school campus. Until such time as the Local Authority and the Department of Education deem there to be sufficient on-site population as to justify the provision of schools, it is noted that there is an ample number of existing primary and secondary schools within easy and safe cycling and / or walking distance of Fassaroe.

Overall, it is considered that the facilities proposed within the development combined with ease of access to existing services and facilities in the wider area will ensure the future residents of the development are well served by social and community facilities.

Appendix A

List of Social Infrastructure Facilities

Table 1: Public services and facilities

TYPE	NAME	ADDRESS / LOCATION	Lat	Long
Bank	Bank of Ireland	45 Main St, Bray, Co. Wicklow, A98 V5X6	53.2013341	-6.1106823
Bank	AIB Bank	108 Main St, Bray, Co. Wicklow, A98 KN77	53.2043048	-6.109666
Bank	Ulster Bank	60 Main St, Bray, Co. Wicklow, A98 A0C7	53.201345	-6.1117178
Bank	Permanent TSB	66 Main St, Bray, Co. Wicklow, A98 X8E2	53.2015778	-6.1110322
Bank	Bank of Ireland	Unit 4, Building 5, Cherrywood Business Park, Dublin 18, D18 R270	53.2442954	-6.1397205
Credit Union	Bray Credit Union	Credit Union House, Main Street, Bray, Co. Wicklow	53.2008056	-6.1109339
Credit Union	Core Credit Union Shankill	Main St, Shankill, Dublin, D18 DY84	53.2316216	-6.1244412
Fire	Bray Fire Station	Boghall Rd, Ballymorris, Bray, Co. Wicklow	53.1876502	-6.1228892
Fire	Greystones Fire Station	Victoria Rd, Rathdown Lower, Greystones, Co. Wicklow	53.1499999	-6.0703537
Fire	Dun Laoghaire Fire Station	Kill Ave, Dún Laoghaire, Dublin	53.2816860	-6.1536485
Garda	Enniskerry Garda Station	Enniskerry Lodge, Church Hill, Enniskerry, Co. Wicklow	53.1913864	-6.1693006
Garda	Greystones Garda Station	6 Marine Terrace, Rathdown Lower, Greystones, Co. Wicklow, A63 PP58	53.1479580	-6.0632050
Garda	Bray Garda Station	Convent Ave, Bray, Co. Wicklow, A98 E093	53.1985904	-6.1007626
Garda	Shankill Garda Station	Dorney Ct, Shanganagh, Dublin	53.2335246	-6.1232005
Ambulance	Order of Malta Ambulance Corps	Hawthorn Road, Little Bray, Bray, Co. Wicklow	53.2071845	-6.1183655
Ambulance	National Ambulance Service Loughlinstown	Seaview Gate, Co. Dublin	53.2397627	-6.1280629
Faith	St. Patrick's Church	Enniskerry, Co. Wicklow	53.1894995	-6.1708009
Faith	St. Mary's Parish Church	Kilgarran, Co. Wicklow	53.1939	-6.1752977
Faith	Kilbride Church of Ireland	Springfield, Co. Wicklow	53.1884805	-6.1424645

Faith	St. Fergal's Parish	Killarney Rd, Ballymorris, Bray, Co. Wicklow	53.189379	-6.127354
Faith	Christ Church	Church Rd, Bray, Co. Wicklow	53.1969719	-6.114743
Faith	Our Lady Queen of Peace	230 Merrion Rd, Dublin, D04 NX33	53.3180577	-6.2096124
Faith	Saint Mochonog's Church	Kilmacanogue Village, Co. Wicklow	53.1685304	-6.1402126
Faith	Bray Methodist Church	Florence Rd, Bray, Co. Wicklow	53.203424	-6.1087424
Faith	St. Andrew's Presbyterian Church	Bray, Co. Wicklow	53.2044729	-6.1090165
Faith	The Holy Redeemer Church	Main St, Bray, Co. Wicklow	53.203555	-6.1121917
Faith	Cornerstone Church at the Well	The Well, Church Terrace, Main St, Ravenswell, Bray, Co. Wicklow, A98 VE43	53.2048587	-6.1121785
Faith	Celula Bray	Flat 4, Prince of Wales Terrace, 5 Quinsborough Rd, Bray, Co. Wicklow, A98 R128	53.204773	-6.1042898
Faith	St. Peter's Church	Chapel Ln, St Peters Rd, Little Bray, Bray, Co. Wicklow	53.2090294	-6.1188262
Faith	Calvary Bible Baptist Church Bray	Due to fire, presently meeting at the Royal Hotel, Main St, Bray, Co. Wicklow	53.201689	-6.112533
Faith	Our Lady Of The Wayside Church	Glenamuck South, Co. Dublin	53.2359007	-6.1969169
Faith	Kiltarnan Parish Church	Anglican Communion, Enniskerry Rd, Glebe, Kiltarnan, Co. Dublin	53.2436524	-6.2022847
Faith	St Columbanus	Loughlinstown Dr, Ballybrack, Co. Dublin	53.2475688	-6.1329335
Faith	Rathmichael Parish Church	Ferndale Rd, Shankill, Dublin	53.2343799	-6.1404518
Faith	St Anne's Shankill	Shanganagh Rd, Shankill, Dublin 18	53.2341127	-6.1261091
Faith	St. James Church Crinken	R119, Dublin Rd, Bray, Co. Dublin	53.2195776	-6.1217554
Faith	Christian Assembly Bray	27 Florence Rd, Bray, Co. Wicklow, A98 RD68 Florence Rd, Bray, Co. Wicklow, A98 RD68	53.2035577	-6.1077308
Faith	St Mary and St Demiana Coptic Orthodox Church	4-5 The Pines, Herbert Rd, Killarney, Bray, Co. Wicklow	53.1957415	-6.1266713
Faith	Villa Pacis Parish Centre	Putland Rd, Newcourt, Bray, Co. Wicklow	53.1929957	-6.1076316

Faith	Holy Redeemer Parochial House	Bray, Co. Wicklow	53.2036368	-6.1144438
Faith	Jehovah Witnesses	64A O'Byrne Rd, Oldcourt, Bray, Co. Wicklow, A98 WC99	53.1913205	-6.1111653
Final Disposition	Springfield Cemetery	Ballymorris, Bray, Co. Wicklow	53.1858855	-6.129969
Final Disposition	Kilmacanogue Cemetery	Kilmacanoge North, Co. Wicklow	53.168425	-6.1367917
Final Disposition	Shanganagh Cemetery	Dublin Rd, Cork Little, Co. Dun Laoghaire-Rathdown	53.221349	-6.1211017
Final Disposition	Bray Cemetery	Little Bray, Bray, Co. Wicklow	53.2090296	-6.1188007
Final Disposition	Glencullen Cemetery	Glencullen, Co. Dublin	53.2232827	-6.2183824
Final Disposition	The Grove Cemetery	Rathdown Lower, Greystones, Co. Wicklow	53.1578694	-6.0840636
Final Disposition	St. Patrick's Chapel and Graveyard	Newtown, Co. Dublin	53.2233881	-6.2166952
Final Disposition	Kiltiernan Cemetery Park	Ballycorus Road Kiltiernan Dublin 18, Dublin	53.234542	-6.1728387
Final Disposition	Bishops Lane Cemetery	Kiltiernan, Kiltiernan, Co. Dublin	53.2350732	-6.2022948
Final Disposition	Redford Cemetery	R761, Redford, Greystones, Co. Wicklow	53.1558127	-6.0914544
Post Office	Little Bray Post Office	Unit 7, Castle St, Little Bray, Bray, Co. Wicklow, A98 W254	53.2061859	-6.1107776
Post Office	Post Office	45 Kilgarron Park, Knocksink, Enniskerry, Co. Wicklow, A98 NY67	53.192671	-6.1831862
Post Office	Ballywaltrim Post Office	Kilbride Lane, Ballywaltrim, Bray, Co. Wicklow	53.1902275	-6.1262641
Post Office	Shankill Post Office	Violet House, Dublin Rd, Shanganagh, Dublin 18	53.2311094	-6.124004
Post Office	Post Office	35B Vevay Rd, Newcourt, Bray, Co. Wicklow	53.1914574	-6.1051704
Post Office	Foxrock Post Office	1 Brighton Rd, Foxrock, Co. Dublin	53.2665107	-6.1838115
Post Office	Bray LFO / DSU	21 Beechwood Cl, Kilruddery Demesne East, Bray, Co. Wicklow, A98 YW89	53.1868361	-6.1034033

Post Office	Bray Post Office	Quinsborough Rd, Bray, Co. Wicklow	53.2048136	-6.1071895
Recycling Centre	Bray Recycling Centre	21 Beechwood Cl, Kilruddery Demesne East, Bray, Co. Wicklow	53.1870341	-6.1066069
Recycling Centre	Marrakesh Ltd Recycling Centre	Kilmurray, Bray, Co. Wicklow, A98 X3C1	53.15127	-6.132465
Recycling Centre	Shanganagh Recycling Centre	Cork Little, Co. Dublin	53.2223563	-6.117808
Recycling Centre	Bring Centre	Rathsallagh Dr, Shankill, Dublin, D18 E6H7	53.2365787	-6.1200922

Table 2: Schools

School Name	Address / Location	Est. Driving Distance To Site	Level	Enrolment 08/09	Enrolment 13/14	Enrolment 18/19	Lat	Long
St Gerard's	Thornhill Road, Old Conna	850m	Preschool Primary Secondary	N/A N/A 446	N/A N/A 515	Currently 20 230 549 respectively. Extensions under construction.	53.203927	-6.1356252
Loreto Secondary	Vevay Road, Bray	3.9km	Secondary	846	848	762	53.196832	-6.1069987
St. Cronan's BNS	Vevay Road, Bray	3.6km	Primary	505	499	503	53.1991202	-6.1081632
St. Patrick's Loreto	Vevay Road, Bray	3.3km	Primary	765	795	802	53.1996988	-6.1103325

Presentation College	Headlands, Newcourt, Bray	4.7km	Secondary	601	635	652 (website) 645 (dept.)	53.192315	-6.1031202
Scoil Chualann	Vevay Road, Bray	4.2km	Primary Gaelscoil	250	236	222	53.1934942	-6.1048577
North Wicklow Educate Together	Putland Road, Bray	4.6km	Secondary	Not open until 2018	Not open until 2018	176	53.1924626	-6.1022024
St. Andrews National	Newcourt Road, Bray	4.6km	Primary	219	215	210	53.1893287	-6.1016611
Newcourt Special School	Newcourt Road, Bray	4.7km	Primary & Secondary Special Needs	Not relevant.	Not relevant	Not relevant	53.1893016	-6.1014599
Bray School Project NS	Killarney Road, Bray	3.7km	Primary	235	244	240	53.1882958	-6.126445
St. Fergal's National	Schools Road, Bray	3.7km	Primary	578	466	428	53.1870723	-6.1253339
St. Killian's Community	Schools Road, Bray	4km	Secondary	522	488	458	53.1852425	-6.1270231

Woodlands Academy	Kilcronee, Bray	6.5km via Kilmacanoge	Secondary	Private international boarding schools for non-English speaking students, so not relevant.	Private international boarding schools for non-English speaking students, so not relevant	Private international boarding schools for non-English speaking students, so not relevant	53.1794449	-6.1412411
Dublin Oak Academy	Kilcronee, Bray	3.9km	Secondary	Private international boarding schools for non-English speaking students, so not relevant	Private international boarding schools for non-English speaking students, so not relevant	Private international boarding schools for non-English speaking students, so not relevant	53.186013	-6.140474
St. Peter's	Hawthorn Road, Bray	3.2km	Primary	82	84	164	53.2068516	-6.1179987
Ravenswell	Dublin Road, Bray	3.1km	Primary	248	252	359	53.2091993	-6.1103065
Colaiste Raithin	Dublin Road, Bray	3.2km	Secondary Gaelscoil	240	254	284	53.21001	-6.1088102
Woodbrook College	Dublin Road, Bray	3.3km	Secondary	399	302	388	53.215438	-6.1220545

St. Mary's & St. Gerard's National	Enniskerry	4.6km	Primary	242	225	216	53.1939528	-6.1756749
Powerscourt National	Cookstown, Enniskerry	5.2km via Ballyman Rd	Primary	66	73	96	53.1883781	-6.1676895
St Patrick's National	Curtlestown Lower, Enniskerry	5km measured from R117 south of Roadstone	Primary	64	63	80	53.1862251	-6.2130597
John Scottus School	Old Conna House, Ferndale Road, Old Conna	2.7km	Primary Secondary	Not open	Not open	8 Registered for 2019/2020, with capacity for 20 120 (secondary)	53.2180744	-6.1382262
Kilmacanogue National School	Kilmacanogue North	5km	Primary	240	205	246	53.1683944	-6.1410771
Gaelscoil Ui Cheadaigh	Vevay Road, Bray	3.4km	Primary	148	178	216	53.1991194	-6.1097397
Bray institute of Further Education	Novara Avenue, Bray		Adult				53.2007951	-6.1089027

College of Management and IT	Southern Cross Business Park, Ballymorris, Bray		Adult				53.186625	-6.122709
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Table 3: Creche / Preschools / Montessoris

Name	Address / Location	Est. Driving Distance To Site	Lat	Long
Zebedee's Montessori Preschool	Glenucan House, Killarney Road, Bray	3.8km	53.198259	-6.1183434
Little Harvard Creche & Montessori	Upper Dargle Road, Bray	1.1km	53.1952426	-6.1332917
Saran Wood Creche	Killarney Road, Bray	3.3km	53.182808	-6.1299807
Deepdales Montessori	Southern Cross, Bray	3.9km	53.1816154	-6.1250042
Clever Bears	Hollybrook Park, Bray	4.7km	53.1831234	-6.1094152
Fun Dayz	Quinsborough Road	3.1km	53.204712	-6.1041242
Coillte Academy	2 Cill Sarain, Herbert Road, Bray	3km	53.1931515	-6.1282601

Mother Goose Montessori	Temple Sports Grounds, Vevay Road, Bray	4.2km	53.1929686	-6.1077731
Naionra Ghleann na Darach	Oak Glen View, Bray	4.9km	53.1843041	-6.1103025
Tus Nua Montessori & Playgroup	St Andrew's Hall, Quinsborough Road, Bray	2.9km	53.204464	-6.1076042
Westfield Montessori	Sidmonton Road	4km	53.196888	-6.1001524
Crescent Montessori	Ardmore Crescent, Bray	3.9km	53.1984592	-6.1195731
Sallywags Childcare	Bentley Avenue, Bray	5km	53.1876817	-6.1096959
Park Academy Childcare	Southern Cross Road, Bray	3.2km	53.1808273	-6.1273167
Hollyoaks Montessori	Hawthorn Road, Bray	3.2km	53.2071152	-6.1172117
Little Haven	Stonehaven, Parknasilloge, Enniskerry	3.6km when measured from R117 south of Roadstone	53.1968012	-6.1941576

Enniskerry Montessori	Church Road, Enniskerry	4.6km	53.1944245	-6.1760293
Cuala Montessori	Cuala Grove, Bray	4.3km	53.1939476	-6.0989857
Marian Preschool & Family Centre	Green Park Road, Bray	2.1km	53.2052164	-6.1188246
Belmont Montessori	Southern Cross Road, Bray	5km	53.1853616	-6.1112672
Little Bunnies Montessori	Aubrey Court, Bray	3.2km	53.2012857	-6.111938
Clever Little Bunnies	Ballywaltrim Community Centre	4.1km	53.1891175	-6.1232509
Clare Elizabeth Creche	8 Sidmonton Road, Bray	3.6km	53.20025	-6.1029572
An Naionra ag Gaelscoil Ui Cheadaigh	Vevay Road, Bray	3.3km	53.1993311	-6.1100049
John Scottus School	Old Conna House, Ferndale Road, Old Conna	2.7km	53.2180744	-6.1382262

Enniskerry Preschool	Old Powerscourt National School, Enniskerry		53.1884327	-6.1679205
Piccolini Play and Learn	Enniskerry Community Hall, Bray Road, Enniskerry		53.1932414	-6.1667728
Discoveries Creche and Montessori	Beech Road, Shankill, Dublin		53.2258171	-6.126624
Cois Cairn Playgroup	Cois Cairn Youth and Community Facility, Cois Cairn, Old Connaught Avenue, Bray		53.2114019	-6.1217383
Ravenswell After School Service	Ravenswell Primary School, Dublin Road, Bray		53.2094729	-6.1113292
Happy Days Playschool	Ravenswell Primary School, Dublin Road, Bray		53.20894	-6.1105943
Little Bray Afterschool Service	Little Bray Community Centre, Old Connaught View, Old Connaught, Bray		53.2058711	-6.1276272
Wee Tots	Bray Adult Education Centre, Putland Road Bray		53.1919975	-6.1032548

Little Oaks Academy	Vevay Road, Bray		53.1910004	-6.1043427
Fairhill Montessori School	74 Fairyhill, Bray		53.1940473	-6.124409
Mini Hands Montessori	Kilmacanogue National School		53.1688854	-6.1394177

Table 4: Medical Care Facilities

Type	NAME	ADDRESS / LOCATION	Lat	Long
Medical	Boghall Medical	Boghall Shopping Centre, Boghall Road, Ballymorris, Bray	53.1890165	-6.1227623
Medical	Town Hall Clinic	Town Hall Centre, Bray	53.2004154	-6.1134633
Medical	Bray Family Practice	Saint Helen's, Meath Road, Bray	53.1993962	-6.0988657
Medical	Duncairn Medical Centre	9 Duncairn Terrace, Bray	53.205143	-6.1045048
Medical	Carlton Clinic	1-2 Novara Avenue, Bray	53.202425	-6.1098862
Medical	Bray Family Practice	Saint Helen's, Meath Road, Bray	53.199363	-6.1005967
Medical	Bray Womens Health Centre	Bri Chualann Court, Adelaide Road, Bray	53.2045426	-6.1041601
Medical	Lucena Clinic	Sessa House, Vevay Road, Bray	53.1995648	-6.1109742
Medical	Davies Physiotherapy	Bray South Business Park, Killarney Road, Ballymorris, Bray	53.1867204	-6.1281559
Medical	Medical Optics	3 Castle Street, Ravenswell, Bray	53.2061733	-6.1117905
Medical	ATAI Clinic	44 Main Street, Bray	53.2016308	-6.1125529
Medical	Pembroke Eye Clinic	Pembroke Lodge, Church Road, Bray	53.1971884	-6.1137104
Medical	Bray Physiotherapy and Sports Injury Clinic	31 Quinsborough Road, Bray	53.20514	-6.1045597
Medical	NewDerm Clinic	1a Novara Avenue, Bray	53.2024951	-6.1099733
Medical	Dr Fidelma Savage	Donard House, Novara Avenue, Bray	53.2023089	-6.1100114

Medical	Dargle Clinic	11A Eglington Road, Bray	53.2036454	-6.1066851
Medical	Enniskerry Physiotherapy Clinic	Medical Centre, Main Street, Enniskerry	53.1930664	-6.1721745
Medical	The Avoca Clinic	Glencormack Business Park, Kilmacanogue North	53.171935	-6.1412067
Medical	Medicare Health Care Studio and Clinic	Glencormack Business Park, Kilmacanogue	53.171703	-6.1405807
Dental	Woodland Othodontics	2a Woodlands Office Park, Bray	53.1861202	-6.104009
Dental	Vevay Dental Centre	35 Vevay Road, Newcourt, Bray	53.1914995	-6.1053035
Dental	Avondale Dental Clinic	3 Newtown vevay, Vevay Road, Bray	53.1936114	-6.1073903
Dental	Dental Care Ltd	40 Main Street, Bray	53.2018407	-6.1124244
Dental	Novara Dental Clinic	7 Carlton Villas, Novara Avenue, Bray	53.202344	-6.1078842
Dental	Bray Dental Clinic	1 Florence Road, Bray	53.2033841	-6.1093735
Dental	The Dental Suite	Fitzwilliam Terrace, 5 Strand Road, Bray	53.2039994	-6.1013034
Dental	Frances Brandon – Orthodontist, Invisalign, Braces	Bri Chualann Court, Adelaide Road, Bray	53.2044567	-6.1023151
Dental	Quinsboro Dental Clinic	13 Quinsborough Road, Bray	53.2046103	-6.107366
Dental	Smiles Dental Bray	Suite 1 Town Hall Court, Main Street, Bray, Co. Wicklow	53.2001781	-6.1105438
Dental	The Friendly Dentist	Belton House, 2 Castle Street, Ravenswell, Bray	53.2059826	-6.1107886
Pharmacy	Boghall Pharmacy	Boghall Shopping Centre, Boghall Road, Bray, Ballymorris, Bray	53.1892205	-6.1224131
Pharmacy	Roche's Chemist	34 Vevay Road, Newcourt, Bray	53.19167	-6.104949
Pharmacy	Cunningham's Pharmacy	3 Killarney Park, Bray	53.1959708	-6.1239413
Pharmacy	Downey's Pharmacy	Unit 3, Tesco Shopping Centre, Vevay Road, Bray	53.195917	-6.1106907
Pharmacy	Kennedy's Pharmacy	35 Main Street, Bray	53.2022177	-6.1121299
Pharmacy	Lloyd's Pharmacy	Novara Avenue, Bray	53.2023326	-6.1098727
Pharmacy	Lloyd's Pharmacy	Castle Street Shopping Centre, Bray	53.205769	-6.110707
Pharmacy	Boots	105 Main Street, Bray	53.2040726	-6.1117298
Pharmacy	Hilton's Pharmacy	2 Main Street, Bray	53.2042227	-6.1113047
Pharmacy	Quins Pharmacy	Quinsboro Road, Bray	53.204535	-6.1111567
Pharmacy	McCabes Pharmacy	24 Quinsboro Road, Bray	53.2046685	-6.1100346

Medical	Order of Malta Ambulance Corps	Hawthorn Road, Little Bray, Bray	53.2071845	-6.1183655
Nursing Home	FirstCare Nursing Home	Earlsbrook House, 41 Meath Road, Bray	53.1997119	-6.1010321
Nursing Home	Cairnhill Nursing Home	Herbert Road, Bray	53.1989617	-6.1250109
Nursing Home	Dargle Valley Nursing Home	Cookstown Road, Cookstown, Enniskerry	53.1871367	-6.1600692
Nursing Home	Atlanta House Nursing Home	Sdmonton Road, Bray	53.2009487	-6.104927
Nursing Home	Shannagh Bay Nursing Home	2-3 Fitzwilliam Terrace, Strand Road, Bray	53.2043299	-6.099165
Nursing Home	Tara Nursing Home	Putland Road, Newcourt, Bray	53.1952738	-6.1017293
Home Care Providers	Home Instead Senior Care	3B Southern Cross Business Park, Bray	53.1862815	-6.1224079
Nursing Home	Roseville Nursing Home	49 Meath Road, Newcourt, Bray	53.198755	-6.09878
Nursing Home	Bray Manor Private Nursing Home	47 Meath Road, Bray	53.1993511	-6.0992158
Nursing Home	Kinvara House Nursing Home	Esplanade Terrace, Strand Road, Bray	53.1998193	-6.0970682
Nursing Home	Kylemore Nursing Home and Day Care Centre	Sidmonton Road, Bray	53.1994722	-6.1014945

Appendix B Summary of Census Small Area Population Data

Table 1: General Household Details

Electoral Divisions	No. of SAPs	Children	Population Reaching Working Age within 10 years	Over 1 year as Resident	Total Housing Stock	Housing Stock built pre-1960	Total Households	Pre-Family Households	Families with Children
Bray No1	8	410	172	1796	749	421	464	44	232
Bray No2	23	1238	650	6140	2283	1092	1576	184	610
Bray No3	25	1352	719	5913	2431	652	1849	154	690
Rathmichael (Bray)	8	637	370	2235	806	144	672	36	237
Kilmacanogue	48	4012	2363	13195	4754	388	3969	290	1847
Enniskerry	9	731	468	2584	910	221	754	38	317
Powerscourt	3	169	103	716	259	91	221	18	73
Shankill - Rathmichael	17	1477	864	5085	1929	394	1513	150	713
Shankill - Shanganagh	17	1358	694	5027	1904	120	1530	108	659
TOTAL	158	11384	6403	42691	16025	3523	12275	1022	5378

Table 2: 10-year age profile

Electoral Divisions	2006						2016					
	0-14	15-24	25-44	45-64	65+	Total	0-14	15-24	25-44	45-64	65+	Total
Bray No1	223	297	566	375	239	1700	359	150	620	474	236	1839
Bray No2	780	974	1802	1536	1213	6305	1053	640	1806	1610	1305	6414
Bray No3	1057	1050	1889	1761	800	6557	1128	695	1811	1632	1193	6459
Rathmichael (Bray)	596	389	785	436	225	2431	505	403	692	546	269	2415
Kilmacanogue	3384	2066	4666	2889	767	13772	3304	1987	4138	3723	1554	14706

Enniskerry	626	371	709	691	299	2696	569	418	649	829	445	2910
Powerscourt	178	89	206	230	70	773	136	122	174	242	114	788
Shankill - Rathmichael	1109	634	1404	1031	423	4601	1192	820	1562	1422	627	5623
Shankill - Shanganagh	1178	805	1718	1179	415	5295	1159	684	1505	1496	644	5488
TOTAL	9131	6675	13745	10128	4451	44130	9405	5919	12957	11974	6387	46642

Table 3: 5-year household profile

Electoral Divisions	2016		2011	
	No. of Households	Persons in Private Households	No. of Households	Persons in Private Households
Bray No1	749	1826	771	1737
Bray No2	2284	5834	2214	5569
Bray No3	2437	6498	2429	6440
Rathmichael (Bray)	806	2433	805	2406
Kilmacanogue	4762	14378	4682	13875
Enniskerry	911	2781	865	2672
Powerscourt	260	802	264	793
Shankill - Rathmichael	1939	5619	1892	5334
Shankill - Shanganagh	1904	5557	1865	5407
TOTAL	17052	45728	15788	44233

Table 4: 2016 Employment Details

Electoral Divisions	At work	Looking for first job	Unemployed	Student	Homemaker	Retired	Unable to Work	Other	Total
Bray No1	763	13	136	112	101	221	123	11	1480
Bray No2	2791	30	243	551	377	1133	230	6	5361
Bray No3	2751	31	306	559	416	1071	179	18	5331
Rathmichael (Bray)	841	29	285	224	172	220	133	6	1910
Kilmacanogue	6362	69	705	1479	960	1383	397	47	11402
Enniskerry	1249	11	92	347	219	356	60	7	2341
Powerscourt	369	5	20	104	59	83	12	0	652
Shankill - Rathmichael	2468	20	252	623	419	491	137	21	4431
Shankill - Shanganagh	2548	22	179	524	320	619	106	11	4329
TOTAL	20142	230	2218	4523	3043	5577	1377	127	37237

Table 5: 2011 Employment Summaries

Electoral Divisions	At work	Unemployed	Total Labour Force
Bray No1	639	221	860
Bray No2	2545	389	2934
Bray No3	2636	433	3069
Rathmichael (Bray)	719	381	1100
Kilmacanogue	5747	1081	6828
Enniskerry	1070	142	1212
Powerscourt	327	33	360
Shankill - Rathmichael	2228	305	2533
Shankill - Shanganagh	2357	301	2658
TOTAL	18268	3286	21554

Table 6: Employment by Industry

Electoral Divisions	Agriculture	Building	Manufacture	Commerce	Transport	Public admin	Professional	Other	Total
Bray No1	0	34	50	182	61	24	207	205	763
Bray No2	6	70	234	747	280	130	758	566	2791
Bray No3	3	118	229	748	238	119	741	555	2751
Rathmichael (Bray)	0	59	70	192	58	19	215	228	841
Kilmacanogue	39	299	575	1786	625	270	1570	1198	6362
Enniskerry	24	62	80	400	139	33	255	256	1249
Powerscourt	26	27	20	83	46	13	95	59	369
Shankill - Rathmichael	17	122	173	809	238	86	611	412	2468
Shankill - Shanganagh	9	88	197	774	289	164	689	338	2548
TOTAL	124	879	1628	5721	1974	858	5141	3817	20142

Table 7: Average Commute Time

Area	Under 15 Minutes	15 – 30 Minutes	30 – 45 Minutes	45 – 60 minutes	1 – 1.5 hours	1.5 hours or more	None	Total
Bray Municipal District	5572	6219	4108	1764	2370	549	1570	22152
Shankill - Rathmichael	742	1146	863	365	357	78	196	3747
Shankill - Shanganagh	696	1166	844	394	419	59	144	3722
Total	7010	8531	5815	2523	3146	686	1910	29621

Table 8: Socio-economic Profile

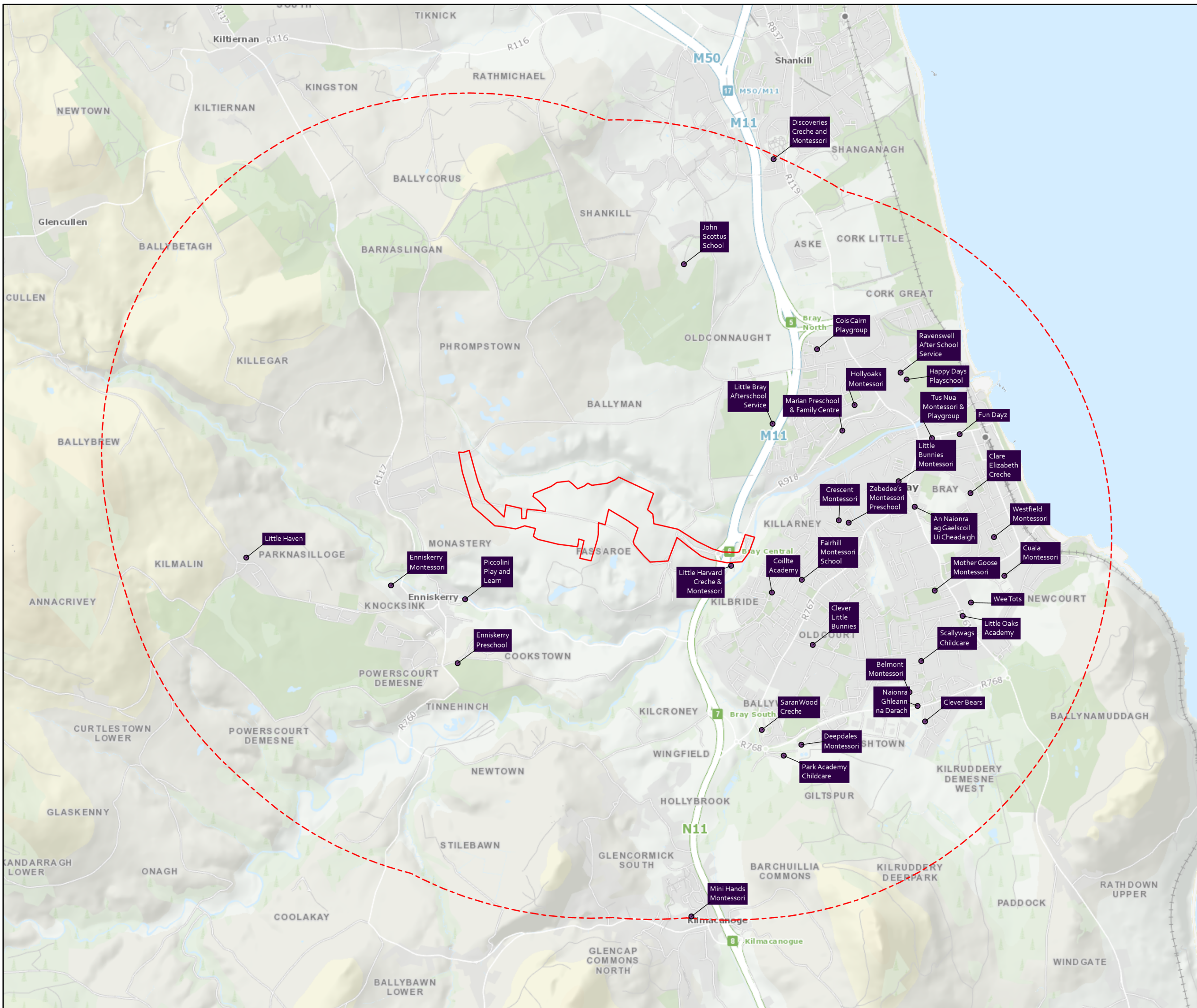
Area	Managers	High/Low Professional	Non-Manual / Manual Skilled	Semi/Unskilled	Own Account	Farmers & Agriculture Workers	Unknown	Total
Bray Municipal District	6867	7281	9273	4066	2072	204	4785	34552
Shankill - Rathmichael	1319	1338	1341	410	396	43	772	5619
Shankill - Shanganagh	1317	1501	1594	411	245	11	478	5557
Total	9503	10120	12208	4887	2713	258	6035	45728

Table 9: Childcare age profiles

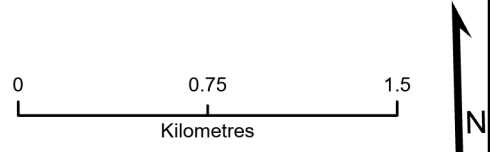
Area	Age							Total
	0	1	2	3	4	5	6	
Bray Municipal District	404	461	416	494	503	479	471	3228
Shankill - Rathmichael	71	76	78	69	79	87	65	525
Shankill - Shanganagh	69	90	73	81	88	94	94	589
Total	544	627	567	644	670	660	630	4342

Appendix C

Social and Community Facilities Maps



- Pre-School Education
- 3km Buffer on Site
- Site Boundary



Client
Cosgrave Property Group

Fassaroe

Title:
Figure 3: Preschool Education / Childcare

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 W rpsgroup.com/ireland

Issue Details

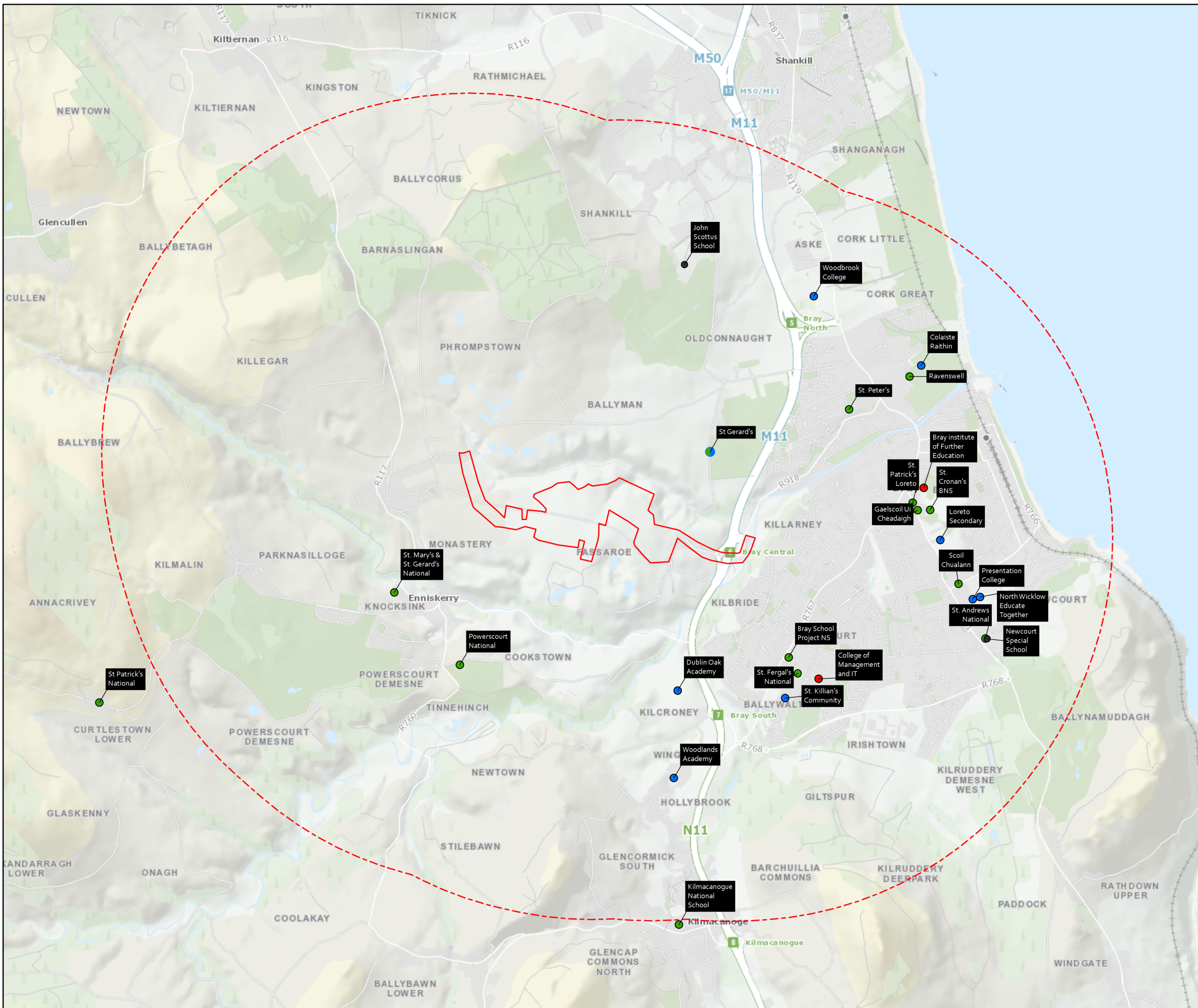
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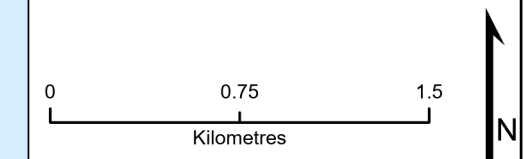


Level

- Adult
- Secondary
- Primary
- Mixed Level (Preschool, Primary, Secondary)
- Mixed Level (Primary and Secondary)

--- 3km Buffer on Site

— Site Boundary



Client
Cosgrave Property Group

Fassaroe

Title
Figure 4: Primary, Secondary, and Adult education facilities

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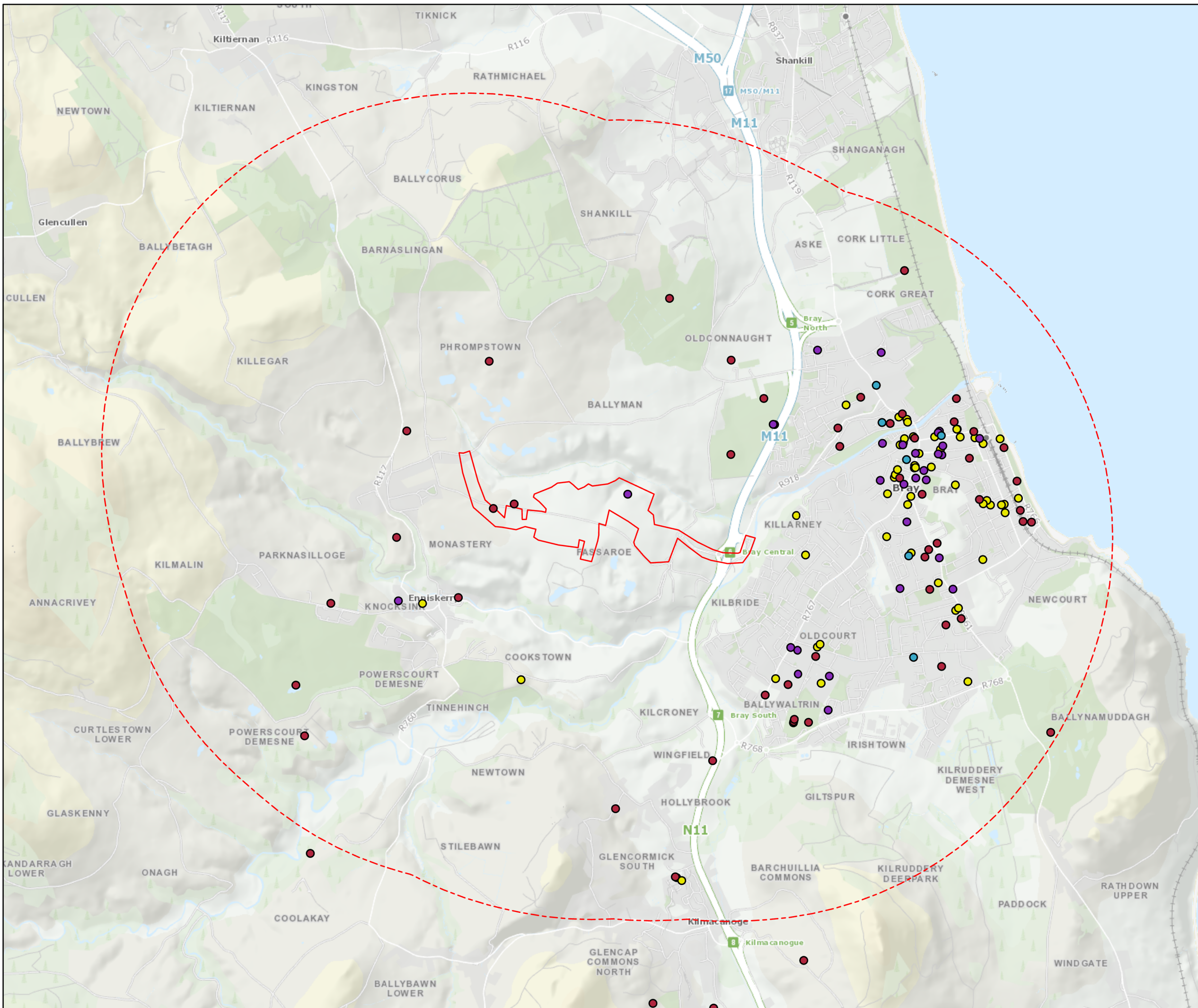
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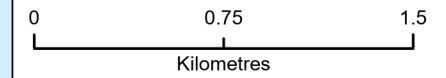
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Community Facilities

- Community
- Medical
- Retail
- Sports and Recreation
- 3km Buffer on Site
- Site Boundary



Client
Cosgrave Property Group

Title
Fassaroe

Figure 5: Medical, Retail, Community, Sports and Recreation

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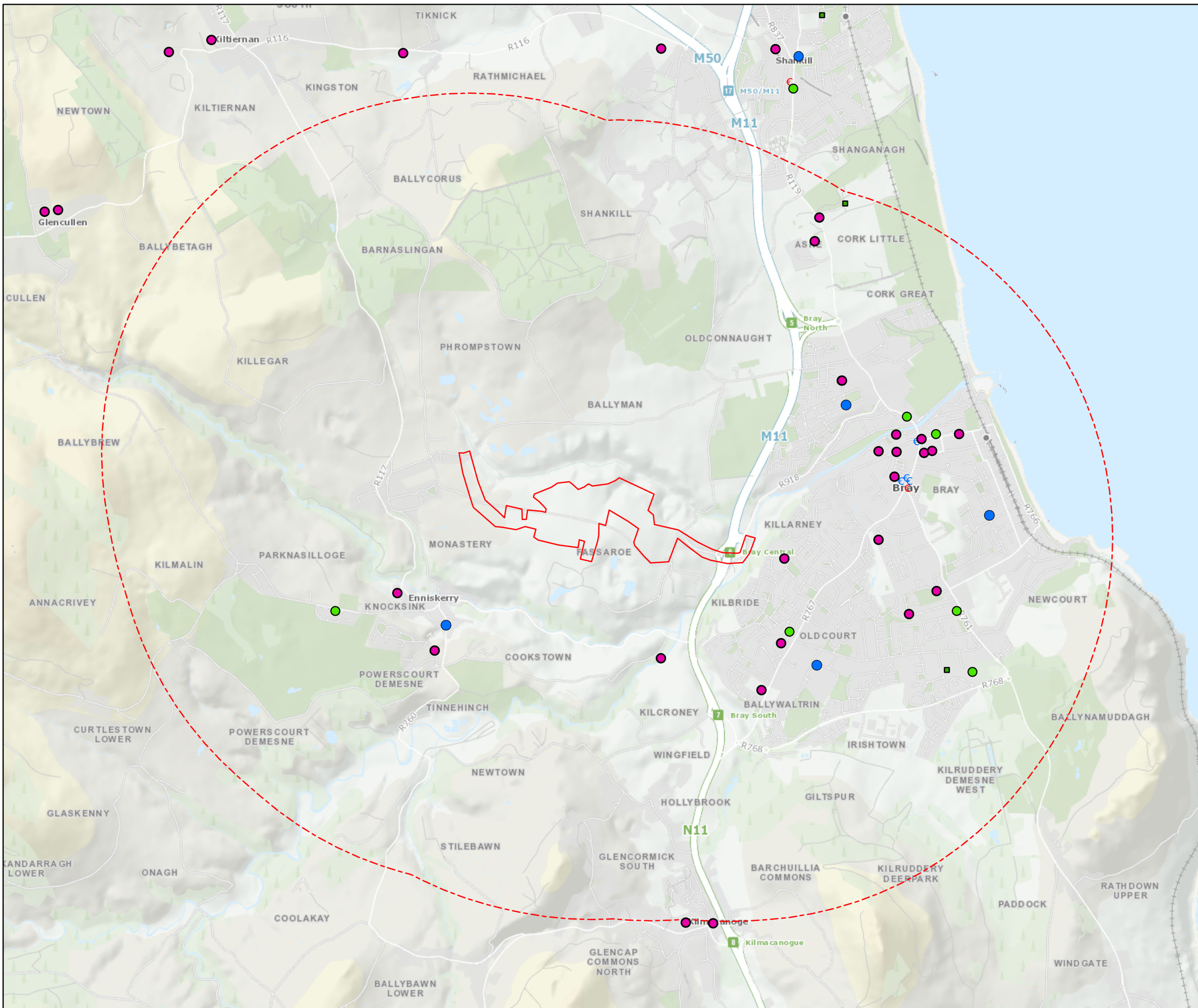
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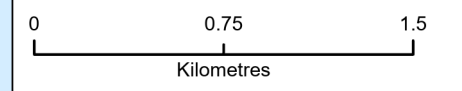
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Community Facilities

- EmergencyService
- Faith
- RecyclingCentre
- PostOffice
- € Bank
- € CreditUnion
- 3km Buffer on Site
- Site Boundary



Client
Cosgrave Property Group

Title
Fassaroe

Title
Figure 6: Emergency services, Faith, Finance and Others

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Appendix D

Email from Wicklow County Childcare Committee

Subject: FW: Fassaroe

From: Lorraine McConnell <lorraine@wccc.ie>
Sent: Wednesday 4 August 2021 14:34
To: Luke Martin <luke.martin@rpsgroup.com>
Subject: Re: Fassaroe

CAUTION: This email originated from outside of RPS.

Hi Luke

I am following on from our recent phone conversation in relation to changes to the plans to Fassaroe. You indicated that the number of units is decreasing in the revised plans while the number of childcare places being provided for in the creche facility is unchanged from the original plan. This scenario is satisfactory from our point of view as we would anticipate that the demand from within the new development combined with the current shortage of childcare places in the general area should ensure the need and viability of a service of this size.

Should you require any further information please do not hesitate to contact me.

Kind regards

Lorraine McConnell

Development Officer

WICKLOW COUNTY CHILDCARE COMMITTEE

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M: 087-2235 255

E: lorraine@wccc.ie

W: www.wccc.ie

Wicklow County Childcare Committee supports:



**Childcare
Committees**
Ireland



More information on the Access and Inclusion Model can be found at <http://www.preschoolaccess.ie/>

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From: Luke Martin <luke.martin@rpsgroup.com>

Sent: Tuesday 3 August 2021 15:10

To: Lorraine McConnell <lorraine@wccc.ie>

Subject: Fassaroe

Hi Lorraine,

Thanks again for taking my call earlier with regards to the proposed residential development and associated crèche at Fassaroe.

Please see attached letter which summarises the overall proposal. As discussed, I would be extremely grateful if you could come back at your earliest convenience with an opinion as to the overall acceptability of the proposal.

If you require any other details or information, please let me know.

Kind regards,

Luke

Luke Martin

Planner
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