

Social and Community Infrastructure Audit / Assessment

In respect of

**Proposed Strategic Housing Development at
Fosterstown North, Dublin Road / R132,
Swords, Co. Dublin**

Prepared by

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On behalf of

J. Murphy (Developments) Limited

April 2022



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DOCUMENT CONTROL SHEET

Client:	J. Murphy (Developments) Limited
Project Title and Job No.:	SHD at Fosterstown North, Dublin Road / R132, Swords, Co. Dublin (JSA Ref: 18206)
Document Title:	SCIAA
Document No:	Final

Rev.	Status	Author(s)	Reviewed By	Approved By	Issue Date
Final	Final	TD/KK	LW	PT	14.04.2022

1.0 **INTRODUCTION**

- 1.1 On behalf of the applicant, J. Murphy (Developments) Limited, this Social and Community Infrastructure Audit / Assessment (SCIAA) has been completed for a Strategic Housing Development application for a residential development on lands at Fosterstown North, Swords, Co. Dublin.
- 1.2 The application site has an area of c. 4.635 ha and is bound by the R132 to the east, the existing Boromhe residential development to the south and west, and the Gaybrook Street and a greenfield site to the north. The application site is zoned 'Residential Area' under the Fingal Development Plan 2017-2023 and forms the southern part of the Fosterstown Masterplan lands. The subject site is strategically located in close proximity to Swords town centre (c. 1km) and Dublin Airport Terminal buildings (c. 2km). The site has access to high frequency public transport.
- 1.3 The proposed development, for w comprises a Strategic Housing Development of 645 no. residential units (comprising 208 no. 1 bedroom units, 410 no. 2 bedroom units, and 27 no. 3 bedroom units), in 10 no. apartment buildings, with heights ranging from 4 no. storeys to 10 no. storeys, including undercroft / basement levels (for 6 no. of the buildings). The proposals include 1 no. community facility in Block 1, 1 no. childcare facility in Block 3, and 5 no. commercial units (for Class 1-Shop, or Class 2- Office / Professional Services or Class 11- Gym or Restaurant / Café use, including ancillary takeaway use) in Blocks 4 and 8.
- 1.4 As mentioned above, the scheme incorporates a number of social and community elements, including a community facility in accordance with Objective PM70, a childcare facility, and 5 no. commercial units. In addition, the proposed development will introduce high quality open space and enhanced permeability across the site with cycle and pedestrian infrastructure connecting to the surrounding areas. As part of this playing fields are also proposed adjacent to the reserved land for a school to the north, and it is expected the playing fields would be provided for use by the school, and local residents outside the school requirements.
- 1.5 This report provides a detailed review of the strategic, statutory and policy context as it relates to social and community infrastructure in the context of the proposed new residential development. This report outlines a contextual overview of the area surrounding the site, a review of the social and community infrastructure within its catchment and identifies possible future needs in the area.
- 1.6 The SCIAA has been prepared in accordance with national policy, Fingal Development Plan 2017-2023 objectives PM70, PM76, and also in accordance with the Fosterstown Masterplan 2019 which identifies a number of social and community infrastructure requirements, as set out in section 3 below.
- 1.7 This report is also submitted to respond to specific information Item No's 8 and 9 of An Bord Pleanála's Opinion. This SCIAA fulfils the requirement for such an audit to support the planning application.
- 1.8 Social and community infrastructure, in this instance, is categorised and recorded as follows:
- Healthcare Facilities - Hospital & Specialist Care, GP & Medical Centres, Dental, Pharmacy's and nursing homes;
 - Education & Childcare- Childcare, Primary, Post Primary and third level education;

- Sports & Recreation- Parks, Playgrounds, Sports Clubs, Leisure Centres, and Fitness Facilities;
- Other Community and Cultural Services – Social Service or Information Centre, libraries, museums, art studios, theatres, community centres, or faith.

1.9 Having regard to the analysis undertaken as part of this assessment and in the context of the future emerging proposals for the wider lands, this application for residential development will contribute to the community amenities for the proposed development and wider area and complies with Objective PM70 of the Development Plan.

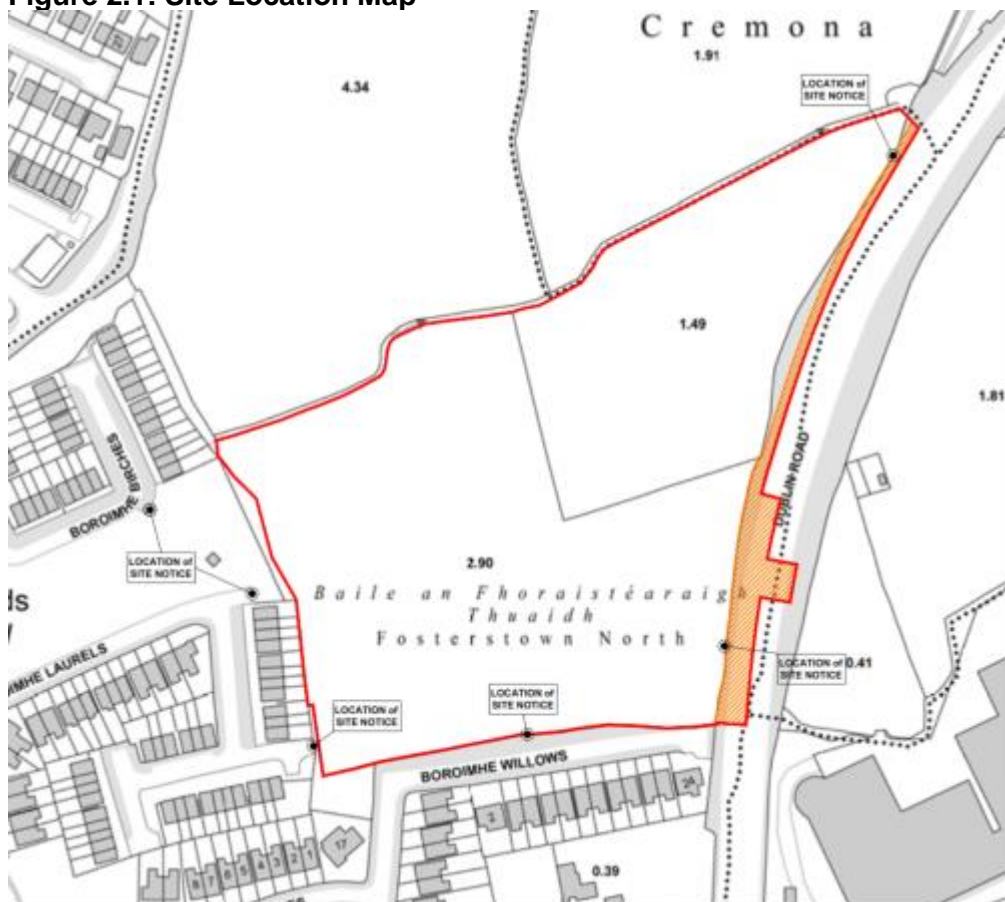
1.10 This report is structured as follows:

- Site Context
- Policy Context
- Methodology
- Profile of the Area and Existing Facilities
- Assessment of Needs
- Conclusion
- Appendix

2.0 SITE CONTEXT

- 2.1 The subject site of c. 4.635 Hectares in area is located to the south of Swords town centre, a Metropolitan Key Town, along the Dublin Road / R132 and opposite Airside Retail Park. The site is located within the area of the Fosterstown Masterplan 2019, with the adjacent greenfield lands bounding the north of the site representing the remainder of the developable masterplan area.
- 2.2 The application site has an area of 4.635 ha and is zoned 'Residential Area' under the Fingal Development Plan 2017-2023 and forms the southern part of the Fosterstown Masterplan area. The site is in an accessible location, with high frequency public transport in close proximity to the site, and further public transport enhancements proposed adjacent to the site including MetroLink and Bus Connects. The site is also in close proximity to several employment areas and Swords town centre.
- 2.3 The proposed development will contribute a high quality residential development along with other complementary uses, including significant public open space provision (including 2 no. playing pitches for use by residents and future use by lands reserved for an education campus to the adjacent lands to the north), a community facility and commercial units.
- 2.4 The subject site itself is located less than 1km from Swords Town centre (to the north), and c. 2km from the employment hub of Dublin Airport to the south.

Figure 2.1: Site Location Map



Swords Area and Surrounding Context

- 2.5 Swords town has grown considerably in recent years, and it is identified as a 'Key Town' within the Dublin Metropolitan Area and the town presently has a broad range of uses, with residential, retail, offices, and logistics. It has a population of 39,000 as referred to in the RSES, and the document 'Your Swords: An Emerging City, Strategic Vision 2035' envisages Swords growing into a city of 100,000 people by 2035.
- 2.6 Geographically, Swords is located c. 12km north of Dublin City Centre, and is within close proximity to the M1, which links to the M50, Dublin Airport and Dublin Port Tunnel while providing the main transport link to Louth and Northern Ireland.
- 2.7 In addition to the broad range of uses located within Swords town centre, a number of large scale shopping centres and retail parks operate within the Swords area, including the adjacent Airside Retail Park, Pavilions Shopping Centre, Swords Business Campus, and Swords Business Park and the Airside Business Park, in addition to the myriad of employment generating uses at Dublin Airport (including the Dublin Airport Central office complex).
- 2.8 The site is well serviced by public transport with high capacity, frequent service, and is located directly adjacent to a major public transport corridor being the Swords Quality Bus Corridor (QBC). A number of bus stops located within 30m-450m walking distance to the site, providing for a high capacity and frequent service to the city centre, along with direct links with Dublin Airport, Dublin City Centre, and UCD. This includes the Swords Express bus services (including routes 500, 501, 502, 503, 504, 505, 500X, and 501X), a range of Dublin Bus services and a GoAhead service (including routes the 33, 33a, 41, 41b, 41x and 101).
- 2.9 The Public Transport Capacity Assessment prepared by Waterman Moylan demonstrates the existing bus network in the area has sufficient capacity to accommodate passenger trips generated by the proposed development and it confirms the peak frequency of bus services is 37 no. buses per hour equivalent to an average frequency of one bus per 1.5 minutes. A copy of the capacity report is included in under separate cover.
- 2.10 Future proposals for public transport in the area include Bus Connects and a section of the Core Bus Corridor 2 (Swords to Dublin City Centre) preferred route passes directly by the site to the east, along the R132 / Dublin Road. Bus Connects aims to introduce 'next generation' bus services and corridors in Dublin. With the aim of significantly cutting existing journey times and ensuring that services are predictable and reliable. A section of the Core Bus Corridor 2 preferred route passes directly by the site to the east, along the R132 / Dublin Road. These corridors will have continuous bus priority, along with segregated cycle lanes where possible. The route will run service to the City Centre running every 10-15 minutes. The NTA provided an update on the BusConnects website in March 2022 confirming that following the approval of the BusConnects Dublin Preliminary Business Case, the NTA is commencing the statutory application process which will be progressed on a phased basis. The Swords to City Centre CDC Scheme does not form part of the first six schemes to be progressed, and it is expected an application will be submitted to An Bord Pleanala during the second half of 2022.
- 2.11 The site will also benefit from the future MetroLink line, which will run along a corridor linking Swords, Dublin Airport and the City Centre, and will terminate at Charlemont. The preferred route public consultation identified a MetroLink stop is proposed on the opposite side of the R132/Dublin Road, north of and partially within the footprint of

Airside Retail Park, and adjacent to the subject site at Fosterstown North. TII provided an update in March 2022 outlining that a Preliminary Business Case for the Metrolink was submitted to the Department of Transport for approval in December 2021. Once confirmed to proceed, the TII expect a Railway Order will be submitted in 2022 based on the current preferred route. Subject to approval, the construction of the project will proceed, however, it is expected this will take a number of years, and therefore the Metrolink will not be delivered in the short term.

3.0 PLANNING POLICY CONTEXT

3.1 The key provisions of national and local planning policy as it relates to the proposed development and this SCIAA is set out in the following sections. The key policy and guidance documents of relevance to the proposed development are as follows:

- Project Ireland 2040 - National Planning Framework;
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009);
- Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020);
- Guidelines for Planning Authorities on Childcare Facilities (2001);
- Fingal County Development Plan 2017-2023;
- Fosterstown Masterplan 2019.

Project Ireland 2040 National Planning Framework

3.2 The National Planning Framework (hereby abbreviated to NPF) is the core high-level strategic plan for shaping the future growth and development of Ireland until 2040. The NPF sets out that 50% of future population is to be accommodated within the existing footprint of Dublin and the other 4 cities.

3.3 The NPF approach includes National Strategic Outcome 10 which seeks to provide '*access to quality Childcare, Education and Health services*'. While the NPF provides no guidance on what infrastructure is required to service new developments of different sizes, a hierarchy of settlements and related infrastructure notes that cities, i.e. central and/or urban locations, may provide all infrastructure within accessible walking area or accessible on transport networks. Figure 3.1 illustrates the hierarchy of settlements and related infrastructure.

3.4 With the lack of alternative guidance and in order to provide a policy and evidence-based approach this Social and Community Infrastructure Audit / Assessment, we will use the NPF hierarchy of settlements to assess the infrastructure within close proximity of the subject area. As set out in section 4, it is considered a catchment area of infrastructure within 15 minutes walking distance is appropriate.

Figure 3.1: NPF Hierarchy of Settlements and Related Infrastructure



Source: National Planning Framework

3.5 The NPF also includes the following objectives in relation to social infrastructure needs:

NPC 30- Local planning, housing, transport/ accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans.

NPC 31- Prioritise the alignment of targeted and planned population and employment growth with investment in:

- A childcare/ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities;
- The provision of childcare facilities and new and refurbished schools on well located sites within or close to existing built-up areas, that meet the diverse needs of local populations;
- The expansion and consolidation of Higher Education facilities, particularly where this will contribute to wider regional development, and

- *Programmes for life-long learning, especially in areas of higher education and further education and training where skills gaps are identified.*

3.6 These objectives highlight the need to safeguard and construct policy for key areas of the population, such as children and ageing communities and therefore to ensure that facilities which cater for all aspects of the population are in place in urban areas and areas of increasing development.

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

3.7 These guidelines were published by the Department of the Environment, Heritage and Local Government in order to set out the key principles that should be adopted within developments and used by the Planning Authorities both in writing their Development Plans and in assessing new developments. The sections within this policy document that are relevant to this social and community infrastructure audit / assessment are outlined below.

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

3.9 The Guidelines state that Planning Authorities should ensure efficient and integrated provision of schools, childcare, community centres, healthcare facilities and district/neighbourhood centres are made available for the wider community. We note the following requirements set out in the Guidelines that relate to social infrastructure:

- **Schools:** *“No substantial residential development should proceed without an assessment of existing schools’ capacity or the provision of new school facilities in tandem with the development.”* This is further clarified as requiring applications for 200+ units to be accompanied by a report detailing the school capacity of the area and the impact of the development.
- **Childcare:** In accordance with the Childcare Guidelines 2001, the Guidelines recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units. However, the Guidelines state *“the threshold for such provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas, in consultation with city / county childcare committees. The location of childcare facilities should be easily accessible by parents, and the facility may be combined with other appropriate uses, such as places of employment.”*
- **Community Centres:** The Guidelines state that provision of community centres is to be assessed by the local authority but should be in a central area and near public transport facilities.
- **Healthcare facilities:** The Guidelines state that the provision of healthcare facilities should be determined in conjunction with the Health Services Executive and the needs of the elderly and disabled should be taken into consideration in health care facilities, accessibility, caretaking facilities and residential development.
- **District/Neighbourhood Centres:** The provision of new retail in new district or neighbourhood centres will be influenced by the Development Plan Retail Strategy.
- **Open Space:** The Guidelines state in other cases (not Greenfield), such as large infill sites or brown field sites public open space should generally be

provided at a minimum rate of 10% of the total site area. However it also recognises that where residential developments are close to the facilities of city and town centres or in proximity to public parks or coastal and other natural amenities, a relaxation of standards could be considered. Alternatively, planning authorities may seek a financial contribution towards public open space or recreational facilities in the wider area in lieu of public open space within the development.

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

- 3.10 The following outlines the relevant social and community infrastructure requirements of the Apartment Guidelines 2020 of relevance to this SCIAA.
- 3.11 Section 4.7 of the Apartment Guidelines 2020 states the following in relation to childcare facilities:

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

Guidelines for Planning Authorities on Childcare Facilities (2001)

- 3.12 As summarised above, the “Guidelines for Planning Authorities on Childcare Facilities” (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations.
- 3.13 The Guidelines recommend that in larger new housing estates, Planning Authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings. The threshold for provision should be established having regard to existing location of facilities and the emerging demography of the area where new housing is proposed. The Guidelines advise that sites should be identified for such facilities as an integral part of the pre-planning discussions.
- 3.14 The following definition of Childcare is included in the Guidelines:

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

- 3.15 The Guidelines state that '*planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate. (See also paragraph 3.3.1 and Appendix 2 below). The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas. Authorities could consider requiring the provision of larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc*'.

Fingal Development Plan 2017-2023

- 3.16 The following objectives are included in the Development Plan regarding social infrastructure requirements as part of new developments:

Community Infrastructure, Facilities and Services

Objective PM66 *Ensure provision of accessible, adequate and diverse community facilities and services in new and established areas to provide for the well-being of residents.*

Objective PM67 *Ensure community facilities are flexible in their design and promote optimum usage.*

Objective PM68 *Promote the clustering of community, recreational and open space facilities, with community facilities being located in local centres or combined with school facilities as appropriate*

Objective PM69 *Ensure that proposals do not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent residents.*

Objective PM70 *Ensure proposals for large scale residential developments include a community facility, unless it can be established that the needs of the new residents can be adequately served within existing or committed community facilities in the area.*

Objective PM73 *Encourage the development of multi-functional buildings which are not used exclusively by any one group.*

Childcare Facilities

Objective PM74 *Encourage the provision of childcare facilities in appropriate locations, including residential areas, town and local centres, areas of employment and areas close to public transport nodes.*

Objective PM75 *Ensure that childcare facilities are accommodated in appropriate premises, suitably located and with sufficient open space in accordance with the Childcare (Pre-School) Services) (No. 2) Regulations 2006.*

Objective PM76 *Require as part of planning applications for new residential and commercial developments that provision be made for appropriate purpose built childcare facilities where such facilities are deemed necessary by the Planning Authority.*

Healthcare

Objective PM87 “Provide for new or extended health care facilities where new housing development is proposed.”

Open Space

Objective PM52 - “Require a minimum public open space provision of 2.5 hectares per 1000 population. For the purposes of this calculation, public open space requirements are to be based on residential units with an agreed occupancy rate of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.”

Objectives DMS57A and DMS57B - Require a minimum of 10% of a proposed development site area be designated for use as public open space, and outlines circumstances where the remaining open space provision outside the development site area, or accept a financial contribution in lieu of remaining open space requirement, including to allow provision or upgrade of Regional Parks in exceptional circumstances.

Objective PM60 - Ensure public open space is accessible and designed so that passive surveillance is provided.

Objective PM61 - Ensure permeability and connections between public open spaces including connections between new and existing spaces, in consultation to include residents.

Objective PM63 Facilitate the provision of appropriately scaled children's playground facilities within new and existing residential development.

Fosterstown Masterplan 2019

- 3.17 The Fosterstown Masterplan was adopted in 2019 and forms Part C of the overall set of masterplans (Parts B and D) prepared in Swords, along with Barrysparks & Crowscastle, and Estuary West. The Masterplan should be read in conjunction with Part A, which sets out the background, context, and key principles for the three Masterplan area as well as in conjunction with Part E, which contains the appendices.
- 3.18 As part of the masterplan process it considered requirements for community infrastructure, and the following relevant opportunities were identified:
- “Ensure that the new MetroLink ‘Fosterstown’ station will be fully accessible to all in the new community, through the provision of pedestrian and cyclist infrastructure to the station and with the creation of a public plaza.”
 - “Provide a hotel at the junction of the R132 and the Pinnock Hill Roundabout.”
 - “Creation of local employment opportunities.”
 - “Provide a new school site within the Masterplan lands to serve the new population of Fosterstown and the existing surrounding communities.”
 - “Incorporate additional sports/recreational facilities to support the new school.”
 - “Provide a mix of residential typologies and sizes, to support the growing population of Swords”.
 - “Support new residential development with local amenities such as a public plaza and open space.”
 - “Internal roads will provide access to the new school and other developments, with a secondary access onto the R132 also provided.”

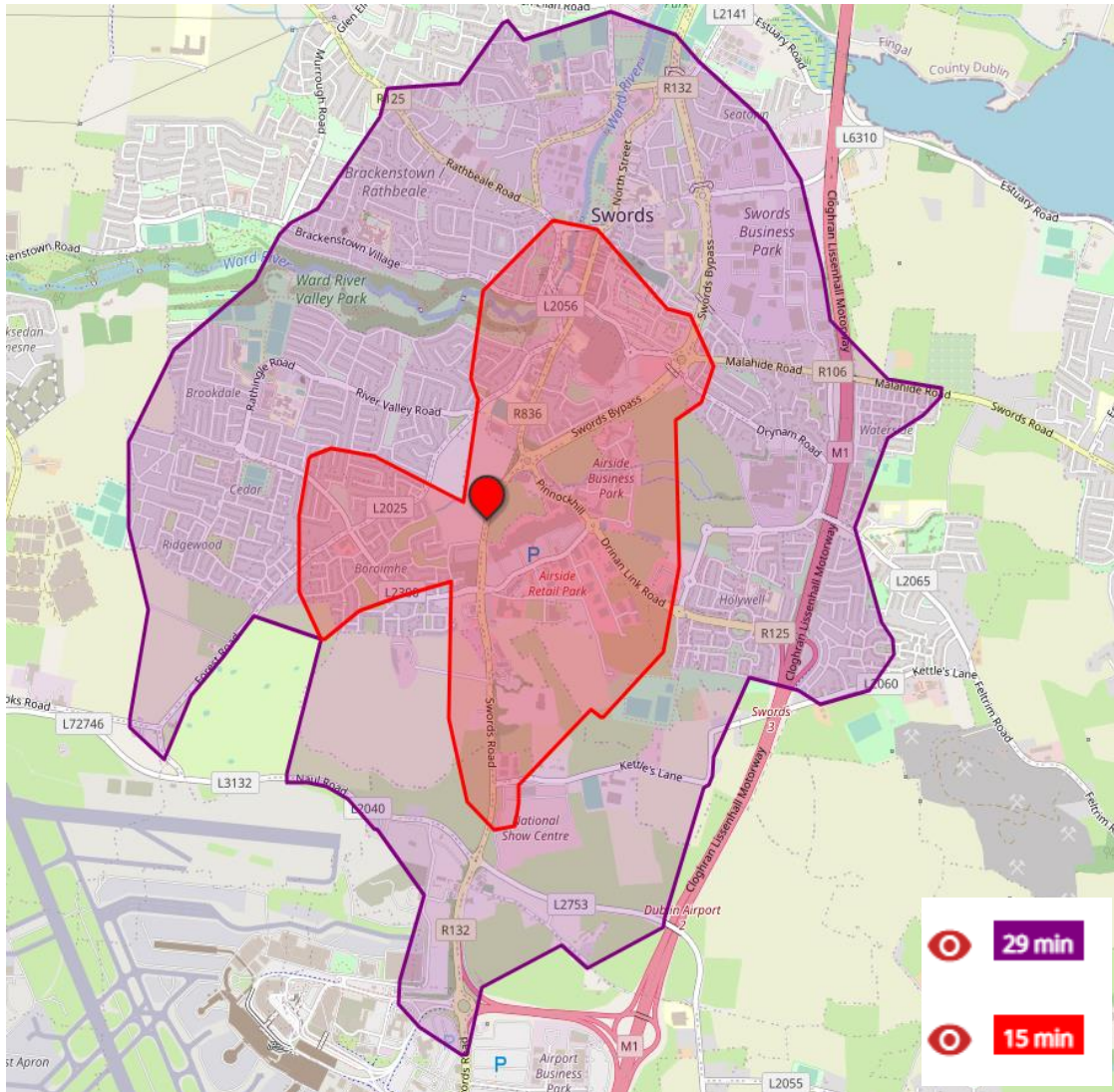
3.19 The following key objectives are also identified in the masterplan document:

- *“Provide an east-west green corridor along the existing stream encompassing pedestrian and cyclist infrastructure, connecting from existing open space at Boraimhe Birches to the west of the lands with the R132 to the east of the lands.”*
- *“Provide a high quality landscaped space/ square opposite the proposed MetroLink station on the R132.”*
- *“Provide active open space facilities in the form of playing pitches adjacent to the school site and available for use by local residents outside of school requirements.”*
- *“Provide a 24 classroom school in an appropriate location within the Fosterstown Masterplan lands in consultation with the Department of Education Skills while taking into consideration the need to provide schools adjacent to local communities to ensure sustainable development in appropriate locations.”*
- *“Ensure that residential development does not take place until such time as the developer has undertaken an Educational Needs Assessment which demonstrates to the satisfaction of the Planning Authority that there is adequate school provision for the needs generated by the proposed development.”*

4.0 METHODOLOGY

- 4.1 The report outlines the existing social and community infrastructure surrounding the subject site, which is available to serve the needs of existing and future residents of the area. The catchment area considers existing social and community infrastructure located with a primarily 15 minute walking distance to the subject site, as indicated in Figure 4.1 below.
- 4.2 An estimated 15 minute isochrone has been mapped using an online isochrone mapping / network analysis tool¹. The approximate 15 minute area has been verified via spot checks on Google Maps route planning tool. A walking speed of c. 5.4 kilometres per hour is assumed by these tools.
- 4.3 The use of a 15 minute walk time has been selected as noted above initially based on a qualitative assessment of the area surrounding the proposed development site. The site is strategically located in close proximity to Swords town which accommodates an extremely wide range of uses and facilities, as is common for urban areas.
- 4.4 Where relevant, the assessment also identifies a 30 minute isochrone radius which is related to sustainable travel distance by foot, cycling or public transport to access local services and facilities.

¹ maps.openrouteservice.org

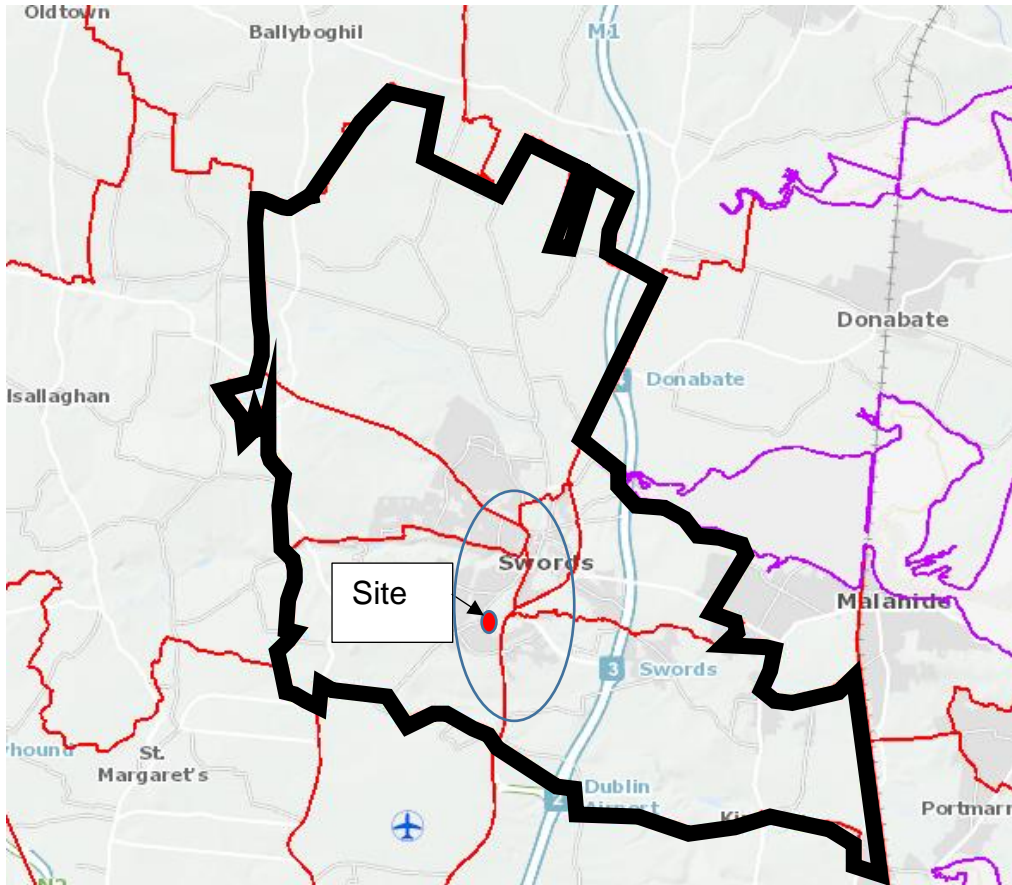
Figure 4.1: Catchment Area Base Map

Source: maps.openrouteservice.org

- 4.5 In accordance with the national policy and the Fingal Development Plan requirements, the study assesses the following facilities and amenities:
- Healthcare Facilities;
 - Education & Childcare;
 - Sports & Recreation; and
 - Other Community and Cultural Services (including retail).
- 4.6 Existing facilities and amenities relevant to the study have been identified via desk based online mapping sources and visits to the locality. Whilst every effort has been made to identify relevant facilities within the catchment area, the facilities identified are not intended to be exhaustive. These facilities were then tabulated and added to the base map.
- 4.7 The study uses Central Statistics Office (CSO) Census data for Small Area Population (SAP's) to inform the existing demographics. There are 6 no. different Electoral Districts (ED) which surround the site and fall within the 15 minute catchment area, including:

1. Swords – Forest
2. Swords Village
3. Swords - Glasmore
4. Swords - Lissenhall
5. Swords - Seatown
6. Kinsaley

Figure 4.2: Selected EDs around the Subject Site



Source: Census/OS

- 4.8 The population statistics have been calculated by adding together the populations for each ED, however it should be noted the extent of the EDs extend beyond the catchment area. Figure 4.2 indicates the EDs selected. The demographics for this area are assessed over 2011 and 2016 Census data, in order to obtain a profile of the area.
- 4.9 The social and community needs of the proposed development is assessed based on consideration of the existing and potential population growth and best practice provision. In assessing the scheme, regard is had to the population profile of the area to assess the likely impact of the proposed development upon existing facilities and their capacity to cater for the additional population arising from the proposed development.

5.0 PROFILE OF THE AREA

5.1 The profile of the area has been reviewed against the following criteria:

- Demographics
- Electoral District Statistics; and
- Existing Facilities:
 - Healthcare Facilities
 - Education & Childcare
 - Sports & Recreation
 - Other Community Facilities

Demographics

Population Growth

5.2 As identified in Section 4, population figures from the Central Statistics Office (CSO) Electoral Divisions data were used to create a profile of the area surrounding the site. A comparison of population change between 2011-2016 for the catchment area, in comparison to Fingal and the State is provided in Table 5.1 below:

Table 5.1 – Catchment Area, County and State Population Change 2011-2016

	State	Fingal	Catchment Area (6 EDs)
2011	4,588,252	273,991	48,904
2016	4,761,865	296,020	52,609
Change	173,613	22,029	3,705
Percentage	3.8%	8%	7.6%

Source: CSO.ie

5.3 The catchment area shows an overall population increase of 7.6% similar to Fingal as a whole, and significantly above the national average. The overall population trend is expected to continue with increased population growth and urbanisation putting pressure on the need for more residential development.

Age Profile

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

Table 5.2 – Age Profile in Catchment Area (Census 2011)

	0-19	20-39	40-59	60-79	80+	Total
2011	14,366	18,694	11,935	3,445	464	48,904
Percentage of total	29%	38%	24%	7%	1%	

Source: CSO.ie

Table 5.3 – Age Profile in Catchment Area (Census 2016)

	0-19	20-39	40-59	60-79	80+	Total
2016	15,671	17,318	14,272	4,747	601	52,609
Percentage of total	30%	33%	27%	9%	1%	

Source: CSO.ie

Table 5.4 – Age Breakdown (0-19) in Catchment Area (Census 2011- 2016)

	2011	2016	% Change	% of 0-19 Cohort 2016
0-4	4,747	4,570	- 4%	29%
5-12	5,417	6,707	24%	43%
13-19	4,202	4,394	5%	28%
Total	14,366	15,671	9%	

Source: CSO.ie

Table 5.5 – Population Change by Age Cohort

Age Group	Population 2011	Population 2016	% Change
0-19	14,366	15,671	9%
20-39	18,694	17,318	-5%
40-59	11,935	14,272	20%
60-79	3,445	4,747	38%
80+	464	601	30%
Total	48,904	52,609	7.6%

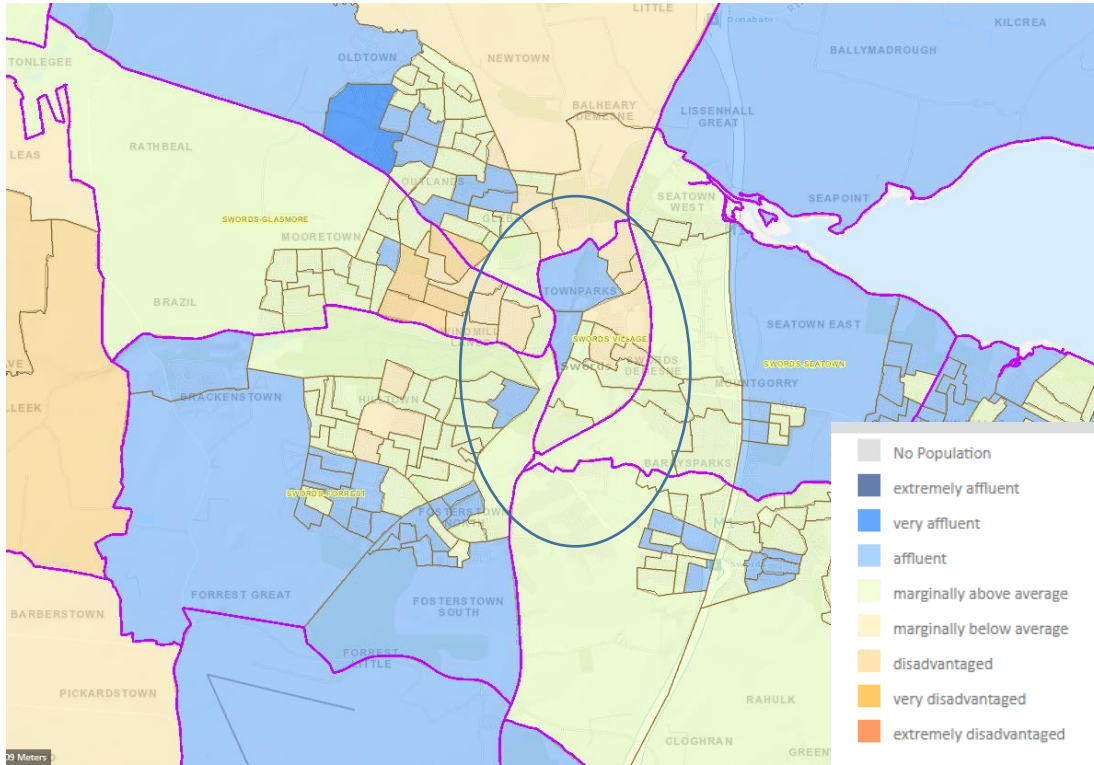
Source: CSO.ie

- 5.5 The population growth of the catchment area over the five year period from 2011 to 2016 is 7.6%. The growth is concentrated within the older age cohorts with a 38% increase in 60-79 year olds. There is a decrease of 5% in the population aged between 20-39, however this cohort still represents the largest population group within the area. Population cohort aged 0-19 years saw a 9% increase and represents 30% of the population in 2016.
- 5.6 The table above would suggest that a continuation of current patterns, larger demographic groups will move into the older age groups, potentially continuing its high level of growth.

Health and Deprivation

- 5.7 The Deprivation Index is based on the 2016 Pobal HP Deprivation Index. The spatial distribution of the Deprivation index (2016) at a localised 'small area' level is illustrated in Figure 5.1 below. This indicates the majority of the study area is categorised '*marginally above average*', however a number of small areas in the vicinity of the subject site are identified as marginally below, disadvantaged and very disadvantaged.

Figure 5.1: Deprivation Index



Source: Pobal Deprivation Index 2016

Labour Force Profile

5.8 The labour force is defined by the number people above legal working age that are available to work. Table 5.6 demonstrates that 66% of the population is at work, which is higher than the state average. The level of unemployment is, looking after a relative and students is lower to the state average.

Table 5.6 - Employment Breakdown

	Catchment Area (6 no. ED)		State	
At work	26,417	66%	2,006,641	53%
Looking for first regular job	275	0.7%	31,434	0.8%
Unemployed having lost or given up previous job	2057	5.1%	265,962	7%
Student	3893	9.7%	427,128	11%
Looking after home/family	2768	6.9%	305,556	8%
Retired	3339	8.3%	545,407	15%
Unable to work due to permanent sickness or disability	1183	3.0%	158,348	4%
Other	87	0.2%	14,837	2%
TOTAL	40,019		3,755,313	

Source: CSO

- 5.9 The breakdown of the local population in terms of professional qualification is comparable to the state average with the largest group comprising 'Managerial and technical' (32.1%), followed by Non-manual (21.6%) and skilled manual (14.2%).

Table 5.7- Professional Qualification

	Catchment Area (6 no. ED)		State	
Professional workers	3776	7.2%	386,648	8%
Managerial and technical	16,907	32.1%	1,336,896	28%
Non-manual	11,345	21.6%	837,145	18%
Skilled manual	7,461	14.2%	671,890	14%
Semi-skilled	4,878	9.3%	501,103	11%
Unskilled	1559	3%	170,391	4%
All others gainfully occupied and unknown	6,683	12.7%	857,792	18%
TOTAL	52,609		4,761,865	

Source: CSO

Average Household Size

- 5.10 The 2016 Census identified a national average household size of 2.75 in 2016 and for Fingal this was 3.03. However, the household size varies depending on the house type, in particular for flat/apartments, where the national average household size was 2.07 and for Fingal this was 2.41. The catchment area has an average household size of 2.4 for flat/apartments. It is noted in the Census 2016 that the formation of households in apartments grew at a faster rate compared with any other accommodation type.²

Table 5.8 - Household Size

	Catchment Area (6 no. ED)		Fingal		State	
	Households	Average Household	Households	Average Household	Households	Average Household
House/Bungalow	13,954 (80.7%)	3.1	78,164 (81%)	3.15	1,471,650 (86%)	2.84
Flat/Apartment	3030 (17.5%)	2.4	17,015 (18%)	2.41	200,879 (12%)	2.07
Bed-sit	12 (0.1%)	2.1	40 (0%)	2.48	3,266 (0%)	1.40
Caravan/Mobile Home	8 (0.1%)	1.3	205 (0%)	2.55	4,624 (0%)	2.22
Not stated	297 (1.7%)	3.1	1,388 (1%)	3.40	21,870 (1%)	2.82
Total	17,301		96,812	3.03	1,702,289	2.75

Source: CSO

² <https://www.cso.ie/en/releasesandpublications/ep/p-cp1hii/cp1hii/od/>

Future Demographic Trends

- 5.11 Variation No. 2 to the Fingal County Development Plan (which seeks to take account of updated projections within the RSES and the NPF) projects population growth of 327,000 (low) to 333,000 (high) by 2026. A population of c. 296,000 was recorded in the 2016 census. This represents a c. 11.5% population increase at the lower end, and a c. 12.5% increase at the higher end over this period. By applying a projected growth rate of c. 12% to the 2016 population for the 6 electoral districts around the subject area (as indicated previously) the 2026 population can be estimated at 58,922.

Table 5.9– Age Profile and Population Prediction 2023

	0-19	20-39	40-59	60-79	80+	Total
2016	15,671	17,318	14,272	4,747	601	52,609
Predicted 2026	17,551	19,396	15,984	5,316	673	58,922

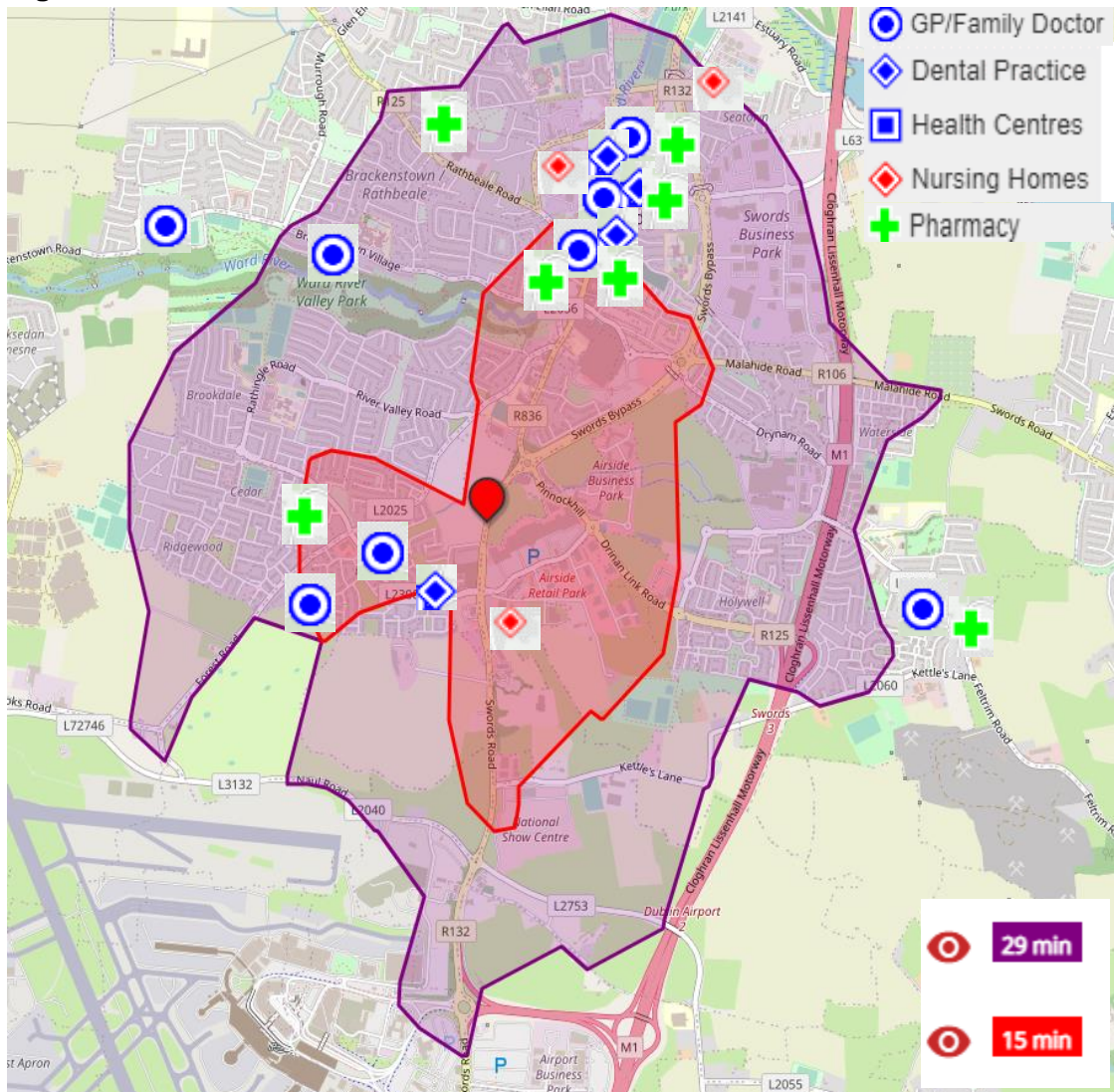
- 5.12 The cohort between ages 0-19 is predicted to increase by 1,880, indicating increased future demand on childcare and education facilities.

Existing Facilities

- 5.13 The baseline survey is undertaken on the existing facilities in close proximity of the proposed development site. The relevant facilities within the surrounding area have been divided into separate sub-categories as characterised below and presented spatially. These categories are Healthcare Facilities, Childcare, Education, Sports & Recreation and Other Community and Cultural Facilities. The lists of individual providers are listed in Appendix 1 under Tables A1 to A4 and Appendix 2.

Healthcare Facilities

- 5.14 This subsection identifies the health care provisions that are available nearby to the subject site. Swords has a wide range of health and social facilities which are located proximate to the subject site. Given the close proximity of the subject site to Swords Town Centre, where the health facilities as identified are clustered, and can be reasonably stated these are easily accessible from the subject site.
- 5.15 The names and locations of all GP's, hospitals, pharmacies, health centres, dentists and nursing homes are registered on the HSE's Health Atlas are listed in Appendix 1 and identified in Figure 5.2 below. Of the available provisions, 32 GP's, Dental Practices, Nursing Homes, Health Centres and Pharmacies, are located within the catchment area of the development site.

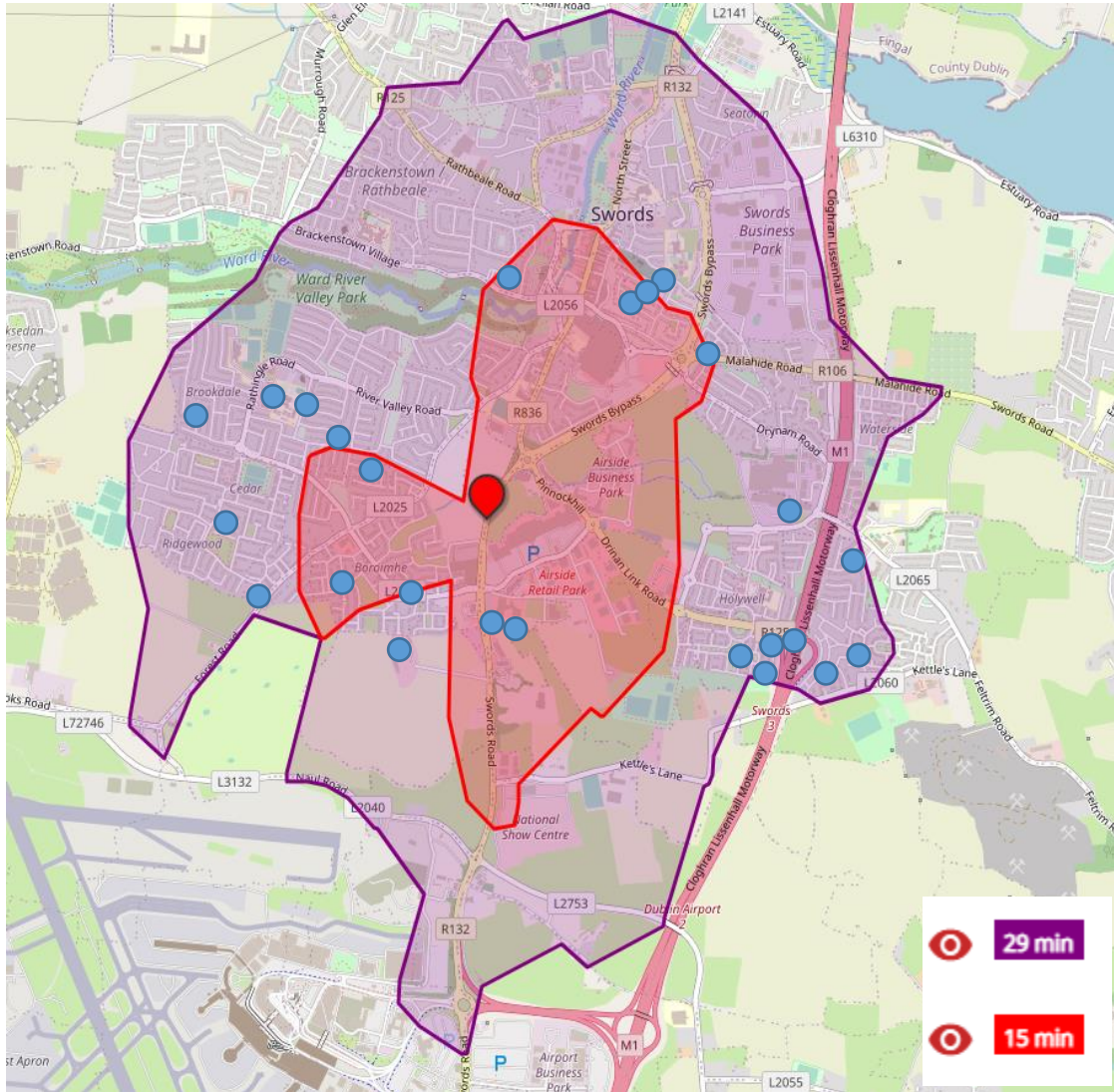
Figure 5.2: Location of Health Facilities

Childcare and Education Facilities

- 5.16 This subsection identifies the childcare and educational provisions that are located in proximity to the subject site and fall within the catchment area. The names and locations of all childcare facilities, primary schools, post-primary schools are listed in Appendix 1 and illustrated in the figures below. The childcare facilities identified are based upon the Pobal database of providers, while the schools are based upon school lists published by the Department of Education and Skills.
- 5.17 A desktop survey of childcare facilities within proximity of the subject site has been undertaken. The survey identified 26 no. pre-existing childcare facilities within the catchment area (as identified in Figure 5.3). The information regarding locations and names of childcare providers was taken from the 'Childcare Services' database as provided by Pobal.
- 5.18 To establish available capacity for childcare places, Tiarna Devlin, Senior Planner with John Spain Associates, contacted each identified facility by phone on the 6th of April 2022. Where no information or a response was not available at the time, an online search was also undertaken to establish information via the individual facility website (where available), Pobal and FCCC.

5.19 It is noted that the Board granted permission for a SHD under ABP Ref.: 308366/20 on lands to the north of the current application site, which included a childcare facility of 354 sq.m, and associated outdoor areas, which could cater for 70 no. childcare spaces. The Board’s grant of permission in respect of that adjoining application is currently subject to a Judicial Review.

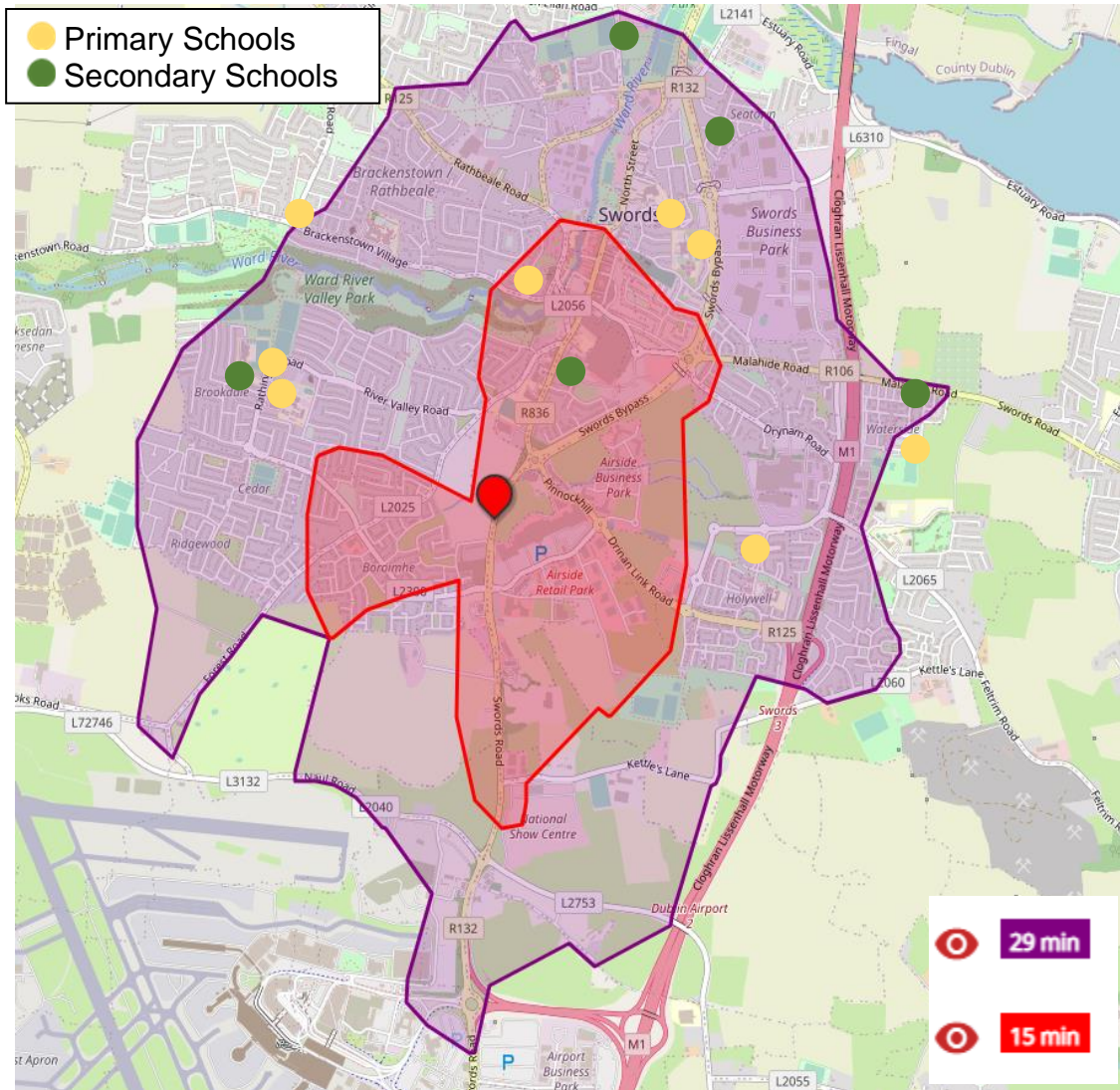
Figure 5.3: Location of Childcare Facilities



Source: CSO SAPMAP & Pobal

5.20 The study identifies one primary school and one secondary school within 15 minute walk of the site. A further 7 no. primary schools and 4 no. secondary schools are within a 30 minute walk (see Figure 5.4). The Department of Education and Skills provide details on enrolment figures, and the enrolment figures for primary schools in 2019/20 was 3,873 no. spaces and 2,795 no. spaces for secondary schools. We note that the Malahide / Portmarnock Secondary School opened in 2018, hence its low enrolment figures at present. It is envisaged that this new school could cater for 1,000 secondary school students. It is also noted that Swords Community College (secondary school) is outside the 30 minute walking distance from the site, situated c. 6km from this location.

Figure 5.4: Locations of Primary and Secondary schools proximate to the subject site



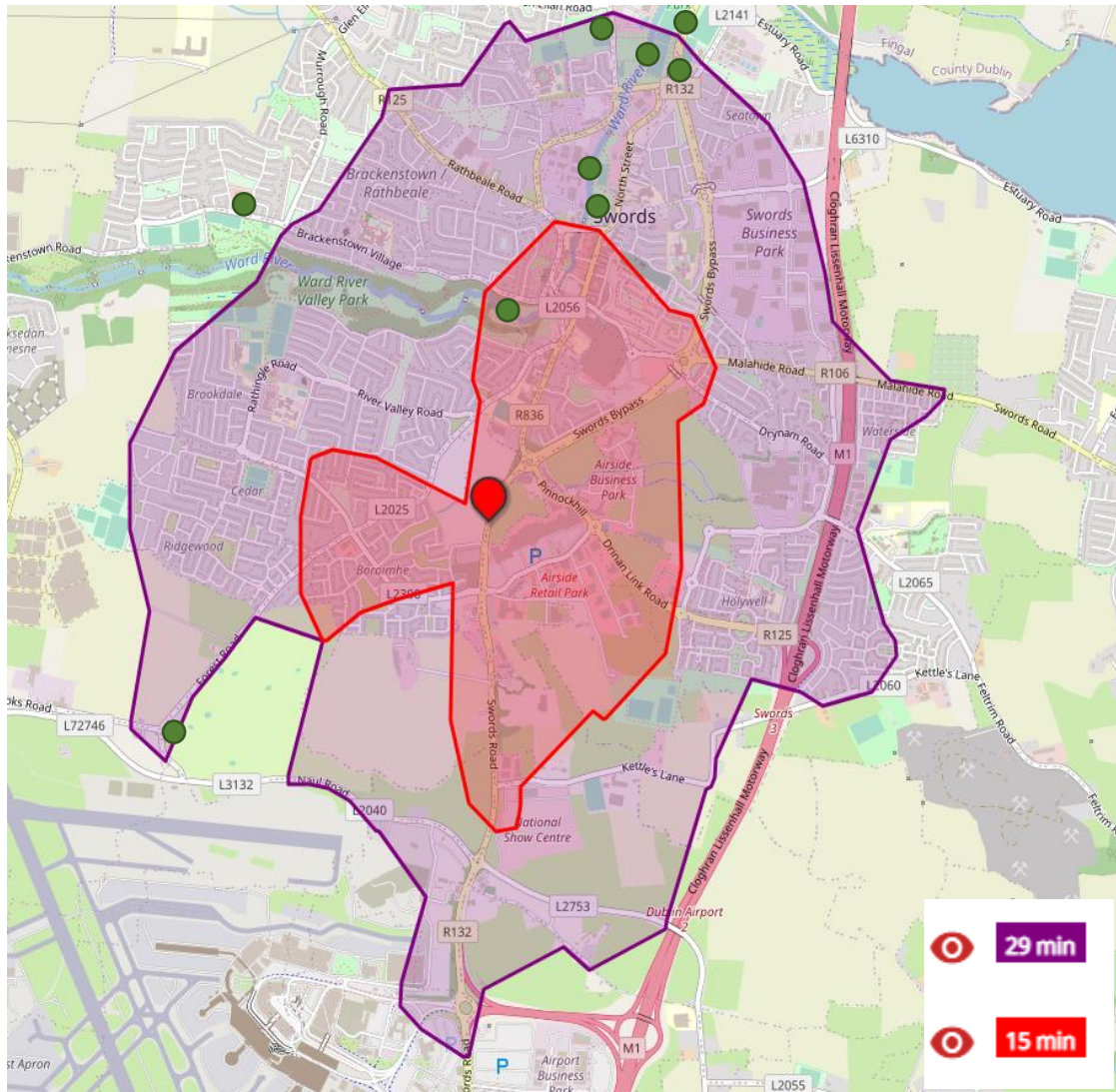
5.21 Notwithstanding the existing schools in the area, the Fosterstown Masterplan 2019 identifies the requirement of a primary school to be delivered as part of the overall proposals for the masterplan lands. The area identified within the masterplan for the delivery of the school is outside of the subject site, however we understand the owner of these adjacent lands to the north intends to reserve a portion of the land for a new education facility, however, the Department of Education at present hasn't identified a need to deliver a school at this time. The sports pitches and open area for the school are included within the subject site. As indicated within the accompanying site layout plan and landscape drawings, this is to be provided for both the recreational needs of the residents, and those of the proposed adjacent school.

Sports and Recreation

5.22 Swords and its surrounding area benefits from a wide array of existing open space and park facilities. These range from large linear parkways with natural planting and meadows to small, highly managed pocket parks at more urban locations. The key open space and park facilities that are located within the Swords Settlement area, and in the vicinity of the subject site are identified in Figure 5.5 below. Further details of the facilities are included in Appendix 2.

- Ward River Valley Park
- Swords Town Park
- Balheary Park
- Balheary Skatepark
- Swords Tennis Club
- Fingallians GAA Club
- Swords Manor Football Club
- St. Colmcilles GAA Club
- Forrest Little Golf Club

Figure 5.5: Key Sports and Recreation Facilities



Other Community Facilities

- 5.23 This portion of the assessment identifies and examines the remaining facilities in the catchment area and the type of facility they offer. There are a number of facilities in the area including community centres, religious centres, and cultural institutions.
- 5.25 The Swords area contains an abundant and broad retail provision. The predominance of retail activity is concentrated within Swords Town Centre, which is a high quality retail environment with high levels of occupancy a range of retail formats and types.

5.26 The Swords Pavilions Shopping Centre is accessed via Swords main street and is large facility, which contains over 90 retail units. Notwithstanding the development of the Pavilions Shopping Centre, Swords Main Street has remained vibrant and still offers a wide range of smaller units and shops.

5.27 The following mix of retail uses have been noted within the town centre:

- Bank
- Credit Union
- Bookmakers
- Barber shop
- Hair/ Beauty Salon
- Dry Cleaners/ Laundrette
- Car repair garage
- Bike shop
- Post Office
- Arts and Crafts shop
- Café/ Restaurant
- Delicatessen
- Estate Agents
- Flower shop
- Fast food take-aways
- Games shop
- Hardware store
- Furniture shop
- Electrical and appliances shop
- Clothes shops
- Tailors
- Newsagent
- Print services
- Off-License
- Pharmacy
- Public House
- Supermarket

5.28 These listed above are in addition to the uses that are located within the nearby Airside Retail Park, which provides for a broad range of large scale offerings, including electrical goods, DIY, furnishings, sports, Toys and car sales and services.

6.0 ASSESSMENT OF NEEDS

Proposed Development

6.1 The proposed development will consist of the construction of 645 no. residential units (comprising of 208 no. 1 bedroom units, 410 no. 2 bedroom units, and 27 no. 3 bedroom units), in 10 no. blocks with heights ranging from 4 no. storeys to 10 no. storeys, including undercroft / basement levels (for 6 no. of the buildings). The proposals include 1 no. community facility in Block 1, 1 no. childcare facility in Block 3, and 5 no. commercial units (for Class 1-Shop, or Class 2- Office / Professional Services or Class 11- Gym or Restaurant / Café use, including ancillary takeaway use) in Blocks 4 and 8.

Proposed Development Demographic Assessment

6.2 To determine the potential maximum occupancy for the new residential units, this has been calculated based on the national average household size for apartments of 2.07 (as set out in Table 5.8 above). On this basis, the maximum occupancy for the development is calculated as 2,167 no. persons based on the following breakdown:

- 1 bedroom units: 208 x 2 people per unit = 416
- 2 bedroom 4 person units: 410 x 4 people per unit = 1,640
- 3 bedroom units: 37 x 6 people per unit = 111

6.3 Due to the proportion of one bedroom apartments within the proposed development, the city wide need for housing for single people and families without children and lack of such available housing within the area, it would be expected that the population of the development will not directly reflect the wider area population and its proportion of 0-19 age cohort and will instead have a much higher proportion of adults across all age ranges.

Healthcare Facilities

6.4 There are no national standards for health provision in Ireland relating to the provision of primary care facilities, residential care facilities or the number of GPs practising per head of population. As outlined above, there is a total of 32 no. health facilities located within the catchment area of the subject area. It is evident that there is a wide-ranging number and variety of health care facilities in the area. This level of provision within proximity to the subject site constitutes excellent service provision for the community and is considered sufficient to cater for the additional needs of the proposed development. Furthermore, the provision of healthcare facilities was not identified as a specific requirement of the Fosterstown Masterplan 2019. The scheme includes 5 no. commercial uses, for a range of suitable uses, which in the future could accommodate medical practitioners such a doctor's surgery or dental practice should the need arise.

Education and Childcare

Childcare

6.5 The Guidelines for Planning Authorities on Childcare Facilities (2001) recommend that 20 childcare spaces be provided for new housing developments of 75 units or more. This would equate to 172 no. childcare spaces ($645/75 = 8.6 * 20$) However, both the Childcare Facilities Guidelines and the Apartment Guidelines 2020 also acknowledge that one-bedroom units can be omitted from this calculation.

6.6 In the context of the above statement, one-bedroom units would not be considered to contribute towards a requirement for childcare provision. The total number of units within the scheme that can be used to calculate childcare provision is 437 units (645 minus 208 no. 1 bed units). Based on this, the maximum recommended quantum of childcare places to be provided within the proposed development is 116 no. places ($437/75 = 5.8 * 20$). This is without taking into account that the remaining 2 and 3 bedroom units may not be all occupied by families with children.

6.7 This represents a theoretical maximum figure, and assumes all children being cared for in a commercial childcare facility. The CSOs Quarterly National Household Survey (QNHS), Childcare, Quarter 3 2016 is the most current available published data on childcare statistics. It provides the following information of relevance to this assessment:

- 13% of children aged 0-12 years are cared for in a crèche / montessori / Playgroup / After-school, with parental/relative care accounting for 89%.
 - 19% of pre-school children are cared for in a crèche/montessori/playgroup/after school facility, with the highest rate of use in Dublin at 25%.
- 6.8 Applying the Dublin uptake percentage of 25% of pre-school children that are cared for in a crèche/Montessori/playgroup/after school facility, then theoretically only c. 29 no. childcare spaces would be required (25% of 116 no. childcare spaces).
- 6.9 Based on the survey discussed in Section 5, it has been established that at least 1,067 no. professional childcare places are provided by the 26 no. facilities in the catchment area. The survey also identified currently the existing facilities have capacity available for a minimum of 6 no. childcare spaces at present/in the coming months. It is also noted that the Board granted permission for a SHD under ABP Ref.: 308366/20 at Fosterstown North which included a childcare facility of 354 sq.m, and associated outdoor areas, which could cater for 70 no. childcare spaces. This application is currently subject to a Judicial Review.
- 6.10 In the context of the above, and the requirements of the Development Plan and Masterplan, the proposed development includes a childcare facility with a GFA of 609.7 sqm located on the ground floor of Block 3 to be delivered as part of Phase 1 of the proposed development. The childcare facility also includes an outdoor play area, with an area of 930 sq.m, in addition to 10 no. parking spaces (including 5 no. spaces within a drop off zone). The childcare facility has been estimated as being capable of accommodation c. 138 childcare spaces based on the classroom sizes and the requirements of Appendix 1 of the Childcare Facility Guidelines for full-day care childcare services, as illustrated on the ground floor plan for Block 3. It is considered that this facility will be able to accommodate the demand for childcare spaces generated by the proposed development with potential additional capacity (estimated maximum requirement of 116 spaces, so the facility would have 22 additional spaces) to accommodate any demand in the surrounding area, which in any instance are already catered for by the other facilities in close proximity to the subject site, as outlined above.
- 6.11 Having regard to the nature of the scheme, the size of the childcare facility proposed, the demographic profile of expected end users, the proximity of the site to a number of existing facilities and a proposed childcare facility within the subject proposal, it is considered the existing and proposed childcare facilities available are sufficient to cater for the estimated increased demand for childcare services arising from the proposed development.

Primary Education

- 6.12 There are a total of 8 no. primary schools within close proximity of the subject site, Based on the primary school age cohort representing 12% of the total population (based upon the methodology employed by the Department of Education for calculating school demand), the proposed development will create additional demand for c. 210 no. primary school places. This figure is based the 1 beds being excluded and the assumption that all 2 beds apartment units are occupied by families and no second or third rooms (2 and 3 beds) are occupied by adults, with second rooms occupied exclusively by children. This figure represents a theoretical maximum and as a result it is likely that child occupation levels will be lower than this figure.
- 6.13 The total enrolment within these 8 schools is 3,874 (Department of Education). Based upon this the proposed development will increase demand by c. 5%, which is relatively

minor in the overall context and having regard to the conservative catchment scenario assumed for the subject site. Having regard to this estimated level of demand and the surrounding school capacity within close proximity of the subject site, it is considered that the existing and planned primary education infrastructure can accommodate the predicted increase in demand arising from the proposed development and is therefore adequate. It is further noted that an additional school facility is planned in future on the lands to the north of the subject site, which will be brought forward by the Department of Education when the need arises.

Secondary Schools

- 6.14 There are 5 no. secondary schools within close proximity to the site. Based on the post primary school age cohort representing 8.5% of the total population (based upon the methodology employed by the Department of Education for calculating school demand), the proposed development will create additional demand for c. 149 no. secondary school places (this figure is based upon the assumption of maximum occupancy within the development). As above, this figure is based the 1 beds being excluded and the assumption that all 2 and 3 beds apartment units are occupied by families and no second or third rooms (2 and 3 beds) are occupied by adults, with second rooms occupied exclusively by children. This figure represents a theoretical maximum and as a result it is likely that child occupation levels will be lower than this figure.
- 6.15 Based on the current enrolment figures for the identified schools of 2,795, the anticipated increase in demand represents 5.33% of the local enrolment figures. Having regard to this estimated level of demand and the surrounding school capacity within close proximity of the subject site, it is considered that the existing and planned post-primary education infrastructure can accommodate the predicted increase in demand and is adequate.
- 6.16 This also assumes that all children residents will attend the secondary schools identified in the study area, whereas it is likely that a proportion of children will travel to schools outside the study area.

Sport & Recreation

- 6.17 This assessment demonstrates that there are a number of sports and recreational uses within the catchment area of the subject site.
- 6.18 It is considered that there is plenty of open space and sports activities located in the vicinity of the subject site which can accommodate the additional population that will be generated by the proposed development. The facilities indicated above are deemed to be within a reasonable distance of the subject site. This is in addition to smaller green open spaces in close proximity to the site.
- 6.19 The proposed development also provides for 9,779 sq.m of public open space which equates to 22% of the land in the applicant's ownership (4.405ha ha). This increases to 13,134 sq.m in total when including the riparian strip, equating to c. 30% of the total site area in the applicant's ownership. The linear open space along the edge of the Gaybrook Stream accommodates pedestrian movement as well as recreation use.
- 6.20 The Public Open Space includes provision of 2 no. playing pitches (c. 3,706 sq.m) that will be used by the future school to be delivered on the lands to the north. This accords with the Fosterstown Masterplan objective to *'Provide active open space facilities in the form of playing pitches adjacent to the school site and available for use by local*

residents outside of school requirements. Provision is also made for a basketball hoop and outdoor gym equipment.

- 6.21 The POS also includes a central tree lined route between Blocks 6 and 7, linking the riparian strip to the public plaza. The public plaza provides a flexible use paved area with a raised lawn. Raised planters frame the circulation and seating spaces, in addition to short term cycle parking. The high quality paved areas allow for free pedestrian movements and accommodation of café style seating areas associated with the proposed commercial units. This is located in keeping with the Fosterstown Masterplan and provides a key connection to the future Metrolink station and existing Airside Retail Park with a proposed controlled pedestrian crossing.
- 6.22 In relation to the northern boundary, it is proposed to reprofile the bank of the Gaybrook Stream, with a knee top rail located at the riparian zone. This will be a planted bank, graded into marginal terraces for a variety of habitats capable of withstanding a changing water level and incorporates seating terraces. The knee rail allows for visual permeability to the stream but demarcates the bank and stream environment. Development is kept back by a minimum of 10m from the steam bank.
- 6.23 Provision is made for 6,724 sq.m of communal open space, exceeding the Apartment Guidelines requirement of 4,153 sq.m. This comprises the arrangement of the apartment blocks around courtyard spaces, with lawns, outdoor seating, garden areas, communal dining, play facilities, picnic areas and outdoor gym equipment.

Other Community Facilities

- 6.24 As set out above, overall, it is considered the existing and proposed uses within the catchment area offer excellent service provision for the community. The surrounding area also benefits from other community, social, and religious infrastructure, including community centres, and places of worship.
- 6.25 The proposed development provides for a community facility to be located on the ground floor of Block 1 (191.8 sq.m). This accords with Objective OM70 of the Fingal Development Plan 2017-2023 which seeks to include a community facility as part of large scale residential developments. In accordance with Objective PM73, it is intended the community facility will have a multi-functional use and will not be used exclusively by one group. It is envisaged that this space would be offered to the Council for use by the local community or alternatively could be managed by the developer / operator with a structure in place for use by the local community. This space will contribute to the supporting uses proposed as part of the development, including the childcare facility and commercial units, and the significant public open space.
- 6.26 3 no. commercial units will be provided at ground floor level in Block 4 (632.2 sq.m) and 2 no. commercial units will be provided at ground floor level in Block 8 (698.3 sq.m). Given the location of the application site and the Fosterstown Masterplans outlines the vision is to recreate a residential community, with a civic space / local centre opposite the Metro station, the proposed commercial units are located centrally around the public plaza. It is envisaged that these units would be suitable for a range of uses and therefore permission is sought for Class 1-Shop, or Class 2- Office / Professional Services or Class 11 Gym or Restaurant / Café use, including ancillary takeaway use. There would be potential for one of these units to potentially for a healthcare services or pharmacy use in future, depending on demand.
- 6.27 It is considered that these community and commercial uses will provide for a level of animation at the ground floor level in the central part of the scheme. They have been

sized to meet the localised needs of the development itself as the site is located within 200m of a supermarket and Airside retail park, and within a 15 minute walk of Swords main street.

- 6.28 Accordingly, the needs of the future residents within the proposed development regarding retail and community uses are adequately met. The proposed development will also support existing social and community facilities in the area.

7.0 CONCLUSION

- 7.1 In conclusion it is respectfully submitted that this report has demonstrated that the Social and Community Infrastructure in the area, including the proposed childcare facility, commercial units, and community facility within the proposed development will be sufficient to cater for the needs of the proposed development, as summarised below.
- 7.2 The provision of the childcare facility within the scheme, combined with the existing 26 registered childcare facilities within close proximity of the scheme are sufficient in order to cater for the estimated increased demand for childcare services arising from the proposed development.
- 7.3 The extra demand created by the proposal for primary and post primary educational facilities will be relatively low in relation to current levels of local provision, while increased levels of demand from the scheme is unlikely to result in any undue strain on existing services. Notwithstanding this, the Fosterstown Masterplan 2019 identifies the requirement of a primary school to be delivered as part of the overall proposals for the masterplan lands. The area identified within the masterplan for the delivery of the school is outside of the subject site, however we understand the owner of these adjacent lands to the north intends to reserve a portion of the land for a new education facility, which the Department of Education will bring forward when the need arises. The sports pitches and open area for the school are included within the subject site. As indicated within the accompanying site layout plan and landscape drawings, this is to be provided for both the recreational needs of the residents, and those of the proposed adjacent school.
- 7.4 There is a large range of facilities for sports and recreation within a close proximity of the site which are considered sufficient to cater for the needs of the additional population in the area which the proposed development will deliver, with a wide range and variety of clubs, pitches and related facilities within reasonable distance of the site. Notwithstanding this the proposed development also includes new playing pitches, pedestrian and cycle infrastructure and public open spaces within the subject site which will enhance the amenity of the locality and the accessibility of the surrounding area.
- 7.5 Health care, community, and other facilities are well represented within the catchment area of the site which are considered sufficient to cater for the needs of the additional population in the area which the proposed development will deliver. Notwithstanding this, in addition to supporting the existing facilities, the development will deliver additional community benefits in the form 5 no. commercial units and 1 no. community facility to meet demand from the future residents.
- 7.6 Based on the assessment of social and community infrastructure set out above, it is considered that the extant provision in the surrounding area, combined with the new facilities incorporated into the proposed development will result in a good standard of

amenity and accessibility to necessary infrastructure for future residents and the wider area.

APPENDIX 1 – LIST OF SOCIAL AND COMMUNITY INFRASTRUCTURE FACILITIES WITHIN THE CATCHMENT OF THE SUBJECT SITE

Table A1: Healthcare Provision in Swords

Name	Type
VHI Swiftcare Clinic	GP
Tara Winthrop & Tomasz Tomasiuk	GP
Ridgewood Medical Centre	GP
Boroimhe Medical Centre	GP
Kinsealy Medical Centre	GP
Dr. George Morris & Pdraig Coughlan	GP
Primehealth Medical Centre	GP
Rath Mhuire Health Centre	GP
Dr. Rosaleen O'Kelly, Declan O'Malley	GP
Manor Hall Medical Centre	GP
Swords Family Practice	GP
Castle Medical Centre	GP
Seabury Medical Centre	GP
Boroimhe Dental Practice	Dental Practice
Swords Dental Clinic	Dental Practice
Dr. Eoin O'Neill & Associates	Dental Practice
Dental Practice	Dental Practice
Swords Orthodontic Practice	Dental Practice
Dublin Orthodontics	Dental Practice
Swords Dentist	Dental Practice
Applewood Dental Centre	Dental Practice
Tara Winthrop Private Clinic	Nursing Home
Fingal House	Nursing Home
Kinsealy Pharmacy	Pharmacy
Rivervalley Pharmacy	Pharmacy
Boots	Pharmacy
MacNamara's Pharmacy	Pharmacy
Gilsenan's Pharmacy	Pharmacy
MacNamara's Pharmacy	Pharmacy
Swords Castle Pharmacy	Pharmacy
Foleys Pharmacy	Pharmacy
Swords Health Centre	Health Centre

Table A2: Childcare facilities within proximity of the subject site

Name	Capacity (Approx)	Available Capacity (Approx)	Services
Buzbies Community Childcare Services Rivervalley Community Centre, Rivervalley Road	44	Full (afternoon sessions could be provided)	Pre-school sessional mornings
New Horizons Montessori School 13 Forest Park, Swords, Co. Dublin	22	Unknown	Sessional
Rivervalley Creche	18 pre-school 12 afterschool	Full	Pre-school sessional

4 Rivervalley Rise, Swords, Co. Dublin			Mornings Afterschool
Tiggers Play House 51 Hawthorn Park, Forest Rd., Swords Co. Dublin	19	Full	Sessional mornings
Marbles Creche & Montessori Unit 10 Boroimhe Shopping Centre, Boroimhe	80	Unknown	Full Day, Sessional Afterschool
Tigers Preschool – Ridgewood Neighbourhood Centre, Ridgewood, Forrest Road, Swords	86	Full	Full time and sessional
Smart Angels Childcare	Unknown	Unknown	Unknown
Gabrielle's Childcare 11 Boroimhe Hazel, Swords	20	Full	Full day
Helping Hands Preschool 8 Boroimhe Poplars, Swords	16	Unknown	Sessional
Funky Kidz Pre Skool Academy Back Street Dance Studio , Unit 8 Columbia House, Airside Business Park	Unknown	Unknown	Unknown
Kids of Life Montessori Unit 8 Columbia House, Airside Retail Park, Swords	Unknown	Unknown	Unknown
A to Z Playschool 24 Rathbeale Rise	20	Full	Sessional
Smiles Preschool 8 Cedar Park, Ridgewood, Swords	10	2 in afternoon	Sessional morning and afternoon
Little Footsteps 32 Brookdale Road	32	Full	Sessional
Dolphins Early Education & Childcare Centre Holywell, Feltrim Road	64 (plus building an extension for 44 additional spaces)	Full	Full day and afterschool
Little Harvard Creche & Montessori Holywell, Feltrim Hall, Swords, Swords	148	Unknown	Full day Part time Sessional
Holywell Childcare Ltd (Holywellies) Holywell Educate Together NS, Holywell, Swords	44	Unknown	Sessional
Mini Trinity Montessori 45 Holywell Green, Feltrim Road, Swords, Co. Dublin	15	Unknown	Full day Part time Sessional
Little Harvard KY Muileann Drive, Kettle Lane	86	Unknown	Full day Part time Sessional
Kinsealy Childcare Limited 13 Drynam Square, Drynam Hall	50	Full	Full day
Bo Peep Creche & Montessori 22 The Rise, Melrose Park	22	Unknown	Sessional
The Kids Den 2 Unit 3, Feltrim Industrial Park, Drynam Road	82	Unknown	Full day
First Steps Preschool	10	Full	sessional

24 Chapel Lane			
Sherpa Kids St. Colmcille's BNS Saint Colmcille's Boy's National School, Chapel Lane	36	6	Afterschool
Kids Inc Swords Seatown Road	Unknown	Unknown	Unknown
Oaklands Creche Oaklands House, Chapel Lane, Swords	87	Full	Full day and afterschool
Total	1,067	8	

Table A3: Primary Schools

Name	Enrolment	Distance from Site
Holy Family Junior School	551	Within 30 min
Holy Family Senior School	505	Within 30 min
Swords Borough National School	110	Within 15 min
St. Cholmcille's Girls National School	432	Within 30 min
St. Cholmcille's Boys National School	439	Within 30 min
St. Cronan's Junior National School	544	Within 30 min
Holywell Educate Together National School	677	Within 30 min
Gaelscoil an Duinninigh	450	Within 30 min
Thornleigh Educate Together National School	355	Within 40 min
TOTAL	3,873	

Table A4: Secondary Schools

Name	Enrolment	Distance from Site
Colaiste Choilm	550	Within 15 min
Fingal Community College	855	Within 30 min
Loreto College	629	Within 30 min
St. Finian's Community College	647	Within 30 min
Malahide / Portmarnock Secondary School	114	Within 30 min
Total	2,795	

APPENDIX 2 – LIST OF KEY SPORT AND RECREATION FACILITIES WITHIN THE CATCHMENT OF THE SUBJECT SITE

Ward River Valley Park

The Ward River Valley Park is an 89-hectare public park on the banks on the Ward River, under the maintenance and control of the Local Authority. The park provides facilities for dog owners, nature lovers, joggers, playgrounds, fitness facilities and sports pitches. Features of note within the park include 12th century fortifications, natural woodland habitats, viewing points and riparian meadows.

Swords Town Park

Swords Town Park is a scenic riverside gated park located within Swords Town. It contains a number of defining features and facilities including tennis courts, playground, mature planting and the boundary area of Swords Castle which abuts the park. It is under the control of the Local Authority.

Figure A1: Swords Town Park



Balheary Park

Balheary Park is north of the town centre near the confluence of the Broadmeadow River and the Ward River, which flow to the northern and southern edges of the park. It meets Swords Business Campus / Balheary Business Park on three sides, and has some playing pitches which are used by St. Colmcille's GAA club.

Balheary Skatepark

Located at the mouth of Balheary Park, this skatepark is managed by the Local Authority and contains purpose built skating facilities. The park is located immediately adjacent to a basketball court.

Swords Tennis Club

Swords Tennis Club is located within the Swords Town Park. The tennis club has 6 no. floodlit courts. The club organises a host of competitions throughout the year.

Fingallians GAA Club

Fingallians is a Gaelic Athletic Association club in Swords, County Dublin which was founded in 1884. The club caters for Gaelic football, hurling, Ladies football and camogie, at all age groups.

Swords Manor Football Club

Swords Manor football club was founded in 1995 and is located on Brackenstown Road, north-west of the Ward River Valley Park. Swords Manor currently has 15 teams across all age groups.

St. Colmcilles GAA Club

St. Colmcilles is located to the north of the town at Balheary Park. It has a large purpose built clubhouse and caters both Junior and Senior members.

Forrest Little Golf Club

Forrest Little is an 18 Hole members golf club located to the south west of the subject site that occupies a large land area and is defined by deciduous mature trees lining the holes.

Figure A2: Forrest Little Golf Club



Source: Forrest Little Golf Club