

Tack Sandyford Strategic Housing Development

Social Infrastructure Audit

April 2022

Prepared on behalf of

Sandyford Environmental Construction Ltd.



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1 Introduction

1.1 Background

This report has been prepared on behalf of Sandyford Environmental Construction Ltd to accompany an application for Strategic Housing Development at Ravens Rock Road/ Carmanhall Road in Sandyford, Dublin.

This report has been prepared in response to the opinion issued by An Bord Pleanála. The opinion states further consideration is required in regard to access to community and social infrastructure, open space and amenities, in the wider area.

The purpose of this report is to provide an audit of existing community and social infrastructure, open space and amenities serving Sandyford and the subject site. Social Infrastructure Audits (SIA) are carried out to ensure that new developments take account the existing social infrastructure and provide for new community services where required. These are facilities that will form elements to the key fabric of the area in terms of social, physical and mental well-being of the community.

The Dún Laoghaire-Rathdown County Development Plan 2022 – 2028 states

“it is imperative that the County protects and enhances residential amenities through enabling the creation of vibrant, sustainable neighbourhoods with access to good housing choice, open space and recreation, a range of quality transport options and appropriate social and community infrastructure to support our residential communities”.

This report therefore identifies existing community facilities in Sandyford and includes analysis and identification of potential shortfalls in the area

1.2 Report Structure

The report is structured as follows:

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

2 Area Context

2.1 General Area

The application site consists of a site c 0.77ha at junction of Ravens Rock Road and Carmanhall Road, Sandyford, Dublin 18. The site has frontage onto both the Blackthorn Road to the east and Carmanhall Road to the north. The surrounding area consists of low rise industrial, employment and office use. The sites share a boundary with Mercury HQ and Innopharma Technology and Chill Insurance office buildings to the south (accessed off Three Rock Road). To the north of Carmanhall Road is a strip of convenience shops to the front of the Nova Atria Facebook complex.

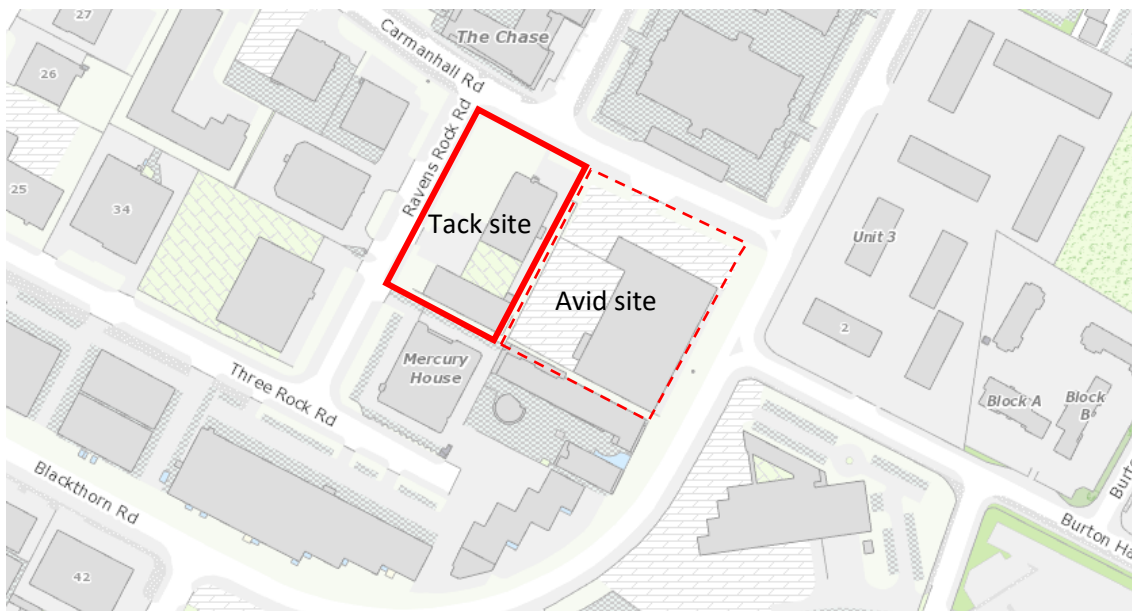


Figure 1: Site Location of Avid site & adjoining Tack site highlighted in red (Source: Myplan.ie)

The area is now viewed by Dún Laoghaire Rathdown County Council as the centre for high density development in the borough. Major developments in the estate include the Beacon Hospital, Beacon South Quarter and Q House. The site has road frontages on two sides. It is intended that the land outside the ownership line will be developed as streetscape/public realm upgrades subject to consent of Dun Laoghaire-Rathdown County Council. Transport

The application site is well connected to public transport and a short walk to the Sandyford Luas Stop and beside several bus stops.

Light Rail LUAS Green Line

The LUAS Green Line provides a high-capacity public transport service running between Broombridge and Cherrywood. Both the Sandyford Stop and the Stillorgan Stop on Blackthorn Avenue will serve the proposed development with both stops being 6 minutes' walk time from the subject site.

Bus Routes

Dublin Bus operates a number of staged services connecting Sandyford to diverse areas including City Centre, Blackrock (DART), Tallaght (LUAS) and Dun Laoghaire. Aircoach also operates regular services to Dublin Airport. Bus Routes include the following:

- 11 Ballymun to Sandyford Industrial Estate
- 47 City Centre to Belarmine
- 75 Dun Laoghaire to Tallaght
- 114 Ticknock to Blackrock Station
- Aircoach Route 700 between Sandyford and Dublin Airport

Cycle Infrastructure

There are limited cycle facilities on the road network in the area around the subject site. The cycle environment in the area of the subject will be enhanced by the implementation of the Sandyford Business District Pedestrian and Cycle Improvement Scheme.

The Council Cycling Policy, adopted in June 2010, provides local guidelines on the delivery of the aims and objectives of the National Cycle Policy Framework 2009-2020. Developments in the Sandyford Business District will be required to adhere to the Council Cycling Policy as part of their Travel Plan.

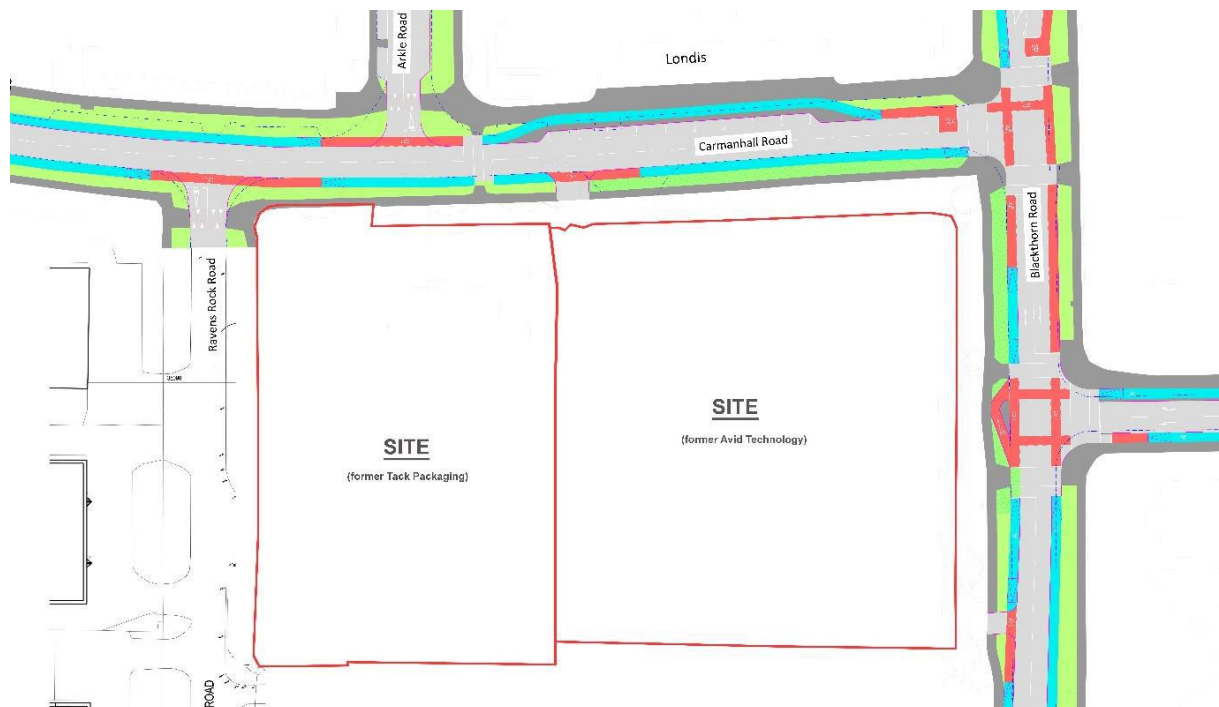


Figure 2: Sandyford Business District Pedestrian and Cycle Improvement Scheme

2.2 Existing Site

The Tack Packaging site comprises 2 no. single-storey existing industrial-type buildings and associated car parking. Both buildings are of little architectural merit and do not compliment the character of the area. It is proposed to demolish these.

The primary vehicular access for the site is from Ravens Rock Road into the car park. Ravens Rock Road slopes downwards from south to north with a significant difference in levels of c. 4m and consists of primarily industrial and commercial development. Across the road are double storey commercial units.

Along Carmanhall Road, are taller, up to 8-storey, office buildings with a more formal street frontage.

The site is in the heart of Sandyford Business Park, with few buildings of architectural merit nearby. With all necessary amenities already in the area and access to public transport the proposed development presents a real opportunity to activate and improve the currently underutilised site and unfriendly pedestrian realm on Carmanhall Road and for the scheme to play a vital role in the everchanging changing neighbourhood.

2.3 Proposed Development

Sandyford Environmental Construction Limited, intend to apply to An Bord Pleanála for planning permission for a strategic housing development at this site of c 0.7 ha at junction of Ravens Rock Road and Carmanhall Road, Sandyford, Dublin 18.

The proposed development consists of 207 Build to Rent residential apartment units within 3 no. apartment blocks and as follows:

- 48 No. Studio
- 103 No. 1 bed
- 55 No. 2 bed
- 1 No. 3 bed
- All residential units provided with private balconies/terraces to the north/south/east and west elevations
- Crèche 306 sqm
- Residential amenity spaces 415 sqm
- Height ranging from 6 to 10 storeys (over basement)
- A public pocket park on the corner of Carmanhall Road and Ravens Rock Road and landscaped communal space in the central courtyard
- Provision of a new vehicular entrance from Ravens Rock Road and egress to Carmanhall Road
- Provision of pedestrian and cycle connections
- Demolition of two light industry/office structures (total 1,613.49 sqm)
- 79 parking spaces and 288 cycle spaces at ground floor/undercroft and basement car park levels
- Plant and telecoms mitigation infrastructure structures at roof level

The development also includes 2 no. ESB substations, lighting, plant, storage, site drainage works and all ancillary site development works above and below ground.

3 Context

3.1 Policy Context

National Planning Framework

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

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

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

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

The Regional and Economic Spatial Strategy 2019-2031 (RSES) prepared for the Eastern & Midland Regional Assembly (EMRA) seeks to support the implementation of Project Ireland 2040 and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the region.

RPO 9.13, states *"to ensure that new social infrastructure facilities are accessible and inclusive for a range of users"* is a regional policy objective (RPO) within the RSES which supports the provision of, and access to social infrastructure in a town setting. The RSES also states that *"Local authorities and relevant agencies shall ensure that new social infrastructure developments are accessible and inclusive for a range of users by adopting a universal design approach and provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives"*.

Dún Laoghaire-Rathdown County Development Plan

The Dún Laoghaire-Rathdown County Development Plan 2022-2028 sets out the strategic spatial context for the delivery of infrastructure in tandem with developments. It is reflective of higher-level policies namely the NPF 2040 and EMRA RSES. The Dún Laoghaire-Rathdown County Development Plan states *"It is a policy objective to support the development, improvement and provision of a wide range of community facilities throughout the Country where required."*

3.2 General Benchmarking and Standards of Provision

There is no national set of guidelines that specifically outlines how to provide and manage the implementation of community infrastructure in existence. However, there are a number of statutory and non-statutory documents and guidelines setting out standards of provision of

community and social infrastructure provision. Of particular relevance are the following sources of information and policies which guide the spatial development of the catchment:

1. The *Dún Laoghaire Rathdown County Development Plan 2022-2028* contains a commitment to a wide range of strategic objectives for development within the county and which are intended to guide development in the forthcoming years.
2. The *National Planning Framework (NPF) 2040* recognises that it is important that the community infrastructure should be considered in tandem to the population ensure that there is a sustainable level of provision. It proposes a hierarchy of social infrastructure, whereby specialist and high-quality functions such as hospitals are expected in larger settlements whereas small communities need to sustain strong community infrastructure such as a multi-purpose hall, primary school, post office, local shop or pub.
3. The *Guidelines on Sustainable Residential Development in Urban Areas (2009)* state that no substantial residential development should take place without an assessment of existing school capacity. This view is echoed by the Department of Education who provide a code of practice on 'The Provision of Schools in the Planning System'.
4. The *Urban Design Manual* states that there should be an emphasis on the provision of good urban design, open space and public plaza's which can facilitate social interaction and provide opportunities that the provision of facilities alone may not.
5. The *Retail Planning Guidelines (2012)* support the provision of local retail units as they provide access to local facilities especially the elderly, persons with mobility impairments, families and those without access to private transport.
6. For new housing developments, *Childcare Facilities Guidelines for Planning Authorities (2001)* recommends an average of one childcare facility for each 75 dwellings.
7. The *Provision of Schools and the Planning System: A Code of Practice for Planning Authorities*; the Department of Education and Science (renamed Department of Education) and the Department of Environment Heritage and Local Government (renamed Department of Housing, Local Government & Heritage) (2008) advised that 12 per cent of the population are expected to present for primary education. Based on this, plus an estimate of future growth, plus an assessment of the capacity of the existing primary and post primary schools in the area, the Department of Education will supply estimates to the local authority for the need for new schools or the extension of existing schools based on the requirements arising from new developments
8. Under the *Sustainable Urban Housing: Design Standards for New Apartments (Dec 2020)*, communal rooms may be provided in apartment schemes for the use of residents as meeting rooms or community rooms.

3.3 Classifications

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

- Open Space, Sport and Leisure
- Education
- Childcare Facilities
- Health Facilities and Social Services
- Community Facilities

- Religious & Worship Facilities
- Retail & Entertainment

The below table outlines a range of services and facilities that would be expected to be reasonably accessible for residents. Some of the facilities will be reviewed in the context of Sandyford itself and its surrounding hinterland.

Table 1: Categories of Community Facilities

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

3.4 Catchment Area

Community facilities and service will be examined within 3.5km from the site. This buffer represents a realistic catchment and accessibility to services in the vicinity of the site, and that are available in the context of Sandyford and the surrounding area. This allowed data to be tabulated and considered in the context being that all amenities are accessible to future residents, and it would be incorrect to discount facilities and services beyond the 1km scope and would not give an accurate and realistic expectations of social infrastructure.

4 Demographic Review

4.1 Study Area Demographics

Population modelling and demographics have been provided by the Central Statistics Office (CSO). Conducting an analysis of the surrounding Electoral Districts (ED) within 3.5km from the subject site confirmed a total population of the study to be 48,674 persons. The list of EDs used, and their respective populations, can be seen in the table below. The site is located in the Dundrum Balally ED. It is noted that the EDs presented below are allocated their full population. In some cases, only parts of an ED fall within the 3.5km catchment of the site.

Table 2: Electoral Division and CSO 2011 and 2016 Population

Electoral Division Name	CSO 2011 Population	CSO 2016 Population	Change 2011 – 2016	% Change 2011 – 2016
Dundrum Balally	7,049	8,035	986	14%
Dundrum-Sandyford	6,952	7,688	736	10.6%
Dundrum-Kilmacud	3,196	3,274	78	2.4%
Stillorgan-Kilmacud	3,828	3,973	145	3.8%
Stillorgan- Leopardstown	2,429	2,714	285	11.7%
Stillorgan – Merville	2,744	3,217	473	17.2%
Glencullen	17,381	19,773	2,392	13.7%
Total Study Area	43, 579	48,674	5,095	11.7%
Dun Laoghaire Rathdown County Council	206,261	218,018	11,757	5.7%

Source: CSO

The 2016 census shows that 7.6% of the study areas population were aged between 0 and 4, or a total population of 3,692 children. A further 5,077 persons are aged between 5 and 12 years old or 10.4% of the total population. The 13 to 18 years old cohort comprises 3,423 persons or 7% of the total population. The 2016 Census indicates that 1-2 person households now comprise a majority of households and this trend is set continue. Analysis of urban housing need indicates that the majority of households will comprise 1-2 persons and approximately half of the remainder will be three person households.

4.2 Projected Population generated from the Development

The proposed development will comprise 207 no. residential units. Excluding the studio and 1-bed units (total 151 no.) there are a total of 56 no. units considered appropriate for families. According to Census 2016, the average family household in Dún Laoghaire Rathdown Council area is 2.7 persons. Based on the average household size it can be considered that the two-bedroom and three-bedroom units (total 56 no.) within the proposed development will accommodate 151 persons whilst the 151 studio and 1 bed units could potentially accommodate 1-2 people each. As such, the subject development could generate an indicative population ranging between 302 and 453 persons.

4.3 Creche and School Demand Generated by Proposed Development

For the purpose of this report, the mean average projected population generated from the development is used to calculate the creche and school demand from the proposed development. The mean average population generated from the proposed development is 376 no. persons.

To calculate the number of preschool aged children expected from the proposed development the study areas percentage population of 7.6% is applied. A total of **29** pre-school aged children (0-4 years old) can be considered to reside in the scheme.

As noted above the study area's population percentage for 5 - 12 age cohort is 10.4% therefore it is anticipated the scheme will generate **39** children of primary school age. Applying the post primary school study area percentage to the proposed developments population a total of **28** persons aged between 13 - 18 would reside at the scheme.

5 Existing Community Facilities

5.1 Introduction

This section presents the findings of an audit of community infrastructure situated within 3.5km of the subject site. Community infrastructure includes a wide range of services and facilities that contribute to quality of life. The purpose of reviewing current provision of community infrastructure is to ascertain the likely future need for facilities and services in the area.

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

5.2 Open Space, Sports and Leisure

The site is located in close proximity to a range of existing open space, sports and leisure facilities that are within a convenient distance of the subject site. There are a wide variety of playing fields and leisure facilities established in the Sandyford area. Several specific clubs and organisations were identified operating in the Sandyford area, providing a range of clubs to cater for a wide range of interests.

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

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

Map ID	Name of Facility	Description of Facility	Address	Distance from Site (km)
1	Janz Gymnastics Club	Gymnastics	Unit A4 Three Rock Rd, Sandyford Business Park, Sandyford, Dublin, D18 NW93	0.4
2	Gracie Barra Sandyford	Brazilian Jiu-Jitsu	28 Corrig Rd, Sandyford, Dublin, D18 V274	0.45
3	The Wall Climbing Gym	Bouldering & Rock Climbing	5 Arkle Rd, Sandyford, Dublin 18, D18 DK29	0.2
4	Headon Boxing Academy	Boxing	61D Heather Rd, Sandyford, Dublin	0.6
5	Jump Zone Sandford	Trampoline & Dodgeball	72 Heather Rd, Sandyford Business Park, Sandyford, Dublin 18, D18 XE70	0.65
6	Trojan Gymnastics Club	Gymnastics Club	7/8 Holly Ave, Stillorgan Business Park, Sandyford, Dublin, A94 W283	0.95

Map ID	Name of Facility	Description of Facility	Address	Distance from Site (km)
7	Naomh Olaf GAA Club	GAA & Hurling & Badminton	Holly Ave, Blackthorn, Dublin	1.1
8	St Mary's Boys Football Club	Schoolboys Football	43 Moreen Park, Sandyford, Dublin	1.6
9	Leopardstown Tennis Club	Tennis	59 Leopardstown Grove, Stillorgan, Dublin, A94 H271	1.6
10	Ballally Celtic Football Club	Schoolboy's Football	2 Balally Hill, Sandyford, Dublin 16, D16 AX79	1.8
11	Angels Boxing Club	Boxing	St. Benildus College Kilmacud Rd Upper Kilmacud West, Stillorgan, Dublin	2.1
12	Stillorgan Rugby Football Club	Rugby	Kilmacud West, Dublin	2.1
13	Kilmacud Crokes GAA Club	GAA, Hurling & Camogie	Glenalbyn House, Glenalbyn Rd, Stillorgan, Dublin, A94 E7K8	2.1
14	Foxrock Golf Club	Golf	Golf Ln, Foxrock, Dublin 18, 18	2.1
15	Total Kickboxing	Kickboxing	Enniskerry Rd, Sandyford, Dublin, D18 E0A8	2.7
16	LC Tennis	Tennis	LC Tennis, Enniskerry Rd, Sandyford, Dublin 18, D18 A8N2	3.3
17	Ballygogan Celtic Football Club	Men's Football	Stepaside, Ballygogan Road Ballygogan Avenue, Sandyford, Dublin	3.5
18	Leopardstown Golf Centre	Golf centre	Foxrock, Dublin	1.9
19	Fitzsimon's Wood	Park	18, Co. Dublin	1.4
20	Fernhill Park & Gardens	Park	Enniskerry Rd, Newtownlittle, Dublin	2.2
21	Ballawley Park	Park	40 Ballawley Ct, Sandyford, Dublin 16, D16 PK31	1.5
22	Leopardstown Park	Park	11-67 Leopardstown Park, Galloping Green South, Dublin	1.06
23	Clonmore Park	Park	151-153 Stillorgan Heath, Leopardstown, Dublin	2.2
24	Foxrock Golf Club	Golf Club	Golf Ln, Foxrock, Dublin 18.	1.9

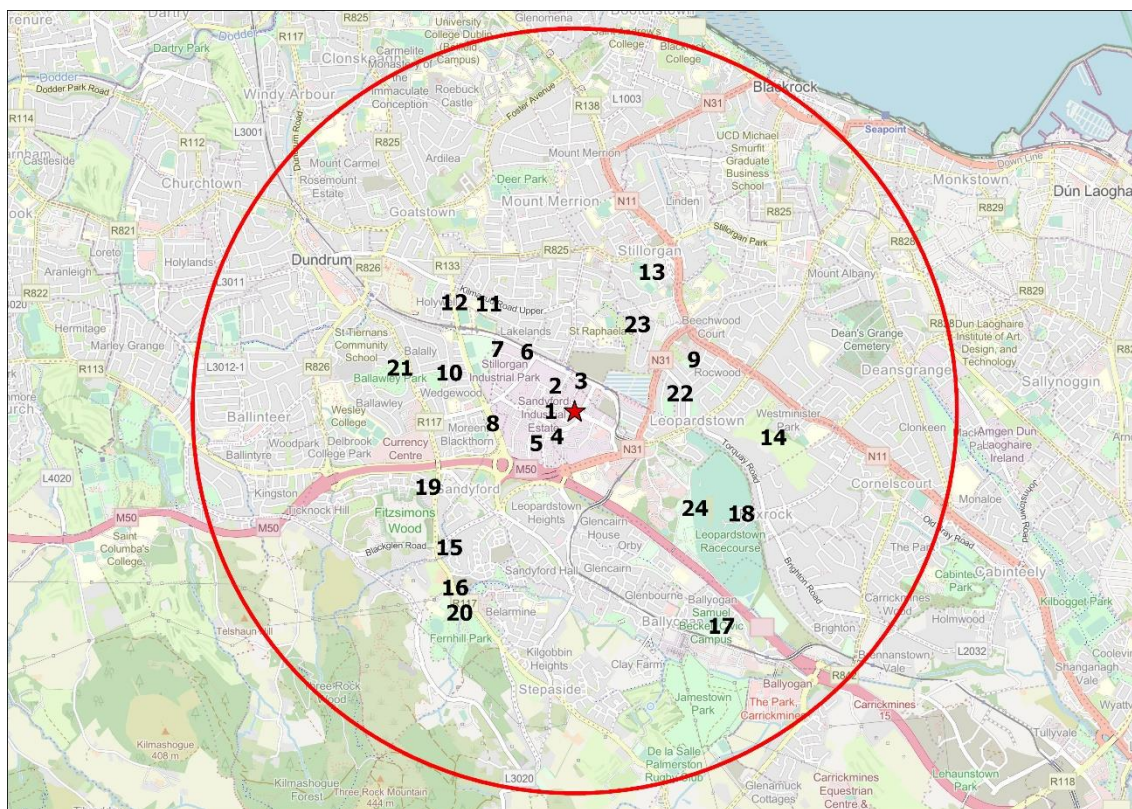


Figure 3: Map of Open space, Sports and Leisure Facilities within 3.5km of the subject site

5.3 Education

5.3.1 Primary Schools

Currently there are 15 no. primary schools serving the subject site within a 3.5km catchment area. There is a wide choice of school types available, including single sex and mixed schools. The total number of enrolments at these schools is 5,605 pupils. The enrolment figures were obtained from the Department of Education database for the academic year 2020-2021 and the year 2019-2020. The schools are listed and tabulated with their current enrolment figures below.

Table 4: Summary of information on existing Primary Schools

Map ID	Name of School	Address	2019 Enrolled	2021 Enrolled	3-Year Change	Distance from Site
25	Our Lady's Grove Primary School	Our Lady's Grove, Goatstown Rd, Friarland, Dublin 14, D14 Y993	439	434	-5	3.1
26	Holy Cross National School	Kilmacud Rd Upper, Dundrum, Dublin 14	301	298	-3	2.2
27	Taney National School	Sydenham Villas, Drummartin, Dublin 14.	434	416	-18	2.1

Map ID	Name of School	Address	2019 Enrolled	2021 Enrolled	3-Year Change	Distance from Site
28	St Olaf's National School	Balally Dr, Dundrum, Sandyford, Dublin 16, D16 E067	509	533	24	1.0
29	S N Cnoc AnBhil	Lower Kilmacud Rd, Stillorgan, Dublin	474	469	-5	1.4
30	S N Naomh Lorcan	Kilmacud, Stillorgan, Co. Dublin	447	438	-9	0.8
31	St Brigids National School	Merville Rd, Stillorgan, Dublin, A94 V104	101	102	1	1.4
32	St Raphaela's National School	St Raphaela's Rd, Kilmacud, Dublin	444	433	-11	0.8
33	St Mary's National School	Lambs Cross, Dublin 18	265	249	-16	1.7
34	Goatstown Stillorgan Educate Together	Grafton House, 18 Ballymoss Rd, Sandyford Business Park, Sandyford, Dublin, D18 P274	8	88	80	0.2
35	St Laurences BNS	Glencairn, Glencairn Dr, Carmanhall and Leopardstown, Dublin	447	438	-9	1.8
36	Queen of Angels Primary Schools	Blackthorn Dr, Wedgewood, Sandyford, Dublin 16	314	290	-24	0.9
37	St Patricks Boys National School	New Grange Rd, Hollypark, Blackrock, Co. Dublin, A94 FE02	623	582	-41	2.5
38	Stepaside Educate Together	Belarmine Vale, Kilgobbin, Stepside, Co. Dublin, D18 H7W6	337	413	76	1.8
39	Oatlands Primary School	32 Woodlands Ave, Stillorgan, Mount Merrion, Co. Dublin, A94 KW94	456	422	-34	1.7
Total			5,599	5,605	6	

In relation to item 34 above, it is noted that the stark change in pupils enrolled is due to the school opening and not to a sudden surge in primary school space demand. In addition, this school is located at the location on a temporary basis before its settles in other premises in Goatstown.

Similarly, item 38 moved to new premises in 2018 and is now enrolling more pupils.

5.3.2 Planned school provision

Further to the above, it is noted that, as per Section 4.2.1 Sustainable Communities and Neighbourhood Infrastructure of the Dún Laoghaire-Rathdown Development Plan 2022-2028, that a number of sites have been designated to accommodate future school sites across the County jurisdiction.

As illustrated on Mapsheet No. 6 of the Plan, 2 no. sites are shown with the provision of Objective 'ED', Proposed Education Site, within the boundary of Sandyford Industrial Estate with another site located to the immediate south of Sandyford Industrial Estate. A further 2 no. sites, also designated Objective ED, are located within 1.75km of the subject site

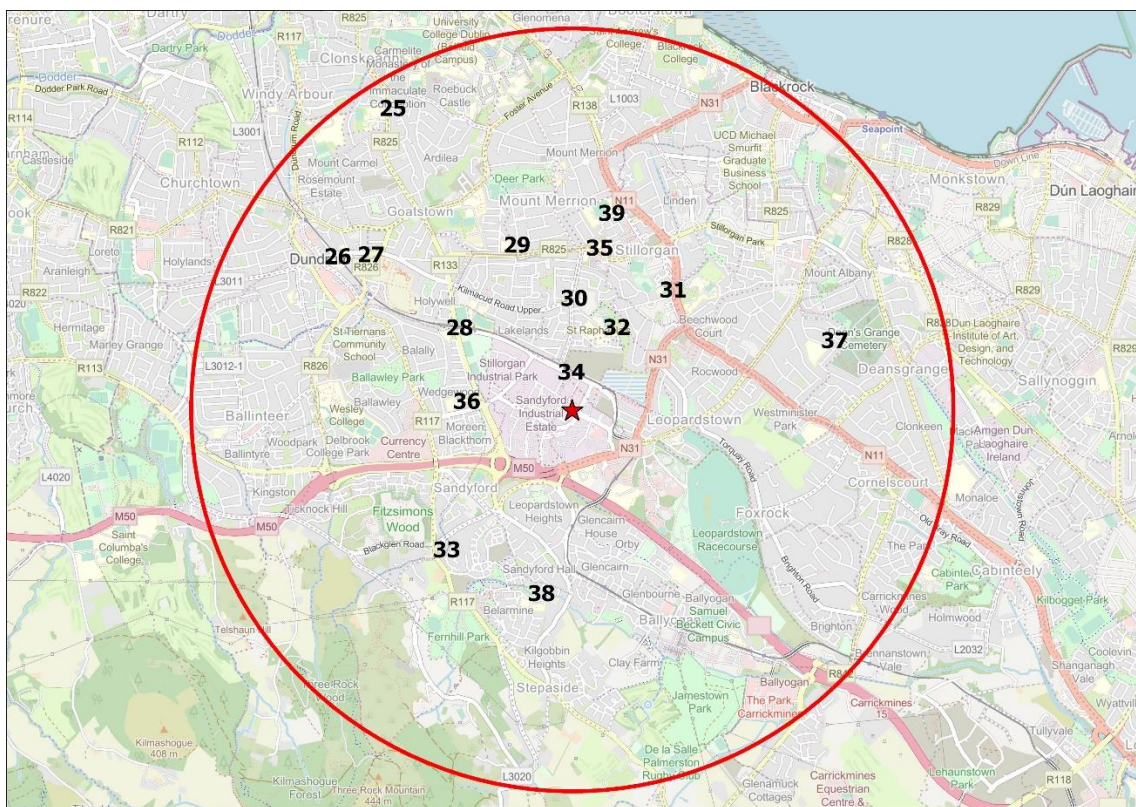


Figure 4: Primary Schools located within 3.5km of the subject site

5.3.3 Post Primary Schools

Currently there are 9 no. post-primary schools within a 3.5 km catchment of the subject site. Collectively, these schools provide, single sex and mixed sex schools. The total enrolment for these schools is 4,273 pupils. The enrolment numbers provided by the Department of Education for the 2021-2022 academic year were compared to enrolment data for 2019-2020 to gain an understanding of capacity.

Table 5: Summary of information on existing Post Primary Schools

Map ID	Name of School	Address	2019 Enrolled	2021 Enrolled	3-Year Change	Distance from Site
40	Mount Anville Secondary School	14 Mount Anville Park, Mountanville, Goatstown, Co. Dublin	698	699	1	1.9
41	St Benildus College	Kilmacud Rd Upper, Stillorgan, Dublin	807	845	38	1.2
42	St Raphaela's Secondary School	St Raphaela's Rd, Kilmacud, Dublin	569	569	0	0.8
43	Our Lady's Grove Secondary School	Goatstown Rd, Friarland, Dublin 14	304	316	12	2.9
44	Goatstown Educate Together	Churchtown Upper, Dublin	n/a	73	n/a	3.1
45	St Tiernan's Community School	Parkvale, Balally, Dublin.	345	322	23	1.8
46	Stepaside Educate Together	The Gallops, Dublin 18	214	418	204	2.0
47	Loreto College Foxrock	Springfield Park, Deansgrange, Dublin 18	519	541	22	2.5
48	Rosemont School	Enniskerry Rd, Sandyford, Dublin	182	223	41	2.1
		Total	3,638	4,273	635	

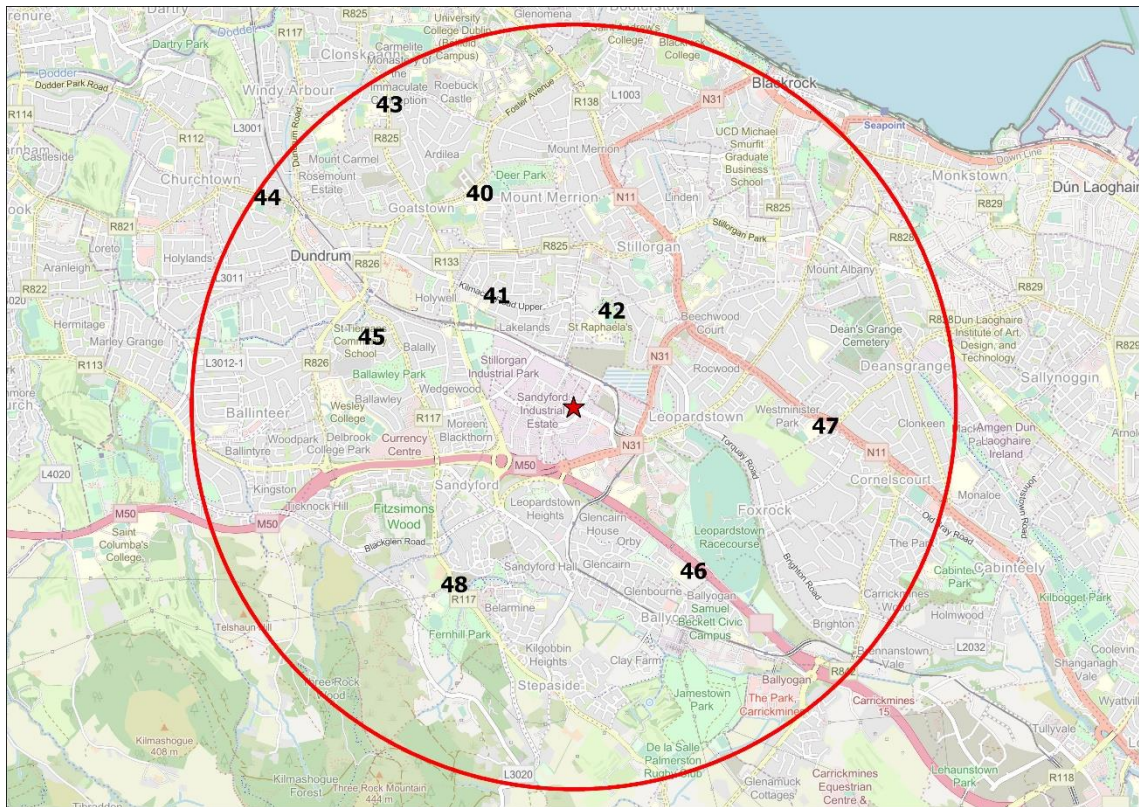


Figure 5: Secondary Schools located within 3.5km of the subject site

The status of the Department of Education large-scale projects to be delivered under the school building programme (dated February 2022) identifies a planned expanded capacity at Stepside ETSS (Code: 68241F). Further research shows that the school would see its capacity expanded to 1,000 students and will include a 4-class Special Educational Need base. This project is at tender stage.

5.4 Childcare Facilities

Consideration is given during the planning process to ensure there is an adequate supply of high quality, safe childcare alongside the provision of housing itself. It is seen as a prudent measure to ensure that there are local and easily accessible options for families in the vicinity of their homes. Tusla is the State agency that oversees the provision of childcare and other family support services. A list of childcare facilities was obtained from the Tusla early years services registration list to understand the enrolment figures and capacity available in childcare facilities located within a 3.5km radius of the subject site in Sandyford, as can be seen in the following table.

Table 6: Childcare Facilities Identified within 3.5km of the Subject Site

Map ID	Childcare Facility	Address	Service Type	Tusla Enrolment	Distance from Site (Km)
49	The Park Academy	18 Bracken Rd, Sandyford, Dublin	Full day	102	0.85
50	Giraffe Childcare	Vantage East, Central Park, Sandyford, Dublin, D18 C432	Full Day Part Time	84	1.0
51	HandPrints Montessori Pre School	Queen of Angels National School, Wedgewood, Sandyford, Co. Dublin	Part time Sessional	54	1.4
52	Lakelands Childcare	9 Lakelands Rd, Stillorgan, Dublin, A94 HK38	Full day	38	1.7
53	Star Tots Creche	81 Lower Kilmacud Rd, Stillorgan, Dublin, A94 HT65	Full Day Part Time Sessional	101	1.8
54	Bright Minds Childcare and Montessori	128 Balally Dr, Dundrum, Sandyford, Dublin.	Full day	55	1.9
55	Narnia Nursery School	Hazelwood Lodge, Kilmacud Rd Upper, Kilmacud West, Dublin 14	Full Day Part Time	65	2
56	Willow House Childcare Newtownpark	Newtownpark Avenue, Blackrock, Dublin, A94 WY28	Full day	40	2
57	Beechwood Childcare	Beechwood Ct, Stillorgan, Dublin	Full day	65	2
58	Kid's Biz	1 Sandyford Hall Pl, Stillorgan, Dublin, D18 P640	Full day Part Time Sessional	36	2.2
59	Roola Boola Creche & Montessori	Rear Cul Na hArrigle, Kilgobbin Road, Sandyford, Dublin	Full day	22	2.5
60	Carewell Day Nursery & Montessori	25 Wesley Heights, Sandyford, Dublin 16, D16 V250	Part Time sessional	16	2.5
61	Narnia Nursery School (& Aslan's Afterschool)	Rockfield Central, Dundrum, Dublin 14	Full Day Part Time Sessional	46	2.9
62	Puddleducks Creche & Montessori	Springvale Hall, Ticknock Grove, Tiknock, Dublin	Full Day Part time	92	3.3

Map ID	Childcare Facility	Address	Service Type	Tusla Enrolment	Distance from Site (Km)
63	Coco's Childcare	Rathenge, 114 Mount Merrion Avenue	Full Day	54	3.3
64	Once Upon a Time (Dundrum)	1 Wyckham Way, Dundrum, Sandyford, Dublin, D16 AY20	Full day Part Time sessional	85	3.4
65	Dimples Creche & Preschool	135 Ballyogan Rd, Ballyogan, Dublin 18, D18 K168	Full day sessional	206 Sessional 192 Full Day Care	3.5
Total				1,353	

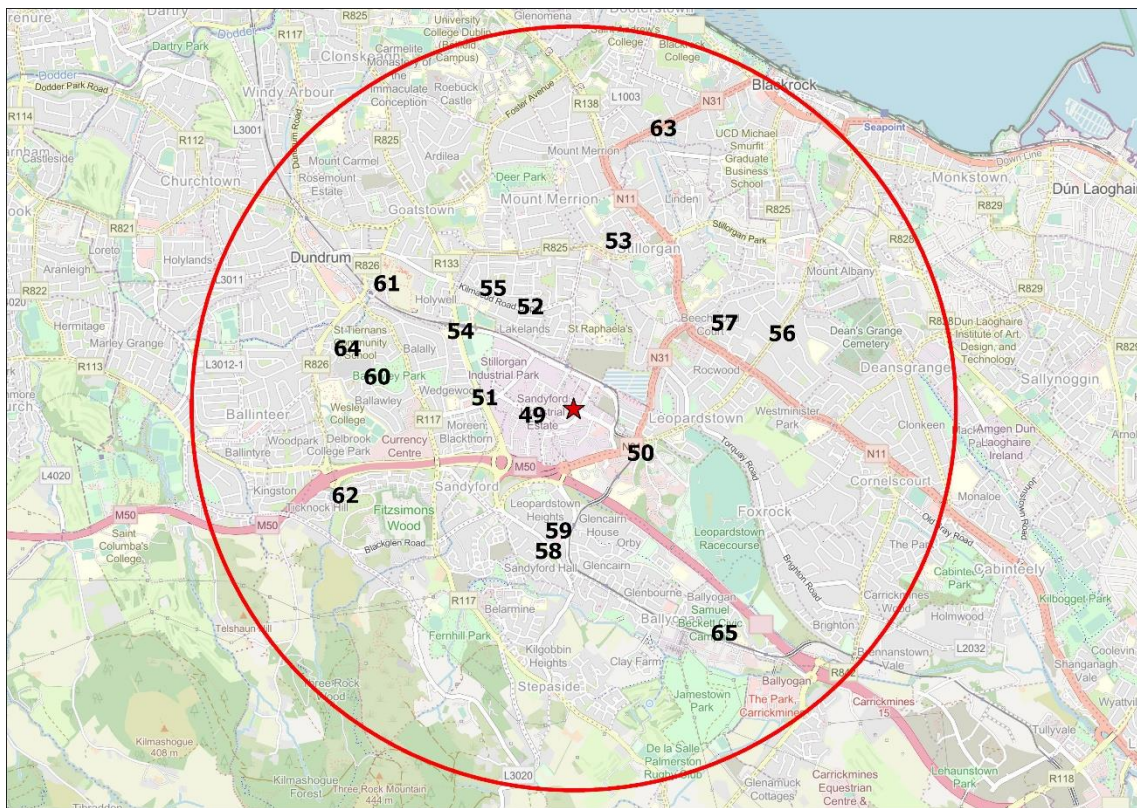


Figure 6: Childcare Facilities located within 3.5km of the subject site

It is noted that the above list does not include permitted creche facilities approved by An Bord Pleanála under Strategic Housing Development¹ extending to a total of 306 sqm and capable of accommodating an additional 182-243 no. children in the subject site area.

¹ An Bord Pleanála Ref No. 304405 and 305940

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

The *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* nuances the childcare requirement by stating that: ‘Notwithstanding the *Planning Guidelines for Childcare Facilities (2001)*, in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development’. One-bedroom units are excluded for the purposes of calculating requirements.

5.5 Health Facilities and Social Services

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

Overall, there is a well-established network of health care facilities in existence to date. There are also several pharmacies, dentists and optometrists operating in the catchment area that can serve the projected population of the proposed development.

Table 7: List of Health Facilities and Social Services within 3.5km of the site

Map ID	Name of Facility	Type of Facility	Address	Distance from Site (Km)
66	Sandyford Medical and Dental Centric Health	Medical and Dental services	Unit C, The Plaza, Beacon South Quarter, Sandyford, Dublin 18	0.75
67	Bloom Health	Midwifery Services	31A Raven’s, Three Rock Rd, Sandyford, Dublin, D18 C8P2	0.35
68	Sandyford Wellness Centre	Mental Health Services	21 Sandyford Office Park Sandyford Industrial Estate, Sandyford, Dublin 18, D18 X642	0.5
69	Spectrum Mental Health	Mental Health Services	The Plaza, Beacon South Quarter, Sandyford, Co. Dublin	0.7
70	Dean Clinic Sandyford	Mental Health Services	Unit B, 3rd Floor Apex Business Centre, Blackthorn Road, Dublin, D18 H1K7	0.85
71	Beacon Hospital	Full Hospital & Emergency Services	Beacon Court, Bracken Rd, Sandyford Business Park, Sandyford, Dublin 18, D18 AK68	0.9

Map ID	Name of Facility	Type of Facility	Address	Distance from Site (Km)
72	Medix Clinic	General Health & Minor Surgical Services	Beacon Court, Bracken Rd, Sandyford Business Park, Sandyford, Dublin	0.9
73	Balally Primary Care Centre	Public Health Centre	Rockfield, Medical Campus, 16, Dublin 16	1.8

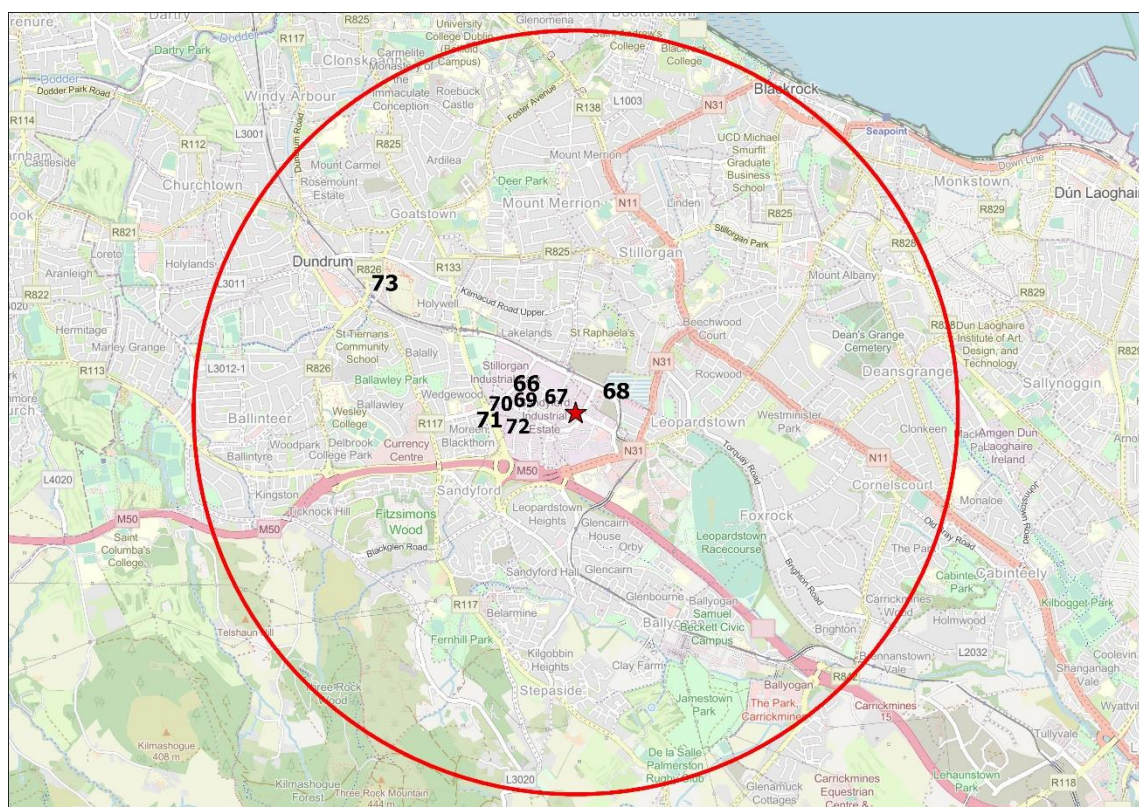


Figure 7: Health Facilities and Social Services within 3.5 km of the subject site

5.6 Community Facilities

Sandyford and the surrounding area have an established network of community facilities. Social and community facilities are varied in nature and can include general civic services and services targeted to specific section of the community.

Family Resource Centres provide a range of universal and targeted services and development opportunities that address the needs of families and residents in communities. Family resource centres are operated by Tusla, the State’s Child and Family Agency. There is a dedicated Family Resource Centre in Sandyford, operated by Tusla. It offers an extensive range of services

including but not limited to counselling services, family support, training schemes, youth support and senior services.

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

Table 8: List of Community Facilities within 3.5km of the subject site

Map ID	Name of Facility	Address	Distance from Site (km)
74	137 th Balally Scouts	Balally Scout Den, Hawthorns Rd, Wedgewood, Co. Dublin, D16 X004	1.4
75	Balally Family Resource Centre	The Scout's Den, Wedgewood, Sandyford, Dublin 16	2.5
76	Sandyford Community Centre	Enniskerry Rd, Sandyford, Dublin, D18 E0A8	2.8
77	Furry Hill Community Centre	Furry Hill, Balally, Dublin	1.1
78	Belarmine Community Centre	Belarmine Plaza, Belarmine, Dublin	1.7
79	Balally Pastoral Care	Cedar Rd, Sandyford, Dublin	0.7
80	Taney Parish Centre	Taney Parish Centre.	2.3
81	Holy Cross Church & Patoral Centre	Main St, Dundrum, Dublin 14, D14 K820	2.4

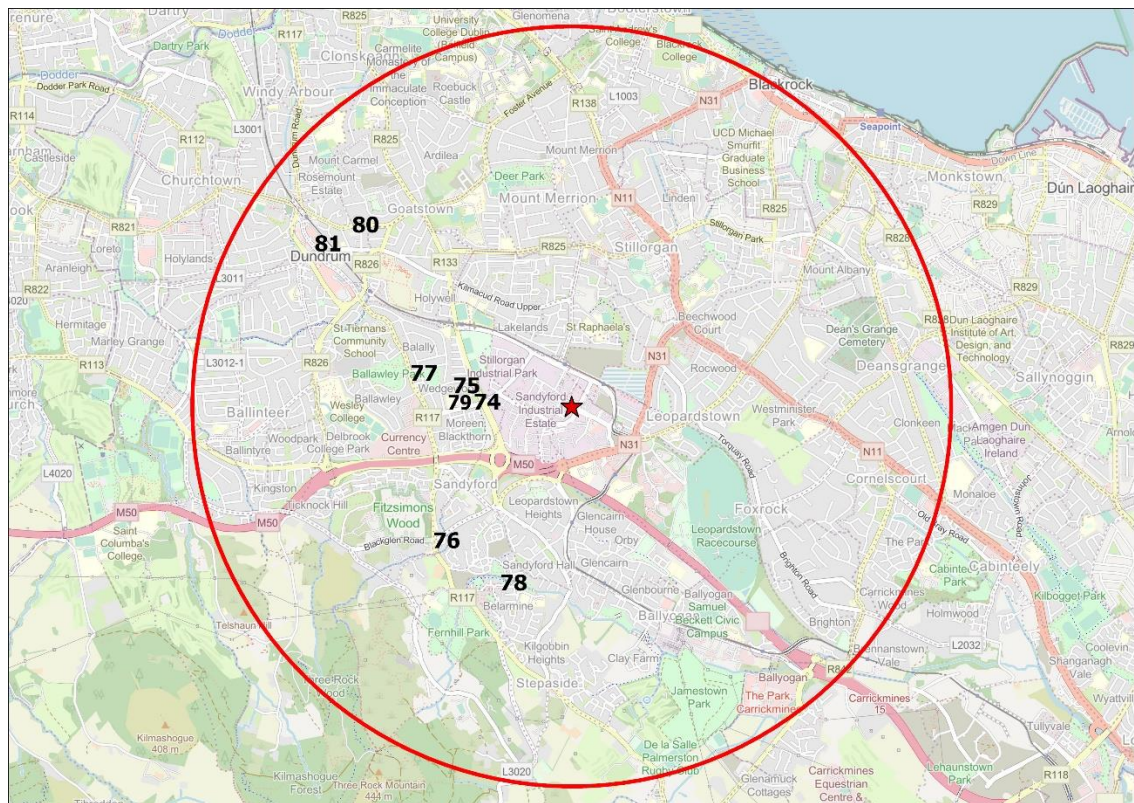


Figure 8: Community Facilities within 3.5km of the subject site

5.7 Religious & Worship Facilities

There are several churches and religious buildings serving a variety of different faiths in Sandyford. The majority of these places of worship are located within the core of the town, and are within 3.5 km of the site in Sandyford.

The below table identifies a range of religious and worship facilities in Sandyford and outlines the distance from the subject site.

Table 9: List of Religious & Worship Facilities within 3.5km of the subject site

Map ID	Name of Facility	Address	Distance from Site (Km)
82	Church of the Ascension of the Lord	Cedar Rd, Balally, Dublin	1.8
83	St Laurance O'Toole	Lower Kilmacud Rd, Stillorgan, Blackrock, Co. Dublin	1.6
84	St Brigid's Church	Stillorgan, Dublin	2.1
85	Church of St. Therese	The Rise, Stillorgan, Mount Merrion, Co. Dublin	2.8
86	Dundrum Methodist Church	Ballinteer Rd, Ballinteer, Dublin	2.8
87	Holy Cross Church	Dundrum, Dublin	2.4
88	Christ Church Taney	Taney Rd, Dundrum, Dublin	2.3
89	Church of St John the Evangelist	St. John the Evangelist Church, Ballinteer Ave, Ballinteer, Dublin 16	2.9
90	Hope Baptist Church	Taney Hall, Eglinton Terrace, Dundrum, Dublin 14	2.4
91	St Mary's Sandyford	Sandyford, Dublin 18	1.1

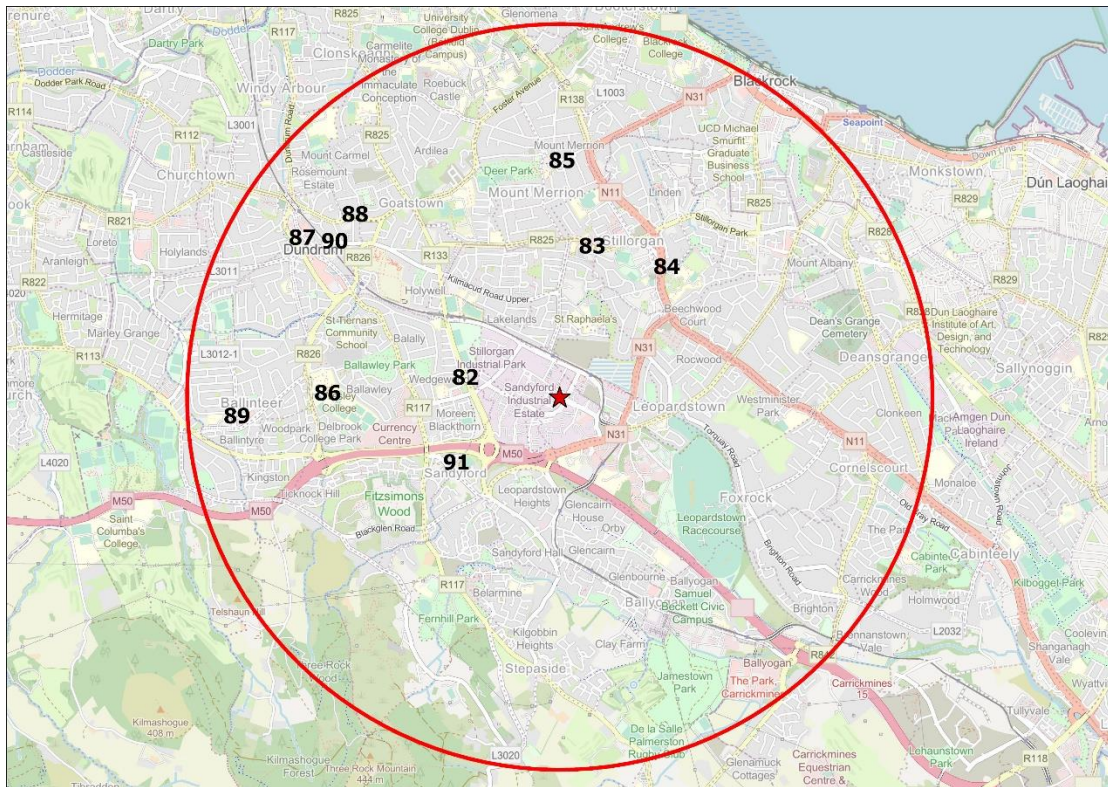


Figure 9: Religious and Workshop Facilities within 3.5km of the subject site

5.8 Retail & Entertainment

There are a number of retail services in close proximity of the subject site. The site is located in close proximity to Dundrum Town centre providing residents with a range of retail and entertainment services. In addition, the subject development is located within a short distance to the Luas providing residents with a sustainable mode of transport to access an array of retail and entertainment outside the catchment area for this study. These facilities provide an important function in the overall quality of life for the future residents of the proposed development, and it is noted that retail provision in the immediate area includes a major shopping centre, a district centre and neighbourhood centres.

6 Assessment

6.1 Introduction

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

- Open space, Sports and Leisure
- Education
- Childcare Facilities
- Community Facilities
- Health Facilities and Social Services
- Religious and Worship Facilities
- Retail & Entertainment

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

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

6.2 Open Space, Sports and Leisure

The subject site at Sandyford is in close proximity to many existing open spaces, which will assist in satisfying the open space/ green space needs required by any future residents. In addition, the proposed development includes 415 sqm of residential amenity spaces and a public pocket park on the corner of Carmanhall Road and Ravens Rock Road and landscaped communal space in the central courtyard.

Based on the analysis conducted and the proposed amenity and open space included in the proposal it can be concluded that there is a range and variety of open space, leisure and sport facilities in the area with capacity to serve the new residential population generated from the proposed development.

6.3 Education

6.3.1 Primary Schools

There is no specific population benchmark for the provision of primary or secondary school facilities in Ireland. The Department of Education's approach includes a general standard that for every 1,000 dwellings in an area, circa 12% of the population will require primary school places and 8.5% will require post primary school places. The Department of Education uses the assumption that 11.3% of the population are of primary school-going age. These shares are higher than those observed in the population data analysis but is used as a worst-case scenario.

The proposed development is expected to generate **39** children of primary school age.

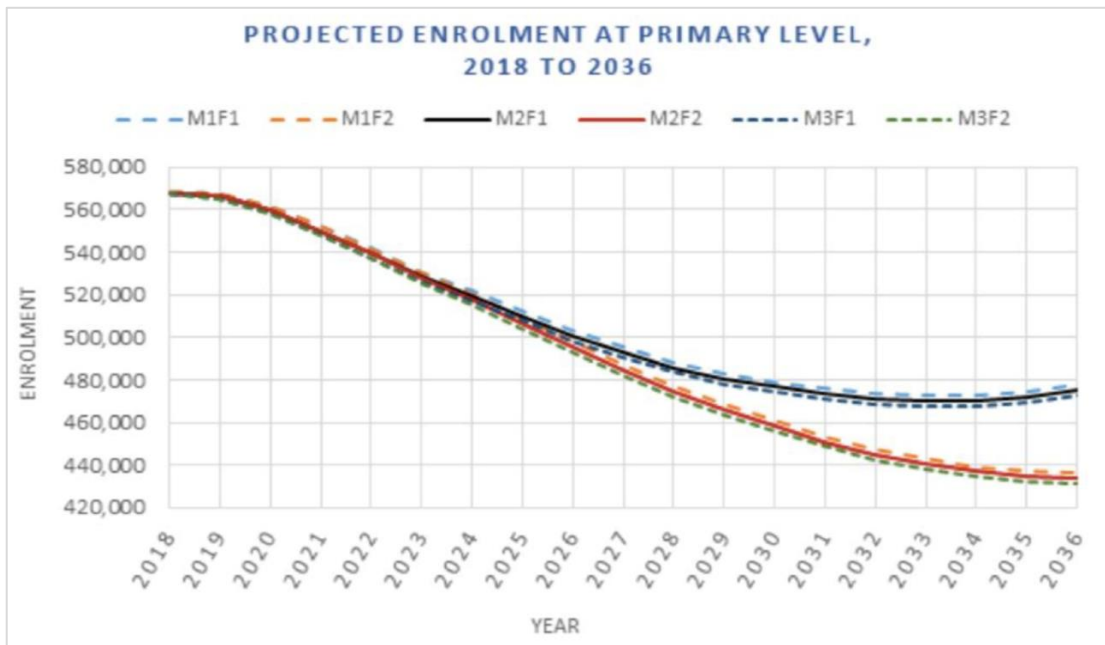


Figure 10: Projected Enrolment at Primary Level 2018 – 2036 (Source: Department of Education)

In section 5 of this report has identified a number of planned expansions and developments which would meet the need arising from the development.

6.3.2 Post Primary School

Section 5 of this report has shown an increase in post primary enrolment numbers. It is noted that such increase is due to the opening of the Stepside Educate Together. Having regard to the planned expansion projects, it is considered that the development would not give rise to undue pressure on existing facilities.

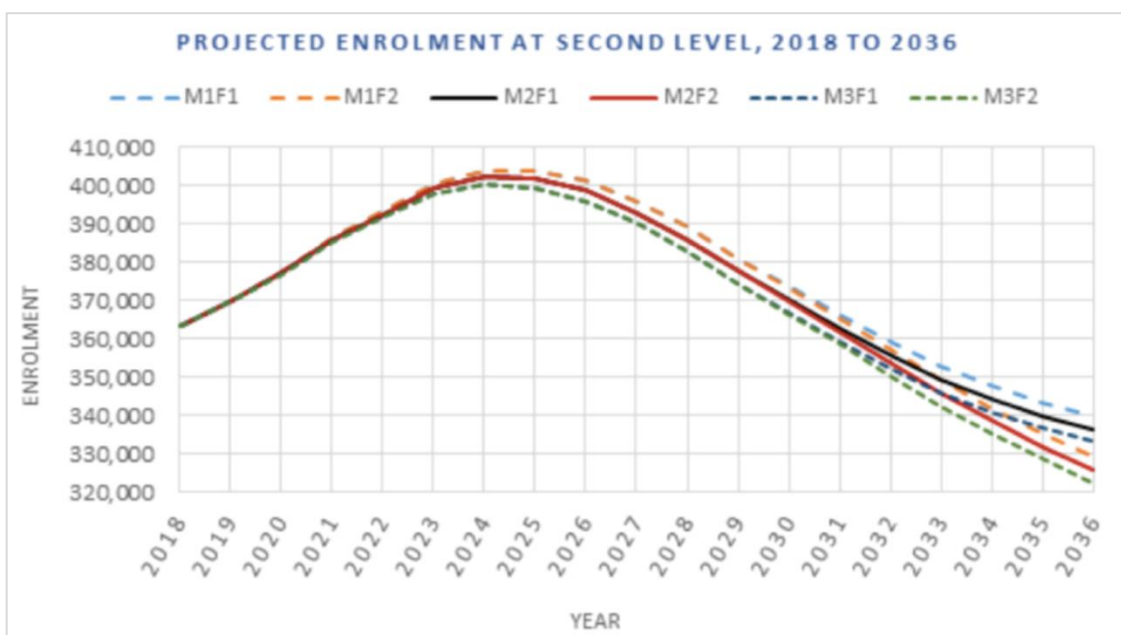


Figure 11: Projected Enrolment at Post-Primary Level 2018 – 2036 (Source: Department of Education)

6.3.3 Conclusion

Based on the projected school aged children generated from the proposed development, it can be considered that the existing and planned school infrastructure is capable of accommodating the additional population.

Based on the perceived school-going numbers that will be generated, it is considered reasonable to assume that the school-going population from the proposed development can be accommodated within the existing school and planned/permitted school infrastructure in the surrounding vicinity, particularly as the lifecycle of more established residential areas in proximity to the subject lands move beyond the school going age. In light of the above, it is anticipated that the capacity of primary and secondary schools which serve the Goatstown Stillorgan School Planning Area, and the surrounding areas will increase further in the near future. This will in turn further improve availability of school places for residents of the subject development and the surrounding areas.

6.4 Childcare Facilities

It is considered that the provision of a 306 sqm childcare facility, which is capable of accommodating the projected 29 children of pre-school age, which is appropriate given the extensive availability of childcare facilities, both existing and planned within the catchment of this study area. The proposed facility is considered appropriate having regard to the standards presented within the Guidelines for Planning Authorities on Childcare Facilities (2001).

6.5 Health Care and Social Services

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

There is an extensive list of GP clinics, a dedicated health centre and the Beacon Hospital already in operation less than 3.5km from the subject site. These facilities would have the capacity to absorb the increase in population that would accrue due to the development. It is considered that there is adequate provision of health and social services in the area, with a wide range of services provided which will benefit the residents of the proposed development.

6.6 Community Facilities

Community facilities are all well represented within both the immediate and wider area to ensure that new residents will have appropriate access to a wide range of social infrastructure

which will ensure a high quality of life for new residents and lead to greater community growth in this mature area. The existing community facilities in the area are likely to meet the demands and needs generated by this proposed development. In addition, the development includes resident amenity spaces at ground floor level totalling 414 sqm. These will serve to meet arising needs of prospective residents offsetting potential pressure on existing facilities.

6.7 Religious and Worship Facilities

There are several places of worship in Sandyford, particularly Christian denomination churches. There is no standard measure in place in Ireland regarding the provision of religious places of worship. Having regard to the scale of the proposal, and the influx of new population into the area, the existing facilities appear to be sufficient and meet the needs of the proposed development.

6.8 Retail & Entertainment

The proposed scheme is located within walking and cycling distance to a range of existing retail centres thus allowing ease of access to both essential and non-essential items. within walking and cycling distance to a range of retail outlets and services. The proposed development will help support the existing facilities in the neighbourhood, district and town centres through the introduction of a new residential community. In addition, the site avails of excellent public transport connectivity to Dundrum Town Centre and the Mill Theatre owing to its proximity to the Luas Green Line.

7 Conclusion

The Social Infrastructure Audit has demonstrated that the subject site is located in close proximity to a range of facilities that will meet the needs of future residents of the proposed development. The proposed development includes a 306 sqm creche, public pocket park and 414 sqm residential amenity space. The subject site is also located close to high-capacity public transport enabling future residents to access a range of services and facilities outside the catchment of this area. The proposed development will generate a modest demand on the existing services and facilities, such as open space and leisure. The site is also well located in relation to public open space with nearby natural amenities, and the wide range of clubs and amenities located in Sandyford and surrounding areas.

The proposed development provides for 414 sqm of amenity spaces and a public pocket park on the corner of Carmanhall Road and Ravens Rock Road and landscaped communal space in the central courtyard. Based on the analysis of existing open space, leisure and sport facilities in the area together with the proposal caters for a range of activities.

There are a number of primary and secondary schools within 3.5km of the subject site. It is noted that the proposed development may generate up to c. 67 children of school going age between primary and secondary school level. It is not expected the development will add undue pressure

to the existing school network in the area particularly having regard to the planned capacity. In addition, the Dún Laoghaire County Development Plan for 2022 – 2028 has identified a number of site locations to accommodate school buildings under the Department of Education’s school building programme.

The proposed development includes a childcare facility 306 sqm which will meet the needs arising from the development. The subject site is well served for childcare facilities, and it should be noted a number of planned childcare facilities have been granted planning permission. Therefore, any deficit in childcare facilities has been adequately addressed in the development.

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

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

With regards to retail and entertainment options, the Sandyford area is well served. Local needs are addressed with neighbourhood and district centre. The additional uplift in population will continue to support the economic viability of Sandyford and surrounding area.

