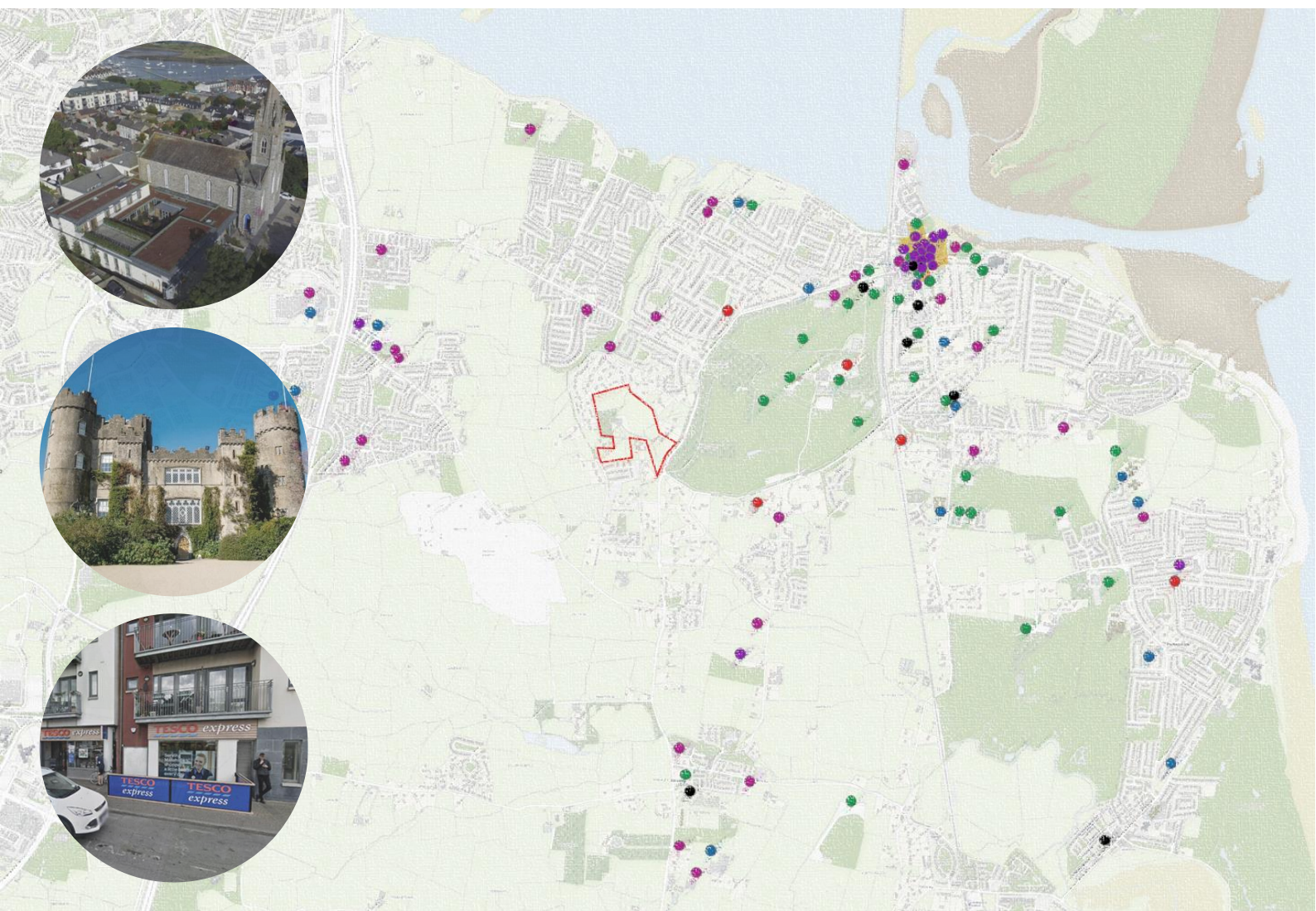


DOWNEY

29 Merrion Square, D02RW64

COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT



Proposed Strategic Housing Development

on Lands at Auburn House (Protected Structure),
Little Auburn and Streamstown off the R107 Malahide
Road/Dublin Road and Carey's Lane, Malahide, Co. Dublin

Applicant: Kinwest Ltd.

April 2022

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1.0 INTRODUCTION

Downey, Chartered Town Planners, 29 Merrion Square, D02 RW64, have prepared this Community and Social Infrastructure Audit, on behalf of the applicant, Kinwest Ltd., to accompany a planning application for a proposed Strategic Housing Development on lands at Auburn House (a Protected Structure), Little Auburn and Streamstown, off the R107 Malahide Road/Dublin Road and Carey's Lane, Malahide, Co. Dublin.

The proposed development will consist of the preservation and protection of the existing Protected Structure of Auburn House as 1 no. residential dwelling; and the construction of 368 no. new residential dwellings units (87 no. houses, 238 no. apartments & 43 no. duplexes), providing for an overall total of 369 no. residential along with 1 no. childcare facility.

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

As stated in the Fingal Development Plan 2017-2023 in relation to the development of sustainable communities, *"the provision of good community facilities and services, such as education, training, libraries, childcare facilities, places of worship, health and community centres, in appropriate accessible locations is important as they contribute positively to an enhanced quality of life."* Therefore, *"the aim of the Plan is to create a sustainable community offering a choice of opportunities to meet its needs and in doing so this will help foster social inclusion. It is also important that new facilities are delivered in a timely manner in tandem with new residential development and community centres or meeting rooms should be designed to be flexible and multi-functional enabling a variety of uses to be accommodated."*

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.*

2.0 SITE LOCATION & DESCRIPTION

The lands at Auburn House extend to approximately 13.28 hectares and are located on the western side of the R107 Malahide Road/Dublin Road to the south of Malahide. The lands are bounded by the existing Abington Estate to the north and west, the R107 Malahide Road/Dublin Road and rear gardens to the east and undeveloped lands to the south. Access to the site is currently from the existing driveway to Auburn House, which is accessed off the R107 Malahide Road/Dublin Road.

Auburn House is an existing late 18th century, 5-bay, three-storey (including an attic storey) over basement dwelling located within a wooded demesne and is designated as a Protected Structure. Auburn House forms part of the ancient barony of Feltrim, the stronghold of the once wealthy Fagan family. The old workers' cottages and existing outhouses, originally used as sheds and animal feeding barns, have been restored, extended, and converted into four- and five-bedroom luxury dwellings with solar panels and under floor heating. The conversion of these outhouses was completed in 2003. The house is also surrounded by greenfield lands all of which have been well maintained over the years.

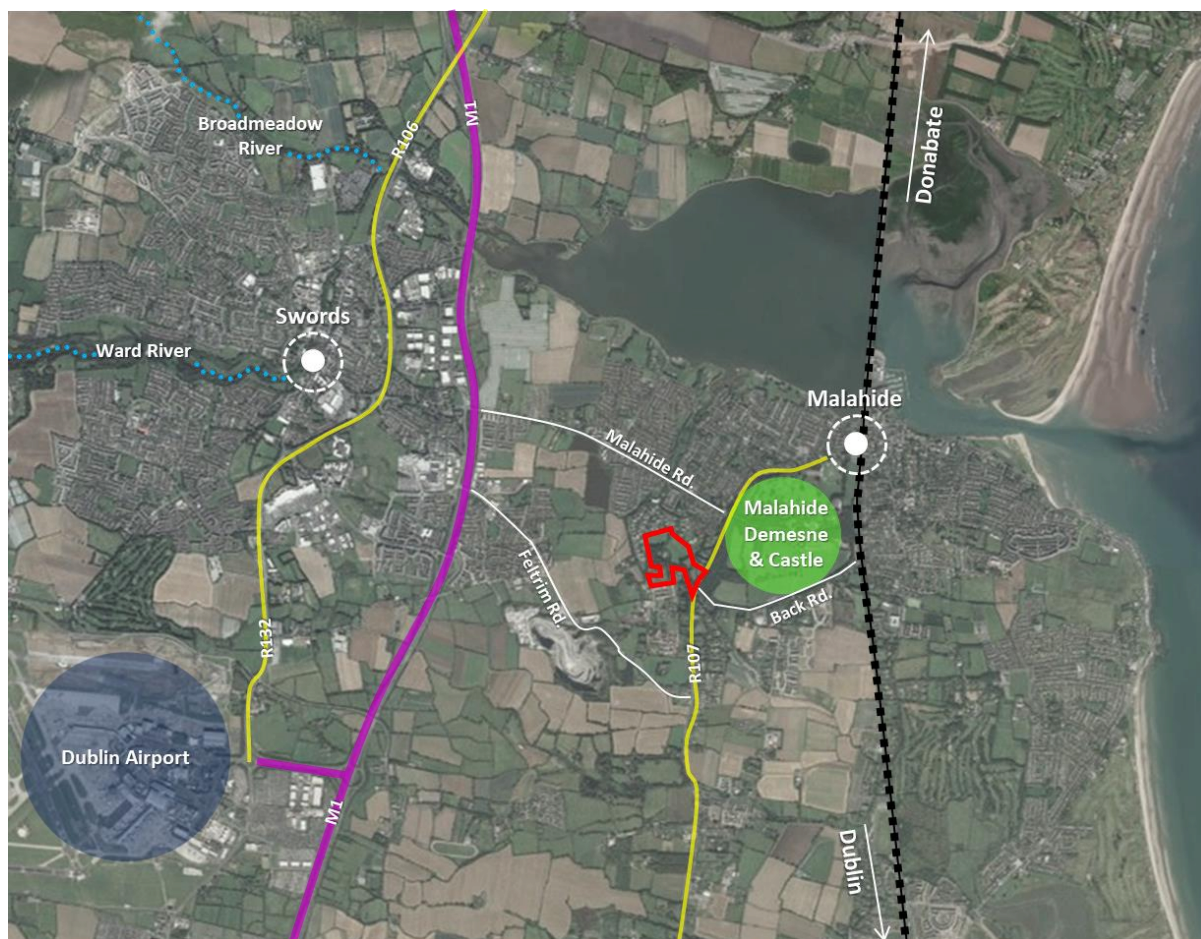


Figure 1. Aerial View of the Location of the Subject Site (approximate boundaries of the subject site outlined in red)

The surrounding land uses are generally residential, with Abington being on its northern and western boundary. The lands to the south of Auburn House at Clairville Lodge are a recently completed residential development proposal that was granted permission under Reg. Ref. F14A/0483 (ABP Ref. PL06F.245240). Malahide Castle and Demesne is located on the opposite side of the R107 Malahide Road/Dublin Road and can be accessed via Back Road. Malahide village centre is located to the

northeast of these lands. There is a Dublin Bus service that connects the city centre with Malahide that runs along the R107 Malahide Road/Dublin Road, and it is noted that there is a bus stop adjacent to the entrance to Auburn House.



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

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development subject to this SHD application provides for the preservation and protection of the existing Protected Structure of Auburn House and its stables as 1 no. residential dwelling, the conversion of the existing stables of Auburn House to provide for storage space for the main Auburn House and the construction of 368 no. new residential dwelling units (comprising 87 no. houses, 238 no. apartments, and 43 no. duplex units) for an overall total of 369 no. residential units. The development shall consist of 127 no. 1-bedroom apartments and duplex apartments, 145 no. 2-bedroom apartments and duplex apartments, 9 no. 3-bedroom apartments and duplex apartments, 45 no. 3-bedroom houses, 36 no. 4-bedroom houses, 6 no. 5-bedroom houses, and the existing 11-bedroom Auburn House. The proposed development shall also provide for 1 no. childcare facility, landscaped public open space, car parking and all associated ancillary site development infrastructure including foul and surface water drainage, internal roads, cycle paths and footpaths, and boundary walls and fences. Vehicular access to the proposed development is to be via a new entrance at the R107 Malahide Road/Dublin Road entrance, with the existing entrance to Auburn House acting as a pedestrian/cyclist entrance and access to existing properties outside the application site, there will be a secondary entrance comprising modifications of the existing vehicular entrance off Carey's Lane to the south west of the development, the closure of the existing vehicular entrance to Little Auburn, the

provision of ESB substations, 1 no. new foul pumping station, public lighting, proposed foul sewer works along Back Road and Kinsealy Lane and all associated engineering and site works necessary to facilitate the development.

The form of the residential buildings will be two to five storeys with balconies or terraces being provided to the apartments and duplex unit. This has been designed to provide for an appropriate variation in scale from the surrounding residential areas, with the houses being located closest to the relevant boundaries and the duplex and apartments are set further away from the boundaries and therefore respect the existing residential area.

Design and materials will be of a high quality and there will be a mixture of unit configurations across the site to avoid a homogenous block appearance and to facilitate the various type of family units that will ultimately occupy the development when completed. It is proposed to provide 127 no. 1 bedroom units, 145 no. 2 bedroom units, 54 no. 3 bedroom units, 36 no. 4 bedroom units, and 6 no. 5 bed units across a mix of one to three bed apartments, two to five bed houses, and one to three bed duplex units providing for a mix of units. The existing Auburn House, an 11-bedroom dwelling, is also to be retained as part of this development.

4.0 REQUIREMENTS FOR A COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT

This document outlines the range of services and facilities that are available within the immediate vicinity of the subject lands and discusses their capacity to accommodate the proposed development. As outlined in the Fingal County Development Plan 2017-2023, a Strategic Policy of the Plan is to:

“19. Ensure the timely provision of community infrastructure including schools, recreational, sport facilities and emergency services, commensurate with the number of housing units proposed for construction on lands zoned for residential development.”

As such, *“the provision of good community facilities and services, such as education, training, libraries, childcare facilities, places of worship, health, and community centres, in appropriate accessible locations is important as they contribute positively to an enhanced quality of life. The Regional Planning Guidelines require Planning Authorities to adopt objectives that facilitate the social, community and cultural needs of all persons and communities through the provision of well dispersed and easily accessible social and community infrastructure.”*

Furthermore, Fingal Development Plan 2017-2023 identifies Malahide as a ‘Modern Sustainable Growth Town’ which under **Objective SS17** aims to

“Manage the development and growth of Malahide and Donabate in a planned manner linked to the capacity of local infrastructure to support new development of the area and taking account of the ecological sensitivity of qualifying features of nearby European Sites.”

It also aims to consolidate development within well-defined town boundaries in order to: *“Promote the planned and sustainable consolidation of the existing urban form and the sensitive promotion of*

amenities. The need to upgrade and support the development of the core as a town centre will be balanced with the need to conserve its appearance as an attractive historic village settlement and to retain the existing amenities of the area, being cognisant of its proximity to an ecologically sensitive coastline including European Sites."

This Audit outlines the current level of community and social infrastructure in the area, including early childcare and educational facilities, recreation, health, community, and retail provision. It is viewed that the Community & Social Infrastructure Audit is required under **Objective PM70** of Fingal Development Plan:

"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."

Under the current Fingal County Development Plan, the subject lands are zoned "RA - Residential". The provision of residential and community uses is permitted in principle under the "RA" zoning which seeks to:

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

The vision for "RA" zoned lands is to:

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

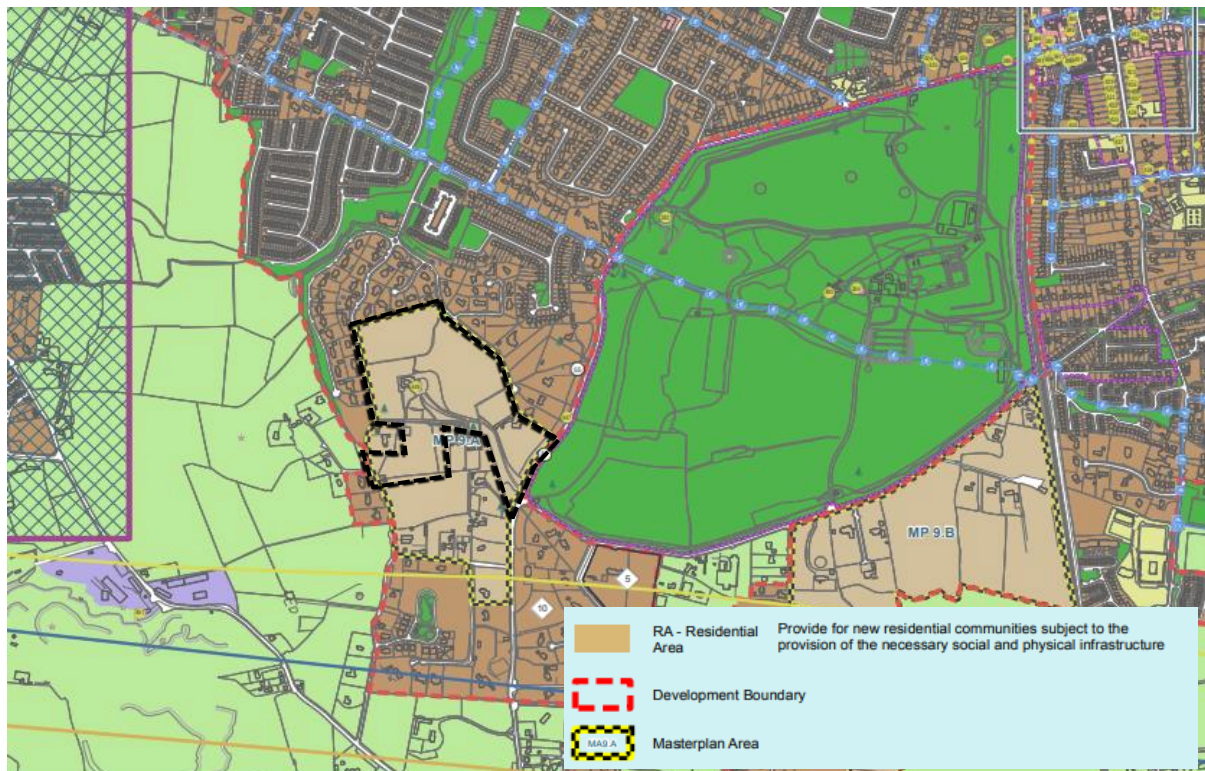


Figure 3. Land Use Zoning Map Extracted from the County Development Plan (application site outlined in dashed black)

As per the Audit results (and transport reports prepared by Waterman-Moylan Consulting Engineers), it is known that the subject lands are serviced by sufficient public transport and road capacity to accommodate the new community, which is in keeping with Development Plan's objectives, where a sustainable development density is encouraged to be located within walking distance of town and district centres, as well as high-capacity public transport facilities, such as commuter and DART services, thus promoting sustainable development.

Furthermore, in recognition of the opportunities offered by Malahide Village, particularly in relation to its ability to grow and thrive as a village centre, the influx of new population facilitated by the proposal will encourage connectivity and reinforce the established network of the local centre thus supporting the retail strategy as set out in the Fingal Development Plan 2017-2023 and promoting the sustainable growth of the area.

The following provides an assessment of the level of existing social and community infrastructure which can cater the proposed development. This includes early childcare and educational facilities, recreational facilities, retail provision, healthcare facilities, religious and community provision, accompanied by a study of the demographic profile of the area. Accordingly, it is submitted that the proposed scheme would be appropriate for its context, ensuring there is sufficient population to sustain community and social infrastructure in the area.

4.1 Early Childcare & Educational Facilities

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

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

4.1.1 Childcare Facilities

As seen on the TUSLA map below, there are a number of registered childcare providers in the area and Downey have contacted them to determine their current capacity. The details of these childcare facilities are outlined in the Table 1 on the next page. With respect to the location of the subject lands, as illustrated on the map, the site has access to childcare providers in both Malahide and Swords area. However, in terms of spatial distribution of these facilities within 1-2km radius of the site and their level of accessibility, it is suggested that the 4 no. creches located beyond the M1 are considered to be out of reach.

It is important to note that not all the childcare facilities decided to participate in the assessment, however the information obtained from our efforts indicates that there is spare capacity within the existing operators in the area which could cater for the proposed development.

This is further supported by the proposed childcare facility provisioned as part of developing the subject lands, which provides for 1 no. childcare facility of 196 sqm capable of accommodating circa 35 no. children. This is submitted to provide for sufficient capacities of childcare services to cater for the proposed scheme and its wider area. For further information in this regard, refer to the Childcare Provision Assessment Report prepared by Downey.

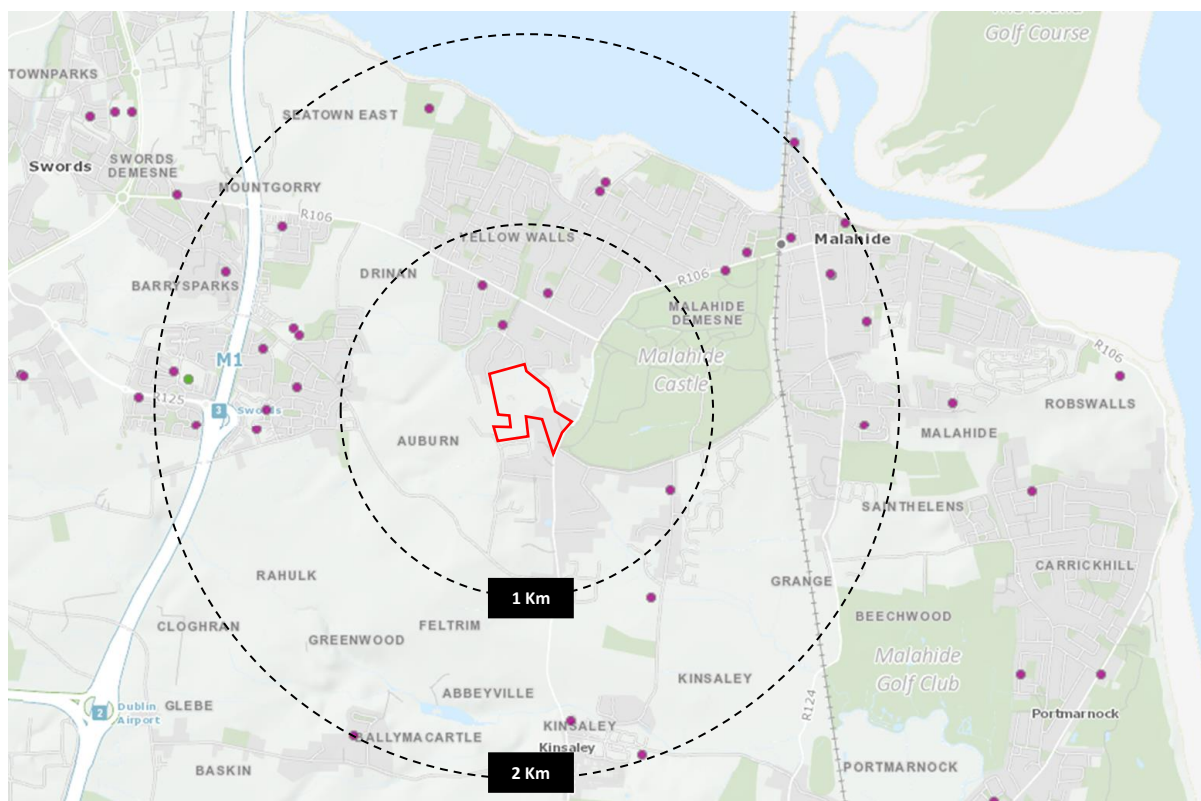


Figure 4. Location of Childcare Facilities within 1-2km of the Subject Lands (approximate boundaries of the lands outlined in red) (Source: pobal.ie)

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

	Name	Address	Max Capacity	Type of Service Age Profile
Within 1 Km Radius of the Subject Lands	Links Childcare - Abington	Abington Woods, Abington Wood, Swords Rd, Yellow Walls, Co. Dublin	110 children	Full Day/Part Time /Sessional (0-6)
	Grow Montessori	4 Talbot Road, Swords Road, Co. Dublin	20 children	Sessional (2-6 years)
	Hi5 Childcare	86 Millview Lawns, Co. Dublin	36 children	Afterschool
	The Cottage Montessori	The Cottage, Kinsealy Lane, Co. Dublin	22 children	Sessional (2-6 years)
Within 2 Km Radius	Links Creche & Montessori Ltd. (Links Childcare)	St Olaves, Kinsealy, Co. Dublin	89 children	Full Day/Part Time/Sessional (0-6 years)

Name		Address	Max Capacity	Type of Service Age Profile
	Cheeky Monkeys Playschool	Churchview' Chapel Rd., Kinsealy, Co. Dublin	20 children	Sessional (2-6 years)
	Bright Sparks Montessori	Bright Sparks Montessori, Kinsealy Lane, Malahide, Co. Dublin	64 children	Sessional (2-6 years)
	Creative Days Preschool	6A Baskin Cottages, Baskin Lane, Co. Dublin	19 children	Sessional (2-6 years)
	Purple Turtle	13 Mountfield Lawns, Malahide, Co. Dublin	10 children	Sessional (2-6 years)
	Sherpa Kids Kinsealy	St. Nicholas of Myra Ns., Malahide Road, Kinsealy, Co. Dublin	Temporarily Closed	Afterschool (4-12 years)
	Absolute Angels	12 Grove Ave, Malahide, Co. Dublin	18 children	Part Time/Sessional (3-6 years)
	Kandoo After School Club Limited	St Andrews Malahide Parish Centre, Church Road, Malahide, Co. Dublin	18 children	Afterschool
	Little Milestones Montessori School Ltd	St. Marnock's Room, Saint Andrew's Malahide Parish Centre, Church Road, Co. Dublin	18 children	Sessional (8 month-6 Years)
	The Village Montessori	Malahide Yacht Club, St James's Terrace, Malahide, Co Dublin	16 children	Sessional (2-6 years)
	St. Sylvester's Montessori	Malahide Pastoral Parish Centre, Malahide, Co. Dublin	22 children	Sessional (2-6 years)
	Charlie's Childcare	Presbyterian Church Hall, Dublin Road Malahide, Co. Dublin	22 children	Part Time (2-6 years)
	Little Crickets Preschool	Malahide Cricket Club, Dublin Road, Malahide, Co. Dublin	22 children	Sessional (2-6 years)
	Malahide Marina Creche & Montessori	Fragrance House, Malahide Marina Village, Malahide, Co. Dublin	64 children	Full Day/Part Time (0-6 years)
	The Band Room Montessori	Sea Road, Yellow Walls, Malahide, Co. Dublin	22 children	Sessional (2-6 years)
	OSH Club	7 The Cove, Co. Dublin	24 children	Afterschool
	Little Ruggers	Malahide Rugby Club, Estuary Road, Co. Dublin	22 children	Sessional (2-6 years)
	TLC Creche Waterside LTD	1 The Water Rill, Waterside, Swords Road, Co. Dublin	100 children	Full Day/Sessional (1-6 years)
	Bo-Peep Montessori	Church of The Visitation (Hall), Aspen Drive, Kinsealy, Co. Dublin	22 children	Sessional (3-6 years)
	Sticky Fingers Preschool	36 Mount Drinan Avenue, Kinsealy Downs, Co. Dublin	60 children	Full Day (1-6 years)
	Kinsealy Childcare Limited	13 Drynam Square, Drynam Hall, Co. Dublin	56 children	Full Day/Part Time/Sessional (0-6 years)
	Little Harvard KY	Muileann Drive, Kettle Lane, Co. Dublin	86 children	Full Day/Part Time/Sessional (1-6 years)
	Bo-Peep Creche & Montessori	22 The Rise, Melrose Park, Co. Dublin	22 children	Part Time/Sessional (3-6 years)
	The Kids Den 2*	Unit 3, Feltrim Industrial Park, Drynam Road, Co. Dublin	82 children	Full Day (0-6 years)
	Holywell Childcare Ltd (Holywellies)*	Holywell Educate Together NS, Holywell, Swords, Co. Dublin	44 children	Sessional (2-6 years)

Name		Address	Max Capacity	Type of Service Age Profile
	Mini Trinity Montessori*	45 Holywell Green, Feltrim Road, Swords, Co. Dublin	15 children	Full Day/Part Time/Sessional (2-6 years)
	Little Harvard Creche & Montessori SW*	Little Harvard Creche, Holywell, Feltrim Hall, Swords, Swords	148 children	Full Day/Part Time/Sessional (0-6 years)

** Though located within 2km radius of the lands, these facilities are considered to be out of reach as they are situated beyond the M1, which appears as an urban edge in the structure of the town.*

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

4.1.2 Primary Schools

As illustrated in the Figure below, there are seven primary school within 2km radius of the subject site. It is noted that St. Nicholas of Myra is also considered to be catering the lands, as despite it is located beyond the spatial scope of the assessment, it is accessible via R107, i.e., it is 2.2km (3minute driving distance) from the lands. Therefore, it is considered that there are eight number schools in the accessible distance of the lands, catering the emerging demand of the proposed scheme. The details of these schools are summarised in Table 2.

Downey attempted to contact the schools with regard to their available capacity, however, the level of feedback was low. The feedback received did not indicate exact numbers, but it was suggested that there is sufficient capacity within the primary-school level in the vicinity of the site to cater for the proposed development.

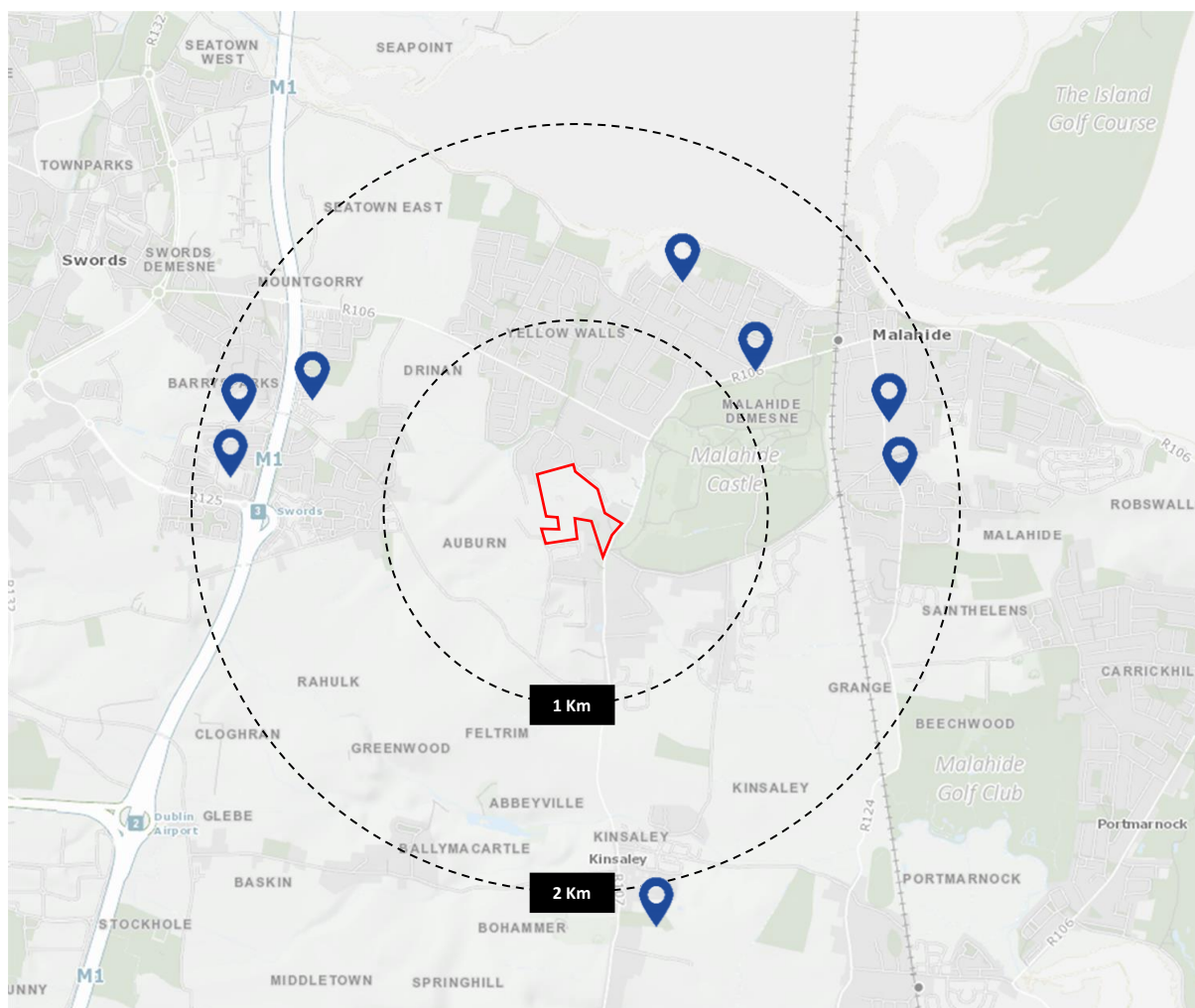


Figure 5. Location of Primary Schools (approximate boundaries of the subject site outlined in red)

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

	Roll No.	Name	Address	Enrolment (2021/22)
Within the 2km radius of the subject lands	17914S	St. Oliver Plunkett	Grove Road, Malahide, Co. Dublin	Boys: 459 Girls: 458
	19627C	John Paul II National School	Sonesta, Malahide, Co. Dublin	Boys: 377 Girls: 349
	17928G	St. Sylvester's Infant School	Malahide, Co. Dublin	Boys: 199 Girls: 202
	11583O	St. Andrews National School	Malahide, Co. Dublin	Boys: 117 Girls: 104
	19898K	Gaelscoil An Duinnigh	Draighnean Feltrim Sord Co Baile Atha Cliath	Boys: 197 Girls: 232
	20348F	Holywell Educate Together National School	Holywell Road, Swords, Co. Dublin	Boys: 373 Girls: 313
	20445D	Malahide/Portmarnock Educate Together School	Malahide Road, Kinsealy, Co. Dublin	Boys: 169 Girls: 179

	17785K	St. Nicholas of Myra	Kinsealy, Co. Dublin	Boys: 106 Girls: 96
Total Maximum Potential Capacity				Boys: 1,997 Girls: 1,933
				Overall: 3,930

In light of the above, Downey is of the considered opinion that there is suitable capacity within and close proximity to the area at a National School level to accommodate the proposed development. For further details in this regard, please refer to the enclosed School Demand Assessment prepared under a separate cover by Downey accompanying the proposed SHD application.

4.1.3 Post-primary Schools

As illustrated in the Figure below, there are two number post-primary schools within the 2km radius of the subject lands. In addition, the Fingal Community College is located 4.5km away from the lands which is an 8-minute driving distance. Therefore, the assessment suggests that there are three post-primary schools located in an accessible distance from the to cater the proposed scheme. The details on these educational facilities are summarised in the Table 3.

Downey attempted to contact these schools with regard to their available capacities, however, the level of feedback was low. The feedback received did not indicate exact numbers, but it was suggested there is some spare capacity within the secondary schools in the vicinity of the site.

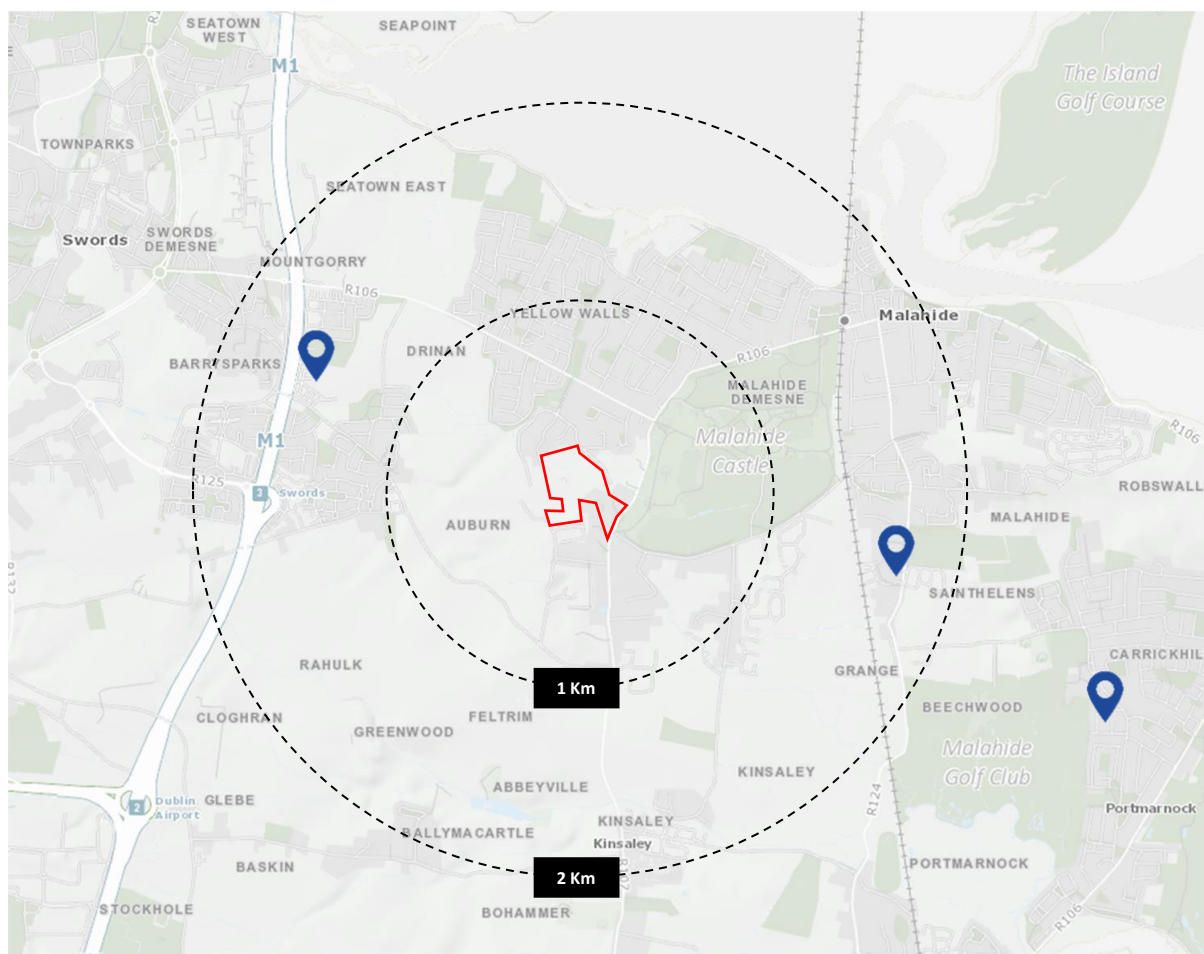


Figure 6. Location of Post-primary Schools (approximate boundaries of the subject site outlined in red)

With regard to the existing post-primary schools in the area, Downey are of the considered opinion that there is suitable capacity within the area at a secondary school level to accommodate the proposed development. For further details, please refer to the enclosed School Demand Assessment prepared under a separate cover by Downey accompanying the proposed SHD application.

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

	Roll No.	Name	Address	Enrolment (2021/22)
Within 2 Km Radius of the Subject Lands	91325R	Malahide Community School	Broomfield, Malahide, Co. Dublin	Boys: 606 Girls: 598
	68308L	Malahide Portmarnock ETSS	Riasc Centre, Feltrim Road, Kinsealy, Co. Dublin	Boys: 75 Girls: 39
	91324P	Portmarnock Community School	Carrickhill, Road Portmarnock, Co. Dublin	Boys: 514 Girls: 407
Total Maximum Potential Capacity				Boys: 1,195 Girls: 1,044
				Overall: 2,239

4.2 Recreational Facilities

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

4.2.1 Indoor Leisure & Recreational Facilities

It can be seen in the Figure 7 below, there are a number of sport centres and fitness facilities, a library, and several community-related facilities within 1-2km radius of the proposed development. Despite location of the site, situated in an accessible distance of both Malahide and Swords town centres, as illustrated below, it seems to be more dependent on the Malahide town centre in terms of indoor recreational destinations.



Figure 7. Location of Indoor Recreational Facilities (approximate boundaries of the subject site outlined in red)

Accordingly, there is a notable range of indoor sporting activities within 1-2km radius of the subject lands including, gyms and clubs, yoga studios, personal trainers, swimming pools, etc.

Furthermore, the Portmarnock Sports and Leisure Club, which is located in close proximity of the subject lands, hosts a vast range of sports and activities by providing for a 25m swimming pool, padel court and squash court, a bar, and several function rooms catering for up to 300 guests. It is noted that Portmarnock Sports and Leisure Club also supports outdoor sports and activities by offering all-weather pitches.



Figure 8. Portmarnock Sports & Leisure Club

Furthermore, the Malahide Library is located within 2km radius of the subject lands, supporting a wide range of services and activities including free WiFi and internet access, photocopying and printing facilities, study space and lecture room, exhibition space, and local history collection. The relevant details on these facilities are outlined in the Table 4 below.

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

	No.	Name	Location	Type
Gyms and Leisure Facilities	1	Garage Gym	The Casino, Malahide, Co. Dublin	Gym
	2	Yoga Sanctuary	3, Bissett's Loft, Strand St, Malahide, Co. Dublin	Yoga Studio
	3	NU Fitness	Unit, 3A Old St, Malahide, Co. Dublin	Gym
	4	Enlightened Pilates	Castle Terrace, 2 Main St, Malahide, Co. Dublin	Pilates Studio
	5	Evolution Fitness Studio	St. Sylvester GAA Club, No. Malahide, 2 Church Road, Co. Dublin	Gym
	6	Reform Physiotherapy and Pilates	Suite 6, Manor House, 3 Church Rd, Malahide, Co. Dublin	Physical therapist and Pilates
	7	Tree of Life, Malahide Holistic Centre	Kilronan House, Church Rd, Malahide, Co. Dublin	Yoga Studio
	8	The Arena Health & Fitness Club	1 Grove Rd, Malahide, Co. Dublin, K36 NC44	Swimming Pool, Aerobics Room, Gymnasium
	9	Fit Mum	Malahide Rd, Malahide, Co. Dublin	Pilates Studio
	10	BE Martial Arts & Fitness	St Sylvester's Parish Hall, Malahide, Co. Dublin	Martial Arts Fitness Club
	11	Malahide Regional Bridge Club	Broomfield, Malahide, Co. Dublin	Bridge Club
	12	Portmarnock Sports and Leisure Club	Blackwood Ln, Portmarnock, Co. Dublin	32 clubs incl. tennis, squash, badminton, basketball, 5 aside soccer, squash, swimming, sub-aqua, fitness and martial arts
	13	Evolution Fitness	8 St Olave's, Kinsealy, Co. Dublin	Gym
Community Facilities	1	Malahide Library	Main St, Malahide, Co. Dublin	Library
	2	St Sylvester's GAA Club House	2 Church Road, Malahide, Co. Dublin	Clubhouse and events

4.2.2 Outdoor Leisure & Recreational Facilities

There is a huge range of outdoor recreational facilities within the 1-2km radius of the subject site and its wider area. This includes sports clubs, a rugby club, a boxing club, playing pitches, and a variety of open green spaces (Figure 99). The location of subject lands is within walking distance of the Malahide Castle and Parkland, indicating a good level of site accessibility to quality green open space, which provides a wide range of recreational facilities. The relevant details of these amenities are outlined in Table 5.



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

The Malahide Castle Demesne and parkland comprises of a circa 109 ha regional park supporting a notable range of activities for different age groups by providing for play areas, sporting facilities, a large children's playground, mature 9-hole par 3 golf course, 18-hole pitch and putt course, sports pitches, tennis courts, cricket pitch and exercise trail.

The Talbot Botanic Gardens, situated behind the castle, comprising several hectares of plants and lawns, a walled garden of 1.6 ha and seven glasshouses, including a Victorian conservatory. In addition to woodland walks, and a marked exercise trail, the park features sports grounds, including a cricket pitch and several football pitches, golf course, tennis courts and a boules area.

Adjacent to the golfing facilities, and containing the access to them, is a pavilion which also contains a café and other facilities. There is an extensive children's playground near the castle. A seasonal road train operates in a loop from the vicinity of the castle to the railway station and back.



Figure 10. Malahide Castle and Talbot Botanic Garden

Furthermore, as part of the overall scheme for the subject lands, the proposed development also includes areas designated for public open space, which are intended to integrate with the existing outdoor spaces benefiting the lands. As such, the proposed open spaces will serve not only to the future residents of the development, but also to the wider community.

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

	No.	Name	Location	Type
Sport Clubs & Outdoor Exercise	1	Malahide Lawn Tennis and Croquet Club	The Square, Malahide, Co. Dublin	Tennis Club
	2	St Sylvester's GAA Club (Club House)	2 Church Rd, Malahide, Co. Dublin	GAA Club
	3	St. Sylvester's GAA Club (Bridgefield GAA Pitch)	Dublin Rd, Malahide, Co. Dublin	GAA Club
	4	Malahide Cricket Club	Dublin Rd, Malahide, Co. Dublin	Cricket Club
	5	Grove Lawn Tennis Club	Grove Rd, Malahide, Co. Dublin	Tennis Club
	6	Malahide Hockey Club	Saint Helens, Malahide, Co. Dublin	Hockey Club
	7	St Sylvester's GAA (Broomfield Pitch)	Broomfield, Malahide, Co. Dublin	GAA Club
	8	Naomh Mearnog GAA Club	Blackwood Ln, Sainthelens, Portmarnock, Co. Dublin	GAA Club
	9	Portmarnock AFC	Robswalls, Portmarnock, Co. Dublin	Football Club
	10	Malahide Yacht Club	Sea Rd, Yellow Walls, Malahide, Co. Dublin	Sailing & Boat Club
	11	Malahide Golf Club	The Grange, Beechwood Lane, Beechwood, Malahide, Co. Dublin	Golf Club

	No.	Name	Location	Type
Outdoor Recreational & Park Facilities	1	Public Park of Malahide Castle	Malahide Demesne, Malahide, Co. Dublin	Park
	2	Malahide Castle	Malahide Demesne, Malahide, Co. Dublin	Castle
	3	The Talbot Botanic Gardens	Malahide Demesne, Malahide, Co. Dublin	Botanical Gardens
	4	Malahide Playground	Malahide Demesne, Malahide, Co. Dublin	Playground
	5	Kinsealy Grange Golf Centre & Driving Range	Chapel Rd, Kinsealy, Portmarnock, Co. Dublin	Golf Driving Range
	6	Robswall Park Hillside Hike	Robswalls, Co. Dublin	Park

The proposed development will provide high quality public open spaces, this includes a central park which is located immediately in front of Auburn House which forms the vista towards Malahide Demesne. A pedestrian walkway is also to be provided throughout the estate lands and existing pathways through the woodland will be maintained & re-dressed for pedestrian use, providing an attractive pedestrian route. Furthermore, communal open space will be provided in residential areas in line with development standards.



Figure 11. Proposed Landscaping within the Scheme

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

4.3 Retail Provision

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

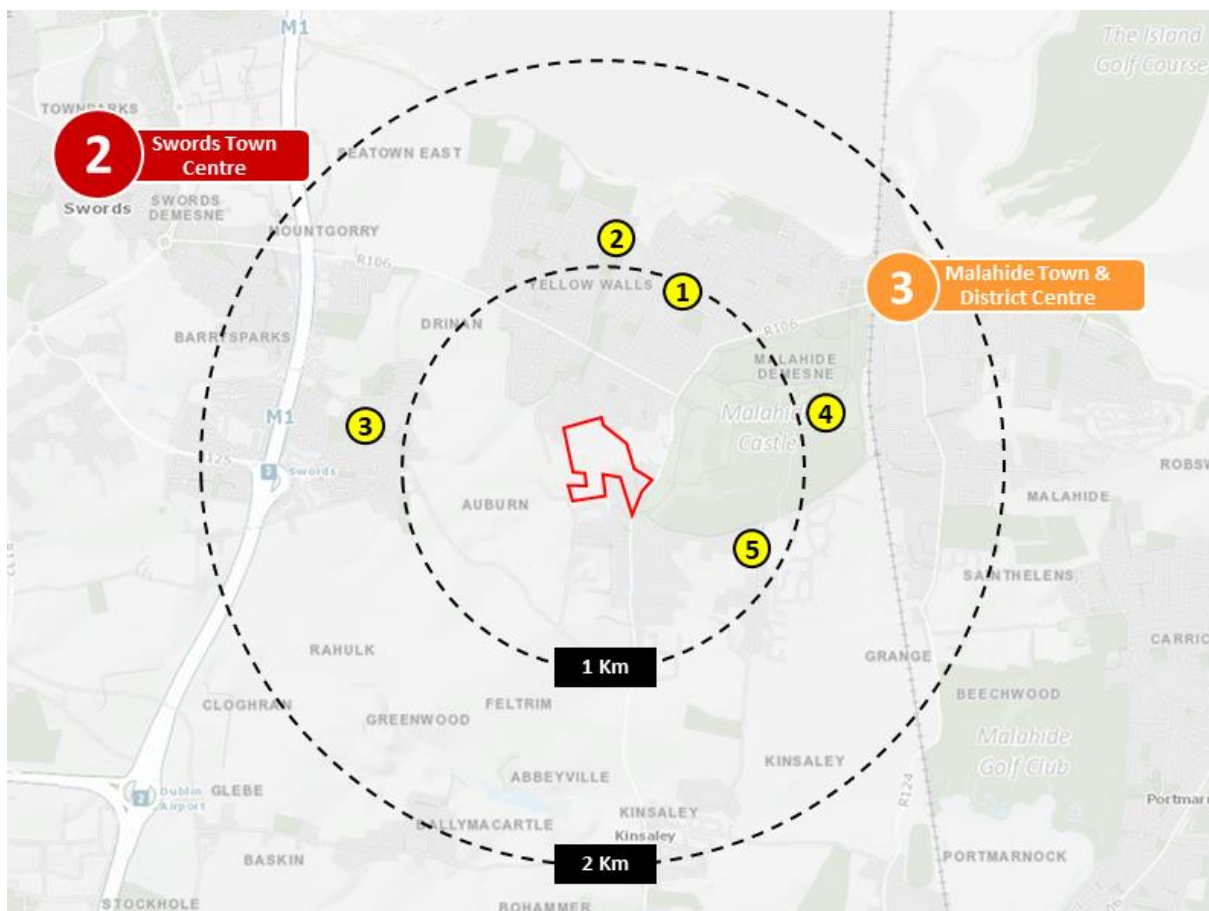


Figure 12. Subject Site within Retail Hierarchy of Malahide Town Centre and its Retail Provision (approximate boundaries of the subject site outlined in red)

With respect to Fingal Retail Hierarchy, the Malahide Town Centre, as a level 3 retail provision is located within 2km radius of the subject lands. Outlined in the adopted County Development Plan, “while the town centres identified as level 3 retail provision are unique with distinctive characters and historic development, they perform and have further potential to perform over the Plan period to a higher retailing level due to the strength of their resident-population and catchment-population. These Town Centre locations have at least one convenience store, a range of middle order comparison retailers and a range of supporting retail services.”



Figure 13. Range of Retail Offerings in Malahide Town Centre

The Malahide Town Centre provides a range of national supermarket retailers and general comparison goods shopping. The existing primary retail provision in Malahide is centred along New Street extended along Main Street, Marina Village, and the Green. The retail representation consists mainly of independent retailers providing a range of goods and services, all complemented by some national and international retailers established within the town, such as the brand name supermarket chains of Tesco Extra, SuperValu, Insomnia, Boots, etc. all within or adjacent to the town centre.

In addition, the Swords Town Centre, as a level 2 retail provision is located within 4.4km radius of the subject lands which is a 10-minute driving distance. Outlined in the adopted County Development Plan, *“Level 2 Centres should be well connected and served by high quality public transport, with population catchments in excess of 60,000 people.”* The Development Plan goes on to add *“these are urban centres of regional importance in terms of their retailing function and the extent of their retail provision in convenience, comparison and retail park and warehouse floorspace.”*

Swords Town Centre offers a full range of all types of retail services centred along the Main Street and within the Pavilions Shopping Centre, off the R132, which has a mix of retails and recreational facilities including a multi-screen cinema and branches of SuperValu and Dunnes Stores. Swords is also home to the Airside Retail and Business Park, hosting many employers, including the European Headquarters of Kellogg's.

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

No.	Name	Location	Type
1	Local Retail	Yellow Walls Rd, Malahide Demesne, Malahide, Co. Dublin	Londis & Pharmacy
2	Local Retail	Old Yellow Walls Rd, Yellow Walls, Malahide, Co. Dublin	Centra, Hair Salon & Takeaway
3	Local Retail	Kinsealy Shopping Centre, Drinan, Swords, Co. Dublin	Eurospar, T Ploughman's Bar and Grill Restaurant and Takeaway
4	Local Retail	Malahide Castle & Gardens, Dublin Road, County Dublin	Avoca Malahide
5	Local Retail	The Garden House, Back Road, Mabestown, Malahide, County Dublin	Garden Centre

In light of the above, Downey is of the considered opinion that there is adequate and diverse retail provision catering for the influx of new population into the area, which the proposed development would also help to sustain these existing facilities.



Figure 14. Range of Retail Offerings in Swords Town Centre, Pavilion Shopping Centre, and Airside Retail Park

4.4 Healthcare Facilities

As shown on 15, there is a wide range of healthcare facilities within 2km radius of the subject site and its wider area. This includes health centre, GP clinics, pharmacies, dental practice, and nursing home. The relevant details on the healthcare provision in the area is listed in Table 7.

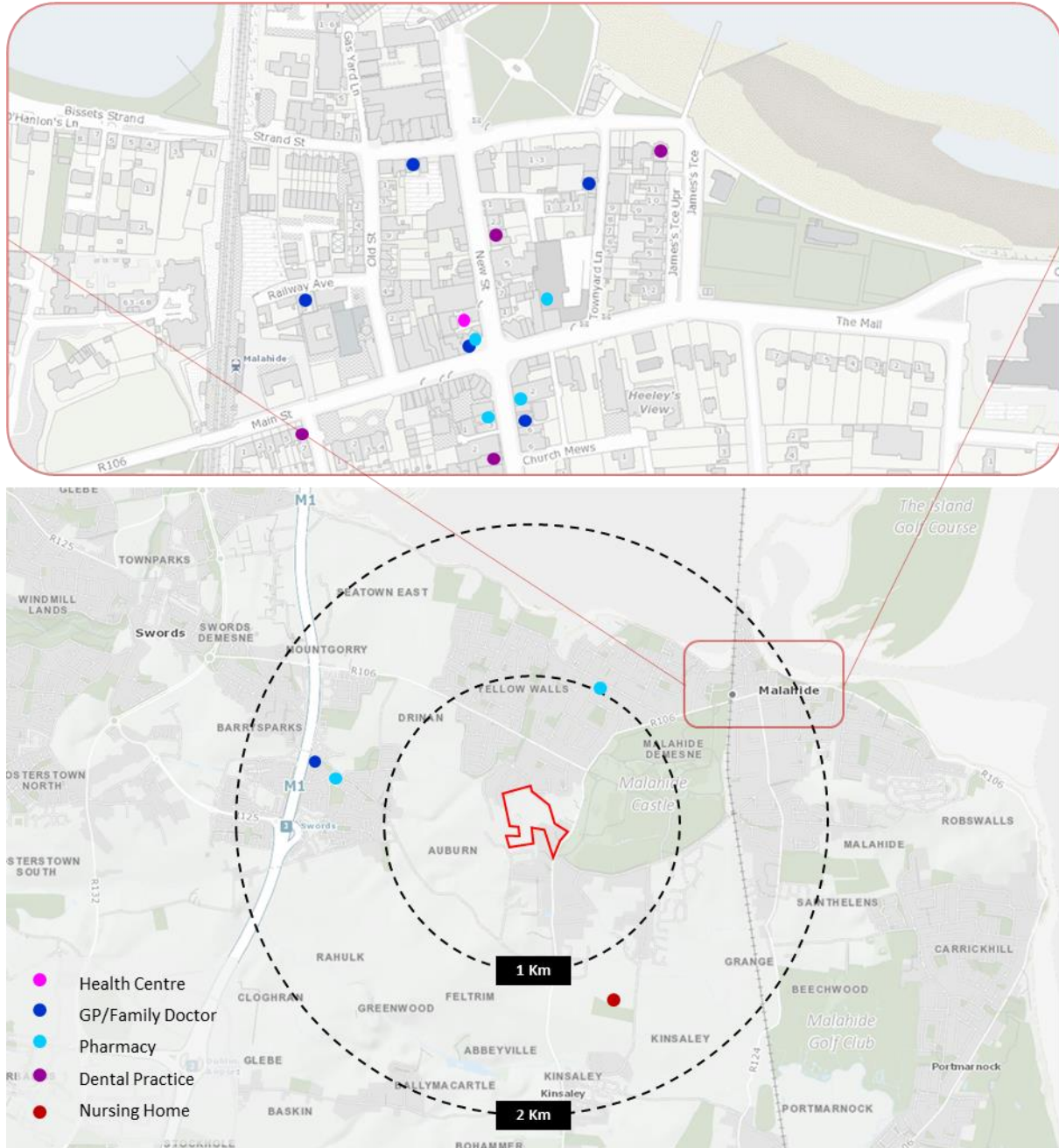


Figure 15. Location of Healthcare Facilities within 1-2km Radius of the Subject Site and its Wider Area (approximate boundaries of the subject site outlined in red)

With respect to concentration of healthcare services in Malahide Town Centre and proximity of the subject lands to this area, it is suggested that there is an appropriate level of access to these facilities and services. Furthermore, the St. Francis Hospice hospital is located within approximately 8.9 km to the south of the subject lands, and this is c. 17-minute driving distance via R124.

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

	Name	Location	Type
	Malahide Health Centre	New Street, Malahide, Co. Dublin	Health centre
	Seabury Medical Centre	1 Seabury Parade, Malahide, Co. Dublin	Family Practice
	Malahide Medical Centre 1) Samuel Van Eeden (GMS)	Kilronan House, Church Road, Malahide, Co. Dublin	Family Practice
	The Village Medical Centre 1) Gerard Molloy (GMS)	The Diamond, Main Street, Malahide, Co. Dublin	Family Practice
	Railway Avenue Medical Practice 1) Kelly Marie Dunlop 2) Carol Mooney (GMS) 3) Blathnaid Raftery 4) Brian Prendiville 5) Aogan Rooney	1 Railway Avenue, Malahide, Co. Dublin	Family Practice
	Malahide Family Practice 1) Fiona Fox 2) Claire Fitzsimmons 3) Muireann Banim 4) Seamus Duffy 5) Joanne Daly 6) Elizabeth Noelle Hewetson (GMS) 7) Kathleen Mary McClory	15 Strand Street, Malahide, Co. Dublin	Family Practice
	Temenos Medical Centre 1) John Veale (GMS) 2) Samantha Burrows 3) Gavin Treanor 4) Deirdre Nevin	Townyard House, Townyard Lane, Malahide, Co. Dublin	Family Practice
	Kinsealy Medical Centre 1) Dr Michael Colclough 2) Dr Joanne Dundon 3) Dr Fran O' Reilly	20 The Rise, Melrose Park, Kinsealy, Co. Dublin	Family Practice
	McCabe's Pharmacy	Unit 2, Yellow Walls Road, Malahide, Co. Dublin	Pharmacy
	The Medical Hall	1a Church Road, Malahide, Co. Dublin	Pharmacy
	Boots	2 Church Road, Malahide, Co. Dublin	Pharmacy
	McCabe's Pharmacy	The Diamond, Main Street, Malahide, Co. Dublin	Pharmacy
	McCabe's Pharmacy	Unit 4 Malahide Shopping Centre, Main Street, Malahide, Co. Dublin	Pharmacy
	Kinsealy Pharmacy	Unit 10, Feltrim Shopping Centre, Drynam Road, Swords, Co. Dublin	Pharmacy
	Malahide Dental Practice	7 Castle Terrace, Main Street, Malahide, Co. Dublin	Dental Practice
	Dublin Orthodontics	Manor House, Church Road, Malahide, Co. Dublin	Dental Practice
	Malahide Dental Care	3 Ross Terrace, New Street, Malahide, Co. Dublin	Dental Practice
	The Gallery Dental Practice	Marine Court Centre, The Green, Malahide, Co. Dublin	Dental Practice
	Talbot Lodge Nursing Home	Talbot Lodge Nursing Home, Talbot Lodge, Kinsealy Lane, Malahide, Co. Dublin	Nursing Home

4.5 Religious and Community Provision

There are 6 no. religious centres in the area including Christian and Catholic churches and 2 no. religious organisations which would provide religious and community support. As mentioned earlier, there is also 1 no. library within 2km radius of the subject lands. The details on these facilities are summarised in Table 8.

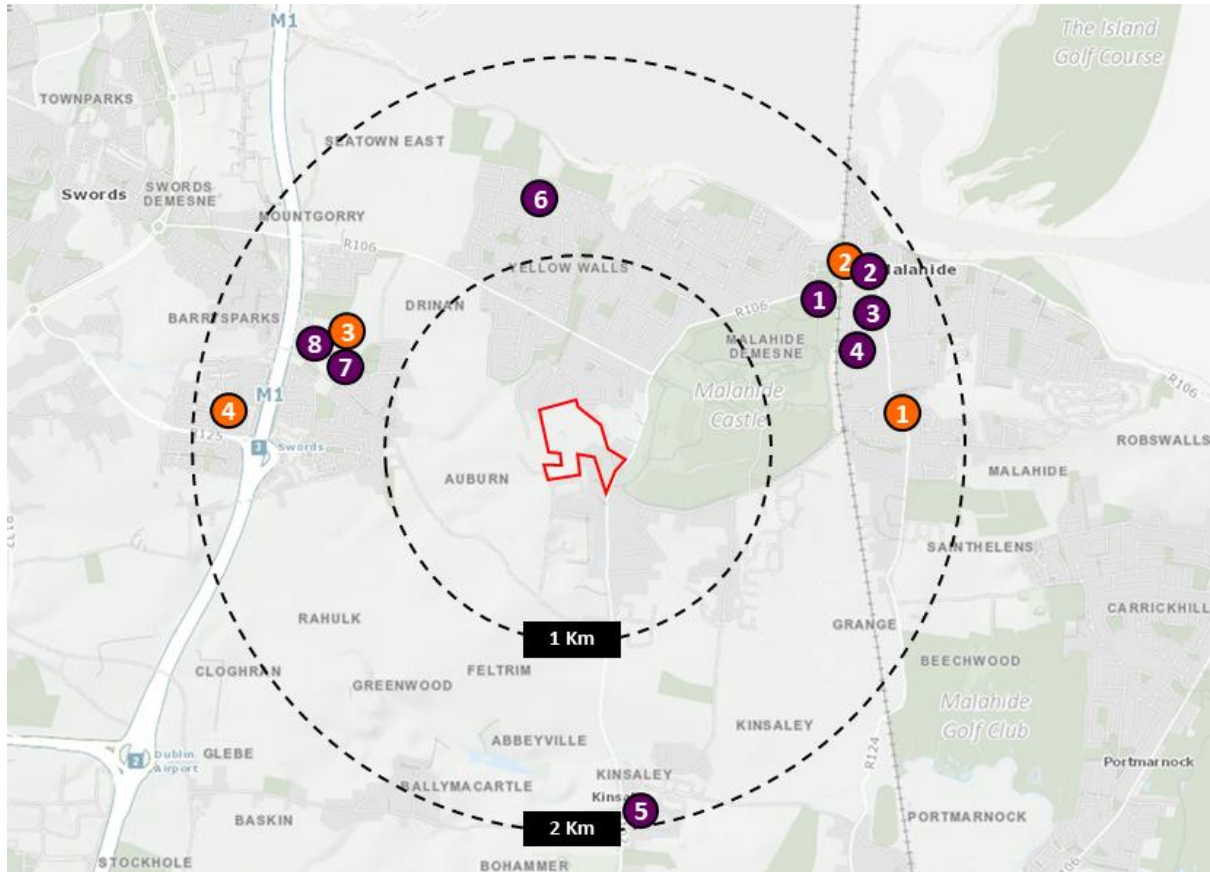


Figure 16. Location of Religious & Community Facilities within 1-2km Radius of the Subject Site and its Wider Area (approximate boundaries of the subject site outlined in red)

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

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

No.	Name	Location	Type
1	Malahide Presbyterian Church	Dublin Road, Malahide, Co. Dublin	Presbyterian Church
2	St. Sylvester's Catholic Church	1 Main St, Malahide, Co. Dublin	Catholic Church
3	St. Andrews Malahide Parish Centre	Church Rd, Malahide, Co. Dublin	Anglican Church
4	St. Andrew's Church	Church Rd, Malahide, Co. Dublin	Anglican Church
5	St. Nicholas of Myra Catholic Church	Kinsealy, Co. Dublin	Catholic Church

No.	Name	Location	Type
6	Catholic Church of the Sacred Heart	Estuary Rd, Yellow Walls, Malahide, Co. Dublin	Catholic Church
7	Drynam Parish*	The Presbytery 18 Aspen Road, Drynam Dr, Swords, Co. Dublin	Church
8	Swords Baptist Church	Drinan, Swords, Co. Dublin	Baptist Church
1	St. Andrews Malahide Parish Centre	Church Rd, Malahide, Co. Dublin	Community centre
2	Malahide Parish Pastoral Centre	Main St, Malahide, Co. Dublin	Community Centre
3	Liam Rodgers Community Centre	Fingal Liam Rodgers Centre, Drinan, Swords, Co. Dublin	Community Centre
4	Holywell Community Centre	Holywell Ave, Holywell, Swords, Co. Dublin	Community Centre

* Drynam Parish is temporarily closed.

Malahide Parish Pastoral Centre supports a wide range of activities for various age groups, such as formation gatherings and meetings, dance, yoga and fitness classes, retreats and seminars. The Parish also has a café, serving the community on a daily basis.

In addition, the purpose-built Liam Rodgers Community Centre, located a 3.6km distance from the subject lands, offers a notably diverse range of activities and facilities. This includes sport, Leisure, community development, and educational and recreational activities. Built in 2017, this Community Centre provides a large sports hall which supports a range of activities such as fitness, indoor soccer, basketball, and dance. This is a multi-purpose hall which can also be used for large gatherings and meetings. The Centre also has several meeting rooms suitable for arts and crafts, training, and meetings. There is also a dance studio and community garden within the facility.



Figure 17. Malahide Parish Pastoral Centre Hosting a Notable Range of Activities

Furthermore, Holywell Community Centre is another purpose-built community facility which can cater this emerging community on lands at Auburn, Malahide. Opened in 2013, this Community Centre has a full-size basketball court, indoor soccer pitch, badminton and tennis courts, and activity mats. The Centre also comprises several meeting rooms, childcare facility, and dance studio. It is noted that an inclusive design was utilised in delivering this Community Centre, which makes the services accessible for everyone.



Figure 18. Holywell Community Centre Hosting a Notable Range of Activities

4.6 Demographic Profile

The following provides a demographic profile of the Assessment Area as the context to the subject lands. This is to provide a study of population distribution and movement in the area, where the subject lands located in. The Assessment Area, as illustrated in the Figure 19 below, comprises of the following Electoral Divisions with the subject site situated in the Kinsaley ED, but appearing as a natural extension to Malahide West ED. It is noted that Swords-Seatown ED has also been included within the scope of the assessment, since as illustrated in the community audit, there are existing services in this area expected to cater for the emerging community in Auburn, Malahide.

1. Kinsaley ED (04026)
2. Malahide West ED (04030)
3. Swords-Seatown ED (04039)

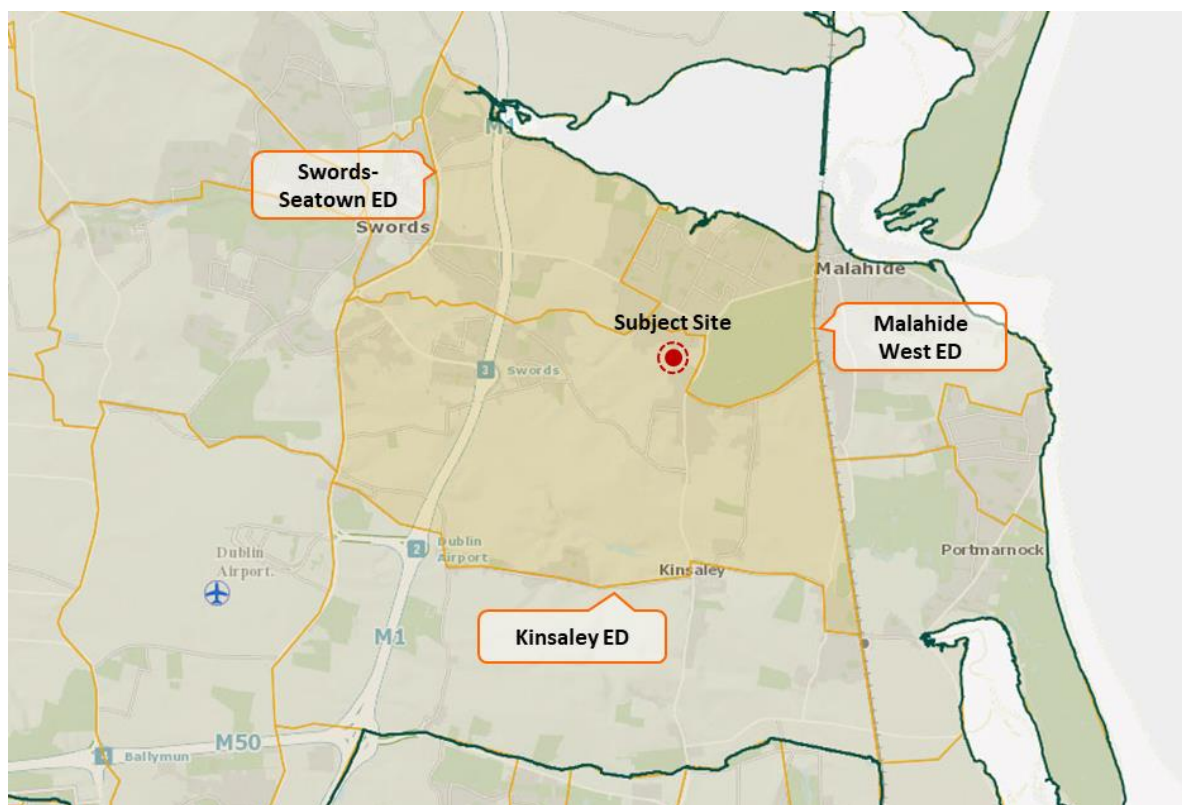


Figure 19. Subject Site Location within the Assessment Area

4.6.1 Demographic of the Assessment Area

Census 2016 results show that Assessment Area's population stood at 22,773 in April 2016, which indicates an increase of 1,486 (7.0%) since the last Census in 2011. However, breaking down the growth across the ED's, Kinsale had a considerably higher population growth (13.5%) than the growth rate experienced in the overall County, and this is followed by Swords-Seatown with a growth rate close to the County (7.1%). However, Malahide West recorded a declining growth rate decreasing by 124 persons over the intercensal period. As illustrated in the Table below, the biggest share of the population in the Assessment Area resides in Kinsale ED, followed by Swords-Seatown, hence, it is expected for the overall Area to be mainly affected by the demographic trends within these ED's. Regarding the growing population in the Area, an increasing demand for housing is also expected. A summary of the population changes between 2011 and 2016 can be seen in the Table below.

Table 9. Population Change in Malahide Area against the overall Stats for the County, 2011-2016

	Co. Fingal (Administrative Area)	Kinsale ED	Malahide West ED	Swords-Seatown ED
Census 2016	296,020	9,621	6,149	7,003
Census 2011	273,991	8,475	6,273	6,539
Actual Change	22,029	1,146	-124	464
Percentage Change	8.0%	13.5%	-2.0%	7.1%

Source: CSO StatBank

With an average household size of 3.0, there were 7,606 private households in the Assessment Area in 2016. As shown in the Table 10 below, more than 63% of the households residing in this area in 2016 were small sized households ranging from 1- to 3-person households (4,822 households). It is

noted that the average household size in the area slightly increased from 2.9 in 2011 to 3.0 in 2016. Accordingly, this figure has not changed for Malahide West and Swords-Seatown ED's over the intercensal period, while it increased from 2.6 to 2.9 for Kinsaley.

Table 10. Private Households in Malahide Area by Household Size, 2016

Size of household	Kinsaley ED	Malahide West ED	Swords-Seatown ED	Total	%
1-person Households	538	349	329	1,216	16.0%
2-person Households	911	683	554	2,148	28.2%
3-person Households	632	351	475	1,458	19.2%
4-persons Households	676	459	547	1,682	22.1%
5-person and over Households	436	306	360	1,102	14.5%
Total	3,193	2,148	2,265	7,606	100%

Source: CSO StatBank

4.6.2 Population Distribution and Movement

Investigating the age profile of the area as per Census 2016 indicates that younger age cohorts still form the greatest share of the population residing in the Assessment Area, and the notable share of 0-9-year-old age cohort indicates a steady growth of younger population in the Area. Also, as shown on the 20 below, Kinsaley ED forms the biggest share of this young age cohorts.

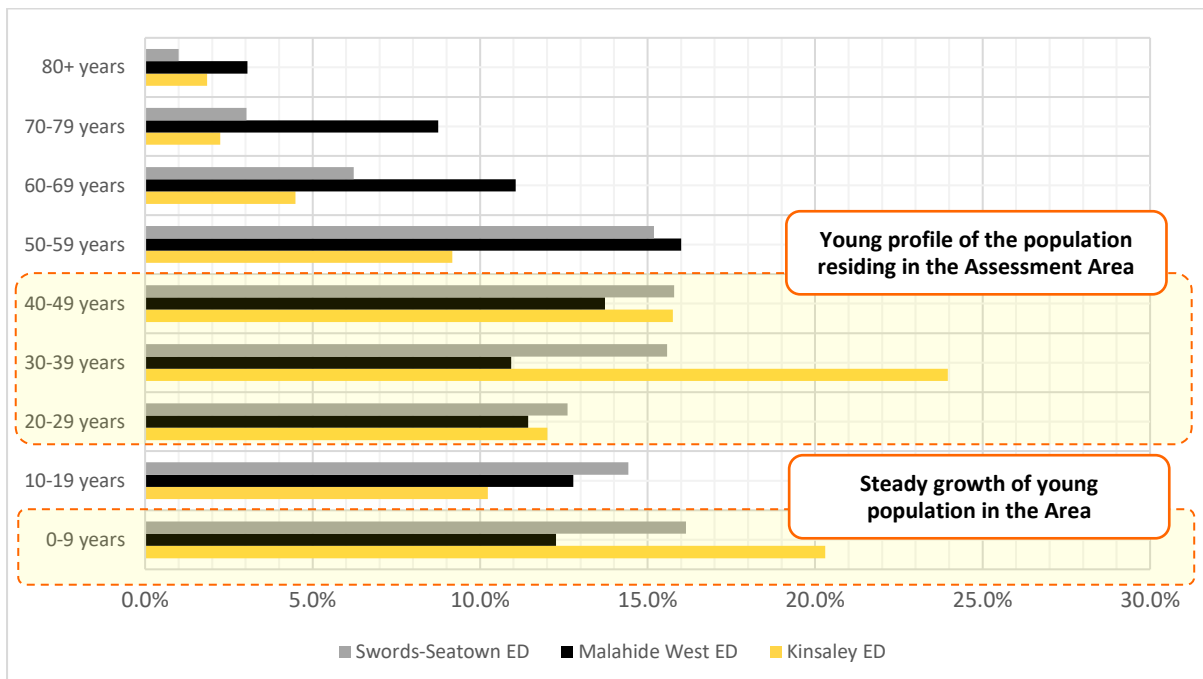


Figure 20. Population Age Cohorts in the Assessment Area across the ED's, 2016

The population pyramid below (Figure 21) shows the age distribution in the area with more detail. A peak of births in 1980's shows up in the 30-39 age category, and another peak in the number of births occurred in 2000's and shows up in the 0-9 age category. Overall, the age pyramid indicates a young population residing in the Assessment area, which is expected to grow in the coming years.

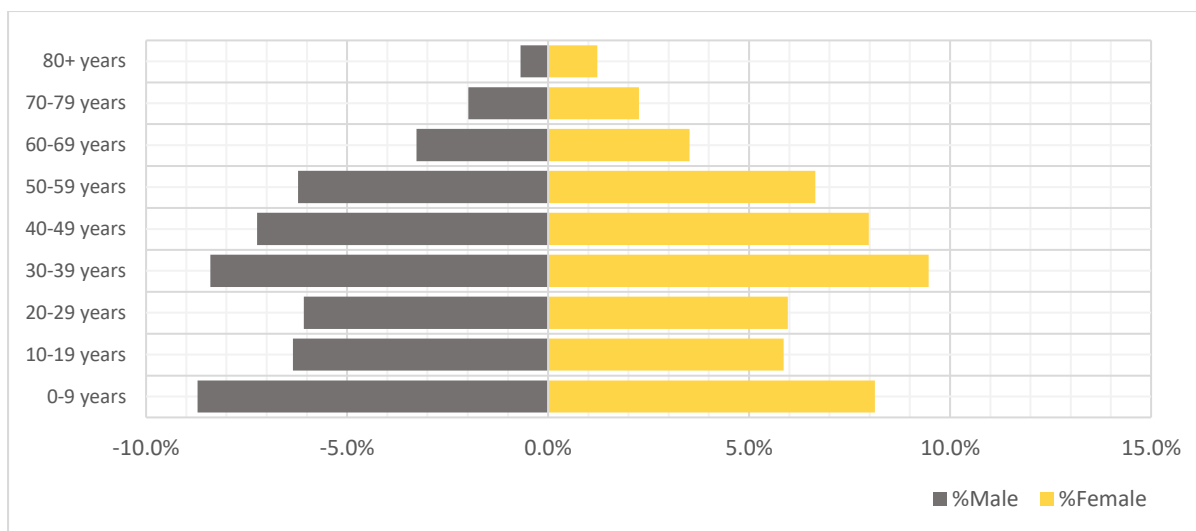


Figure 21. Population Age Pyramid of the Assessment Area, 2016

As illustrated in the table below, the age dependency rate had a steadily increasing growth since 2011. The old age dependency rate increased from 20.8% in 2011 to 27% in 2016 within the Malahide West ED which is significantly higher than the County's average of 13.8% for the 2016 Census. Despite a growing rate of old age dependency recorded for Kinsaley and Swords-Seatown ED's, both of these areas are still well below the old age dependency rate of Fingal. In terms of young age dependency, Kinsaley ED shows a significant growth, increasing from 31.9% in 2011 to 38.4% in 2016. While a growing pattern can also be observed for Malahide West ED, this figure slightly declined for Swords-Seatown ED, i.e., it decreased from 23.9% in 2011 to 23.1% in 2016. It is noted that except, Kinsaley ED, the other two electoral divisions stood below the overall young age dependency rate of Fingal.

Table 11. Age Dependency in Malahide Area against the overall Stats for the County, 2011-2016

		Old Age Dependency	Young Age Dependency	Total Age Dependency
Fingal (Administrative Area)	Census 2016	13.8%	37.0%	50.7%
	Census 2011	10.6%	35.4%	46.0%
Kinsaley ED	Census 2016	9.0%	38.4%	47.4%
	Census 2011	7.2%	31.9%	39.1%
Malahide West ED	Census 2016	27.0%	29.2%	56.2%
	Census 2011	20.8%	28.0%	48.8%
Swords-Seatown ED	Census 2016	6.8%	23.1%	29.9%
	Census 2011	4.7%	23.9%	28.6%

Source: CSO StatBank

The overview of age dependency rates in Assessment Area indicates despite a growing increase in the population over the age of 65, the population of the Area is expected to be characterised mainly by younger age groups. This is further supported by the breakdown of population into two age groups of under 24 years old and above 65 years old, as summarised in the Table below. As shown, despite a considerable rate of growth recorded for the population over the age of 65, the younger age cohorts still form a bigger share of the overall population residing in the area.

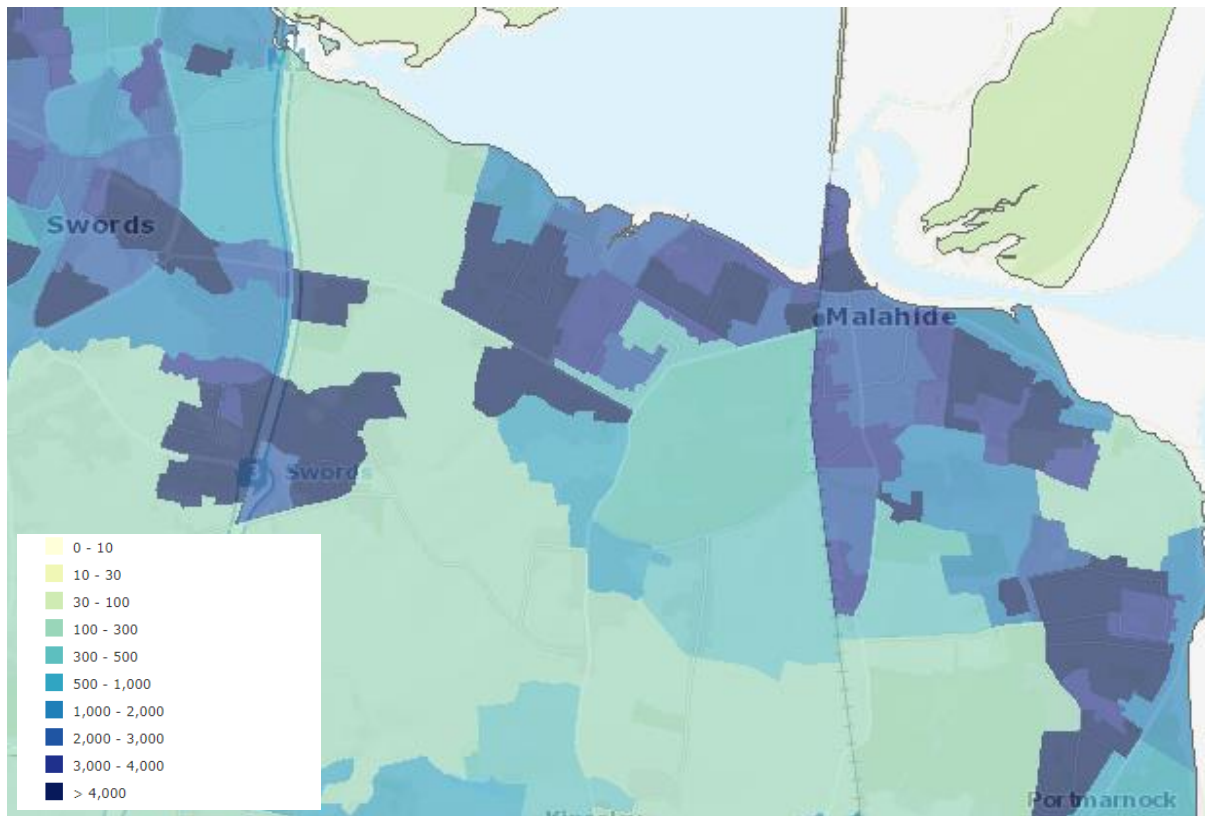
Table 12. Population Aged 24 and below along Population Aged 65 and above Residing in the Assessment Area, 2011-2016

Age Group	Census 2011	Census 2016	% Change
24 year olds and below	7,476	7,919	5.9%
65 year olds and above	1,623	2,130	31.2%

Source: CSO StatBank

As it is mapped on the Figure below, the spatial distribution of population density in the area, 2016 reveals moderate to high densities for both Malahide and Swords. As illustrated, the large footprint of Malahide Castle and Parkland effectively changed this pattern in the southern portion of Malahide, though with the greater population densities focused along R106 (Swords Rd.) from either end, an emerging pattern of development in this area can be observed.

As it can be seen, the proposed scheme would assist in development of an on appropriately zoned lands, in a highly accessible location, which would promote compact urban growth in the area while maintaining the growth within the development boundaries of Malahide.

**Figure 22. Spatial Distribution of Population Density per Km² in the Assessment Area**

Based on the aforementioned results, the context to the proposed development is expected to have a steady population growth while having a considerable share of the population growth in the County as well. Spatial distribution of the population indicates a tendency for the greater densities in the town. This population is characterised with young age profile and small to medium sized households. This would render the profile of housing market in the area, where smaller households and young professionals are the main target groups. This would also support the proposed development, where a balanced mix of dwellings have been provisioned.

This is further supported by the existing infrastructure and community facilities and amenities assessed in the Audit, i.e., the emerging community will benefit the electoral divisions as well as its wider context in the Dublin Metropolitan Area, as this will offer the social support needed for further improvements to the accessibility and connectivity of Malahide, even favouring the use of public transport. The new consumers the proposed development will bring to the area will also benefit the retail activity and other shops in the vicinity creating more business opportunities for the existing offerings, thus facilitating the future growth and sustainable development of Malahide.

5.0 CONCLUSION

Downey have prepared this Audit on Community and Social Infrastructure on behalf of Kinwest Ltd., in support of this planning application for the proposed Strategic Housing Development on lands at Auburn House (a Protected Structure), Little Auburn and Streamstown off the R107 Malahide Road/Dublin Road and Carey's Lane, Malahide, Co. Dublin. Planning permission is sought for preservation and protection of the existing Protected Structure of Auburn House as 1 no. residential dwelling; and the construction of 368 no. new residential dwellings units (87 no. houses, 238 no. apartments & 43 no. duplexes), providing for an overall total of 369 no. residential along with 1 no. childcare facility.

This Audit has found that there is a suitable quantity and available capacity of early childhood care and educational facilities in the surrounding area to cater for the needs of the future residents of the scheme. For further information, please refer to the enclosed School Demand Assessment Report prepared by Downey. In addition to this, the proposed scheme provides for a childcare facility with an overall area of 186.5 sqm capable of accommodating c. 35 pre-school children. This is submitted to provide for sufficient capacities of childcare services to cater for the proposed scheme and its wider area. For further information, please refer to the enclosed Childcare Provision Assessment Report prepared by Downey. Therefore, it is considered that there is sufficient available capacity within the subject lands and surrounding environs to cater for the proposed scheme.

In terms of recreational amenities, there is a significant array and variety of indoor and outdoor recreational facilities and amenities within proximity of the site. Malahide Castle and Parkland is located within accessible distance of the subject site, which provides for a wide range of activities comprising of play areas, sporting facilities, a large children's playground, golf course, sports grounds, and exercise trail. The Talbot Botanic Garden is also located within this Parkland, featured with a café and other facilities. Furthermore, as part of the overall scheme for the subject lands, the proposed development enjoys areas designated for public open space, which are intended to integrate with the existing outdoor spaces benefiting the lands. As such, the proposed open spaces will serve not only to the future residents of the development, but also to the wider community. The proposed scheme aims to integrate with the existing network of amenities through a hierarchy of public open spaces, which would further reinforce the existing amenities.

In relation to retail offerings, Malahide Town Centre, Swords Town Centre, and notable range of commercial and retail shops are within 2km radius of the subject lands, including several convenience stores and supermarkets. The proximity to the core retail area of Malahide, Swords, and the range of

accessible retailer shops is expected to cater for the influx of new population into the area as well as current residents. However, it is expected that an increase in population to this area acts as a catalyst by creating further demand for the existing commercial sector.

In addition, the proposed development enjoys excellent accessibility given the lands' close proximity to a high-frequency bus network and DART Station, both of which offer direct connectivity with Dublin City Centre, which would further support access to community and social infrastructure and services.

In light of the foregoing, Downey is of the considered opinion that there is generally sufficient capacity of community and social infrastructure to cater for the proposed development. The proposed development will also help to sustain the existing facilities, assist in the completion of the wider residential scheme for the Broomfield lands, and support a sustainable development of lands within Malahide.

