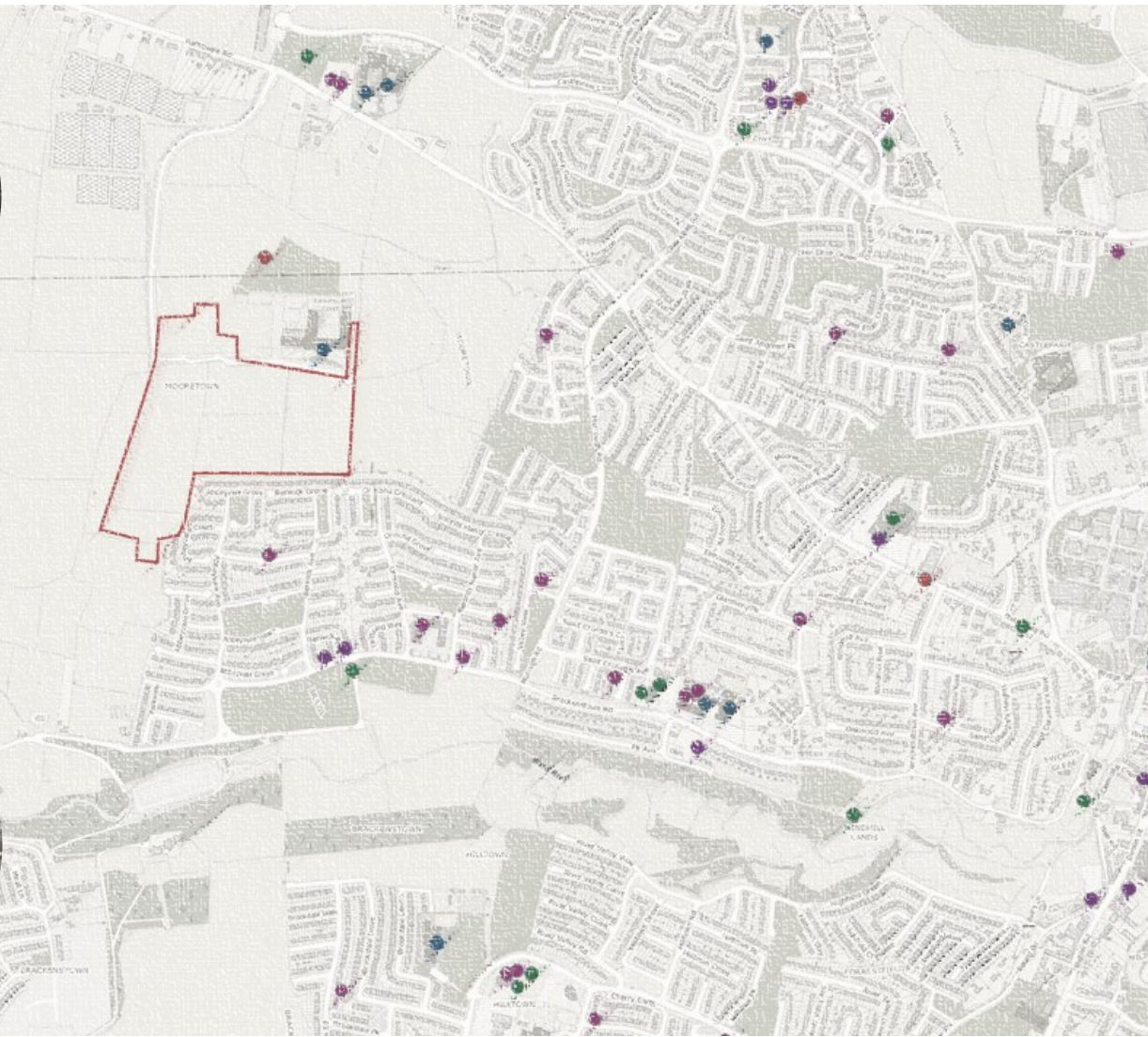


DCWNEY

COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT



Proposed Strategic Housing Development on Lands at Mooretown, Swords, Co. Dublin

Applicant: Gerard Gannon Properties

April 2022

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1.0 INTRODUCTION

Downey, Chartered Town Planners, 29 Merrion Square, D02RW64, have prepared this Community and Social Infrastructure Audit ('the Audit'), on behalf of the applicant, Gerard Gannon Properties, to accompany a planning application for a proposed Strategic Housing Development (SHD) on lands to the south of Rathbeale Road, to the north and south of Main Street and to the east and southeast of Mooretown Distributor Road (Western Distributor Link Road), Mooretown, Swords, Co. Dublin, with associated engineering works on lands locally known as the Celestica/Motorola site, junction of Glen Ellan Road and Balheary Road, and at/on Balheary Road, Swords, Co. Dublin.

The proposed development subject to this SHD application provides for construction of a total of 650 no. residential units including 265 no. houses (240 no. 3 beds and 25 no. 4 beds), 187 no. apartments, 6 no. triplex units, and 192 no. duplex units (113 no. duplex "house" units and 79 no. duplex "apartment" units), 1 no. childcare facility, 5 no. retail units, and 1 no. café/restaurant, along with associated car parking and bicycle parking, landscaping, boundary treatments, and public lighting; proposed new vehicular accesses onto Main Street and onto Mooretown Distributor Road (Western Distributor Link Road) which is partly constructed and also permitted under Reg. Ref. F20A/0096; proposed upgrades to public realm including footpaths, a new pedestrian/cyclist link via Abbeyvale Court; and all associated engineering and site works necessary to facilitate the development including the proposed stormwater storage tank and overflow outfall gravity sewer to the Broadmeadow River with associated manholes on lands locally known as the Celestica/Motorola site, junction of Glen Ellan Road and Balheary Road, and at/on Balheary Road, along with the proposed vehicular/service access onto Balheary Road, Swords.

This report is being submitted as part of the response to Specific Information item 7 of the An Bord Pleanála pre-application consultation Opinion Letter issued on 29th October 2021 (ABP-311441-21), seeking *"An updated Community & Social Audit indicating the likely additional demand for community facilities and the available capacity to accommodate this demand."*

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

2.0 SITE LOCATION & DESCRIPTION

The subject site is located to the south of the Rathbeale Road, Mooretown, Swords, County Dublin, and within the administrative area of Fingal County Council. The lands are part of a larger landholding within the ownership of Gerard Gannon Properties (the planning application applicant), comprising the balance of undeveloped zoned lands in the most southern section of the overall landholding. The subject site will represent the completion of the developable lands originally envisaged for residential

development within the Oldtown-Mooretown LAP, where a combined total of 491 no. dwellings and 2 crèches have been granted planning permission. Of these, 223 dwellings, a creche and associated facilities including a pharmacy, changing rooms, playgrounds and mixed use games area are under construction. The existing developments of Abbeyvale and Berwick back onto the south and southwest boundary of the lands.

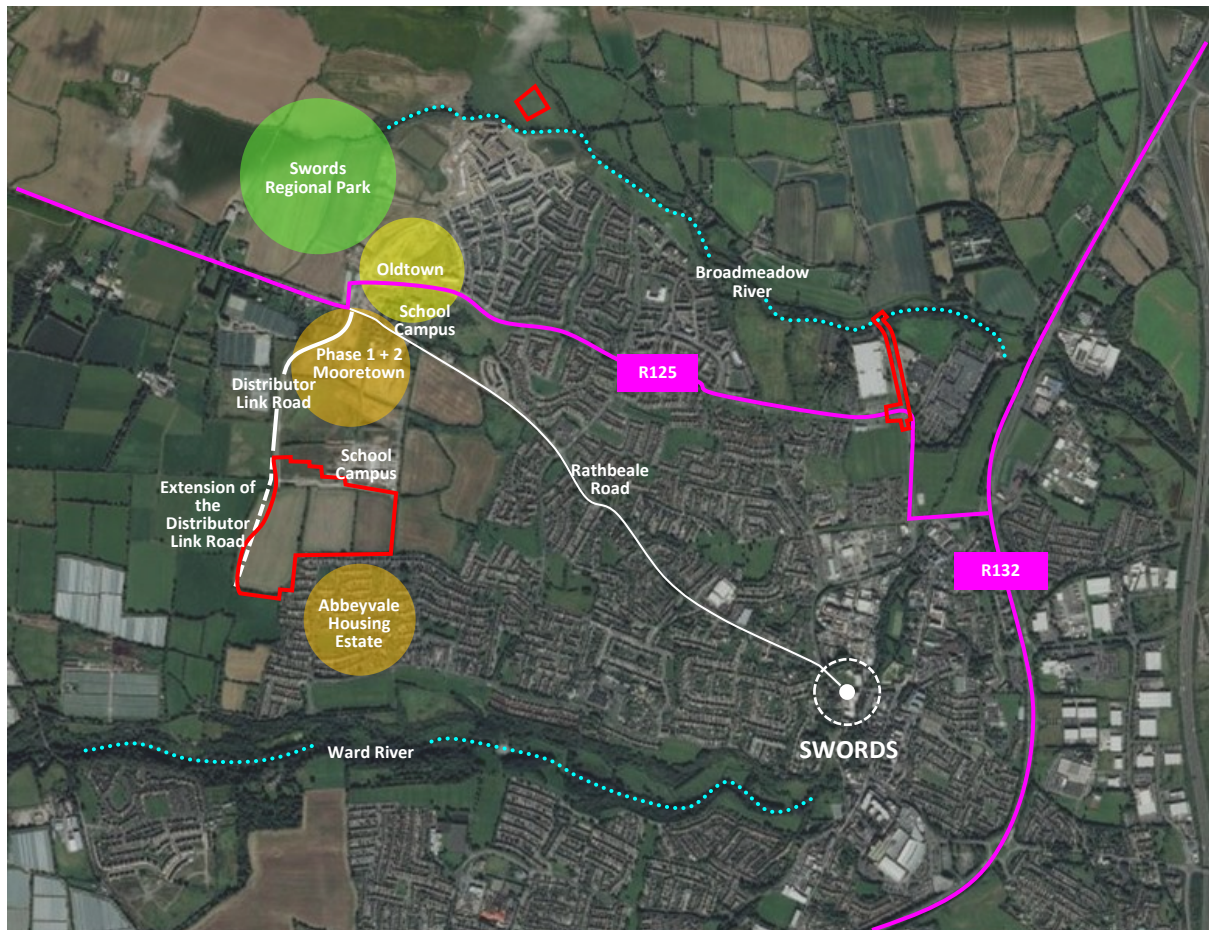


Figure 1. Aerial View of the Location of the Subject Site (approximate boundaries of the subject site outlined in red)

The lands are accessed from the Rathbeale Road via the Western Distributor Link Road (WDLR), which its southern extension will form the western boundary of the subject site. With an approximate gross area of 18.378 hectares (incl. Class 1 open space, the existing Main Street link road and off-road cycle paths, the off-site drainage works & Greenbelt lands), the subject site is bounded by the Brackenstown Village to the south, residential development permitted under Reg. Ref. F16A/0505 and the school campus (Reg. Ref. F18A/0163) to the north, and rural and agricultural lands to the west. Note: The application also includes open space lands to the north adjacent to the Broadmeadow River (1.295 ha) and the stormwater storage tank at the junction of Glen Ellan Road and Balheary Road (0.563ha).

The lands are served by Dublin Bus and Swords Express services as well as existing pedestrian and cycling connectivity throughout the phase 1 and 2 of the developing Oldtown-Mooretown lands to the north of the subject site, thus rendering the subject site easily accessible to pedestrians and cyclists.

The site was formerly in agricultural use and is part of large greenfields. The land slopes considerably from north-west to south-east by circa 22 metres, highlighting the topography as being a significant

characteristic of the site. In respect to the existing ecological elements of the wider context, the subject lands are located approximately half-way between the Broadmeadow River Park and the Ward River Valley, and within close proximity to the Regional Park lands of Swords.



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

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

Gerard Gannon Properties intend to apply for permission for a Strategic Housing Development on lands to the south of Rathbeale Road and School Campus, Mooretown, Swords, Co. Dublin. The development will consist of a total of 650 no. residential units including 265 no. houses (240 no. 3 beds and 25 no. 4 beds), 187 no. apartments, 6 no. triplex units, and 192 no. duplex units (113 no. duplex “house” units and 79 no. duplex “apartment” units), 1 no. childcare facility, 5 no. retail units, and 1 no. café/restaurant.

It is important to mention that the proposed scheme forms part of the overall residential development for Mooretown which is zoned for development in the Fingal Development Plan 2017 to 2023. This includes lands to the north which have been granted planning permission under Reg. Ref. F15A/0183, Reg. Ref. F16A/0505, Reg. Ref. F18A/0701, Reg. Ref. F18A/0751, and Reg. Ref. F19A/0029. The proposed development contributes to the completion of developing Mooretown lands. An overview of the history of planning application pertained to the lands at Mooretown is provided in the following table.

Table 1. The Planning History of the Lands on Mooretown

| Reg. Ref. | Description | Status |
|---------------------|---|--|
| F15A/0183 | Parent Permission for Mooretown Phase 1 to provide for 248 no. dwellings and creche | Granted, revised by subsequent permissions to change house types |
| F15A/0183/E1 | Extension of duration of planning permission for Phase 1 | Granted |
| F12A/0270 | North section of the “Western Distributor Link Road” within the Mooretown lands | Constructed |
| F14A/0012 | “Main Street” from WDLR to school campus | Constructed |
| F16A/0505 | Parent Permission for Mooretown Phase 2 to provide for 215 no. dwellings and creche | Granted, not commenced |
| F17A/0128 | Revisions to part of Phase 1 to change house types | Granted, but not actioned |
| F17A/0358 | Revisions to part of Phase 1 to change house types | Granted, but not actioned |
| F17A/0316 | Advertising sign for Mooretown development | Refused |
| F17A/0650 | Permission for pylon to facilitate undergoing of 110 KV overhead power line | Granted, not commenced |
| F18A/0102 | Wall to western boundary to secure farmland | Constructed |
| F18A/0163 | Permissions for school campus | Constructed |
| F18A/0701 | “Phase 1A” revisions to parent permission Phase 1 to change house types and provide for 99 no. units and creche | Granted, commenced |
| F18A/0751 | “Phase 1B” revisions to parent permission Phase 1 to change house types and provide for 90 units | Granted, enabling works commenced |
| F19A/0029 | “Phase 1C” revisions to parent permission Phase 1 to change house types and provide for 94 units | Enabling works commenced |
| F20A/0095 | Pedestrian and cycle link to Abbeyvale | Granted |
| F20A/0096 | Southern section of the WDLR within Mooretown | Granted |
| F20A/0574 | Revisions to permitted creche in Phase 1 to amend fenestration | Granted |

The subject site also benefits from its location being in close proximity to the existing amenities within Mooretown and enjoys a wide range of services required to facilitate the increase in residents as part of the proposed residential dwellings. Additionally, most of the road network is substantially complete, as well as the local road network outside of the LAP lands, alongside pedestrian and cycle links throughout the overall LAP lands. All road network improvements required for WDLR, Rathbeale Road and Glen Ellan Road are substantially complete and open to the public. Pedestrian and off-street cycle paths have been constructed with the WDLR, thereby linking Mooretown to Swords Regional Park and Broadmeadow Linear Park. Therefore, the subject site also enjoys the required infrastructure to cater for the proposed development.

4.0 REQUIREMENTS FOR A COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT

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

The Fingal Development Plan 2017-2023 identifies the Mooretown lands as lands zoned ‘RA - Residential Area’. The provision of residential and community uses is permitted in principle under the

'RA' zoning which seeks to *"provide for new residential communities subject to the provision of the necessary social and physical infrastructure."*

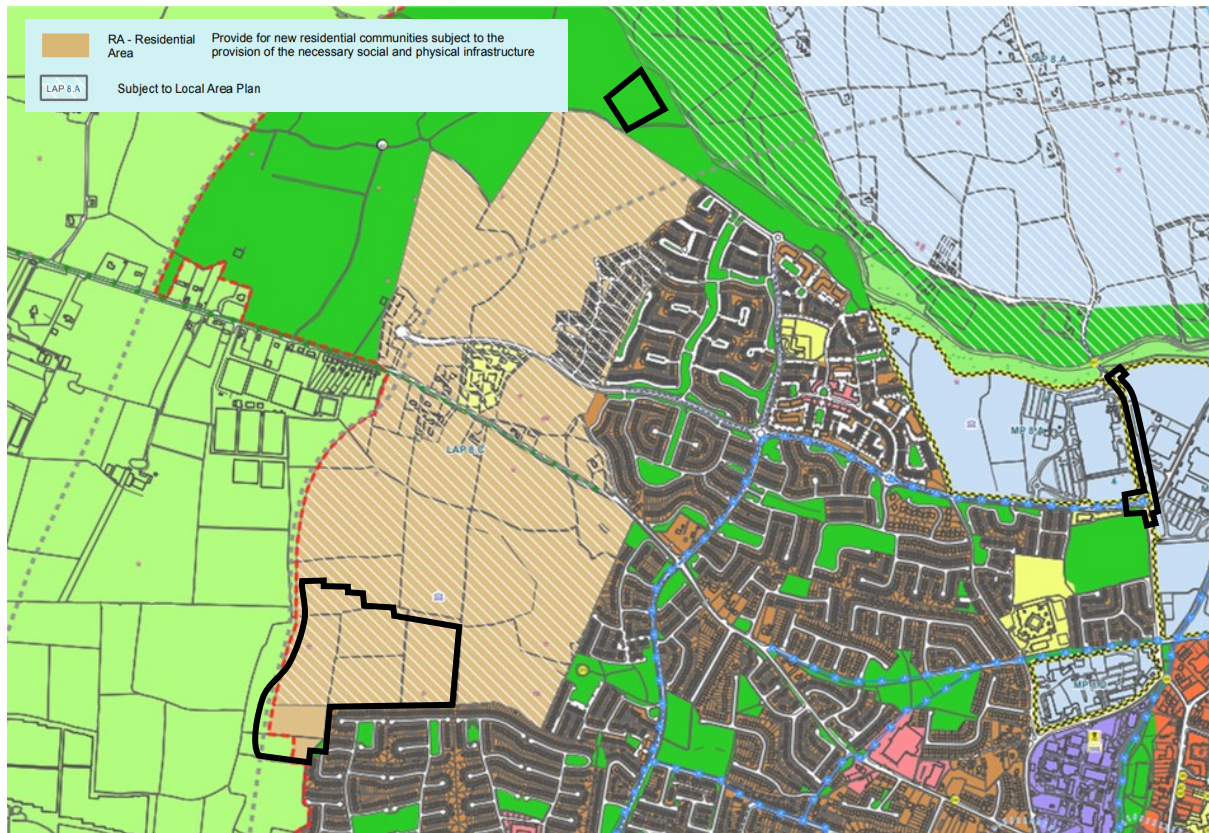


Figure 3. Land Use Zoning Map Extracted from the County Development Plan (application site outlined in black)

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."*

The Class 1 open space lands to the north are zoned **OS-Open Space**, which seeks: -

"To preserve and provide for open space and recreational amenities".

The proposed open space in this area is therefore permitted in principle under this zoning designation.

The proposed storage tank site is zoned **ME-Metro Economic Corridor**, which seeks: -

"To facilitate opportunities for high-density mixed-use employment generating activity and commercial development and support the provision of an appropriate quantum of residential development within the Metro Economic Corridor".

The tank can be considered essential infrastructure and has been designed in conjunction with Irish Water. It will not only facilitate the connection requirement of this subject application but will also have the capacity to allow for continued development in the Oldtown/Mooretown catchment. In recognition of the existing opportunities offered by Mooretown, the influx of new population facilitated by the proposal will encourage connectivity and reinforce the established network of this emerging area. It is important to note that as a requirement of the Oldtown-Mooretown LAP, a

Masterplan supported by an Urban Framework Plan was prepared and submitted to the Planning Authority before planning permission was sought. The Mooretown Masterplan identifies several different character areas which respond to locational attributes, topography, constraints, as well as the relationship with adjacent character areas.

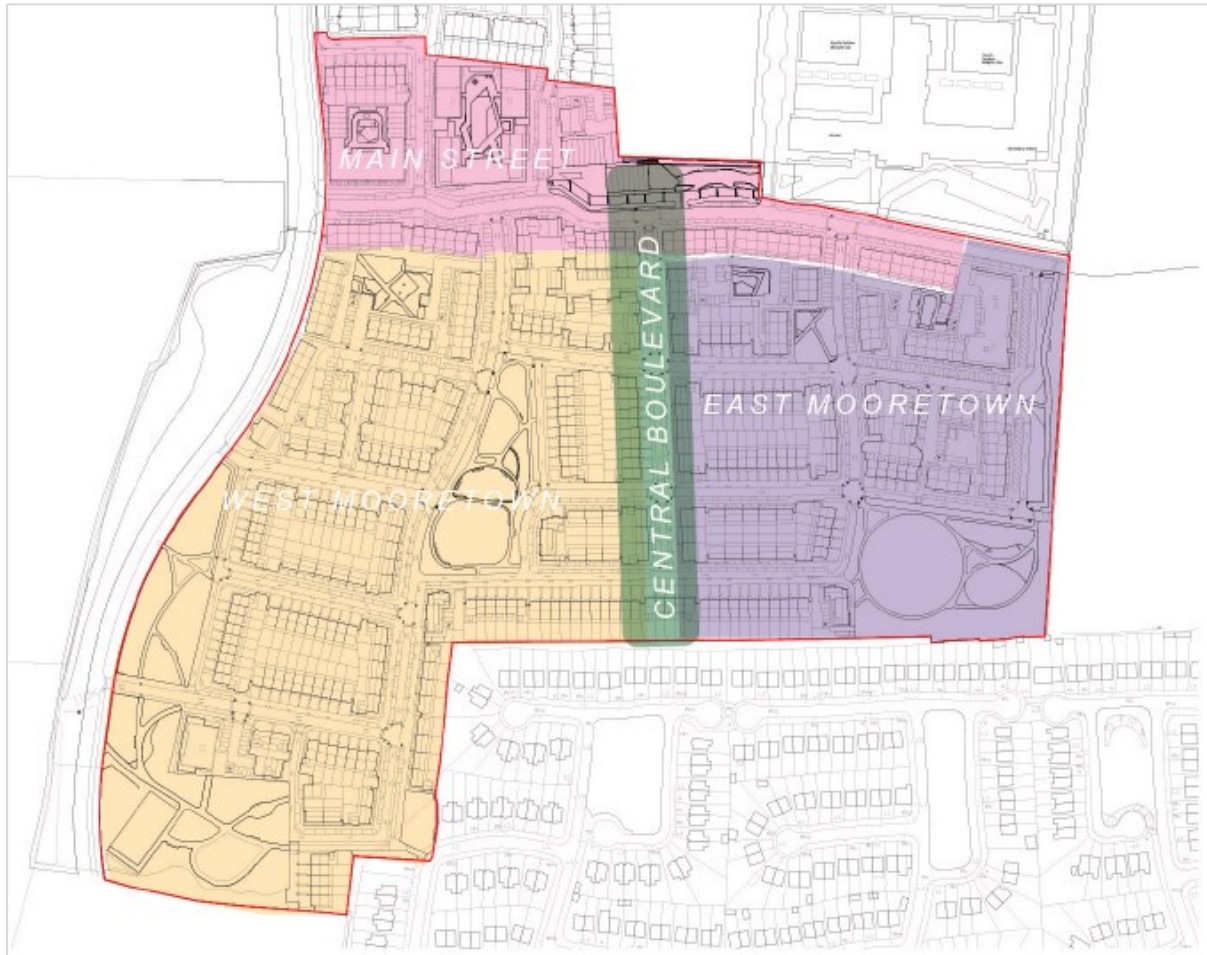


Figure 4. Character Areas Defined within the Subject Lands (source: CCK Architects)

These character areas as marked on the Figure 4 above, include the following:

- The Main Street area: a very urban, higher-density and tightly planned residential cell comprising of 4- to 5-storey apartments and 3-storey duplexes;
- The East Mooretown: a medium-density character area comprising of 2- to 3-storey houses and 3-storey terraced duplexes with a large public park in the southeast corner;
- The West Mooretown: a medium-density character area comprising 3-storey houses with first floor living rooms look west over the Central Park and across the greenbelt lands, with a landmark apartment block punctuating southern corner of the area.
- Central Boulevard: The East and West character area are knitted together by a common thread, as Central Boulevard, a straight, formal, one-way street with row houses on the west side and double fronted houses on the east.

The proposed development is designed to cater for a range of potential future residents with a demographic profile comprising of all age groups, and assuring it is sustainable, adaptable, and flexible

for their future needs, be it, single professionals, young couples, small young families, older families, the elderly, those looking to downsize, etc. As previously described, the proposal also provides a wide variety of housing types and sizes, with a mix of units which cater for the diverse housing needs in the area.



Figure 5. Proposed Site Layout Plan (source: CCK Architects)

As per the Audit results, it is known that the subject lands are serviced by sufficient public transport and road capacity to accommodate the new community, which is in keeping with Development Plans objectives where high-quality residential development of an appropriate mix of house sizes, types and tenures with adequate public transport and cycle links are located within walking distance of community facilities. The following provides an assessment of the level of existing social and community infrastructure which can cater for 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 and supported by its context, ensuring there is sufficient population to sustain community and social infrastructure in the area.

4.1 Early Childcare & Educational Facilities

As part of this Audit, Downey carried out an analysis of the provision and capacity of childcare and educational facilities in the surrounding area that will help to serve the proposed development. Noted that these facilities were identified within 1 to 2 kilometre radius of the subject lands. Downey have also carried out a detailed assessment of the existing capacity of early childcare and educational facilities capable of catering the proposed development, as well as future demand for these facilities with respect to the existing demographics and trending, and the influx of population arising from the

proposed scheme. For further details please refer to the Childcare Provision Assessment report and School Provision Assessment report prepared by Downey as part of this SHD application.

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 2 on the next page. It is important to note that not all the childcare providers decided to participate in the assessment, however the information obtained from our efforts indicates that most childcare facilities are working at full capacity for the time-being.

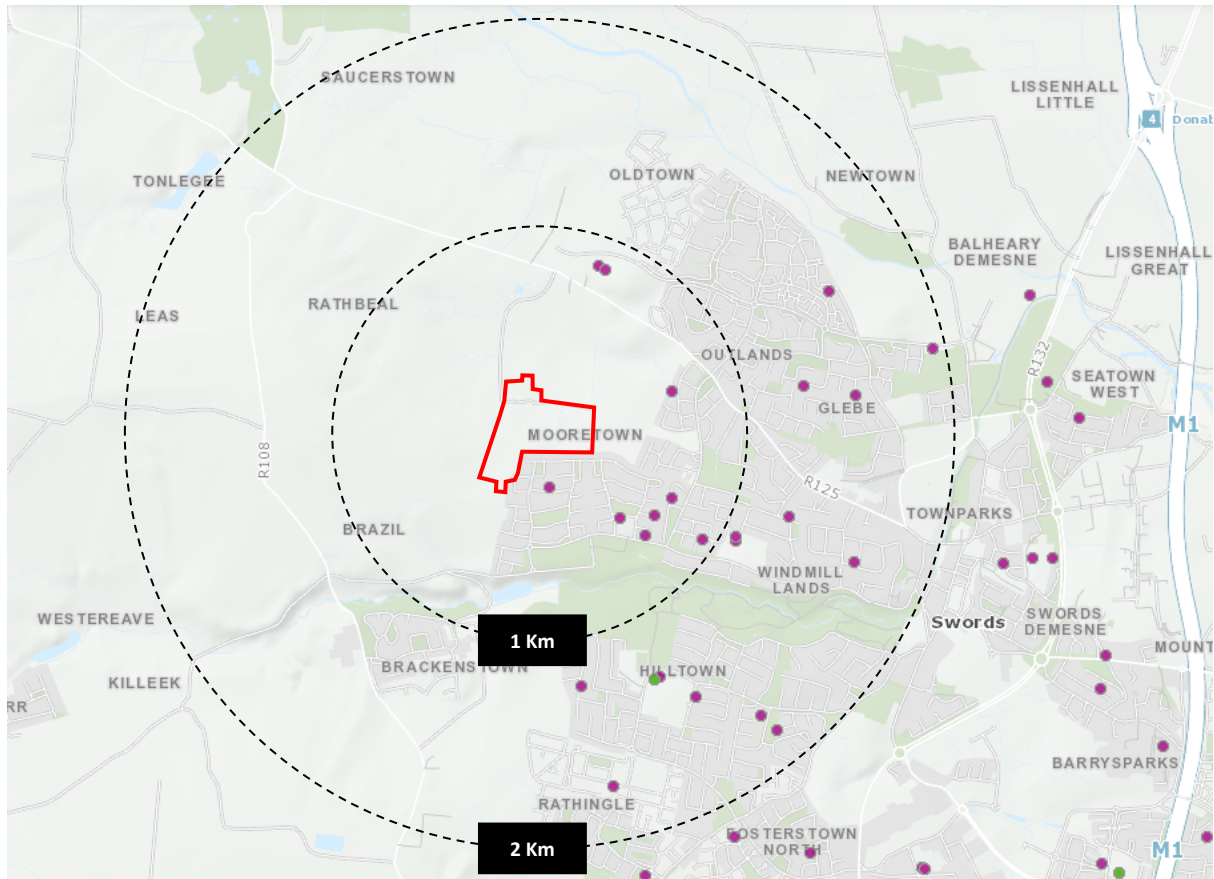


Figure 6. Location of Childcare Facilities within 1-2km of the Subject Lands (approximate boundaries of the lands outlined in red) (Source: pobal.ie)

It is also important to note that the earlier developments at Oldtown-Mooretown LAP lands are set to provide for 5 no. childcare facilities (creche) with a gross floor area of more than 1,400 sqm (Mooretown: Reg. Ref. F15A/0183, Reg. Ref. F16A/050, Reg. Ref. F18A/0701; and Oldtown: Reg. Ref. 11A/0473, Reg. Ref. F11A/0436, Reg. Ref. 15A/0390). These services are anticipated to cater for over 200 pre-school children.

This is further supported by the proposed childcare facility provided as part of the forthcoming Phase 5 of developing Oldtown lands, which proposes 1 no. childcare facility of 512 sqm capable of accommodating circa 102 children, which is submitted to provide adequate spaces to suffice the proposed scheme. For further details in this regard, please refer to the enclosed Childcare Provision Assessment prepared by Downey.

As described in Table 2 below, Downey are of the considered opinion that there is a significant number of childcare facilities within the area, to cater for 497 children, the substantial scale of the scheme providing for an overall total of 650 no. residential units would justify the provision of a new childcare facility which forms part of this proposed development.

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

| | Name | Address | Max Capacity | Type of Service Age Profile |
|---|--|--|---|---|
| Within 1 Km Radius of the Subject Lands | Appleseed's Pre-school | Applewood Community Centre, Applewood, Swords, Co. Dublin | 33 children | Sessional (2-6 years) |
| | Appleseed's Afterschool | Applewood Community Centre, Castlevue Lawn, Bunbury Gate Ave, Swords, Co. Dublin | 32 children | Afterschool Standalone Service (4-10 years) |
| | Sherpa Kids Thornleigh Educate Together | Thornleigh Educate Together National School, Applewood Village, Swords, Co. Dublin | 39 children | Afterschool Combined Service (4-12 years) |
| Within 2 Km Radius of the Subject Lands | Little Apples Creche & Montessori | Applewood Lane, Applewood Village, Swords, Co. Dublin | 105 children | Full Day/Sessional (0-6 years) |
| | ABC Playschool | 21 Glen Ellan Crescent, Swords, Co. Dublin | 16 children | Sessional (2-6 years) |
| | Play & Learn Playschool | 68 Cianlea, Swords, Co. Dublin | 22 children | Full Day/Part Time/Sessional (2-6 years) |
| | The Montessori Way | 27 Berwick Way, Swords, Co. Dublin | 16 children | Sessional (2-6 years) |
| | The Little Learners Corner | Swords Manor, Brackenstown Road, Swords, Co. Dublin | 40 children | Full Day/Part Time/Sessional (0-6 years) |
| | St Brigid's Montessori School | 5 Swords Manor Grove, Swords, Co. Dublin | 15 children | Sessional (3-6 years) |
| | Little Friends Playgroup | 23 Swords Manor Way, Swords, Co. Dublin | 15 children | Sessional (2-6 years) |
| | Little Valley Preschool | 9 Valley View, Swords, Co. Dublin | 11 children | Sessional (2-6 years) |
| | Bright Stars Childcare | 1 St Cronan's View, Swords, Co. Dublin | 54 children | Part Time/Sessional (2-6 years) |
| | Sunshine Playschool | The Scouts Den, Brackenstown Road, Swords, Co. Dublin | 33 children | Full Day/Part Time/Sessional (2-6 years) |
| | Kids Care | B.A.S.E. St Cronan's School Grounds, Brackenstown Road, Swords, Co. Dublin | 41 children 30 spare after-school places | Part Time/Sessional (2-6 years) |

| Name | | Address | Max Capacity | Type of Service Age Profile |
|---|--|---|--|--|
| | Kid- E-Winks Montessori | 147 Glasmore Park, Swords, Co. Dublin | 20 children | Sessional (2-6 years) |
| | Smiles Preschool | 8 Cedar Park, Ridgewood, Swords, Co. Dublin | 5 children | Sessional (2-6 years) |
| | A to Z playschool | 24 Rathbeale Rise, Swords, Co. Dublin | 20 children | Sessional (3-6 years) |
| | Little Footsteps | 32 Brookdale Road, Swords, Co. Dublin | 32 children | Full Day/Part Time/Sessional (0-6 years) |
| | Fhionn's Afterschool Ltd. | St. Finnian's GAA, Rivervalley, Swords, Co. Dublin | 22 children | Afterschool Standalone Service (4-12 years) |
| | New Horizons Montessori School | 13 Forest Park, Rivervalley, Swords, Co. Dublin | 22 children | Sessional (3-6 years) |
| | Buzbie's Community Childcare Services | Rivervalley Community Centre, Rivervalley, Swords, Co. Dublin | 44 children | Sessional (2-6 years) |
| | Rivervalley Creche | 4 Rivervalley Rise, Swords, Co. Dublin | 18 children | Full Day/Part Time/Sessional (0-6 years) |
| | Tigger's Play House | 51 Hawthorn Park, Forest Road, Swords, Co. Dublin | 19 children | Sessional (2-6 years) |
| Total Maximum Potential Capacity | | | 674 Children (30 spare after-school spaces) | |

4.1.2 Primary Schools

There are three primary schools within one kilometre radius, and five primary schools within two kilometres radius of the subject site. Downey attempted to contact the schools with regard to their available capacity, however, the level of feedback was low. The feedback received did not indicate exact numbers, but it was suggested there is some spare capacity within the primary schools in the vicinity of the site. The relevant details on these schools are outlined in the Table 3 on the next page.

In addition, a 5.6 ha school campus (Reg. Ref. F18A/0163) has been developed in the centre of the Mooretown lands which has a "public" face onto the new east-west "Main Street" (Reg. Ref. F14A/0012). It was originally envisaged that the interface of school with public realm would provide an attractive village-school civic setting. However, the building line is set back from the street and a defensive wall/railing boundary has been constructed for its length. This is somewhat softened by a double row of large specimen street trees on either side of the footpath and off-street cycle path.



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

It is noted that the Swords Community College (Reg. Ref. F18A/0163 and RN76475D) as part of this granted permission came into operation since September 2018 with a capacity to cater for 1,000 pupils when fully developed¹ and thus has been included in the following assessment.

However, the new primary school consisting of a new 2-storey, 24-classroom, 4,516 sqm primary school with a 2-classroom Special Needs unit is still under construction. Therefore, an additional capacity in the primary school level within close proximity to the subject lands is expected, which will push up the maximum potential capacity in the area as well.

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

| | Name | Address | Enrolment 2021-22 |
|---|---------------------------------------|---|-------------------------|
| Within 1 Km Radius of the Subject Lands | Gaelscoil Bhrian Bóroimhe | Applewood, Swords, Co. Dublin | Boys: 240 Girls: 220 |
| | Swords Educate Together | Glen Ellan Dr, Road, Swords, Co. Dublin | Boys: 249 Girls: 189 |
| | Broadmeadow Community National School | Mooretown, Swords, Co. Dublin | Boys: 13 Girls: 17 |

¹ <https://www.independent.ie/regional/fingal/independent/news/new-secondary-school-in-swords-is-enrolling-35692087>

| | | | |
|---|---|---------------------------------------|-------------------------|
| Within 2 Km Radius of the Subject Lands | Thornleigh Educate Together National School | Applewood Village, Swords, Co. Dublin | Boys: 153 Girls: 189 |
| | St. Cronan's Junior National School | Brackenstown Swords Co Dublin | Boys: 275 Girls: 237 |
| | St. Cronan's Senior National School | Brackenstown Swords Co Dublin | Boys: 321 Girls: 265 |
| | Holy Family Junior National School | Forest Fields, Swords, Co. Dublin | Boys: 309 Girls: 325 |
| | Holy Family Senior National School | Forest Fields, Swords, Co. Dublin | Boys: 344 Girls: 328 |

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

4.1.3 Post-Primary Schools

As illustrated on Figure 8, there is one post-primary schools within one kilometre radius, and two within two kilometres radius of the subject site. Also, the Fingal Community College and Loreto College are located within c. 3-3.5km distance from the subject site, which considering that secondary students would travel further distances, it is suggested that theses secondary schools would cater for the scheme as well. Downey attempted to contact the schools with regard to their available capacity, however, the level of feedback was low. The feedback received did not indicate exact numbers, but it was suggested there is some spare capacity within the secondary schools in the vicinity of the site.

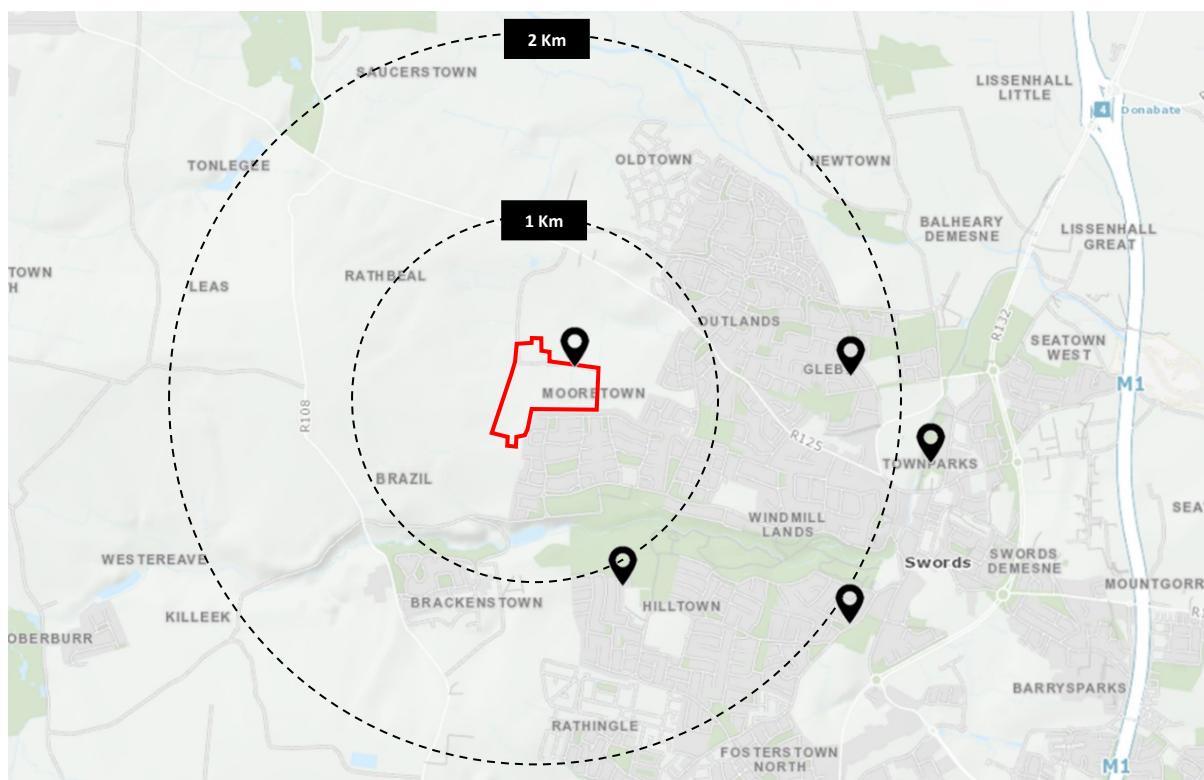


Figure 8. Location of Post-primary Schools (approximate boundaries of the subject site outlined in red)

Table 4. Post-primary Schools within 1-2km Radius of the Subject Lands (source: Schooldays.ie)

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

It is important to note that:

*"A Swords councilor has asked Fingal County Council to engage with Fingal Community College in Swords that needs a new home if it is to expand to meet local demand. The councilor asked the council to initiate talks with the Department of Education and the local Education and Training Board with a view to moving Fingal Community College off the confined site they are on between North Street and Seatown Lane... also suggested the council eventually acquire the current school site and integrated it into its plans for the Swords Cultural Quarter in the same area."*²

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

4.1.4 Indoor Leisure & Recreational Facilities

As it can be seen in the Figure 9 below, there are a few sport centres, a couple of community centre, a public library, and a number of community-related facilities within 1-2km radius of the proposed development in Mooretown.

Interestingly, the sport centres cover a considerable range of services for different age groups, and this includes swimming pools, spa facilities, studios, specialist equipment or service areas for beauty and health treatments. The details on these facilities and type of services they provide are summarised in the Table 5 on the next page.

² <https://www.independent.ie/regional/dublin/fingal/fingal-community-college-needs-a-move-says-local-councillor-41077646.html>

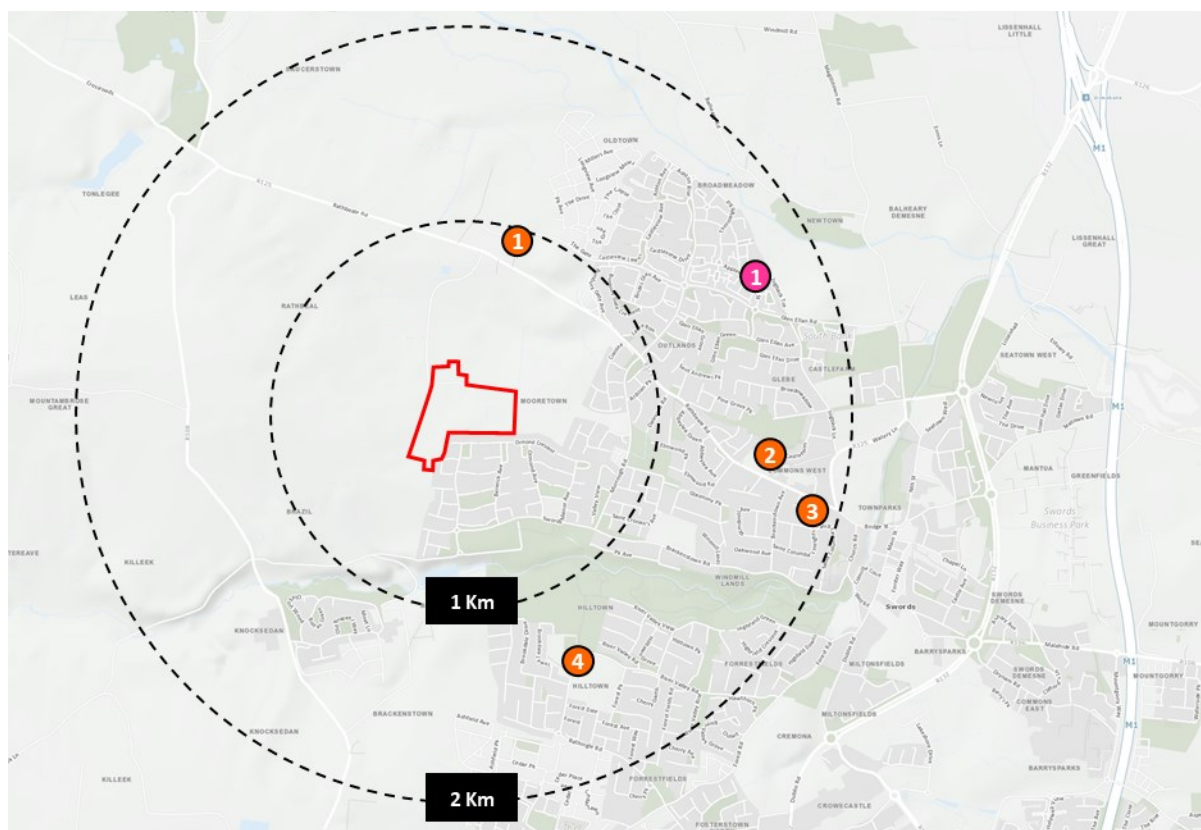


Figure 9. Location of Indoor Recreational Facilities (approximate boundaries of the subject site outlined in red)

In addition, the Applewood Community centre at Castlevue Lawns with 3 no. sport halls, a childcare, a dance studio, 3 no. meeting rooms supports a wide range of activities including, sports and fitness, dance classes, Irish language classes, social clubs and all community-related activities for different age groups. The relevant details on these facilities are outlined in the Table 5 on the next page.

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

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



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

4.1.5 Outdoor Leisure & Recreational Facilities

There is a huge range of outdoor recreational facilities within the 1-2km radius of the subject site and its wider area. This includes GAA football clubs, a tennis club, playing pitches, a skateboard park, golf courses, and a variety of open green spaces (Figure 11). The location of Mooretown is approximately half-way between the Broadmeadow River Park and the Ward River Valley. This not only indicate a good level of site accessibility to quality green open spaces, but also a notable opportunity to linking these two linear parks and creating a green arc or necklace of open green spaces and woodland walks around the western edge of Swords. The relevant details of these amenities are outlined in Table 6.

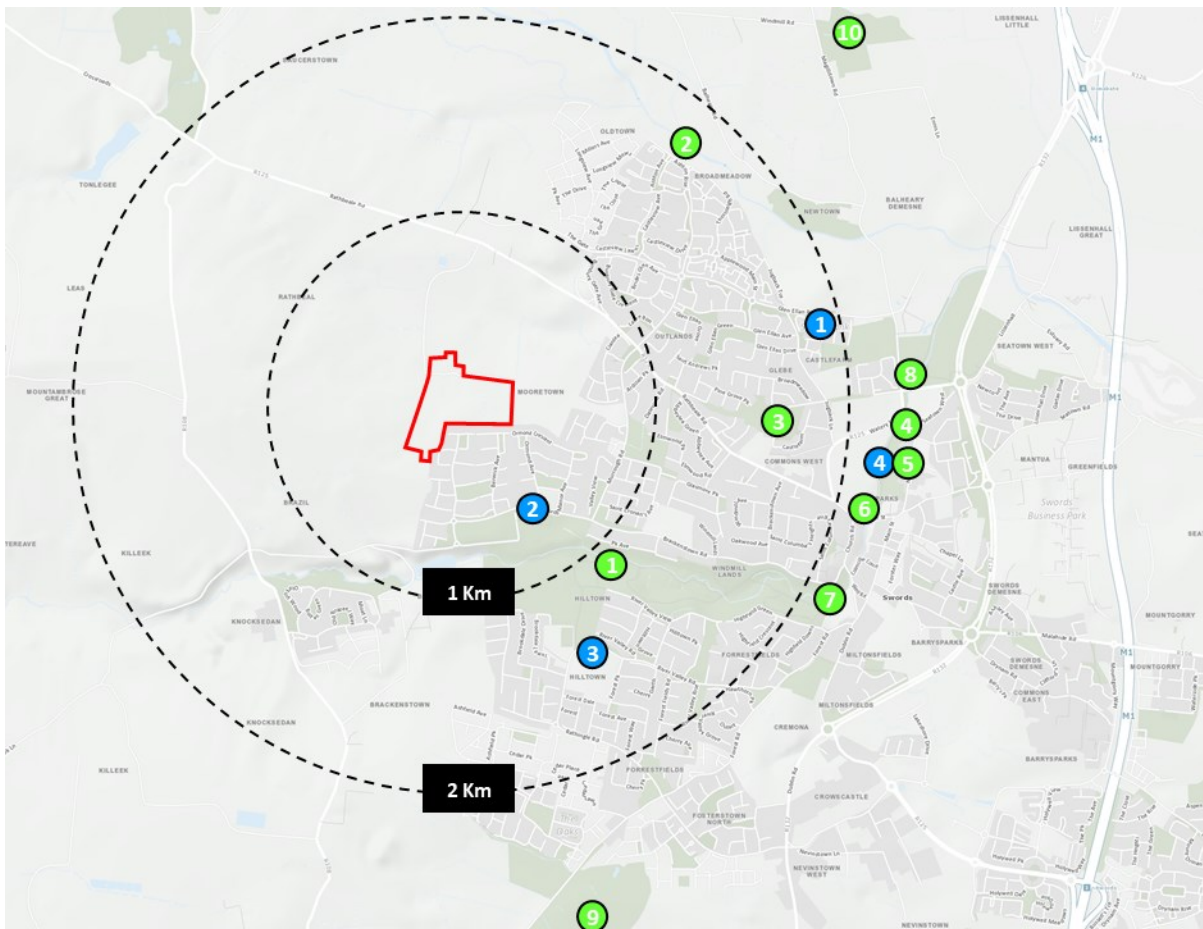


Figure 11. Location of Outdoor Recreational Facilities (approximate boundaries of the subject site outlined in red)

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



Figure 12. Parks and Playgrounds in Swords

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



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

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



Figure 14. Indicative Map of Proposed Green Infrastructure within the Subject Lands (extract of Landscape Strategy Booklet tabled at Stage 1 FCC Meeting on 17/05/2021)

Table 6. Outdoor Leisure & Recreational Facilities within 1-2km Radius of the Subject Lands

| | No. | Name | Location | Type |
|--|-----|------------------------------|--|---------------|
| Sport Clubs | 1 | St. Colmcille's GAA Club | Holybanks, Swords, Co. Dublin | Football Club |
| | 2 | Swords Manor Football Club | Ward River Valley, Brackenstown Road, Swords, Co. Dublin | Football Club |
| | 3 | St Finians GAA | Hilltown, Swords, Co. Dublin | Sports Club |
| | 4 | Swords Lawn Tennis Club | Swords Castle Grounds, Townparks, Swords, Co. Dublin | Tennis Club |
| Outdoor Recreational & Park Facilities | 1 | Rivervalley Park Swords | Windmill Lands, Co. Dublin | Park |
| | 2 | Broadmeadow Community Garden | Broadmeadow Linear Park, Ashton Rise, Swords, Co. Dublin | Park |
| | 3 | Hamilberg Park | Castlefarm, Swords, Co. Dublin | Park |
| | 4 | Swords Town Park | Townparks, Swords, Co. Dublin | National Park |
| | 5 | Swords Community Park | 4 Bridge St, Townparks, Swords, Co. Dublin | Park |

| | | | | |
|--|----|----------------------------|---|-----------------|
| | 6 | Townpark | Townparks, Swords, Co. Dublin | Park |
| | 7 | Ward River Valley Park | Moatview Court, Priorswood, Dublin | Park |
| | 8 | Balheary Skatepark | Castlefarm, Swords, Co. Dublin | Skateboard Park |
| | 9 | Balheary Par 3 Golf Course | Balheary Rd, Balheary, Swords, Co. Dublin | Golf Course |
| | 10 | Forrest Little Golf Club | Forrest Little, Swords, Co. Dublin | Golf Course |

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

4.2 Retail Provision

The Audit will now look further into the subject site within the retail hierarchy in its wider area and Swords, providing details on the number and location of retail provision within proximity of the subject site. These provide an important factor in the overall quality of life for the future residents of the proposed development. In this regard, it is noted that the retail provision ranges from large convenience food supermarkets to comparable good facilities within 1-2km of the subject site and its wider area. Further details are outlined in Table 7.

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



Figure 15. Miller's Glen Retail Centre

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

There are a number of retail offerings along Applewood Main Street, including local convenience shops, pharmacy, hair studios, dry cleaners, bookmakers, restaurants /take-aways, etc. Therefore, the

existing shops cater for the daily necessities of the residents and have the capacity to cater for the influx of population arising from the proposed development.



Figure 16. Retail offerings along Applewood Main Street

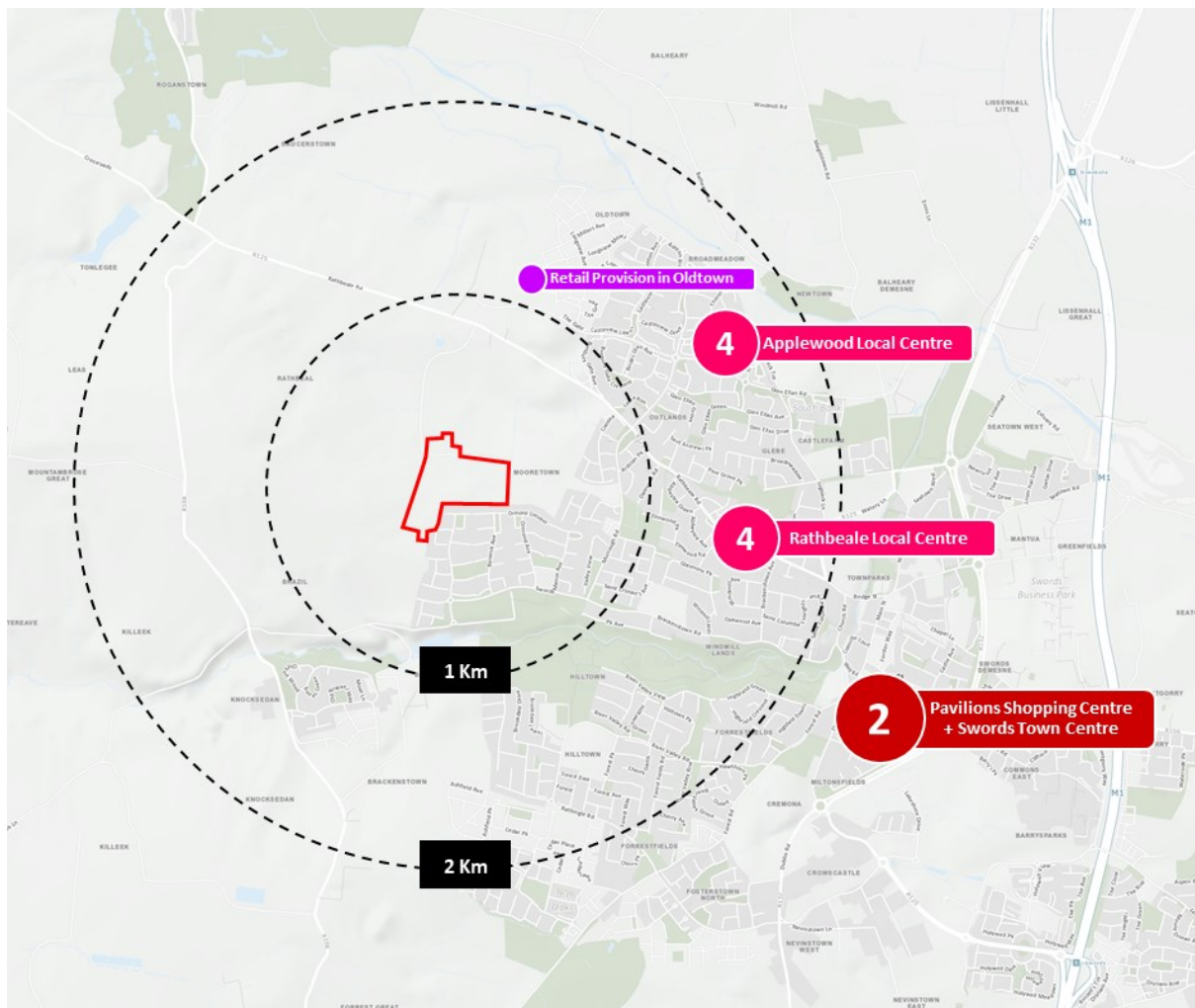


Figure 17. Subject Site within Retail Hierarchy of Swords (approximate boundaries of the subject site outlined in red)

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

this area will enable the local shops to thrive and will also have the population to support the sustainable growth of the area.



Figure 18. Retail offerings along Rathbeale Road (R125)

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

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

It is noted that the proposed development is anticipated to promote the existing retail provision in the area and add to the vitality of the community by supporting local retail, social and commercial activities. This is to be achieved by a 512 sqm childcare facility and 946 sqm of retail and café uses clustered in a small village centre in the scheme. For further details in this regard, please refer to the Urban Design & Architectural Statement prepared by CCK as part of this SHD application.

4.3 Healthcare Facilities

As shown on Figure 19, there is a wide range of healthcare facilities in the vicinity of the subject site and its wider area. This includes GP clinics, health centres, pharmacies, dental practice, nursing home, and out of hours GP's. The relevant details on the healthcare provision in the area is listed in Table 8.

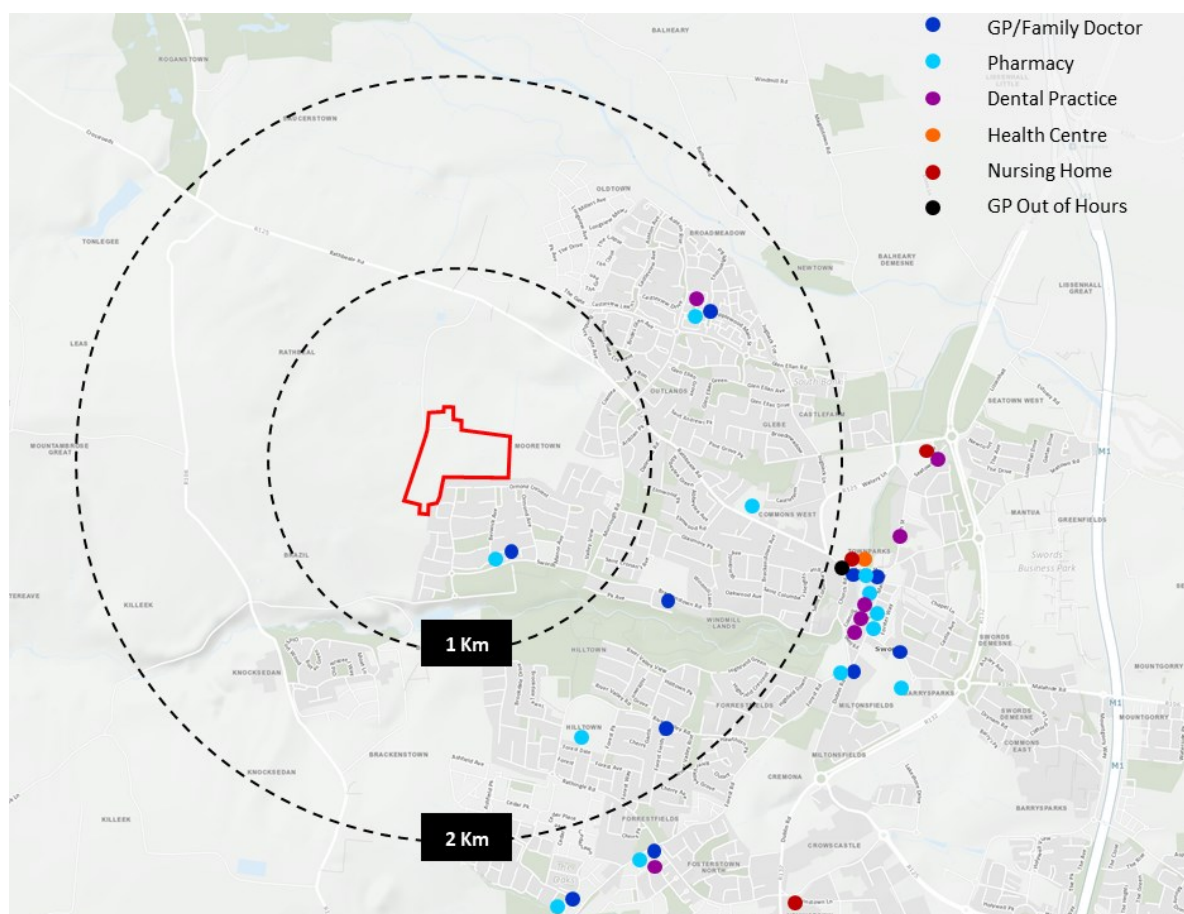


Figure 19. Location of Healthcare Facilities within 1-2km Radius of the Subject Site and its Wider Area (approximate boundaries of the subject site outlined in red)

Table 8. List of Healthcare Facilities in Proximity of the Subject Site

| Name | Location | Type |
|--|---|-----------------|
| Manor Hall Medical Centre | Manor Mall Shopping Centre, Brackenstown Road, Swords, Co. Dublin | Family Practice |
| Applewood Medical Centre | Applewood Village, Swords, Co. Dublin | Family Practice |
| Dr Rosaleen O'Kelly, Margaret McGrory, Declan O'Malley, Rosaleen Marie O'Kelly | 28 Brackenstown Village, Swords, Co. Dublin | Family Practice |
| Forest Medical Practice | 108 Forrest Fields Road, Swords, Co. Dublin | Family Practice |
| Centric Health - Boromhe Medical Centre | Boromhe Shopping Centre, Boromhe, Swords, Co. Dublin | Family Practice |
| Ridgewood Medical Centre | Ridgewood Grove, Ridgewood, Swords, Co. Dublin | Family Practice |
| Swords Family Practice | Castle Shopping Centre, Bridge Street, Swords, Co. Dublin | Family Practice |
| The Plaza Clinic | 17 Main Street, Swords, Co. Dublin | Family Practice |
| Adrewendomed Medical Ltd | 14 Main Street, Swords, Co. Dublin | Family Practice |
| Dr Niall Moore | Rath Mhuire Health Centre, 9 Malahide Road, Swords, Co. Dublin | Family Practice |
| Primehealth Medical Centre | 91 Main Street, Swords, Co. Dublin | Family Practice |
| Salus Medical Clinic | Unit 2 Albany House, Main Street, Swords, Co. Dublin | Family Practice |

| | Name | Location | Type |
|--|--|--|-----------------|
| | Foleys Pharmacy | 7 Applewood Village Green, Applewood, Swords, Co. Dublin | Pharmacy |
| | McNally Pharmacy | Unit 1, Manor Mall Shopping Centre, Brackenstown, Swords, Co. Dublin | Pharmacy |
| | McCabes Pharmacy | Swords Shopping Centre, Rathbeale Road, Swords, Co. Dublin | Pharmacy |
| | Swords Pharmacy | Castle Shopping Centre, Bridge Street, Swords, Co. Dublin | Pharmacy |
| | Life MacNamara's Pharmacy | 30 Main Street, Swords, Co. Dublin | Pharmacy |
| | Gilsenan's Allcare Pharmacy | Unit 1/2 Swords Town Centre, Main Street, Swords, Co. Dublin | Pharmacy |
| | Plaza Pharmacy | The Plaza, Main Street, Swords, Co. Dublin | Pharmacy |
| | MacNamara's Pharmacy | Dublin Road, Swords, Co. Dublin | Pharmacy |
| | Applewood Dental Centre | 6 Applewood Village Green, Applewood, Swords, Co. Dublin | Dental Practice |
| | Swords Dentist | Saint Brendan's, Seatown West, Swords, Co. Dublin | Dental Practice |
| | Dublin Orthodontics | 29/31 North Street, Swords, Co. Dublin | Dental Practice |
| | Swords Orthodontic Practice | 17 Main Street, Swords, Co. Dublin | Dental Practice |
| | Dental Practice | 40/42 Main Street, Swords, Co. Dublin | Dental Practice |
| | Swords Dental Clinic | 66 Main Street, Swords, Co. Dublin | Dental Practice |
| | Dr. Eoin O'Neill & Associates | 58 Main Street, Swords, Co. Dublin | Dental Practice |
| | Boroimhe Dental Practice | Boroimhe Shopping Centre, Boroimhe, Swords, Co. Dublin | Dental Practice |
| | Swords Health Centre | Bridge Street, Swords, Co. Dublin | Health Centre |
| | Fingal House Nursing Home | Fingal House Nursing Home, Seatown West, Swords, Co. Dublin | Nursing Home |
| | Carechoice Swords | Carechoice Nursing Home, Bridge Street, Swords, Co. Dublin | Nursing Home |
| | Tara Winthrop Private Clinic | Tara Winthrop Private Clinic, Nevinstown Lane, Swords, Co. Dublin | Nursing Home |
| | DDOC | Swords Health Centre, Bridge Street, Swords, Co. Dublin | GP Out of Hours |

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

4.4 Religious and Community Provision

There are several religious centres in the area including Catholic, Protestant and Anglican churches, in addition to Mosques and Islamic Centre. Taking into consideration the scale of the proposal, and the influx of new population into the area, the existing facilities prove to be sufficient and meet the needs of the proposed development.

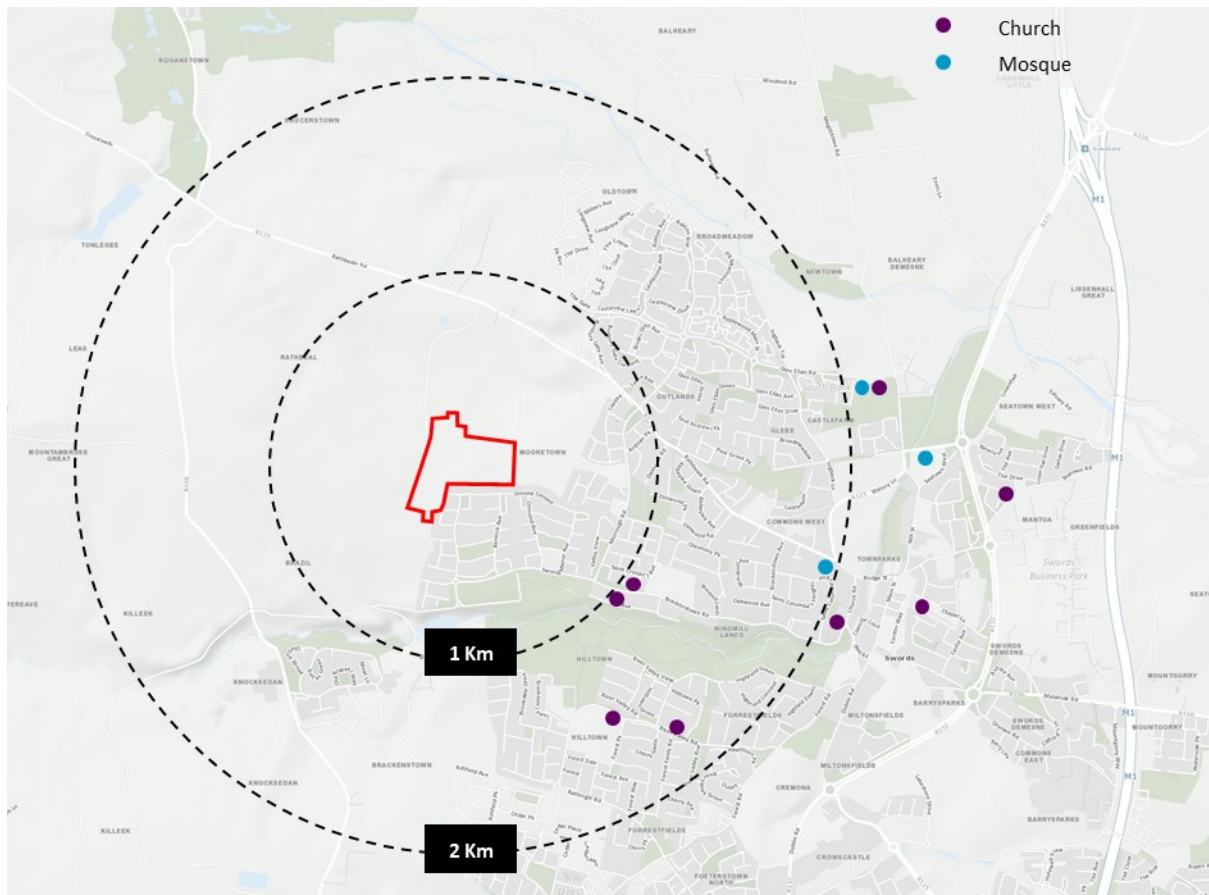


Figure 20. Location of Religious & Community Facilities within 1-2km Radius of the Subject Site and its Wider Area (approximate boundaries of the subject site outlined in red)

Table 10. List of Religious & Community Facilities in Proximity of the Subject Site

| | Name | Location | Type |
|--|--|---|------------------|
| | Swords Elim Church | St. Colmcille's GAA, Glen Ellan Road, Holybanks, Swords, Co. Dublin | Christian Church |
| | St. Cronan's Catholic Church | Brackenstown Village, Windmill Lands, Swords, Co. Dublin | Catholic Church |
| | Brackenstown Parish | Brackenstown Rd, Windmill Lands, Swords, Co. Dublin | Catholic Church |
| | St. Columba's Church | Church Rd, Swords Glebe, Swords, Co. Dublin | Catholic Church |
| | St Colmcille's Catholic Church | Chapel Ln, Swords Demesne, Swords, Co. Fingal | Catholic Church |
| | Church of the Immaculate Conception | Seatown Cottages Road, Swords, Co. Dublin | Catholic Church |
| | St. Finian's Church | 2 River Valley Heights, Forestfields, Swords, Co. Dublin | Church |
| | St. Finian's Catholic Church | St. Finian's Church, River Valley Parish, Swords, Co. Dublin | Catholic Church |
| | Islamic Centre Swords | St. Colmcille's GAA Club, Glen Ellan Rd, Swords, Co. Dublin | Mosque |
| | Swords Mosque | North Street Business Park, 2 North St, Townparks, Swords, Co. Dublin | Mosque |
| | Islamic Cultural Centre Swords | Islamic Cultural Centre, Rathbeale Rd, Swords Glebe, Swords, Co. Dublin | Mosque |

4.5 Demographic Profile

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

4.5.1 Demographic of Swords

Census 2016 results show that Swords population stood at 39,248 in April 2016, which brought the Fingal capital to the second in the country, only after Drogheda. This also indicates an increase of 2,324 (6.3%) since the last Census in 2011. With an average household size of 3, there were 12,896 private households in Swords in 2016. As shown in the Table 91 below, more than 60% of the households residing in Swords in 2016 were small sized households (8,021 households).

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

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

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

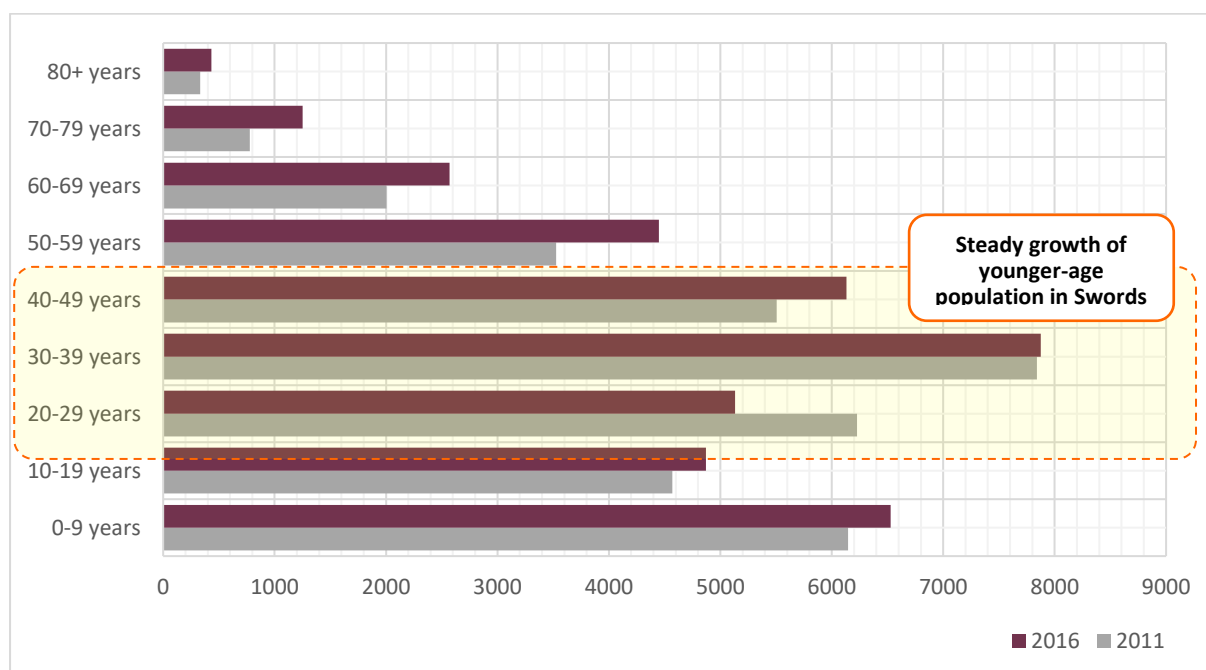


Figure 21. Population Change by Age Cohort in Swords over 2011-2016

The population pyramid below (Figure 22) shows the town age distribution in more detail. A peak of births in 1980's shows up in the 30-39 age category, and another peak in the number of births occurred in 2000's and shows up in the 0-9 age category. Overall, the age pyramid indicates a young population residing in the town, which is expected to grow in the coming years.

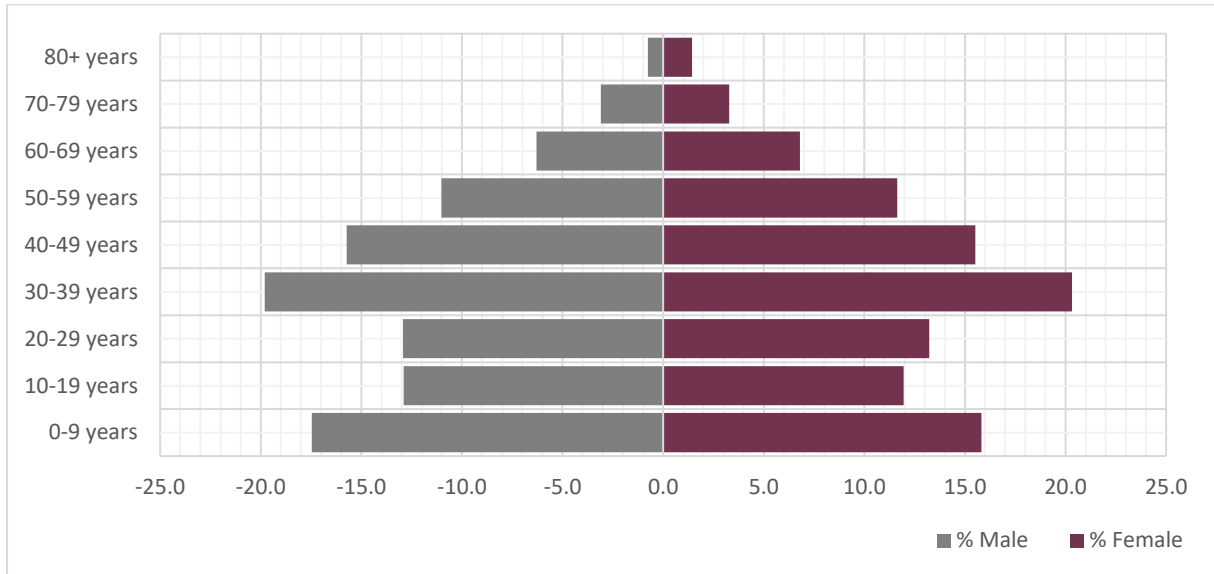


Figure 22. Population Age Pyramid of Swords, 2016

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

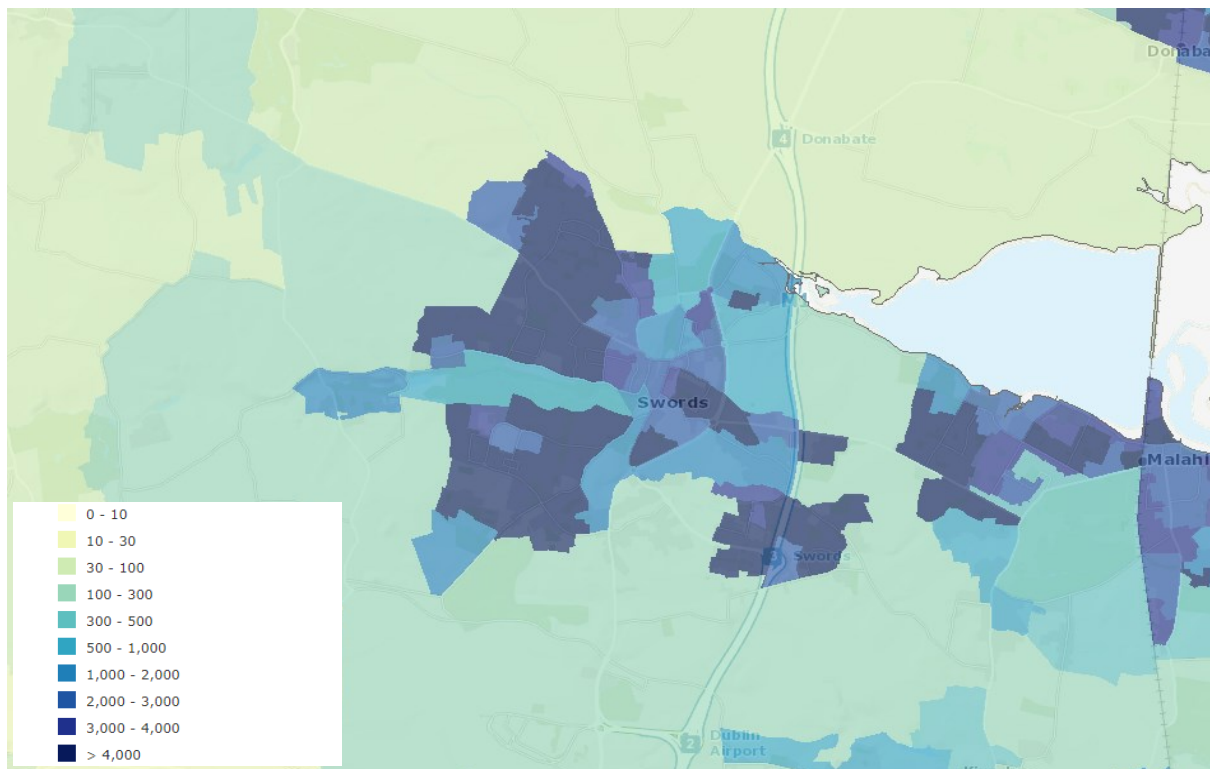


Figure 23. Spatial Distribution of Population Density per Km² in Swords, 2016

4.5.2 Population Distribution and Movement

Census 2016 results show that Swords-Glasmore ED's population stood at 7,711 in April 2016, which is approximately 20 percent of Swords population. There has been a slight population decrease in the area, dropping by -37 persons, from 7,748 persons in 2011.

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

| Size of Household | Household | % |
|------------------------------|-----------|------|
| 1-person Household | 335 | 13.8 |
| 2-person Household | 614 | 25.3 |
| 3-person Household | 454 | 18.7 |
| 4-person Households | 571 | 23.5 |
| 5-person and over Households | 456 | 18.8 |
| Total | 2430 | - |

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

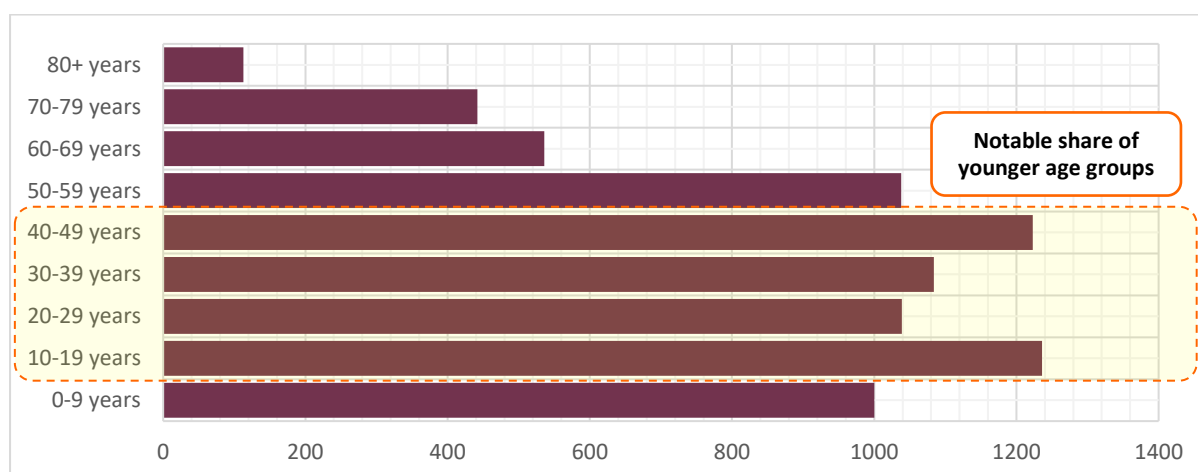


Figure 24. Population Residing in Swords-Glasmore by Age Cohort, 2016

Based on the aforementioned results, Swords is expected to have a steady population growth with the greatest share of the population residing in the western side of the town. This population is characterised with young age profile and smaller sized households. Despite a slight decline in Swords-Glasmore ED, which the proposed development falls under, the area demonstrates notable potential for accommodating a notable share of Swords growing population. This is further supported by the existing infrastructure and community facilities and amenities assessed in the Audit.

On the other hand, the influx of population arising from the proposed development will benefit the electoral division as well as Fingal, as this will offer the social support needed for further improvements to the accessibility and connectivity of Oldtown-Mooretown, even favouring the use of public transport. Mooretown is surrounded by numerous employment areas, i.e. Dublin Airport,

Dublin City, Swords, which have good transport and connectivity links, with Dublin City being approximately 45min away by bus or a 30min drive.

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

5.0 CONCLUSION

Downey have prepared this Audit on Community and Social Infrastructure on behalf of Gerard Gannon Properties, in support of this planning application for the proposed Strategic Housing Development on lands to the south of Rathbeale Road, Mooretown, Swords, Co. Dublin. Planning permission is sought for the construction of a mixed-use development comprising a total of 650 no. residential units including 265 no. houses (240 no. 3 beds and 25 no. 4 beds), 187 no. apartments, 6 no. triplex units, and 192 no. duplex units (113 no. duplex “house” units and 79 no. duplex “apartment” units), 1 no. childcare facility, 5 no. retail units, and 1 no. café/restaurant; proposed new vehicular accesses onto Main Street and onto Mooretown Distributor Road (Western Distributor Link Road) which is partly constructed and also permitted under Reg. Ref. F20A/0096; proposed upgrades to public realm including footpaths, a new pedestrian/cyclist link via Abbeyvale Court; and all associated engineering and site works necessary to facilitate the development.

This Audit has found that there is a suitable quantity and available capacity of early childhood care and educational facilities in the surrounding area to cater for the needs of the future residents of the scheme. There is also a good level of accessibility to both primary and secondary schools, with the Swords Campus College and Broadmeadow National School located to the northern boundaries of the subject lands. In addition to this, this proposed scheme provides for a childcare facility (512 sqm) capable of accommodating c. 102 pre-school children, which is further supported by the proposed childcare facility provisioned as part of developing Oldtown lands (by the same applicant - Case Ref. ABP-307498-20), which provides for 1 no. childcare facility (519 sqm) capable of accommodating c. 102 children. Therefore, it is considered that there is sufficient available capacity within Mooretown and surrounding environs to cater for the proposed scheme. For further information in this regard, please refer to the enclosed Childcare Provision Assessment prepared by Downey.

In terms of educational facilities, the Audit identified 8 no. primary schools and 5 no. post-primary schools within the Assessment Area. This is submitted that there is generally sufficient capacity of both primary and post-primary schools in the area to cater for the future population of the proposed development. For further information in this regard, please refer to the enclosed School Demand Assessment prepared by Downey.

In terms of recreational amenities, there is a significant array and variety of indoor and outdoor recreational facilities and amenities within close proximity of the site. Broadmeadow and Ward River Linear Parks are located in the proximity of the site and provide for a wide range of activities that include recreational walks, community gardens, and generous parklands. As part of the overall scheme, there are several pocket parks, and public green spaces within the proposed development. Moreover, the future Swords Regional Park is in the vicinity of the subject lands.

In relation to retail offerings, there is a wide range of commercial and retail shops within accessible distances of the subject lands, including the new Miller's Glen retailer centre providing a convenience store, retailer shops and café, as well as the creche and plaza pertaining to the 'Village Centre' character area of the Oldtown LAP lands. In addition to this, the proposed scheme provides for a number of retail units and café, which would cater for the influx of new population into the area as well as current residents. The new population will further support the existing shops and will assist in the consolidation of the retail core and surrounding areas.

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

