



# **Social Infrastructure Audit and Retail Services Assessment**

To Support a Planning Application for the Proposed Kiltiernan Village  
SHD

On behalf of Liscove Limited

June 2022

**Document Control Sheet**

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## 1.0 Introduction

This Social Infrastructure Audit has been prepared by KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), on behalf of Liscove Limited, in support of a planning application for a proposed Strategic Housing Development on a greenfield site on Glenamuck Road and Enniskerry Road in the centre of Kiltiernan Village. This report provides a detailed review of the strategic policy context that relates to the provision of social infrastructure with the aim to:

- Outline the existing range of social infrastructure within the vicinity of the subject site;
- Determine if the existing social infrastructure provision supports the needs of the existing population; and
- Offer insights into the likelihood of the capacity of the existing services and facilities to support future residents.

A large number of public and private geospatial datasets were used in the course of the survey, including but not limited to:

- 2016 and 2011 Census Boundaries and Statistics;
- 2021 OSi and ESRI Ireland Basemaps;
- 2021 Google Places Dataset;
- 2021 OSM Ireland POI Datasets – Ireland and Northern Ireland;
- 2012-2021 Department of Education and Skills - Irish Schools;
- 2021 QQI Register of Private Higher Education Institutions in Ireland;
- 2021 Tusla Early Years Inspectorate Reports – Registered Childcare Facilities; and
- 2021 HSE Records – 'Find Your Local Health Service'

## 1.1 Social Infrastructure

Social infrastructure includes a wide range of services and facilities that contribute to quality of life. It is a key part of the fabric of an area, not just in terms of wellbeing, but also in terms of creating a sense of place for the population of the area and forming a part of the local identity.

For the purposes of this report, the array of services and facilities defined as social infrastructure have been categorised into the following typologies:

**Table 1.1** Community Infrastructure Categories applied to Audit.

Category	Facility Type
<b>Education and Training Services</b>	Primary, Post-Primary, Third Level, Further Education and other lifelong Training Centres
<b>Childcare Facilities</b>	Registered Childcare Facilities incl. Full Day, Part-Time and Sessional services
<b>Community Facilities (incl. Libraries)</b>	Community Centres and meeting halls, Libraries, Senior and Youth Centres/Cafes and Day Care Facilities, Community Gardens and Allotments
<b>Arts and Cultural Facilities</b>	Theatres, museums, galleries, performance and outdoor events spaces, other venues, incl. dance studios, art clubs, music schools, etc.
<b>Healthcare Services</b>	Hospitals, health centres, doctors and specialty clinics, nursing homes, mental health services and other therapy providers
<b>Open Space and Recreation</b>	Parks, Playing Pitches, Playgrounds, MUGAs, sports centres and clubs, leisure centres, gyms and training facilities, swimming pools
<b>Religious Institutions</b>	Churches, multi-faith centres and other places of worship
<b>Retail Centres and Services</b>	District, neighbourhood, and local centres

## 1.2 Report Structure

This report will comprise a further five sections.

- **Section 2** provides site context, a description of the Study Area and details relating to the proposed development.
- **Section 3** presents the changing demographic profile of the Study Area.
- **Section 4** reviews national, regional, and local level planning policy relating to social infrastructure.
- **Section 5** provides a detailed assessment of the capacity of the existing social infrastructure to support the needs of the current population and the likelihood of the capacity of the existing services and facilities to support future residents.
- **Section 6** provides a review of the existing and pipeline retail services in the context of the subject proposal.
- **Section 7** provides an overview of the analysis of social infrastructure provision.

## 2.0 Subject Development

### 2.1 Subject Site and Study Area

The subject site is located on lands in Kiltiernan, generally bounded by the Glenamuck Road to the north; Kiltiernan Farmers Country Market and the Sancta Maria residence to the north and west; a recently constructed residential development named “Rockville” to the north-east; the Enniskerry Road to the south-west; dwellings to the south; and lands that will facilitate the future Glenamuck Link Distributor Road to the east.

The Study Area for this assessment is defined by an indicative c.2 km radius of the subject site, equivalent to a c.20- to 30-minute walking distance considered to be accessible to future residents of the proposed development.



*Figure 2.1 Site Location with the extent of the site identified in red.*

#### 2.1.1 Transport Access

This site is located along Glenamuck Road and the Enniskerry Road (R117). Cromlech Close Bus Stop is located directly north of the site along Glenamuck Road and is served by Dublin Bus services the 63 and 63A. The Golden Ball bus stop is located along the western boundary of the site and is served by Dublin Bus services the 44, 118 and the 63 and 63A. The site is also located c. 2.3 km – 2.7 km (c. 26-31 minutes walking distance)<sup>1</sup> from the Ballyogan Wood Green Luas stop.

With respect to future transport connections within the area, BusConnects is the National Transport Authority’s (NTA) programme to greatly improve bus and sustainable transport services. The aim of BusConnects is to deliver an enhanced bus system that is better for the city, its people and the environment. BusConnects is included in the Programme for Government “Our Shared Future” 2020,

<sup>1</sup> Estimated using Google Maps.

as well as within the following Government strategies: *The National Development Plan 2021-2030*; *Transport Strategy for the Greater Dublin Area 2016 – 2035*; and *The Climate Action Plan 2019*.

The full programme for BusConnects Dublin includes a range of interlinked and complementary proposals including:

- **Management elements:** Redesigning the network to increase the number of homes, jobs and services with coverage, improving orbital accessibility and restructuring radial routes into spines;
- **Technological elements:** Introducing new ticketing systems to improve convenience and reduce dwell time at bus stops;
- **Fleet elements:** Introducing a 90-minute ticket to remove the financial penalty for interchanging between buses or changing mode during trips;
- **Infrastructure elements:** Creating infrastructure to separate buses and cyclists from other traffic to make sustainable travel a faster, safer and more reliable choice. Developing interchange hubs. Improving pedestrian facilities around bus stops.

As can be seen in Figure 2.2 below, the BusConnects initiative proposes an ‘Outer City Bound Route’ and a ‘Peak Time Route’ along the Enniskerry Road (R117) and a ‘Local Route’ along the Glenamuck Road. These routes will provide new and improved bus transport access to the subject site.

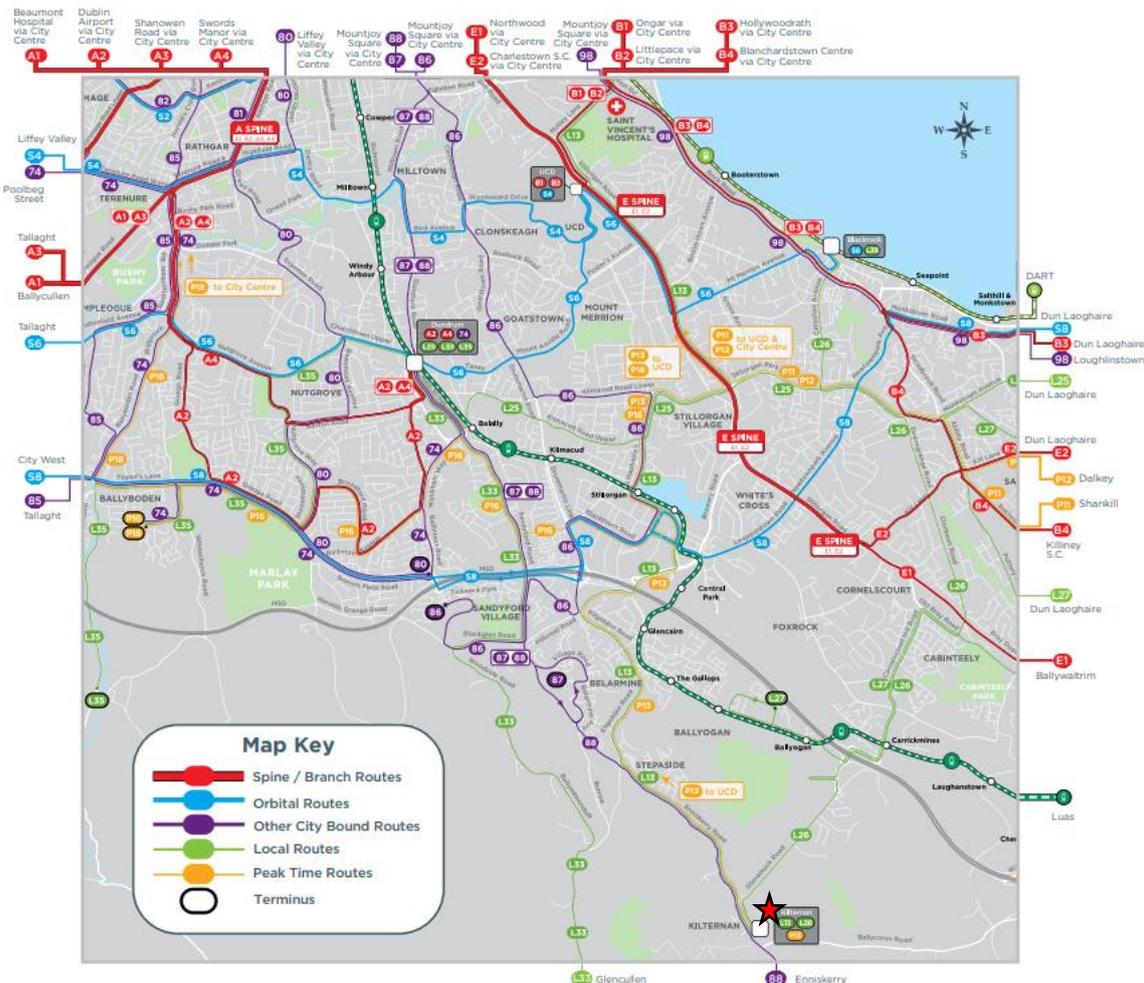


Figure 2.2: Bus Connects Proposal (Site Identified by red star) (Source: BusConnects.ie)

In addition to this the Design Stage for the Glenamuck District Roads Scheme (GDRS), which was included in the Dún Laoghaire Rathdown County Development Plan 2016-2022 as a six-year road

objective and further included within the Kiltiernan Glenamuck Local Area Plan 2019, has concluded. The Scheme is currently at a 'Preparation of Tender Document Stage' with an estimated delivery period (post contractor procurement) of 2 years. While this is the overall construction stage time period, per Dún Laoghaire Rathdown County Council<sup>2</sup>, the Council '*intends to make the East-West Road (Stepaside to Carrickmines) available to public traffic within 12 months of commencement in the view that it would provide some relief for the Glenamuck Road.*'

## 2.2 Proposed Development

The development will principally consist of: the demolition of c. 573.2 sq m of existing structures on site comprising a derelict dwelling known as 'Rockville' and associated derelict outbuildings; and the provision of a mixed use development consisting of 383 No. residential units (165 No. houses, 118 No. duplex units and 100 No. apartments) and a Neighbourhood Centre, which will provide a creche (439 sq m), office (317 sq m), medical (147 sq m), retail (857 sq m), convenience retail (431 sq m) and a community facility (321 sq m). The 383 No. residential units will consist of 27 No. 1 bedroom units (19 No. apartments and 8 No. duplexes), 128 No. 2 bedroom units (78 No. apartments and 50 No. duplexes), 171 No. 3 bedroom units (108 No. houses, 3 No. apartments and 60 No. duplexes) and 57 No. 4 bedroom units (57 No. houses). The proposed development will range in height from 2 No. to 5 No. storeys (including podium/undercroft level in Apartment Blocks C and D and in the Neighbourhood Centre).

The breakdown of the unit mix can be found in Table 2.1 below. See Figure 2.3 overleaf for indicated Site Layout Plan.

**Table 2.1:** Residential Mix.

Unit Types	Apartment (Quantity)	Duplex (Quantity)	House (Quantity)	Total
1 bed	19	8	0	27
2 beds	78	50	0	128
3 beds	3	60	108	171
4 beds	0	0	57	57
<b>Total Units</b>	<b>100</b>	<b>118</b>	<b>165</b>	<b>383</b>

The development also provides: pedestrian links from Enniskerry Road and within the site to the neighbouring "Rockville" development to the north-east and a pedestrian/cycle route through the Dingle Way from Enniskerry Road to the future Glenamuck Link Distributor Road; 678 No. car parking spaces (110 No. in the undercroft of Blocks C and D and the Neighbourhood Centre and 568 No. at surface level) including 16 No. mobility impaired spaces, 73 No. electric vehicle spaces, 1 No. car share space, 4 No. drop-off spaces/loading bays; motorcycle parking; bicycle parking; bin storage; the decommissioning of the existing telecommunications mast at ground level and provision of new telecommunications infrastructure at roof level of the Neighbourhood Centre including shrouds, antennas and microwave link dishes (18 No. antennas and 6 No. transmission dishes, all enclosed in 9 No. shrouds together with all associated equipment); private balconies, terraces and gardens; hard and soft landscaping; sedum roofs; solar panels; boundary treatments; lighting; substations; plant; and all other associated site works above and below ground. The proposed development has a gross floor space of c. 43,120 sq m in addition to undercroft levels (under Apartment Blocks C and D measuring c. 1,347 sq m and under the Neighbourhood Centre measuring c. 2,183 sq m, which includes parking spaces, external storage, bin storage, bike storage and plant).

The breakdown of the Neighbourhood Centre can be found below in Table 2.2.

<sup>2</sup> Source: <https://www.dlrco.ie/en/capital-programme/glenamuck-district-roads-scheme>

**Table 2.2:** Retail, Commercial, Community and Crèche Proposal

Unit Type	Approx. GIF Area of Unit (Sq.m)
Creche	439
Office	317
Medical	147
Retail	857
Retail (Convenience)	431
Community	321
<b>Total</b>	<b>2,512</b>



Figure 2.3 Site Layout Plan

### 3.0 Demographic Profile

The study area for the purposes of the demographic analysis comprises 21 no. CSO Small Area Boundaries which intersect a c.2km radius from the subject site by c.10% or more, as indicated in Figure 3.1 below. The following section will provide a socio-economic profile of the study area, including insight with respect to the population’s age profile, educational attainment and economic status, to better understand the needs of the population regarding social services and facilities.

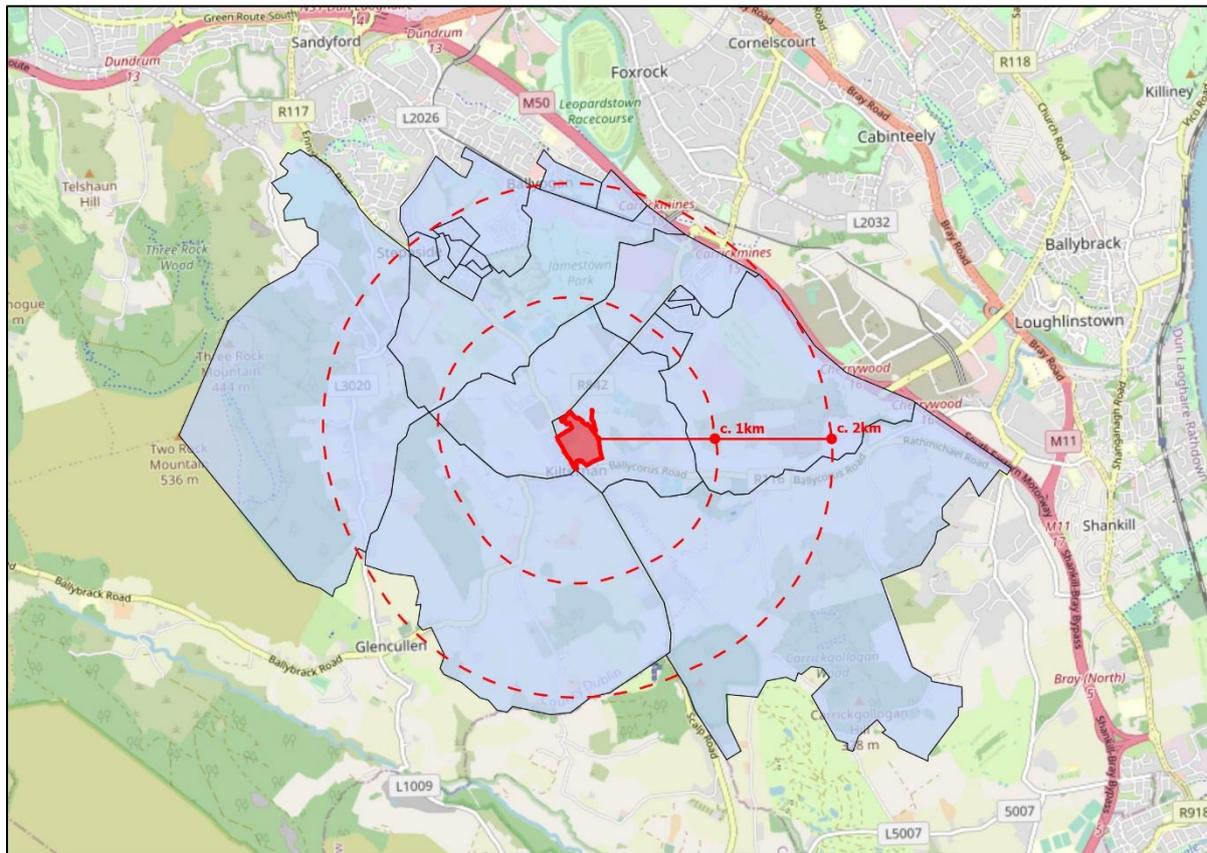


Figure 3.1 Extent of Demographic Study Area comprised of 21 no. CSO Small Area Boundaries which intersect the 2km radius by more than 10% of total area. Source: CSO 2016/KPMG-FA.

### 3.1 Population Trends

Table 3.1 outlines the populations of the Small Areas within the Study Area as recorded during the Census 2011 and 2016, as well as the percentage change in population during this period to highlight overall residential patterns.

Table 3.1 Population Change 2011-2016

Area	2011 (Number)	2016 (Number)	2011-2016 Change (#)	2011-2016 Change (%)
Study Area	5,701	6,290	589	10%
DLR	206,261	218,018	11,757	5%

As illustrated in Table 3.1, the Study Area has experienced a population increase of 10% between 2011 and 2016, which is double the increase recorded for DLR County (5%).

### 3.2 Age Profile

Tables 3.2 and 3.3 provide a breakdown of the recorded population, categorised by age to allow a more detailed overview of the specific cohorts that have experienced the greatest change. Different age cohorts of population have different requirements, with young families in need of childcare and educational facilities. Therefore, it is imperative to understand the changes within the specific age cohorts to plan for the future.

**Table 3.2:** Population of Study Area by Age 2011

Age Group	Study Area 2011 (Number)	Study Area 2011 % Total	DLR 2011 (Number)	DLR 2011 % Total
0-14	1,397	24.5%	37,535	18.2%
15-64	3,819	67%	138,854	67.3%
65+	485	8.5%	29,872	14.5%
<b>Total</b>	<b>5,701</b>	<b>100%</b>	<b>206,261</b>	<b>100%</b>

**Table 3.3:** Population of Study Area by Age 2016

Age Group	Study Area 2016 (Number)	Study Area 2016 % Total	DLR 2016 (Number)	DLR 2016 % Total
0-14	1,529	24%	40,039	18%
15-64	4,163	66%	143,310	66%
65+	598	10%	34,669	16%
<b>Total</b>	<b>6,290</b>	<b>100%</b>	<b>218,018</b>	<b>100%</b>

As illustrated in Table 3.2 above, the Study Area had a predominately working age structure in 2011 and 2016. A total of 67% of its population were aged between 15 and 64 years in 2011 and 66% of its population were aged between 15 and 64 in 2016. This was compared to the County figure, which also had a predominately working age structure in 2011 (67%) and 2016 (66%). Over the five-year period, both the Study Area and the County experienced marginal increase in the 65+ years cohort, which grew by 1-2% in each area.

### 3.3 Educational Attainment

As illustrated in Table 3.4 below, the largest proportion of residents in the Study Area and the County have completed 'Third Level' Education with 47% of the Study Area and 43% of the County in 2016. A further 17% of the Study Area population has completed Postgraduate Education or Higher, compared to 22% of the County. Less than 1% were recorded as having 'No Formal Education' in both the Study Area and the County. These figures indicate a high level of educational attainment in the Study Area, with slightly lower levels of Postgraduate Education within the Study Area than elsewhere in DLR.

**Table 3.4:** Population age 15+ years by highest education completed (CSO,2016)

Education Level	Study Area 2016 (Number)	Study Area 2016 % Total	DLR 2016 (Number)	DLR 2016 % Total
No Formal Education	21	0.5%	1,056	0.7%
Primary Education	177	4.5%	8,079	5.6%
Secondary Education	1,005	26%	35,519	24.7%
Third Level Education	1,838	47%	61,491	42.8%
Postgraduate Education or Higher	651	17%	31,639	22%
Not Stated	201	5%	5,851	4.1%
<b>Total</b>	<b>3,893</b>	<b>100%</b>	<b>143,635</b>	<b>100%</b>

### 3.4 Economic Status

The economic profile of the Study Area is similar to DLR, with the majority of the population being categorised as 'At Work' in 2016. However, a larger percentage of the population in the Study Area was categorised as being 'At Work' (63%) when compared to the larger County (54%), with relatively lower levels of 'Students' (12%) and 'Retired' (11%) overall. The percentage of 'Unemployed' persons in each area was consistent in 2016 at 4% respectively.

**Table 3.5:** Economic Status

Principal Economic Status	Study Area 2016 (Number)	Study Area 2016 % Total	DLR 2016 (Number)	DLR 2016 % Total
At Work	2,982	63%	95,925	54%
Looking for First Regular Job	34	<1%	927	<1%
Unemployed	213	4%	6,798	4%
Student	552	12%	25,644	14%
Looking After Home/Family	400	8%	13,801	8%
Retired	505	11%	30,339	17%
Unable to Work	66	1%	4,071	2%
Other	9	<1%	483	<1%
<b>Total</b>	<b>4,761</b>	<b>100%</b>	<b>177,988</b>	<b>100%</b>

### 3.5 Population Projections

KPMG Future Analytics undertook a custom population projection exercise in order to understand what can be expected in terms of population change for this area.<sup>3</sup>

The cohort component method (CCM) was utilised to calculate the population projection as it is widely used internationally as a best-in-class methodology which provides a flexible and powerful approach to population projection (this Methodology has been further detailed in Appendix E).

Future populations are derived from a base population through the projection of population change and its major demographic components – births, deaths, and migration. The projection of the demographic components of change is driven by the composition of the population by age, sex and birth rates, and the way these variables determine the propensity to bear children, die and migrate to, from or within Ireland.

The custom population scenario principally applies a 66% reduction to 2019's level of net inward migration (28,700, in 2020 and 11,200 in 2021) to reflect the assumed impact of COVID-19, with recovery thereafter towards the CSO's 2018 migration outlook for national net migration of 20,000 net per annum by 2023, holding thereafter. Trends in mortality and fertility are aligned with CSO assumptions and values in future years are not rounded.

The scenario only represents a likely trajectory of growth should the input assumptions on migration, mortality and fertility develop as anticipated. The scenario assumptions reflect consensus reached by the CSO expert group on population and have been modified to reflect recent assumed impacts due to COVID-19. Furthermore, a distributional matrix has been developed to resolve Electoral Division scale intra-regional migration.

As detailed in table 3.6 below, the Study Area saw a significant increase in its population between 2006 and 2016. However, a much more modest increase is projected between 2016 and 2026.

<sup>3</sup> A custom population scenario (M2aCF2aSep21 – this sequence is simply the internal referencing convention for the demographic components of change, used in deriving the projections)

**Table 3.6** Population Projections.

Year	Population	Difference	Difference %
2006	4,466	-	
2016	6,290	1,824	40%
2026	6,865	575	9.1% <sup>4</sup>

As detailed in table 3.7, it is projected that the demographic profile of the Study Area in 2026 will be dominated by those that are of 'working age' (c.70.9%), with just a small number of younger people (c.16.5%) and older people (c.12.5%).

**Table 3.7** Projected Population (age cohorts) for 2026

Study Area 2026 Cohort Data	Population	%
0-14	1,135	16.5 <sup>5</sup>
15-64	4,870	71
65+	860	12.5
<b>Total</b>	<b>6,865</b>	<b>100</b>

### 3.6 Demographic Summary

While the demographic profile for the ED Study Area is largely consistent with the rest of DLR, the Study Area experienced a more significant increase in population between 2011 and 2016 (10%) than the rest of the County. The majority of the Study Area population in 2016 was of working age (15-64 years old) in 2016 (66%), with 24% aged 0-14 and the remaining 10% aged 65+.

We note that the population of ED Study Area aged 15 years or older was largely at work (63%) or in school (12%) at the time of the Census, and that a high percentage of this population had completed 'Third Level Education' (47%) or 'Post Graduate or Higher' (17%) at the time of the Census. However, a lower percentage of the population had completed 'Postgraduate or Higher' courses than elsewhere in the County (22%). We note that less than 1% of the total population of Study Area and the County had received 'No Formal Education' in 2016, with only 4% of the population in each area recorded as being 'Unemployed'.

<sup>4</sup> (M2aCF2aSep21 – this sequence is simply the internal referencing convention for the demographic components of change, used in deriving the projections)

<sup>5</sup> (M2aCF2aSep21 – this sequence is simply the internal referencing convention for the demographic components of change, used in deriving the projections)

## 4.0 Policy Context

For the purposes of this Social Infrastructure Audit, a range of national, regional, and local planning policies relating to social infrastructure have been reviewed. The key points relating to this study, as derived from each policy document, will be highlighted in this section.

### 4.1 National Planning Framework

The *National Planning Framework (NPF)*, under Project Ireland 2040, forms the overarching framework for the spatial development of Ireland to 2040. A key focus of the NPF is on sustainable and compact development within pre-existing urban areas and the provision of accessible services and facilities for all communities.

Given its focus on sustainable development, the NPF includes a number of points related to social infrastructure inclusive of ‘National Strategic Outcome 10: Access to Quality Childcare, Education and Health Services’ which seeks to provide good accessibility to quality health services and childcare and education facilities, supported by compact growth in urban areas.

Furthermore, Chapter 6 of the NPF states that the “*ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment*” is intrinsic to providing a good quality of life for new and existing communities. Chapter 6 additionally includes a Hierarchy of Settlements and Related Infrastructure that indicates the services and facilities necessary within settlements of different size to serve their populations (Figure 4.1).



Figure 4.1: Hierarchy of Settlements and Related Infrastructure.

As can be seen above, national policy under the NPF promotes the delivery of social infrastructure alongside existing and proposed residential development, to achieve sustainable compact growth. The NPF further outlines how Planning Authorities, in identifying opportunities for leveraged employment and sustainable population growth, must encourage development proposals that will enhance direct access to services and amenities and improve quality of life. In that regard, it is considered that the provision of the proposed Neighbourhood Centre occupied by social, community and commercial uses aimed at serving the localised population will likely be supported in principle by the Local Authority.

## 4.2 Sustainable Urban Housing: Design Standards for New Apartments (2020)

The recently revised *Sustainable Urban Housing: Design Standards for New Apartments (2020)* specifies the provision of 1 no. childcare facility (equivalent to a minimum of 20 no. child places) for every 75 no. proposed residential units, albeit informed by the demographic profile of the area and the existing capacity of childcare facilities, as follows:

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

*[Source: Sustainable Urban Housing: Design Standards for New Apartments (2020) Section 4.7, pg. 20-21]*

**This provides an element of flexibility in the provision of childcare facilities, provided a sufficient demographic and/or geographical justification can be provided. It also states that studio and one-bedroom units do not need to be included in any count that estimates the number of minors in a development and this may also apply to a portion of units with 2 no. or more bedrooms.**

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

The *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)* outline the key principles which should be considered in the establishment of new residential developments. They recognise the significance of social infrastructure to quality of life and state that new development should take into consideration the social infrastructural needs of the community and the existing provision of same.

The *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)* also specifies the provision of 1 no. childcare facility for every 75 no. units pursuant to the local context, as follows:

*“When considering planning applications, in the case of larger housing schemes, the guidelines recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units. However, **the threshold for such provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.**” [emphasis added]*

[Source: *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) Section 4.5, pg. 26-27.*]

The Guidelines “*recommend*” the provision of childcare facilities and do not require them; notably, they stipulate the importance of a local assessment of the need to provide them.

#### 4.4 Childcare Facilities: Guidelines for Planning Authorities (2001)

The *Childcare Facilities: Guidelines for Planning Authorities (2001)* state that 1 no. childcare facility should be provided for new large-scale housing developments unless there are significant reasons to the contrary:

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

Source: *Childcare Facilities: Guidelines for Planning Authorities (2001) Section 2.4, pg. 5-6.*

The provision of childcare facilities is further elaborated in Section 3.3.1 of the Guidelines which states that “*a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate*” for new residential developments. However, they continue by clarifying that such Guidelines are exactly that – **guidelines and not a strict prescription or requirement** – and the provision of childcare facilities will depend on the particular circumstances of each individual site and development.

#### 4.5 Regional Spatial and Economic Strategy for the Eastern and Midland Region

The *Regional Spatial and Economic Strategy for the Eastern and Midland Region (RSES)* sets out a 12-year strategic development framework for the Eastern and Midland Region. Supportive of the implementation of the NPF, the RSES reflects its focus on the provision of accessible services and facilities for communities within the Eastern and Midland Region.

Section 9.1 of the RSES details that the availability of, and access to, services and facilities, inclusive of healthcare services, education facilities and community/recreational facilities is key to creating healthier places. This is supported by Regional Policy Objective 9.14 which calls for Local Authorities to “*support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve*”.

In addition, the Metropolitan Area Strategic Plan (MASP) set out in the RSES emphasises the need to provide accessible services and facilities and supports “*ongoing collaboration between regional stakeholders to ensure that social infrastructure such as education, health and community facilities are provided in tandem with the development of strategic development areas*”.

## 4.6 Dún Laoghaire Development Plan 2022-2028

The *Dún Laoghaire-Rathdown County Development Plan 2022-2028* (DLRCDP) provides the overarching planning policy that applies to the area. Section 4 of the Development Plan notes that a key priority of the Council is to protect and enhance residential amenities through enabling the creation of vibrant, sustainable neighbourhoods with access to good housing choice, open space and recreation, a range of quality transport options and appropriate social and community infrastructure to support residential communities. Given the key priority of the Council, the Development Plan contains a number of policies relating to social infrastructure, including:

**Policy Objective PHP5: Community Facilities** *It is a Policy Objective to: Support the development, improvement and provision of a wide range of community facilities throughout the County where required. Facilitate and support the preparation of a countywide Community Strategy.*

**Policy Objective PHP6: Childcare Facilities** *It is a Policy Objective to: Encourage the provision of appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities across the County. In general, at least one childcare facility should be provided for all new residential developments subject to demographic and geographic needs. Encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage.*

**Policy Objective PHP7: Schools** *It is a Policy Objective to protect existing schools and their amenities and ensure the reservation of primary and post-primary school sites in line with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools for educational and other sustainable community infrastructure uses throughout the County.*

**Policy Objective PHP8: Further and Higher Education Facilities** *It is a Policy Objective to support the development and ongoing provision of Further and Higher Level Institutions in the County including University College Dublin (Belfield and Blackrock campuses), Dún Laoghaire Institute of Art, Design and Technology and Blackrock Further Education Institute (formerly Senior College Dún Laoghaire) Dún Laoghaire Further Education Institute (formerly Dún Laoghaire College of Further Education), Sallynoggin College of Further Education, Stillorgan College of Further Education, Dundrum College of Further Education and any new Further and Higher Level Institutions - including Irish colleges or major overseas universities whether within established campuses or in new campuses.*

**Policy Objective PHP9: Health Care Facilities** *It is a Policy Objective to: Support the Health Service Executive and other statutory and voluntary agencies in the provision of appropriate healthcare facilities - including the system of hospital care and the provision of community-based primary care facilities, mental health and wellbeing facilities. Encourage the integration of appropriate healthcare facilities within new and existing communities.*

**Policy Objective PHP10: Music, Arts and Cultural Facilities** *It is a Policy Objective to: Facilitate the continued development of arts and cultural facilities throughout Dún Laoghaire-Rathdown in accordance with the County Arts Development Plan, 2016- 2022 and any subsequent County Arts Development Policy. Facilitate the implementation of the DLR Cultural and Creativity Strategy 2018-2022.*

**Policy Objective PHP11: Libraries** *It is a Policy Objective to: Promote and develop the County Library Service in accordance with the national objectives laid down in the strategy 'Our Public Libraries 2022'. Support the retention and appropriate re-use of the County's network of Carnegie libraries.*

**Policy Objective OSR9 – Sports and Recreational Facilities** *It is a Policy Objective to promote the provision, and management of high-quality sporting, and recreational infrastructure throughout the County, in accordance with the National Sports Policy 2018-2027, and dlr Space to Play: a new approach to Sports Facilities Strategy', 2017-2022, to ensure that the particular needs of different groups are incorporated into the planning and design of new facilities.*

**Policy Objective OSR10: Protection of Sports Grounds/Facilities** It is a Policy Objective: To ensure that adequate playing fields for formal active recreation are provided for in new development areas. That existing sports facilities and grounds within the established urban area are protected, retained, and enhanced. To increase the number of playing pitches in the County. To maximise the use of playing pitches in the County and for playing pitches to be utilised seven days a week, subject to protecting adjoining residential amenity.

**Policy Objective OSR13: Play Facilities and Nature Based Play** It is a Policy Objective to support the provision of structured, and unstructured play areas with appropriate equipment and facilities, incorporating and facilitating Nature-based Play with respect to the provision of Play Opportunities throughout the County. These play facilities will also seek to maximise inclusivity and accessibility, to ensure that the needs of all age groups and abilities - children, teenagers, adults and older people - are facilitated in the public parks and open spaces of Dún Laoghaire – Rathdown.

The Dún Laoghaire-Rathdown County Development Plan 2022-2028, under section 12.3, sets out a ‘guidance on qualitative, quantitative, and development management criteria for sustainable neighbourhood infrastructure and residential development.’ The Development Plan, on ‘Development within Sustainable Neighbourhood Infrastructure Lands’, states,

*“Sustainable neighbourhood infrastructure includes land or buildings that serve the needs of the local and wider community for social, educational, health, religious, recreational and leisure, cultural, and civic needs. These facilities and uses may be provided by public sector bodies, the community themselves or by the private sector.”*

*[Section 12.3.2.1, DLRCDP, p.232]*

In that regard, the Section 12.3.2.2 sets out the following criteria with respect to the future provision of Sustainable Neighbourhood Infrastructure within New Residential Communities:

*Planning applications for residential development on sites greater than 1ha or more than 50 residential units located in new residential communities (as set out in Figure 2.9, Chapter 2) will be required to facilitate sustainable neighbourhood infrastructure (SNI) (see Policy Objective PHP2 for a definition of SNI) through one or more of the following ways:*

- Reserve an area of not less than 5% of the site area for a future SNI facility. The site reservation may be part of the 15% public open space requirement (see Section 12.8.3.1) and may be subject to a Section 47 agreement with the Planning Authority. The area to be reserved shall be located in a manner that can be readily amalgamated with similar reservations within adjoining lands.*
- Provide an appropriate SNI facility (see definition in Policy Objective PHP2) with a floor area of 130 sq.m. per 1,000 population equivalent. The type of facility must have regard to the demographic of the emerging area and any existing and planned facilities and services within a 1km distance / 10-minute walk of the site. It should be noted that a commercial childcare facility shall not be considered to be an SNI facility for the purposes of this Section.*
- Provide a development contribution under Section 48 of the Planning and Development Act 2000 towards the provision and/or improvement of a community, cultural or civic facility that the residents of the proposed development will benefit from.*

*[Section 12.3.2.2, DLRCDP, p.233]*

This Social Infrastructure Audit has identified and established the level of existing social infrastructure provision within and bordering the c.2km study area to support the needs of the existing population and offered insights into the likelihood of the capacity of the existing services and facilities to support future residents. The baseline study undertaken identified a significant range of services and facilities which contribute to quality of life for residents, with more than 150 no. social services and facilities were identified within proximity to the subject site.

We also note that the proposal includes a Neighbourhood Centre, which will provide a creche (439 sqm), office (317 sqm), medical (147 sqm), retail (857 sqm), convenience retail (431 sqm) and a community facility (321 sqm) which will positively contribute to the amenity of the resident population once completed.

#### **4.7 Kiltiernan Glenamuck Local Area Plan 2013 (as extended)**

The *Kiltiernan Glenamuck Local Area Plan* (LAP) was adopted in September 2013. In June 2018 the LAP was extended for a further period up to and including September 2023. Section 7 of the LAP provides the objectives for the development of open space and recreational activities. The following objective from this section are considered relevant:

*“OS07: To provide for the appropriate types of active/ passive recreational facilities both indoor and outdoor in the LAP for all age groups. Facilities to be provided should be appropriate to the scale and needs of the development area whilst having regard to established or planned amenities in the wider environs. Adequate transport access to these recreational facilities via safe public transport and pedestrian/ cycleway network is paramount.”*

Section 8 of the LAP provides the objectives for social and community development. The following overall objectives from this section are considered relevant:

*“SCD01: To facilitate an appropriate level of provision of community facilities commensurate with the scale of the new residential communities. (This will include identifying existing community facilities available locally and in neighbouring areas and identifying additional requirements.)*

*SCD02: To centralise the existing and proposed community facilities at appropriate locations, where feasible*

*SCD03: To assess the needs for educational facilities, in particular the possible need to provide a secondary school for the broader area given the extent of development in the wider area, including Stepside/Ballyogan*

*SCD04: It is the policy of the Council to ensure the reservation of primary and post-primary school sites in accordance with the requirements of the relevant education authorities. Schools will be delivered in the LAP area in accordance with the “Code of Practice on the Provision of Schools and the Planning System.”*

## 5.0 Facilities Audit

The Infrastructural Study Area for this assessment is defined by a c.2 km radius of the subject site, equivalent to a c.20-to 30-minute walking distance (see Figure 5.1 overleaf for extent). Given that the subject site is largely surrounded by existing residential development, this catchment forms a logical spatial area for this Social Infrastructure Assessment.

A total of 8 no. categories of facilities that align with the policies set out in the Development Plan, were utilised for this audit. More than 150 no. social infrastructure facilities and services were identified within and immediately bordering the Study Area and, in our opinion, there is sufficient provision of social infrastructure in the vicinity of the subject site (c.2 km radius) to support the proposed development.

**Table 5.1** Community Infrastructure Categories applied to Audit.

Category	Facility Type
<b>Education and Training Services</b>	Primary, Post-Primary, Third Level, Further Education and other lifelong Training Centres
<b>Childcare Facilities</b>	Registered Childcare Facilities incl. Full Day, Part-Time and Sessional services
<b>Community Facilities (incl. Libraries)</b>	Community Centres and meeting halls, Libraries, Senior and Youth Centres/Cafes and Day Care Facilities, Community Gardens and Allotments
<b>Arts and Cultural Facilities</b>	Theatres, museums, galleries, performance and outdoor events spaces, other venues, incl. dance studios, art clubs, music schools, etc.
<b>Healthcare Services</b>	Hospitals, health centres, doctors and specialty clinics, nursing homes, mental health services and other therapy providers
<b>Open Space and Recreation</b>	Parks, Playing Pitches, Playgrounds, MUGAs Sports centres and clubs, leisure centres, gyms and training facilities, swimming pools
<b>Religious Institutions</b>	Churches, multi-faith centres and other places of worship
<b>Retail Centres and Services</b>	District, neighbourhood, and local centres

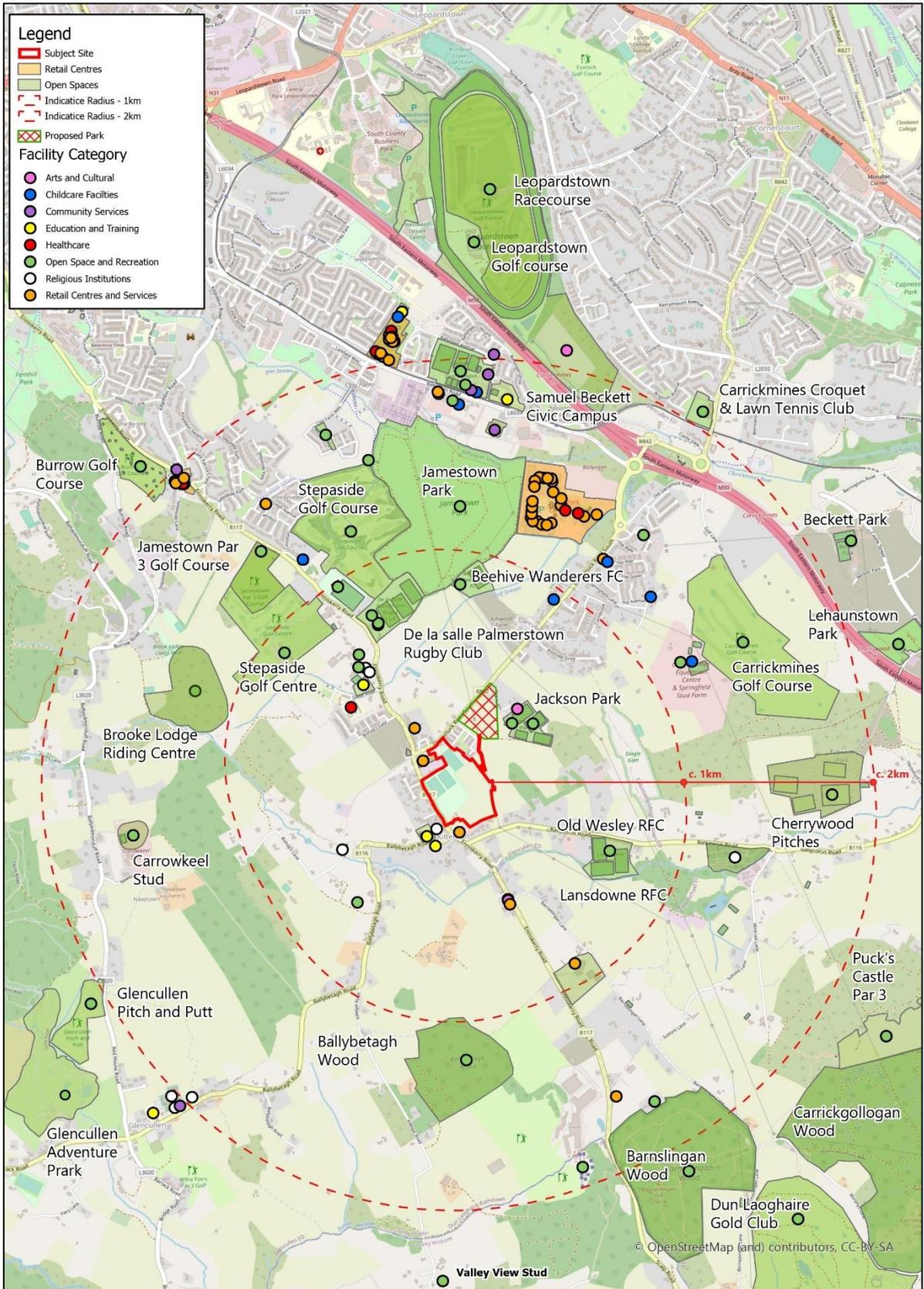


Figure 5.1: Existing social infrastructure facilities identified within c. 2km radius of subject site.

## 5.1 Education and Training

A total of 6 no. education and training facilities were identified within or just outside the Study Area. Within the Study Area, 4 no. primary schools and 2 no. Third Level and Training facilities were recorded. For further detail in relation to school capacity in the area, please refer to section 5.1.1 below.

**Table 5.2:** Existing Education and Training Facility types identified within c. 2km radius of subject site.

Type	Facilities
<b>Primary</b>	St. Patrick's NS, Gaelscoil Shliabh Rua, Church of Ireland NS, Our Lady of the Wayside NS (Kilternan NS)
<b>Post Primary</b>	(None within c.2km)
<b>Special Education</b>	(None within c.2km)
<b>Third Level and Training</b>	The Open College, Kilternan Adult Education Centre



Figure 5.2: Location of existing education and training facilities within c. 2km radius of subject site.

It is worth noting that there are no Post Primary schools or Special Education schools within the Study Area. The closest Post-Primary school to the subject site is Stepside Educate Together which is c.4.2km (8 minute drive) from the subject site. The closest Special Education school is St. Michael's HSE Special School which is c.5.5km (11-minute drive) from the subject site. The capacity of these facilities is discussed in the below Schools Demand Assessment.

### 5.1.1 Schools Demand Assessment

In order to plan for school provision and analyse the relevant demographic data, the country is divided into 314 school planning areas<sup>6</sup> by the Department of Education. A Geographical Information System, using data from a range of sources, including school enrolments, Child Benefit records and information on residential development is used to identify where the pressure for school places across the country will arise. With this information, nationwide demographic exercises are carried out to determine where additional school place provision is needed at primary and post-primary level.

The proposed development is located within the Kilternan School Planning Area (SPA), as identified by the Department of Education and Skills and indicated in Figure 5.3 below. The Kilternan SPA, to which the subject site belongs, is bounded to the north by the Ballinteer Stepside DLR SPA, to the east by the Sallynoggin Killiney DLR and Ballybrack Shankill DLR SPAs, to the south by the Bray SPA and to the west by the Rathfarnham SPA.

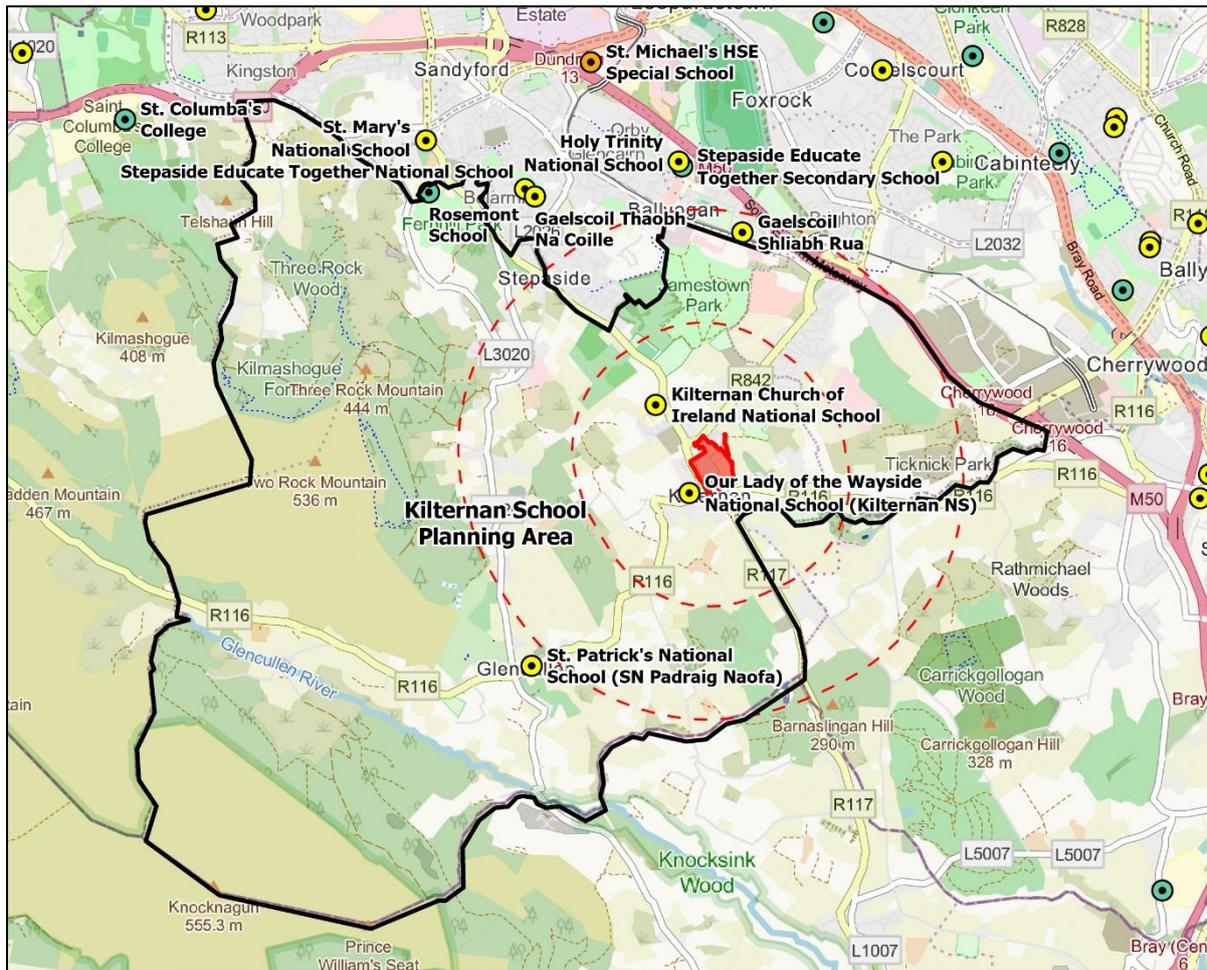


Figure 5.3: Extent of Kilternan School Planning Area (outlined in black) with respect to Subject Site (shown in red). Source: DES/KPMG-FA.

### 5.1.2 Primary Schools

A total of 3 no. primary schools (Kilternan Church of Ireland National School, St. Patrick's National School and Kilternan National School), were identified in the Kilternan SPA. These schools held a combined provisional enrolment of 678 no. students during the 2021/2022 school year as per

<sup>6</sup> [gov.ie](http://www.gov.ie) - Establishment of a New School ([www.gov.ie](http://www.gov.ie))

Department of Education and Skills (DES) records. We note that of this cohort, all schools within the SPA were co-educational (mixed).

We note that a number of additional primary schools are located within the adjoining SPAs to the north, including Stepside Educate Together National School, Gaelscoil Thaobh Na Coille, St. Mary's National School and Holy Trinity National School in the Ballinteer Stepside DLR SPA and Gaelscoil Shliabh Rua in the Sallynoggin Killiney DLR SPA (see previous Figure 5.3), which have been included in Table 5.3 for reference purposes. Of the schools within the adjoining SPA, Gaelscoil Shliabh Rua, Gaelscoil Thaobh Na Coille, Stepside Educate Together National School are within or just outside the 2km study area boundary.

An email and phone survey were carried out in May/June 2022 by KPMG Future Analytics to determine what the available capacity in the schools within the catchment area. Of the 3 no. primary schools within the Kiltiernan SPA, response from two of the schools was received (response rate of 66.6%). Likewise, of the 5 no. schools within the adjoining SPAs, a response from four schools was received (response rate of 80%) – with an indication of capacity from two schools. In some cases, the schools only indicated that there is capacity, without providing a figure or range. The result of this survey has been summarised in Table(s) 5.3 and 5.4 and a detailed version of the phone survey can be found in Appendix A.

**Table 5.3: Recorded Enrolments for Primary Schools – Kiltiernan SPA**

Roll No.	School Name	Females	Males	2021/22 Enrolment <sup>7</sup>	Max. Capacity	Available Capacity
16629O	Kiltiernan Church of Ireland National School	105	108	213	Not available	No Capacity; Have a Waiting List
17507F	St. Patrick's National School (An Padraig Naofa)	70	89	159	No Information	No Information
18806U	Our Lady of the Wayside National School (Kiltiernan NS)	142	164	306	312	Full Capacity <sup>8</sup>
<b>Total</b>		<b>317</b>	<b>361</b>	<b>678</b>	<b>-</b>	<b>-</b>

**Table 5.4: Recorded Enrolments for Nearby Primary Schools – Adjoining SPAs**

Roll No.	School Name	Females	Males	2021/22 Enrolment <sup>9</sup>	Max. Capacity	Available Capacity
20401G	Stepside Educate Together National School	189	224	413	No Information	No Information
20020R	Gaelscoil Thaobh Na Coille	209	224	433	480	Capacity Available – did not indicate exact number <sup>10</sup>
02872U	St. Mary's National School	115	134	249	260	No Capacity
20190T	Holy Trinity National School	270	331	601	648	No Capacity
20425U	Gaelscoil Shliabh Rua	154	148	302	450	150
<b>Total</b>		<b>937</b>	<b>1,061</b>	<b>1,998</b>	<b>1,838</b>	<b>Over 150 spaces</b>

### 5.1.3 Special Education Schools

We note that no special education facilities were identified within the Kiltiernan SPA, however the area appears to be served by 1 no. special education facility to the north in Ballinteer Stepside, St. Michaels

<sup>7</sup> Department of Education and Skills – The source for this data is the National School Annual Census for 2020/2021, which is returned via the Primary Online Database (POD). This includes both the Mainstream Census and the Special School Annual Census. Data is anchored on the census date of 30th September 2020. Note that only schools aided by the Department of Education and Skills are included in this list. This data is final and replaces the provisional data published in March 2021

<sup>8</sup> Note that there is a difference of 6 spaces (between Enrolment 2021-2022 and quoted Max. Capacity figures)

<sup>9</sup> Department of Education and Skills – The source for this data is the National School Annual Census for 2020/2021, which is returned via the Primary Online Database (POD). This includes both the Mainstream Census and the Special School Annual Census. Data is anchored on the census date of 30th September 2020. Note that only schools aided by the Department of Education and Skills are included in this list. This data is final and replaces the provisional data published in March 2021

<sup>10</sup> It is noted that the Maximum capacity quoted by the school and the 2021/22 enrolment have a difference of 47 spaces (indicating available capacity to that extent)

HSE Special School. This facility recorded a provisional enrolment of 68 no. students during the 2021/2022 school year as per Department of Education and Skills (DES) records.

An email and phone survey were carried out in May 2022 by KPMG Future Analytics to determine what the available capacity in the schools within the catchment area. The result of survey of the Special Education facility were inconclusive as there was no response from the school to the phone survey or email.

**Table 5.5:** Recorded Enrolments in Nearby Special Education Schools – Adjoining SPA

Roll No.	School Name	Females	Males	2021/22 Enrolment <sup>11</sup>	Max. Capacity	Available Capacity
18671A	St. Michael's HSE Special School	27	41	68	No information	Full Capacity
<b>Total</b>		<b>27</b>	<b>41</b>	<b>68</b>	-	-

#### 5.1.4 Post Primary Schools

The Kiltiernan SPA is served by one post-primary school. Rosemount School, which recorded a provisional enrolment of 223 no. students during the 2021/2022 school year as per Department of Educate and Skills (DES) records. We note that 2 no. additional post primary schools are located within the adjoining SPAs to the north and west, including Stepside Educate Together Secondary School in the Ballinteer Stepside DLR SPA and St. Columba's College in the Rathfarnham SPA (see previous Figure 5.2), which have been included in Table 5.5 for reference purposes.

An email and phone survey were carried out in May 2022 by KPMG Future Analytics to determine what the available capacity in the schools within the catchment area. Of the 3 schools that were contacted, all of them responded (100% response rate), with two of them indicating that they had capacity (with one of them also indicating that they will ultimately be expanding to a capacity of 1000 students). The Table(s) 5.3 and 5.4 summarise the result of the phone and email survey. The detailed result of this survey can be found in Appendix A.

**Table 5.6:** Recorded Enrolments for Post-Primary Schools – Kiltiernan SPA

Roll No.	School Name	Females	Males	2020/21 Enrolment <sup>12</sup>	Max. Capacity	Available Capacity
60930L	Rosemount School	223	0	223	240	No spaces available for 1 <sup>st</sup> Years. Some space available for other classes
<b>Total</b>		<b>223</b>	<b>0</b>	<b>223</b>	-	-

<sup>11</sup> See previous footnote no. 9.

<sup>12</sup> See previous footnote no. 9.

**Table 5.7** Recorded Enrolments for Nearby Post Primary Schools – Adjoining SPAs

Roll No.	School Name	Females	Males	2020/21 Enrolment <sup>13</sup>	Max. Capacity	Available Capacity
68241F	Stepaside Educate Together Secondary School	178	240	418	566	First Year – 144 spaces 2-6 <sup>th</sup> Years – 40 spaces <sup>14</sup>
60320H	St. Columba's College	153	200	353	350	Currently at 360 students No Capacity
<b>Total</b>		<b>331</b>	<b>440</b>	<b>771</b>	<b>916</b>	<b>184+ (the capacity would increase soon by 500+, see footnote 14.)</b>

### 5.1.5 Website Review of School Facilities:

Following the phone and email survey, KPMG Future Analytics undertook a review of the school websites in May 2022 to capture the trend in enrolments through the admission notices made available for each academic year. This would help determine an estimated number of available spaces in classes that can be expected each year.

As per the recent Section 63 of the Education (Admissions to Schools) Act<sup>15</sup>, 2018, the schools are required to publish an Annual Admissions Notice each year with key information about the annual admission process. This act further states that, although the schools can decide when to run their admission process, they cannot begin accepting applications for admissions for the school year concerned before 1<sup>st</sup> October in the previous year.

Given that the above-mentioned time has elapsed, and most schools might have closed admissions, it was considered useful to reflect the places made available for the academic year(s) 2021/22 and 2022/23 in order to confirm the usual capacity intake of the schools. The schools also publish their existing capacity for the fresh year and the breakdown of the total enrolment figures, for the previous (or ongoing) year, in their admission notices (further detailed information on this can be found in Appendix A).

The admissions notices for the schools (Primary and Post-Primary) that did indicate the spaces made available were mainly for Junior Infants (304) in Primary Schools (including special places and the places within the Special School) and First Years (184) in Post-Primary Schools. The websites of some schools indicated that students may apply (for 2-6<sup>th</sup> year) at any time and any available places will be allocated in accordance with admission criteria and be provided on a 'case-by-case' basis. The capacity within schools made available in each academic year, especially for Junior Infants in Primary Schools and First Years in Post-Primary Schools, and the conditions for intake for classes 2-6<sup>th</sup> year would appear to follow a similar trend for intake in each ensuing year.

Further to this, some schools also indicate their 'waiting list for the school year concerned', which has further been detailed within the Appendix A of this report. A brief table on the results from the website review can be found in Table 5.8 below.

**Table 5.8** Enrolments posted on School Websites for admissions – Primary Schools

Roll No.	School Name	2020/21 Enrolment	Places made available for the Academic Year 2022/23	Places made available for the Academic Year 2021/22
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<sup>13</sup> Department of Education and Skills – The source for this data is the National School Annual Census for 2020/2021, which is returned via the Primary Online Database (POD). This includes both the Mainstream Census and the Special School Annual Census. Data is anchored on the census date of 30th September 2020. Note that only schools aided by the Department of Education and Skills are included in this list. This data is final and replaces the provisional data published in March 2021

<sup>14</sup> **This school also informed that they will ultimately be expanding to a maximum capacity of 1000 students**

<sup>15</sup> Section 62 of this Act requires that, from 1 February 2020, boards of management have 3 months to revise their Admission Policies in line with the commenced provisions of the act.

			Junior Infants	Other Groups	Junior Infants	Other Groups
16629O	Kiltiernan Church of Ireland National School	213	28	No Information	28	No Information
17507F	St. Patrick's National School (S N PADRAIG NAOFA)	159	30	Special Classes – 6	No Information	No Information
18806U	Our Lady of the Wayside National School (Kiltiernan NS)	306	52	No Information	52	No Information
20401G	Stepaside Educate Together National School	413	72	Special Classes – 2 Other Classes – 6	72	No Information
20020R	Gaelscoil Thaobh Na Coille	433	60 (2 streams)	No Information	60	No Information
02872U	St. Mary's National School	249	No Information	No Information	No Information	No Information
20190T	Holy Trinity National School	601	No Information	No Information	No Information	No Information
20425U	Gaelscoil Shliabh Rua	302	62	No Information	62 (41 accepted)	No Information
		<b>2,744</b>	<b>Indicative - 304</b>	<b>Indicative - 14</b>	<b>274</b>	<b>Not Available</b>

**Table 5.9** Enrolments posted on School Websites for admissions – Special School

Roll No.	School Name	2020/21 Enrolment	Places Made Available for Academic Year 2022/23	Places Made Available in Academic Year 2021/2022
18671A	St. Michael's HSE SPEC SC	68	6	8
<b>Total</b>		<b>68</b>	<b>6</b>	<b>8</b>

**Table 5.10** Enrolments posted on School Websites for admissions – Post Primary Schools

Roll No.	School Name	2020/21	2022/23 Academic Year Available Capacity		2021/22 Academic Year Available Capacity	
			First Year	Other Groups	First Year	Other Groups
60930L	Rosemount School	223	48	No Information	No Information	No Information
68241F	Stepaside Educate Together Secondary School	418	136	No Information	136	No Information
60320H	St. Columba's College	353	No Information	No Information	No Information	No Information
<b>Total</b>		<b>994</b>	<b>184</b>	<b>Not Available</b>	<b>136</b>	<b>Not Available</b>

The website review for the schools for Enrolment years 2021/22 and 2022/23 determine that there is availability of spaces for children starting Primary and Post-Primary Schools and though limited, some availability of spaces for children joining (or transferring to) other classes.

### 5.1.6 Historic Enrolments and Trends

Historic enrolment trends for the Kiltiernan SPA indicate moderate decline at primary level for the historic 5-year interval, with a decrease of 58 students (-8%) within the cohort from 2015/2016 to 2020/2021. Low levels of growth were identified for the historic 10-year interval, however, with an overall increase of 11 students (+2%) within the cohort from 2010/11 to 2020/21.

**Table 5.11: Historic Change in Enrolment (Primary)**

Kiltiernan SPA			Enrolment Year			Historic Change	
No.	Roll No.	School Name	10/11	15/16	20/21	5-year	10-year
1.	16629O	Kiltiernan Church of Ireland National School	203	232	217	-15	+14
2.	17507F	St. Patrick's National School (An Padraig Naofa)	145	185	158	-27	+13
3.	18806U	Our Lady of the Wayside National School (Kiltiernan NS)	324	324	308	-16	-16
<b>Total</b>			<b>672</b>	<b>741</b>	<b>683</b>	<b>-58</b>	<b>+11</b>

With respect to St. Michaels HSE Special School, a slight increase in enrolments was recorded for both the historic 5-year and 10-year intervals, equivalent to c.3-5% growth.

**Table 5.12: Historic Change in Enrolment (Special Education) - Nearest Facility to SPA**

Kiltiernan SPA	Enrolment Year	Historic Change
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No.	Roll No.	School Name	10/11	15/16	20/21	5-year	10-year
1.	18671A	St. Michaels HSE Special School	64	63	66	+3	+2

At the post-primary level, there has been significant growth within the existing Rosemont School, which recorded an increase of 61 students (+60%) within the historic 5-year interval and an increase of 88 students (+86%) within the historic 10-year interval.

**Table 5.13** Historic Enrolment (Post-Primary)

Kiltiernan SPA			Enrolment Year			Historic Change	
No.	Roll No.	School Name	10/11	15/16	20/21	5-year	10-year
1.	60930L	Rosemount School	102	129	190	+61	+88

### 5.1.7 Future Growth Projections

The Department of Education and Skills (DES) reported in November 2021<sup>16</sup> that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2018 and are now projected to gradually decline in all population scenarios, with the preferred M1F2 scenario<sup>17</sup> suggesting a low point of c. 440,000 pupils by 2033. This is considered 120,860 lower than current figures. This projection then anticipates an increase and is projected to stand at 474,888 by 2040, a rise of some 34,300 primary pupils, over a 7-year period (2033 - 2040), in line with revised migration and fertility assumptions for the country (see Figure 5.4 overleaf). The latest statistical release by the DES in this respect states: "Enrolments in primary schools in Ireland in 2019 stood at 567,716, down slightly on 2018 (567,772)."

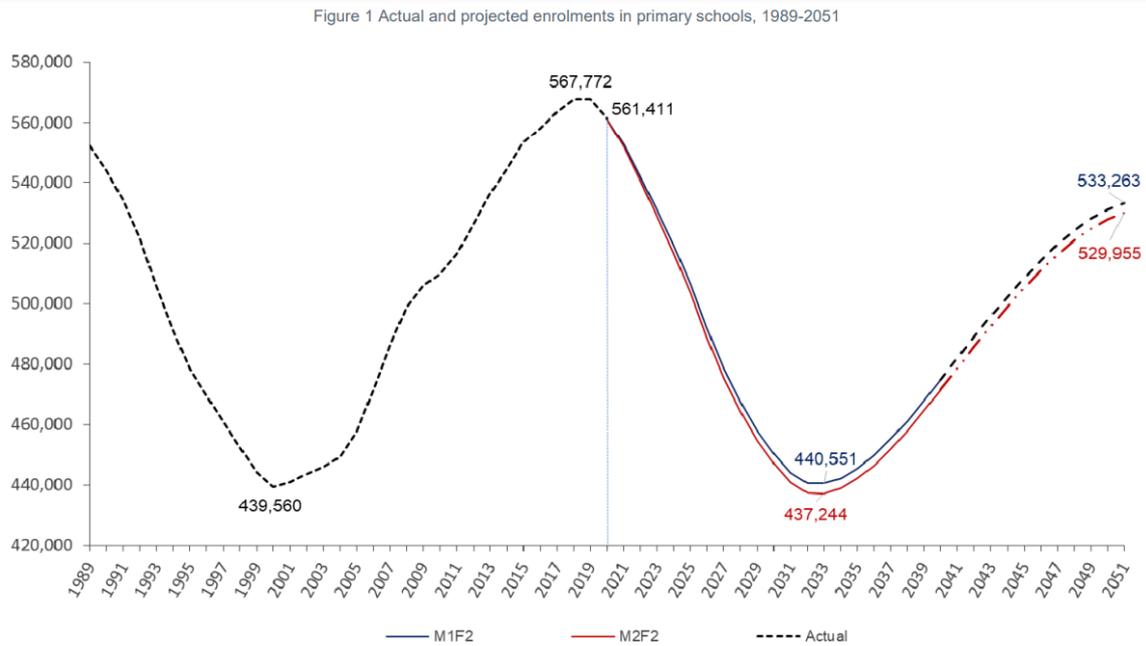
*"Enrolments are projected to fall by 120,860 pupils over the coming years (under the M1F2 scenario), reaching a low point of 440,551 by 2033..."*

*...The sharpest falls will be in the early period and will average 12,000 pupils per year between 2022 and 2028. Following the low point in 2033 enrolments will rise more slowly in 2034-2036 before accelerating in 2040 (+6,967)."<sup>18</sup>*

<sup>16</sup> Source: Projections of Full-Time Enrolment: Primary and Second Level, 2020-2038 (DES, Nov. 2020).

<sup>17</sup> Given the strong inward migration in recent years, combined with falling fertility, the projected females used in the CSO report are taken from the M1F2 CSO scenario of population projections. M1 indicates steady inward migration for the lifetime of the model, while F2 indicates Total Period Fertility Rate (TPFR) as 1.6 for the lifetime of the projections in line with the latest CSO data

<sup>18</sup> Source: Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040 (November 2021)



**Figure 5.4: Projections of Enrolments at Primary Level 2021-2041, organized by projection scenarios created by the CSO (Source: DES, Nov. 2021)**

It is anticipated that post-primary enrolments, however, will continue to rise in the short-term and will likely reach record levels in 2024, with a peak of c. 410,000 pupils, before falling gradually to c. 317,000 pupils by 2039 (see Figure 5.5 overleaf). The DES report<sup>19</sup> states:

*“Enrolments in post-primary schools have risen by 26,923 (8%) over the past five years and are projected to continue rising over the short term. Under M1F2 they are projected to peak in 2024 with 408,794 pupils, some 29,610 higher than in 2020.”*

<sup>19</sup> Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040 (DES, November 2021)*, p. 11.

Figure 2 Actual and projected enrolments in post-primary schools, 1989-2051

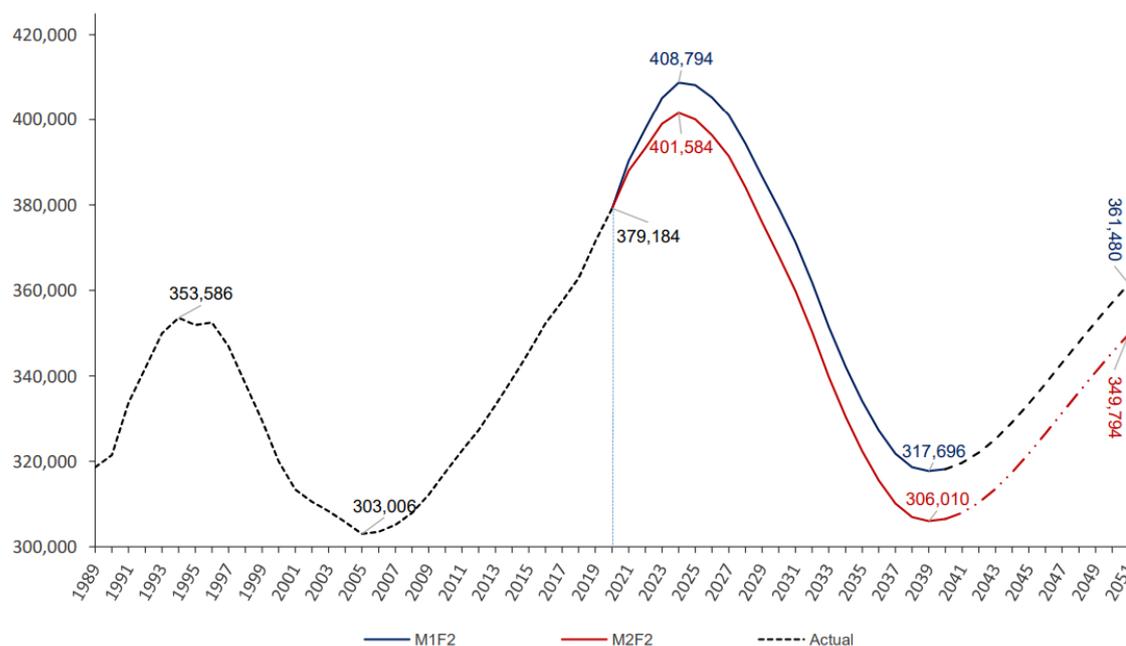


Figure 5.5: Projections of Enrolments at Post-Primary Level 2021-2041, organized by projection scenarios created by the CSO (Source: DES, Nov. 2021).

### 5.1.8 Potential Impact on the Kiltiernan SPA

Using the projected enrolment figures<sup>20</sup> produced within the Department of Education’s publication *Projections for full-time enrolment: Primary and Second Level, 2021-2040*, we were able to extrapolate the future enrolment for the 2025-26 academic year for the Kiltiernan SPA.

The report projects the national enrolment figures in primary schools to drop by 9.81% between academic years 2020/21 and 2025/26. Applying this future projection figure to the current enrolment figures within the Kiltiernan SPA it is estimated that the enrolments in 3 primary schools identified in the assessment are set to reduce by 67 spaces by 2025/26 academic year (see Appendix D, for further details).

At the post primary level, the report projects the national enrolment figures to increase by 7.65% between academic years 2020/21 and 2025/26. This would result in an increase of 17 children in the 1 post primary school identified within Kiltiernan SPA by 2025/26 academic year. We note that the indicative change in the enrolment figures provided are an estimate of potential enrolments at each school level based on the national population projections included in the DES report<sup>21</sup> and do not represent localized values.

Table 5.14 Projected Enrolment Trends - 2020 to 2025

Kiltiernan SPA	Enrolment Year		Future Trends	
	20/21	25/26 <sup>22</sup>	% Change	Est. Change
Primary Schools (3)	678	611	-9.8% decrease	-67
Post Primary Schools (1)	223	240	+7.7% increase	+17

<sup>20</sup> Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040* (DES, November 2021), Table 4.

<sup>21</sup> Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040* (DES, November 2021), Table 7

<sup>22</sup> Figure estimated using the projected decrease of c. 9.8% at primary level and increase of c. 7.7% at post- primary level from 2020 to 2025 as per M1F2 scenario.

### 5.1.9 Potential Demand Generated by Scheme

The proposed development will comprise a maximum of 383 no. units of various typologies as indicated in Table 5.15. The average household size recorded by the 2016 Census was 2.75 no. persons per household<sup>23</sup>, which generates a total indicative population of c.1,053 no. persons when applied to the proposed development. It is assumed that only the 356 no. two, three- and four-bedroom units proposed (highlighted below in Table 5.15) can reasonably accommodate families, which would comprise c.979 no. persons within the development.

**Table 5.15 Proposed Schedule of Residential Units – Combined Development**

Unit Type	No. of Units Proposed	% Total Development
1-bedroom units	27	7%
2-bedroom units	128	33%
3-bedroom units	171	45%
4-bedroom units	57	15%
<b>Total Units</b>	<b>383</b>	<b>100%</b>

The average number of children per family recorded in the State in Census 2016 was 1.38 children<sup>24</sup>, which generates an indicative population of 491 No. children (between the ages of 0-18 years) when applied to the number of units that can accommodate families within the proposed development.

Of this figure, an estimated 357 no. children would be considered school age (including 206 no. primary school children and 151 no. post-primary school children), as per the age cohorts recorded for Dún Laoghaire–Rathdown<sup>25</sup> in 2016 (see Table 5.16).

**Table 5.16: Breakdown of 0-18 Year Age Cohort for Dun-Laoghaire -Rathdown (2016 CSO)**

Age Group	2016 Population	% of Total Cohort
Pre-school children (0-4)	13,810	27.2%
Primary school children (5-12)	21,302	42.0%
Secondary school children (13-18)	15,651	30.8%
All children	50,763	100%

With respect to these calculations, the development has the potential to generate an additional c.1,053 no. persons within the area, including an estimated 357 no. school-age children (206 no. primary school children and 151 post-primary school children), when the proposal is fully occupied.

### 5.1.10 Planned Facilities Network

#### **Dun-Laoghaire Rathdown County Development Plan 2022-2028**

The *Dún-Laoghaire-Rathdown County Development Plan 2022-2028* (DLRCDP) provides a holistic assessment of educational needs and has regard to the requirements of *The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities* (DES & DEHLG, 2008) and *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009* in its identification of school sites throughout the local authority. With respect to the development of additional schools within the study area, the DLRCDP states:

<sup>23</sup> Source: <https://www.cso.ie/en/releasesandpublications/ep/p-cp4hf/cp4hf/hhlds/>

<sup>24</sup> Source: <https://www.cso.ie/en/releasesandpublications/ep/p-cp4hf/cp4hf/>

<sup>25</sup> Source: <https://www.cso.ie/px/pxeirestat/Statire/SelectVarVal/Define.asp?maintable=E3003&PLanguage=0>

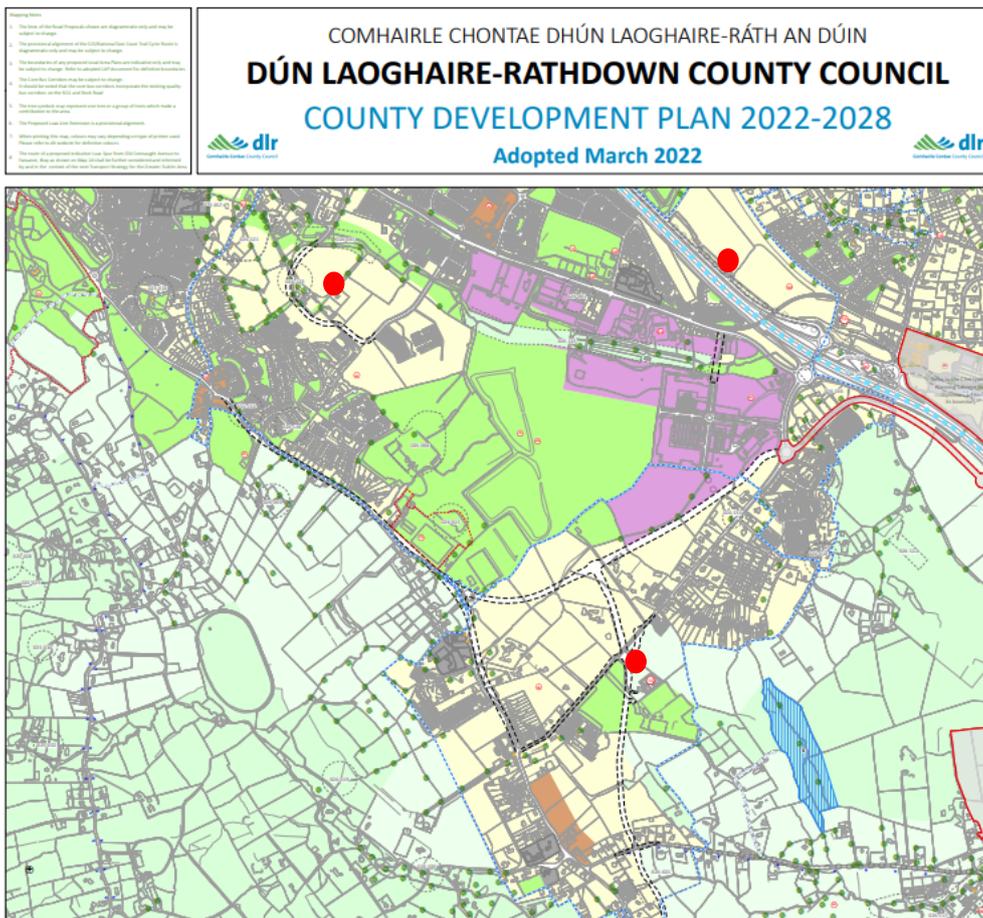
**“The County Development Plan makes provision for educational facilities through the identification and reservation of potential school sites. The Planning Authority already has well-established lines of communication with the Department of Education and Skills in relation to future school provision and the reservation of sites.**

*In the identification of sites, consideration needs to be given to:*

**“...The co-location of childcare provision and the use of school grounds and facilities by the wider community outside of school hours and during school holidays. Future school provision within new growth areas specifically should be planned and implemented in tandem with residential development, especially where the overall scheme is being promoted through the mechanism of a Local Area Plan/Strategic Development Zone or similar...”**

[Section 4.2.1.6, DLRCDP]

The Development Plan, further to consultation with the Department of Education, provides an indicative list of ‘Location of future school sites’ (marked red, in Figure 5.6).



**Figure 5.6:** ‘Location of future school sites’ as provided in ‘Map no. 9’ of the DLRCDP Zoning Map (marked ‘ED’)

In line with the above, *Dún Laoghaire-Rathdown County Development Plan 2022-2028* states that, **“the Department of Education have also recognised that there may be a need for another school in the Kiltiernan/Glenamuck Local Area Plan area in addition to that indicated on Map no. 9.”**

Relevant policies for the development of primary and post-primary schools are also set out in Ch. 4 of the DLRCDP, as shown in Table 5.17.

**Table 5.17** Selected Policies/Objectives for Community Infrastructure (SDP) - Schools

Policy	Description
Policy PHP7: Schools	<i>It is a Policy Objective to <b>protect existing schools and their amenities and ensure the reservation of primary and post-primary school sites</b> in line with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools for educational and other sustainable community infrastructure uses throughout the County.</i>
Policy PHP8: Further and Higher Education Facilities	<i>It is a Policy Objective to support the development and ongoing provision of Further and Higher Level Institutions in the County including University College Dublin (Belfield and Blackrock campuses), Dún Laoghaire Institute of Art, Design and Technology and Blackrock Further Education Institute (formerly Senior College Dún Laoghaire) Dún Laoghaire Further Education Institute (formerly Dún Laoghaire College of Further Education), Sallynoggin College of Further Education, Stillorgan College of Further Education, Dundrum College of Further Education and any new Further and Higher Level Institutions - including Irish colleges or major overseas universities whether within established campuses or in new campuses.</i>

### 5.1.11 New Schools to be Established from 2019-2022

The Department of Education and Skills (DES) announced in April 2018 that more than 40 No. new primary and post-primary schools are to be established throughout the country by 2022<sup>26</sup>. While there were no new schools proposed within the subject Kilternan SPA, we note that there were 4 no. new primary schools and 1 no. new post-primary schools proposed to open before 2022 within the feeder areas of Sallynoggin Killiney DLR (North and Cherrywood) and Bray/Woodbrook Shanganagh (see Table 5.18). One of the proposed primary schools have been established to date (Cherrywood ETNS and Sallynoggin ETNS) with capacity for 16 additional primary classrooms within the area, another school (Sallynoggin-Killiney ETNS) with capacity for 8 classrooms is set to open in September 2022 and the the remaining 2 no. primary schools and 1 no. post-primary schools have been deferred.

**Table 5.18** New Schools to be Established in Neighbouring Feeder Areas 2019-2022 (DES)<sup>27</sup>

Type	School Planning Area	Size	To Open
Primary	Sallynoggin_Killiney_DLR/Cherrywood	16 classrooms	2020 – Established Cherrywood ETNS <sup>28</sup>
Primary	Sallynoggin_Killiney_DLR/North	8 classrooms	School to open in September 2022 <sup>29</sup>
Primary	Sallynoggin_Killiney_DLR/Cherrywood	16 classrooms	Time of establishment under review
Primary	Bray/Woodbrook Shanganagh	8 classrooms	Time of establishment under review
Post-Primary	Sallynoggin_Killiney_DLR/Cherrywood	Patron to confirm	2022 - Deferred

With respect to other large-scale education projects in the vicinity of the Kilternan SPA, there were 8 no. school facilities identified under the DES school building programme currently under development. This includes 2 no. primary schools in Rathfarnham at design stages, 1 no. primary school on site in Ballinteer, 1 no. post-primary school in Stepside at tender stage and 4 no. schools within Sallynoggin Killiney DLR (3 no. primary schools and 1 no. post primary school) as of June 2022. As noted above, the development of two of the primary schools and one post primary school proposed within Sallynoggin

<sup>26</sup> Source: [gov.ie](http://gov.ie) - New Schools List 2019 - 2022 ([www.gov.ie](http://www.gov.ie))

<sup>27</sup> Source: <https://assets.gov.ie/100106/550d327e-96e4-41e5-b990-262a39d4be7c.pdf>

<sup>28</sup> Website: <https://www.cherrywoodetns.ie/>

<sup>29</sup> Source: <https://www.educatetogether.ie/list-of-schools/dublin-primary-school/sallynoggin-educate-together-national-school/>

Killiney DLR (Cherrywood) have been deferred. The primary schools within the Sallynoggin Killiney DLR (Cherrywood) and Bray/Woodbrook Shanganagh SPA has also been deferred.

**Table 5.19:** Status of Large-Scale Projects in Vicinity of Kiltiernan School Planning Area<sup>30</sup>

Ref.	Roll No.	School Name & Address	Status <sup>31</sup>
77	00729F	Loreto Primary, Rathfarnham	Stage 2b (Detailed Design)
113	20400E	Ballinteer ETNS, D16	On Site
132	20535E	Sallynoggin Killiney DLR Cherrywood Primary	School opened in 2020 in interim start-up accommodation. Site Secured. Project On Site
136	20543D	Sallynoggin Educate Together National School - Sallynoggin Killiney DLR North	School to open in September 2022
137	20544F	Sallynoggin Killiney DLR Cherrywood Primary	Timing of establishment of this school is under review. Site Acquisition Process.
145	68161H	Gaelcholáiste an Phiarsaigh, Rathfarnham	Stage 2b (Detailed Design)
146	68241F	Stepaside ETSS D16	Stage 3 (Tender Stage)
172	TBD	Sallynoggin Killiney DLR Cherrywood Post Primary	The establishment of this school has been deferred. Stage 2a (Developed Sketch Scheme)

### 5.1.12 Schools Summary

There are 3 no. existing primary schools and 1 no. existing post-primary school currently operating in the Kiltiernan SPA to which the subject site belongs. These facilities cater to a student population of 678 no. primary school students and 223 no. post-primary school students, with growth in the recent 10-year period demonstrated at both levels, a slight increase at primary level and more significant increase at post-primary level. An email and phone survey determined that within the SPA, there is c. 150 (or more) spaces available in primary schools and c. 184 (or more) available places in post-primary schools. In addition to that, one of the post-primary schools also indicated an intention of expanding their current capacity (c. 500 students) to a total of 1000 students (see Appendix A, for details).

A website review of the schools also determined that there was available capacity of approx. 324 spaces for Junior Infants in Primary Schools (including special classes and spaces in the Special School) and approx. 184 spaces for first years in Post-Primary Schools for school year 2022/23 (a detailed table has been presented in Appendix A). The school websites also stated that places could be available for other classes and admissions will be provided on a case-by-case basis.

With respect to future enrolments, we note that a c. 9.8% decrease in enrolments in primary school level and a 7.7% increase in post-primary school enrolments is anticipated nationally from 2020/21 to 2025/26, with respect to the most recent national projections published by the Department of Education and Skills.

A total of 4 no. new primary and 1 no. post-primary schools were identified for establishment within the adjoining areas of Sallynoggin Killiney DLR (North and Cherrywood) and Bray/Woodbrook Shanganagh by 2022, as per previous Table 5.18. Additional facilities upgrades were also underway within Rathfarnham, Ballinteer and Stepside as of June 2022, as per previous Table 5.19.

As accommodation for 24 no. primary classrooms have recently been provided within the feeder area of Sallynoggin Killiney DLR to the north (Cherrywood ETNS and Sallynoggin Killiney ETNS) and

<sup>30</sup> Extracted from *Current status of large-scale projects being delivered under the school building programme* list published 31 July 2021. Source: <https://www.gov.ie/en/service/c5b56b-major-projects/>

<sup>31</sup> Source: <https://assets.gov.ie/100106/550d327e-96e4-41e5-b990-262a39d4be7c.pdf>

additional upgrades to Ballinteer ETNS, Loreto Primary and Gaelcholáiste an Phiarsaigh in Rathfarnham and Stepside ETSS were ongoing as of June 2022. In addition, the Dún Laoghaire-Rathdown County Development Plan 2022-2028 has also stated that the “*Department of Education have also recognised the need for another school in the Kiltiernan/Glenamuck Local Area Plan area in addition to that indicated within the Zoning Map no. 9<sup>32</sup>.*”

**It is therefore considered that the future demand generated by the proposed development (i.e., 357 No. places – including 206 No. primary and 151 No. post- primary school children) is likely to be absorbed by the existing schools’ network (see Table 5.20) and other planned schools currently under development within the area.**

**Table 5.20:** Overview of the indicative (combined) capacity within existing schools’ network and demand generated by the Proposed Development

Category	Indicative (combined) Capacity – Calls Survey	Indicative (combined) Spaces made available in 2022/23 – Website Review	Demand Generated by Proposed scheme
Primary School	Over 150 spaces	<b>Approximately 324</b> (mostly at Junior Infant levels)	206
Post Primary School	<b>Approximately 184 spaces</b> [with one school (currently at 500+ capacity) indicating that ultimately the school will have 1000 students]	<b>Approximately 184</b> (mostly at First Year) and in cases of other years, it is indicated by many schools that admissions happen year-round and awarded on the basis of available spaces.	151
<b>Total</b>	<b>334</b>	<b>500+ spaces made available in 2022/23</b>	<b>357</b>

<sup>32</sup> See previous Figure 5.6 which indicated that 3 no. locations of future school sites have been identified

## 5.2 Childcare Facilities Audit

### 5.2.1 Existing Network

A total of 9 no. facilities were identified in the Study Area using the latest Tulsa Early Years Inspectorate data which could be assessed from within a 2km radius (see Figure 5.7). Table 5.21 sets out each of the facilities listed by name. The Table also details the total enrolment numbers for each provider, according to Tulsa data, and the extent of their available capacity, according to consultations with each facility made through phone calls or emails to them in May/June 2022 and the available Tulsa data.

Due to the understandably cautious attitudes of childcare facility owners and managers to release such information, a 100% response rate was not secured during the consultation period. In total, 7 no. facilities provided details of their existing capacity, for a total a response rate of c. 78%. A conservative approach was undertaken in estimating available childcare spaces in this study, and for the 2 no. facilities that did not provide enrolment figures, the available capacity was assumed to be zero. The total combined maximum capacity of 654 no. places was reported at the time of survey with 6 no. places available for additional enrolments as of May/June 2022 (see Appendix B for detailed survey).

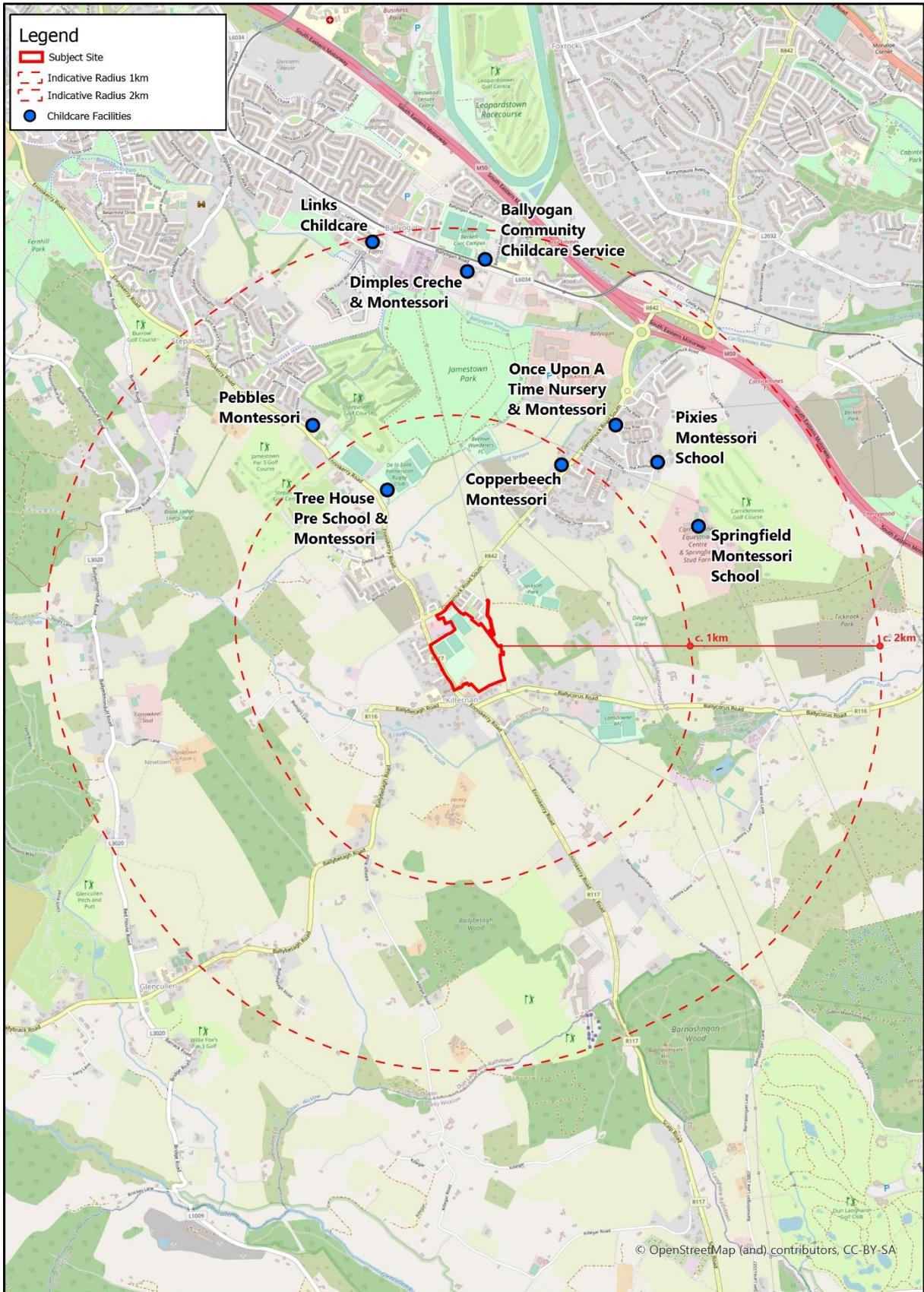


Figure 5.7: Location of existing childcare facilities within c. 2km radius of subject site.

**Table 5.21:** Current Capacity of Existing Childcare Facilities in and bordering the Study Area.

No.	Childcare Facility	Service Type	Indicative Population	Indicative Max. Capacity	Estimated Available Capacity
1	Copperbeech Montessori	Part Time Sessional	22	22	No Capacity Available
2	Once Upon A Time Nursery & Montessori	Full Day Part Time Sessional	100	100	No Capacity Available
3	Links Childcare	Full Day	82	82	0*
4	Pixies Montessori School	Part Time	29	35	6
5	Springfield Montessori School	Sessional	20	20	No Capacity Available
6	Tree House Pre School & Montessori	Full Day Part Time	29	29	0
7	Ballyogan Community Childcare Service	Part Time Sessional	50	50 <sup>33</sup>	No Capacity Available – There is a waiting list
8	Dimples Creche & Montessori	Full Day	206	206	No Capacity Available
		Sessional	206		
9	Tigers Leopardstown	Full Day Part Time	110	110	No Capacity Available
<b>Total</b>			<b>648</b>	<b>654</b>	<b>6</b>

\* Facilities that did not provide enrolment figures, the available capacity was assumed to be 0.

## 5.2.2 Potential Demand Generated by Scheme

As highlighted in Section 4.0, studio and one-bedroom units can be excluded in estimations of minors within a development and this may also apply in part or whole, to units with two or more bedrooms. As such, all one-bedroom units have been excluded in the estimation of 0–6-year-old residents. Thus, the total number of units in the scheme which are included in this estimation amounts to 356.

In arriving at the estimated number of 0–6-year-old residents in the proposed development, the proposed unit mix and form of the development, as well as the following indicators, have been used:

- Persons per unit proposed (determined by the proposed development and the average household size within DLR County is established as 2.75 persons per unit<sup>34</sup> using the Census 2016); and
- Proportion of the Study Area's population within the 0–6 years age cohort (determined as 9.6% using Census 2016 data).

Analysis of these factors allows for a determination of the total number of 0–6-year-old residents in the proposed development. As highlighted in Table 5.22 it is estimated that 94 no. children aged 0–6 years

<sup>33</sup> Only Preschool enrolment figures used to determine Total Capacity figures

<sup>34</sup> CSO statistics record a total of 7,895 no. residents in 3,119 no. households.

may reside in the proposed development. However, it should be noted that simply being resident at the development does not equate to a demand for childcare services.

**Table 5.22** Methodology for Estimating the Number of Children Aged 0-6 Years in the Proposed Development

Total Units*	Average Household Size	Residents (Number)	0-6 Years (% of Total Population)	0-6 Years (Number)
356	2.75	979	9.6%	94

### 5.2.3 Estimated Childcare Generate (QNHS)

The CSO's Quarterly National Household Survey (QNHS) provides a study specifically on childcare take-up for Q3 of 2016<sup>35</sup>. This release is especially relevant for the purposes of this assessment as it indicates the extent to which childcare facilities are utilised by the general population. An adaption of a similar table found in the QNHS, Table 5.23 shows the range of methods parents use for the purposes of childcare for their pre-school children in Dublin, compared with national figures of same.

**Table 5.23** Type of Childcare Utilised by Parents of Pre-School Children.

Type of Childcare	Dublin (incl. DLR)	State
Parent/Partner	62%	62%
Unpaid Relative/Friend	16%	17%
Paid Relative/Friend	3%	3%
Childminder/Au-Pair/Nanny	8%	13%
Childcare Facility	25%	19%
Other	1%	1%

Source: QNHS 2016

The majority of pre-school children in Dublin are cared for by their parents or partners of their parents, while 25% of pre-school children attend a childcare facility compared to 19% nationally. While it is reasonable to assume that the CSO's QNHS is an accurate and representative measure of the population, it is acknowledged that this figure may be considered to be conservative and as such a scenario where 40% of pre-school children attend a childcare facility is also considered herein. Table 5.24 applies both the QNHS's 25% figure and a 40% figure to the estimated number of residents aged 0–6-year-old, as determined under the quantitative demographic analysis above.

**Table 5.24** Number of Pre-School Children Requiring Access to Childcare Facilities

Total Units*	0-6 Years (Number)	0-6 Years Total at 25%	0-6 Years Total at 40%
356	94	24	37

\*Excluding All One-Bed Units

### 5.2.4 Summary of Childcare Assessment

In order to determine the current levels of childcare provision, an independent childcare capacity audit of the existing facilities was conducted by KPMG Future Analytics in May/June 2022 for the Study Area comprising an c.2km radius from the subject site (see previous figure 5.7). A total of 9 no. childcare facilities were identified in the Study Area using the latest Tusla Early Years Inspectorate data<sup>36</sup> which could be accessed within a c.2km radius.

<sup>35</sup> The QNHS is released by the CSO each quarter and surveys a random sample of the population. Percentage totals may amount to over 100% due to some respondents providing multiple answers. This is the most recent QNHS study on childcare take-up: [https://pdf.cso.ie/www/pdf/20170706100048\\_QNHS\\_Childcare\\_Quarter\\_3\\_2016\\_full.pdf](https://pdf.cso.ie/www/pdf/20170706100048_QNHS_Childcare_Quarter_3_2016_full.pdf)

<sup>36</sup> The Tusla Early Years Inspectorate carries out inspections of Early Years Services under Section 58(J) of the Child Care Act 1991 (as inserted by Section 92 of the Child and Family Agency Act 2013). Inspection Reports for active facilities are available online for public inspection and are updated at regular intervals by the service. Visit the Tusla website for more detail: <https://www.tusla.ie/services/preschool-services/creche-inspection-reports/>

Furthermore, a survey via e-mail and telephone was undertaken by contacting each childcare facility to determine current enrolment figures. As discussed under Section 5.2.1, a 100% response rate was not secured due to the understandably cautious attitudes of childcare facility owners and managers to release such information. The response rate of this survey was c. 78% and consultation with the existing childcare facilities indicated that there are 6 no. places available in one of the childcare facilities within and bordering the Study Area. Notwithstanding these findings, it is noted that the proposed scheme is providing for a creche facility with a capacity to accommodate more than 100 children. Given that (and as detailed in section 5.2.3 and table 5.24) the development is expected to generate between 24 to 37 children in the age group 0-6 years and the proposed creche would be considered a welcome provision for the development and within the area, to accommodate any future (and excess) demand within the development (and the study area).

**It is therefore considered that the demand created by proposed development can be absorbed by the existing provision in conjunction with the proposed facility.** Further details of the audit are included in Appendix B for reference.

### 5.3 Community Facilities

The proposed development is supported by a number of local social and community service facilities, including 4 no. community centres, 2 no. civic service centres and 1 no. County Market within the c.2km or just outside of the Study Area. Figure 5.11 below illustrates the distance of each facility from the subject site. Notably, the Kiltarnan County Market is located directly adjacent to the subject site.

*Table 5.25: Existing Community Facility types identified within c. 2km radius of subject site.*

Type	Facilities
<b>Community Centres</b>	Glencullen Community Centre, Ballyogan Family Resource Centre, Ballyogan Community Centre, dlr Leisure Ballyogan
<b>Civic Services</b>	Stepaside Garda Station, Ballyogan Recycling Centre
<b>Other Facilities</b>	Kiltarnan Country Market



*Figure 5.8: Kiltarnan Country Market – recent and historic imagery.*



*Figure 5.9 Stepaside Garda Station*



*Figure 5.10 Glencullen Community Hall*

It is also worthy to note that, the Glencullen Community Hall, which is located next to St. Patrick’s Church also has a functional creche which runs part time and provides pre-school services to children within the area.

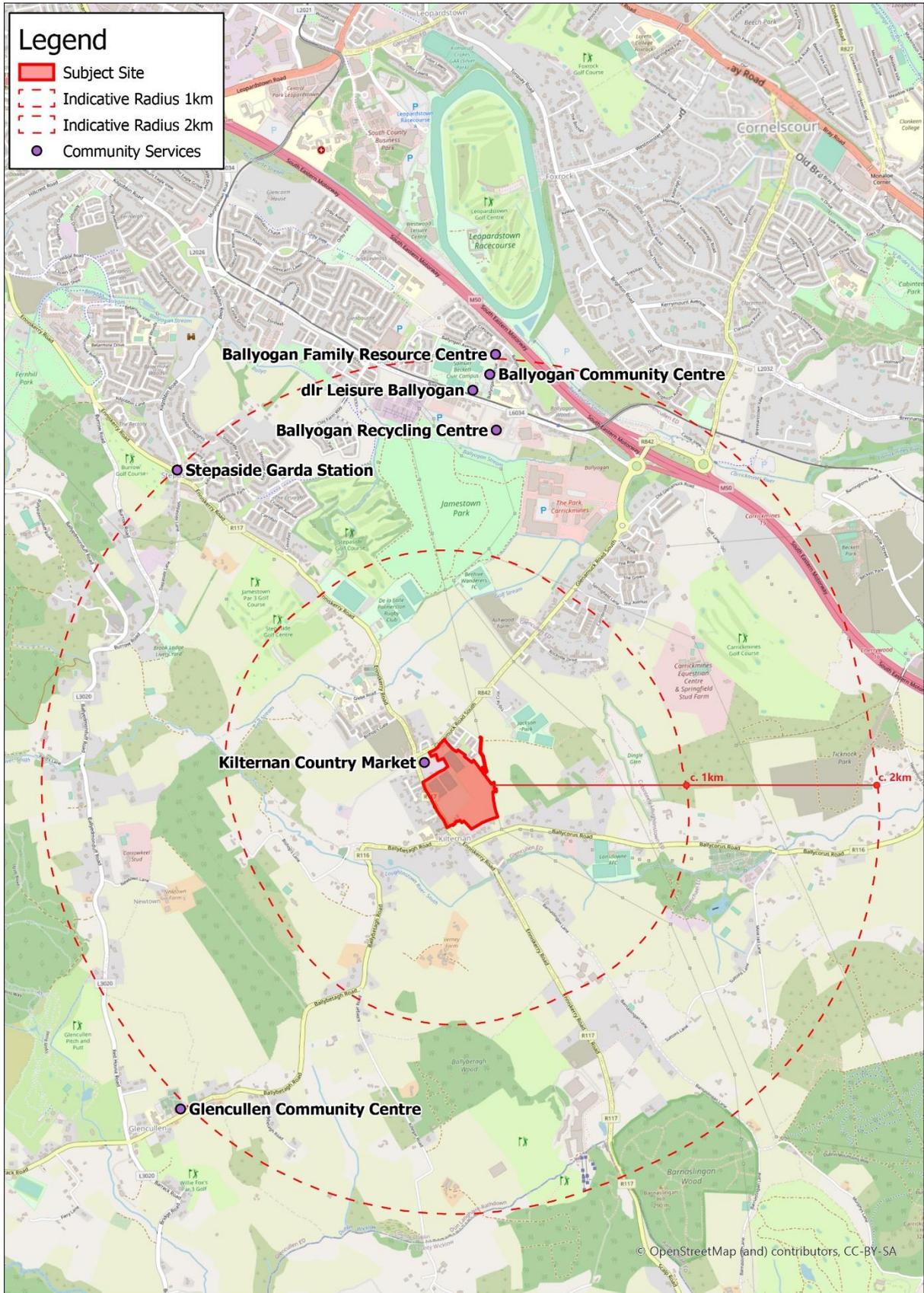


Figure 5.11: Location of existing community facilities within c. 2km radius of subject site.

## 5.4 Arts & Cultural

The Study Area is served by a small number of Arts & Cultural facilities, including the Dublin Dance School and Kiltarnan Gallery within Kiltarnan and the Retro Drive-in Movie Theatre to the north, located within the south car park of the Leopardstown Racecourse. Figure 5.14 illustrates the distance of each facility from the subject site.

**Table 5.26:** Existing Arts and Cultural Facility types identified within c. 2km radius of subject site.

Type	Facilities
<b>Arts and Cultural Facilities</b>	Retro Drive-In Movie Theatre (Leopardstown Racecourse), Dublin Dance School



**Figure 5.12** Dublin Dance School



**Figure 5.13** Retro Drive-in Movies

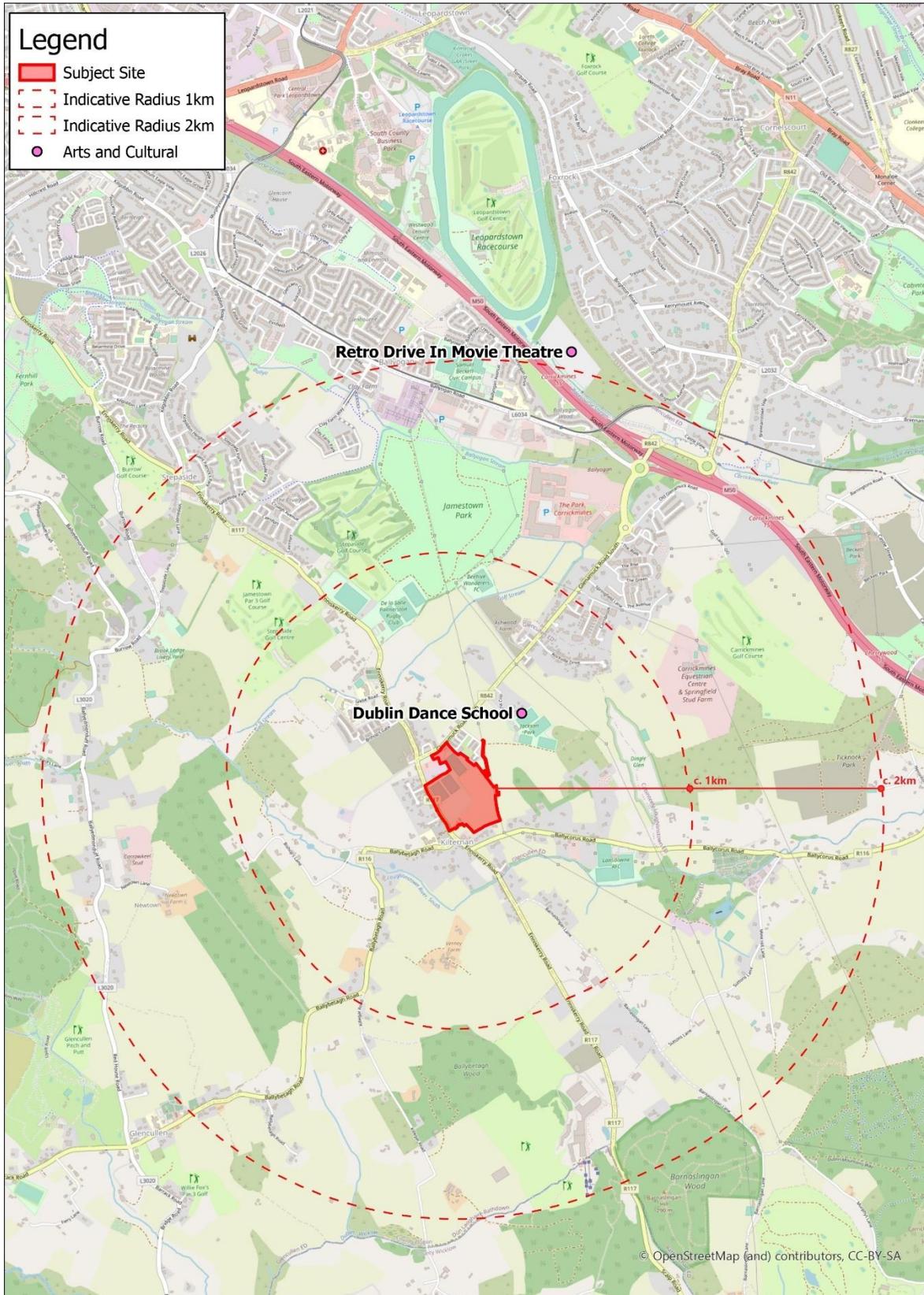


Figure 5.14: Location of existing arts and cultural facilities within c. 2km radius of subject site.

## 5.5 Health Care

The development site is served by a number of existing healthcare facilities. In total there is 12 no. healthcare services within the c.2km radius or just outside of the Study Area. There are several types of healthcare facilities in the Study Area, these include Health Centres, Pharmacies, Speciality Clinics and a Nursing Home. Figure 5.16 below illustrates the distance of each facility from the subject site.

**Table 5.27:** Existing Healthcare Facility types identified within c.2km radius of subject site.

Type	Facilities
<b>Hospitals and Health Centres</b>	HSE Health Centre (Leopardstown Valley SC), Stepside Medical, Glencairn Medical Centre, Vhi 360 Health Centre
<b>Pharmacies</b>	Boots, Mulvey's Pharmacy, (A.K.A Haven Pharmacy) Farmer's Pharmacy
<b>Speciality Clinics</b>	Stepaside Eyecare, Glencairn Dental Centre, Dermview Limited, Embodying WellBeing
<b>Nursing Homes</b>	Glebe House Nursing Home



**Figure 5.15** Glebe Nursing Home

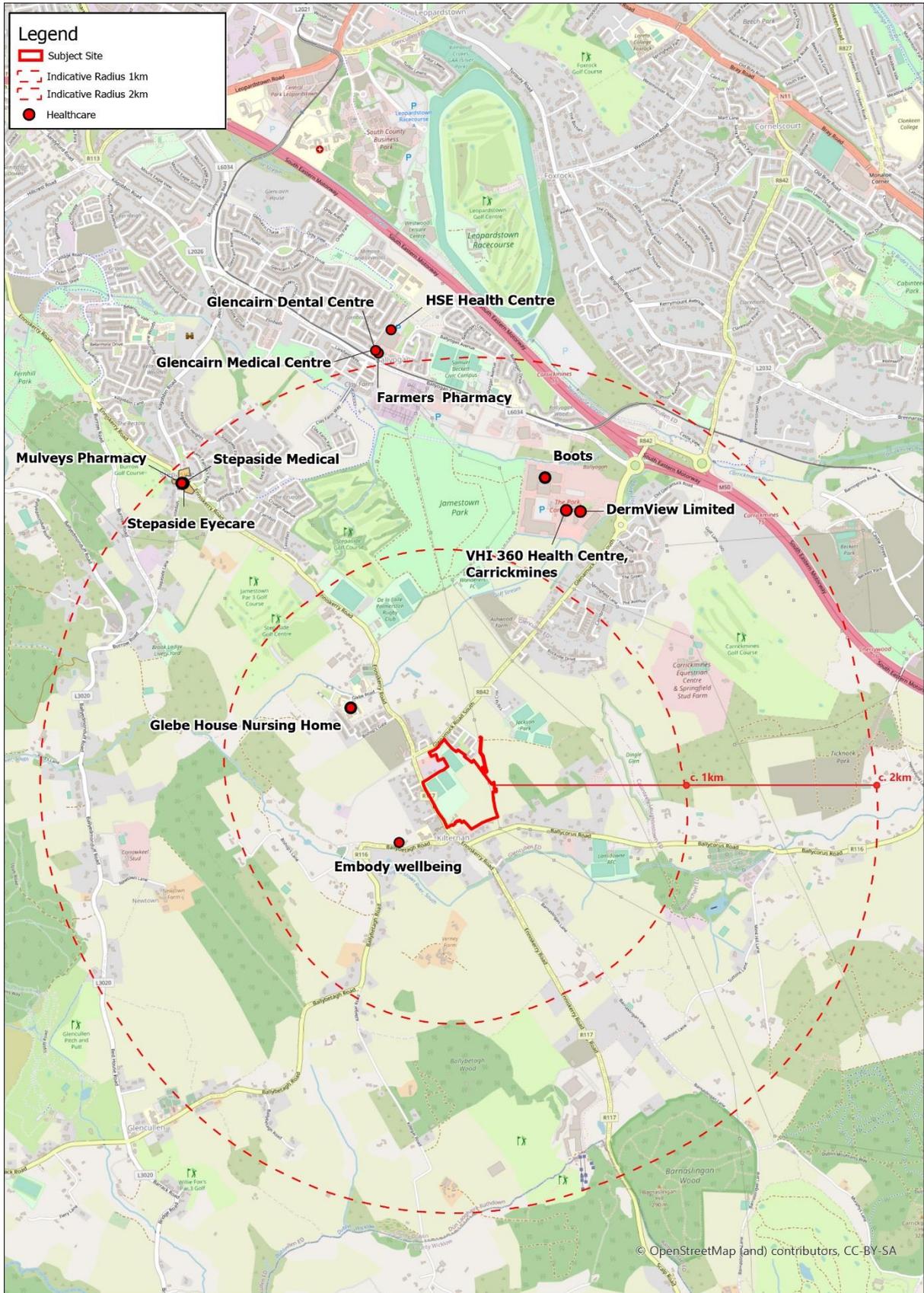


Figure 5.16: Location of existing healthcare facilities within c. 2km radius of subject site.

## 5.6 Open Space, Sport and Recreation

In terms of open space and recreational in the Study Area, there are a broad range of facilities covered in five categories. These include Sports Centres and Grounds, Parks, Playgrounds, Greenways, Nature Trails and Gardens, Golf Courses, Racecourses and Equestrian Centres and other Training Facilities. In addition to the existing Open Space, Sport and Recreation facilities, there is also a new Park that has been proposed adjacent to the subject site (see Figure 5.21 below).

A full list of these facilities can be found in Table 5.28 below. Figure 5.21 below illustrates the distance of each facility from the subject site.

**Table 5.28:** Existing Open Space and Recreation Facility types identified within c. 2km radius of subject site.

Type	Facilities
<b>Sports Centres and Grounds (Selected Facilities)</b>	Samuel Beckett Civic Campus, Old Wesley RFC/Lansdowne RFC, De la Salle Palmerstown FC, Beehive Wanderers FC, Wayside Celtic FC, Dublin Rebels American FC, DLRCC All Weather Pitch, Kilternan Parish Lawn Tennis Club, Carrickmines Croquet & Lawn Tennis Club, Ski Club of Ireland, Cherrywood Pitches
<b>Parks, Playgrounds, Greenways, Nature Trails and Gardens</b>	Jackson Park, Jamestown Park, Lehaunstown Park, Beckett Park, Samuel Beckett Civic Campus Playground, Ballybetagh Wood, Barnaslingan Wood, Dublin Garden Trail, Knockrose Garden, Cruagh Wood to Ballyogan Road Greenway
<b>Parks/Open Space within Large Scale Residential Development</b>	Clay Farm Park, The Avenue Playground
<b>Golf Courses</b>	Stepaside Golf Centre & Driving Range, Stepaside Golf Course, Carrkmines Golf Course, Jamestown Golf Course/Pitch & Putt, Glencullen Pitch and Putt, Puck's Castle Par 3, Burrow Golf Course, Leopardstown Golf Centre, Dun Laoghaire Golf Club
<b>Racecourses and Equestrian Centres</b>	Leopardstown Racecourse, Carrickmines Equestrian Centre, Carrowkeel Stud, Brooke Lodge Riding Centre, Valley View Stud
<b>Other Training Facilities</b>	Purely Yoga, GoQuest Arena, Trojan Gymnastics Academy



**Figure 5.17** Ski Club of Ireland



**Figure 5.18** Carrickmines Equestrian Centre



*Figure 5.19* Stepaside Driving Range



*5.20* Barnalingan Wood



Figure 5.21: Location of existing open space, sport and recreation facilities within c. 2km radius of subject site.

## 5.7 Religious Institutions

With respect to religious services and facilities in the area, there is a total of 8 no. religion institutions. The subject site is served by a number of Christian religious services and facilities. However, there is no facilities in the c.2km Study Area to provide for other religions. A full list of these facilities can be found in Table 5.29 below. Figure 5.24 below illustrates the distance of each facility from the subject site.

**Table 5.29:** Existing Religious Facility types identified within c. 2km radius of subject site.

Type	Facilities
<b>Churches and Multi-faith Centres</b>	Kiltiernan Parish Church, Our Lady of the Wayside, St. Patrick’s Church
<b>Burial Grounds</b>	Kiltiernan Graveyard, Bishop’s Lane Burial Ground, Old Glencullen Graveyard, St. Patrick’s Graveyard, Kiltiernan Cemetery



**Figure 5.22** Kiltiernan Parish Church



**Figure 5.23** St. Patrick's Church

The Kiltiernan Parish Church, also known as the Church of Ireland Diocese of Dublin, in 2018, kick-started a project to extend its services and become a resource for a broad range of activities for people of all ages. In order to create sufficient space to progress this, a multi-use community centre was introduced to cater to not just church goers, but also for the residents of the area<sup>37</sup>.

<sup>37</sup> Source: [Creating an open and well-lit space that is illuminated with natural light.](#)

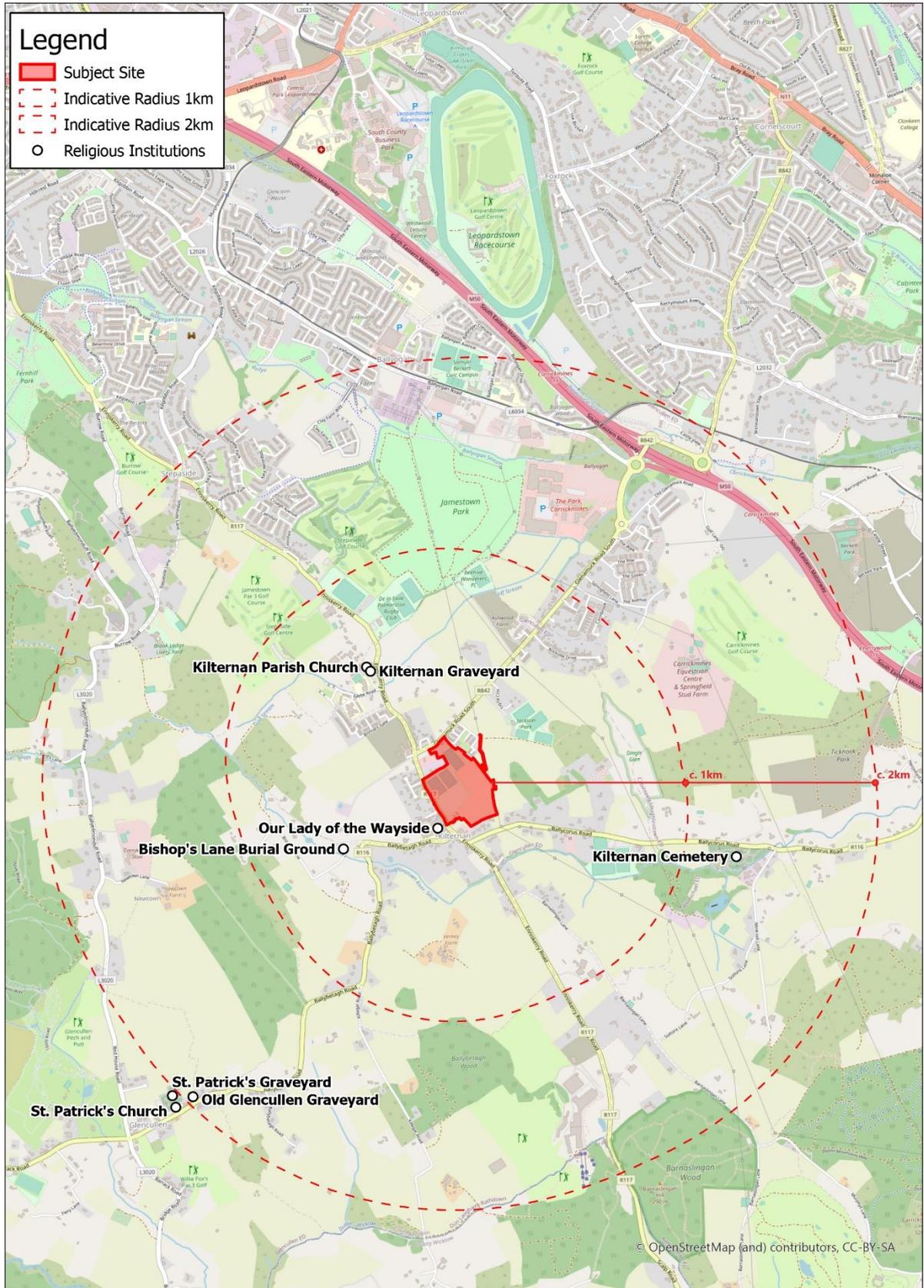


Figure 5.24: Location of existing religious facilities within c. 2km radius of subject site.

## 5.8 Facilities Summary

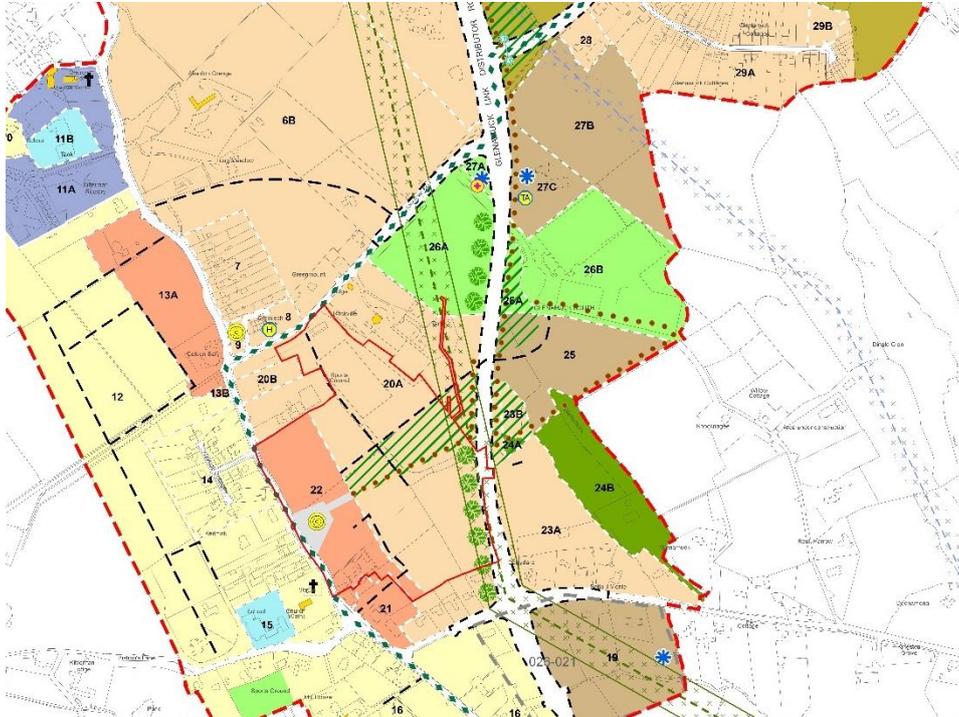
This Social Infrastructure Audit has identified and established the level of existing social infrastructure provision within and bordering the c.2km study area to support the needs of the existing and future population and offered insights into the likelihood of the capacity of the existing services and facilities to support future residents. The baseline study undertaken identified a significant range of services and facilities which contribute to quality of life for residents, with more than 150 no. social services and facilities that were identified within close proximity to the subject site.

We also note that the proposed scheme has a neighbourhood centre which includes a creche facility (c.439 sqm) office space (c.317 sqm), a medical centre (c.147 sqm), a community facility (c. 321 sqm) and retail space (c.1,288 sqm) which will positively contribute to the amenity of the resident population once completed.

## 6.0 Retail Centres and Services Assessment

### 6.1 Retail Planning Policy

As demonstrated in Figure 6.1 below, a section of the lands within the subject site has been designated as 'Neighbourhood Centre' within *The Kiltiernan Glenamuck Local Area Plan (LAP)*.



**Figure 6.1** Kiltiernan Local Area Plan Map

Section 9.1 of the LAP provides the following description in terms of what is envisaged in this Neighbourhood Centre.

*“It is envisaged that this Primary Neighbourhood Centre (Land Parcel No. 22) would include a large convenience store/small supermarket anchor tenant. This store would be designed into the integrated overall design for the centre. Other units suitable as individual shops and retail service outlets, such as newsagent, pharmacy, video store, doctor’s surgery or estate agency uses should be provided.*

*Each Local Centre could also include a public house. With regard to the provision of community facilities, it is required that accommodation for community meeting facilities and accommodation for youth activities be provided at the neighbourhood centre nodes. Additionally, at or in the immediate vicinity of these Neighbourhood Centres, provision shall be made for the development of a playground area and Multi Use Games Area (M.U.G.A.) facility.”*

A Neighbourhood Centre is described in section 7.5.4 of the Dun Laoghaire Rathdown County Council Development Plan 2022-28 as follows:

*...Neighbourhood Centres usually contain convenience retail ranging in size from 1,000-2,500 sq.m. with a limited range of supporting shops and retail services and possibly other services such as post offices, community centres or health clinics grouped together to create a focus for the local population.*

*The function of Neighbourhood Centres is to provide a range of convenient and easily accessible retail outlets and services within walking distance for the local catchment population.*

## 6.2 Retail Planning Pipeline and Existing Facilities

A review of the retail planning pipeline was undertaken and the results of this can be found in Table 6.1 below. It is worth noting that a significant quantum of retail has been permitted recently within a c.2km radius of the subject site.

**Table 6.1:** Extant retail planning applications identified within c. 2km radius of subject site.

Planning Ref.	Description
<p><b>Ref. D18A/0257</b> <b>ABP Ref. 304396</b></p> <p>Quadrant 3, The Park, Brookfield, Glenamuck Link Road, D18</p> <p>GRANT 11/04/2019</p>	<p>Neighbourhood Centre Development - Development comprises a gross floor area (gfa) of 83,996 sqm, excluding the basement car parks, in four blocks varying in height from two to six storeys. the maximum height of the proposed development is 29.4 metres. Blocks a, b &amp; c include 130 no. residential units (gfa of 12,522 sqm), 7,983 sqm gfa of retail floor space, which includes 2 no. supermarkets [to include off-licence use] (gfa of 1,725 sqm and gfa of 1,390 sqm), 11,154 sqm gfa of retail warehousing floor space, 552 sqm gfa of retail services floor space, 3,210 sqm gfa of restaurant/café floor space, 4,667 sqm gfa of own door office floor space, 527 sqm gfa crèche, 446 sqm gfa car showroom, 720 sqm gfa medical centre, 336 sqm gfa management suite, 3,235 sqm gfa of leisure floor space, which includes a 590 sqm leisure unit for an indoor skydiving facility, 7 no. screen cinema with a gfa of 3,194 sqm, 3 no. kiosks with a gfa of 37 sqm and all associated service and circulation floor space. the office building (block d) includes 12,980 sqm gfa of office floor space and two levels of basement car parking containing 130 no. spaces.</p>
<p><b>Ref.D20A/0654</b></p> <p>North of Unit 1, The Park Carrickmines, D18</p> <p>GRANT 08/01/2021</p>	<p>Mixed Use Building - two-storey building comprising a café unit (135 sq.m) and public restrooms at ground floor level, with administration / office space (218 sq.m) provided at first floor level. The proposed building will provide a total gross floor area of 491 sq.m over two storeys, with a maximum height of c. 8 metres. The development includes the removal of three existing car parking spaces, hard and soft landscaping, plant, signage associated with the proposed café unit, waste management facilities, relocation of an existing pedestrian crossing, and all associated and ancillary works.</p>
<p><b>Ref. D20A/0833</b> <b>ABP Ref. 309618</b></p> <p>Unit 2, The View, Carrickmines Manor, Glenamuck Road, D18</p> <p>GRANT 15/02/2021</p>	<p>Change of Use To Off License - Part change of use of an existing permitted retail unit 233m2 (registration reference d06a/0740), to retail; use with ancillary off licence sales (19.89m2) and a new signage associated with the unit, and other minor ancillary works.</p>
<p><b>Ref. D22A/0101</b></p> <p>Unit 2, The Iveagh Building, The Park, Carrickmines, Dublin 18</p> <p>GRANT 12/05/2022</p>	<p>Permission for a new shopfront &amp; associated signage to the south and west facades at ground floor level to existing retail unit (230sqm).</p>

A review of the retail offering within a c.2 km radius of the subject site was also conducted in May 2022, which identified more than 40 facilities within a c.20- to 30-minute walking distance of the site (see Figure 6.2 overleaf), including significant retail services within The Park Carrickmines to the northeast.

Notably, Quadrant 3 of 'The Park' in Carrickmines permitted under Reg. Ref. D18A/0257 (ABP-304396) will provide 2 no. supermarkets and a medical centre which will be easily accessible to future residents of the proposed development. We note that the subject site also benefits from direct access to the M50 motorway, which extends the reach of the local population beyond the local study area to Cornelscourt c.4km by road to the northeast, Cherrywood c.5km by road to the east and Sandyford c.6km by road to the north for additional goods and services.

**Table 6.2:** Existing Retail Facility types identified within c.2km radius of subject site.

Type	Facilities
<b>Shopping Centres</b>	The Park Carrickmines, Leopardstown Valley Shopping Centre and Leopardstown Shopping Centre (Ballyogan)
<b>Supermarkets</b>	Dunnes Stores, Get Fresh
<b>Weekly Markets</b>	Kiltiernan Country Market (weekly farmer's market)
<b>Department Stores and Comparison Shops</b>	Power City, Harvey Norman Carrickmines, Halfords Carrickmines, PC World/Curry's, Sports Direct, Woodies DIY, IKEA Dublin Carrickmines Order and Collection Point, Home Focus at Hickey's, DFS Carrickmines, Next Home, Hedgeroe Home, Smyth's Toys Superstore, Petstop, 53 Degrees North, Lifestyle Sports, Halpenny Golf, TK Maxx, Brand Max, Alice May Bridal Boutique, Total Hockey Ireland
<b>Convenience and Off Licences</b>	Circle K Kiltiernan, Spar, Newsrail, Dealz, O'Briens, Molloy's, O'Coilean Butcher
<b>Other Retail Services</b>	Stepaside Post Office, Fleming's Butchers, The Scarlet Heifer, Vanity Rooms, Ballance, Fleurtatious, Kiltiernan Picture Framing, Grange Growers Limited, Scalp Wood Nurseries, Beshoff Stoves, Ribbon Print



Figure 6.2: Location of existing retail centres and facilities within c. 2km radius of subject site.

### 6.3 The Subject Proposal in Context

The subject proposal includes the provision of a neighbourhood centre (c.2,512 sqm) comprising retail space (c.431 sqm convenience and 857 sqm retail), office space (c.317 sqm), a medical facility (c.147 sqm), a community facility (c.321 sqm) and a creche (c.439 sqm). The size provided for the neighbourhood centre (which has a combined retail floor area of 1,288 sq m, an increase of 564 sq m since the tripartite meeting during Stage 2) in conjunction with the existing and pipeline retail facilities is sufficient to cater for additional demand generated by the proposed scheme, which has further been detailed below. Therefore, the proposed development would be considered to be well within the requirements of the *Dún Laoghaire-Rathdown County Development Plan 2022-2028* (and the Retail Strategy for Greater Dublin Area)<sup>38</sup>.

Kilternan Village is a small village that provides services and amenities that are very largely ancillary to the immediate residential population. Kilternan is not a commercial destination but as demonstrated in section 6.2 above, it is located proximate to a number of commercial destinations, namely 'The Park' in Carrickmines, Cornelscourt and Cherrywood.

The area of Stepside (2km to north – shown in Figure 6.3) has recently been characterised by some vacancy. On the main street, 2 no. of the commercial units are currently vacant and have been for the last number of years.<sup>39</sup> Just outside the village, Cluain Shee in Aiken's Village and Belarmine Plaza (3.5km to north - shown in Figure 6.3 and 6.4) have also been subject to vacancy since their development.



**Figure 6.3.:** Cluain Shee, (left) and Stepside Village Centre (right).



**Figure 6.4:** (Left) West facing units at Belarmine Plaza, with vacant units show in red. However, unit no. 30 (shown in picture on the right) is no longer vacant.

<sup>38</sup> Which provides for an indicative (convenience retail) "ranging in size from 1,000-2500 sqm with limited range of supporting shops and retail services..."

<sup>39</sup> A Google Street view from October 2019 compared to May 2021 showed that there were 3 vacant buildings. However, an in-person survey undertaken in May 2022 determined that one of the buildings is now an ice-cream shop and no longer vacant.



**Figure 6.5:** North facing units at Belarmine Plaza

Given the proximity of Belarmine Plaza and Aikens Village to the subject proposal, an assessment was carried out to review the offering of retail floor space per person in conjunction with the current patterns of vacancy.<sup>40</sup> As shown in Figure 6.6 a study area was defined for each site using a 500m buffer from each retail centre. The small area profiles<sup>41</sup> within this buffer were considered to be the existing population within each retail centre catchment. A full breakdown of how the indicative population profile for each study area was calculated can be found in Appendix D.

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<sup>40</sup> We note that the population is one of many indicators that can influence patterns of vacancy.

<sup>41</sup> Small Area Data - Central Statistics Office

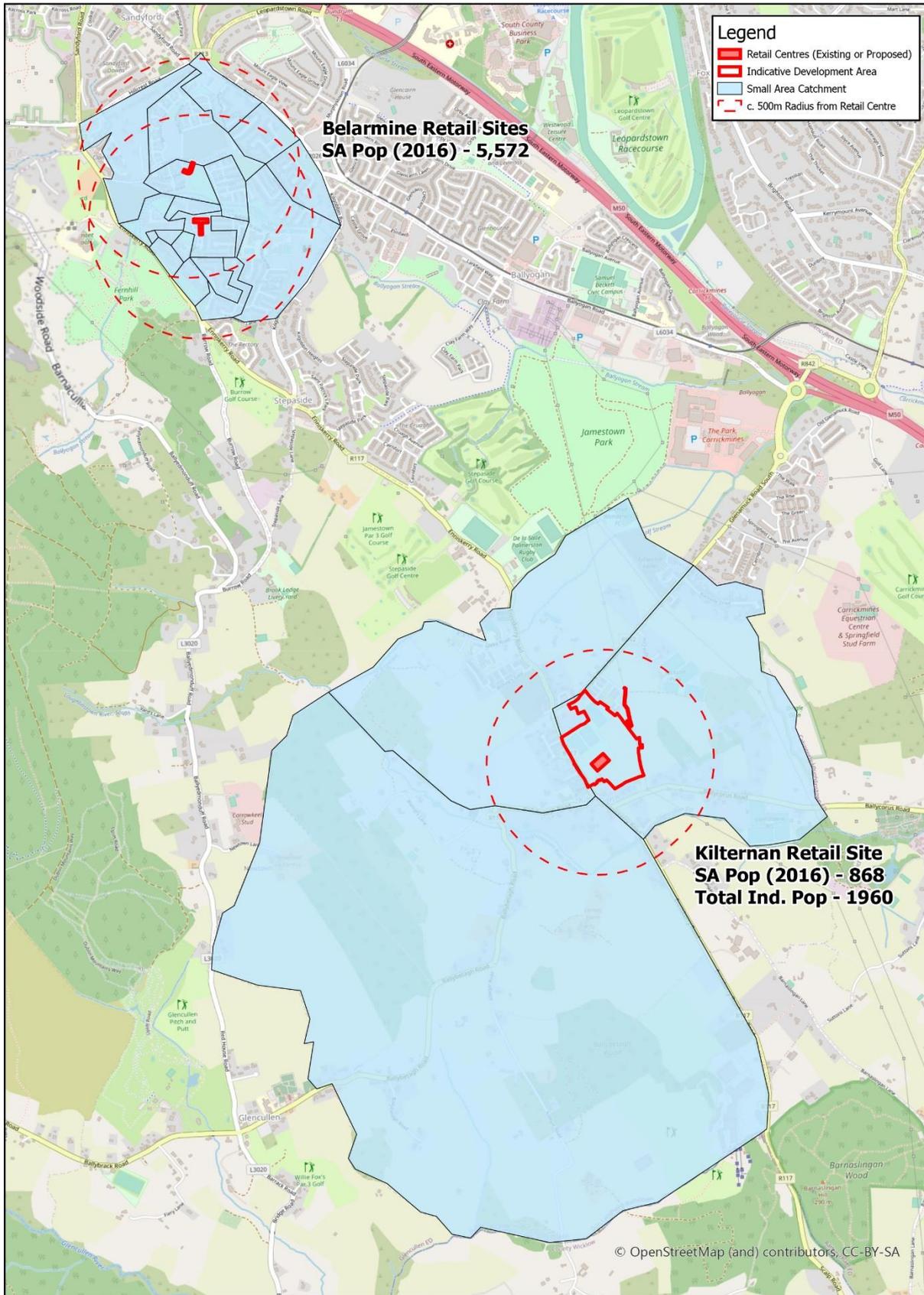


Figure 6.6: Retail Service Assessment Study Areas Belarmine/Aikens Village and the proposed development site Indicated Update

**Table 6.3 – Development Comparison of Belarmine/Aikens Village and Proposed Scheme within Kilternan**

Development Comparison	Belarmine*	Sqm per person	Kilternan	Sqm per person
Total Indicative Population	5,572 people <sup>42</sup>	-	1,960 people <sup>43</sup>	-
Total Commercial Floorspace	3,320 sqm <sup>44</sup>	0.60 sqm	1,224 sqm	0.62 sqm
Total Retail Floorspace	1,714.1 sqm <sup>45</sup>	0.31sqm	1,288 sqm	0.66 sqm
Comparison Floorspace	N/A		857	0.44 sqm
Convenience Floorspace	N/A		431	0.22 sqm
Retail Vacancy (% Total provision)	66%	-	n/a	-

Includes both Belarmine Plaza, Cluain Shee

As shown in Table 6.3 above, Cluain Shee in Aikens Village and Belarmine Plaza contain a total of c. 3,320 sqm of commercial floor space, c.1,714.1 sqm of which is retail floor space. This equates to a ratio of c.0.31 sqm of retail space per person. Of the total retail floor space contained in this area, a total of c.1,130 sqm (66%) is estimated to be vacant (survey of each unit contained in Appendix D).

In contrast, the offering of retail development for the proposed development at Kilternan Village will equate to c.0.66 sqm per person. This is more than the current offering at Cluain Shee and Belarmine Plaza, which as demonstrated above, is currently experiencing vacancy of over 50%. It is considered that the current offering of retail within the proposed development is a sustainable option to ensure that the units will be occupied and not left vacant as experienced in Aiken's Village/Belarmine Plaza.

A recent study prepared by KPMG's Retail and Manufacturing Department highlights that the retail landscape is facing a new reality as one of the sectors most disrupted by the global pandemic<sup>46</sup>. While the push to digital channels was already underway, the pandemic accelerated this change as people during lockdowns were forced to shop online. According to KPMG, retailers will be required to adapt their business to cater for the demand for an online service.

The shopping behaviours of consumers have seen a shift from instore shopping to online shopping. Naturally, this will have implications for the amount of retail floor space required to cater for existing and future populations. We note that the original objective for a neighbourhood centre at this location dates back to 2013 and is somewhat outdated now with the intervening period witnessing shifts in consumer behaviours such as online shopping and a global pandemic, which has compounded vacancy in many areas across the country.

If the subject proposal were to deliver a neighbourhood centre in line with the objectives of the Dun Laoghaire County Development Plan 2022-2028 (1,000-2,500 sq.m. convenience retail) in conjunction with additional commercial uses, the offering of the retail floor space per person would be significantly higher than what is currently proposed. In that regard, it is noted that the retail offering within the proposed scheme has been increased to 1,288 sq. m., since the pre-planning stage. The development also now, includes a community facility, an addition in response to Dún Laoghaire-Rathdown County Council's opinions during the pre-planning stage.

## 6.4 Conclusion

The subject proposal includes the provision of a neighbourhood centre comprising retail space (c.1,288 sqm), office space (c.317 sqm), a community facility (321 sqm) and a medical facility (c.147 sqm), in line with the 'Neighbourhood Centre' zoning designation within the *Kilternan Glenamuck Local Area Plan* (LAP). This offering is considered to be appropriate for the subject site given the general patterns of vacancy of retail units within nearby areas of Stepside and Belarmine to the north and the existing provision of facilities detailed in section 6.2 above.

<sup>42</sup> See Appendix D for breakdown of population

<sup>43</sup> See Appendix D for breakdown of population

<sup>44</sup> Table D-4 Appendix D

<sup>45</sup> Table D-4 Appendix D

<sup>46</sup> [KPMG Ireland | Future of Retail \(assets.kpmg\)](#)

The offering for retail development for the proposed development at Kiltiernan Village will equate to c.0.66 sqm per person. This is more than the current offering at Cluain Shee and Belarmine Plaza, which is currently experiencing vacancy of over 50%. On this basis, it is considered that the current offering of retail is a sustainable option for the subject site to ensure that units in the Neighbourhood Centre will be occupied and will not remain vacant.

The shopping behaviours of consumers have seen a shift from instore shopping to online shopping. Naturally, this will have implications for the amount of retail floor space required to cater for existing and future populations.

Furthermore, as detailed in section 3.5 above, an internal population projection exercise has indicated that an increase of 575 people (c.9.1%) is expected between 2016 and 2026 within the Study Area. While this figure does not consider additive inflow due to the realisation of development pipeline, it highlights that a very modest increase in population is expected when the CSO assumptions are applied.

It is therefore considered that given the current pattern of vacancy in the area, the subject site's proximity to pipeline retail planning permissions in Carrickmines and the sites proximity to the M50 Motorway, it was considered that the offering of c.1,288 sqm in conjunction with existing and pipeline retail facilities is more than enough to cater for additional demand generated by the proposed scheme.

## 7.0 Conclusion

The proposed development will consist of a total of 383 No. residential units comprising 165 No. houses, 118 no. duplex units, and 100 no. apartments.

While the demographic profile for the ED Study Area is largely consistent with the rest of DLR, the Study Area experienced a more significant increase in population between 2011 and 2016 (10%) than the rest of the County. The majority of the Study Area population in 2016 was of working age (15-64 years old) in 2016 (66%), with 24% aged 0-14 and the remaining 10% aged 65+.

We note that the population of ED Study Area aged 15 years or older was largely at work (63%) or in school (12%) at the time of the Census, and that a high percentage of this population had completed 'Third Level Education' (47%) or 'Post Graduate or Higher' (17%) at the time of the Census. However, a lower percentage of the population had completed 'Post Graduate or Higher' courses than elsewhere in the County (22%). We note that less than 1% of the total population of Study Area and the County had received 'No Formal Education' in 2016, with only 4% of the population in each area recorded as being 'Unemployed'.

An internal population projection exercise has indicated that a very modest increase of 575 people (c.9.1%) is expected between 2016 and 2026 within the Study Area.

These statistics indicate that a higher proportion of community facilities may be required for the working population and families with school-aged children in this area than other demographic groups. We note, however, that the current population figures do not account for the development capacity of additional zoned land within the study area and potential population growth arising from future developments.

This Social Infrastructure Audit has identified and established the level of existing social infrastructure provision within and bordering the c.2km study area to support the needs of the existing population and offered insights into the likelihood of the capacity of the existing services and facilities to support future residents. The baseline study undertaken identified a significant range of services and facilities which contribute to quality of life for residents, with more than 150 no. social services and facilities were identified within close proximity to the subject site.

We also note that the proposal includes a neighbourhood centre which includes a creche facility (c.439 sqm) office space (c.317 sqm), a medical centre (c.147 sqm), a community facility (c. 321 sqm) and retail space (c.1,288 sqm) which will positively contribute to the amenity of the resident population once completed.

In terms of the retail offering in the area, it is considered that given the current pattern of vacancy in the area, the subject site's proximity to pipeline retail planning permissions in Carrickmines and the sites proximity to the M50 Motorway, it was considered that the offering of c.1,288 sqm in conjunction with existing and pipeline retail facilities is more than sufficient to cater for future residents. Therefore, the proposed development would also be well within the requirements of the *Dún Laoghaire-Rathdown County Development Plan 2022-2028* (and the Retail Strategy for Greater Dublin Area)<sup>47</sup>.

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<sup>47</sup> Which provides for an indicative (convenience retail) "ranging in size from 1,000-2500 sqm with limited range of supporting shops and retail services..."

## Appendix A

### Appendix A.1 Schools Facilities Audit

**Table A-1: Call/Email register for the primary schools within the SPA contacted during the survey**

Roll No.	School Name	Females	Males	2021/2022 Enrolment	Status 1 (27-05-2022)	Status 2 (09-06-2022)	Max. Capacity	Available Capacity	Comments
16629O	Kiltarnan Church of Ireland National School	105	108	213	Responded	-	No Information	No Capacity and Waiting List	Person couldn't provide an estimate of the max. capacity for the school. However, informed that there is no available capacity and there is a waiting list for any spaces that becomes available
17507F	St. Patrick's National School (S N PADRAIG NAOFA)	70	89	159	Will respond to email	No Response	No Information	No Information	No response to date
18806U	Our Lady of the Wayside National School (Kiltarnan NS)	142	164	306	Will respond to email	Responded	312	No Capacity Available	
<b>Total</b>		<b>317</b>	<b>361</b>	<b>678</b>	<b>-</b>		<b>-</b>	<b>-</b>	<b>-</b>

**Table A-2: Call/Email register for the other primary schools within the Study Area contacted during the survey**

Roll No.	School name	Females	Males	2021/22 Enrolment	Status 1 (27-05-2022)	Status 2 (09-06-2022)	Max. Capacity	Available Capacity	Comments
20401G	Stepaside Educate Together National School	189	224	413	Call again	Will Respond to Email	No Information	No Information	Called and Emailed twice – no response.
20020R	Gaelscoil Thaobh Na Coille	209	224	433	Responded		480	Capacity available - can't say how many	they have capacity but the person doesn't know how much. Asked for a rough estimate and she couldn't give me one"
02872U	St. Mary's National School	115	134	249	Responded to email		260	0	"Current enrolment is 260. We are at full capacity and are not offering any places unless a child leaves."
20190T	Holy Trinity National School	270	331	601	Responded		648	No Capacity Available	
20425U	Gaelscoil Shliabh Rua	154	148	302	Responded		450	150	Space available in all classrooms

<b>Total</b>	<b>937</b>	<b>1,061</b>	<b>1,998</b>			<b>1,838</b>	More than 150 spaces	
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**Table A-3: Call/Email register for the special education school contacted during the survey**

Roll No.	School name	Females	Males	2021/22 Enrolment	Status 1 (27-05-2022)	Status 2 (09-06-2022)	Max. Capacity	Available Capacity	Comments
18671A	St. Michael's HSE Special School	27	41	68	Will respond to email	Responded	68	No Capacity Available	
<b>Total</b>		<b>27</b>	<b>41</b>	<b>68</b>			<b>68</b>	-	

**Table A-4: Call/Email register for the post-primary schools within the SPA contacted during the survey**

Roll No.	School name	Females	Males	2021/22 Enrolment	Status 1 (27-05-2022)	Status 2 (09-06-2022)	Max. Capacity	Available Capacity	Comments
60930L	Rosemount School	223	0	223	Will Respond to email	Responded	240	No availability in 1st year, some places available for other classes but no specific figure	
<b>Total</b>		<b>223</b>	<b>0</b>	<b>223</b>			240	Some Capacity Available for other years	

**Table A-5: Call/Email register for the other post-primary schools within the Study Area contacted during the survey**

Roll No.	School name	Females	Males	2021/22 Enrolment	Status 1 (27-05-2022)	Max. Capacity	Available Capacity	Comments
68241F	Stepaside Educate Together Secondary School	178	240	418	Responded to Email	566	First Year – 144 2-6 <sup>th</sup> Year – 40	<i>“Ultimately the school will have a capacity of 1000 students”</i>
60320H	St Columba's College	153	200	353	Responded to Email	Boarders – 250 Day Pupils – 100 Total - 350	No Capacity	<i>“We are currently more like 360 and at more than full capacity”</i>
<b>Total</b>		<b>331</b>	<b>440</b>	<b>771</b>		<b>916</b>	<b>184</b>	

## Appendix A.2 Schools Facilities Audit: Website Review

**Table A-6: Results from the website survey for primary schools within the SPA contacted during the survey**

Roll No.	School Name	Females	Males	2021/22 Enrolment	Places made available for Academic Year 2022/23	Places made available in Academic Year 2021/22	Comments
16629O	Kiltiernan Church of Ireland National School	105	108	213	Junior Infants – 28	Junior infants – 28	-
17507F	St. Patrick's National School (S N PADRAIG NAOFA)	70	89	159	Junior Infants – 30 Special Class – 6	No Information	No Information
18806U	Our Lady of the Wayside National School (Kiltiernan NS)	142	164	306	Junior Infants – 52	Junior Infants – 30	-
<b>Total</b>		<b>317</b>	<b>361</b>	<b>678</b>	<b>Junior Infants – 110 Special Class - 6</b>	<b>Junior Infants – 58</b>	<b>-</b>

**Table A-7: Results from the website survey for the other primary schools identified within the study area**

Roll No.	School Name	Females	Males	2021/22 Enrolment	Places made available for Academic Year 2022/23	Places made available in Academic Year 2021/22	Comments
20401G	Stepaside Educate Together National School	189	224	413	Junior Infants – 72 Special Class – 2 Other Class – 6	Junior Infants – 72	Total placed under waiting list (2021/22) – 72
20020R	Gaelscoil Thaobh Na Coille	209	224	433	Junior Infants – 60 (2 streams)	Junior Infants – 60	-
02872U	St. Mary's National School	115	134	249	No Information	No Information	No Information

20190T	Holy Trinity National School	270	331	601	No Information	No Information	No Information
20425U	Gaelscoil Shliabh Rua	154	148	302	Junior Infants – 62	Junior Infants – 62	41 of the 86 offers made were accepted in 2021/22 – This could imply that there were 21 places still available
<b>Total</b>		<b>937</b>	<b>1,061</b>	<b>1,998</b>	<b>Junior Infants – 194 Special Class – 2 Other Classes - 6</b>	<b>Junior Infants – 194</b>	<b>-</b>

**Table A-7: Results from the website survey for the special education school**

Roll No.	School Name	Females	Males	2020/21 Enrolment	Places made available for Academic Year 2022/23	Places made available in Academic Year 2021/22	Comments
18671A	St. Michael's HSE SPEC SC	27	41	68	6	8	
<b>Total</b>		<b>27</b>	<b>41</b>	<b>68</b>	<b>6</b>	<b>8</b>	<b>-</b>

**Table A-8: Result from the website survey for post primary schools within the SPA**

Roll No.	School Name	Females	Males	2020/21 Enrolment	Places made available for Academic Year 2022/23	Places made available in Academic Year 2021/22	Comments
60930L	Rosemount School	223	0	223	First Years – 48 (No. of 1 <sup>st</sup> years that were offered and accepted prior to the coming into operation of Section 62 – was 38)	No Information	With respect to 2-6th year the school admissions sections states, "You may apply any time for a place in Rosemont School for 2nd-6th year. Any available places will be allocated in accordance with the selection criteria in our Admissions Policy."
<b>Total</b>		<b>223</b>	<b>0</b>	<b>223</b>	<b>First Years - 48</b>	<b>-</b>	<b>-</b>

**Table A-8: Result from the website survey for other post primary schools identified within the study area**

Roll No.	School Name	Females	Males	2021/2022	Places made available for Academic Year 2022/23	Places made available in Academic Year 2021/22	Comments
68241F	Stepaside Educate Together Secondary School	178	240	418	First Years – 136	First Years 136	
60320H	St. Columba's College	153	200	353	Year-group sizes rise by about 15, to 60, in Forms IV and V. Class size at this stage depends on subject choices. The average class size in the Junior cycle (i.e., Forms I to III) is 15. The average class size in the Senior cycle (i.e., Forms IV to VI) is 10. The College has bed space for about 235 boarders and usually awards approximately 95-day places.		
<b>Total</b>		<b>331</b>	<b>440</b>	<b>771</b>	<b>First Year – 136</b>	<b>First Year – 136</b>	<b>-</b>

## Appendix B Childcare Facilities Audit

**Table B-1: Results from the Childcare Facilities Audit Survey**

Tulsa Ref.	Facility Name	Facility Type	TUSLA Inspection Date	TUSLA Inspection Population	Inspection Capacity	Call on (30 May 2022)	Email (30 May 2022)	Call on (10 June 2022)	Indicative Population	Indicative Max. Capacity	Estimated Available Capacity
TU2015DR141	Copperbeech Montessori	Part Time & Sessional	10.12.2019	AM – 12 PM – 6	15	No Answer	Email Sent	Information Provided	22	22	<b>Full Capacity</b>
TU2015DR162	Once Upon A Time Nursery & Montessori	Full Day, Sessional & Part Time	16.02.2021	AM – 31 PM – 31	75	Information Provided	-		100	100	<b>Full Capacity</b>
TU2015DR014	Pixies Montessori School	Part Time	20.09.2021	AM – 20 PM – 16	35	No Answer	Email Sent	Information Provided	29	35	6
TU2015DR096	Springfield Montessori School	Sessional	13.04.2021	AM – 16	20	Information Provided	-		20	20	<b>Full Capacity</b>
TU2015DR110	Tree House Pre School & Montessori	Full Day and Part Time	15.11.2019	AM – 25 PM – 17	29	Call later	Email Sent	Call later	29	29	No Information Provided
TU2015DR105	Ballyogan Community Childcare Service	Part Time, Sessional	22.03.2019	AM – 46	55	Information Provided	-		50 preschool and 30 afterschool	50 preschool <sup>48</sup> and 30 afterschool	<b>Full Capacity – there is a waiting list</b>
TU2015DR148	Dimples Creche & Montessori	Full Day, Sessional	18.10.2021	AM – 103 PM – 83	206 - sessional 192 - full day	Information Provided	-		206	206	<b>Full Capacity</b>
TU2020DR001	Links Childcare	Full Day	07.02.2022	AM - 63 PM - 60	76 - full day 82 - sessional	Request email communication	Email Sent	No Answer	82	82	No Information Provided
TU2015DR057	Tigers Leopardstown	Full Day, Part Time	23.04.2021	AM – 79 PM – 57	110	Information Provided			110	110	<b>Full Capacity</b>
<b>Total</b>									<b>648</b>	<b>654</b>	<b>Available Spaces: 6</b>

<sup>48</sup> Only pre-school figures have been considered in calculating total capacity within childcares

## Appendix C Potential Impact on the Kiltiernan SPA - Calculations

The following Table(s) have been extracted from the DES report on *Projections of full-time enrolment: Primary and Second Level 2021-2040*.

The calculations for the indicative (percentage) change within enrolment figures for both primary and post-primary schools have been considered for the year(s) 2020/21 to 2025/26 (see Figure C-1 and C-2, marked in red) under the M1F2 scenarios (Migration Scenario 1 and Fertility Scenario 2, also detailed in figure C-3 and C-4, marked in red below).

Table 4 Projected enrolments in primary schools (M1F2, M2F2), 2021-2040

	M1F2	M2F2
2020	561,411	561,411
2021	552,491	551,668
2022	542,192	540,662
2023	530,683	528,562
2024	519,526	516,932
2025	506,325	503,377
2026	492,180	488,994
2027	478,548	475,243
2028	467,373	464,065
2029	457,970	454,662
2030	450,345	447,037
2031	444,224	440,917
2032	440,781	437,473
2033	440,551	437,244
2034	442,368	439,061
2035	445,545	442,237
2036	449,881	446,574
2037	455,193	451,885
2038	461,280	457,972
2039	467,922	464,614
2040	474,888	471,581

Percentage change is 9.8%

Note:   indicates the low point in the series

**Figure C-1: Projected enrolments in Primary Schools, 2021-2040**

Table 7 Projected enrolments in post-primary schools (M1F2, M2F2), 2021-2040

	M1F2	M2F2
2020	379,184	379,184
2021	390,317	388,037
2022	397,837	393,286
2023	405,156	398,973
2024	408,794	401,584
2025	408,208	400,035
2026	405,297	396,324
2027	401,003	391,404
2028	394,329	384,104
2029	386,621	375,881
2030	379,192	368,051
2031	371,287	359,858
2032	361,856	350,246
2033	351,438	339,753
2034	342,109	330,423
2035	334,043	322,357
2036	327,240	315,554
2037	321,817	310,131
2038	318,625	306,939
2039	317,696	306,010
2040	318,169	306,484

Percentage change is 7.7%

Note:   indicates the high point in the series

Statistics Section, Department of Education

**Figure C-2: Projected Enrolments in Post-Primary Schools, 2021-2040**

Table A.1.1 Projected net migration at primary level under each migration assumption		
M1	1,500	Representing steady inward migration for the lifetime of the model
M2	700	Representing moderate inward migration following the COVID-19 pandemic
M3	zero	Representing the scenario of no inward or outward migration

**Figure C-3: Scenarios for Projected Net Migration**

### Fertility

The most recent evidence shows the TPF<sub>R</sub> in Ireland fell sharply from the 2010 level of 2.09 to 1.6 in 2020 [3].

The following fertility scenarios are used:

F1: TPF<sub>R</sub> to remain at the average of 2017-2019 level of 1.7 for the lifetime of the projections.

F2: TPF<sub>R</sub> as 1.6 is used for the lifetime of the projections in line with the latest CSO data.

Note: The impact of the COVID-19 pandemic on births is unknown and has not been factored into this iteration of the model.

**Figure C-4: Fertility Scenarios**

## Appendix D Retail Services Assessment

**Table D-1 Retail Services Assessment Study Area Populations Combined**

Summary	Belarmine	Kiltiernan
Small Areas (SAs) identified within c. 500m	16 SAs	3 SAs
Population of Subject SA (Site of retail centre)	450	249
Total Population 2016 (All SAs) – as mapped	5,572	868
Adjusted for Indicative Population	-	1,960

**Table D-2 Retail Services Assessment Study Area Population (Kiltiernan)**

Kiltiernan – Small Areas within c. 500m radius of proposed retail centre		
No.	CSO Small Area	Population 2016
1	267092056 (Subject SA – Proposed Retail Centre)	249
2	267092021	283
3	267092005	336
-	Total Population 2016 (All SAs)	868
	Proposed Development Population <sup>49</sup>	1,053
	<b>Indicative Total of Proposed</b>	<b>1,921</b>

**Table D-3 Retail Services Assessment Study Area Population (Belarmine & Aikens Village)**

Belarmine - Small Areas within c. 500m radius of existing retail centre		
No.	CSO Small Area	Population 2016
1	267092015/01 (Subject SA – Retail Centre)	450
2	267092014	303
3	267092012	351
4	267092013	263
5	267092018	228
6	267092016/02	119
7	267092016/01	58
8	267092017	278
9	267092016/03	298
10	267092044	523
11	267092006	381
12	267092015/02	195
13	267092007	264
14	267092008/01	347
15	267092008/02	272
16	267092011	139
17	267092020	236
18	267092043	440
19	267902042	427
-	<b>Indicative Total (19 SAs)</b>	<b>5,572</b>

<sup>49</sup> Calculation provided in section 5.1.9 of this report.

Table D-4 Retail Unit Survey from Belarmine Plaza and Cluain Shee

Belarmine Plaza					
Unit No.	Level	Use	Use Type	Area in Sqm	Status
Unit 30	Upper Ground Floor	Takeaway	Convenience	165	Occupied
Unit 28	Upper Ground Floor	Retail	N/A	108	Vacant
Unit 26	Upper Ground Floor	Café	Commercial	120	Occupied
Unit 24	Upper Ground Floor	Retail	N/A	127.8	Vacant
Unit 22	Upper Ground Floor	Pharmacy	Comparison	106	Occupied
Unit 20	Upper Ground Floor	Hairdresser	Comparison	115	Occupied
Unit 18	Upper Ground Floor	Anchor Retail	Convenience	478	Occupied
Unit 16	Upper Ground Floor	Retail	N/A	219	Vacant
Unit 14	Lower Ground Floor	Dentist	Medical	103.5	Occupied
Unit 12	Lower Ground Floor	Retail	N/A	119.6	Vacant
Unit 10,8 & 6	Lower Ground Floor	Gym	Commercial	574.37	Occupied
Unit 4	Lower Ground Floor	Retail	N/A	115.7	Vacant
Unit 2	Lower Ground Floor	Drycleaner	Comparison	68	Occupied
<b>Commercial Floor Space Total</b>	<b>c.2,419.97 sqm</b>				
<b>Retail Floor Space Total</b>	<b>c.1,274.1 sqm (c.690.1 sqm is vacant)</b>				
<b>Cluain Shee</b>	2 no. Commercial Units (permitted as Childcare Facilities) - total floor area c.460 sqm		<b>Total floor area c.900 sq.m</b>	Vacant	
	6 no. Retail units - total floor area c. 440 sqm)			Vacant	
<b>Total Commercial Floor Space</b>	<b>c.3,319.97 sqm</b>				
<b>Total Retail Floor Space</b>	<b>c.1,714.1 sqm (c.1,130 sqm is vacant)</b>				

\*This table has been compiled using Dun Laoghaire-Rathdown County Council's online planning records and a recent in-person survey in May 2022. Units classed as vacant were permitted as retail/commercial.

## Appendix E Population Projection – Methodology

### Context

- The population projections undertaken by KPMG Future Analytics (KPMG FA) is underpinned by the application of the demographic cohort component methodology (CCM) - the same methodology as used by the CSO in preparing the national projections
- A series of projection scenarios were developed in order to provide an in-depth review of demographically driven trends affecting population change in the study area

### The Cohort Component Method

- Widely used internationally as a best-in-class methodology for population projection
- Provides flexible and powerful approach to population projection
- CCM can incorporate many application techniques, types of data and assumptions regarding future trends
- Can be used at any geographic level (given data suitability), most importantly provides projections of total population, demographic composition and individual components of population growth by applying key assumptions in fertility rates, mortality rates and migration rates per year of projection across the duration of the period:
  - **Future population** - derived from a base population through the projection of population change and its major demographic components, births, deaths and migration
  - **Projection of demographic components of change** - driven by the composition of the population by age, sex and birth rates, and the way these variables determine the propensity to bear children, die and migrate to, from or within Ireland
  - **Knowledge of the age and sex composition of the population** at any point in time is fundamental to the projection of the population – allows the projection of demographic behaviours as differentiated by age based upon past trends and expert opinion in order to introduce confidence and mitigate uncertainty.

In its simplest statement, the component method is expressed by the following equation:

$$P_t = P_{t-1} + B_{t-1,t} - D_{t-1,t} + M_{t-1,t} \quad (1)$$

where

$P_t$	= population at time t ;
$P_{t-1}$	= population at time t-1 ;
$B_{t-1,t}$	= fertility, in the interval from time t-1 to time t ;
$D_{t-1,t}$	= mortality, in the interval from time t-1 to time t ; and
$M_{t-1,t}$	= net migration, in the interval from time t-1 to time t.

Components of population change are projected separately and applied to equation 1 recursively to produce a series of populations. The measurement unit of time may be of any interval from t-1 to t, however, the impact of each component will vary over time.

This logic is also true for individual age groups, recognising that the source population for a given age group is the population at time t-1 in the adjacent younger age group. For the initial age group, it is births during the interval from t-1 to t, hence the 2011 base figure for under 1's is used. Equation 1 is

replaced by two equations, depending on whether the age group is under 1, denoted as 0, or any other age, denoted by a.

$$P_t(0) = B_{t-1,t} - D_{t-1,t}(0) + M_{t-1,t}(0) \quad (2)$$

$$P_t(a) = P_{t-1}(a-1) - D_{t-1,t}(a) + M_{t-1,t}(a) \quad (3)$$

Each of the terms in equations 2 or 3 whether defined as a population or a number of events, relates to people born in a particular year. Such a group is known as a birth cohort, hence the term “cohort component method”.

## Scenario Development

In considering a suitable basis for projection, **KPMG FA have developed a series of three scenarios: a high, a medium and a low.** Each scenario takes account of the most recent national and regional **assumptions set out by the CSO Expert Group on Population**; with variations as specified below. Additionally, each scenario is underpinned by Census 2016 data as a baseline and incorporates the latest published data on fertility and migratory flows (both international and inter-regional).

The Key assumptions/critical variable used by each scenario are as follows:

- **Fertility**  
The latest full year data on fertility was published for year 2018 (May 2019). It has been used to develop a baseline for each County’s birth rate. Age-specific fertility rates were derived (births per thousand for women of child-bearing age) and linearly interpolated towards the CSO F2 assumption, where:  
*“Total fertility rate is expected to decrease from 1.8 to 1.6 by 2031 and remain constant thereafter to 2036.” (CSO*
- **Mortality**  
No change was made from using the most recently published Life Tables from the CSO (No. 16, July 2015), though it is recognised that mortality has fallen for men and women slightly since their publication. The principal assumption of gains in life expectancy at birth are from 77.9 years in 2010 to 85.1 in 2046 for males and 82.7 years in 2010 to 88.5 years in 2046 for females have been carried forward.
- **Migration**  
In 2018 the CSO set out three varying outlooks for national net migration.
  1. M1 sees net inward migration of 30,000 people per annum
  2. M2 sees net inward migration of 20,000 people per annum
  3. M3 sees net inward migration of 10,000 people per annum

For the purpose of this study, the Migration Scenario 2 and Fertility Scenario 2 were considered with no change made in the Mortality, for which the most recently published Life Tables from the CSO, were considered.<sup>50</sup>

<sup>50</sup> M2aCF2aSep21 – this sequence is simply the internal referencing convention for the demographic components of change, used in deriving the projections