

# **Social and Community Audit**

**Carmanhall Road SHD 2022**

**August 2022**



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## TABLE OF CONTENTS

<b>1</b>	<b>INTRODUCTION</b> .....	<b>1</b>
1.1	Report Structure.....	1
<b>2</b>	<b>AREA CONTEXT</b> .....	<b>2</b>
2.1	Study Area .....	2
2.2	Transport .....	2
2.3	Proposed Development .....	4
<b>3</b>	<b>CONTEXT</b> .....	<b>6</b>
3.1	Policy Context.....	6
3.2	General Benchmarking and Standards of Provision .....	8
3.3	Classifications .....	9
<b>4</b>	<b>DEMOGRAPHIC PROFILE</b> .....	<b>11</b>
4.1	Study Area Demographics .....	11
4.2	Population Trends.....	11
4.3	Age Profile .....	12
4.4	Potential Population Projection Generated by the Development .....	12
4.5	Creche and School Demand Generated by the Proposed Development.....	13
<b>5</b>	<b>AUDIT OF SOCIAL AND COMMUNITY INFRASTRUCTURE FACILITIES</b> .....	<b>14</b>
5.1	Introduction .....	14
5.2	Open Space, Sports and Leisure .....	14
5.3	Education .....	19
5.4	Childcare Facilities.....	27
5.5	Health Facilities and Social Services .....	30
5.6	Community Facilities.....	33
5.7	Religious and Places of Worship .....	35
5.8	Retail & Entertainment .....	37
5.9	Audit Summary .....	39
<b>6</b>	<b>ASSESSMENT</b> .....	<b>41</b>
6.1	Introduction .....	41
6.2	Open Space, Sports and Leisure .....	41
6.3	Education .....	43
6.4	Childcare Facilities.....	48
	Health Facilities and Social Services .....	49
6.5	49	
6.6	Community Facilities.....	49
6.7	Religious and Worship Facilities .....	49
<b>7</b>	<b>CONCLUSION</b> .....	<b>50</b>





# 1 Introduction

This Social and Community Audit has been prepared by MacCabe Durney Barnes, on behalf of Atlas GP Ltd in support of a planning application for a proposed Strategic Housing Development in Sandyford, Dublin 18. Such audits are carried out to ensure that new developments take account the existing social infrastructure and provide for new community services where required. These are facilities that will form elements to the key fabric of the area in terms of social, physical and mental well-being of the community.

This report provides a detailed review of the statutory, strategic and policy context that relates to the provision of social infrastructure with the following aims:

- To outline the existing range of social infrastructure serving Sandyford and the subject site;
- To determine if the existing social infrastructure provision supports the needs of the existing population; and
- To offer insights into the likelihood of the capacity of the existing services and facilities to support future residents.

This report has been prepared in response to opinion item no.10 as issued by An Bord Pleanála. This report identifies existing community facilities in Sandyford and includes analysis and identification of potential shortfalls in the area.

## 1.1 Report Structure

The report is structured as follows:

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

## 2 Area Context

### 2.1 Study Area

The application consists of c.0.99 ha site at the ‘Former Avid Technology site’, at the junction of Blackthorn Road and Carmanhall Road Sandyford, Dublin 18. The site has frontage onto both the Blackthorn road to the east and the Carmanhall Road to the north. The surrounding area consists of low rise industrial, employment and office use. The sites share a boundary with Mercury HQ and Innopharma Technology and Chill Insurance office buildings to the south (accessed off Three Rock Road). To the north of Carmanhall Road is a strip of convenience shops to the front of the Nova Atria Facebook complex.

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

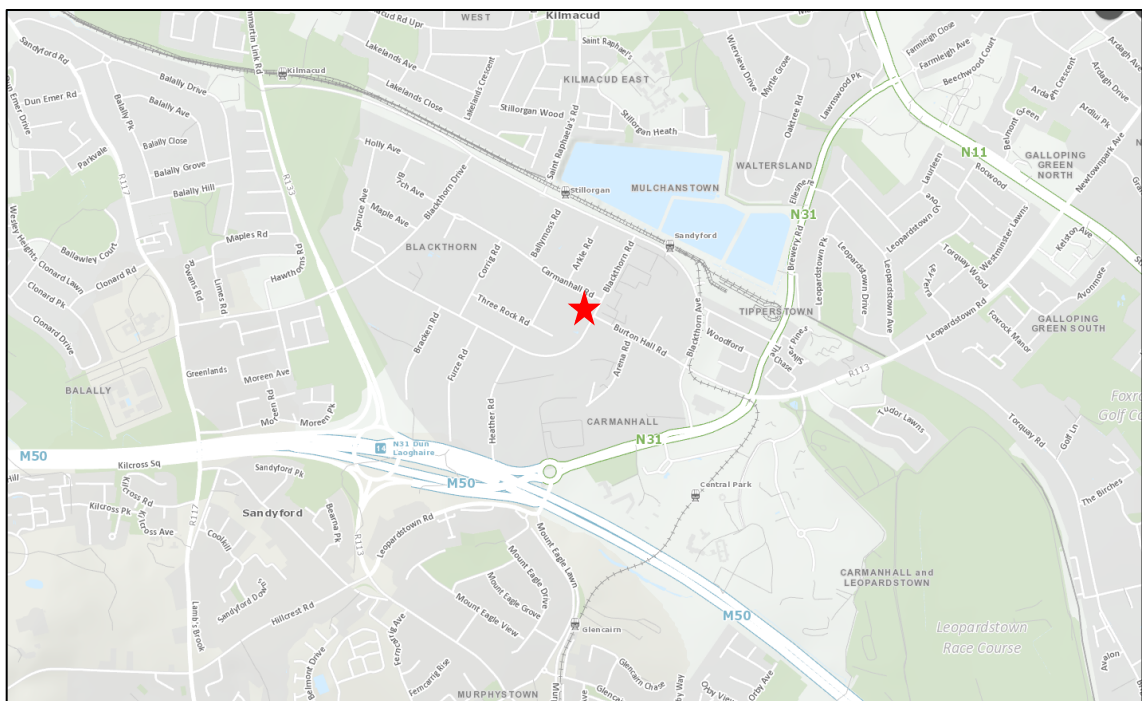


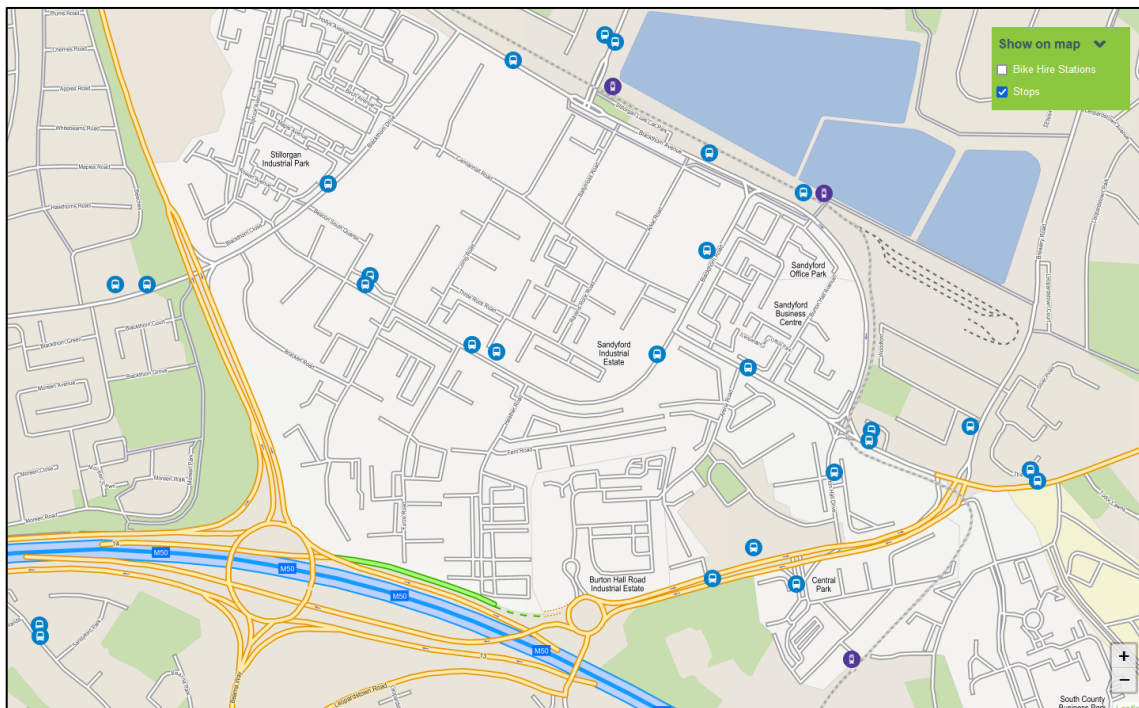
Figure 1: Site Location (Source: Myplan.ie)

### 2.2 Transport

The subject site is served by a range of transport options. The site is located at Blackthorn Road/Carmanhall Road (former Avid Technology International Site), with the Ravenscourt Park,

Stop 4475 and Carmanhall Road, Stop 3181. The Sandyford Business District is served by a number of bus services including the 11, 47, 75, 116 and the 114 feeder bus service to Blackrock DART Station, as well as the Aircoach and Finnegan’s Coach services. A range of additional routes are also accessible from the N11 Quality Bus Corridor (QBC) including the 7D, 46A, 75, 84, 84X, 145 routes, located 1.2 km north of the site.

A map of bus stops in the vicinity of the site is presented below:



**Figure 2: Bus stops in the vicinity of the site (source: Transport for Ireland)**

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

### 2.2.1 BusConnects

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*, as well as within the following Government strategies: *The National Development Plan 2018 - 2027*; *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 from the Figure below, the BusConnects initiative proposes an ‘Other City Bound Route’, ‘Orbital Routes’ and ‘Peak Time Routes’ along Blackthorn Road.. This will provide new and improved bus transport access to the subject site.

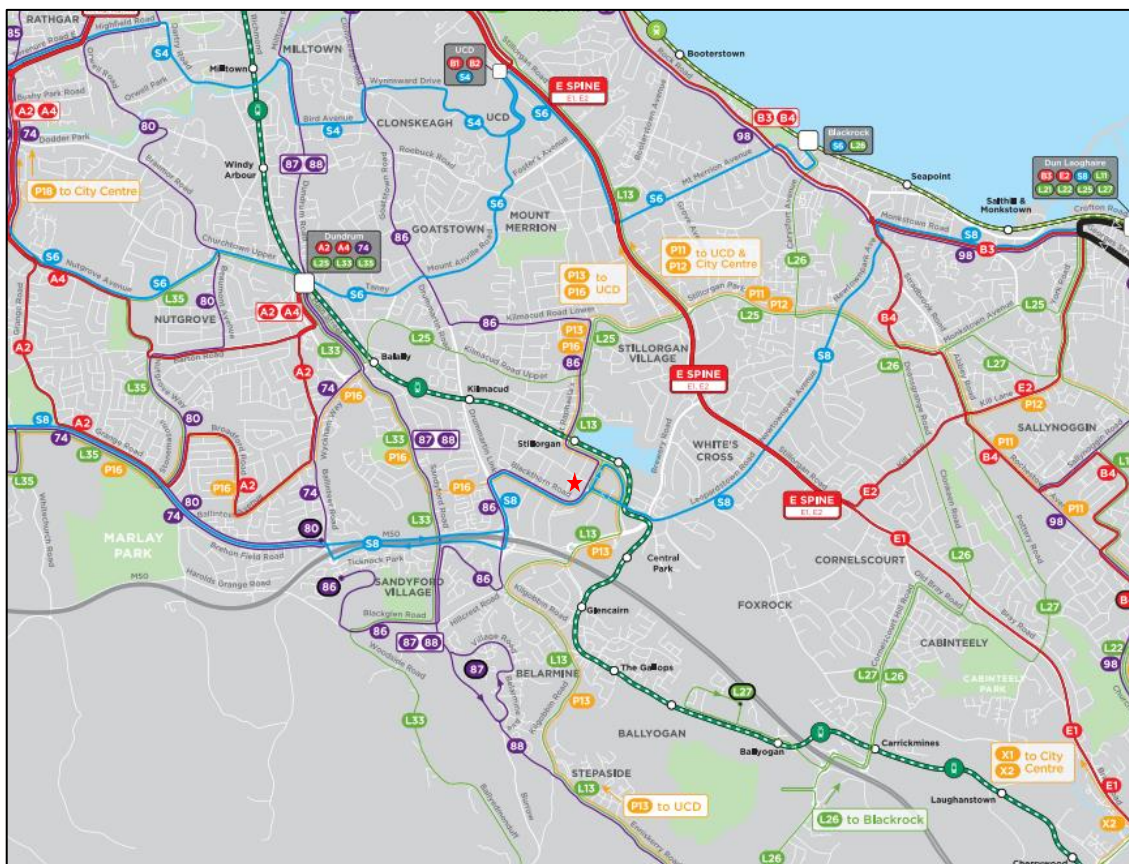


Figure 3 Proposed BusConnects Routes serving the site (Source: BusConnects.ie)

### 2.3 Proposed Development

Atlas GP Limited, intend to apply to An Bord Pleanála for planning permission for a strategic housing development at this site of c.0.99 ha at the ‘Former Avid Technology site’, at the junction of Blackthorn Road and Carmanhall Road Sandyford, Dublin 18.

- The proposed development consists of **334** Build to Rent residential apartment units within 4 no. apartment blocks and as follows:
  - 79 No. Studio
  - 175 No. 1 bed
  - 80 No. 2 bed



- All residential units provided with private balconies/terraces to the north/south/east and west elevations
- Crèche 272 sq.m.
- Residential amenity spaces 893 sq.m. (including resident's gym, business centre, multipurpose room, staff facilities, multimedia/cinema room, shared working space, concierge and games room)
- Height ranging from 5 to 16 storeys (over basement)
- Landscaped communal space in the central courtyard
- Provision of a new vehicular entrance from Ravens Rock Road and egress to Carmanhall Road
- Provision of pedestrian and cycle connections
- 125 No. Car Parking, 6 No. Motorcycle Parking and 447 cycle spaces at ground floor/undercroft and basement car park levels
- Plant and telecoms mitigation infrastructure at roof level
- The development also includes 2 no. ESB substations, lighting, plant, storage, site drainage works and all ancillary site development works above and below ground

## 3 Context

### 3.1 Policy Context

#### 3.1.1 National Planning Framework

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

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

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

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

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

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

#### 3.1.3 Dún Laoghaire-Rathdown County 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 states 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. 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 and/ or improvement 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 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 and the public realm of Dún Laoghaire – Rathdown.'*

This Social Infrastructure Audit has had due regard to these policies when reviewing the existing capacity of community facilities in the area that DLR deem vital to creating communities. These types of facilities have been examined and the result of this Social Infrastructure Audit has identified that there is sufficient existing capacity of these services and facilities within a c.3.5 km radius of the subject site. The radius of 3.5km was selected as an appropriate distance to quantify and examine the number of social and community facilities surrounding the subject site, given the location of the site is within the built-up footprint of Sandyford and neighbourhood centres, such as Dundrum, Carrickmines and Ballinteer. The site is also located in close proximity to a Luas green line stop. Dundrum luas stop is located c.3km from the subject site; therefore, 3.5km represents a reasonable distance for future residents to travel to avail of services and amenities for the scope of this study. Particular consideration was given to the accessibility on foot or by public transport, due to the location of the site near a Luas green line stop.

### 3.2 General Benchmarking and Standards of Provision

There is no national set of guidelines that specifically outlines how to provide and manage the implementation of community infrastructure in existence. However, there are a number of statutory and non-statutory documents and guidelines setting out standards of provision of community and social infrastructure provision. Of particular relevance are the following sources of information and policies which guide the spatial development of the catchment:

1. The *Dún Laoghaire Rathdown County Development Plan 2022-2028* contains a commitment to a wide range of strategic objectives for development within the county and which are intended to guide development in the forthcoming years.
2. The *National Planning Framework (NPF) 2040* recognises that it is important that the community infrastructure should be considered in tandem to the population to ensure that there is a sustainable level of provision. It proposes a hierarchy of social infrastructure, whereby specialist and high-quality functions such as hospitals are expected in larger settlements whereas small communities need to sustain strong community infrastructure such as a multi-purpose hall, primary school, post office, local shop or pub.
3. The *Guidelines on Sustainable Residential Development in Urban Areas (2009)* state that no substantial residential development should take place without an assessment of existing school capacity. This view is echoed by the Department of Education who provide a code of practice on 'The Provision of Schools in the Planning System'.



4. The *Urban Design Manual* states that there should be an emphasis on the provision of good urban design, open space and public plaza's which can facilitate social interaction and provide opportunities that the provision of facilities alone may not.
5. The *Retail Planning Guidelines (2012)* support the provision of local retail units as they provide access to local facilities especially the elderly, persons with mobility impairments, families and those without access to private transport.
6. For new housing developments, *Childcare Facilities Guidelines for Planning Authorities (2001)* recommends an average of one childcare facility for each 75 dwelling units. This was reprinted by the Design Standards for New Apartments.
7. The *Provision of Schools and the Planning System: A Code of Practice for Planning Authorities*; the Department of Education and Science (renamed Department of Education) and the Department of Environment Heritage and Local Government (renamed Department of Housing, Local Government & Heritage) (2008) advised that 12 per cent of the population are expected to present for primary education. Based on this, plus an estimate of future growth, plus an assessment of the capacity of the existing primary and post primary schools in the area, the Department of Education will supply estimates to the local authority for the need for new schools or the extension of existing schools based on the requirements arising from new developments
8. Under the *Sustainable Urban Housing: Design Standards for New Apartments (Dec 2020)*, communal rooms may be provided in apartment schemes for the use of residents as meeting rooms or community rooms.

### 3.3 Classifications

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

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

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

**Table 1: Categories of Social Infrastructure Facilities**

Categories	Description
Community Centre/ Halls	General community use facility providing meeting spaces, social, educational, and recreational activities and/or health, support and information. Includes community centres, parish centres, local halls, and meeting rooms.
Open Space, Leisure & Recreation	Parks, playing pitches, playgrounds, MUGAs Sports Centres and clubs, Public indoor facility which caters for indoor sports (e.g. Swimming pool, gym, sports) and other multi-purpose rooms for Pilates, yoga, meetings/classes.
Library	A library caters for a more localised area and offers access to both text and online resources for learning, and can also incorporate meeting spaces and areas for study.
Family Resource Centre	A family Resource Centre is a community centre specialising in meeting the needs of young people and families. It can be funded under Tusla's Family Resource Programme to provide a range of universal and targeted services and development opportunities that address the needs of families. Centres can be accommodated within multi-purpose facilities and can be shared within other similar organisations for youths (Eg. Scouts).
Education	Primary, Post-primary, Third Level and further education centres.
Childcare Facilities	Registered Childcare Facilities including full time, part-time and sessional services
Healthcare Services	Hospitals, health centres, doctors and speciality clinics, nursing homes, mental health services and other therapy providers.
Religious Institutions	Churches, multi-faith centres and other places of worship
Retail Centres and Services	District, neighbourhood and local centres

## 4 Demographic Profile

### 4.1 Study Area Demographics

As shown in the below figure, the Study Area for the Social Infrastructure Audit, intersects several Electoral Divisions which is the basis for the demographic data used in this report. Such analysis is derived from census data which uses Electoral Divisions as the basis for capturing population data. The Study Area comprises the 7 no. Electoral Divisions), which intersect a c. 3.5km radius from the subject site (as indicated in Figure below) and provide insight into the character of the local population with respect to demographic trends. This local ED study area is then compared to the trends identified within the Dun Laoghaire Rathdown Local Authority.

### 4.2 Population Trends

Table 2 below outlines the population of the ED Study Area as recorded during the Census 2011, 2016 and 2022, as well as the percentage change in population during this period to highlight overall residential patterns. Preliminary results for Census 2022 at ED level became available in June 2022. The subject site is located in Dundrum-Balally ED.

**Table 2: Electoral Division Population Trends**

ED	2011	2016	2022	2011 – 16 Change %	2011 – 16 Change (%)	2016– 22 Change (%)
Dundrum-Balally	7,049	8,035	8,936	986	14	11.2
Glencullen	17,381	19,773	23,447	2,392	13.7	18.6
Dundrum-Sandyford	6,952	7,688	7,674	736	10.6	-0.2
Dundrum- Kilmacud	3,196	3,274	3,514	78	2.4	7.3
Stillorgan- Merville	2,744	3,217	3,286	473	17.2	2.1
Stillorgan- Leopardstown	2,429	2,714	2,958	285	11.7	9.0
Stillorgan – Kilmacud	3,828	3,973	4,215	145	3.8	6.1
<b>Total Study Area</b>	<b>43,579</b>	<b>48,674</b>	<b>54,030</b>	<b>5,095</b>	<b>11.7</b>	<b>11.0</b>
Dun Laoghaire Rathdown County Council	206,261	218,018	233,457	11, 757	5.7	7.1

As illustrated in the table above, the Study Area experienced a population increase between 2011 and 2016. Over the five-year period, the population of the Study Area rose from **43,579** to **48,674** in 2016, equivalent to a 11.7% increase. Over the same period, the County also experienced a population growth from 206,261 to 218,018, equivalent to a 5.7% increase. Preliminary results from the 2022 census indicate that the current county population totals 233,457. This would mean the county population experienced a 7% increase between 2016 and



2022. This is comparable to growth of 7.7% for County Dublin and national growth of 7.6% over the intercensal period. Preliminary Census 2022 data for the EDs shows that the catchment area has continued to grow over the most recent intercensal period by 11.0%. Dundrum Balally ED in which the site is situated experienced steady growth of 11.2%.

The Dún Laoghaire-Rathdown County Development Plan 2022-2028 does not provide a specific population projection for the Sandyford area. The Core Strategy (Table 2.5) projects population of the County to grow up to approx. 256,143 by 2028, or 9.7% growth from 2022.

### 4.3 Age Profile

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

### 4.4 Potential Population Projection Generated by the Development

The proposed development comprises 334 units. According to the 2016 Census, the Dún Laoghaire Rathdown County Council average no. of persons per household was 2.7. When this figure is applied to the proposed development a total of 902 population would be generated at the site. However, excluding the studio (79 no. units) and one bedroom units (175 no. units) there are a total of 80 no. units considered appropriate for families. Based on the average household size it can be considered that the two-bedroom units (total 80 no.) within the proposed development will accommodate 216 persons whilst the 79 studio and 1 bed units could potentially accommodate 1-2 persons each. As such, the subject development could generate an indicative population ranging between 470 – 549 persons. For the purpose of the calculations in this report, the mean average projected population generated from the development will be applied. With regard to these calculations, the development would generate a total indicative population of 510 persons when the development is fully occupied.

#### ***Cumulative Population growth with adjoining 'Tack' site***

There is a current SHD planning application by Sandyford Environmental Construction Ltd. on the adjoining 'Tack' site, bounded by Carmanhall Road and Ravensrock Road. The proposed BTR development comprises 207 no. residential units. Excluding the studio and 1-bed units (total 151) there are a total of 56 no. units considered appropriate for families. Based on the average household size, it can be considered that the two-bedroom and three-bedroom units (total 56) within the proposed development will accommodate 151 persons whilst the 151 studio and 1 bed units could potentially accommodate 1-2 people each. As such, the 'Tack' development could generate an indicative population ranging between 302 and 453 persons. The 'Tack' site

contains a creche as part of the development and is self-sufficient in terms of residential amenity and services.

#### 4.5 Creche and School Demand Generated by the Proposed Development

The average number of children per family recorded in the State in the 2016 Census was 1.38 which generates an indicative population of 111 no. children (between the ages of 0-18 years) when applied to the 80 no. 2 bedroom units proposed which can reasonably accommodate families. Of this number, it is estimated **30** no. children would be considered pre-school age (between the ages of 0-4 years) with respect to the age cohorts recorded for Dun Laoghaire Rathdown in 2016.

**Table 3: Dún Laoghaire-Rathdown Population Under 18 Years of Age (CSO 2016)**

Age Group	2016 Population	% of Total Cohort
Pre-school children (0-4 years)	13,810 persons	27%
Primary school children (5-12 years)	21,302 persons	42%
Secondary school children (13-18 years)	15,651 persons	31%
All children (0-18 years)	50,763 persons	100%

As noted in the above table DLRC percentage total age cohort for primary school children was 42% therefore it is anticipated the scheme will generate **46** children of primary school age. Applying the post primary percentage total in DLRC to the proposed developments population a total of **34** persons aged between 13 - 18 would reside at the scheme.

It is also noted that the current application for an SHD BTR development on the adjoining 'Tack' site is estimated to generate up to c. 67 children of school going age between primary and secondary school level.

## 5 Audit of Social and Community Infrastructure Facilities

### 5.1 Introduction

This section presents the findings of an audit of community infrastructure situated within 3.5 km of the subject site. Community infrastructure includes a wide range of services and facilities that contribute to quality of life. The purpose of reviewing current provision of community infrastructure is to ascertain the likely future need for facilities and services in the area. An audit was conducted for the existing social and community infrastructure in the vicinity of the site. For the purposes of this report, it is necessary to view distances from the site in differing contexts, dependent on the service itself. This gives a genuine and reasonable expectation regarding the review of existing community facilities.

As stated previously, the development site is located at the junction of Blackthorn Road and Carmanhall Road Sandyford, Dublin 18. The subject site is located in Sandyford, 2.5 km from the south entrance of Dundrum Town Centre, 2.7 km from Ballinteer and 3.5 km from Marlay Park.

A total of 7 no. categories of facilities that align with the policies set out in the Development Plan, were utilised for this audit.

### 5.2 Open Space, Sports and Leisure

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

**Table 4: Open Space, Sports and Leisure Facilities Identified in the Study Area**

Map ID	Facility	Address	Description	Distance
1	Clonmore Park	151-153 Stillorgan Heath, Leopardstown, Dublin	Public Park	0.8
2	Leopardstown Park	11-67 Leopardstown Park, Galloping Green South, Dublin	Public Park	0.8
3	Carysfort Park	Carrysfort, Dublin	Public Park	2.7
4	Ballawley Park	40 Ballawley Ct, Sandyford, Dublin 16, D16 PK31	Public Park	1.6
5	Fernhill Park & Gardens	Enniskerry Rd, Newtownlittle, Dublin	Public Park	2.3
6	Public Park and Fountain	Tipperstown, Dublin	Public Park	0.7
7	Leopardstown Racecourse	Leopardstown Racecourse, Foxrock, Dublin 18, D18 C9V6	Racecourse	1.3

Map ID	Facility	Address	Description	Distance
8	West Wood Club	Leopardstown Race Course, Dublin 18, D18 C9V6	Gym and swimming pool	1.5
9	Leopardstown Golf Centre	Foxrock, Dublin	Golf course	1.7
10	Newtown Park	Newtownpark, Dublin	Public Park	2.6
11	Blackthorn Park Playground	Drummartin Link Rd, Sandyford, Dublin	Playground	0.9
12	Marley Park	Grange Rd, Taylorsgrange, Dublin	Public Park	3.6
13	St Benildus Football Pitches	Kilmacud Rd Upper, Stillorgan, Dublin	Football pitches	1.3
14	Stilorgan RFC Training Pitches	Kilmacud West, Dublin	Rugby training pitches	1.4
15	Naomh Olaf GAA Club	Holly Ave, Sandyford, Dublin	Football pitches	0.9
16	Trojan Gymnastics Club	7/8 Holly Ave, Stillorgan Business Park, Sandyford, Dublin, A94 W283	Gymnastics centre	0.7
17	Foxrock Golf Club	Golf Ln, Foxrock, Dublin 18, 18	Golf Course	1.7
18	Leopardstown Avenue	47-89 Leopardstown Ave, Galloping Green South, Dublin, A94 W422	Public Park	1.0
19	Silverpark GAA Club	85 Tudor Lawns, Stillorgan, Dublin	Football pitches	1.0
20	Leopardstown Tennis Club	59 Leopardstown Grove, Stillorgan, Dublin, A94 H271	Tennis Court	1.1
21	Cycle Studio	1a Merville Rd, Stillorgan Business Park, Dublin, A94 A6F6	Cycling studio facility	1.4
22	Kilmacud Crokes GAA Club	Glenalbyn House, Glenalbyn Rd, Stillorgan, Dublin, A94 E7K8	Football pitches	1.4
23	Raw Gyms Sandyford	2 Burton Hall Rd, Sandyford, Dublin	Gym	0.4
24	Soccer pitch, St John of Gods	Flavian House, 35 Carysfort Downs, Galloping Green North, Blackrock, Co. Dublin, A94 R5Y2	Soccer pitch	1.6
25	Stepaside Golf Club	Jamestown, Co. Dublin	Golf course	2.8
26	Pine Valley Park	Pine Valley Park, Ballinteer, Dublin	Public Park	3.3

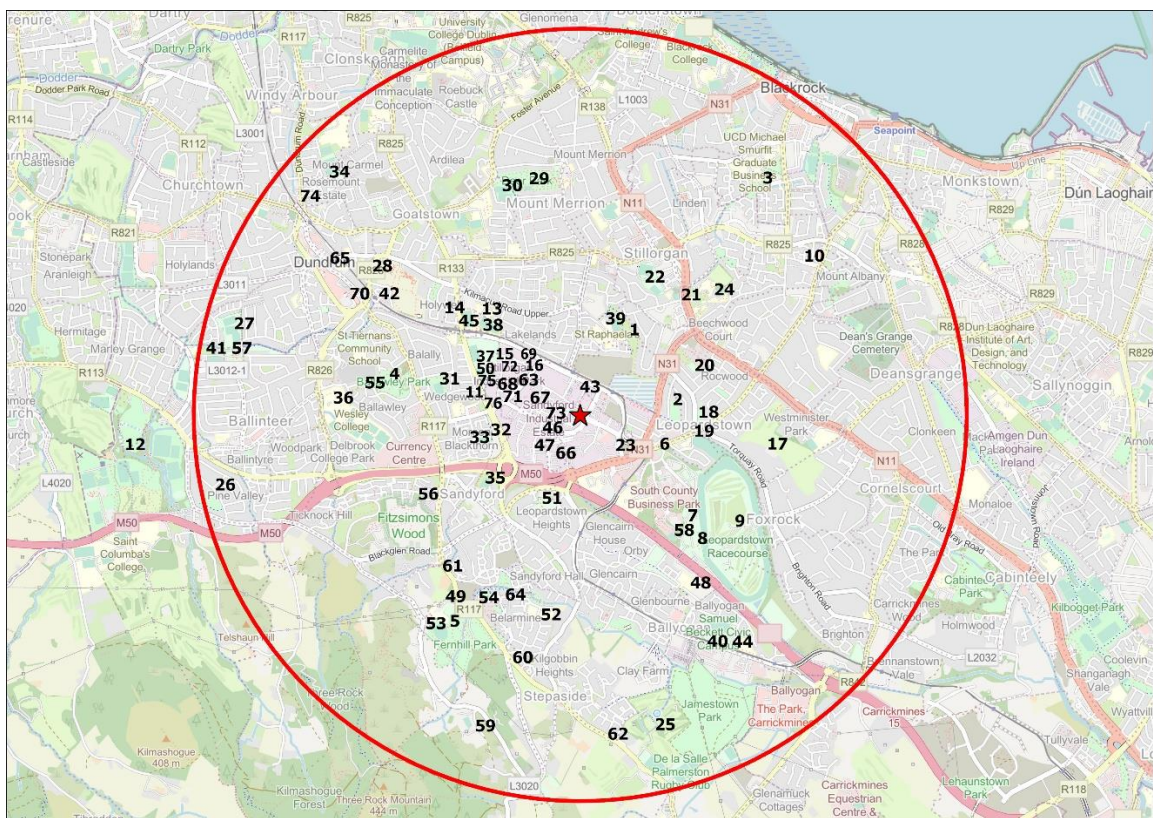
Map ID	Facility	Address	Description	Distance
27	Meadowbrook Pitches	16 Meadowbrook, Dundrum, Dublin, D16 YC60	Soccer Field	3.1
28	Airfield Estate	Overend Ave, Dundrum, Dublin 14, D14 EE77	Urban working farm and gardens	2.2
29	Mount Merrion Youths Football Club	Deerpark Pavilion, Glenabbey Rd, Mount Merrion, Dublin	Soccer pitches	2.1
30	Deepark pitches	Kilmacud, Mount Merrion, Co. Dublin	Football Pitch	2.1
31	Balally Celtic Football Club	2 Balally Hill, Sandyford, Dublin 16, D16 AX79	Football field and dogs park	1.3
32	St Mary's Sandyford Football Turf	2A Blackthorn Ct, Sandyford, Dublin 16, D16 CD99	All weather pitch	0.8
33	Public Basketball Court	Moreen Park, Blackthorn, Dublin	Outdoor basketball court	0.8
34	Rosemount Mulvey FC	Rosemount Estate, Churchtown Lower, Dublin	Soccer pitches	3.1
35	Bearna Park Football Pitch	Bearna Park, Sandyford, Dublin	Park and soccer pitch	1.0
36	YMCA Hockey Club	Wesley College, Sandyford, Dublin 16, D16 NX73	Hockey playing pitches	2.2
37	Clutch Academy	Holly Ave, Sandyford, Dublin	Holly Ave, Sandyford, Dublin	0.9
38	FieldTurf Park	Kilmacud Rd Upper, Stillorgan, Dublin, A94 X886	All weather playing pitches	1.2
39	St Raphaela's Hockey Ground	55 St Raphaela's Rd, Stillorgan, Dublin	Hockey playing pitch	0.9
40	Trojan Gymnastics & Dance Academy	Ballyogan Business Park, 2 Ballyogan Rd, Ballyogan, Dublin 18	Gymnastics centre	2.3
41	DLR Meadowbrook Swimming Pool	Ballinteer, Dublin	Leisure centre	3.2
42	Sinead Kennedy Yoga	Rockfield Central Balally Luas Station Dundrum, Dublin	Yoga studio	2.1
43	The Wall Climbing Gym	5 Arkle Rd, Sandyford, Dublin 18, D18 DK29	Rock Climbing Gym	0.2

Map ID	Facility	Address	Description	Distance
44	Samuel Becket Civic Campus Sports Grounds	Ballyogan Ct, Ballyogan, Dublin 18, D18 HT72	Playground, GAA pitches and skatepark	2.4
45	Angels Boxing Gym	St. Benildus College Kilmacud Rd Upper Kilmacud West, Stillorgan, Dublin	Boxing gym	1.2
46	Janz Gymnastics Club	Unit A4 Three Rock Rd, Sandyford Business Park, Sandyford, Dublin, D18 NW93	Gymnastics centre	0.2
47	Heaton Boxing Academy	Unit 5, Leopardstown Retail Park, First Floor, Arena Rd, Dublin	Boxing gym	0.2
48	Stepaside Educate Together Playground	Ballyogan Rd, Ballyogan, Dublin 18, D18 VEA0	Children's playground	1.8
49	Rosemont School Playground	Enniskerry Rd, Sandyford, Dublin	Children's playground	2.0
50	Naomh Olaf Playground	Holly Ave, Blackthorn, Dublin	Children's playground	0.9
51	Mount Eagle Playground and MUGA	Mount Eagle Green, Leopardstown Heights, Sandyford, Dublin	Children's playground	0.8
52	Gaelscoil Taobh na Coille Playground 01	Belarmine Vale, Belarmine, Stepaside, Co. Dublin	Children's playground	1.7
53	Fernhill Park Playground	Enniskerry Rd, Newtownlittle, Dublin	Children's playground	2.2
54	Belarmine Playground	Belarmine Plaza, Sandyford, Dublin	Children's playground	1.8
55	Ballawley Park Playground 01	40 Ballawley Ct, Sandyford, Dublin 16, D16 PK31	Children's playground	1.7
56	Fitzsimon's Wood	18, Co. Dublin	Park	1.6
57	Fernhill Park	Enniskerry Rd, Newtownlittle, Dublin	Park	2.2
58	DLR Meadowbrook Leisure Services	Ballinteer, Dublin	Leisure facility	3.2
59	Westwood Leisure Centre	Leopardstown Race Course, Dublin 18, D18 C9V6	Leisure facility	1.5

Map ID	Facility	Address	Description	Distance
60	The Paddocks Riding Centre	Woodside Rd, Sandyford, Dublin	Horse riding centre	3.0
61	Burrow Golf Course	Kilgobbin, Stepside, Co. Dublin	Golf course	2.3
62	Sandyford Pitch and Putt	Enniskerry Rd, Woodside, Dublin	Pitch and Putt course	1.8
63	Jamestown Pitch and Putt	Jamestown Farm, Enniskerry Rd, Stepside, Co. Dublin, D18 XD59	Pitch and Putt course	3.0
64	CrossFit Green	13 Maple Ave, Stillorgan Business Park, Sandyford, Dublin, A94 CD42	Gym	0.6
65	Energie Fitness Stepside	Unit 8 Belarmine Dr, Kilgobbin, Dublin 18, D18 NW26	Gym	1.8
66	Flyefit Dundrum	Elm Lawn, Sandyford Rd, Dundrum, Dublin 16	Gym	2.6
67	Chapter 2 Fitness Crossfit	61d, 18 Heather Rd, Sandyford, Dublin	Gym	0.3
68	F45 Training Sandyford	Bracken Rd 1 Plaza Level, Beacon South Quarter Shopping Centre, Sandyford, Dublin	Gym	0.4
69	Origin Fitness	31 Spruce Ave, Stillorgan Business Park, Sandyford, Dublin, A94 H2TO	Gym	0.8
70	Body Health and Fitness Gym	Unit 7, 8 Holly Ave, Stillorgan Business Park, Sandyford, Dublin	Gym	0.7
71	Educogym Dundrum	Unit 6, .1 Block 4 Dundrum Town Centre, Sandyford Rd, Dundrum, Dublin 16, D16 PN77	Gym	2.2
72	CrossFit Ireland	T 27, Rowan Ave, Stillorgan Business Park, Sandyford, Dublin	Gym	0.7
73	Southside Gym Sandyford	22 Spruce Ave, Stillorgan, Dublin, A94 N620	Gym	0.9
74	Raw Gyms Sandyford	2 Burton Hall Rd, Sandyford, Dublin	Gym	0.5
75	Fitwithin	Unit 3D Three Rock Rd, Sandyford Business Park, Sandyford, Dublin, D18 E27W	Gym	0.3



Map ID	Facility	Address	Description	Distance
76	ProFitness Gym Dundrum	Apollo Business Park, Dundrum Rd, Dundrum, Dublin, D14 HY88	Gym	3.1
77	Accelerate Fitness	31 Spruce Ave, Stillorgan Business Park, Sandyford, Dublin 18, A94 H2TO	Gym	0.8
78	MOD Physical Culture Gym	Blackthorn Cl, Sandyford, Dublin	Gym	0.7



**Figure 4: Open space, sports and leisure facilities identified within 3km of the subject site**

### 5.3 Education

#### 5.3.1 Primary Schools

The proposed development site is located within the Ballinteer Stepside DLR School Planning Area identified by the Department of Education (DE) as shown in the figure below. 19 no. existing schools were identified within a 3km catchment area of the subject site. The primary schools in the catchment area hold a provisional enrolment of 7,310 no. pupils during the 2021 – 2022 academic years according to the Department of Education. The table below also records



the total number of spaces available in primary schools for the 2022 – 2023 enrolment year, which was acquired from undertaking an admission notice review from each primary school.

**Table 5: Primary Schools Identified in the Study Area**

Map ID	Facility Name	Address	Enrolment 2021 – 2022	Available Capacity per Schools Website 2022/2023	Distance from Site (KM)
79	St Olaf's National School	Balally Dr, Dundrum, Sandyford, Dublin 16, D16 E067	533	81	1.4
80	S N Cnoc AnBhail	Lower Kilmacud Rd, Stillorgan, Dublin	469	60	2.1
81	St Brigids National School	Merville Rd, Stillorgan, Dublin, A94 V104	102	14	1.3
82	St Raphaela's National School	St Raphaela's Rd, Kilmacud, Dublin	433	0	0.7
83	St Laurences BNS	Glencairn, Glencairn Dr, Carmanhall and Leopardstown, Dublin	438	0	1.5
84	St Patricks Boys National School	New Grange Rd, Hollypark, Blackrock, Co. Dublin, A94 FE02	582	0	2.3
85	Stepaside Educate Together	Belarmine Vale, Kilgobbin, Stepaside, Co. Dublin, D18 H7W6	413	78	1.7
86	Oatlands Primary School	32 Woodlands Ave, Stillorgan, Mount Merrion, Co. Dublin, A94 KW94	422	78	1.8
87	Ballinteer Educate Together NS	Churchtown Lower, Dublin	397	52	3.4
88	Gaelscoil Na Fuinseoige	Finsbury Park, Churchtown Upper, Dublin	268	62	3.4
89	Gaelscoil Thaobh Na Coille	Belarmine Vale, Belarmine, Stepaside, Co. Dublin	433	60	1.8
90	Holy Trinity NS	Glencairn, Glencairn Dr, Carmanhall and Leopardstown, Dublin	601	0	1.7
91	Queen of Angels Primary School	Blackthorn Dr, Wedgewood, Sandyford, Dublin 16	290	0	1.0
92	Scoil Naithi	Stonemasons Way, Ballinteer, Dublin 16	233	0	3.5

Map ID	Facility Name	Address	Enrolment 2021 – 2022	Available Capacity per Schools Website 2022/2023	Distance from Site (KM)
93	St Attracta's Junior NS	Broadford Rd, Ballinteer, Dublin	352	90	3.1
94	St Attracta's Senior NS	Broadford Rd, Ballinteer, Dublin	355	0	3.1
95	St. Mary's NS	Lambs Cross, Dublin 18	249	0	1.7
96	Goatstown Stillorgan Educate Together National School	Grafton House, Ballymoss Road, Sandyford Industrial Estate, Dublin D18 P274	88	41	0.3
97	Gaelscoil Shliabh Rua	Bóthair Bhaile Úi Ogáin, Dublin D18K0EN	302	62	2.5
		<b>Total</b>	<b>7310</b>	<b>678</b>	

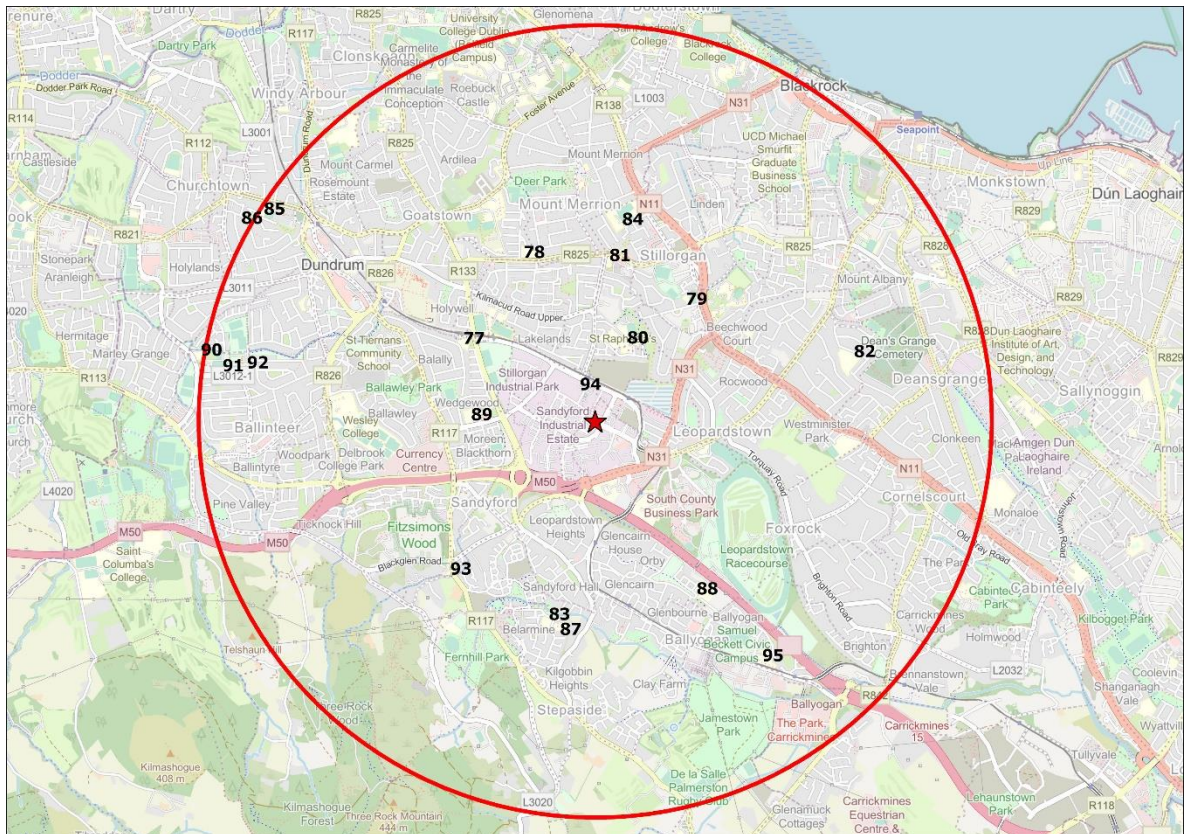


Figure 5: Map of Primary Schools identified within 3km of the subject site

The primary school enrolment figures for the academic years 2017 – 2018 to 2021 – 2022 are tabulated below to highlight any potential trends in the capacity of schools in close proximity to the subject site.

**Table 6: Primary School Enrolment Trends**

School	2017 – 2018	2018 – 2019	2019 – 2020	2020 – 2021	2021 – 2022
St Olaf's National School	488	494	509	521	533
S N Cnoc AinBhil	464	477	474	473	469
St Brigids National School	502	497	484	458	452
St Raphaela's National School	461	456	444	433	433
St Laurences BNS	448	450	447	438	438
St Patricks Boys National School	568	572	568	559	582
Stepaside Educate Together	193	269	337	371	413
Oatlands Primary School	459	438	456	446	422
Ballinteer Educate Together NS	274	331	390	417	397
Gaelscoil Na Fuinseoige	40	88	140	204	268
Gaelscoil Thaobh Na Coille	468	462	458	450	433
Holy Trinity NS	516	531	578	604	601
Queen of Angels Primary School	271	296	314	307	290
Scoil Naithi	230	233	237	236	233
St Attracta's Junior NS	345	338	343	346	352
St Attracta's Senior NS	359	355	356	357	355
St. Mary's NS	263	263	265	256	249
Goaststown Stillorgan Educate Together National School	N/A	N/A	8	40	88
Gaelscoil Shliabh Rua	162	199	236	285	302
<b>Total</b>	<b>6511</b>	<b>6749</b>	<b>7044</b>	<b>7201</b>	<b>7310</b>

As demonstrated in the above table, the total enrolment figures in the 19 no. primary schools within the study area has increased each year. The majority of schools identified experienced a decrease in enrolments for 2021-2022. Further to this, Goaststown Stillorgan Educate Together National School opened in for the academic year of 2019 and is currently located in interim accommodation in Sandyford. Stepaside Educate Together National School moved into a new building in April 2018 which accommodated an increase in children attending the school. While Gaelscoil Fuinseoige opened in 2016 on a phased basis. The additional educational facilities that have opened or expanded in recent years has understandably given rise to an increase of primary school enrolments in the study area.

### **Fee paying schools**

A number of fee paying primary schools were also identified in the study area, including Children House, The Children House, Lycée Français D'Irlande and Nord Anglia International School.

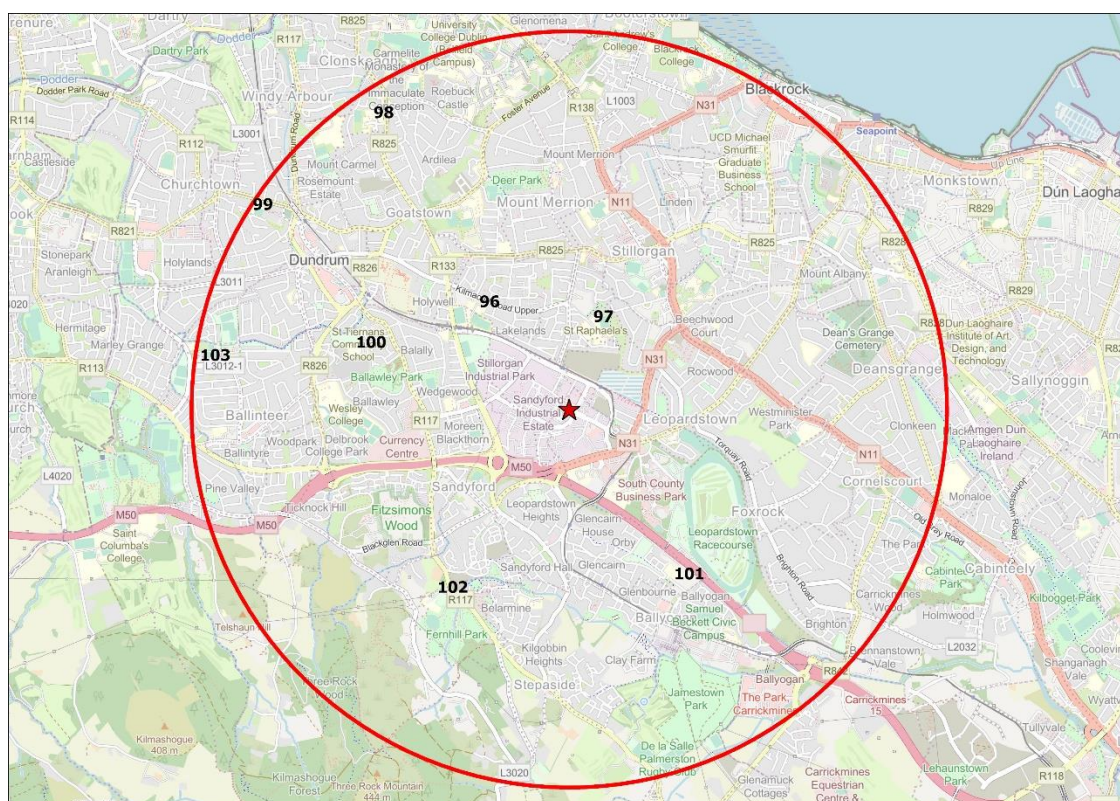
#### **5.3.2 Post Primary Schools**

The 8 no. post-primary schools identified within 3.5 km of the subject site held a combined enrolment of 3,179 no. pupils during the 2021- 2022 academic year according to the Department of Education's provisional enrolment. The table below also records the total number of spaces available in post-primary schools for the 2022 – 2023 enrolment year, which was acquired from undertaking an admission notice review from each primary school.

**Table 7 Post-Primary Schools Identified in the Study Area**

Map ID	Name of School	Address	2021 Enrolled	Available Capacity	Distance from Site
98	St Benildus College	Kilmacud Rd Upper, Stillorgan, Dublin	845	180	1.2
99	St Raphaela's Secondary School	St Raphaela's Rd, Kilmacud, Dublin	569	128	0.8
100	Our Lady's Grove Secondary School	Goatstown Rd, Friarland, Dublin 14	316	90	2.9
101	Goatstown Educate Together	Churchtown Upper, Dublin	73	72	3.1
102	St Tiernan's Community School	Parkvale, Balally, Dublin.	322	72	1.8
103	Stepside Educate Together	The Gallops, Dublin 18	418	136	2.0
104	Rosemont School	Enniskerry Rd, Sandyford, Dublin	223	48	2.1
105	Ballinteer Community School	Broadford Rd, Ballinteer, Dublin, D16 XF79	413	72	3.4
		<b>Total</b>	<b>3,179</b>	<b>798</b>	





**Figure 6: Post-Primary Schools Identified within 3km of the subject site**

**Fee Paying Schools**

In addition to the schools identified in the previous section of this report, there are numerous fee paying post-primary schools located within the catchment of the development, including Mount Anville Secondary School, Loreto College Foxrock and Wesley College.

The table below provides an overview of the post-primary schools located within the vicinity of the site inclusive of their enrolment numbers according to data obtained from the Department of Education’s academic years 2017 – 2018 to 2021- 2022.

**Table 8: Enrolments 2017/2018 to 2021/2022**

Name of School	2017-2018	2018 – 2019	2019 – 2020	2020 – 2021	2021 – 2022
St Benildus College	795	783	807	807	845
St Raphaela’s Secondary School	545	563	569	569	569
Our Lady’s Grove Secondary School	327	309	304	304	316

Name of School	2017-2018	2018 – 2019	2019 – 2020	2020 – 2021	2021 – 2022
Goatstown Educate Together	n/a	n/a	n/a	n/a	73
St Tiernan's Community School	343	343	345	345	322
Stepaside Educate Together	157	157	214	214	418
Rosemont School	169	169	182	182	223
Ballinteer Community School	420	408	407	399	413
<b>Total</b>	<b>2,756</b>	<b>2,732</b>	<b>2,828</b>	<b>2,820</b>	<b>3,179</b>

As recorded in the above table, the total figure associated with the 8 no. post-primary schools in the catchment area increased between the 2020 – 2021 academic year to the 2021 – 2022 academic year. During this period, the total enrolment figures increased from 2,820 no. students to 3,179 no. students, which represents an increase of 359 no. pupils attending post-primary school in the area. Enrolment figures through the course of this period have moderately increased due to the phased opening of Goatstown Educate Together which opened in 2021. Similarly, Stepaside Educate Together Secondary School opened in a temporary premises and is due to relocate to a new school building which will be capable of accommodating 1,000 students in the coming years.

### 5.3.3 Large Scale School Building Programme

The Department of Education announced in April 2018 that more than 40 No. new primary and post-primary schools are to be established throughout the country by 2022. We note that 1 No. new primary school (16 classrooms) and 1 No. new post-primary school (800 pupils) were identified for development within the Goatstown Stillorgan DLR School Planning Area at this time, however, the requirement for new schools will be subject to on-going review. Patronage for both these schools was awarded to Educate Together in 2019.

The below table summarises the status of primary and post-primary schools listed under the Large scale school building programme as of June 2022.

**Table 9: Large-scale School Building Programme**

Roll no.	School Name and Address	Status
19355S & 20028K	Ballyowen Meadows Special School, Beechpark, Stillorgan & Setanta Special School, Beechpark, Stillorgan	Stage 3 (Tender Stage)
20400E	Ballinteer Educate Together National School, D16	On Site

Roll no.	School Name and Address	Status
20523U	Goatstown Stillorgan Primary School, Ballymoss Road, Grafton House, Sandyford Industrial Estate, D.18 / Goatstown Educate Together Secondary School, Notre Dame Campus, Upper Churchtown Road, Churchtown, Dublin 14	School opened in September 2019 in interim start-up accommodation. Stage 1 (Preliminary Design)
68366C	Goatstown Educate Together Secondary School	Stage 1 (Preliminary Design)
68241F	Stepaside Educate Together Secondary School, D16	Stage 3 (Tender Stage)

Further to the planned large-scale projects, a number of works have been proposed at existing schools identified in the vicinity of the subject site in recent years. An examination of DLRCC's online planning register listed the below pipeline of planning and development in the study area. In addition, to existing schools in the area, the development of the temporary school facility at Grafton House (Ref. D18A/1210) was identified which is Goatstown Educate Together National School's temporary school facility.

**Table 10: Upgrades to existing Schools in the Study Area**

Reg. Ref	School Facility	Type of Development	Date of Decision	Status
D22A/0168	St Olaf's NS	448 sqm extension consisting of 4 no. general classrooms and three special need rooms.	Further Information sought	-
D21A/0737	St Tiernan's Community School	The development will consist of alterations to a previously granted development for a two-storey primary school building. The alteration includes the addition of 100m <sup>2</sup> of PV panels to the south facing pitched roof slope	11/11/21	On Site
	St Tiernan's Community School	The development will consist of alterations include the enlargement and minor repositioning of windows to ensure the required daylight level.	18/11/21	On Site
D19A/0729	St. Mary's NS	Extension consisting of 2 no. classrooms. 5 no. resource rooms and staff room.	21/01/2020	On Site

Reg. Ref	School Facility	Type of Development	Date of Decision	Status
D19A/0252	Gaelscoil Thaobh na Coille	Minor alterations to single story classroom extension granted under D18/1208	05/06/2019	-
D19A/0155	St. Olaf's NS	Erection of 2 no. 80 sqm temporary prefabricated classrooms.	10/06/2019	Completed
D18A/1210	Grafton House	Temporary change of use of the existing building to a temporary two storey primary school (c.822.10 sqm)	23/05/2019	Completed
D18A/1208	Gaelscoil Thaobh na Coille	Single storey extension	13/02/2019	On Site

#### 5.4 Childcare Facilities

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

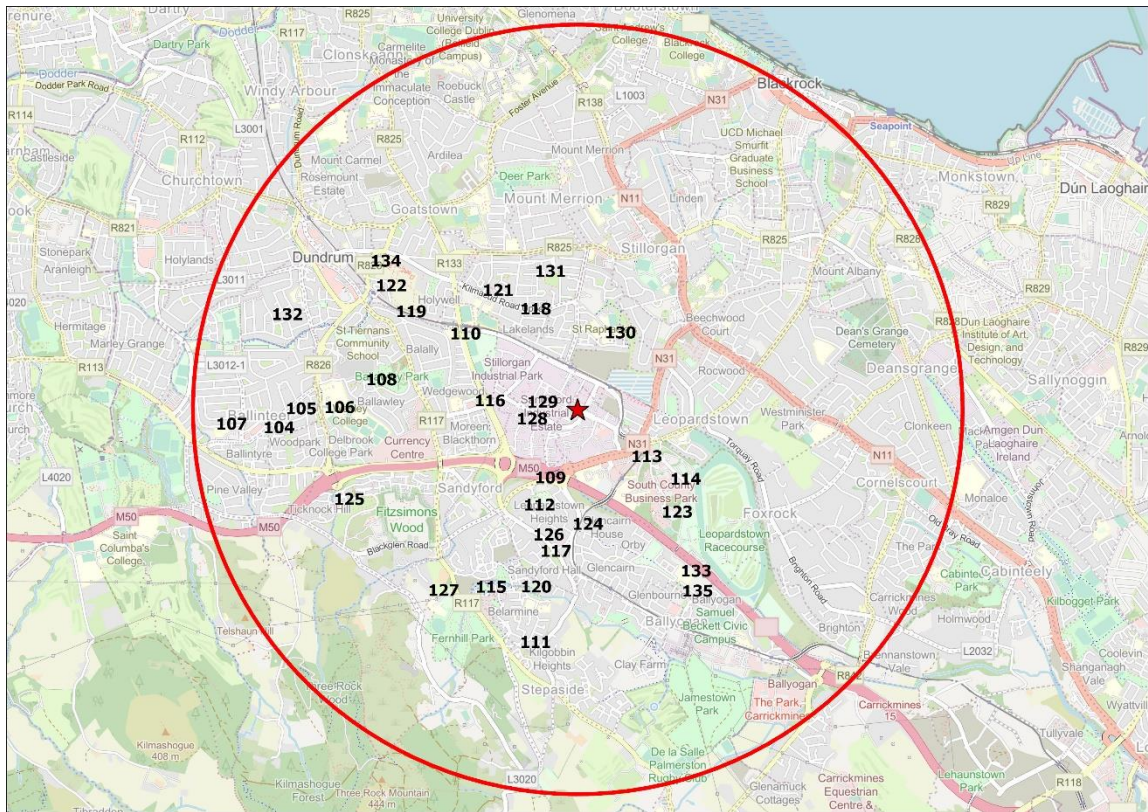
**Table 11: Childcare Facilities Identified**

Map ID	Childcare Facilities	Address	Service	No. of children service can accommodate	Distance
106	Absorbent Minds – Ballinteer	1 Ballintyre Walk, Ballinteer, Dublin, D16 EF88	Full Day, Part Time, Sessional	38 Sessional & 29 Full Day Care	2.5
107	Absorbent Minds - Woodpark	25 The Avenue, Woodpark, Dublin, D16 X239	Full Day, Sessional	50	2.9
108	Blue Stars Early Years Service	Dundrum Methodist Church, Ballinteer Rd, Dundrum, Dublin 16, A96 A097	Part time	12	2.3
109	Broadford Montessori	Ballinteer Scout Den, Broadford Rise, Ballinteer, Dublin 16	Sessional	22	3.1



Map ID	Childcare Facilities	Address	Service	No. of children service can accommodate	Distance
110	Carewell Day Nursery & Montessori	25 Wesley Heights, Sandyford, Dublin 16, D16 V250	Part Time, sessional	16	2.0
111	Cedar Montessori School	Applewood Cottage, Leopardstown Road, Leopardstown	Sessional	30	0.8
112	Bright Minds Childcare and Montessori School Ltd	128 Balally Drive, Dundrum	Full Day	55	1.3
113	Daisychain Montessori & Childcare	15 The Rectory, Stepside	Full Day, Part time, Sessional	50	2.2
114	Giant Steps	85 Mount Eagle View, Leopardstown Heights, Sandyford, Dublin, D18 Y4T8	Sessional	18	1.1
115	Giraffe Childcare Central Park	Vantage Block F, Central Park, Leopardstown	Full Day, Part Time	84	0.7
116	Giraffe Childcare Leopardstown	Icon Centre, South County Bus Park Leopardstown Road, Leopardstown	Full Day, Part time	116	1.1
117	Giraffe Childcare Stepside	Belarmine, Enniskerry Road Stepside, Dublin	Full Day, Part time, sessional	137	1.8
118	HandPrints Montessori PreSchool	Queen of Angels N/S, Sandyford	Part Time, Sessional	54	1.0
119	Kid's Biz	Unit 1A Sandyford Hall Centre, Sandyford	Full Day, Part Time, Sessional	36	1.4
120	Lakelands Childcare	9 Lakelands Road, Upper Kilmacud Road	Full Day	38	1.0
121	Marie's Playgroup	31 Balally Drive, Dundrum	Childminder	5	1.5
122	Naionra Thaobh na Coile	Gaelscoil Thaobh Na Coille, Belarmine, An Chéim (Stepaside)	Sessional	22	1.8
123	Narnia Nursery School Hazelwood	Hazelwood Lodge, Upper Kilmacud Road, Kilmacud	Full Day, Part Time	65	1.4

Map ID	Childcare Facilities	Address	Service	No. of children service can accommodate	Distance
124	Narnia Nursery School Rockfield	Ground Floor, Block 15, Rockfield, Dundrum	Full Day, Part Time, Sessional	46	2.2
125	Nord Anglia International School Dublin	South County Business Park, Leopardstown	Full Day	120	1.2
126	Park Montessori School	Mount Eagle Park, Leopardstown Heights, Sandyford, Dublin	Sessional	12	1.1
127	Puddleducks Creche & Montessori	Springvale Hall, Ticknock Hill, Sandyford	Full Day, Part time	92	2.4
128	Roola Boola Creche & Montessori Kilgobbin Roadshow	Kilgobbin Road, Sandyford	Full Day	24	1.2
129	Rosemont Pre-school	C/O Rosemont School, Enniskerry Road, Sandyford	Part Time	66	2.1
130	The Park Academy Childcare Beacon Court	Unit 7-9 Beacon Court, Bracken Road, Sandyford	Full Day	143	0.5
131	The Park Academy Childcare Beacon South Quarter	The Cubes, Beacon South Quarter, Sandyford	Full Day	115	0.5
132	Greenfields Montessori	St Raphaela's Primary School, Upper Kilmacud Road	Sessional	22	0.7
133	Little Dale Academy	19-21 Dale Road	Full Day, Part Time, Sessional	83	1.3
134	Little Willows Academy	24 Willow Rd, Wyckham Park, Dundrum	Full Day, Part Time	37	2.9
135	Mountainside Montessori	Holy Trinity National School, Glencairn, Leopardstown	Part Time	22	1.8
136	The Little School	The Calf House, Airfield Estate, Overend Way	Full Day	44	2.2
137	Tigers Leopardstown	Leopardstown Centre, Balyogan Road, Leopardstown	Full Day, Part time	110	1.8
			<b>Total</b>	<b>1813</b>	



**Figure 7: Childcare Facilities Located within 3km of the subject Site**

A total of 32 no. childcare facilities were identified in the study area. These facilities were reported as having a combined 1,813 no. childcare places available according to data retrieved from Tusla. The potential childcare uptake of the proposal is likely to be approximately 30 no. childcare spaces as estimated in section 4.5. A survey of existing childcare facilities in the study area demonstrated a limited number of childcare places available in the vicinity of the site. Of the facilities that responded to the consultation, 3 no. indicated that they had capacity, equating to c. 25 no. available places.

### 5.5 Health Facilities and Social Services

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

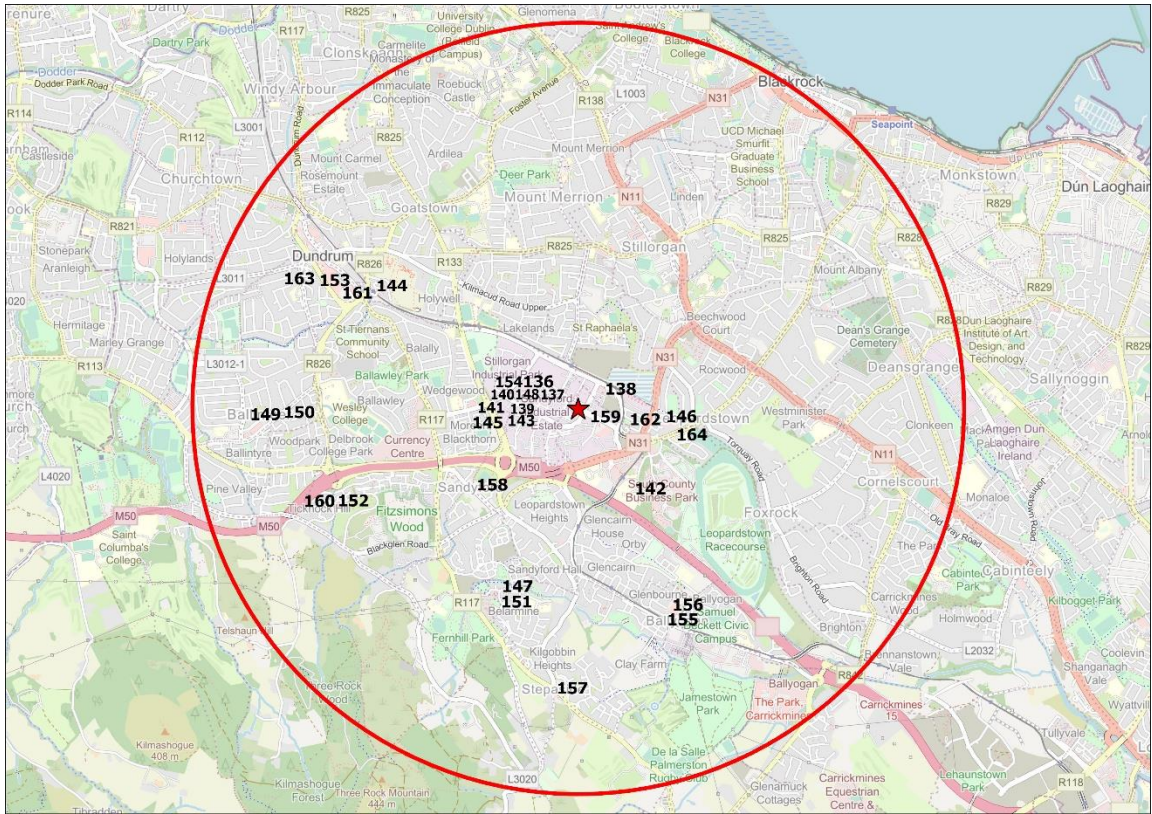
Overall, there is a well-established network of public and private health care facilities in existence to date. There are also several pharmacies, dentists and optometrists operating in the catchment area that can serve the projected population of the proposed development.

**Table 12: Health Facilities and Social Services Identified in the Study Area**

Map ID	Name of Facility	Type of Facility	Address	Distance from Site (Km)
138	Sandyford Medical and Dental Centric Health	Medical and Dental services	Unit C, The Plaza, Beacon South Quarter, Sandyford, Dublin 18	0.5
139	Bloom Health	Midwifery Services	31A Raven's, Three Rock Rd, Sandyford, Dublin, D18 C8P2	0.2
140	Sandyford Wellness Centre	Mental Health Services	21 Sandyford Office Park Sandyford Industrial Estate, Sandyford, Dublin 18, D18 X642	0.3
141	Spectrum Mental Health	Mental Health Services	The Plaza, Beacon South Quarter, Sandyford, Co. Dublin	0.5
142	Dean Clinic Sandyford	Mental Health Services	Unit B, 3rd Floor Apex Business Centre, Blackthorn Road, Dublin, D18 H1K7	0.6
143	Beacon Hospital	Full Hospital & Emergency Services	Beacon Court, Bracken Rd, Sandyford Business Park, Sandyford, Dublin 18, D18 AK68	0.7
144	Leopardstown Park Hospital	Hospital	Foxrock, Dublin 18	0.9
145	Medix Clinic	General Health & Minor Surgical Services	Beacon Court, Bracken Rd, Sandyford Business Park, Sandyford, Dublin	0.7
146	HSE Balally Primary Care Centre	Public Health Centre	Rockfield, Medical Campus, 16, Dublin 16	2.1
147	Beacon Clinic	Specialty Clinic	Beacon Court, Bracken Rd, Sandyford Business Park, Sandyford, Dublin 18	0.7
148	St Joseph's House	Specialty Clinic	Silver Pines, Galloping Green South, Dublin	0.8
149	Stepaside Physio	Specialty Clinic	63-75 Belarmine Plaza, Kilgobbin, Dublin	1.8
150	Treehouse Practice	Specialty Clinic	3, The Cubes Offices Beacon South Quarter, Cube 3, Dublin 18	0.5
151	Ballinteer Health Centre	Health Centres	Ballinteer Ave, Ballinteer, Dublin 16	2.8
152	Ballinteer Health Family Practice	Health Centres	Ballinteer Business Centre, Ballinteer Ave, Ballinteer, Dublin 16, D16 E0E3	2.7
153	Belarmine Medical Centre	Health Centres	Belarmine Plaza, Belarmine Ave, Belarmine, Stepaside, Co. Dublin, D18 W5W9	1.8

Map ID	Name of Facility	Type of Facility	Address	Distance from Site (Km)
154	Blackglen Medical Centre	Health Centres	7, Blackglen Village Centre, Blackglen Rd, Ticknock Park, Dublin 18	2.3
155	Dundrum Medical Centre	Health Centres	Level 4, Dundrum Town Centre, Dublin 16	2.4
156	Clonard Medical	Health Centres	Unit C, The Plaza, Beacon South Quarter, Sandyford, Dublin 18	0.5
157	Glencairn Medical Centre	Health Centres	Ballyogan Rd, Ballyogan, Dublin 18	2.0
158	HSE Leopardstown Primary Care Centre	Health Centres	Leopardstown Shopping Centre, Ballyogan Rd, Ballyogan, Dublin, D18 P3V8	2.1
159	Stepaside Medical	Health Centres	3 The Village, Kilgobbin, Stepaside, Co. Dublin	2.6
160	The Surgery	Health Centres	76 Sandyford Village, Sandyford, Dublin 18, D18 X2X8	1.2
161	Burton Hall Rehab & Training Centre	Mental Health Services	2 Burton Hall Rd, Sandyford, Dublin	0.4
162	Blackglen Dental	Dental Surgery	Unit 5, Blackglen Village Centre, Sandyford, Dublin 18	2.3
163	Smiles	Dental Surgery	Dundrum Retail and Business Park, Sandyford Rd, Dublin, D16 N766	2.3
164	Anne Sullivan Centre (Deaf Blind Services)	Assisted living	Silverpines, Brewery Road, Stillorgan, Co. Dublin	0.8
165	Simpson's Hospital	Nursing Home	Bóthar Baile an tSaoir, Dundrum, Baile Átha Cliath	2.7
166	Laura Lynn - Ireland's Children's Hospice	Hospice	LAURALYNN HOUSE, Leopardstown Rd, Galloping Green South, Dublin 18, D18 X063	1.0





**Figure 8: Health Facilities and Social Services Identified within 3km of the subject site**

**5.6 Community Facilities**

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

Family Resource Centres provide a range of universal and targeted services and development opportunities that address the needs of families and residents in communities. Family resource centres are operated by Tusla, the State’s Child and Family Agency. There is a dedicated Family Resource Centre in Sandyford, operated by Tusla. It offers an extensive range of services including but not limited to counselling services, family support, training schemes, youth support and senior services.

The below table identifies a range of community facilities available in Sandyford and outlines the distance from the subject site. All of the facilities listed below are accessible by public transports, either Luas, or bus, from the application site. In addition, it is worth noting that many of these are located on existing cycle routes. The proposed development itself is adjacent to the planned Sandyford Business District Pedestrian and Cycle Improvement Scheme.

**Table 13: Community Facilities Identified in the Study Area**

Map ID	Name of Facility	Description	Address	Distance from Site (km)
167	137 <sup>th</sup> Balally Scouts	Scout Hall	Balally Scout Den, Hawthorns Rd, Wedgewood, Co. Dublin, D16 X004	0.9
168	Balally Family Resource Centre	Community Centre	The Scout's Den, Wedgewood, Sandyford, Dublin 16	0.9
169	Sandyford Community Centre	Community Centre	Enniskerry Rd, Sandyford, Dublin, D18 E0A8	1.8
170	Furry Hill Community Centre	Community Centre	Furry Hill, Balally, Dublin	1.4
171	Belarmine Community Centre	Community Centre	Belarmine Plaza, Belarmine, Dublin	1.8
172	Balally Pastoral Care	Community centre	Cedar Rd, Sandyford, Dublin	1.0
173	Mill Theatre	Community space and theatre	Dundrum Town Centre, Dublin 16	2.6
174	Taney Parish Centre	Parish Centre	Taney Parish Centre.	2.5
175	Holy Cross Pastoral Centre	Community meeting spaces	Main St, Dundrum, Dublin 14, D14 K820	2.7
176	Dundrum Family Recreation Centre	Recreation centre	98 Acorn Rd, Ballinteer, Stillorgan, Co. Dun Laoghaire	3.2
177	Samuel Beckett Civic Campus	Community Centre	Ballyogan Ct, Ballyogan, Dublin 18, D18 HT72	2.5
178	Dundrum Library	Library	Churchtown Rd Upper, Dundrum, Dublin, D14 VP97	3.1
179	Stillorgan Library	Library	Unit J (1st floor), Stillorgan Village Centre, Stillorgan, Co. Dublin, A94 PR90	1.8
180	Rosemount Family Resource Centre	Community led support organisation	Waldemar Terrace, 3 Main St, Dundrum, Dublin, D14	3.1

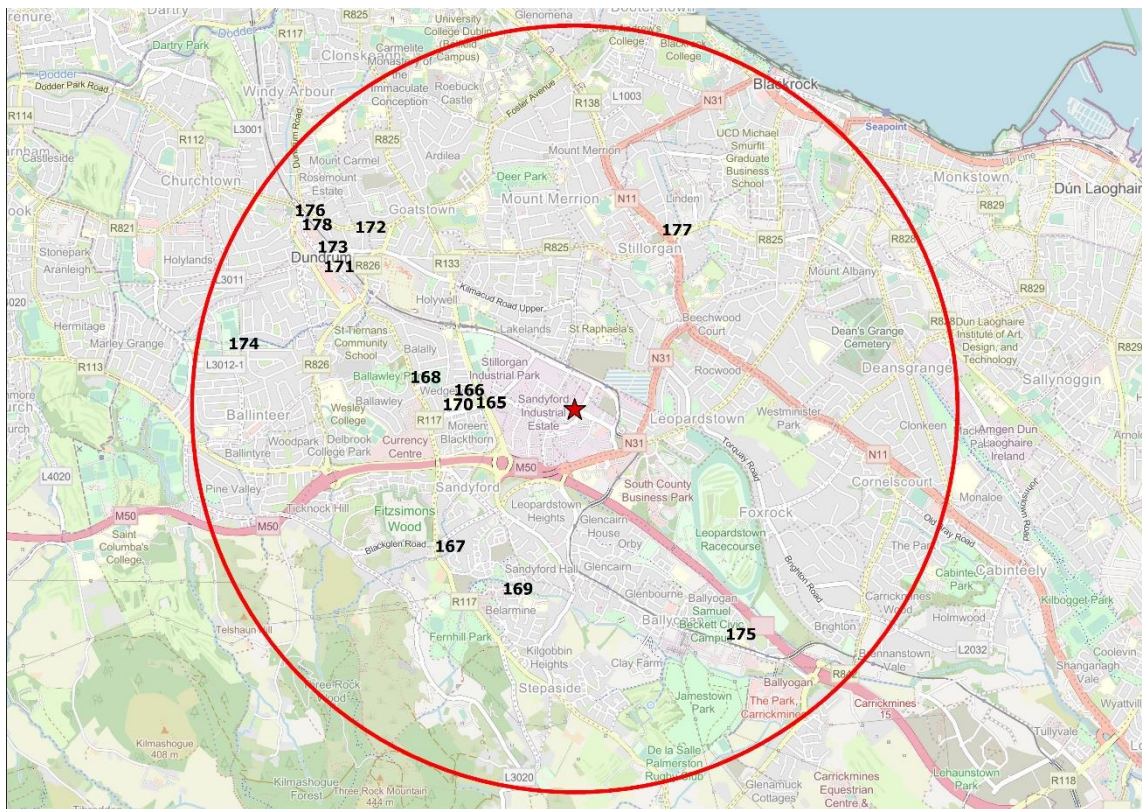
It is worth noting that some the facilities listed above are of high quality and provide a variety of uses and activities. Many of the facilities above are in public ownership/management. Together with privately managed facilities, they offer a wide range of activities for local residents included but not limited to: rooms/space for hire (for clubs, meetings, social gatherings), book clubs, yoga, amateur theatre companies, bridge clubs, studio type sports (yoga, pilates, dancing),



etc. The range and variety available in the area can serve all age groups. Particular reference is made to the Samuel Beckett Civic Campus which is operated by the Council. It includes a range of rooms and facilities available for rental at affordable rates. Facilities for hire at the centre include:

- multipurpose rooms (2 no.) with art projection and sound facilities (size: 53 sqm)
- training / meeting room (27 sqm)
- boardroom / meeting room (18 sqm)

The council also organises regular events and activities at the centre, including dance classes for children, craft groups for the older persons, etc. The centre is also home to the Ballyogan Family Resource Centre, a playground, a leisure centre with gym, studio, Football pitches, GAA pitches etc.



**Figure 9: Community Facilities Identified within 3km of the subject site**

### 5.7 Religious and Places of Worship

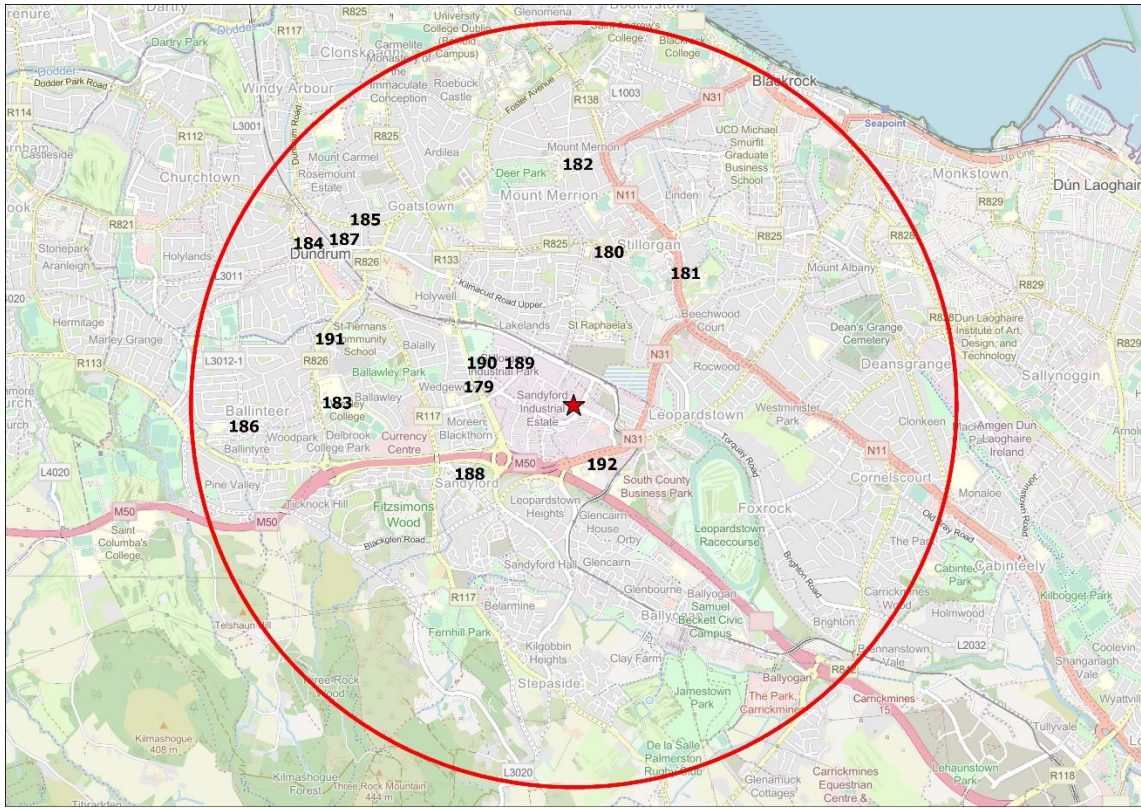
There are several churches and religious buildings serving a variety of different faiths in Sandyford. The majority of these places of worship are located within the core of the town, and are within 3.5 km of the site in Sandyford.

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



**Table 14: Religious and Places of Worship Identified in the Study Area**

Map ID	Name of Facility	Address	Denomination	Distance from Site (Km)
181	Church of the Ascension of the Lord	Cedar Rd, Balally, Dublin	Catholic	1.0
182	St Laurance O'Toole	Lower Kilmacud Rd, Stillorgan, Blackrock, Co. Dublin	Catholic	1.3
183	St Brigid's Church	Stillorgan, Dublin	Protestant	1.4
184	Church of St. Therese	The Rise, Stillorgan, Mount Merrion, Co. Dublin	Catholic	2.1
185	Dundrum Methodist Church	Ballinteer Rd, Ballinteer, Dublin	Protestant	2.8
186	Holy Cross Church	Dundrum, Dublin	Catholic	2.7
187	Christ Church Taney	Taney Rd, Dundrum, Dublin	Protestant	2.3
188	Church of St John the Evangelist	St. John the Evangelist Church, Ballinteer Ave, Ballinteer, Dublin 16	Catholic	2.3
189	Hope Baptist Church	Taney Hall, Eglinton Terrace, Dundrum, Dublin 14	Catholic	2.6
190	St Mary's Sandyford	Sandyford, Dublin 18	Catholic	1.3
191	Biserica leslea	t8 Maple Ave, Stillorgan Business Park, Sandyford, Dublin, A94 RT20	Place of Worship	0.7
192	Dublin Tamil AG Church	55 Maple Ave, Sandyford, Dublin, A94 F8A0	Pentecostal	0.8
193	Gort Mhuire	Wyckham Pl, Balally, Dublin 16	Catholic	2.1
194	Legionaires of Christ	Leopardstown Rd, Carmanhall, Dublin	Catholic	0.6



**Figure 10: Map of Religious and Worship Facilities within 3km of the subject site**

### 5.8 Retail & Entertainment

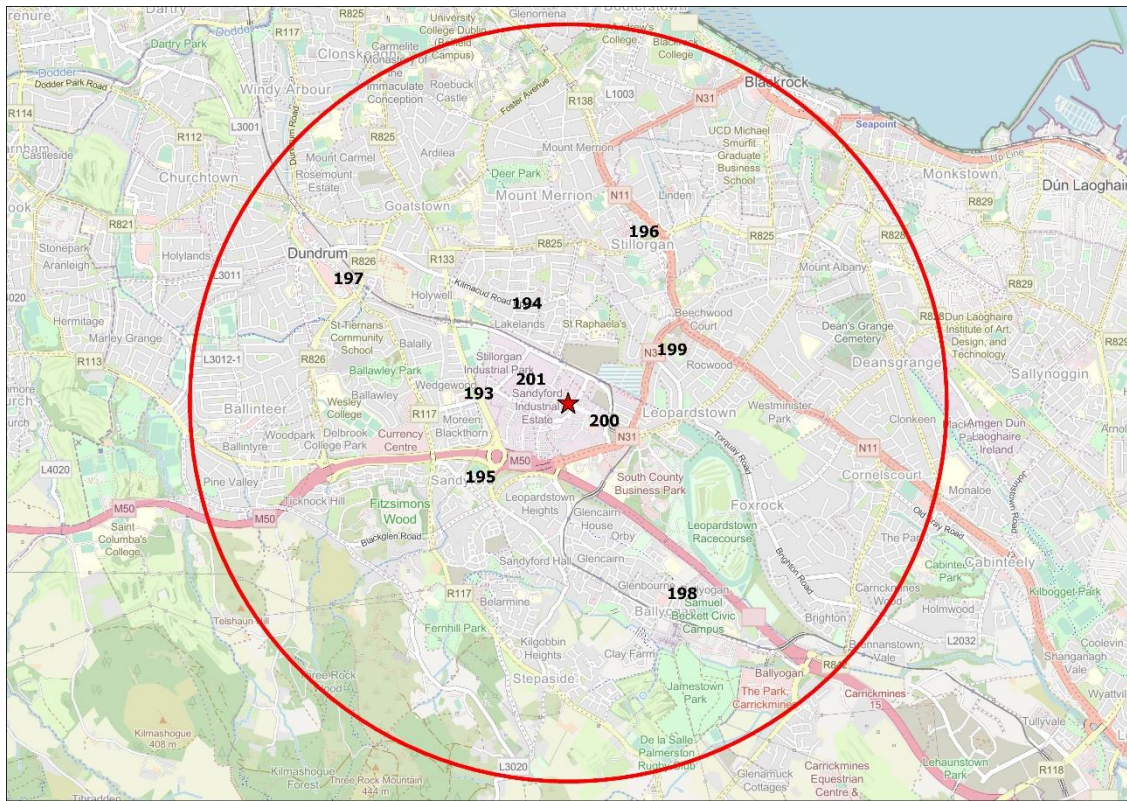
There are a number of retail services in close proximity of the subject site. The site is located in close proximity to Dundrum Town centre providing residents with a range of retail and entertainment services. The site is located less than 500m from the Sandyford luas stop. From there, the Dundrum town centre is located three stops north or a total travel time of 5 min.

In addition, the subject development is located within a short distance to the Luas providing residents with a sustainable mode of transport to access an array of retail and entertainment outside the catchment area for this study. These facilities provide an important function in the overall quality of life for the future residents of the proposed development, and it is noted that retail provision in the immediate area includes a major shopping centre, a district centre and neighbourhood centres. For the purpose of this Social Infrastructure Audit, standalone and small retail clusters were not included

**Table 15: Retail & Entertainment Facilities Identified in the Study Area**

Map ID	Centre Type	Name of Centre	Retail categories	Distance from Site
195	Neighbourhood Centre	Balally Shopping Centre	Convenience Restaurants` Retail services Comparison	1.2
196	Neighbourhood Centre	Lakelands Road	Convenience Comparison	1.7
197	Neighbourhood Centre	Sandyford Village	Restaurants Comparison Retail services	2.2
198	District Centre	Stillorgan Village	Comparison Convenience Retail services Restaurants	2.3
199	Major Town Centre	Dundrum Shopping Centre	Comparison Higher order comparison Convenience Restaurants Retail service	3.2
200	District Centre	Leopardstown Shopping Centre	Comparison Convenience Retail services	2.0
201	Neighbourhood Centre	Brewery Road	Comparison Convenience Retail services	3.2
202	Retail Services	Leopardstown Retail Park	Bulky goods	0.3
203	District Centre	Beacon Quarter South Shopping Centre	Restaurant Comparison Retail services	0.5





**Figure 11: Retail Centres Identified within 3km of the subject site**

The site is also well served for entertainment facilities within these neighbourhood, district and major shopping centres, including facilities such as Mill Theatre, Zero Latency Dublin, Rainforest Golf, JumpZone Sandyford. Mill theatre provides a wide variety of entertainment options, including performing arts, community theatre, visual art, comedy, music and children’s shows within 3.2km of the proposed development site. Zero Latency is located c.700 meters from the subject site, offering a unique virtual reality experience for all ages to enjoy. While rainforest golf is an indoor minigolf facility situated 3.2km from the site at Dundrum Town shopping centre. Finally, Jumpzone Sandyford caters for a range of activities including leisure, recreational and events within c. 500 meters from the proposed development site.

Due to the public transport options available the potential residents at the site can easily access a range of entertainment facilities beyond the study area for the purpose of this report. The site is located approximately 8km from Dublin City Centre.

## 5.9 Audit Summary

This Social Infrastructure Audit has identified and established the level of existing social infrastructure provision within and bordering the c. 3.5 km study area to support the needs of the existing population and demonstrated that a sufficient provision of social infrastructure currently exists to support future residents. The baseline study conducted identified a

substantial range of services and facilities which contribute to quality of life for local residents, comprising 213 no. facilities within close proximity to the subject site. The Study Area is particularly well served in terms of the existing network of facilities identified across the social and community categories. In addition, the high-quality accessible transport located in close proximity to the site also provides an ample array of services and facilities for future residents to access.

The audit has identified potential deficits generated from the projected population in the study area, such as community space and open space, amenity and leisure facilities. The design of the development has been cognisant of the social and community infrastructure requirements for the proposed population at the site to avoid undue pressure on existing services and amenities in the area. The next section of this report will provide an overview of any gaps in the provision of community and social infrastructure in the study area and how the development will respond to address these deficits.

## 6 Assessment

### 6.1 Introduction

This Social Infrastructure Audit seeks to analyse whether there are gaps in the provision of community infrastructure facilities for the Sandyford area for the following categories:

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

The proposed development is expected to give rise to a moderate increase the population; however, it is not deemed to have a detrimental impact of service provision and facilities. The subject site of this development is in a location that has access to an extensive array of services and facilities. It should also be emphasised that the site avails of high quality, high-capacity public transport, which go far beyond the catchment area subject of this audit. Based on the analysis carried out in the previous section of this report, new infrastructural facilities have been proposed on the subject site.

### 6.2 Open Space, Sports and Leisure

The subject site at Sandyford is accessible to a number of existing open spaces, which will assist in satisfying the open space/ green space needs required by any future residents. Marlay Park is located outside the scope of this study but should be noted as high-quality public open space facilities for future residents to utilise. It is also accessible with public transport from the application site.

Various sporting facilities and clubs were identified in the study area, providing a rich array of leisure and sporting activities for future residents to avail of. Due to the extensive number and range of activities in the study area it is considered that the existing facilities could absorb the potential demand generated from the development.

In addition, the proposed development includes 1,716 sqm of communal public space in the central courtyard and at roof level. A resident gym and multipurpose room are proposed at the site that will provide residents with additional amenities at the site. Based on the analysis conducted and the proposed amenity and open space included in the proposal it can be concluded that there is a range and variety of open space, leisure and sport facilities in the area with capacity to serve the new residential population generated from the proposed development.

Section 2.3.7 of the Sandyford Urban Framework Plan (SUIFP)(Appendix 16 of the County Development Plan 2022-28) notes:



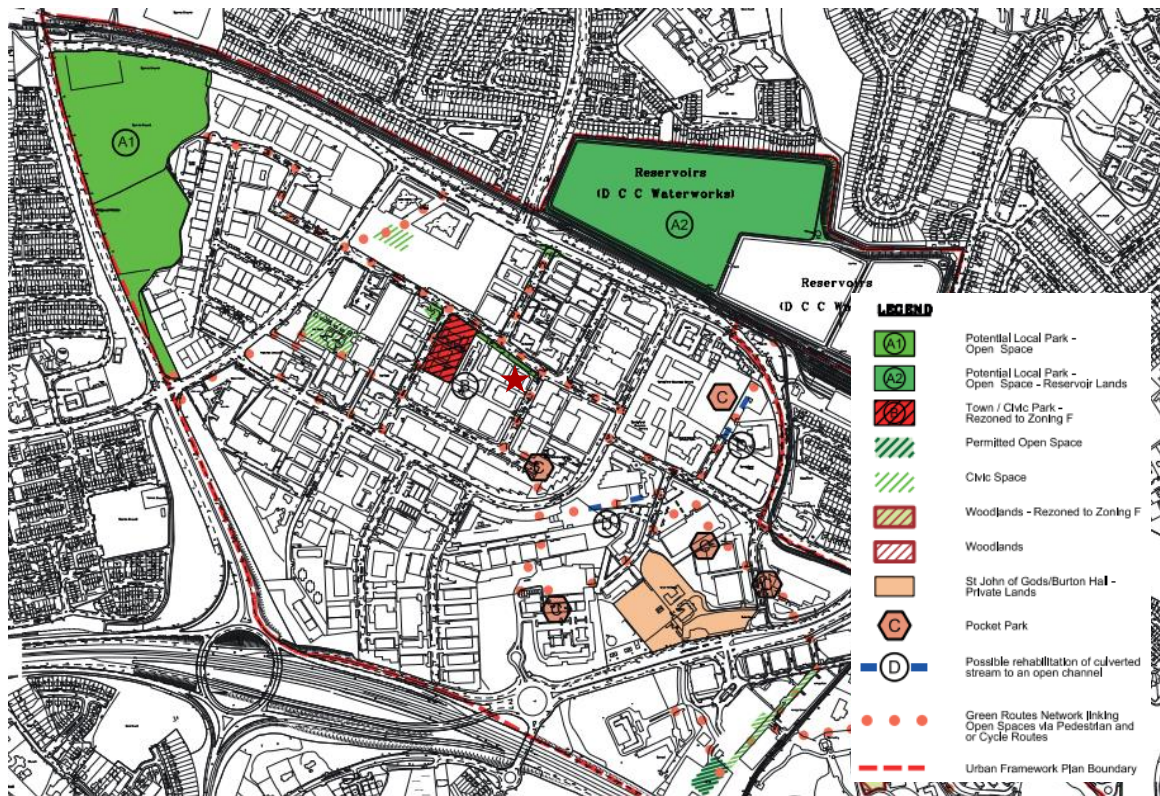
*Open space is to provide for the recreational needs of residents and employees and to contribute to a sense of place unique to Sandyford Business District. The lands zoned Open Space are identified in Map 1.*

The SUFP 2022-2028 sets a series of Open Space Objectives in section 2.3.7 as follows:

- F1 It is an objective of the Council to continue to improve and retain Páirc Uí Bhriain, Blackthorn local park and sports facilities by entering into dialogue with the relevant stakeholders in relation to public usage of the adjoining sport facilities on the southern site of St. Benildus Avenue.
- F2 It is an objective of the Council to actively pursue the use of the evolving reservoir site as active public open space.
- F3 It is an objective of the Council to develop a Sandyford Business District Civic Park (circa 0.8ha of public open space) through a combination of development contributions and other funding streams. A balance will be struck in the design and the layout of this park between the smart, civic quality of an urban square, and the casual, spontaneous nature of a residential area. This will include significant water features, a high degree of sculptural influence, play opportunities, including those for children's play, hard & soft landscape features and extensive tree planting (Map 1, SLO 57).
- F4 It is an objective of the Council to provide public open space for active and recreational uses as identified on Drawing No. 7. The Local Authority will actively pursue the provision of this public open space. This public open space will be funded in accordance with the Development Contribution Scheme adopted for the Plan area.
- F5 It is an objective of the Council to facilitate the provision of a series of pocket parks/urban plazas to be used for small scale localised recreation. These public open spaces may be themed so as to provide a variety of experiences (e.g. landscaped or small active recreational facility). These parks provide break out areas along the Green Routes. (Map 1, SLO 59).
- F6 It is an objective of the Council to protect the stands of trees within South County Business Park by including them and the lands within which they stand, within the Open Space zoning.

Map 1 of the SUFP also includes Specific Local Objective 85 - To secure the use of lands at Stillorgan Reservoir for Public Amenity Purposes

Figure 12 below shows the 'Amenity Open Space' Plan of the Sandyford Urban Framework Plan 2022-2028.

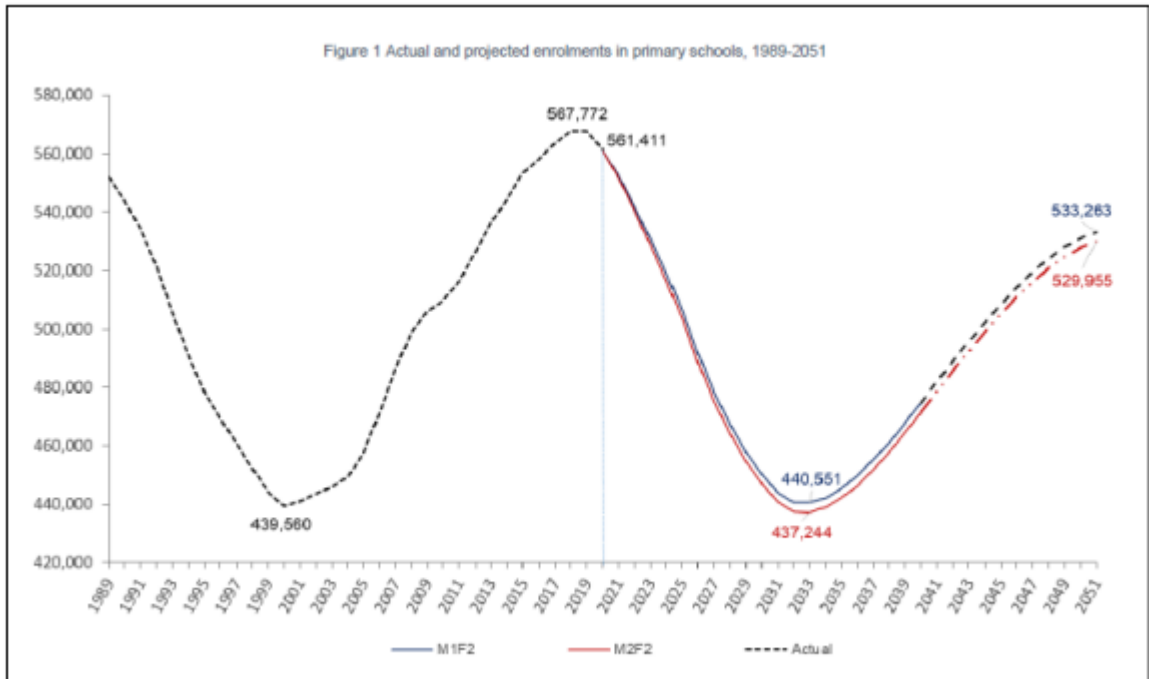


**Figure 12 Drawing No. 7 Amenity Open Space Plan of the Sandyford Urban Framework Plan 2022-2028**

### 6.3 Education

There is no specific population benchmark for the provision of primary or secondary school facilities in Ireland. The Department of Education reported in November 2021 that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2018 and will fall gradually to a low point in 2033, in line with revised migration and fertility assumptions for the country as a whole. The latest statistical release by the DE in this respect states:

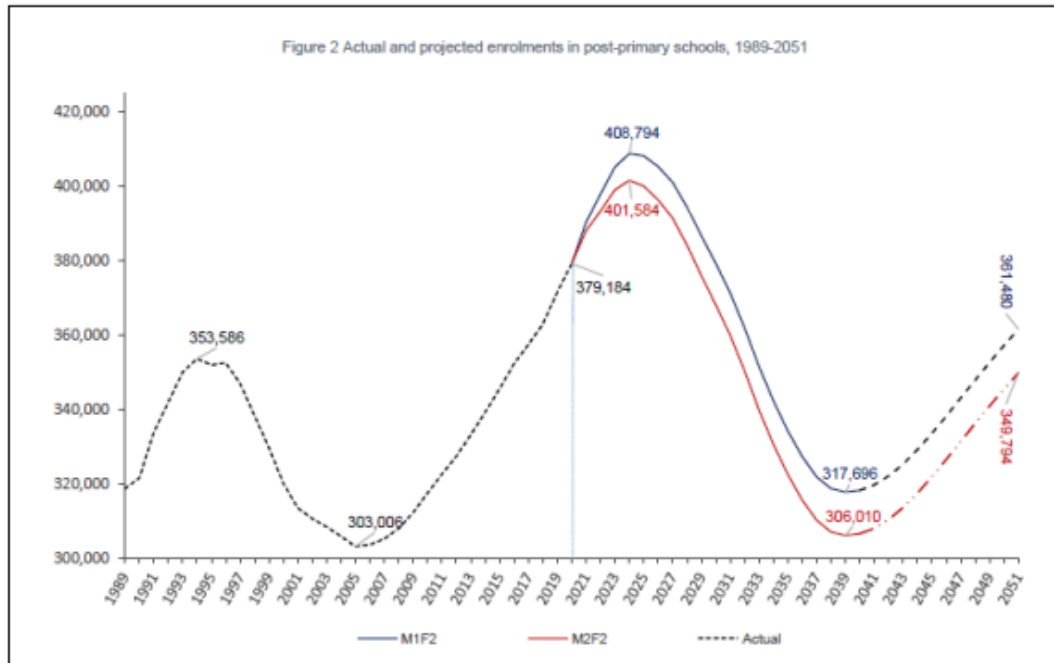
*“Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,716). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F26 scenario will reach a low point of 440,551 by 2033. This is 120,860 lower than today’s figure. Enrolments will rise again thereafter and are projected to stand at 474,888 by 2040, a rise of some 34,300 over the seven years 2033 to 2040.”*



**Figure 13: Projected Enrolments in Primary Schools**

In terms of post-primary school enrolments, it is anticipated that they will continue to rise in the short-term and will likely reach record levels in 2024 (see Figure 5.5 overleaf). The DE report 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.”*



**Figure 14: Projected Enrolments in Post-Primary School**

### 6.3.1 Potential Impact on Existing Schools in the Catchment Area

Based on the projected enrolment figures contained within the Department of Education’s publication, *Projections for full-time enrolment: Primary and Second Level 2021-2040*, it was possible to extrapolate the future enrolment for the 2025-2026 academic year (the opening year of the development) for the catchment area.

The Department of Education project the primary school enrolment figures in the Dublin region to decrease by 9.8% between the academic years 2021 and 2026. Using this figure in the catchment area, it can be considered that the enrolment figures will decrease by c. 716 pupils in the 2025-2026 academic years.

In terms of the post-primary school level, the report indicates the projected enrolment figures are set to increase by 7.7% between 2021 to 2025. By applying this percentage to the current enrolment figures this would result in an increase of 245 students in the 8 no. post-primary schools identified by the 2025-2026 academic year. It should be noted that the figures utilised from the report are an estimate of potential enrolments at each school level based on the projections included in the Department of Education’s report and does not take into consideration the projected enrolment figures at a local level.

**Table 16: Projected Enrolment Trends**

School Level	Enrolment Year		Future Trends	
	2021/22	2025/26 <sup>1</sup>	% Change	Est. Change
Primary School	7,310	6,594	-9.8%	-716
Post-Primary Schools	3,179	3,424	+ 7.7%	245

### 6.3.2 Planned School Provision

The current Dún Laoghaire Rathdown County Development plan 2022 – 2028 notes it is a policy objective of the Council 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.”*

To this end, the Dún Laoghaire-Rathdown County Council (DLRCC) advocates for timely consultation with the Department of Education in the provision of educational facilities through the identification and reservation of potential school sites.

The DLRCC Development Plan also includes a specific local objective in regard to future school provision in SLO No. 51:

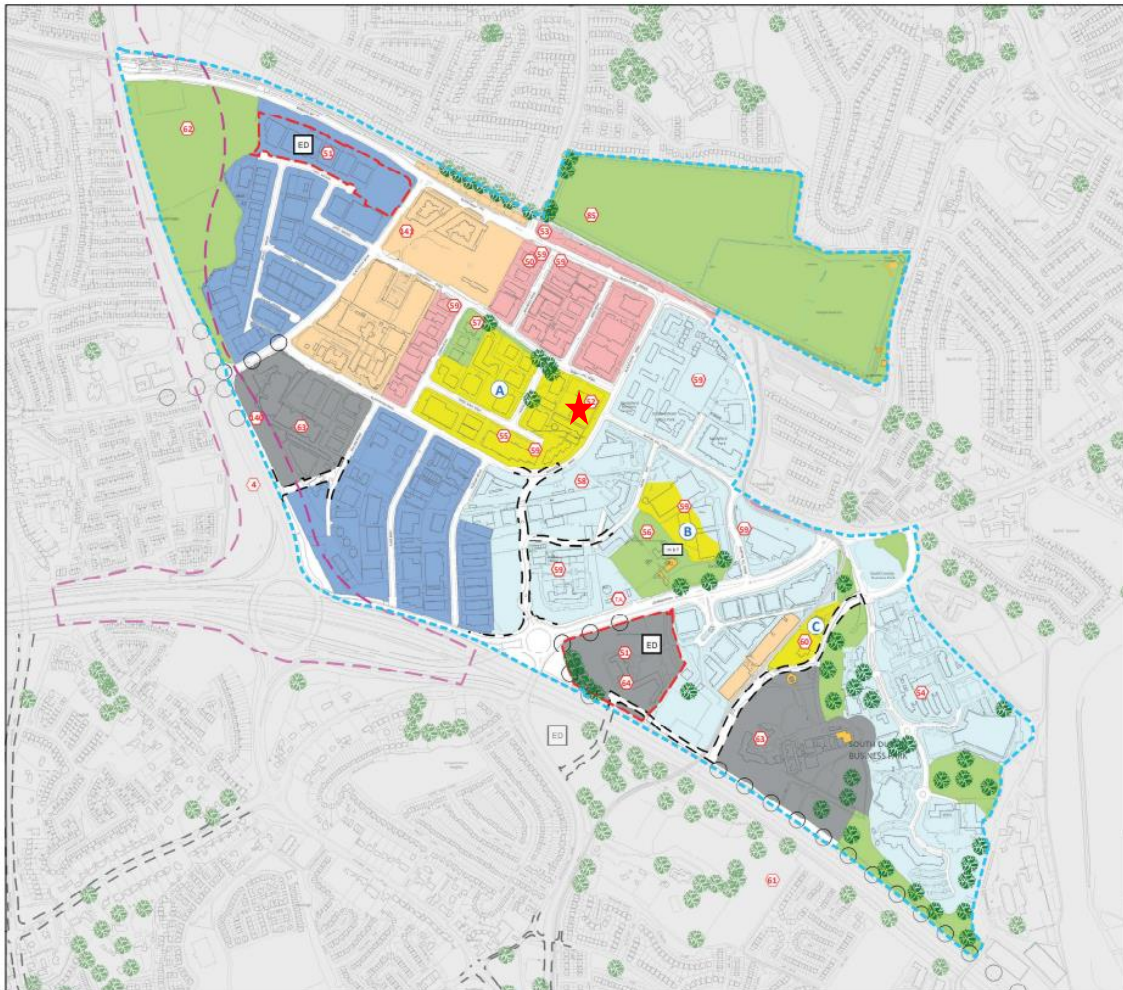
*“To provide for primary and post primary education facilities at Legionaries of Christ lands and at Stillorgan Business Park/Benildus Avenue.”*

We note that 2 No. sites are identified within Sandymount/Foxrock as proposed Education sites. Both sites are located within less than a kilometre of the subject site.

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<sup>1</sup> Figure estimated using the projected decrease of c. 9.81% at primary level and increase of c. 7.65% at post- primary level from 2020 to 2025 as per M1F2 scenario.





**Figure 15: Extract from DLRCDP illustrating proposed school developments (Sites denoted with red boundary)**

### 6.3.3 Conclusion

There are 19 no. existing primary schools and 8 no. post primary schools currently operating within the study area for this report. These facilities cater to a student population of c. 7,310 no. primary school students and c. 3,179 no. post-primary students and have demonstrated low to moderate levels of growth in the recent 5-year period.

With regard to future enrolments, we note that the Department of Education project a c. 10% decrease in enrolments at primary school level and a c. 8% increase in post-primary school enrolments is anticipated for the academic years 2020/2021 to 2025/2026, but will decrease gradually to a low point.

The Dún Laoghaire Rathdown County Development Plan 2022-2028 recognises the need for additional educational facilities in the study area under SLO 51. It is therefore expected that these new schools identified under SLO51 will be delivered during the lifetime of the Development Plan.



Furthermore, a number of schools were listed in the Department of Education's large-scale school building programme located within 3.5km of the subject site. The upgraded facilities and additional planned facilities in the study area will increase the availability of places for future students. Please refer to Table 10 of section 5.3.3.

It is therefore considered the future demand generated by the proposed development, which includes 47 no. primary school children and 35 no. post-primary school aged children is likely to be absorbed by the existing schools network and other planned schools within the area. This assessment considers that cumulatively, there is capacity to absorb the proposed development and adjoining 'Tack' scheme in the existing schools network and other planned schools within the area

#### 6.4 Childcare Facilities

The audit undertaken showed an extensive range of existing childcare facilities operating in the study area. However, the survey of available capacity in these facilities indicated limited availability. Hence, the proposed development includes a 272 sqm creche facility. The facility will accommodate up to approximately 61 no. children which will cater for the demand generated by this development, but also the wider vicinity of the site. The site is located in close proximity to a range of commercial activity, including Sandford Business District which accommodates wide variety of sectors such as ICT, healthcare, life sciences, financial and professional services. The Childcare Guidelines for Planning Authorities (2001) identify industrial estates/ employment areas as locations where childcare facilities should be located.

The Jim Power Economics' Assessment of the Sandford Business District (2021)<sup>2</sup> identifies significant additional employment growth potential in the area by 2028.

Furthermore, the DLR County Development Plan includes Policy Objective PHP6 which encourages the provision of appropriate childcare facilities as an integral part of proposals for new residential developments. The objective also encourages provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage. In addition there is a specific local objective associated with the site in the DLR County Development:

*"SLO No 52 To facilitate the provision of community infrastructure at ground floor along the eastern outer edge of the Carmanhall residential neighbourhood along Blackthorn Road, to create active street frontage and to ensure the appropriate provision of social and community infrastructure to serve the needs of the resident and employee population."*

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<sup>2</sup> Jim Power Economics, 2021, Assessment of the Sandford Business District, an examination of role and achievements of Sandford BID CLG Trading as Sandford Business District and its future role, published August 2021

The provision of a 272 sqm childcare facility, which can accommodate the projected 30 pre-school age children generated from the development and the location of the site is considered appropriate. Indeed, it will provide additional surplus capacity for the wider residential population and people employed in the locality.

### **6.5 Health Facilities and Social Services**

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

### **6.6 Community Facilities**

Community facilities are all well represented within both the immediate and wider area to ensure that new residents will have appropriate access to a wide range of community infrastructure which will ensure a high quality of life for new residents and lead to greater community growth in this area.

The existing community facilities in the area are likely to meet the demands and needs generated by this proposed development. In addition, the development includes residential amenity spaces at ground floor level totalling 893 sqm These will serve to meet arising needs of prospective residents offsetting potential pressure on existing facilities.

### **6.7 Religious and Worship Facilities**

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

## 7 Conclusion

The Social and Community Audit has demonstrated that the subject site is located in close proximity to a range of facilities that will meet the needs of future residents of the proposed development. The proposed development includes a 272 sqm creche, 893 sqm residential amenity space, including a resident gym, business centre, multipurpose room, staff facilities, multimedia/ cinema room, shared working space, concierge and games room.

The subject site is also located close to high-capacity public transport enabling future residents to access a range of services and facilities outside the catchment of this area. The proposed development will generate a modest demand on the existing services and facilities. The site is also well located in relation to public open space with nearby natural amenities, and the wide range of clubs and amenities located in Sandyford and surrounding areas. It is expected the existing services and facilities operating in the study area can absorb the potential demand generated from the proposed development.

There are a number of primary and secondary schools within 3.5km of the subject site. It is noted that the proposed development may generate up to c. 82 children of school going age between primary and secondary school level. It is not expected the development will add undue pressure to the existing school network in the area particularly having regard to the planned capacity. In addition, the Dún Laoghaire County Development Plan for 2022 – 2028 has identified a number of site locations to accommodate school buildings under the Department of Education's school building programme.

The proposed development includes a childcare facility 272 sqm which will meet the needs arising from the development and the demand for childcare facilities in the study area. Therefore, any deficit in childcare facilities within 3.5km of the site has been adequately addressed in the development.

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

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

With regards to retail and entertainment options, the Sandyford area is well served. Local needs are addressed with neighbourhood and district centre. The additional uplift in population will continue to support the economic viability of Sandyford and surrounding area. Furthermore, the site is located close to high-capacity public transport which will accommodate the travel needs for residents for goods outside the catchment area of this study. A journey between the Sandyford Luas Stop and the Ballaly Luas stop where the Dundrum Shopping Centre, a Major Town Centre, is located, takes approximately 7 minutes. Prospective residents can easily access the numerous facilities available at the shopping centre, by sustainable modes.

In conclusion, the existing social infrastructure provision identified within the c. 3.5 km study area is capable of serving the existing population and potential demand generated by the proposed development scheme, with no significant gaps in the existing services network identified. We note that the scheme also proposes to provide a suite of internal communal amenity/support facilities within the development which will positively contribute to the amenity of the resident population once completed.

