

**PLANNING APPLICATION  
UNDER SECTION 175 OF THE PLANNING & DEVELOPMENT ACT**

**SOCIAL INFRASTRUCTURE & CHILDCARE  
DEMAND REPORT**

**CHURCH FIELDS EAST, DUBLIN 15**

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**Brady Shipman  
Martin**

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CLIENT  
**FINGAL COUNTY COUNCIL**

DATE  
**May 2023**

## Church Fields East

### Social Infrastructure & Childcare Demand Report

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## Church Fields East

### Social Infrastructure & Childcare Demand Report

## 1 INTRODUCTION

This Social Infrastructure and Childcare Demand Report has been prepared by Brady Shipman Martin on behalf of Fingal County Council (the Applicant) for a residential development comprising 217 no. units including 96 no. apartments and 121 no. houses.

The purpose of this report is to provide an overview of existing community and social infrastructure, childcare services and the demand for childcare services within the existing area in order to create a sustainable neighbourhood.

For consistency with previous applications in the area, the lands are referred to as Church Fields East with a total site area of 5.52ha. The north of the site is bound by Damastown Avenue; to the east by Church Road; to the south by a permitted linear park and existing residential area of Wellview; and to the west by permitted Part 8 development by Fingal County Council for 300 no. dwellings, a creche, a communal facility and 2 no. retail units (FCC Reg. Ref. PARTXI/01/21). See Fig. 1.1 below.



Figure 1-1: Site Context (Source: Walsh Associates 2023).

Please see the accompanying Planning Report & Statement of Consistency prepared by Brady Shipman Martin for full description of the proposed development.

### 1.1 Proposed Development Summary

The proposed development comprises 217 no. units. The following table outlines the unit mix below:

	Unit:	Percentage:
1 bed	36	17%
2 bed	90	41%
3 bed	80	37%
4 bed	11	5%
<b>Total</b>	217	100%
<i>Excl 1 bed units</i>	181 no. units	

**Table 1-1: Overview of Unit Mix and Numbers of the Proposed Development (Source: Walsh Associates 2023).**

### 1.2 Methodology

Given the location of Church Fields in an established residential area, a 2km catchment (linear distance) has been selected to capture childcare services and primary schools within the immediate area. However the catchment area has been increased to 5km to capture a realistic secondary school provision.

This methodology is in accordance with Objective DMSO78 of the Fingal Development Plan 2023-2029 which requires an assessment within 1km of the subject site as further noted below. Social and Community Infrastructure often serves a wider area. The subject site is well serviced by surrounding centres of Tyrrelstown and Mulhuddart, and therefore a 2km catchment has been selected to show refined results.

This report is primarily a desktop-based study, using freely available data and information services to assess the proposed development and its future population, in the context of nearby existing childcare facilities and schools.

Information in relation to the existing childcare providers was obtained from TUSLA’s register of early years published in December 2023. Enrolment data was obtained from the most up to date Department of Education and Skills 2022/2023 statistics available on [www.gov.ie](http://www.gov.ie). Data in relation to the future provision of schools in the area was obtained from the Department of Education and Skills website.

Population data was also obtained from the Central Statistics Office (CSO, 2016) and used to create a demographic profile of the immediate area. The preliminary Census of Population 2022 results are available but data is limited at County Level only, therefore the most recent Census data from 2016 is used to provide refined analysis using data for Electoral Divisions (ED). The unit numbers and mix are considered to reflect the future composition of the development’s population. This information together with the composition of nearby existing residential areas was used to indicate potential future demand arising from the development for pre-school childcare facilities.

## 2 SITE LOCATION AND CONTEXT

The subject site is located within the administrative area of Fingal County Council, approximately 3.6km northwest of Blanchardstown town centre and c. 2.5km east of the county border with Meath. As such the lands are subject to the Fingal County Development Plan 2023-2029 which provides detail in relation to the development of the subject lands.

The lands are greenfield in nature and are part of Fingal County Council’s wider landholding within the area as outlined in Figure 2-1 below.

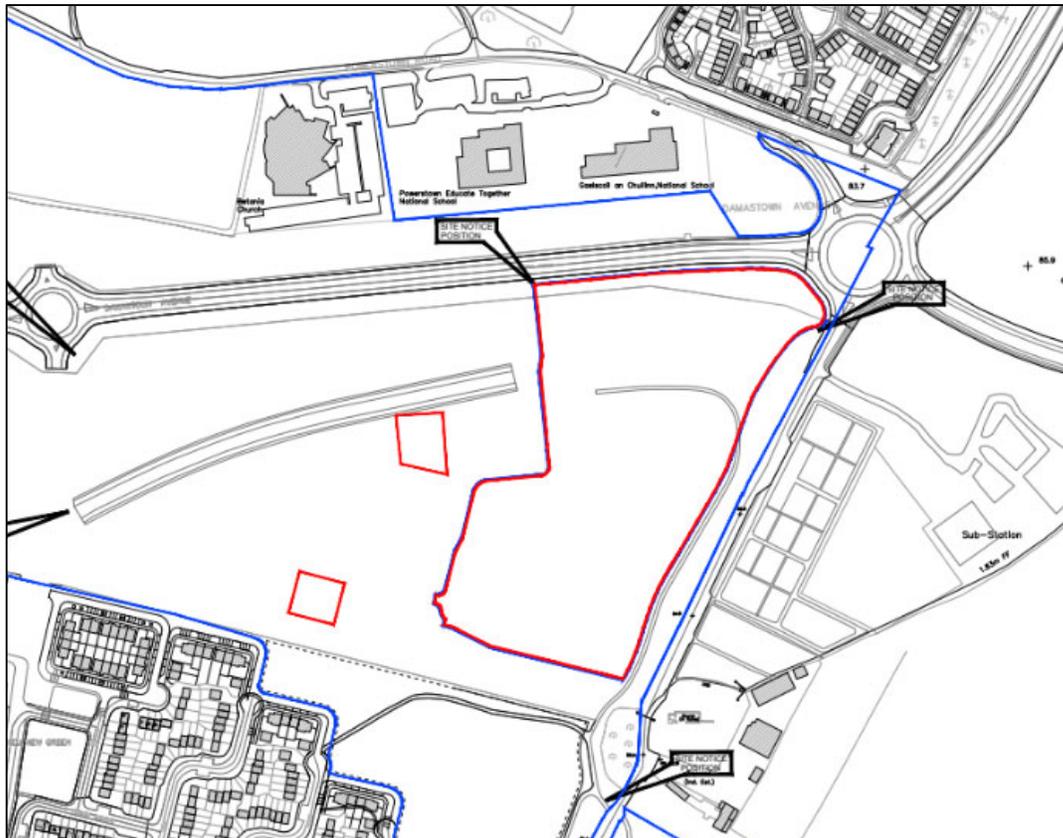


Figure 2-1: Subject Site Outlined in Red & Lands in the Ownership of FCC in Blue (Source: Walsh Associates 2023).

The site is zoned RS – Residential and as such is zoned to “provide for residential development and protect and improve residential amenity.” The overall vision for these lands is to “ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity.”

For further details on land use zoning and map based objectives please refer to the accompanying Planning Report & Statement of Consistency prepared by Brady Shipman Martin.

### 3 PLANNING POLICY CONTEXT

#### 3.1 Fingal Development Plan 2023-2029

##### Social and Community Infrastructure

Chapter 4 of the Fingal County Development Plan 2023-2029 (Development Plan) sets out a strategy for Placemaking in the County. The Development Plan states that *“healthy placemaking is a key ambition of this Plan and National and Regional policy place a strong emphasis on the need to create urban areas that are well-designed, resilient to change and which provide for high-quality public spaces which add character to an area and which are accessible to all.”*

The Development Plan notes the success of collaboration with existing community centres and Board of Management with regard to Mulhuddart Community Centre.

The Development Plan further notes that Fingal County Council is exploring the possibility of extending the Mulhuddart Community Centre to maximise local community facilities in the area. *“This would ensure that the new residents would enjoy the provision of a state-of-the-art community centre as they move into their new community.”* (page 158)

Section 4.5 sets out the strategic aims for achieving sustainable Community and Social Infrastructure, relevant to the proposed development includes:

##### **Objective CIOSO1 – Community Facilities and Social Infrastructure Audit**

Support the preparation of a Fingal cross-departmental community facilities and social infrastructure audit of the County.

##### **Objective CIOSO5 – Residential Development and Community Facilities**

Ensure proposals for large scale residential developments include a community facility, unless it can be established that the needs of the new residents can be adequately served within existing or committed community facilities in the area.

##### **Objective CIOSP3 – Timely Provision of Community Facilities**

Ensure the timely provision in conjunction with housing development of community services, resources and infrastructure, including schools, community, religious, and health facilities, required for the creation of sustainable communities.

This Social Infrastructure and Childcare Demand Report has been prepared in accordance with Objective DMSO77 below:

##### **Objective DMSO77 – Community and Social Infrastructure Audit**

Planning applications for large scale residential and mixed-use developments, of 50 or more residential units, shall include a Community and Social Infrastructure Audit. This audit shall assess the provision of community and social infrastructure within the vicinity of the site and shall identify

existing shortcomings in terms of these facilities and assess whether there is a need to provide additional facilities to cater for the proposed development.

A Community and Social Infrastructure Audit shall include the following:

- An assessment of existing community and social infrastructure facilities within 1 km of the subject site.
- An assessment of the need in terms of necessity, deficiency, and opportunities to enhance/share existing facilities based future population projections for the area
- A justification as to whether or not a new community facility will be provided as part of the proposed development, based on the findings of the audit.

Where new community facilities are required, they shall have regard to Objective DMSO79 above and the following:

- Community facilities shall be flexible in their design and promote optimum/ multi-functional usage, for users of all age and abilities.
- Community facilities shall not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent resident.
- Community facilities shall be provided in conjunction with residential/mixed use development.
- Community facilities shall be accessible by a range of travel modes with an emphasis on walking, cycling and public transport use, while providing appropriate car parking facilities to meet anticipated demand of non-local visitors to the centre.

### **Childcare Facilities**

Regarding childcare facilities, the Development Plan sets out the following objectives:

#### **Objective CIOSO27 – Optimum Childcare Locations**

Encourage the provision of childcare facilities in appropriate locations, including residential areas, town and local centres, areas of employment and areas close to public transport nodes. Encourage the co-location of childcare facilities and community facilities where appropriate, such as community centres and schools, with an emphasis on community and not for profit childcare facilities where appropriate.

#### **Objective CIOSO28 – Childcare Facilities and New Development**

Require the provision of appropriate childcare facilities as an essential part of new residential and mixed-use developments in accordance with the provisions of the Childcare Facilities Guidelines for Planning Authorities 2001 or any superseding Guidelines, or as required by the Planning Authority. Such facilities should be provided in a timely manner and be an integral part of the development proposal.

#### **Objective CIOSO29 – Community Based Childcare**

Promote the establishment of community-based, non-profit, childcare in future Fingal community facilities.

## Schools

Fingal County Council will consider school developments having regard to specific requirements of the Department of Education and Skills and guidance set out within *'The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government, 2008'*.

The Development Plan aims to provide for the provision of schools through a series of objectives including:

### **Objective CIOSO17 – Educational Infrastructure**

Encourage the continued use and possible intensification of existing educational infrastructure where appropriate. Facilitate the development of new schools, the re-development of existing schools and extensions planned as part of the Government's School Building Programme.

### **Objective CIOSO18 – Sites for Primary and Secondary Schools**

Identify sites for primary and secondary schools in consultation with the Department of Education based on future population growth projections and in accordance with the Core Strategy and Settlement Hierarchy.

### **Objective CIOSO19 – Additional Schools**

Facilitate the development of additional schools, including Gaelscoileanna and Gaelcholáistí, at both primary and secondary level in a timely manner in partnership with the Department of Education and Skills and/or other bodies.

### **Objective CIOSO20 – Design of Schools**

Require new schools and other education centres to meet the Council's standards regarding quality of design with an emphasis on contemporary design, landscaping and vehicular movement and vehicular parking. Design of schools and other educational centres should also take account of sustainable building practices, water and energy conservation as well as air quality and climate change. Such standards are to be considered and demonstrated in any application for an educational centre.

### **Objective CIOSO21 – Multiple Usage of School Buildings**

Promote and encourage the multiple usage of school buildings and associated infrastructure so that school facilities are also available for use by the local community after school hours.

## **3.2 Childcare Facilities Guidelines for Planning Authorities (2001)**

Childcare Facilities Guidelines for Planning Authorities, published in June 2001, provides a framework to guide local authorities in preparing development plans and assessing applications for planning permission; and, developers and childcare providers in formulating development proposals.

The Guidelines state that the local authority policies should focus on: *"The identification of appropriate locations for the provision of childcare facilities including city centres, district centres, neighbourhood*

*centres, residential areas, places of employment, and educational institutions and convenience to public transport nodes as a key element in the development of sustainable communities.”*

Appendix 2 of the Childcare Guidelines 2001 sets out the threshold in which childcare facilities should be established based on the geographical distribution of childcare facilities and the emerging demographic profile of the area stating, ‘for housing, a benchmark provision of one childcare facility per 75 dwellings is recommended’, providing a minimum of 20 childcare spaces.

It is further noted that any modification to the indicative standard of one childcare facility per 75 dwellings should have regard to ‘*the make-up of the proposed residential area*’.

Section 2.4 discusses appropriate locations for childcare facilities:

**New communities/Larger new housing developments.** - Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary such as “*development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments.*”

The Guidelines also state: “*The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.*”

### 3.3 Sustainable Residential Development in Urban Areas (2009)

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) is relevant with regard to school provision. Section 4.4 of the Guidelines states:

*“Planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand. In very large-scale residential developments (say, 800+ units), planning authorities must consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities.”*

This Report further responds to the requirements of Section 4.4 of these Guidelines below.

### 3.4 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022 include specific guidance on childcare provision. This gives an indication of the revised approach currently evolving in relation to childcare facilities particularly in the context of the dated current guidelines.

Section 4.7 of the Guidelines state as follows: “*Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.*” (Emphasis added).

Approximately 17% of units in this proposed development are 1 bedroom apartments and therefore this policy stance should be considered in this application. It is therefore anticipated that the potential for children to be living in the scheme is therefore limited to 181 no. units in accordance with these Guidelines.

### **3.5 The Provision of Schools and the Planning System**

The Department of the Environment, Heritage and Local Government together with the Department of Education and Science published the policy document “The Provision of Schools and the Planning System” in July (2008).

This document was designed to facilitate the provision of schools and schools related infrastructure within the planning system coupled to new mechanisms for site identification and acquisition.

The Guidelines outline the following actions:

1. Forecasting Future Education Demand
2. Planning for New Schools through Local Authority Development Plans
3. Location of Schools – Planning Considerations
4. Site Development Standards
5. School Development Proposals and the Development Management Process
6. school Site Identification and Acquisition.

In relation to Development Management the Guidelines require planning authorities to:

*“Take due account of the requirements of section 4.4 of the draft planning guidelines on Sustainable Residential Development in Urban Areas, which requires planning applications for major housing proposals to be accompanied by assessments of the capacity of local schools to accommodate the proposed development.”*

### **3.6 Better Outcomes, Brighter Futures – The National Policy Framework for Children and Young People 2014-2020 (DCYA, 2014)**

Better Outcomes, Brighter Futures represents the first overarching national children’s policy framework comprehending the age ranges spanning children and young people (0 – 24 years). It adopts a whole of Government approach and will be underpinned by a number of constituent strategies in the areas of early years, youth and participation.

### **3.7 Regional Spatial Economic Strategy (RSES) 2019-2031**

The Regional Spatial Economic Strategy (RSES) states that it is important that Local Authorities work collaboratively with service providers and stakeholders including the local community to effectively plan for social infrastructure needs through Local Community Development Committees (LCDCs) and the Local Economic and Community Plans (LECPs) to identify social infrastructure needs and set out an agreed programme of social infrastructure provision with key stakeholders involved in that process.

In the formulation of LECPs Local Authorities should consider demographic trends and patterns when carrying out an assessment of the need for social infrastructure to consider the impact of factors such as an ageing population and the resulting demand for facilities. There are a number of regional policy objectives (RPO’s) within the RSES which support the provision of and access to social infrastructure:

RPO 9.16: In areas where significant new housing is proposed, an assessment of need regarding school’s provision should be carried out and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations.

- **RPO 9.17:** *EMRA shall work collaboratively with stakeholders including the wide range of service providers through the LECs to effectively plan for social infrastructure needs.*
- **RPO 9.18:** *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.*

#### 4 DEMOGRAPHIC PROFILE OF THE STUDY AREA

At the time of assessment the Preliminary Census 2022 Results<sup>1</sup> were publicly available. The preliminary results did not provide robust population data for the specific area surrounding the subject site (The Blanchardstown-Tyrrelstown ED shown Figure 4-1), therefore Census 2016 data has been used for the purposes of the assessment.

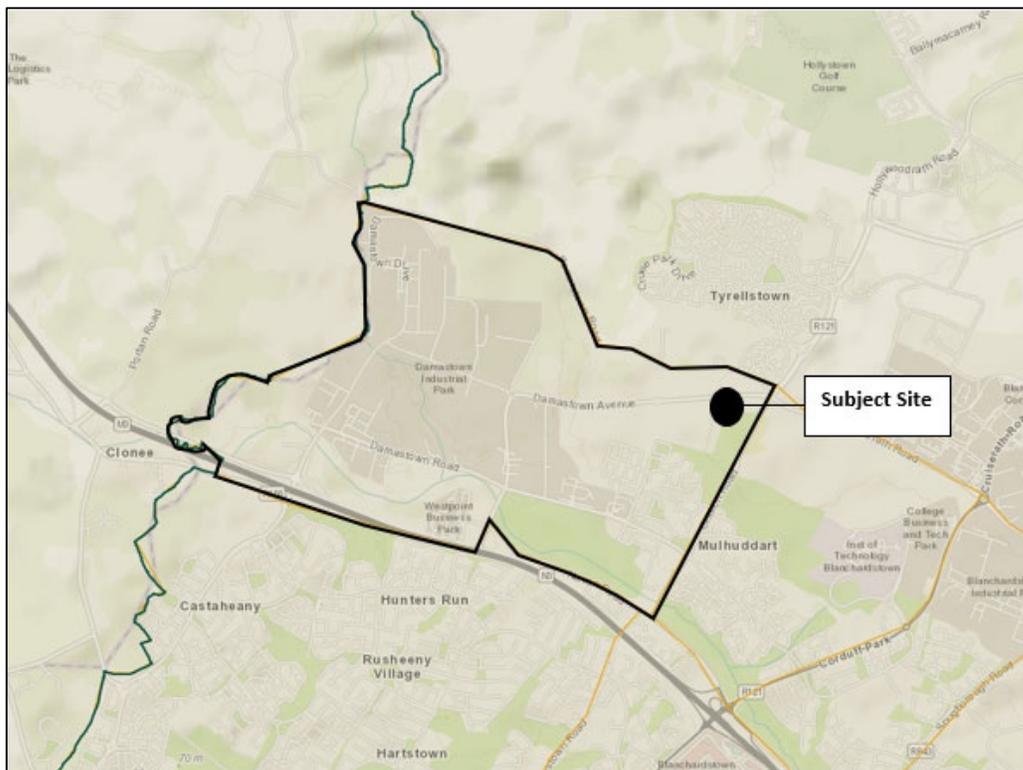


Figure 4-1: The Blanchardstown-Tyrrelstown ED (Source: CSO SAP MAP 2016 BSM Annotation)

<sup>1</sup> <https://www.cso.ie/en/csolatestnews/pressreleases/2022pressreleases/pressstatementcensusofpopulation2022-preliminaryresults/>

#### 4.1 Population Profile

Based on population data from the 2016 Census the area has experienced that of The State average and for County Fingal (as per Table 4-1 and 4-2).

Electoral Divisions (ED)	2006	2011	2006-2011 change	2006-2011 % change
The Blanchardstown-Tyrrelstown (ED)	1,559	2,112	553	35.47%

Table 4-1: Population growth 2011-2016 in The Blanchardstown-Tyrrelstown ED (Source: CSO 2011 & 2016).

	2011	2016	% change
State	4,588,252	4,761,865	3.8%
Fingal	273,991	296,020	8%
The Blanchardstown-Tyrrelstown (ED)	2112	3,257	54.21%

Table 4-2: Subject Electoral Division compared with Fingal and State (Source: CSO 2016).

#### 4.2 Age Profile

In order to assess the proportion of population requiring childcare and are of school going age, see below Table 4-3 which illustrates the age profile (0-18 years old) of Blanchardstown-Tyrrelstown ED in comparison to the administrative area of Fingal:

Age Group	Fingal 2011 Population	Fingal 2016 Population	% Change	Blanchardstown-Tyrrelstown ED 2011 Population	Blanchardstown-Tyrrelstown ED 2016 Population	% Change
0-4-year-olds	26,708	24,899	-6.8%	208	279	34%
5-9-year-olds	33,076	39,349	18.9%	254	299	17%
10-14-year-olds	19,054	22,892	20.1%	274	483	76%
15-19-year-olds	15,648	17,750	12.5%	211	294	39%
20-24-year-olds	20,188	18,980	-6.0%	815	1,280	57%
25-64-year-olds	155,104	162,865	5.0%	944	1,614	70%

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65 + year olds	19,861	27,035	36.1%	52	83	59%
<b>Total:</b>	<b>273,991</b>	<b>296,082</b>	<b>8.1%</b>	<b>2,758</b>	<b>3,257</b>	<b>18%</b>

**Table 4-3: Age Profile of Fingal and Blanchardstown Tyrrelstown ED between 2011 and 2016 (Source: CSO 2011 & 2016).**

Under this census information, Blanchardstown-Tyrrelstown ED has a total of 279 no. children of preschool age (0-4 years old) which equates to 8.5% of the ED population. This is slightly higher than the 0-4 year old population of Fingal as whole which recorded a total of 24,889 no. children equating to 8.4% of population (see below Table 4-4).

Area	0 years old	1 years old	2 years old	3 years old	4 years old	Total	% of total population
Fingal	4,455	4,768	5,056	5,132	5,488	24,889	8.4%
Blanchardstown-Tyrrelstown ED	51	45	58	57	68	279	8.5%

**Table 4-4: 0-4 year Old Population in Blanchardstown-Tyrrelstown ED (Source: CSO 2011 & 2016).**

Whilst Blanchardstown-Tyrrelstown ED increased in population by 18% since 2011, the percentage of children of pre-school age (0-4 years old) also increased by 71 no. children from 208 no. children in 2011 to 279 no. children in 2016 (34%). However, the State has seen a 7% decrease in 0-4 year olds from 356,329 to 331,515 no. children. According to the CSO, this downward trend of the 0-4 year old population is primarily due to a fall in births from 2009.

As stated below in Table 4-5, Blanchardstown-Tyrrelstown ED had a total of 576 no. children of primary school age (5-12 years old) and 465 no. children of secondary school age (13-18 years old) as per Census 2016.

Primary school aged population (5-12 year olds) in Fingal increased from 33,076 pupils in 2011 to 39,349 pupils in 2016 (18.9%) and the primary school age population increased at a faster rate of 31% Blanchardstown-Tyrrelstown ED from 438 no. pupils to 576 no. pupils. Similarly, secondary school age population (13-18) within Blanchardstown-Tyrrelstown ED also increased between 2011 and 2016 from 272 no. pupils to 465 no. pupils (70%).

Area	2011		2016	
	Primary School Population (5-12 yrs old)	Secondary School Population (13-18 yrs old)	Primary School Population (5-12 yrs old)	Secondary School Population (13-18 yrs old)
Fingal	33,076	19,054	39,349	22,892
Blanchardstown-Tyrrelstown ED	438	272	576	465

**Table 4-5: Primary and Secondary School Population in Blanchardstown-Tyrrelstown ED (Source: CSO 2011 & 2016).**

### 4.3 Average Household Size

The average household size is calculated using the total number of houses divided by the total number of people within households. Table 4-6 below shows the average household size in Fingal and Blanchardstown-Tyrrelstown ED.

The Blanchardstown-Tyrrelstown ED has a higher average household size with 3.38 no. people per household in comparison to the average household size in Fingal with 3.02 no. people per household.

The Census 2016 confirms that the average number of children per family nationally is 1.38.

Area	Households	Persons	Average Household Size
Fingal	96,812	292,989	3.02
Blanchardstown-Tyrrelstown ED	965	3,269	3.38

**Table 4-6: Average Household Size 2016 (Source: CSO 2016).**

### 4.4 Population of the Proposed Development

The proposed development is comprised of 217 no. units, 36 of which are no. 1 bed units.

As noted above, the average household size for Fingal (as per Census 2016) is 3.02 people and 3.38 people in Blanchardstown-Tyrrelstown ED.

Area	Calculation	Total
Fingal	217 (no. units) X 3.02 (avg. HH Size)	655 people
The Blanchardstown-Tyrrelstown ED	217 (no. units) X 3.38 (avg. HH Size)	733 people

**Table 4-7: The Population of the Proposed Development (Source CSO 2016, BSM Calculation 2023).**

Therefore, it is expected, based on the average household size of Blanchardstown-Tyrrelstown ED, the proposed development will generate a population of approximately 655-733 no. people.

For the purposes of this report, we will continue to assess the demand for childcare services, school provision and demand on social and community infrastructure with reference to the average household size of the Blanchardstown-Tyrrelstown ED (3.38) in order to provide a fair representation for the purposes of assessing social infrastructure including childcare and education services.

## 5 EXISTING AND PROPOSED CHILDCARE PROVISION

As part of this report, we have surveyed the provision of Childcare Services in the area to provide a summary of both existing and permitted childcare facilities in the vicinity.

### 5.1 Existing Childcare Provision

Table 5-1 and Figure 5-1 below outlines the number and distribution of childcare facilities within the area. Within the 2km catchment area there are 23 existing no. childcare facilities with capacity for up

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to 762 no. children. This includes the permitted childcare facility to the immediate west of the subject site permitted under FCC Reg. Ref. PARTXI/012/21 which has capacity for c.114 no. children.

The existing childcare facilities are of varying scale and operational services as shown in the corresponding table (Table 5-1). *'Once Upon a Time'* is the largest facility within the 2km catchment area (c.1.66 km from the subject site) with a capacity of c.150 no childcare spaces. There are a total of 9 no. facilities within 1km of the site with capacity for up to c.271 no. children.

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No.	Childcare Facility Name	Address	Age Profile	Service Type	No. of Children can be accommodated	Distance from the Site (km)
1	Naoinra an Chuilinn	Powerstown Road, Tyrrelstown, Dublin 15, D15 WR86	2-6 years	Sessional	55	0.24km
2	Powerstown's Little Stars Montessori & Afterschool Care	Powerstown Educate Together, Tyrrelstown, Dublin 15	2-6 years	Sessional	22	0.26km
3	Tyrrelstown's Little Stars @Gaelscoil	Powerscourt Educate Together School, Gaelscoil an Chuilinn, Powerscourt Road, Tyrrelstown, Dublin 15	2-5 years	Part-time	22	0.26km
4	Little Learners Creche	Parslicktown House, Ladyswell Road, Dublin 15	2-6 years	Sessional, Part Time and Full Time Services	30	0.83km
5	By Your Side Early Intervention Preschool	Mulhuddart Community Centre, Church Road Mulhuddart	3-6 years	Part-time	6	0.84km
6	Kidz Zone Early Childcare Service	Mulhuddart Community Centre, Church Road, Dublin 15	2-5 years	Full Time, Part-time, Sessional	32	0.84km
7	Tyrrelstown Little Stars Creche and Montessori	Unit 1, The Plaza, Tyrrelstown, Dublin 15	0-6 years	Full Day	50	0.95km
8	Bothar na NÓg	15 Mount Eustace Park, Tyrrelstown, Dublin 15, D15K5T9	2-5 years	Sessional	16	0.95km
9	Tyrrelstown Montessori & Afterschool	Unit 2, Block D, Tyrrelstown Shopping Centre, Dublin 15	2-6 years	Full Day Part Time Sessional	38	0.95km
10	Barnardo's Early Years' Services Mulhuddart	Riverview, Unit 1, Church Rd, Dublin 15, D15 Y886	2-6 years	Part-time	28	1.00km
11	The Cottage Playschool	Mulhuddart Village, Dublin 15	2-6 years	Sessional	51	1.24km

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12	Tyrrelstown Little Stars @ TETNS	Tyrrelstown Educate Together National School, Dublin 15	2-5 years	Sessional	22	1.30km
13	Tigers Childcare	College Business & Technology Park, Blanchardstown, D15YW11	2-6 years	Full time, Part Time and Sessional Services	22	1.30km
14	Jonix Educational Services	St. Luke's National School, Hollywood Road, Tyrrelstown, Dublin 15	2-6 years	Part Time	12	1.33km
15	Early Learning Montessori	St. Luke's National School, Hollywood Road, Tyrrelstown, Dublin 15	2-6 years	Sessional	22	1.33km
16	Montessori Monkeys	9 Saddlers Crescent, Mulhuddart, Dublin 15	2-6 years	Sessional	9	1.35km
17	Ladybird Lane Child Care Service	Huntstown Family Resource Centre, Huntstown Way Dublin 15	2-6 years	Part-time, sessional	37	1.65km
18	Once Upon a Time	Hollywoodrath Avenue, Blanchardstown, Dublin 15	0-6 years	Sessional, Part Time and Full Time Services	150	1.66 km
19	Avenir School of Montessori Education	6 Huntstown Road, Blakestown, Co. Dublin, D15 Y6DC	2-6 years	Sessional	11	1.72km
20	Tir Na Nog Childcare and Montessori	26 Huntstown Lawn, Mulhuddart, Dublin 15	1.5-6 years	Full time, part-time	30	1.75km
21	Corduff Childcare Service Ltd.	Corduff Campus, Blackcourt Rd, Corduff Dublin 15	0-6 years	Sessional, Part Time and Full Time Services	64	1.75km
22	Blakestown Community Creche	Blakestown way, Dublin 15	2-6 years	Part-time, sessional	22	1.92km

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23	Happy Kids	104 Edgewood Lawns – Building Corduff, Dublin 15, D15 RPOA	2-6 years	Sessional	11	1.97km
Total existing childcare provision					762	-

**Table 5-1: Childcare Facilities within 2km Catchment Area of the Subject Site (Source: Tusla 2023).**

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Figure 5-1: Childcare Facilities within 2km Catchment Area from the Subject Site (Source: Google Earth, BSM 2022)

## 5.2 Proposed Childcare Provision

As part of this report, we have also considered other significant permitted schemes that are not yet built within the surrounding area, which will contribute to the overall quantum of childcare places available. Details of proposed childcare facilities are shown below in Table 5-2.

Permitted childcare facilities in the area include four facilities, three of which form part of a Tyrrelstown SHD development, Reg. Ref. 312271, which was granted by An Bord Pleanala on 23<sup>rd</sup> March 2023, and one childcare facility permitted under a Part 8 Application to the west of the subject site (FCC Reg. Ref. PARTXI/012/21).

Reg. Ref.	Address	Application Status	Capacity	Size (sq.m)	Distance from Subject Site
FCC Reg. Ref. PARTXI/012/21	Church Fields, Mulhuddart, Dublin 15	Permitted (currently under construction)	c. 114 no. children	-	c.500m
ABP Reg. Ref. 312271	Lands at Hollystown-Kilmartin Sites 2&3 SHD (Montessori Block D)	Permitted	c. 60 no. children	c. 280 sq.m	c. 1.19km
ABP Reg. Ref. 312271	Lands at Hollystown-Kilmartin Sites 2&3 SHD (creche standalone)	Permitted	c. 106 no. children	c.530 sq.m	c. 1.19km
ABP Reg. Ref. 312271	Lands at Hollystown-Kilmartin Sites 2&3 SHD (Creche Block D)	Permitted	c. 100 no. children	c.500 sq.m	c.1.28km
<b>Total:</b>			380 no. children		
<b>(Excluding the permitted facility in Church Fields)</b>			266 no. spaces		

**Table 5-2: Proposed Childcare Facilities within the 2km Radius (Source: FCC, 2023).**

Within approximately c.530m of the subject site there are a total 4 no. permitted childcare facilities with a capacity of c.380 no. childcare spaces.

## 6 ESTIMATED CHILDCARE DEMAND AND ANALYSIS

Including both existing (762 no. childcare spaces) and proposed childcare facilities (380 no. childcare spaces), there are a total of approximately 1,142 no. childcare facility spaces available within 2km of the subject site.

### 6.1 Early Years Sector Profile Report 2020/2021

The Early Years Sector Profile Report 2020/2021 provides an overview of the both the Early Learning Care (ELC) and School-Age Childcare (SAC) sector in Ireland for the year 2020/2021. The publication of the Early Years Sector Profile report was paused during Covid-19 pandemic and the figures below are the most recent figures available. The 2022/2023 Annual Early Years Sector Profile survey took place in May 2023 and results are expected late 2023.

The majority of childcare services have resumed after the Covid-19 pandemic and information presented in the report was surveyed during 28th May and 18th June 2021. Based on the 2020/2021 report, capacity figures (enrolled and vacant places) within Fingal have decreased from 11,678 no. places to 6,969 no. places between 2018/2019 and 2020/2021 with vacancy rates increasing from 5% to 20% (1,176 no. places).

The Early Years Sector Profile Report 2020/2021 states that the increase in the number of vacant places can be attributed to demographic changes, however it indicates that not all children have returned to childcare after disruptions caused by Covid-19 rather than significant capacity being created.

Table 6-1 below shows capacity and vacancy numbers in Fingal throughout 2020/2021.

County	Enrolled	Capacity	Vacant Places	Vacancy Rate
Dublin – Fingal 2019	11,142	11,678	536	5%
Dublin – Fingal 2022	5,793	6,969	1,176	20%

**Table 6-1: Capacity and Vacancy Numbers in Fingal 2020/2021 (Source: Early Years Sector Profile Report 2020/2021).**

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

As noted above in Section 3, the Childcare Facilities: Guidelines for Planning Authorities (2001) recommend an average of one childcare facility of minimum 20 no. childcare spaces, for each 75 no. dwellings stating:

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

The proposed scheme contains c.17% one beds which, as per the above, should be discounted from the requirement, resulting in a total of 181 no. units as the basis for the calculation of childcare places.

The application of 20 places for every 75 no. units would result in a requirement of c.48 no. childcare places. This is also aligned with the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022 (see section 3.5 above).

### 6.3 Childcare Demand Summary

As noted above, Census 2016 confirms the average number of children per family nationally (CSO Census 2016) to be 1.38 children per family. On this basis, the child population of the proposed development would equate to 181 no. of applicable units by average no. of children per family (1.38) giving an anticipated child population of c.250 children.

With an area specific percentage breakdown on population in 0-4 age group (see section 4.2) of 8.5% this indicates a pre-school childcare potential requirement of approximately 22 no. childcare places. As per above, and in accordance with the Childcare Guidelines 2001, based on the number of units, a total number of 48 no. childcare places are required. Therefore the proposed requirement for pre-school childcare (22 - 48 no. childcare places) as discussed above equates to a total of c. 1.8% – 4.0% of the existing and proposed childcare places (1,142 no. places) as set out in Section 5.1 and 5.2.

Table 6-2 sets out the number of childcare places required to serve the subject site (c.22-48 no. places), which will be provided for within the recently permitted Church Fields Part 8 development which has capacity for c. 95 - 140 no. children (Reg. Ref. PARTXI/012/21). As per that permission, the anticipated residential population requires c. 73 no. of childcare places, giving a surplus number of spaces already permitted of c. 22-67 no. which can accommodate this current application requirements.

Development:	Childcare Spaces Required (approx.)	Childcare Spaces Provided (maximum approx.)	Remaining Childcare Spaces (approx.)
Church Fields Part 8 (Reg. Ref PARTXI/012/21)	c.73 no. spaces	95-140 no. spaces (Reg. Ref PARTXI/012/21)	22-67 no. spaces
Church Fields East Part 10 (proposed development)	c. 22-48 no. spaces	22-67 no. spaces	19 no. spaces

**Table 6-2: Childcare Provision – Church Fields East (Source: BSM Calculation 2023).**

Considering the proposed development’s characteristics, unit mix, demographic profile of the area and existing and permitted childcare facilities, we submit that the proposed childcare facilities are sufficient to meet the demand of the future population created by the proposed development. We consider the proposed development to be fully in accordance with Government guidance in relation to the Fingal County Development Plan 2023-2029 and the Childcare Facilities Guidelines for Planning Authorities June (2001).

## 7 EXISTING AND PROPOSED SCHOOL PROVISION

As part of this report, we have undertaken a desktop analysis of the provision of primary schools within 2km and secondary schools within a 5km catchment area. As children can often travel further for secondary schools, the catchment area was extended to survey schools within the 5km area.

### 7.1 Existing Primary School Provision

The primary education sector includes a range of school types, including state-funded schools, special schools and private primary schools. The state-funded schools include religious schools, nondenominational schools, multi-denominational schools and Gaelscoileanna (Irish-medium schools).

There are 9 no. primary schools as illustrated in Figure 7-1 within the 2km catchment area with a total enrolment of 4,418 no. pupils, with 1,166 no. places (c. 27%) within 1km of the subject site.

No	Primary School	Address	Enrolled Pupils 2020/2021	Enrolled Pupils 2021/2022	Enrolled Pupils 2022/2023	Average Class Size 2021	Distance from Site
1	Gaelscoil an Chuilinn	Powerstown Road, Tyrrelstown, Dublin 15, D15WR86	314	303	314	27 no. pupils	c.0.25km
2	Powerstown Educate Together NS	Powerstown Road, Tyrrelstown, Dublin 15, D15 VR80	350	372	357	22 no. pupils	c.0.25km
3	Lady's Well National School	1 Castlecurragh Vale, Buzzardstown, Dublin 15, D15 W9P8	483	441	495	20 no. pupils	c.0.78km
4	Tyrrelstown Educate Together National School	Hollywood Road, Tyrrelstown, Dublin D15, D15X98	538	544	616	23 no. pupils	c.1.30km
5	St. Luke's National School	Tyrrelstown, Dublin 15, D15CH64	588	585	570	24 no. pupils	c.1.33km
6	Sacred Heart of Jesus National School	Huntstown Way, Huntstown, Dublin 15 D15KF65	801	775	732	24 no. pupils	c.1.74km
7	Scoil Mhuire Senior School (Scoil Mhuire Sin)	Blakestown, Dublin, D15 YK58	274	260	274	23 no. pupils	c.1.76km

8	Scoil Mhuire Junior Primary School	Blakestown Rd, Coolmine, Dublin 15, D15F293	237	218	207	16 no. pupils	c.1.77km
9	St. Patrick's Junior National School	Corduff, Blanchardstown, Dublin 15, D15PH21	218	850	853	28 no. pupils	c.1.78km
Total			3,803	4,348	4,418		

**Table 7-1: Primary Schools within 2km of the Subject Site (Source: Google Earth, Gov.ie, BSM 2022).**

Results from the 2011 and 2016 Census show that those of primary school age (5-12 years old) has increased by 31% within the Blanchardstown-Tyrrelstown ED from 438 no. children to 576 no. children respectively.

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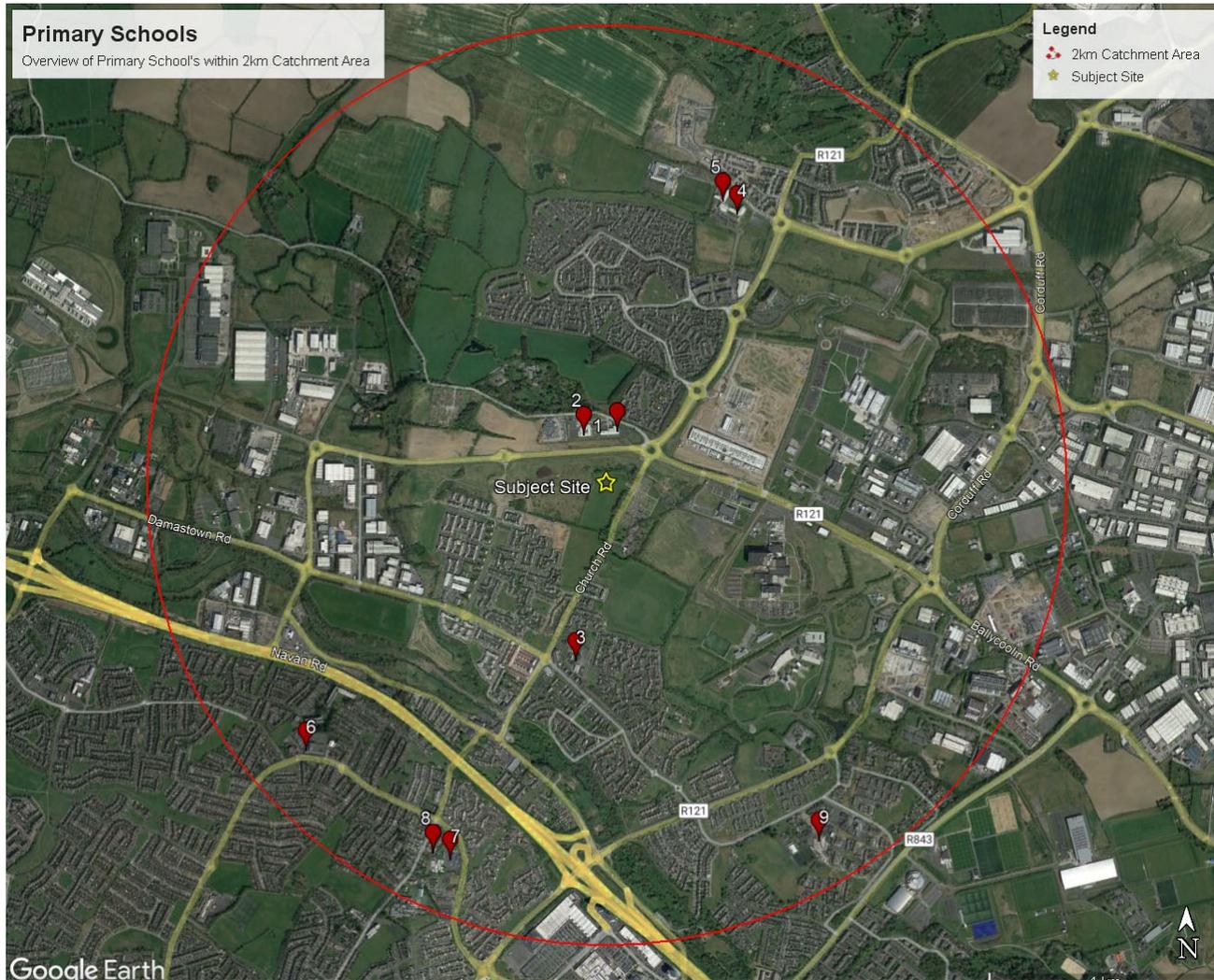


Figure 7-1: Primary Schools within the 2km Catchment Area from the Subject Site (Source: Google Earth, BSM 2023).

## 7.2 Existing Secondary School Provision

The number and distribution of secondary schools within 5km of the site is illustrated below in Figure 7-2. The secondary schools (as listed in Table 7-2), include a range of schools including boys, girls, all genders and Irish-medium schools.

There are 9 no. secondary schools within the 5km catchment area, with 3 no. schools within 2km from the site with a combined enrolment of approximately 1,600 no. pupils within 2022/2023 (27% of total enrolment). In total across the 9 no. secondary schools there was a total enrolment of 5,985 no. pupils.

The number of children enrolled in secondary schools within the catchment area has increased 7.5% between 2020/2021 and 2022/2023, the increased steadily with enrolments rising from 5,563 in 2020/2021 to 5,801 in 2021/2022 (4.2%).

Ériu Community College opened in September 2020 and has seen a 68% increase of enrolments from 79 no. pupils in 2021/2022 to 129 no. pupils in 2022/2023.

No	Secondary School	Address	Enrolled Pupils 2020/2021	Enrolled Pupils 2021/2022	Enrolled Pupils 2022/2023	Distance from Site
1	Le Cheile Secondary School	Hollystown Road, Tyrrelstown, Dublin 15, D15NX98	854	887	917	c.1.37km
2	Rath Dara Community College	Blanchardstown Road North, D15P380	234	234	235	c.1.39km
3	Blakestown Community School	Sheepmoor Avenue, Blanchardstown, Dublin 15, D15F978	425	443	448	c.2.00km
4	Hartstown Community School	Hartstown Road, Blakestown, Dublin 15, D15X049	1,087	1,087	1,113	c.2.52km
5	Coláiste Pobail Setanta College	Phibblestown, Clonee, Dublin 15, D15 EY17	1,040	1,053	1050	c.3.44km
6	Hansfield ETSS	Barnwell Road, D15TF6F	731	770	828	c.4.41km
7	Luttrellstown Community College 76130P	Porterstown Road, Clonsilla, Annfield, Dublin 15	918	960	984	c.4.41km

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8	Ériu Community College	Barnwell Road, Hansfield, Dublin 15	Not available. <sup>2</sup>	79	129	c.4.49km
9	Edmund Rice College	Navan Rd, Phoenix Park Racecourse, Dublin, D15 R7WX	274	288	281	c.4.87km
Total:			5,563	5,801	5,985	

Table 7-2: Overview of Secondary Schools within the 5km Catchment Area from the subject site (Source: [www.gov.ie](http://www.gov.ie)).

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<sup>2</sup> 2020/2021 enrolment figures not available for Ériu Community College

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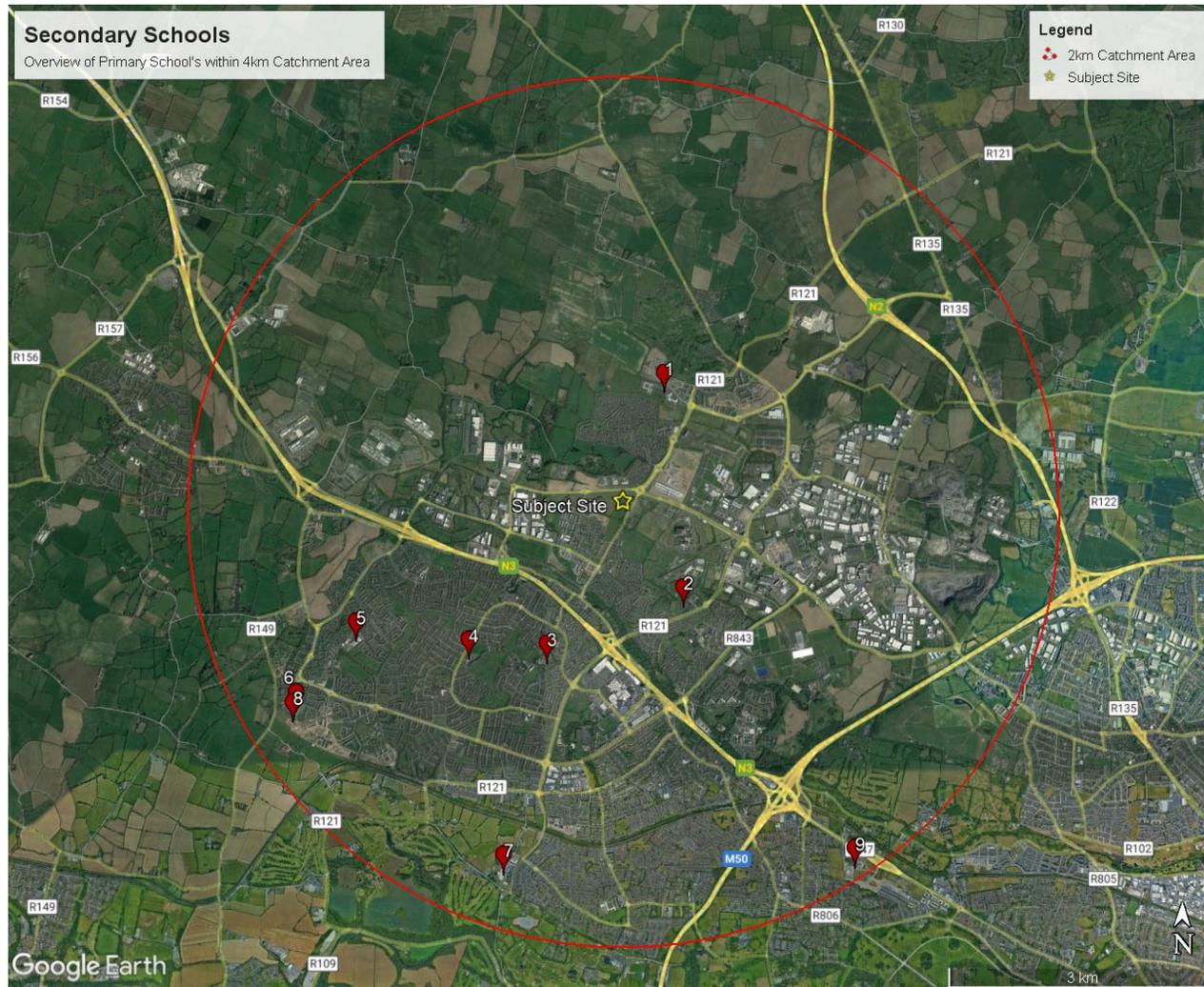


Figure 7-2: Secondary Schools within 5km Catchment Area from the Subject Site (Source: Google Earth, BSM 2023).

### 7.3 Proposed School Facilities

On 2nd February 2023, Fingal County Council granted permission for a primary school comprising 24 no. classrooms with a total height of 2 no. storeys and a gross floor area of c. 4,232 sq.m . The primary school will also include for 2 no. special education needs units including external hard and soft play areas and 2 no. ballcourts ( FCC Reg. Ref. FW22A/0263) and is located c. 1.5km to the northeast of the subject site bound by Hollywoodrath Avenue and Hollywoodrath Way.

It is intended that the building will serve as decant accommodation whilst remedial works are being undertaken to schools in Tyrrelstown. The ‘decant programme’ manages the temporary relocation of pupils to alternative accommodation where existing school buildings are in need of essential remediation and where the nature of the works cannot be accommodated whilst school buildings are in occupation.

The Department of Education selected the site for future school provision to allow for a 24 no. classroom primary school or a 600-800 no. pupil post primary school. Once the school has successfully accommodated schools in remediation, the Department of Education has indicated their intention to use the building as a post primary school. FCC has allowed for flexibility through condition no. 4 of the final grant allowing for either primary or post primary education.

## 8 ESTIMATED SCHOOL DEMAND AND ANALYSIS

The Minister of Education has set out key priorities during the National Development Plan (NDP) period 2021- 2024 regarding school provision including the delivery of c. 150-200 new school building projects annually to provide necessary additional capacity.

### 8.1 Estimated Primary School Demand

Within Blanchardstown-Tyrrelstown ED, as per Census 2016, there was a total of 576 no. children of primary school age (5-12 years old) which equates to 17% of the total population within the electoral division, which represented an increase of 31.5% from 2011-2016 (438 no. children of primary school age).

Blanchardstown-Tyrrelstown ED has a higher proportion of those of primary school age (c. 17%) in comparison to County Fingal as a whole (c. 11%).

As recorded in the ‘*Regional Projections of full-time enrolments, Primary and Second Level 2021-2036*’ produced by the DES, it is projected that the Dublin region will see primary school enrolments fall by almost 24% (34,500 pupils) between 2020 and 2036 as illustrated in Figure 8-1.

Primary school enrolment figures within Blanchardstown-Tyrrelstown ED experienced a slight increase between 2021/2022 and 2022/2023 of 1.6%.

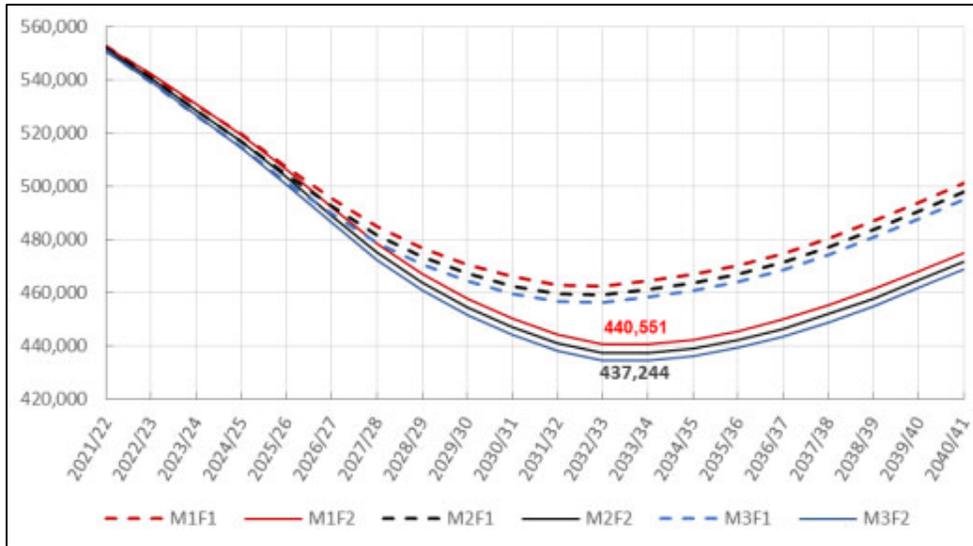


Figure 8-1: Projected Enrolment at Primary School Level 2021-2040 (Source: Department of Education).

As noted in the *Provision of Schools and the Planning System: A Code of Practice 2008* it is estimated that an average of 12% of the population are expected to be present for primary education. An analysis of the likely primary school demand from the proposed development based on the number of units and the average household size within Blanchardstown-Tyrrelstown ED has been applied in Table 8-1 below:

Units	Average HH Size (Blanchardstown Tyrrelstown ED)	Population of the Proposed Development	Projected Primary School Population (12%)
217 (total units)	3.38	c. 733 no. people	88 no. of children
181 (less 1 bed units)	3.38	c. 655no. people	79 no. of children

Table 8-1: Estimated Demand of Primary School Population (Source: CSO 2016).

The demand for primary school places generated by the proposed development is c. 88 no. places, which equates to c. 11 no. places per year group based on an eight-year primary school cycle. Disregarding one-bedroom units as a generator of demand for school places (applying the same methodology as the childcare demand analysis), the proposed development generates the need for c. 79 no. primary school places which equates to c. 10 no. places per year group.

Within the catchment area there are c. 4,418 no. children enrolled across 9 no. primary schools equating to c. 552 no. primary school places per primary school year.

Based on this analysis, the demand for primary school places (79-88 no. spaces) is lower than the estimated school places available per year (552 no. spaces), therefore the primary schools within the catchment area will easily absorb anticipated demand at both the lower and higher range estimate of the proposed development.

## 8.2 Estimated Secondary School Demand

Within Blanchardstown-Tyrrelstown ED, as per Census 2016, there was a total of 465 no. 13-18 no. year olds which equates to c. 14.% of the total population of Blanchardstown-Tyrrelstown ED. There is

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a much higher percentage of the population within secondary school age in the Blanchardstown-Tyrrelstown ED in comparison to Fingal as a whole (7.7%).

As stated in the 'Regional Projections of full-time enrolments, Primary and Second Level 2021-2036' projected secondary school population figures are envisaged, at the State level, to have a total enrolment of 401,584 no. secondary school children, which equates to c. 7.8% of the latest 2022 Census population figure of the State (c. 5.1 million people).

As recorded in the 'Regional Projections of full-time enrolments, Primary and Second Level 2021-2036' produced by the Department of Education, it is envisaged that enrolments will increase by 10,694 no. places between 2020 and 2024 as illustrated below in Figure 8-2, however will begin to decrease between 2025-2036 by 16,323 no. places. Given the timeline of pre- and post-construction requirements, it is expected that the proposed development will not be habitable before 2025, and therefore will not contribute to the secondary school population until the figures are expected to decrease in 2025.

Enrolments in the secondary schools within the 5km catchment area have gradually increased between 2020/2021, 2021/2022 and 2022/2023 as expected, from 5,563 no. pupils, 5,801 no. pupils and 5,985 no. pupils respectively.

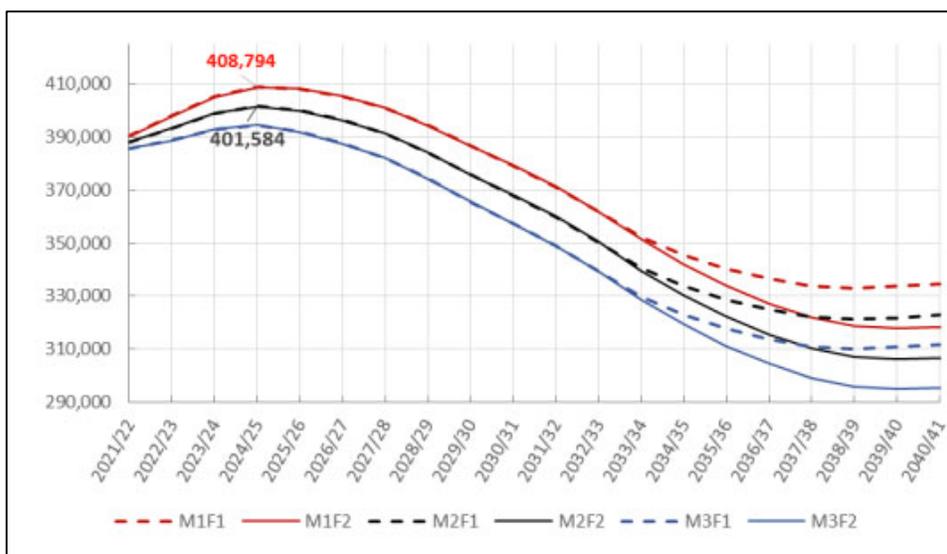


Figure 8-2: Projected Enrolment at Secondary School Level 2021-2040 (Source: Department of Education).

Based on these figures the proposed secondary school population is set out below in Table 8-2.

Units	Average HH Size (Blanchardstown Tyrrelstown ED) (approx.)	Population of the Proposed Development (approx.)	Projected Secondary School Populations (7.3%) (approx.)
217 (total units)	3.38	733	54 no. children
181 (exc. 1 bed units)	3.38	655	48 no. children

Table 8-2: Estimated Demand of Secondary School Population (Source: CSO 2016, BSM Calculation).

The proposed development calculates a demand for c. 48-54 no. secondary school places which equates to approximately 8 - 9 no. school places per year based on a six-year secondary school cycle.

Within the 5km catchment area there are 9 no. secondary schools with a total of c.5,985 no. pupils enrolled, equating to c. 997 no. pupils per school year.

Based on this analysis, the secondary schools within the catchment area have capacity to facilitate the anticipated demand for secondary school places generated by the proposed development as the demand is significantly less than the capacity available.

### **8.3 Estimated School Demand Summary**

To estimate the demand for primary and secondary school places several factors were considered including the available school provision within the catchment area, primary and secondary school age-cohorts within Blanchardstown-Tyrrelstown ED, average household size, unit mix and the projected population from the proposed development.

Overall, the demand for both primary and secondary school places generated by the proposed development is low within the context of school provision within the wider Mulhuddart area (between approximately 79-88 no. primary school places and 48-54 no. secondary school places required). It can be expected that the number of places required may decrease in line with the projected enrolment figures published by the Department of Education.

It is projected that enrolment figures in primary schools will decrease until 2033, and whilst enrolment figures in secondary schools will gradually increase until 2024/2025, it is expected that hereafter enrolments will significantly decrease.

Therefore, both primary and secondary schools within the catchment area will be able to facilitate the anticipated demand for school places generated by the proposed development.

## 9 OVERVIEW OF COMMUNITY AND SOCIAL INFRASTRUCTURE

For the purposes of this Application, we have surveyed the provision of social and community infrastructure. This assessment entails an overview of the following essential community and social facilities including:

- **Community facilities:** Key community resources such as community centres, retail locations, and libraries; and, other ancillary facilities such as post offices, credit unions, recycling centre.
- **Health Facilities:** Hospitals, General Practitioners (GP's) and Medical Centres, Pharmacies.
- **Open Space, Leisure and Recreation:** Parks, sport pitches and club facilities, playgrounds, health and fitness centres.
- **Religious:** Areas of worship and churches.
- **Education:** Provision of primary and post primary schools in the area (covered in Section 8 of this Report).

### 9.1 Community Facilities

#### 9.1.1 Introduction

Quality neighbourhoods should be responsive to the needs of local communities, play an important role in quality-of-life factors and foster a wider sense of community and active citizenship. Key community facilities are considered to include local authority offices, welfare services, libraries, Garda and fire stations, and community services.

The Development Plan, Policy Objective CIOSPY 'Variety of Community Facilities', aims to ensure that accessible, adequate, and diverse community facilities and services in new and established areas are provided for the well-being of residents.

#### 9.1.2 Overview of Existing Facilities

The proposed development is located in close proximity to both Mulhuddart Village and Tyrrelstown Local Centre which provides a number of social and community infrastructure facilities for residents to avail of. The surrounding area possesses a range of services varying in scale, with key major town centre facilities at Blanchardstown Town Centre, nearby.

In addition to key community facilities, sustainable communities require a range of facilities and services such as state or local authority provided services e.g., bank services, post offices, recycling facilities and general facilities.

Within the 2km catchment area there are a total of 8 no. community facilities as set out below. In addition, future residents are conveniently located c. 0.83km from Mulhuddart Community Centre which provides a number of sports options, fitness classes, education, dance and arts and social activities.

See below Table 9-1 and Figure 9-1 illustrating existing community facilities below.

No.	Name	Address	Community Facility	Distance from Site:
1	Mulhuddart Community Centre	Church Road, Dublin 15	Community Centre	c. 0.83km
2	Parslickstown House (Base Enterprise Centre)	Damastown Road, Dublin 15	Community Centre	c.0.84km
3	Mulhuddart Men's Shed	Church Road, Dublin 15	Men's Shed Group	c. 0.98km
4	TU Dublin Blanchardstown Library	University Library, Buzardstown, Dublin 15	Library	c. 1.17km
5	Tyrrelstown Community Centre	Hollywoodrath Rise, Dublin 15	Community Centre	c. 1.33km
6	Huntstown Community Centre	Huntstown Way, Blakestown, Dublin 15	Community Centre	c. 1.61km
7	Corduff Community Resource Centre	Blackcourt Road, Corduff, Dublin 15	Community Centre	c. 1.65km
8	An Post Mulhuddart	Riverside, Blakestown, Dublin 15	A Post Office	c. 2.83km

**Table 9-1: Overview of Community Facilities within the 5km Catchment Area (Source: Google Earth, 2022)**

As discussed above in Section 3.1, the Fingal Development Plan 2023-2029 notes the success of the collaboration between Fingal County Council and the Board of Management with regard to Mulhuddart Community Centre (1).

The Development Plan further notes that FCC are currently exploring the possibility of extending the Mulhuddart Community Centre in order to maximise local facilities in the area.

A community facility of c. 270 sq.m is provided for under the permitted Part 8 application to the west of the site (FCC Reg. Ref. PARTXI/01/21) alongside 2 no. retail units and a creche facility as discussed above.

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Figure 9-1: Community Facilities within the 2km Catchment Area of the Subject Site (Source: Google Earth, 2022)

## 9.2 Healthcare

Healthcare within the study area is provided by a range of different organisations including public, voluntary and private agencies. The Health Services Executive is the primary agency responsible for delivering health and personal social services in Ireland. In recent years, primary care has been identified as the most effective and cost-efficient way to treat patients. This offsets dependence on the hospital system allowing most patient care to take place at local, community locations which feature multi-disciplinary teams of healthcare professionals working together.

For specialist services individuals may be willing to travel further. As the proposed development is located within Dublin City and close to the national motorway network, the population has access to national public hospitals, private hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospital and hospices. The wider Dublin area is served by many established healthcare facilities, with the nearest large scale hospital at Connolly Hospital which is located just outside of the catchment area being used in this assessment (c. 3.4km)

A recently completed primary care centre is located in Corduff. Services available at include GP services, public health nurses, social work and child protection services, child health services, community welfare, disability services, older people services, chiropody, ophthalmic, speech therapy, addiction counselling and treatment, physiotherapy, occupational therapy, psychiatric services, and Home Help.

No.	Name:	Address:	Healthcare Facility:	Distance from Site (km):
1	Allcare Pharmacy Mulhuddart	Unit 2, the Crescent, Church Road, Dublin 15	Pharmacy	0.78km
2	Hickeys Pharmacy Tyrrelstown	15 Main Street, Tyrrelstown, Dublin 15	Pharmacy	c.0.92km
3	Tyrrelstown Medical Centre Centric GP (Primacare)	Unit 1 Block B, Tyrrelstown Way, D15	Medical Centre	c. 0.89km
4	Oakland Dental Clinic	Tyrrelstown Shopping Centre, Dublin 15	Dentist	c. 0.94km
5	Riverside Medical Centre	Navan Road, Buzzardstown, Dublin 15	Medical Centre	c. 1.18km
6	Touchstone Dentistry	Main Street, Buzzardstown, Mulhuddart, Dublin 15.	Dentist	c. 1.19km
7	Alfra Medics Mulhuddart	110 Main Street, Mulhuddart, Dublin 15.	Medical Centre	c.1.26km
8	Huntstown Medical Centre	Pinewood House, Huntstown Way, D 15	Medical Centre	c. 1.68km
9	Corduff Pharmacy	Corduff Shopping Centre, Dublin 15	Pharmacy	c. 1.78km
10	Corduff Primary Care Centre	Corduff Primary Care Centre, Blackcourt Road, Blanchardstown, D 15	Primary Care Centre	c. 1.86km

**Table 9-2: Overview of Healthcare Facilities within the 4km Catchment Area of the Subject Site (Source: Google Earth, 2022).**

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There are a total of 10 no. healthcare facilities within 2km catchment area of the subject site and 4 no. facilities within a 1km radius including a range 2 no. pharmacies, medical centre and dentist.

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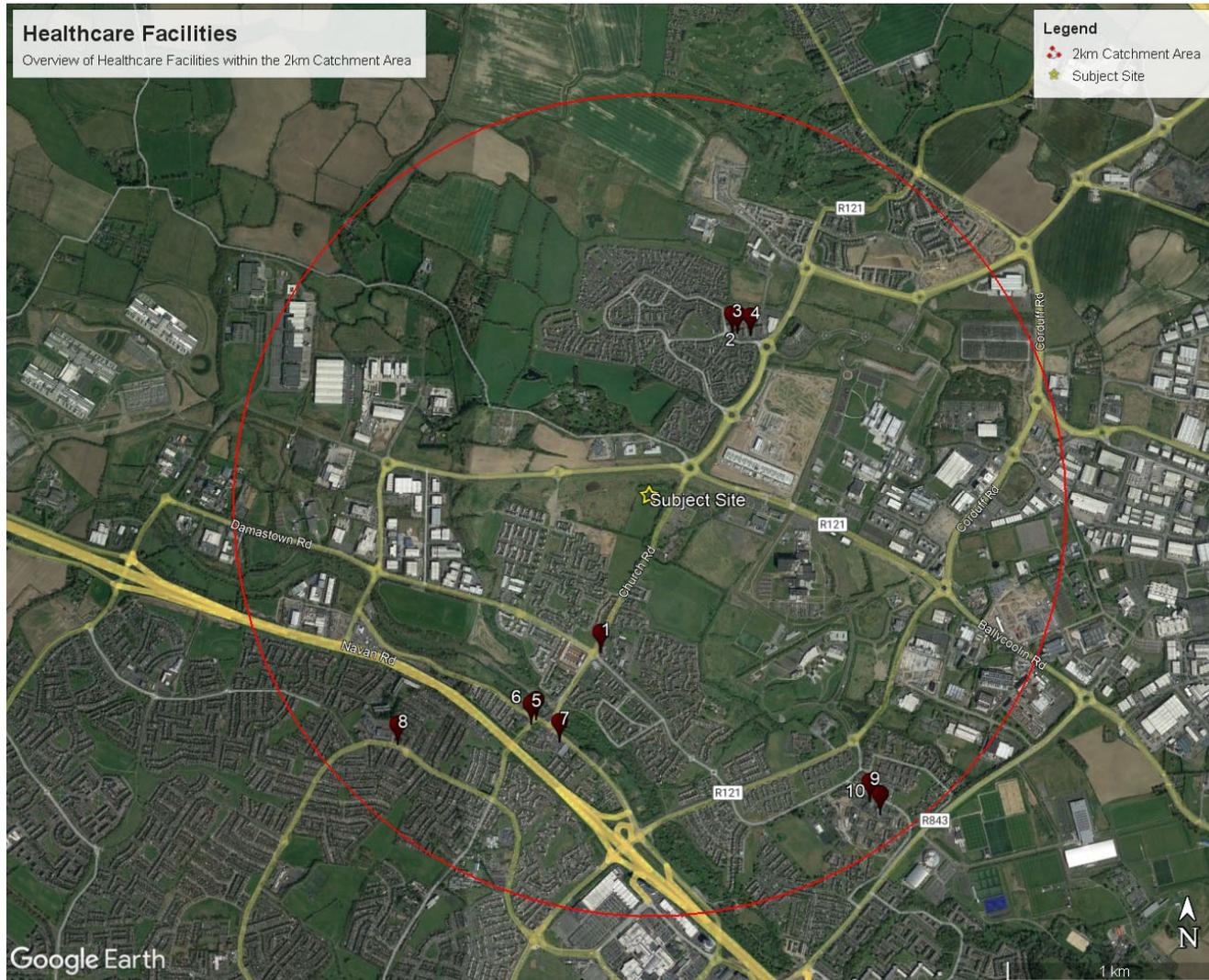


Figure 9-2: Overview of Healthcare Facilities within the 2km Catchment Area of the Subject Site (Source: Google Earth, 2022).

### 9.3 Open Space, Leisure and Recreation

#### 9.3.1 Introduction

Quality recreation, leisure and amenity facilities have a fundamental impact on the quality of life in a place. It can improve social integration and cohesiveness. Sporting, recreation and leisure activities are of primary importance to the quality of life enjoyed by residents.

The immediate area has a vast amount of open space suitable for walking/ hiking, running, cycling and sport activities. The area contains a diverse range of open spaces, for the purposes of this study, open space and recreational facilities including recreational walks and areas, parks, playgrounds, multi-use games areas, and sports pitches. In addition, there are multiple gyms and leisure facilities in the area which provide access to many health and fitness resources.

In addition to that already provided in the local and wider area, this application for development proposes significant public open space provision including the extension of the linear park to the south of the subject site permitted under PARTXI/012/21.

#### 9.3.2 Open Space and Recreation

There are 2 no. larger publicly accessible parks within the 2km catchment area of the subject site including Tolka Valley Park (c.1.1km) and Tyrrelstown Park (c. 1.31km) as shown in Table 9.3 below.

<p><b>Tolka Valley Park</b> – c. 1.11km from subject site</p> <p>Tolka Valley Park is an important regional park located on both sides of the Tolka River between Pelletstown, Finglas and Glasnevin in Dublin City.</p> <p>The park is spread over 140 hectares and follows the Tolka River Valley for 8km from Mulhuddart to Ashtown. Facilities close to the site include playing fields, a dog park, motocross club, walking trails and cycling trails.</p>	
<p><b>Tyrrelstown Park</b> – c. 1.31km from subject site</p> <p>Located directly south of the subject site, Tyrrelstown Park is approximately 17ha in size and a valuable local amenity with playing fields, multi-use games areas and a children’s playground.</p> <p>Connectivity links to Tyrrelstown Park are provided as part of the proposed development.</p>	

Table 9-3 – Key Parks within 4km Catchment Area of the Subject Site (Source: Google Earth, FCC, BSM 2022).

Directly south of the subject site a total of 1.9ha of Class 1 Open Space is provided referred to as the Eastern Linear Park permitted under the Part 8 Development (FCC Reg. Ref PARTXI/012/21) with a total of approximately 1,004 sq.m of formal play area.

### 9.3.3 Existing Sports Clubs, Sports and Leisure Facilities

There are a significant number of leisure and recreation facilities within the 4km catchment area from the subject site for future residents to avail of.

No.	Name	Address	Leisure & Recreation Facility	Distance from Site (km)
1	Tyrrelstown FC Soccer & GAA Pitches	Tyrrelstown Community Centre, Dublin 15	Sports Pitches	c. 1.43km
2	Tyrrelstown Cricket Club Ground	Tyrrelstown, Dublin 15	Cricket Club	c. 1.49km
3	Tyrrelstown GAA Club	Tyrrelstown Community Centre, Hollywood Road, Dublin 15	GAA Club	c. 1.28km
4	Dublin Sonics	Verona FC Sports & Leisure Club	Basketball Club	c. 1.30km
5	McCrudden Fitness	Unit 2, Tyrrelstown Way, Dublin 15	Gym	c. 0.90km
6	FUSE Blanchardstown	Unit 1, No. 2 Stemple Exchange, Blanchardstown, Dublin 15	Gym	c. 1.65km
7	All Weather Pitch – IT Blanchardstown	Institute of Technology, Blanchardstown, Dublin 15	All Weather Sports Pitches	c. 0.94km
8	Clonee United FC	Damastown Road, Macetown South, Dublin 15	Football Club	c.1.18km
9	Ger Conroy Fitness Mulhuddart	Parkside House, Buzzardstown, Dublin 15	Gym	c. 1.22km
10	Whitestown All Weather Pitch	Coolmine, Dublin 15	All Weather Sports Pitches	c. 1.68km
11	Corduff Sports Centre	Blackcourt Road, Corduff, Dublin 15	Sports Centre	c. 1.78km
12	Celtic Warrior Boxing Club	31 Corduff Avenue, Corduff, Dublin 15.	Boxing Club	c.179km

**Table 9-4: Overview of Sports Clubs, Sports and Leisure Facilities within the 4km Catchment Area of the Subject Site (Source: Google Earth, 2022).**

The National Sports Ireland Campus is just beyond the 2km catchment area, located c.2.13km southeast of the subject site. The National Sports Ireland Campus has a wide offering of sporting facilities for clubs, sports organisations, schools, universities, company, groups or individuals

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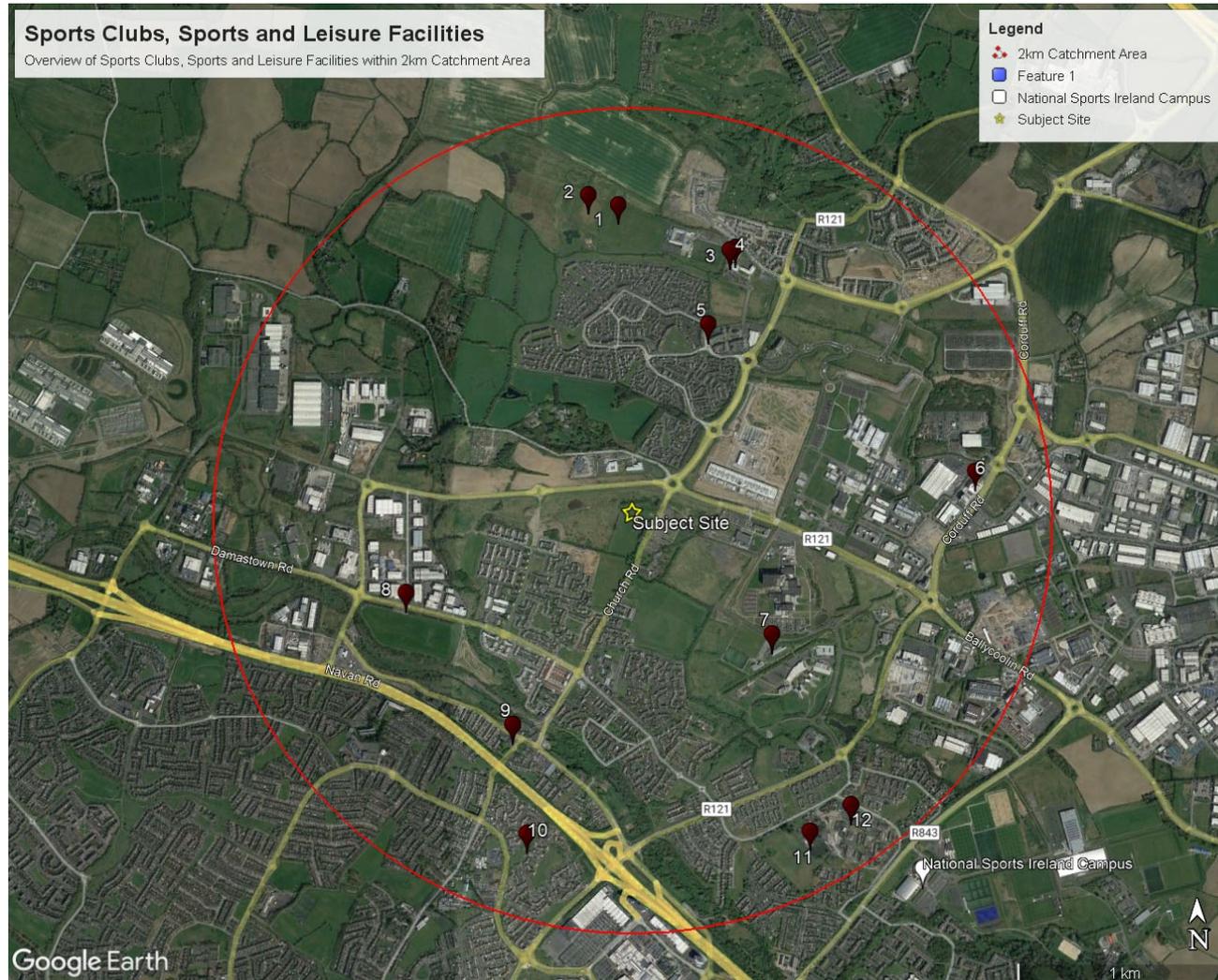


Figure 9-3: Overview of Existing Sports Clubs, Sports and Leisure Facilities within 2km Catchment Area (Source: Google Maps, 2023)

## 9.4 Religious Facilities

The predominant religion in the Republic of Ireland is Christianity, with the largest church being the Catholic Church. The second largest Christian denomination, the Church of Ireland (Anglican) has more recently experienced an increase, as have other small Christian denominations.

In the 2016 census, 78.8% (3.7 million) of the population identified as Catholic which is 132,220 fewer than the 2011 census when the percentage stood at 84%.

The next largest group after Catholic was "no religion". 10% of the population (468,421 people) had no religion or did not indicate a religious belief according to the census. Other religious recorded in the Census included: Eastern Orthodox (1.3%), Islam (1.3%), Presbyterian (0.5%), Hindu (0.3%), Apostolic or Pentecostal (0.3%) and 'Not Stated' or 'Other' (4.8 %).

Within the 2km catchment area from the subject site, there are a total of 7 no. religious facilities close to the site. The changing demographic and cultural profile of the area means that there may be a need to accommodate different faith groups in the future.

No	Name	Address	Distance from Site (km)
1	Betania Church	Powerstown Road, Tyrrelstown, Dublin 15	c. 0.33km
2	St Luke the Evangelist Catholic Church	Church Road, Buzzardstown Dublin 15	c. 0.72km
3	Blanchardstown Methodist Church	The Boulevard, French Park, Tyrrelstown, Dublin 15	c. 0.97km
4	Blanchardstown Baptist Church	Blanchardstown Road North, Dublin 15	c. 1.38km
5	St. Patricks Catholic Church, Corduff	Blackcourt Road, Blanchardstown, Dublin 15	c. 1.73km
6	Church of the Sacred Heart of Jesus	Huntstown Way, Clonsilla, Dublin 15	c. 1.77km
7	Church of St. Mary's Servant	Blakestown Way, Dublin 15	c. 1.88km

**Table 9-5: Overview of Religious Facilities within the 2km Catchment Area of the Subject Site (Source: Google Earth, 2023).**

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Figure 9-4: Overview of Religious Facilities within the 4km Catchment Area of the Subject Site (Source: Google Earth, 2022)

## CONCLUSION

The proposed development on lands at Church Fields represents an opportunity to deliver new development offering a living environment, respectful of its context, site topography, and site character, located in the urban area of Damastown Avenue located between Tyrrelstown and Mulhuddart.

We consider the proposed development to be fully in accordance with Government guidance in relation to the Fingal Development Plan 2023-2029 policies and objectives, the Childcare Facilities Guidelines for Planning Authorities 2001, the Provision of Schools and the Planning System and the Sustainable Urban Housing – Guidelines for Planning Authorities 2009, and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022.

From the assessment of existing and permitted social and community infrastructure, we submit that the proposed development will contribute to the achievement of community objectives within the Mulhuddart area which will enable the future vitality of the area.