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# **Community Infrastructure Statement**

## **Proposed Large Scale Residential Development**

**On lands located at Tinakilly,  
Rathnew, Co. Wicklow.**

**On behalf of Keldrum Limited**

August 2023



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## 1 Introduction

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, have been instructed to submit a planning application on behalf of Keldrum Limited for a Large-Scale Residential development proposal at lands located at Tinakilly, Rathnew, Co. Wicklow.

This Community Infrastructure Statement is lodged as an accompanying report for the subject proposal and should be read in conjunction with all plans and particulars submitted as part of the overall application. Notably, we direct the Planning Authority to the Planning Application Report submitted herewith for full details on the planning context surrounding the subject site.

This Statement has been prepared in compliance with Objective CPO 7.5 of the Wicklow County Development Plan 2022 - 2028, which reads as follows:

*“Housing development shall be managed and phased to ensure that infrastructure is adequate or is being provided to match the needs of new residents.*

*New significant residential or mixed use development proposals (of which residential development forms a component), shall be required to be accompanied by a **Social Infrastructure Audit**, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. **Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.***

*New significant residential or mixed use development proposals shall be required to be accompanied by a **‘Accessibility Report’** that demonstrates that new residents / occupants / employees (including children and those with special mobility needs) will be able to safely access through means other than the private car*

- (a) local services including shops, schools, health care and recreational and sports facilities, and*
- (b) public transport services.*

*Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity/quality of existing or planned linkages.”*

This is reiterated within the Wicklow Rathnew Development Plan 2013-2019 which states the following under policy CD3:

*“Unless otherwise specified by the Planning Authority, **new significant residential developments will be required to carry out a social infrastructure audit**, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.”*

As such this Community Infrastructure Statement looks at the following elements of local social infrastructure for the area surrounding the site:

- Childcare
- Education
- Sports Clubs
- Further Education
- Libraries
- Elderly Care
- Local Retail Provision
- Restaurant/Takeaways/Cafes
- Bars/Pubs

The Methodology approach taken for each of these elements is detailed in each of the following relevant sections.

We wish to highlight at this point that this report has been compiled as a largely desktop-based study.

## 2 Subject Site

### 2.1 Site Context

The subject site is identified in Figure 1 below.



*Figure 1 – Subject Site Outlined in red*

The subject lands located at Tinakilly to east of Rathnew Town, Co. Wicklow. The site is approximately c. 16.8ha. The regional road R750 generally bounds the site to the west.

Tinakilly Country House Hotel and Access Avenue are located to the east and south-east of the site. Knockrobin Glamping is also located to the east of the site. There are agricultural lands and residential development to the immediate west. Green-field areas are located further north of the landholding and to the south by Tinakilly Avenue and a site currently under development as granted by Wicklow County Council Reg Ref. 17/219 (ABP Ref.310261-18) and amended by WCC Reg Refs. 20/1000, 21/411 and 22/837.

The site is located approximately 46km south of Dublin City Centre and 71 km from Dublin International Airport. The lands are proximate to the M11, which link Dublin with Wexford and Rosslare Harbour.



## 2.2 Proposed Development

Keldrum Limited intend to apply to Wicklow County Council for a Large-Scale Residential Development at this site of c.16.43ha at Tinakilly, Rathnew, Co. Wicklow. The application site is bounded to the north by an existing stream and agricultural lands, to the east by Tinakilly County House Hotel (which is a protected structure RPS No. 25-15) to the immediate west by agricultural lands and residential development and to the south by Tinakilly Avenue and a site currently under development as granted by Wicklow County Council Reg Ref. 17/219 (ABP Ref.310261-18) as amended by WCC Reg Refs. 20/1000, 21/411 and 22/837.

The proposed development will represent a continuation of the development to the immediate south of the site as permitted under WCC Reg Ref. Reg Ref. 17/219 (ABP Ref.310261-18) as amended by WCC Reg Refs. 20/1000, 21/411 and 22/837. The subject proposal includes for the continuation of the distributor road through the central portion of the lands, connecting to the section of the road granted to the south of the site.

The site masterplan layout is shown on figure 2 below:

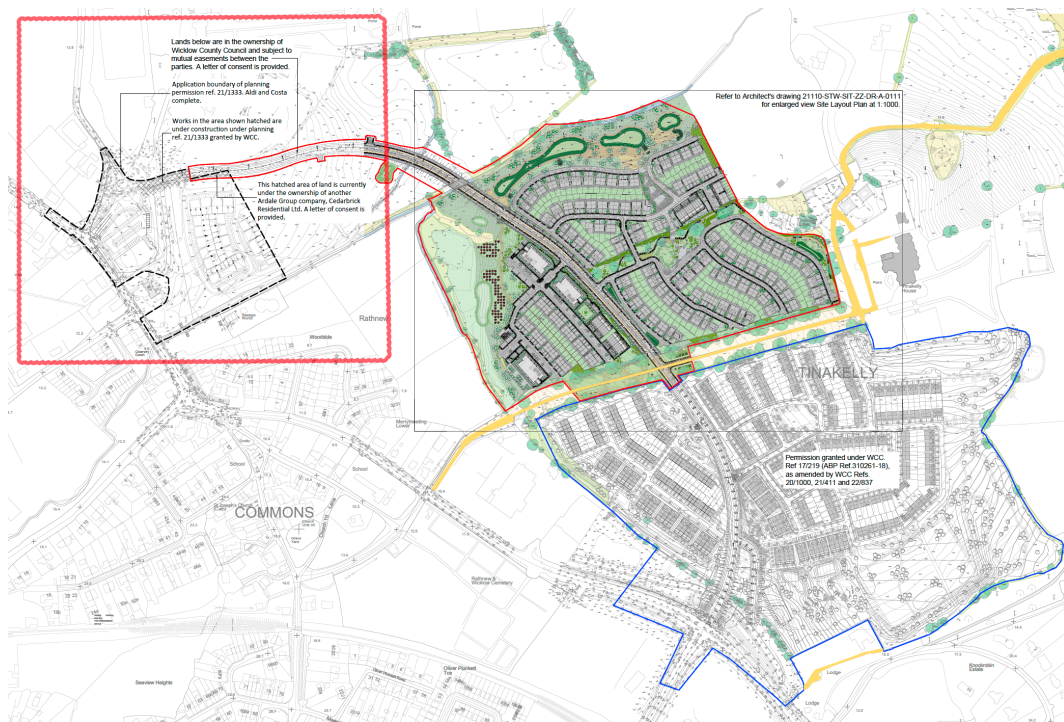


Figure 2 - Tinakilly Proposed Layout

## 2.3 Development Description

The proposed development will consist of the following:

- a) Construction of 352 no. residential units as follows:
  - I. 220 no. 1-2.5 storey houses comprising 31 no. 2 bed houses, 114 no. 3 bed houses, 72 no. 4 bed houses and 3 no. 5 bed houses, ranging in size from c.82.33 sq.m to c.212.39 sq.m. Each house will have an associated rear/ side private garden.
  - II. 132 no. apartment/ duplex/ maisonette units comprising the following: 56 no. 1 bed apartments and 48 no. 2 bed apartments in 3 no. 4 storey apartment block buildings. 8 no. 1 bed maisonette units in 2 no. 2 storey semi detached blocks. 14 no. 2 bed duplex ground floor apartment units and 14 no. 3 bed upper floors duplex apartment units arranged across 3 no. 3 storey terraced blocks,

ranging in size from c.48.4 sq.m to c.109 sq.m. All apartment/ duplex/ maisonette units will be provided with private open space areas in the form of balconies/ terraces.

- III. Communal open space associated with the proposed apartment units will be provided in the form of landscaped areas located in the vicinity of the apartment units (totalling 0.1788 ha).
- IV. All internal residential access roads and cyclist/pedestrian paths serving the proposed development.
- V. Provision of 592 no. car parking spaces across the development site and 168 no. bicycle parking spaces for residents of the proposed 56 no. 1 bed and 48 no. 2 bed apartment units. 66 no. visitor bicycle parking spaces are provided throughout the development site. All terraced houses and duplex 2 and 3 bed apartments will be provided with associated secure in curtilage bicycle lock ups.
- VI. Proposed pedestrian connections and landscaping to a section of Tinakilly Avenue included in permitted application WCC Ref. 22/837.
  - b) The proposed development will connect to the Tinakilly Park residential development and Rathnew Village via a new section of the Rathnew Inner Relief Road. The proposed road will join the constructed/under construction elements permitted under WCC Ref. 17/219/ ABP Ref. PL27.301261 and amended under WCC Ref. 22/837 to the south with a section of the link road to the northwest of the site at the R761 roundabout in Rathnew granted under WCC Ref. 21/1333. This includes all associated vehicular and pedestrian accesses, carriageways, paths and junctions.
  - c) No proposed works to Tinakilly Country House Hotel (a protected structure Reference No. 25-15) save for works to close the western portion of Tinakilly Avenue to vehicular traffic and the provision of a new vehicular entrance and gates along the eastern portion of Tinakilly Avenue off the Rathnew Inner Relief Road to facilitate access to Tinakilly House and other properties to the east of the site accessed from Tinakilly Avenue.
  - d) All associated site development works, services provision, infrastructural and drainage works, provision of esb substations, bin stores, bicycle stores, car parking, public lighting, landscaping, open space, and boundary treatment works.
  - e) The planning application is accompanied by an Environmental Impact Assessment Report and Natura Impact Statement.
  - f) The planning application is available for public viewing at the following website: [www.tinakillydemesnelrd.ie](http://www.tinakillydemesnelrd.ie)

## 2.4 Residential Element

The proposed development offers a range of unit types across the site, with the residential scheme comprising 352 no. new dwelling units (220 no. houses, 28 no. duplex/apartment units and 104 no. apartment units). The unit mix provided will cater for a wide demographic, with 2, 3, 4 and 5 bed houses, 2 and 3 bed duplex/apartment units and 1 and 2 bed apartment units provided throughout the site. The general unit mix is provided below:

### Houses:

- 31 no. 2 bedroom houses
- 114 no. 3 bedroom houses
- 72 no. 4 bedroom houses
- 3 no. 5 bedroom houses

### Apartments:

- 56 no. 1 bed apartment units
- 48 no. 2 bed apartment units
- 14 no. 2 bed apartment units (duplex ground floor)
- 14 no. 3 bed apartments (duplex upper floors)

A detailed breakdown of the units provided is provided on the Site Statistics sheet prepared by Scott Tallon Walker submitted as part of this planning application.

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## 3 Planning Policy Context

### 3.1 Planning Context

The Wicklow County Development Plan 2022-2028 is the relevant statutory planning context for the subject site. The Development Plan was prepared in 2022 and is the statutory plan for the site and its environs. This Plan will remain valid for 6 years from the date of adoption by Wicklow County Council, subject to any review, variations, extensions or alterations made in the future.

#### 3.1.1 Housing – Wicklow County Development Plan 2022-2028

##### Population and Housing Trends

Wicklow-Rathnew is designated as Level 2 - Large Growth Town in the County settlement strategy as outlined in the Wicklow County Development Plan 2022-2028. It is worth highlighting that the population of Wicklow- Rathnew is targeted to increase from 14,114 in 2016 to 18,515 by Q2 2028.

It is further stated that, *“Rathnew has a distinct identity and functions as a local service centre for its local community.”*

As a ‘growth town’, the settlement should provide urban housing for people from across the County and region. As such, there **shall be no restrictions on the occupancy of housing within the settlement.**

##### Zoning for new Housing Development

The Plan outlines the following in Chapter 6 ‘Housing’.

New housing development shall be generally required to locate on suitably zoned/designated land in towns and villages.

The priority for new residential development shall be in the designated town / village / neighbourhood centres, in the ‘primary zone’ or in the historic centre of large and small villages, through densification of the existing built up area, re-use of derelict or brownfield sites, infill and back land development. In doing so, particular cognisance must be taken of the need to respect the existing built fabric and residential amenities enjoyed by existing residents, and maintaining existing parks and other open areas within settlements.

The zoning / designation of greenfield land for new housing shall adhere to the following principles:

- Application of the ‘sequential approach’ whereby zoning extends outwards from centres, contiguous to the existing built up part of the settlement;
- Application of compact growth targets;
- Creation of ‘walkable’ neighbourhoods, whereby undeveloped lands within 10 minutes walking distance of the settlement centre and 5 minutes walking distance of any neighbourhood / village centres are prioritised;
- Promotion of a sustainable land use and transportation pattern, whereby undeveloped lands that are accessible to public transport routes are considered most suitable for development. In this regard, undeveloped land within 1 km of any rail or light rail stop or 500m of bus routes will be prioritised;
- Application of the tiered zoning approach in accordance with NPO 72 whereby land that is fully serviced is differentiated from land that can be serviced within the lifetime of the plan; Lands already or easily serviced by a gravity fed water supply system and waste water collection system will be prioritised;
- Cognisance will be taken of the need to provide upmost protection to the environment and heritage, particularly of designated sites, features and buildings;
- Prioritisation of environmental and sustainability considerations for meeting sustainable development targets and climate action commitments in accordance with the National Adaptation Framework – examine environmental constraints including but not limited to biodiversity, flooding, and landscape;
- The need to maintain the rural greenbelt between towns.

The Planning Authority will note that the current proposal for a residential development is well founded in principle under the provisions of the above Plan. This is especially the case given the forecast housing and population increases and the required quantum of residential development for the Rathnew areas.

We also remind the Planning Authority of the significant requirements for housing supply nationally and the provisions of Rebuilding Ireland - An Action Plan for Housing and Homelessness.

### 3.2 Wicklow - Rathnew Development Plan 2013-2019

The following objectives are noted from the Wicklow - Rathnew Development Plan 2013-2019:

#### **Childcare Facilities**

**CC1** - *“To facilitate the provision of childcare in a manner which is compatible with land-use and transportation objectives and adheres to the principles of sustainable development.”*

**CC2** - *“To require the provision of childcare facilities in all new residential developments comprising 75 houses or more (including local authority and social housing schemes). In accordance with Department of Environment guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development, (unless it can be demonstrated that having regard to the existing geographic distribution of childcare facilities and the emerging demographic profile of the area that this level of childcare facilities is not required). Without substantial cause, it is the policy of the Council not to allow a change of use of these premises within five years.”*

#### **Sports & Recreation**

*“Wicklow Local Authorities have also developed a Sports & Recreation Policy. This policy recognises the importance that sport and recreation contributes to the quality of life of individuals, communities and the County as a whole.”*

#### Objectives

**SR2** - *“To be guided by the Sports & Recreation Policy in the provision and expansion of sport and recreation opportunities in the plan area. In addition, the policy will inform the development levy scheme for community facilities, in particular the provision of sport and recreation facilities.”*

**SR3** - *“Facilities for sports shall normally be located close to the population, on designated Active Open Space land. All efforts should be made to locate new sports facilities close to existing community facilities, schools or areas of dense residential development. The Council may consider providing sites for these purposes or may be prepared to make financial or other assistance available, subject to reasonable access being made available to the public and to reasonable safeguards for the continued use of the land as open space.”*

#### **Open space**

**OS1** - *“To encourage the provision of open space for both passive and active recreation to serve the needs of the plan area’s existing and future population concurrent with new residential development.*  
**OS2** *To develop and facilitate the provision of public open space generally in accordance with “Sustainable Residential development in Urban Areas-Guidelines for Planning Authorities” (DOEHLG 2009).”*



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

The Department of the Environment Heritage and Local Government Guidelines entitled 'Sustainable Residential Development in Urban Areas' were published in final format in December 2008. The aim of these guidelines is to set out the key planning principles which should be reflected in development plans and local area plans, and which should guide the preparation and assessment of planning applications for residential development in urban areas.

Having specific regard to the provision of community facilities and more specifically schools, the Guidelines state that new residential communities can generate a demand for a significant number of new school places, particularly where families are attracted to the area. The guidelines therefore acknowledge that it is vital in the process of supporting sustainable communities that the planning system facilitates the timely provision of new school buildings.

The Guidelines note that detailed guidance on school provision through the development plan, local area plans, development management processes and the roles, responsibilities and specific actions to be taken in relation to forecasting future demand for school places is available in the 'Joint Code of Practice on Provision of Schools and the Planning System', a document prepared by both the Department of the Environment Heritage and Local Government and the Department of Education and Science.

The Guidelines state the following:

*"No substantial residential development should proceed without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development.*

*Within the development management process, it is recommended that planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generate by the proposal and the capacity of existing schools in the vicinity to cater for such demand. In very large-scale 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".*

As the development proposes 352 no. residential units for the subject site, the existing capacity and potential demand arising from this development is now assessed in this report.

### 3.4 The Provision of Schools and the Planning System July (2008)

In July 2008, the Department of the Environment, Heritage and Local Government together with the Department of Education and Science published a code of practice document entitled 'The provision of Schools and the Planning System'.

The code of practice document sets out the best practice approaches that should be followed by Planning Authorities in ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities by the Department of Education and Science and in line with the principles of proper planning and sustainable development.

The main focus of the document details the procedures to be adopted by Planning Authorities in integrating schools planning issues into their development planning processes. The document references the draft version of Guidelines on Sustainable Residential Development in Urban Areas, which were published in February 2008 and which draw particular attention to the need for future schools needs and timely consultation with the Department of Education and Science.

Having considered the basis on which the draft version of Guidelines on Sustainable Residential Development in Urban Areas were published, the Code of Practice document details a number of actions envisaged, which have been agreed by the Department of Education and Science and the Department of the Environment Heritage and Local Government, specifically:

- *Forecasting Future Demand*
- *Planning for New Schools through Local Authority Development Plans*
- *Location of Schools - Planning Considerations*
- *Site Development Standards*



- School Development Proposals and the Development Management Process
- School Site Identification and Acquisition

With regards Forecasting Future Demand specifically we note that there are a number of measures identified on which future primary school demand will be based on the following:

- The anticipated increase in overall population for the city/county plan area over the next nine years;
- The current school going age population based on school return;
- The increase in school-going population, assuming that an average of 12% of the population are expected to present for primary education; and
- The number of classrooms required in total derived from the above.

With reference to post primary schools, the guidelines note that the procedure for establishing demand is more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post primary schools coupled with an assessment of the enrolment patterns in existing and anticipated 'feeder' national schools.

In support of the above aims, the Guidelines state that Planning Authorities will make available and in a timely fashion and insofar as possible reasonable estimates of future development potential within their areas through the Development Plan and local area plan processes and in a manner consistent with broader national and regional estimates of growth contained in the NSS and Regional Planning Guidelines.

### 3.5 Childcare Facilities - Guidelines for Planning Authorities (2001)

The Childcare Guidelines provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals. The Guidelines are intended to ensure a consistent approach throughout the country to the treatment of applications for planning permission for childcare facilities.

The Guidelines identify a number of appropriate locations for childcare facilities, which include the following:

- New Communities/Large Housing Developments
- The vicinity and concentrations of workplaces, such as industrial estates, business parks and any other locations where there are significant numbers working
- In the vicinity of schools
- Neighbourhood, District and Town Centres
- Adjacent to public transport corridors, park and ride facilities, pedestrian routes and dedicated cycle ways

### 3.6 Design Standards for New Apartments (2022)

The 2022 new apartment guidelines reiterate the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, subject to the proposed development mix and existing local childcare facilities:

*'4.7: 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.'*

These are key points in consideration of the provision of childcare facilities.

## 4 Demographic Trends

The Central Statistics Office have begun releasing data from Census 2022, which will supersede Census 2016. The Census 2022 data will be released throughout 2023, with the full census being available after the final profile publication on the 19<sup>th</sup> of December 2023. It is noted that the applicant has considered the published 2022 Census results in the context of the wider County Wicklow, as no small area population maps for the electoral divisions surrounding the development site are available, these are due to be published on September 21st, 2023.

### 4.1 Age Profile

A review of the Wicklow Urban and Wicklow Rural age profile confirmed that communities in the surrounding areas have an age profile weighted generally towards an older population group with an above average concentration of individuals over 65 years and a below average proportion under 19 years of age. This can be assessed following a reviewed of figures below, which confirm that the area's population profile is dominated by people in the working age group (35 to 39 years).

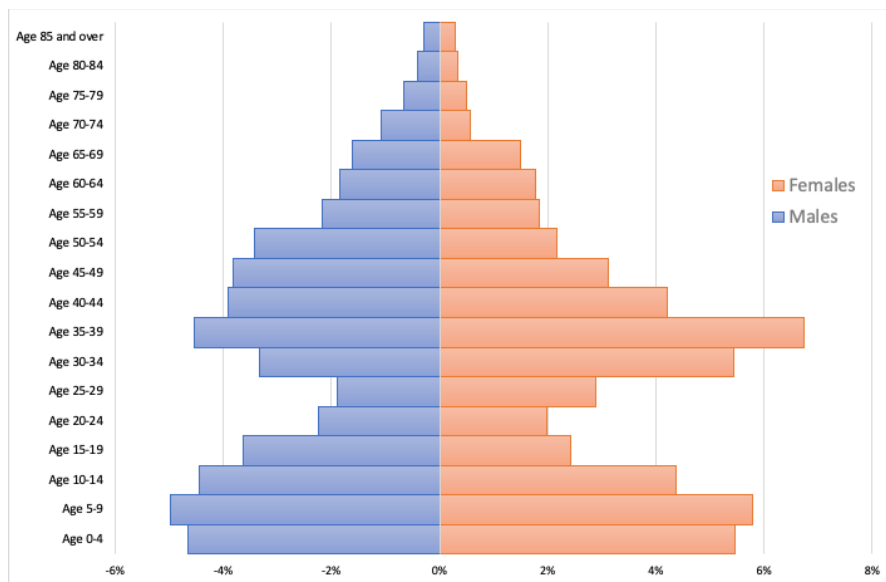


Figure 3 -- Electoral Division 'Wicklow Rural' population profile by sex and age group (Source: CSO 2016)

Note: a 9% increase in population can be applied to 2016 figures to reflect overall population change in Wicklow County as published in Census 2022

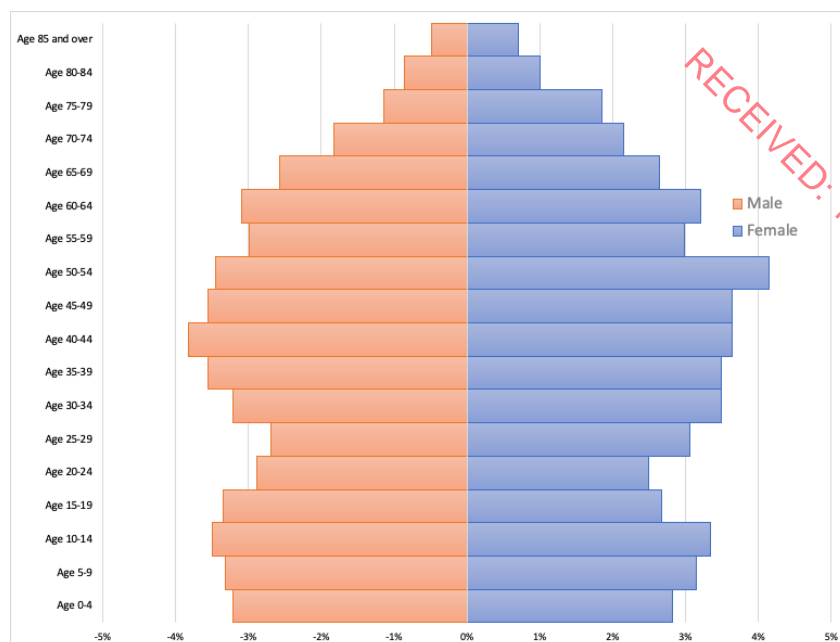


Figure 4 - Electoral Division 'Wicklow Urban' population profile by sex and age group (Source: CSO 2016)

Note: a 9% increase in population can be applied to 2016 figures to reflect overall population change in Wicklow County as published in Census 2022

## 4.2 Household Size

From calculating the average household size in Wicklow (CSO 2016 data for Total Household Population/ No. Occupied Households) it is noted that the household size in the Wicklow County area is 2.86 which increased from 2.79 in the year 2011. The trend towards larger household sizes is expected to continue over the next decade.

The predominant household size in the 'Wicklow Urban' Electoral Division area is 2 people (CSO 2016) as is indicated in the Figures below. This equates to 32% or 813 of a total of 2,560 households.

In the 'Wicklow Rural' area it is evident that 4 person households present the most common household size at 25% of total households, as highlighted on the charts below. It is also worth highlighting that the number of 2 person households is high in the 'Wicklow Rural' Electoral Division, accounting for 24% or 645 of the total 2,632 households.

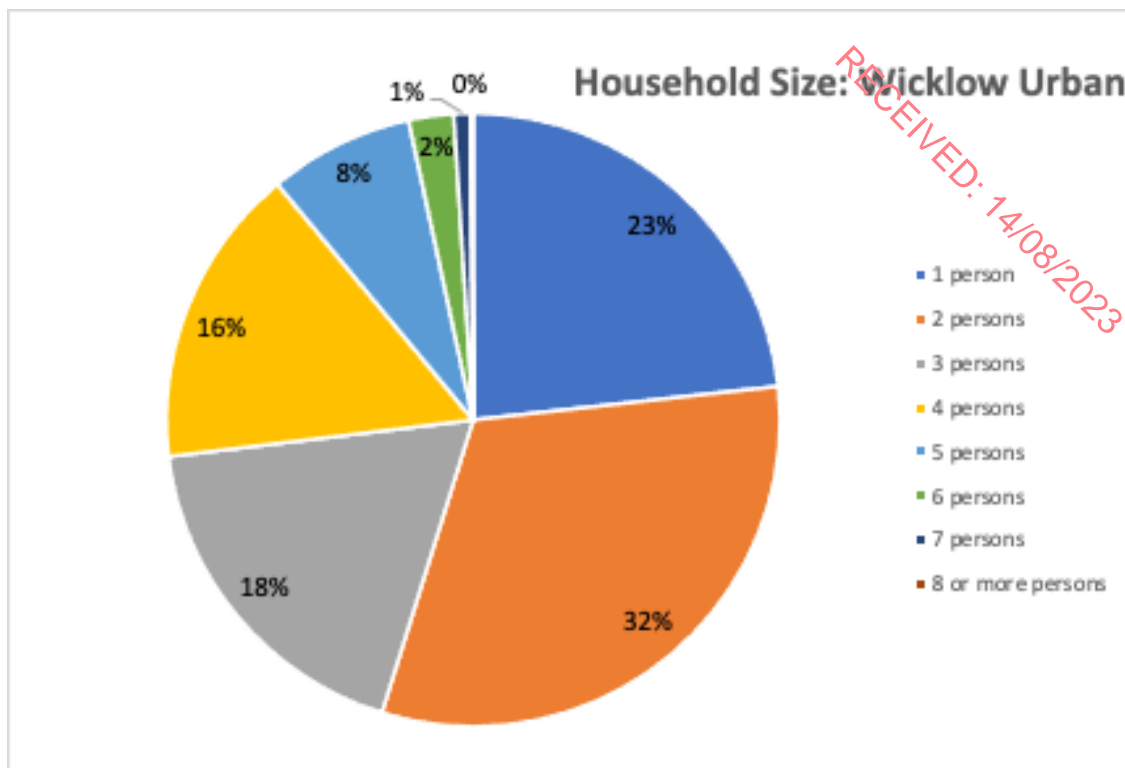


Figure 5 -- Percentages of the different household sizes in the 'Wicklow Urban' ED (Source: CSO 2016)

Note: a 9% increase in population can be applied to 2016 figures to reflect overall population change in Wicklow County as published in Census 2022

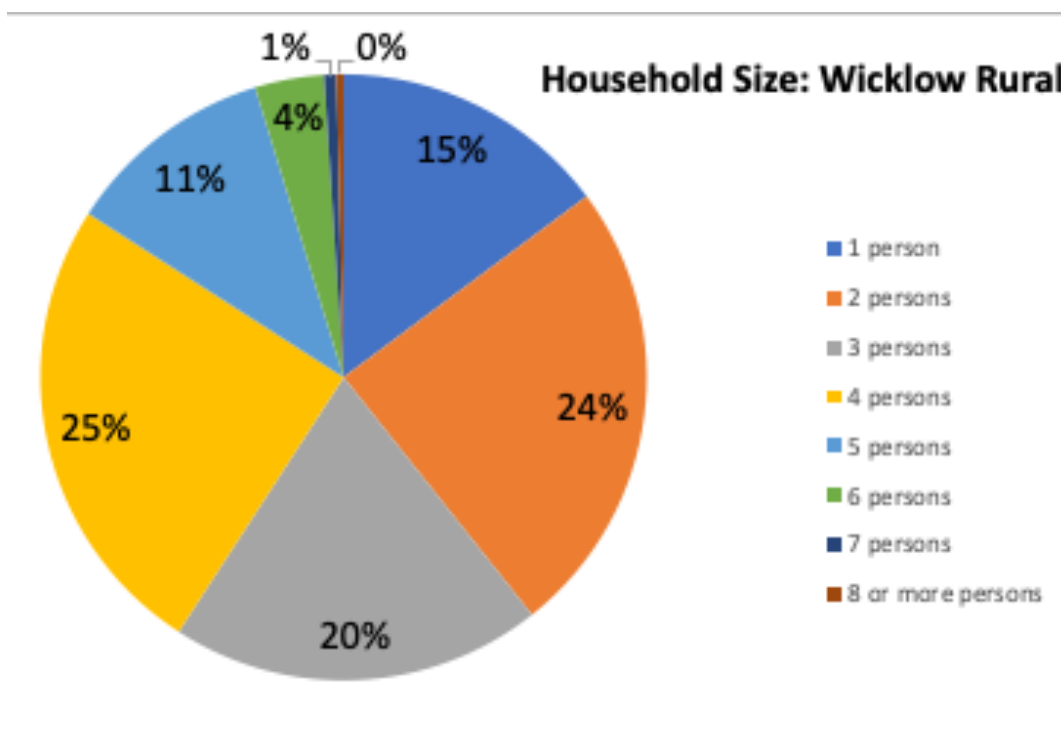


Figure 6 - Percentages of the different household sizes in the 'Wicklow Rural' ED (Source: CSO 2016)

Note: a 9% increase in population can be applied to 2016 figures to reflect overall population change in Wicklow County as published in Census 2022

Whilst we acknowledge the above figures, which clearly state that nearly one third of the surrounding area comprises 2 or 4 person units, we will apply the 2.86% county average within this report as an average household size projected for the proposal.

This said, the overall proposal (352 no. dwelling units) is expected to generate a population of c. 1008 no. persons (352x 2.86%).

The key points to note are as follows:

- The total number of persons in Wicklow Urban and Wicklow Rural EDs is 6,762 and 8,163, respectively.
- The average household size in Wicklow County is 2.86 persons.
- Nearly a third of the local community comprises 2 - person households.
- The proposal (352 no. residential units) will generate a total population of c. 1008 persons.

We confirm that the above statistics area applied throughout this chapter to allow for conclusions be drawn.

### 4.3 School Going Age

Based on an initial review of capacity available in the various primary and post primary school facilities within the area as outlined in section 6 of this report, our initial review confirms that there is sufficient capacity to cater for the potential 126 no. primary pupils and 82 post primary pupils arising from the proposal.

**[Calculated using Wicklow County population in for primary level (% Age 5 -12 years \*1008) &. Post-Primary level (% Age 13 – 18 years \* 1008).**

Taking the above into account, it is submitted that there exists sufficient capacity to cater for the primary and post - primary school needs arising from the proposed development of 352 no. units.

### 4.4 Summary of Findings

The key points to note are as follows:

- The total number of persons in Wicklow Urban and Wicklow Rural EDs is 6,762 and 8,163, respectively.
- The average household size in Wicklow County is 2.86 persons.
- Nearly a third of the local community comprises 2 - person households.
- The proposal (352no. residential units) will generate a total population of c. 1008 persons.
- It is predicted that a 352-unit development at Tinakilly will generate a population of 1008 (352 no. units X 2.86 average household size in Wicklow).
- It is predicted that the proposal will generate a need for an additional 126 no. primary school spaces (% of population age 5-12 in Wicklow County X predicted total population generated by the proposed development)
- It is predicted that the proposal will generate a need for an additional 82 no. post primary school spaces (% of population age 13-18 in Wicklow County X predicted total population generated by the proposed development).

We confirm that the above statistics area applied throughout this report to allow for conclusions be drawn.

## 5 Childcare Facilities

### 5.1 Methodology

The review of childcare facilities in the area generally comprised of the following:

- Establishing Demand for Childcare Places
- Inventory of Existing Facilities

In preparing the review of childcare facilities in the surrounding area, an appropriate starting point was a review of the Childcare Guideline's for Planning Authorities entitled 'Childcare Facilities - Guidelines for Planning Authorities (2001)', with regard to the requirement for childcare facilities for the proposed development of 352 no. residential units.

The updated Wicklow County Development Plan 2022-2028 further states the following, with regards to Childcare and Preschool facilities:

*The provision of childcare and preschool facilities is recognised by Wicklow County Council as a key piece of social infrastructure enabling people to play a more active role in society, particularly in accessing employment and education. Childcare services range from childminding a small number of children in a private home to pre-schools and crèches. A large number of childcare facilities now provide a full range of services from caring for newborns to pre-school and Montessori type education. The growth in population and housing in Wicklow over the last number of years has not been matched with the necessary growth in childcare services, notwithstanding the implementation of the DoECLG Childcare Facilities Guidelines, which require the provision of 20 childcare places for every new 75 housing units granted permission.*

In addition, we note that the 'Sustainable Urban Housing: Design Standards for New Apartments (2018)' (The Apartment Guidelines) were also consulted.

The Wicklow Town - Rathnew Development Plan 2013-2019 also provided for guidance on the provision of childcare facilities and notably Chapter 8 - Social And Community Infrastructure.

*The latter states that "the provision of childcare and pre-school facilities is recognised by the Council as a key piece of social infrastructure enabling people to play a more active role in society, particularly in accessing employment and education. Childcare services range from childminding a small number of children in a private home, to pre-schools and crèches. A large number of childcare facilities now provide a full range of services from caring for newborns to pre-school and Montessori type education. The DoE guidelines on childcare require the provision of 20 childcare places for every new 75 housing units granted permission."*

### 5.2 Demand for Childcare Places

There is no creche facility proposed as part of the subject development. We refer to WCC application Reg. Ref. 19/853 for a mixed-use development including a creche and offices located at Broomhall Business and Enterprise Park, Merrymeeting Co. Wicklow. The creche facility provided as part of this development will be 576 sq.m and is a purpose built – dedicated facility that will provide childcare services for future occupants of the overall development on the Clermont – Tinakilly Action Area lands. This permitted creche facility is located approximately 300 metres from the site entrance to the west, suitably located to cater for the childcare needs of future residents of development on the Clermont – Tinakilly Action Area lands.

The following indicative summary mix is identified for a total of 352 units (220 no. houses and 132no. apartment/ duplex/maisonette units):

#### Houses:

- 31 no. 2 bedroom houses
- 114 no. 3 bedroom houses
- 72 no. 4 bedroom houses
- 3 no. 5 bedroom houses

#### Apartments:

- 56 no. 1 bed apartment units



- 48 no. 2 bed apartment units
- 14 no. 2 bed apartment units (duplex ground floor)
- 14 no. 3 bed apartments (duplex upper floors)

It is noted that 2, 3, 4 and 5 bed units should only be considered as contributing to a requirement for childcare in accordance with the provisions of the Apartment Guidelines of 2018. **A total of 323 units therefore have the potential to require childcare facilities.** We note the following calculations based on these uppermost requirements.

The Childcare Guidelines (2001) have identified that only 50% of units will require childcare. Notwithstanding the above, childcare is provided as follows:

- 50 % of 323 units = 161.50 units with potential to require childcare.
- 1 facility required for every 75 units =  $161.50/75 = 2.15$
- 20 childcare places required for every 75 units =  $20 \times 2.15 = 43$  spaces are required to address the requirements of the proposed development.

However, we have calculated the childcare requirement based on projected population from the Central Statistics Office, which is slightly larger than

It is noted that since the granting of this permission Keldrum Limited lodged a subsequent application with Wicklow County Council under WCC Reg Ref. 22/590, which proposed alterations to the permitted creche facility to increase the size of the childcare facility from 135 no. childcare spaces to 190 no. full-time childcare spaces. This application was granted by Wicklow County Council and the creche will be constructed on the basis that it will cater for 190 no. childcare spaces, dealing with any demand for childcare that arises from development on the Clermont – Tinakilly Action Area lands. The end user anticipates that the facility can accommodate c.250 children accounting for full-time, part-time and sessional requirements.

It is noted that the applicant has contacted the operator of the Broomhall creche, Little Harvard, to confirm the operational capacity of the creche facility. The creche operator has confirmed that the creche maximum capacity at any one time will be c. 219 children, and over the course of a day the facility could cater for well in excess of 250 children, as children requiring ECCE care and after school care will attend the facility at different times throughout the day.

Considering the alterations to the permitted creche facility, which increased the size of the childcare facility, there is sufficient capacity available for the childcare needs of future residents of both the Phase 1 and proposed Phase 2 developments on the Clermont – Tinakilly Action Area lands. Under both phases, the permitted creche will now cater for the permitted applications WCC. Reg Ref 20/1000 and 21/411 (amendments to parent application WCC Reg Ref.17/219) totaling 98 no. units and WCC. Reg Ref 22/837 (amendments to parent application WCC Reg Ref.17/219) totaling 267 no. unit, both under Phase 1, the proposed development subject to this application for 352 no. units, the future Burkeen hall development of 145 no. units and all of Ardale Property Group's permitted and proposed developments.

The total quantity of units that the permitted creche will now cater for is 472 no. units. 208 no. childcare spaces are required, leaving 42 no. additional/remaining spaces out of a total of 250 no. spaces.

This permitted creche facility is suitably located to cater for the childcare needs of future residents of development on the Clermont – Tinakilly Action Area lands, with capacity for 250 no. children.

We submit that the permitted creche facility will be capable of dealing with any additional need for childcare facilities that will arise from the provision of an additional 350 no. units, included within the scope of future development that it will cater for.

Included in this Planning application pack is correspondence between a representative for the applicant and Adrienne Slater of the Wicklow County Childcare committee, confirming that this approach is deemed acceptable.

### 5.3 Existing Local Childcare Facilities

We reviewed existing facilities in the area, namely:

- Little Dinos Pre School
- Little Harvard Creche & Montessori
- Smarties Pre-School
- Rainbows Pre-School
- Naionra Chill Mhantain
- Balloons Pre School
- Little Rascals Playgroup
- Little Monkeys Pre-School
- Jellytots
- Dee's Montessori
- Ashvale Creche
- A Place To Grow Montessori
- The Cave Montessori
- Treasures Montessori
- Wicklow Montessori Primary School
- Buttons Pre- School
- Postman Pat's
- Forever Friends
- Tiny Tots
- Little Explorers
- Willow House Childcare Ashford
- Broomhall Creche (Reg. Ref. 22/590 – under construction)

In addition to the granted creche under WCC Reg. Ref. 19/853 at Broomhall Park mentioned previously, we have reviewed the childcare facilities in the area. It is from our understanding that there is capacity available within the area to cater for additional childcare spaces. This is said given that there are a total of 22 existing creche facilities in the area which are facilities within a close distance of the site identified in the figure below. In addition, we note that the demand created will naturally lead to the development of additional privately run facilities within the area.

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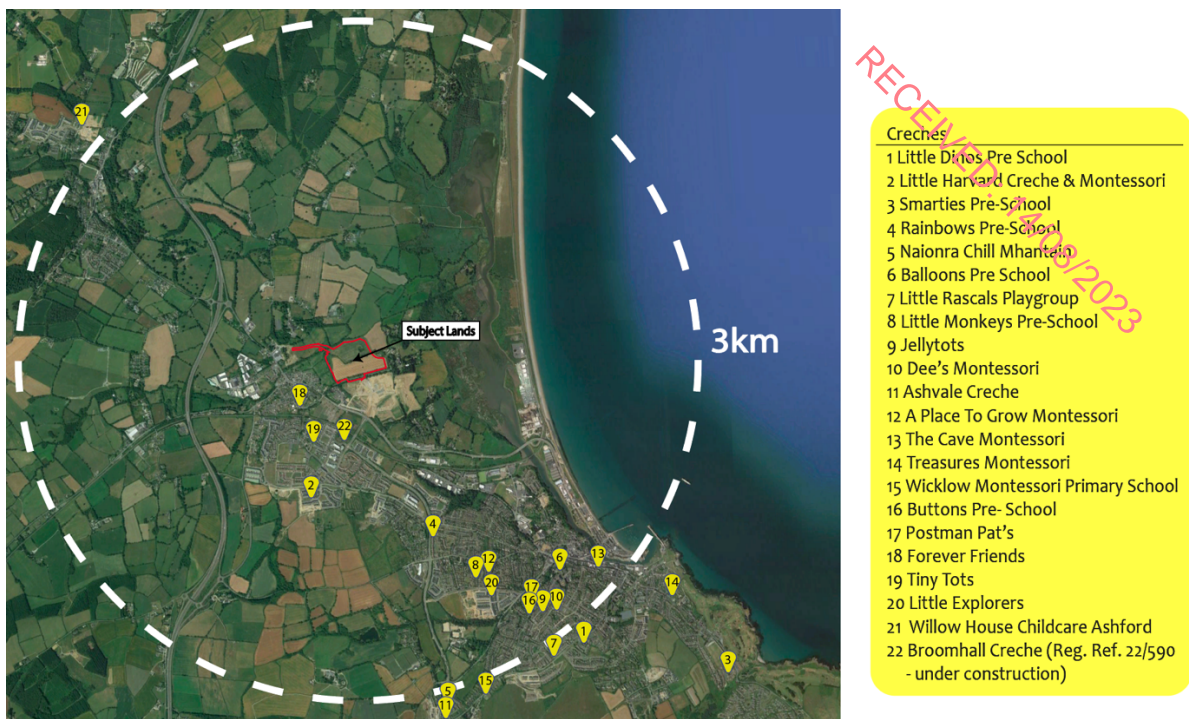


Figure 7 - Creches and/or pre-schools in relation to the subject site

## 6 Education Facilities

### 6.1 Methodology

As a starting point this audit reviewed the relevant policy context for the provision of schools. We note that the Department of the Environment Heritage and Local Government and the Department of Education and Science have both published guidance on the provision of schools and community facilities. We confirm that the following documents were considered as part of this assessment:

- ‘Sustainable Residential Development in Urban Areas December 2008’ and
- ‘The Provision of Schools and the Planning System July 2008’

The main findings/recommendations from each document are detailed in Section 4 of this report. A desktop- based review was undertaken to determine the number of pupils currently enrolled in each school. The data was collected from schooldays.ie and education.ie.

Following on from the above, a 3km radius defined the catchment area for assessment of educational facilities. We note specially that 9 primary schools and 4 post primary facilities have been examined as part of this statement. The various schools are identified in the figure below:

### 6.2 Findings

#### Capacity of Primary School Facilities

A list of the primary schools in the subject catchment area is detailed in the table below. The enrolment figures at each school are also detailed.

	Primary School	Type	Enrolment Figure (2021/2022)	Total
1	St Coen's Primary School	Mixed	Boys: 171 Girls: 152	323
2	St Patricks National School	Mixed	Boys: 221 Girls: 143	367
3	Glebe National School	Mixed	Boys: 108 Girls: 105	213
4	Wicklow Montessori Primary School	Mixed	Boys: 39 Girls: 30	69
5	Gaelscoil Chill Mhantain	Mixed	Boys: 108 Girls: 122	230
6	Wicklow Educate Together	Mixed	Boys: 230 Girls: 172	402
7	Holy Rosary National School	Mixed	Boys: 195 Girls: 253	448
8	Scoil na Coroine Mhuire	Mixed	Boys: 154 Girls: 168	322

9	Nuns Cross National School	Mixed	Boys: 105 Girls: 84	189
<b>Total</b>				<b>2563</b>

Figure 8 - Enrolment and Capacity for existing Primary school facilities

The table above illustrates the total enrolment in existing primary schools as **2563 no.** The locations of these schools are shown in the figure below:

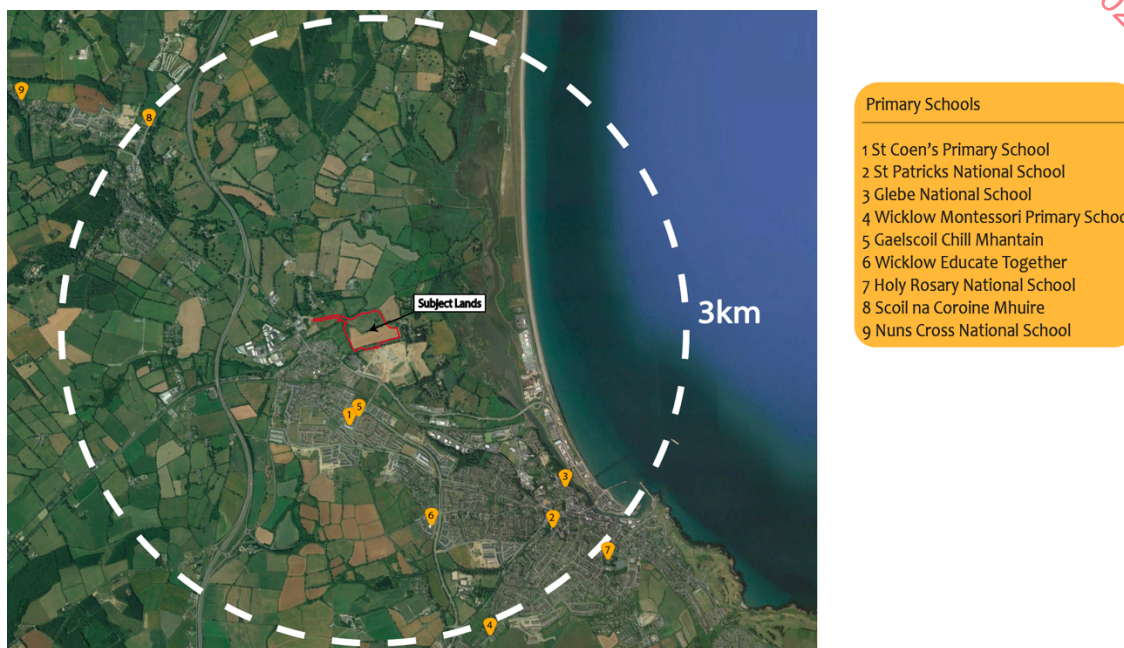


Figure 9 – Location of Primary Schools in relation to the subject site

**Capacity of Post Primary Schools**

The table below details the existing post primary schools and the enrolment figures within the catchment area chosen for the subject site.

	Post Primary School	Type	Enrolment	Total
1	East Glendalough	Mixed	Boys: 201 Girls: 159	360
2	Wicklow Educate Together Secondary School	Mixed	Boys: 158 Girls: 69	227
3	Dominican College	Girls	Girls: 488	488
4	Coláiste Chill Mhantáin	Mixed	Boys: 647 Girls: 272	919
<b>Total</b>				<b>1994</b>

Figure 10- Enrolment and Capacity for existing Post Primary School Facilities

The table above illustrates the total enrolment in existing post-primary schools as **1994 no. pupil spaces.**



The location of these schools are shown in the diagram below:

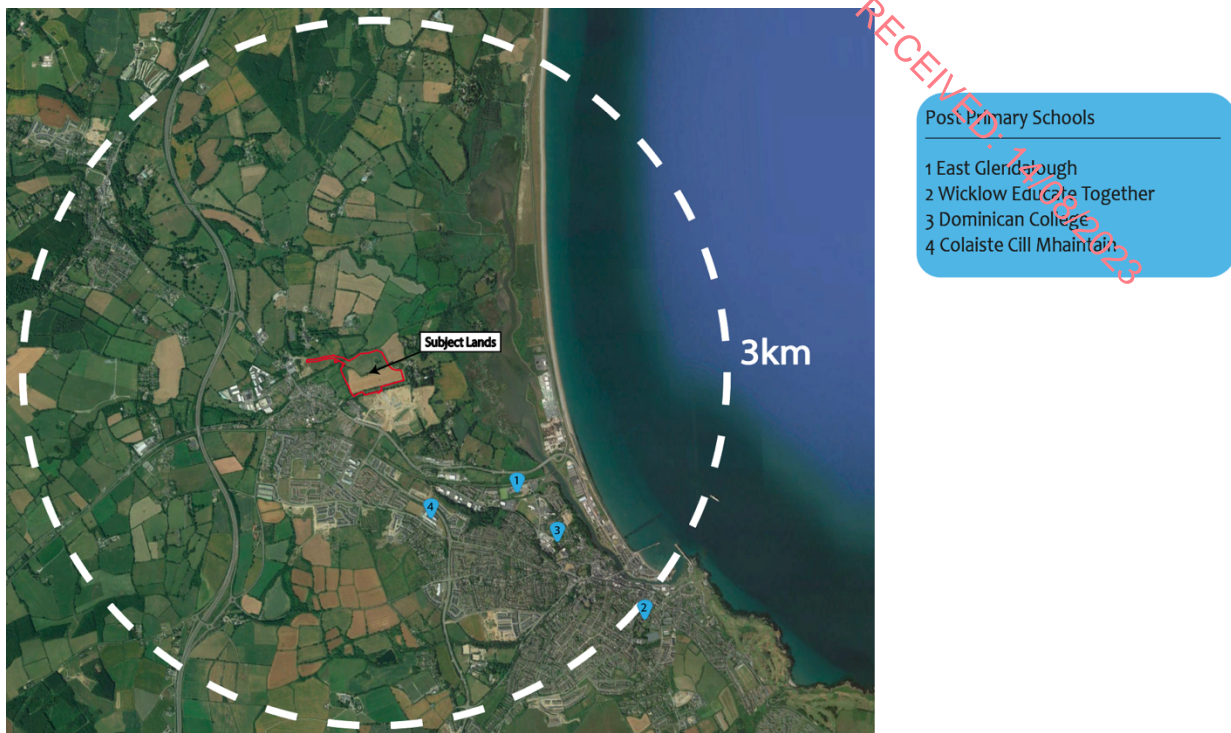


Figure 11 – Location of Post Primary Schools in relation to the subject site

### **Educational Facilities Summary**

The initial review of the enrolment figures of primary and post-primary school facilities within the area demonstrates that the quantity of existing facilities surrounding the site are adequate to cater for the limited demand for primary and post primary school facilities that will arise from the subject proposal.



## 7 Community Facilities

A Desktop based review of community and social facilities was prepared in July 2023. A study area of 3km was selected as an appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Sports Clubs
- Further Education
- Libraries
- Elderly Care
- Retail Provision
- Healthcare
- Restaurants
- Cafes
- Bars/Pubs

We can confirm that the following facilities are within a 3km radius of the subject site

### Sports Clubs

- Wicklow Tennis Club
- Wicklow Hockey Club
- Wicklow Rugby Club
- Wicklow Golf Club
- Wicklow Town AFC
- Rathnew AFC
- Wicklow Rovers AFC
- Coral Leisure Wicklow
- Wicklow Sailing Club
- Wicklow Sub Aqua Club
- Rathnew GAA Club
- St. Patricks GAA Club Wicklow
- Karate Club Wicklow
- Pony Club Field
- Bray Harriers Hunt Club
- Bel-Air Equestrian Centre
- Marlton Equestrian
- Varty Angling Club

### Further Education

- Youth Reach
- Wicklow Further Education and Training Centre
- Kildare and Wicklow Education and Training Board

### Libraries

- Wicklow Library

### Elderly Care

- Knock Robin Hill Care Home
- Bluebird Care

**Community Centres**

- Wicklow Child and Family Project
- Hillview Community Centre

**Retail**

- Aldi
- Lidl
- XL Rathnew
- Centra Rathnew
- Centra Ashford
- Tesco Superstore
- Gallaghers SuperValu
- O'Connors Next Door Off Licence
- Flannery's Shop

**Restaurants/Takeaways**

- Pizza This
- Mr Panda
- Indian Delights Takeaway
- N11 at the Ashford House
- Ashford Oirental Chinese Takeaway
- Adriano's Takeaway
- Pineto Rathnew
- The Food Yard
- Le Marche
- Pineto Take-Away Wicklow Town
- Mad Hatters Dessert Emporium
- Francesco's Diner
- China Chef
- Hannahs Restaurant
- Tikka Asian Street Food
- Wicklow Wok
- Apache Pizza Wicklow
- Jausna Indian Restaurant
- Mizzoni's Pizza
- Pings Chinese Restaurants
- Blue Seafood & Bistro Restaurant
- Lina's Takeaway
- Sparrows Nest Restaurant
- The Fish Bowl
- The Jailers Rest

**Cafes/Bakery**

- Capall Coffee
- Costa Coffee
- Avoca Café, Deli & Bakery
- Firehouse Bakery
- Vital Health Café
- Earl's Shop & Cafe
- The Coffee Shop
- The Good Life Coffee Shop
- Nick's Coffee

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- Wicklow Inspired Café
- Beier Coffee Shop
- The Green Bean

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#### **Bars/Pub**

- The Growlerman Bar
- Fitzpatricks Bar
- Opera Wicklow
- O'Sheas Corner
- Phil Healys pub
- The Great Eastern Brewing Company
- Tá Sé's
- Ernie's Bar
- Black Castle
- The Bridge Tavern
- The Village Inn
- Shay Doyles Bar
- The WoodPecker Bar & Restaurant
- Mortimers

#### **Healthcare**

The wider surrounding area includes a primary health care centre (Wicklow Primary Healthcare Centre) located approximately 300 metres to the south of the development site. There are a number of general practitioners and dentist's located within the vicinity of the subject site in Rathnew and Ashford. 6 no. GPs and 5 no. were identified within 3km of the subject site and whilst undertaking this desktop review.

#### **Community and Social Facilities Summary**

It is apparent from our review of community and social facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

## 8 Conclusions and Recommendations

Following a thorough review of community facilities in the area, this Community Infrastructure Statement makes the following conclusions and recommendations:

- The Childcare Guidelines (2001) have identified that only 50% of units will require childcare. Notwithstanding this, 43 no. spaces would be required to comprehensively address the potential for childcare demand that could arise from the subject proposal.
- We refer the planning authority to WCC application Reg. Ref. 19/853 for a mixed-use development including a creche and offices. The creche facility can cater for up to 250 no. children and note that the Wicklow County Childcare Committee has agreed that meeting the childcare provision for the subject site via this permitted nearby offsite creche is an acceptable approach.
- In addition to this, we have reviewed the existing childcare facilities in the area and there are 22 no. childcare facilities within the surrounding area as identified in section 5.3 of this report.
- The total enrolment for schools within the identified catchment area of 3km is 2563 pupils for primary and 1994 pupils for post-primary.
- There are a range of retail services in the locality including an Aldi, XL Rathnew, Centra Rathnew, Lidl, Tesco Superstore and Gallaghers SuperValu, O'Connors Next Door Off Licence and Flannery's Shop.
- There are a range of restaurants/takeaways, cafes, bars and pubs surrounding the subject development, including a number a number of pizza, Asian and Indian restaurants for example.
- There are a range of sports clubs catering for multiple varieties of sport in Rathnew and Wicklow town. This includes GAA, rugby, golf, football, tennis and sailing etc.

We trust that this Community Infrastructure Statement has now provided Wicklow County Council with a detailed account of demand for community infrastructure arising from the proposed development. We trust that the findings are acceptable to the Authority in this regard.