

Community Infrastructure Statement

Proposed SHD

Lands at 'St. Joseph's House'
and adjoining properties at
Brewery Road and
Leopardstown Road, Dublin 18

On behalf of
Homeland Silverpines Limited



September 2021



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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 **Homeland Silverpines Limited, 8 Sandford Road, Dublin 6**, for a strategic housing development proposal for lands associated with St. Joseph's House and adjoining residential properties at Brewery Road and Leopardstown Road, Dublin 18.

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.

This Statement has been prepared in compliance with the following policies of the Dun Laoghaire Rathdown Development plan 2016-2022, which read as follow:

“Policy SIC7 - It is Council policy to ensure that proper community infrastructure and complementary neighbourhood facilities are provided concurrently with the development of new residential growth nodes in the County.”

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“Policy RES14 - Planning for Communities - It is Council policy to plan for communities in accordance with the aims, objectives and principles of ‘Sustainable Residential Development in Urban Areas’ and the accompanying ‘Urban Design Manual - A Best Practice Guide’. In all new development growth areas, and in existing residential communities, it is policy to ensure that proper community and neighbourhood facilities are provided in conjunction with, and as an integral component of, major new residential development and proposed renewal/redevelopment areas, in accordance with the concept of urban villages outlines under Policy RES15’.”

This statement is also prepared in compliance with the Development Management Thresholds document contained in Appendix 10 of the Dun Laoghaire Rathdown County Development Plan 2016 to 2022, which sets out that a residential proposal for over 100 residential units requires the submission of an assessment on infrastructural requirements for community, recreational, sporting facilities, first and second level schools and shops.

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

- Childcare
- Education
- Community facilities
- Sports Clubs
- Passive amenity spaces and parks
- Health Care
- Religion
- The Elderly

In preparing this statement, it was considered appropriate to review social infrastructure facilities in the immediate vicinity of the subject site and underlying demographic trends to determine existing capacity and future demand. A number of steps were taken for the review of the various elements of Community Social Infrastructure.

The Methodology approach taken for each of the elements is detailed in each of the relevant sections of this report. We wish to highlight at this point that this report is compiled as a largely desktop - based study.

2 THE SITE

2.1 Site Context

The subject site comprises 11 main structures including 10 residential dwellings known as 'Annaghkeen', Dalwhinnie', 'Madona House', 'Alhambra', 'Souk El Raab', 'Calador', 'Cloonagh', 'The Crossing', Wellbrook' and 'Woodleigh' Leopardstown Road, Dublin 18 and 'St. Joseph's House' (a Protected Structure), Brewery Road, Stillorgan, Co. Dublin.

The main proposed development site area is c.2.58ha with a total site area of 2.74ha which includes service connection works.

An aerial view of the subject site is identified in Figure 1 below.



Figure 1 - Subject Site (Outline in red)

2.2 Planning Context

The Dun Laoghaire Rathdown County Council Development Plan 2016-2022 is the relevant statutory planning context for the subject site.

There are a number of provisions detailed within the Plan, which have some relevance to the subject site and surrounding context. The key policies of this document as they relate to the subject site are set out in the Statement of Consistency enclosed herewith.

The site zoning is identified in the figure below:

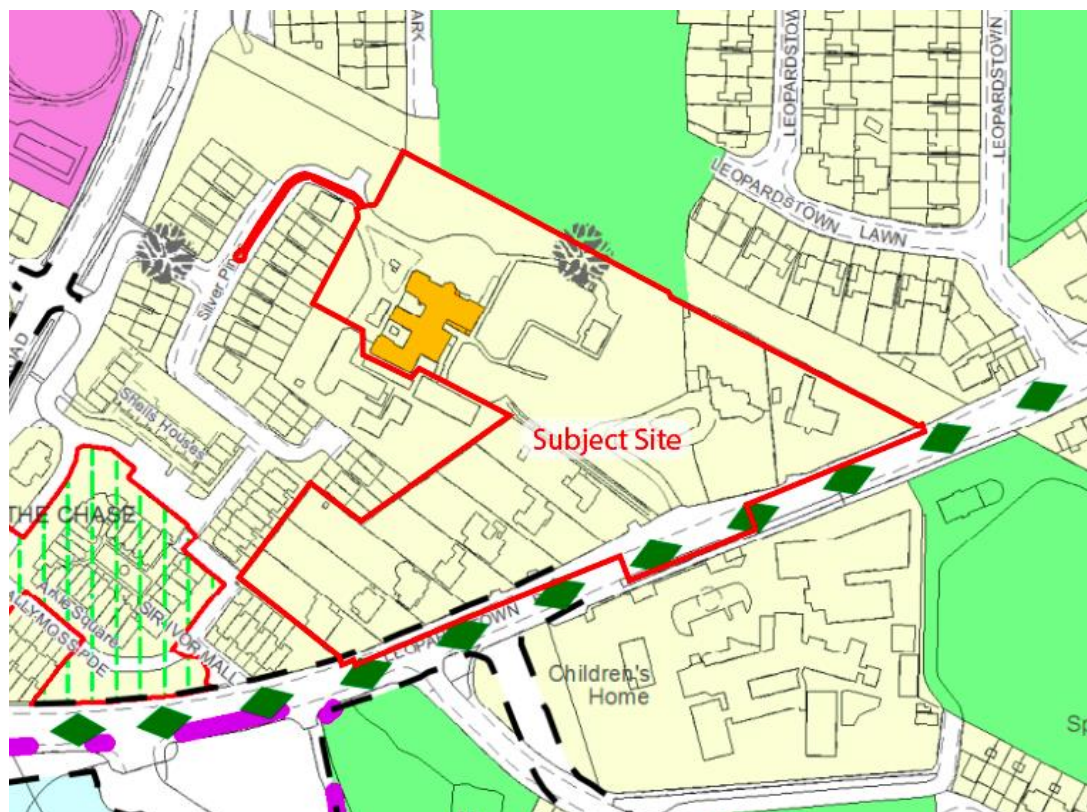


Figure 2 - Zoning Map with site outlined in Red

The subject site is zoned 'A' - "To Protect and/or improve residential amenity".

Uses permitted in principle under this zoning include:

"Assisted Living Accommodation, Open Space, Public Services, Residential, Residential Institution, Travellers Accommodation."

The above uses are considered the most appropriate to the subject site as they are permitted in principle under the zoning.

A residential development and associated tenant amenity space is therefore permitted in principle under this zoning objective.

Uses open to consideration include a childcare facility and café.

Protected Structure

The site currently under review contains a Protected Structure.

The following designation is made in the Development Plan:

- Structure name - Saint Joseph's House
- Location - Silver Pines, Brewery Road, Stillorgan, Co. Dublin
- Description - House
- RPS No. 1548

Consideration has been given to Development Plan requirements for Development in proximity of a Protected Structure in this proposal.

2.3 Surrounding Area

The overall site is broadly triangular in shape but omits the lands of the Anne Sullivan Centre which is a residential facility to assist adults who are deafblind. The site is located to the south of Leopardstown Park; to the east of residential development at Silverpines; north of residential development known as 'The Chase'. The St. Joseph's House site area includes a substantial proportion of open landscape, with the primary buildings being located to the west, with a smaller "bungalow type building" in the centre.

The proposal site is within a 500m radius of Sandyford Urban Core with associated shops and services and the Beacon South Quarter Urban Centre further southwest. The site is also within 1 km of Sandyford Business Park, Central Park and South County Business Park as shown in Figure 3.

In addition, Leopardstown Park is situated to the north east of the proposed site. The proposed development provides for the potential to connect to this adjoining park.

2.4 Access to Public Transport

The site is opportunely located in terms of access to existing public transport as can be seen in Figure 3.

There is a bus stop directly on the site boundary line along R113 Leopardstown Road. This stop is serviced by route 114 (Blackrock DART Station to Rockview).

There is a bus stop approximately 450m from the subject site along Brewery Road and is serviced by route 118 (Kiltarnan to Eden Quay).

- Bus services to the City Centre run every 6 minutes and the journey time to St. Stephen's green is 30-40 minutes.

The closest bus stop on the N11 is approximately 16 minute walk away from the centre of the subject site, and is served by the 46A, 70, 75, 84X and 145 bus routes with services between the city centre at 10 minute intervals at peak periods. The N11 is a primary arterial route connecting the suburbs of south Dublin with the city centre.

The site is situated approximately 600m from the Sandyford Luas Stop and 700m from the Central Park Luas Stops. These stops are serviced by the Luas Green Line which runs from Brides Glen to Broombridge via the City Centre with a journey time to the City Centre of 22 minutes.



Figure 3 - Map showing proximity to public transport stops and proximity to surrounding area

3 THE PROPOSAL

3.1 Site Layout

Planning Permission is sought for, *inter alia*, the development of a new residential and mixed-use scheme to include apartments, residential amenity space, a café and a childcare facility as per the site layout below:



Figure 4 - Proposed Site Layout

3.2 Summary Description

The development will consist of a new residential and mixed use scheme to include apartments, residential amenity space, a café and a childcare facility as follows:

- The demolition of 10 no. properties and associated outbuildings at 'Madona House' (single storey), 'Woodleigh' (2 storeys), 'Cloonagh' (2 storeys), 'Souk El Raab' (2 storeys), 'Wellbrook' (2 storeys), 'Calador' (2 storeys), 'Alhambra' (2 storeys), 'Dalwhinnie' (2 storeys), 'Annaghkeen' (1-2 storeys) and 'The Crossing' (single storey) (combined demolition approx. 2,291.3 sq m GFA)
- The refurbishment, separation and material change of use of Saint Joseph's House (a Protected Structure, RPS No. 1548) from residential care facility to residential use and a childcare facility; and the construction of a new build element to provide for an overall total of 463 no. residential units, residential amenity space and a café as follows:
 - Block A (5 storeys) comprising 49 no. apartments (13 no. 1 bed units, 33 no. 2 bed units and 3 no. 3 bed units);
 - Block B (4 - 7 storeys) comprising 88 no. apartments (28 no. 1 bed units, 57 no. 2 bed units and 3 no. 3 bed units);
 - Block C (5 - 7 storeys) comprising 115 no. apartments (26 no. studio units, 26 no. 1 bed units and 57 no. 2 bed units and 6 no. 3 bed units);

- Block D (5 - 10 storeys) comprising 157 no. apartments (36 no. studio unit, 40 no. 1 bed units and 81 no. 2 bed units), residential amenity areas of approx. 636 sq m and a café of approx. 49 sq m;
- Block E (St. Joseph's House) (2 storeys) comprising 9 no. apartments (8 no. 2 bed units and 1 no. 3 bed units) and a childcare facility of 282 sq m with associated outdoor play areas of approx. 130 sq m;
- Block F (3 - 6 storeys) comprising 45 no. apartments (23 no. studio units, 10 no. 1 bed units; and 12 no. 2 bed units);
- Open Space (approx. 9,885 sq m)
- 259 no. car parking spaces (232 no. at basement level and 27 no. at surface level)
- 968 no. bicycle spaces (816 no. at basement level and 152 no. at surface level)
- 10 no. motorcycle spaces (all at basement level)
- Vehicular Access
- Basement Areas
- Substations and Switch Rooms
- All associated site development works

4 PLANNING POLICY CONTEXT

This section details the relevant strategic and statutory planning policy context associated with education, childcare, social facilities, open space and retail provision.

4.1 Sustainable Residential Development in Urban Areas December (2008)

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 and 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 generated 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".

It is having considered the above we confirm that 463 no. residential units are now envisaged for the subject site. The existing capacity and potential demand arising for this development is therefore assessed in this report.

4.2 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 the guidelines, 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. We, Brock McClure, can confirm that the following actions 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.

4.3 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 work places, 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*

The recommendation for new housing developments is the provision of **1 facility for each 75 dwellings**. This will generally provide for 20 childcare spaces based on a requirement of 35 of such dwellings requiring childcare spaces. The guidelines state that 50% of units can be assumed to require childcare.

Please see the childcare facilities assessment section of this report in Section 6 for detail in relation to compliance with the above guidelines.

4.4 Apartment Guidelines 2020

The 2018 new apartment guidelines reiterate the provision of one child-care facility 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.'

In addition to this it clarifies that 'unit mix of the proposed development' relates to one bed and studio apartments, along with the possibility of some or all two or more bedrooms units, not contributing to the childcare provision:

'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.'

These are key points in consideration of the provision of childcare facilities. With this in mind, we note that the current proposal delivers on the following mix:

- 85 x studio apartment units (18.4%)
- 117 x 1 bedroom apartment units (25.2%)
- 248 x 2 bedroom apartment units (53.6%)
- 13 x 3 bedroom apartment units (2.8%)

Based on the above there are a total of 261 units within the development which have the potential to require some element of childcare.

4.5 Dun Laoghaire Rathdown Development Plan 2016-2022

The Dun Laoghaire Rathdown County Council Development plan is the relevant statutory planning context for the subject site. The Development Plan was prepared in 2016 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 Dun Laoghaire Rathdown County Council.

There are a number of provisions detailed within the Plan, which have some relevance to the subject site and surrounding context. For the purposes of this report, we have only identified the key provisions of the Plan that are currently relevant to the site.

The following policies have been considered as part of this community infrastructure assessment. For further detail in relation to planning policy and compliance with the same, please refer to the Statement of Consistency submitted as part this application.

The following objectives are noted from the Development Plan:

Childcare Facilities:

SIC11 - "It is Council policy to encourage the provision of affordable and appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities across the County. In general, at least one childcare facility should be provided for all new residential developments subject to demographic and geographic needs. The Council will encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage."

Community Facilities:

SIC6 - "It is Council policy to support the development, improvement and provision of a wide range of community facilities distributed in an equitable manner throughout the County."

SIC7 - "It is Council policy to ensure that proper community infrastructure and complementary neighbourhood facilities are provided concurrently with the development of new residential growth nodes in the County."

SIC12 - "It is Council policy to facilitate the continued development of arts and cultural facilities throughout Dún Laoghaire-Rathdown in accordance with the County 'Arts Development Policy, 2011-2014' and any subsequent County Arts Development Policy."

SIC13 - "It is Council policy to promote and develop the County Library Service in accordance with the National objectives laid down in the draft 'Strategy for Public Libraries, 2013-2017' prepared by the Department of the Environment, Community and Local Government. The County's network of Carnegie Libraries shall be retained for public and community use."

Education:

SIC8 - "It is Council policy to ensure the reservation of primary and post-primary school sites in accordance with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools throughout the County."

SIC9 - "It is Council policy to support the development and ongoing provision of Further and Higher Level Institutions in the County including University College Dublin (Belfield and Blackrock campuses), Dún Laoghaire Institute of Art, Design and Technology and Blackrock Further Education Institute (Formerly Senior College Dún Laoghaire) Dún Laoghaire Further Education Institute (formerly Dún Laoghaire College of Further Education), Sallynoggin College of Further Education, Stillorgan College of Further Education, Dundrum College of Further Education and any new Further and Higher Level Institutions – including Irish colleges or major overseas universities whether within established campuses or in new campuses."

Health Care:

SIC10 - "It is Council policy to support the Health Service Executive and other statutory and voluntary agencies in the provision of appropriate healthcare facilities - including the system of hospital care and the provision of community-based primary care facilities, mental health and wellbeing facilities. It is Council policy to encourage the integration of appropriate healthcare facilities within new and existing communities."

Sports & Recreation:

OSR11 - *“It is Council policy to ensure that adequate playing fields for formal active recreation are provided for in new development areas and that existing sports facilities and grounds within the established urban area are protected, retained and enhanced – all in accordance with the outputs and recommendations from the Open Space Strategy 2012-2015.”*

OSR10 - *“It is Council policy to promote the provision and management of high quality sporting and recreational infrastructure throughout the County and to ensure that the particular needs of different groups are incorporated into the planning and design of new facilities.”*

Open Space:

RS5 - *“Where distinct parcels of land are in institutional use (such as education, residential or other such uses) and are proposed for redevelopment, it is Council policy to retain the open character and/or recreational amenity of these lands wherever possible, subject to the context of the quantity of provision of existing open space in the general environs.”*

OSR5 - *“It is Council policy to promote public open space standards generally in accordance with overarching Government guidance documents ‘Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities’ (2009) and the accompanying ‘Urban Design Manual - A Best Practice Guide’.”*

These are the key community infrastructure policies for consideration as set out in the Dun Laoghaire Rathdown County Council Development Plan.

4.6 Draft Dun Laoghaire-Rathdown Development Plan 2022-2028

Dun Laoghaire-Rathdown County Council is currently in the process of developing an up-to-date County Development Plan for 2022-2028.

A Planning Authority is required to publish a notice of intention to prepare a new development plan. This must be made not later than 4 years after the making of the existing development plan. A new plan must be made every 6 years (i.e. 2 years after this notice has been published).

Currently, the Executive has prepared a Chief Executive’s report on all submissions/observations received during public consultations. This report has been circulated to the Elected Members for their consideration in autumn. Upon considering the Chief Executive’s report, the Elected Members may adopt or amend the Draft Plan.

There are a number of provisions detailed within the Draft Plan, which have some relevance to the subject site and surrounding context. For the purposes of this report, we have only identified the key provisions of the Draft Plan that are currently relevant to the site.

Community Facilities:

PHP5: *“It is a Policy Objective to support the development, improvement and provision of a wide range of community facilities throughout the County where required. It is Council policy to facilitate and support the preparation of a countywide Community Strategy.”*

PHP11: *“It is a Policy Objective to promote and develop the County Library Service in accordance with the national objective laid down in the strategy ‘Our Public Libraries 2022.’ It is Council Policy to support the retention and appropriate re-use of the County’s network of Carnegie libraries.”*

PHP10: *“It is a Policy Objective to facilitate the continued development of arts and cultural facilities throughout Dun Laoghaire-Rathdown in accordance with the County Arts Development Plan 2016-2022 and any subsequent County Arts Development Policy. It is Council Policy to facilitate the implementation of the DLR Cultural and Creative Strategy 2018-2022.”*

Childcare Facilities:

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

Education:

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

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

Health Care Facilities:

PHP9: “It is a Policy Objective to support the Health Service Executive and other statutory and voluntary agencies in the provision of appropriate healthcare facilities – including the system of hospital care and the provision of community-based primary care facilities, mental health and wellbeing facilities. It is Council policy to encourage the integration of appropriate healthcare facilities within new and existing communities.

Sports & Recreation:

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

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

Open Space:

OSR3: “It is a Policy Objective to continue to improve, plant and develop more intensive recreational and leisure facilities within parks and open spaces insofar, as resource will permit, while ensuring that the development of appropriate complementary facilities does not detract from the overall amenity of the spaces.”

OSR4: *“It is Council policy to promote public open space standards generally in accordance with overarching Government guidance documents ‘Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities’ (2009), the accompanying ‘Urban Design Manual - A Best Practice Guide’, and the ‘Sustainable Urban Housing: Design Standards for new Apartments’, (2018)”.*

These are the key community infrastructure policies for consideration as set out in the current Draft Dun Laoghaire Rathdown County Council Development Plan.

5 DEMOGRAPHIC TRENDS

Demographic Trends for the defined catchment areas were reviewed based on the Census 2016 data for the Dublin County area and Small Area Population Statistics (SAPs) for the following District Electoral Divisions (DEDs) of:

- Stillorgan - Leopardstown
- Blackrock - Carysfort
- Stillorgan - Merville
- Dundrum - Balally
- Glencullen
- Foxrock - Torquay

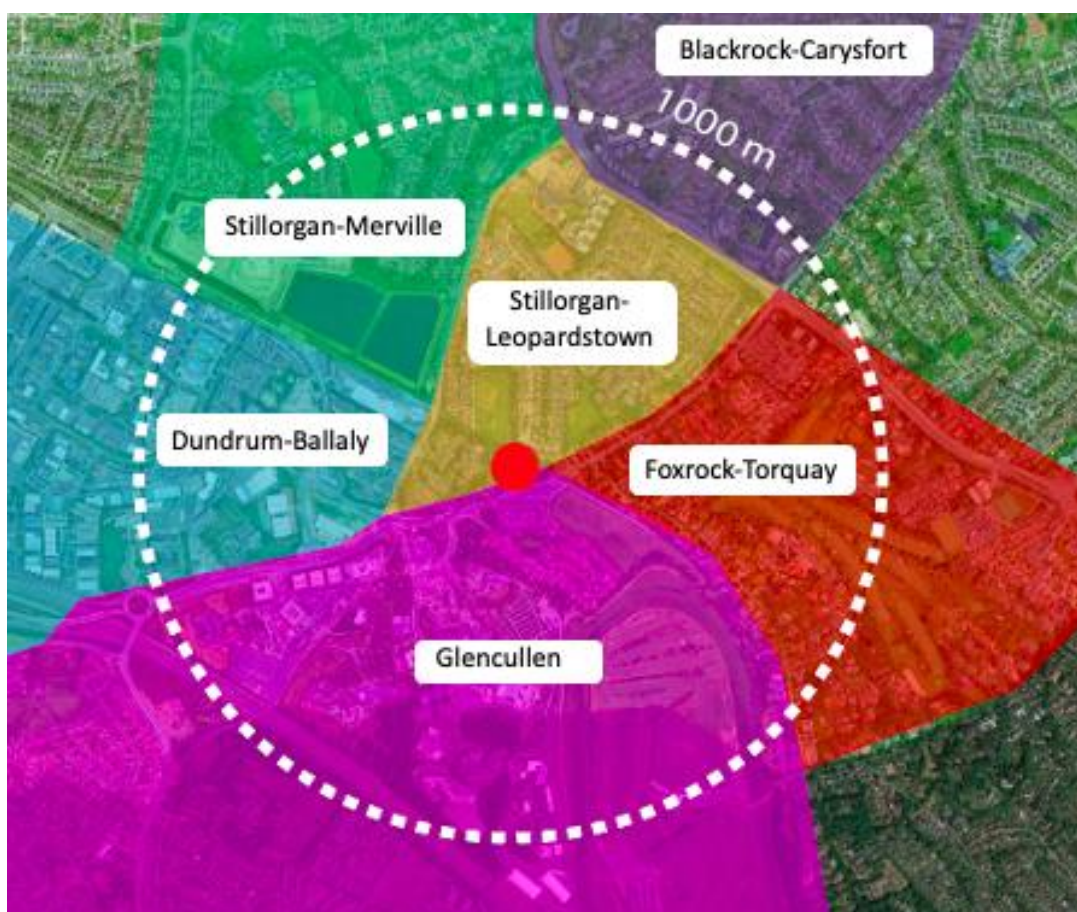


Figure 5 - Surrounding Electoral Divisions

5.1 Population Figures

The most recent population figures from 2016 for the electoral divisions of Stillorgan-Leopardstown, Blackrock-Carysfort, Stillorgan-Merville, Dundrum-Balally, Glencullen, Foxrock-Torquay are highlighted in Table 1 below for the convenience of An Bord Pleanála.

DED	2011	2016	Actual Change	% Change
Stillorgan - Leopardstown	2,429	2,714	285	10.5%
Blackrock - Carysfort	6,160	6,318	158	2.5%
Stillorgan - Merville	2,744	3,217	473	14.7%
Dundrum - Balally	7,049	8,035	986	12.2%
Glencullen	17,381	19,773	2,392	12.1%
Foxrock - Torquay	1,439	1,445	6	0.41%

Table 1 - Population Evolution in Electoral District Areas (Source: CSO 2016)

The Table above indicates from official census data that between 2011 and 2016 there was an increase in the population in each of the electoral divisions. There was a 9.7% increase in population taking into account all of the electoral divisions. Stillorgan - Merville had the largest population increase (14.7%). Notably, the population of the Stillorgan-Leopardstown Electoral Division, where the subject site is located, increased significantly by 10.5% or 285 people. The proposed development offers housing that caters to the demand in the surrounding area and offers a much needed high-density development scheme.

With a consistently rising demand for housing in Dublin County, population figures are envisaged to increase across most DEDs within the county in the next decade. It is worth noting that, Dublin's population continues to expand robustly. In the ten years to 2016, population grew by 13.5% to 1.35 million. Looking forward, year-on-year rates of growth are expected to pick up and the population is projected to reach 1.50 million by 2024 and 1.60 million by 2029.

5.2 Age Profile

A review of age profiles of the electoral division of Stillorgan - Leopardstown (contains the subject site) and the surrounding electoral divisions (Stillorgan - Merville; Blackrock - Carysfort; Foxrock - Torquay; Dundrum - Balally and Glencullen) confirms that communities in the surrounding area have age profiles that are generally weighted differently. However, it is the case with most of the electoral divisions that the age cohorts that have the greatest numbers are in the working age group (24-64). This can be assessed in the figure 4. The largest age cohort is 35-39. This can be attributed to the sites location close to UCD and the proximity to Dublin city centre, making it an ideal area for young professionals to locate. The proposed development offers a wide mix of units from studio, 1-bed, 2-bed and 3-bed and will provide appropriate housing stock for the demographics of the area.

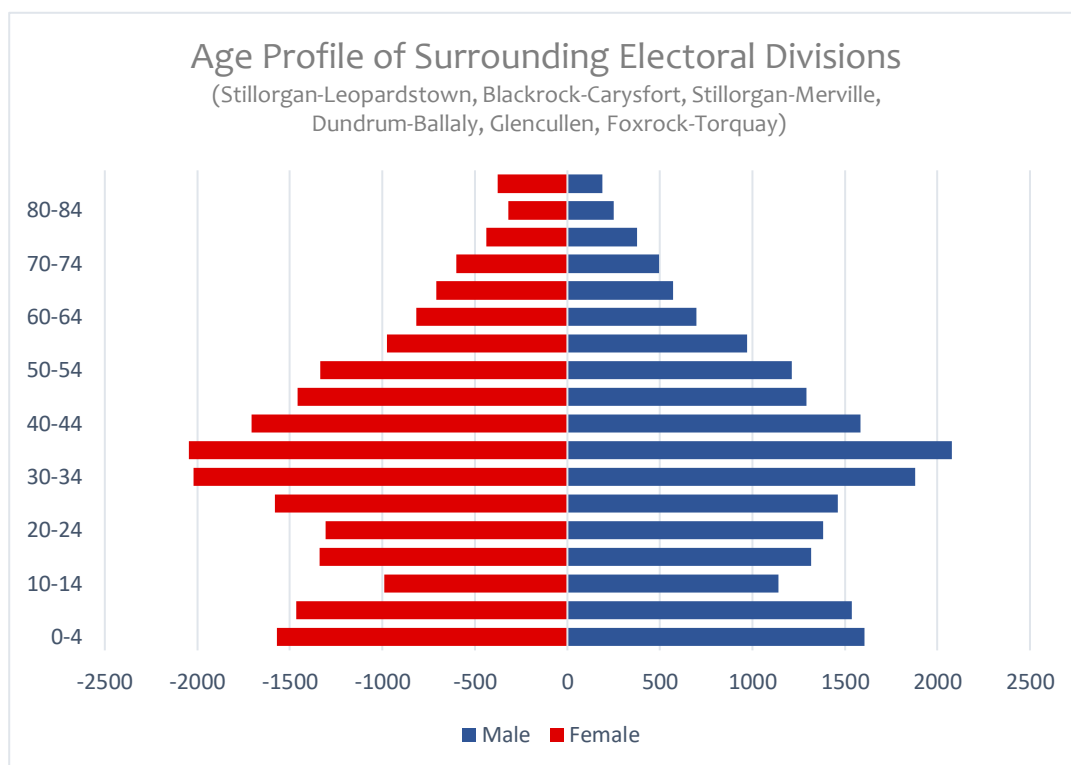


Figure 6 - Age Profile of Surrounding Area

5.3 Household Size

In accordance with official CSO 2016 figures, the average household size in the Dun Laoghaire Rathdown is 2.72, an increase from 2.67 in 2011. The following findings are notable:

- The predominant household size in the Stillorgan-Leopardstown, Blackrock-Carysfort, Stillorgan-Merville, Dundrum-Balally, Glencullen, Foxrock-Torquay electoral divisions is 2 people, which equates to 30% or 4,395 households of a total of 14,458 households.
- 1 person households were the second most predominant household size in the examined electoral divisions, equating to 20% or 2,895 of a total of 14,458 households.
- The proposed development offers mixed-density units from studios to 1, 2 and 3 bedroom units which is in line with the demand arising from the surrounding area.
- Whilst we acknowledge the above figures show 30% of the households are 2 persons, we note that the average number of people per household across the examined electoral divisions is 2.69.
- We wish to highlight at this point that the proposed development is expected to yield a reduced household size given the nature of the scheme. However, the local electoral division average of 2.69 persons per household has been applied to generate the uppermost demand in terms of envisioned population.
- The development proposed has 85 studio apartments and 117 one-bedroomed apartments, which greatly reduces the number of children or families that will be present within this development. In addition to this, the census data shows that only 5% of these families will have children eligible for childcare facilities. This greatly reduces the need for a childcare facilities onsite.
- Based on the above review of local population, on the proposed unit type (studio, 1, 2 and 3- bed), that would typically include young professionals and small families, and the location of the development, the 282 sq.m creche facility included in the proposed scheme

is considered an appropriate size to deal with any need for childcare facilities that will arise from the proposed development.

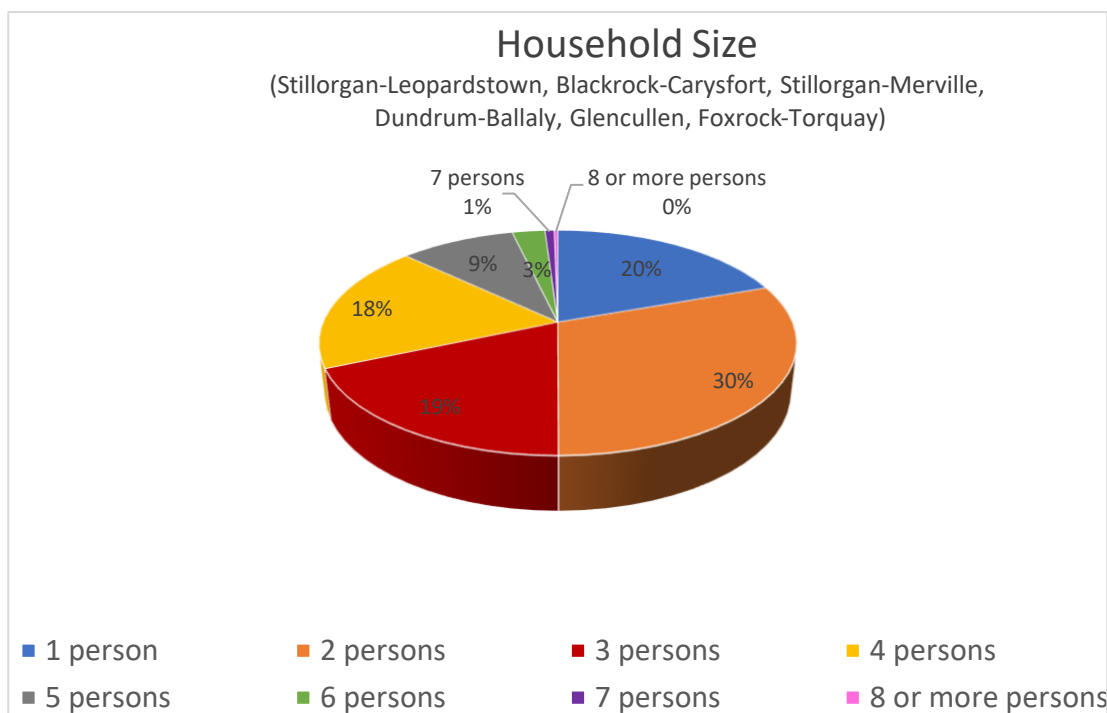


Figure 7 – Household Size

5.4 School Going Age

From this section forward, the assessment considers the statistical data of the electoral divisions in closest proximity to the subject site; Stillorgan-Leopardstown, Blackrock-Carysfort, Stillorgan-Merville, Dundrum-Balally and Foxrock-Torquay. This ensures an accurate representation of findings.

In order to assess the percentage of this population that will require school places, the current age profile (4-19 years of age) of the aforementioned electoral divisions were examined as a typical percentage of the population that will require schooling.

As such, the 4-19 age group of Census 2016 is examined in Table 2 below.

Age	Stillorgan Leopardstown	Blackrock Carysfort	Stillorgan Merville	Dundrum Balally	Foxrock Torquay	Total
Total No. of Persons Aged 4-19	383	1,199	697	1,222	299	3800
Total No. of Persons in the ED	2,714	6,318	3,217	8,035	1,445	21,729
Percentage of Total Population aged between 4-19	14.1%	18.97%	21.66%	15.2%	20.69%	17.48%

Table 2 - No of Persons - Subject Area Census 2016

Table 3 confirms that the relevant percentages of the total population aged between 4-19 years of age are 14.1%, 18.97%, 21.66%, 15.2% and 20.69% percent for the Stillorgan - Leopardstown, Blackrock - Carysfort, Stillorgan - Merville, Dundrum - Balally and Foxrock - Torquay electoral divisions respectively.

An average of 17.48% can therefore be assumed to be of school going age within the surrounding area at present.

5.5 Summary of Findings

The key points to note are as follows:

- The total number of persons in Stillorgan - Leopardstown, Blackrock - Carysfort, Stillorgan - Merville, Dundrum - Balally and Foxrock - Torquay electoral divisions is 40,962.
- The average household size in the area is 2.69 persons.
- The proposal (463 no. residential units) will generate a total population of c. 1,246 persons.
- 17.48% of the population of Stillorgan - Leopardstown, Blackrock - Carysfort, Stillorgan - Merville, Dundrum - Balally and Foxrock - Torquay is of school going age.
- Of the 1,246 persons or population arising from the proposal, 17.48% (a total of 217 new residents) are likely to be school going age. Given the type of residential development proposed (primarily 1-bed and 2-bed apartments), we would expect that this would in fact be a lower figure. We have for the purpose of this assessment applied the 217 person figure to calculations within the remainder of this report.

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

6 CHILDCARE FACILITIES

6.1 Methodology

In preparing the review of childcare facilities in the surrounding area, an appropriate starting point was a review of the Childcare Guidelines for Planning Authorities entitled 'Childcare Facilities – Guidelines for Planning Authorities (2001)', with regard to the requirement for childcare facilities for the current proposal of 463 new residential units was examined and relevant conclusions drawn.

In addition, we note that the 'Sustainable Urban Housing: Design Standards for New Apartments' (2020) and 'The Apartment Guidelines' were also consulted.

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

- Establishing Demand for Childcare Places
- Establishing the Capacity of Local Facilities

We note at this point that this initial childcare assessment has been limited to a 2km radius of the subject site. It is recognised that there is also the option for families to avail of childcare facilities outside of this 2km radius due to a preferred location near workplaces, or schools that older children in the family may be attending.

Following the compilation of an appropriate list of childcare facilities, an email and telephone survey was carried out in April 2021 to assess available capacity. The childcare facility was contacted directly in all cases and we confirm that the data gathered and applied to this assessment is based on the information and resources available to the facilities at the time of the survey. It is worth noting at this point however that a number of these facilities were not forthcoming with the release of capacity figures given the private run nature of these businesses. We note that the conclusions drawn in this case based on the limited information available to this office.

6.2 Assessment

Demand for Childcare Places

A Childcare Facility of c. 282sq m is proposed in the 2-storey re-development of St. Joseph's House. We can confirm that the childcare facility has capacity to cater for childcare demand arising from the existing permitted development and the current proposal.

The recommendation for new housing developments is the provision of 1 facility providing for a minimum 20 childcare places per approximately 75 dwellings. The relevant guidelines state that if its assumed 50% of units can be assumed to require childcare in a new housing area of 75 dwellings, approximately 35 will need childcare. However, one-bedroom units are not considered to contribute to the childcare provision under the new apartment guidelines. This may also apply in part to the provision of 2-bedroom units.

The proposed development is comprised of 463 no. new residential apartments.

The following indicative summary mix is identified for a total of 463 no. units:

- 85 x studio apartment units
- 117 x 1 bedroom apartment units
- 248 x 2 bedroom apartment units
- 13 x 3 bedroom apartment units

It is noted that the 2 and 3 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 261 units therefore have the potential to require childcare facilities.** We note the following calculations based on these uppermost requirements.

- 50% of all 2 and 3 bed units = $261/2 = 130.5$

- $130.5 \text{ units} - 1 \text{ facility required for every } 75 \text{ units} = 130.5/75 = 1.74$

20 childcare spaces required for every 75 units = $20 \times 1.74 = 35$ (34.8) spaces required are required to address the requirements of the proposed development and the current proposal.

A floor area figure of 2.32 sq m is generally applied per child space. A facility of 81 sq m is therefore required to serve the full extent of the proposed development (463 units).

This is based on a calculation of $2.32 \text{ sq m} \times 35 \text{ spaces required}$.

We note that extraneous areas such as kitchens, toilets, sleeping and other ancillary areas are deemed to be separate.

6.3 Capacity of Local Childcare Facilities

To determine the available number of childcare facility places in the area, a desktop-based assessment was carried out to determine the location of services within 2 km of the site. Below is a map illustrating their locations in relation to the subject site.

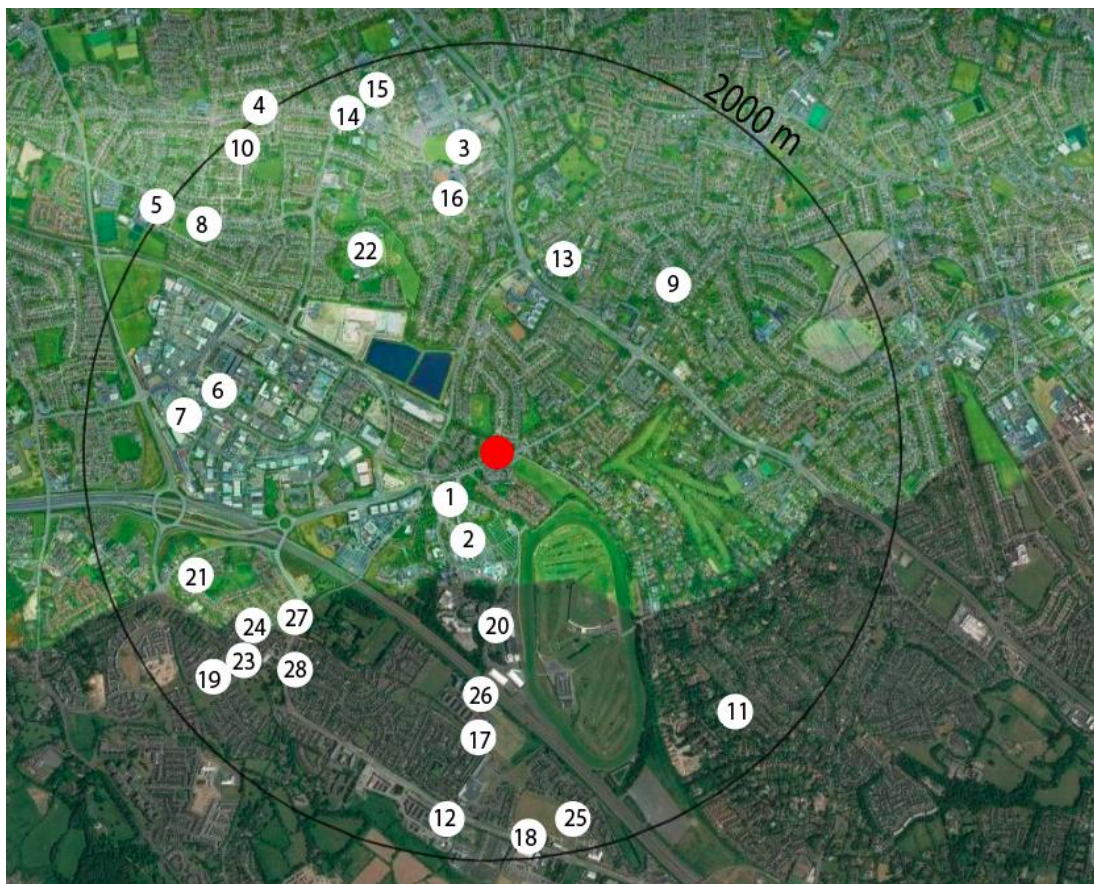


Figure 8 – Location of Childcare Facilities

We endeavoured to get an indication for the capacity and current enrolment figures for the following facilities, which are located within a 2 km radius:

- Giraffe Childcare Central Park
- Giraffe Childcare Leopardstown
- Glenalbyn Montessori School
- Busy Bees Childcare Hive Ltd

- Narnia Nursery School
- Park Academy Childcare Beacon Court Sandyford
- Park Academy Childcare Beacon South Quarter
- Lakelands Childcare
- Willow House Childcare Newtonpark
- Little Dale Academy
- Brighton Day Care
- Kid's Biz
- Links Childcare Leopardstown
- Beechwood Childcare
- Wise Little Owls
- Star Tots Creche
- The Playroom Stillorgan
- Tigers Leopardstown
- Dimples Creche and Montessori
- Cherry Blossom Creche Ltd.
- Fitzone Creche and Montessori
- Giant Steps Preschool and Montessori
- Koener's Kids After School Club
- Roola Boola Creche & Montessori
- Ballyogan Community Development
- Mountainside Montessori
- Park Montessori School
- Gallops Montessori School

A list of the childcare facilities in the subject catchment area is detailed in Table 1 below. The enrolment figures and available capacity at each school is detailed.

	Child Care	Service Type	Max. Capacity	Available Capacity
1.	Giraffe Childcare Central Park	Full Day/Part Time	68	0
	Giraffe Childcare Leopardstown	Full Day/Part Time	116	Not issued
3.	Glenalbyn Montessori	Sessional	22	0
4.	Busy Bees Childcare Hive Ltd.	Full Day/Part Time/ Sessional	82	0
5.	Narnia Nursery School	Full Day/Part Time/ Sessional	46	0
6.	The Park Academy Beacon South Quarter	Full Day	120	0
7.	The Park Academy Beacon Court	Full Day	144	24
8.	Lakelands Childcare	Full Day	38	0
9.	Willow House Childcare Newtonpark	Full Day	40	0
10.	Little Dale Academy	Full Day/Part Time/ Sessional	83	Not issued
11.	Brighton Day Care	Full Day/Part Time/ Sessional	100	2
12.	Links Childcare	Full Day/Sessional	74 (Full Day) 81 (Sessional)	5 (Full Day) 7 (Sessional)
13.	Beechwood Childcare	Full Day	65	Not issued
14.	Wise Little Owls	Part Time/ Sessional	77	1
15.	Star Tots Creche	Full Day/Part Time/ Sessional	101	Not issued
16.	The Playroom Stillorgan	Sessional	11	0
17.	Tigers Leopardstown	Full Day/Part Time	110	3
18.	Dimples Creche & Montessori	Full Day/Sessional	192 (Full Day) 206 (Sessional)	13 (Full Day) (8 Sessional)
19.	Cherry Blossom Grove Montessori	Sessional	22	0
20.	Fitzone Westwood Creche & Montessori	Part Time/Sessional	28	0
21.	Giant Steps	Sessional	18	0
22.	Koerne's After School Club	Sessional	Not issued	Not issued
23.	Kid's Biz	Full Day/Part Time/ Sessional	37	2
24.	Roola Boola Creche & Montessori	Full Day	22	Not issued
25.	Ballyogan Community Development	Part Time/Sessional	55	4
26.	Mountainside Montessori	Part Time	22	0
27.	Park Montessori School	Sessional	12	0
28.	Gallops Montessori School	Sessional	12	0
	Total		2,003	69

Table 3 – Capacity and Current Availability for Existing Childcare Facilities

Of those 23 childcare facilities that were contactable, the table above illustrated that the total estimated available capacity in facilities is **69 childcare spaces minimum** as being available within the 2km radius of the subject site. The 69 no. spaces consist of 15 no. spaces available in sessions at two facilities and 54 no. full time spaces. A maximum overall capacity of 2,003 spaces was identified. It is worth highlighting that the following assumptions were made during the survey of places.

- A number of the schools were unable to establish a max capacity figure and in such cases this report assumed that there is no capacity available in order to provide for a conservative analysis.

6.4 Findings

Overall findings are noted as follows:

Proposal	Estimated Demand	Available Capacity
463 residential units	35 spaces	69 spaces minimum

Table 4 - Estimated Demand vs. Available Capacity for Childcare Spaces

In addition to these 69 available spaces in the surrounding area, the proposed creche facility of 282 sq m will provide 115 childcare spaces in the development, which will be sufficient to cater for all of the estimated new spaces required with additional capacity. It is submitted that the development will therefore be self-sufficient with regard to childcare requirements, which is considered acceptable and in line with national guidance.

7 EDUCATIONAL FACILITIES

7.1 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'

This assessment also considered demographic trends within the area, which are available from the CSO website. The data considered includes the following:

- **Census 2016 figures** - Populations Statistics were reviewed to determine what the household composition and school going age was for the Stillorgan-Leopardstown, Blackrock Carysfort, Stillorgan - Merville, Dundrum-Balally, Glencullen and Foxrock-Torquay Electoral Divisions.
- Also, an assessment of the demand arising from the proposed development was determined by multiplying the proposed number of units by the average number of persons per private household.
- **2020/21 Enrolment Figures** - Enrolment figures for the school year of 2020/21 were reviewed to partly establish the available capacity in the schools examined in the assessment.

Following on from the above, a 5 km radius defined the catchment area for assessment of educational facilities. It is considered that a 5 km radius is more appropriate for the assessment of primary and secondary schools as there is more flexibility when getting older children to school in terms of transport options. It is also considered that parents may chose schools based on personal preference as opposed to location or convenience.

We note that 62 primary schools and 33 post primary facilities have been examined as part of this assessment. The various schools are identified as follows:

Primary Schools

<i>All Saints National School</i>	<i>Goatstown Stillorgan Primary School</i>
<i>Ballinteer ETNS</i>	<i>Guardian Angels National School</i>
<i>Benicasa Special School</i>	<i>Holy Cross National School</i>
<i>Booterstown National School</i>	<i>Holy Trinity National School</i>
<i>Carmona Special National School</i>	<i>Islamic National School</i>
<i>Carysfort National School</i>	<i>Killo-O'The Grange NS</i>
<i>CBC Monkstown Park Junior School</i>	<i>Kiltarnan Church of Ireland NS</i>
<i>Cherrywood ETNS</i>	<i>Lycee Francais D'Irlande</i>
<i>Clochar San Dominic</i>	<i>Monkstown Educate Together NS</i>
<i>Dalkey School Project</i>	<i>Mount Anville Primary School</i>
<i>Dominican Primary School</i>	<i>Nord Anglia International School</i>
<i>Dun Laoghaire ETNS</i>	<i>Oatlands Primary School</i>
<i>Gaelscoil na Fuinseogie</i>	<i>Our Lady of Mercy Convent School</i>
<i>Gaelscoil Shliabh Rua</i>	<i>Our Lady's Good Counsel BNS</i>
<i>Gaelscoil Thaobh na Coille</i>	<i>Our Lady's Good Counsel GNS</i>

Our Lady's Grove Primary School
Our Lady's National School
Queen of Angels Primary School
Rathdown School
Scoil Lorcain
Scoil Mhuire
Scoil Naomh Lorcan
Scoil San Treasa
Setanta Special School
Sharavogue Junior School
St Laurence's BNS
St. Andrew's Junior College
St. Attractas Senior National School
St. Brigid's BNS
St. Brigid's GNS
St. Brigid's National School

Post Primary

Ballinteer Community School
Blackrock College
Cabinteely Community School
Christian Brothers College
Clonkeen School
Colaiste Eoin
Colaiste Iosagain
De La Salle College
Dominican College Sion Hill
Goatstown Educate Together
Secondary School
Holy Chid Community School
Jesus and Mary College, Our Lady's
Grove
Loreto College Foxrock
Mount Anville Secondary School
Newpark Comprehensive School
Oatlands College

St. Joseph's National School
St. Kevin's National School
St. Killian's German School
St. Mary's BNS
St. Mary's National School
St. Olaf's National School
St. Oliver Plunkett Special School
St. Patricks BNS
St. Patricks GNS
St. Raphaela's National School
Stepaside Educate Together NS
Taney National School
The Children's House Primary
The Harold School
The Red Door School
The Teresian School

Our Lady's Grove Secondary School
Rathdown School
Rockford Manor Secondary School
Rosemount School
Rosemount School
Saint Augustine's School
St. Andrew's College
St. Benildus College
St. Columba's College
St. Kilian's German School
St. Laurence College
St. Raphaela's Secondary School
St. Tiernan's Community School
Stepaside Educate Together Secondary
School
The Teresian School
Wesley College
Willow Park School

Following the compilation of a comprehensive list of schools (primary and post primary), an email and telephone survey was carried out in April 2021 to assess available capacity. The school principal/school secretary was contacted directly in all cases and we confirm that the data gathered and applied to this assessment is based on the information and resources available to the schools at the time of the survey.

However, we note that not all of the schools replied to this request. Therefore, we used the data provided by schooldays.ie and education.ie in order to estimate the number of pupils in each school.

Following an estimate of the demand arising from the development proposal and an estimate of the available capacity at existing schools in the immediate vicinity, some conclusions were drawn which confirm that there exists sufficient existing capacity to cater for the development proposal now before the An Bord Pleanala.

We refer to the assessment and findings below.

7.2 Assessment

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

- Establishing Demand for School Places
- Establishing the Capacity of Primary School Facilities
- Establishing the Capacity of Post Primary School Facilities

Demand for School Places

It has been previously established that 17.48% of the existing population is of the average school going age (4-19 years of age). We can assume that 12% of the population created by this development will attend primary school and the remaining 5.48% will attend secondary school. This assumption is made based on guidance detailed in “*The Provision of Schools and the Planning System*”, which details that primary school demand can be assessed based on a rate of 12% of the school going age and that the remaining 5.48% attend post primary facilities.

Having considered the above, this equates to c. 217 no. persons of the 1,246 person population envisioned for the site.

Based on the figures provided and the guidance provided in the “*Provision of Schools and the Planning System*” document, we can therefore estimate that the demand for primary school places would equate to c. 149 no. pupils (12% of the total population) and the demand for post primary school places to 68 no. pupils (5.48% of the total population).

7.3 Findings

Capacity of Primary School Facilities

A list of the primary schools in the subject catchment area is detailed in Table 5 below. The enrolment figures and available capacity at each school is detailed.

	Primary School	Type	Enrolment Figure	Max. Capacity Figure	Available Capacity
1	All Saints NS	Mixed	55	60	5
2	Ballinteer Educate Together	Mixed	390	414	24
3	Benicasa Special School	Mixed	46	48	2

4	Boosterstown Boys	Boys	326	360	51
5	Boosterstown National School	Mixed	89	116	27
6	Carmona Special NS	Mixed	36	37	1
7	Carysfort National School	Mixed	569	614	18
8	CBC Monkstown JS	Boys	515	Not issued	0
9	Cherrywood ETNS	Mixed	5	Not issued	-
10	Clochar San Dominic	Mixed	206	222	16
11	Dalkey School Project	Mixed	234	240	6
12	Dun Laoghaire ETNS	Mixed	62	Not issued	0
13	Gaelscoil Na Fuinseoige	Mixed	140	140	0
14	Gaelscoil Shliabh Rua	Mixed	236	285	49
15	Gaelscoil Thaobh na Coille	Mixed	450	458	8
16	Goatstown Stillorgan Primary School	Mixed	40	40	0
17	Guardian Angels NS	Mixed	429	440	11
18	Holy Cross NS	Mixed	301	303	2
19	Holy Trinity NS	Mixed	578	604	26
20	Islamic National School	Mixed	305	305	0
21	Kill O The Grange NS	Mixed	217	Not issued	-
22	Kilternan Church of Ireland NS	Mixed	211	217	6
23	Lycee Francais D'Irlande	Mixed	300	Not issued	-
24	Monkstown ETNS	Mixed	455	459	4
25	Mount Anville Primary School	Girls	480	480	0
26	Nord Anglia International School	Mixed	Not issued	Not issued	-
27	Oatlands Primary School	Mixed	440	440	0
28	Our Lady's BNS	Boys	283	283	0
29	Our Lady's NS	Mixed	254	254	0
30	Our Lady's Grove Primary School	Mixed	439	Not issued	-
31	Our Lady of Mercy Convent School	Girls	270	Not issued	-
32	Our Lady's Good Counsel GNS	Girls	297	297	0
33	Our Lady's Good Counsel BNS	Boys	391	417	26
34	Queen of Angels National School	Mixed	314	314	0
35	Rathdown School	Girls	263	Not issued	0
36	Scoil Lorcaín	Mixed	484	Not issued	-
37	Scoil Mhuire	Girls	278	Not issued	0
38	Scoil San Treasa	Mixed	452	450	0
39	Setanta Special School	Mixed	54	55	1
40	Sharavogue Junior School	Mixed	Not issued	180	-
41	St Attractas Senior NS	Mixed	356	356	0

42	St Andrew's Junior College	Mixed	991	Not issued	-
43	St Brigids National School	Mixed	99	110	4
44	St Brigids BNS	Boys	458	484	26
45	St Brigid's GNS	Girls	536	540	4
46	St Josephs NS	Mixed	316	320	4
47	St Laurences BNS	Boys	450	450	0
48	St Kevins NS	Mixed	199	200	1
49	St. Kilian's German School	Mixed	300	300	0
50	St. Marys BNS	Boys	326	360	51
51	St Marys NS	Mixed	455	Not issued	-
52	St Olafs National School	Mixed	509	550	41
53	St Oliver Plunkett Special School	Mixed	63	63	0
54	St Patricks GNS	Mixed	568	Not issued	-
55	St. Patrick's BNS	Boys	137	145	7
56	St Raphealas NS	Girls	456	460	4
57	Stepaside ETNS	Mixed	337	371	34
58	Taney NS	Mixed	434	434	0
59	The Children's House Primary	Mixed	78	80	2
60	The Harold School	Mixed	677	Not issued	-
61	The Red Door School	Mixed	24	23	0
62	The Teresian School	Girls	198	200	2
	Total		18,406	13,978	463

Table 5 – Enrolment, Capacity and Current Availability for Existing Primary School Facilities

The table above illustrates the total estimated available capacity in existing primary schools in a 5km radius from the subject site to be **463 pupil spaces**.

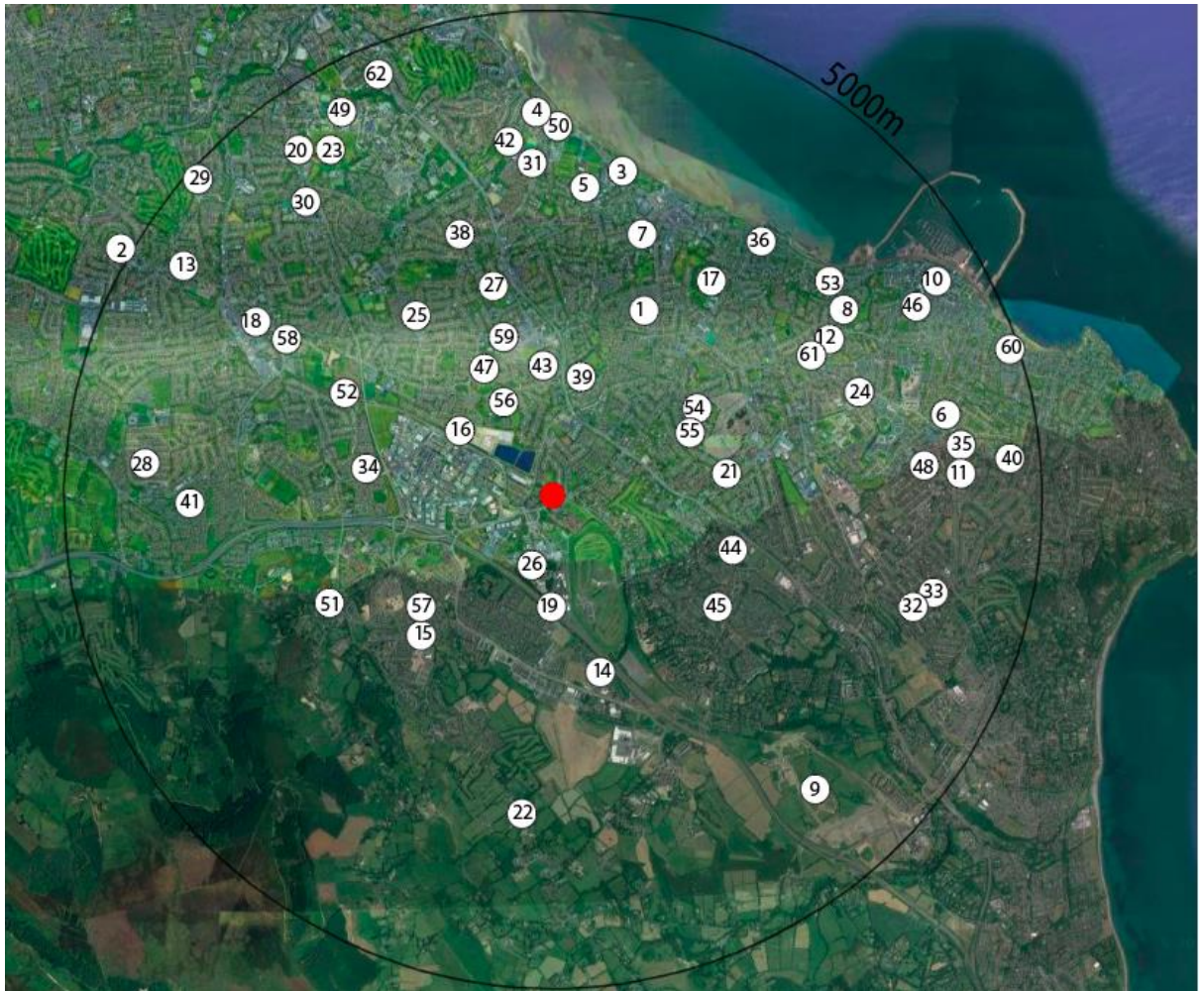


Figure 9 – Location of Primary Schools in relation to subject site

Overall findings are noted as follows:

Proposal	Estimated Demand	Available Capacity
463 residential units	149 spaces	463 spaces

Table 6 - Estimated Demand vs. Available Capacity for Primary School Education

Taking the above into account, it is submitted that there exists sufficient capacity in the surrounding area to cater for the primary school needs arising from the proposed development of 463no. residential units.

Capacity of Post Primary School Facilities

Table 7 below details the existing post primary schools within the catchment area chosen and specifically the enrolment, capacity and total estimated capacity of these schools.

	Post Primary School	Type	Enrolment Figure	Max. Capacity Figure	Available Capacity
1.	Ballinteer Community College	Mixed	407	Not issued	-
2.	Blackrock College	Boys	1024	Not issued	-
3.	Cabinteely Community School	Mixed	471	495	38
4.	Christian Brothers College	Boys	515	538	23
5.	Clonkeen College	Boys	575	590	15
6.	Colaiste Eoin	Boys	496	Not issued	-
7.	Colaiste Iosagain	Girls	485	Not issued	-
8.	De la Salle College	Boys	283	320	37
9.	Dominican College Sion Hill	Girls	437	464	27
10.	Goatstown Educate Together Secondary School	Mixed	17	Not issued	-
11.	Holy Child Community School	Mixed	246	255	9
12.	Jesus and Mary College, Our Lady's Grove	Girls	309	Not issued	-
13.	Loreto College Foxrock	Girls	519	Not issued	-
14.	Mount Anville Secondary School	Girls	698	800	102
15.	Newpark Comprehensive School	Mixed	861	863	2
16.	Oatlands College	Boys	567	Not issued	-
17.	Our Lady's Grove Secondary School	Girls	304	309	5
18.	Rathdown School	Girls	249	Not issued	-
19.	Rockford Manor Secondary School	Girls	277	Not issued	-
20.	Rosemont School	Girls	182	190	8
21.	Saint Augustines School	Mixed	158	160	2
22.	St Joseph of Cluny Secondary School	Girls	252	Not issued	-
23.	St. Andrews College	Mixed	988	996	8
24.	St. Benildus College	Boys	807	820	13
25.	St. Columba's College	Mixed	333	Not issued	-
26.	St. Killian's German School	Mixed	403	500	97
27.	St. Laurence College	Mixed	258	258	0
28.	St. Raphaelas Secondary School	Girls	569	583	14
29.	St. Tiernan's Community College	Mixed	315	345	30
30.	Stepaside Educate Together Secondary	Mixed	214	314	100
31.	The Teresian School	Girls	198	260	62
32.	Wesley College	Mixed	907	937	30
33.	Willow Park College	Boys	207	208	1
	Total	-	14,531	10,205	623

Table 7 – Enrolment, Capacity and Current Availability for Existing Post-Primary School Facilities

Table 4 above illustrates the total estimated available capacity of post primary schools examined within this assessment, which equates to **623 pupil spaces**. It is submitted that this is sufficient to cater for the 68 no. demand places arising from this proposal. It is worth noting that a large portion of schools were uncontactable due to staff not being in the office during the COVID-19 Pandemic. The locations of these schools are show in the diagram below:

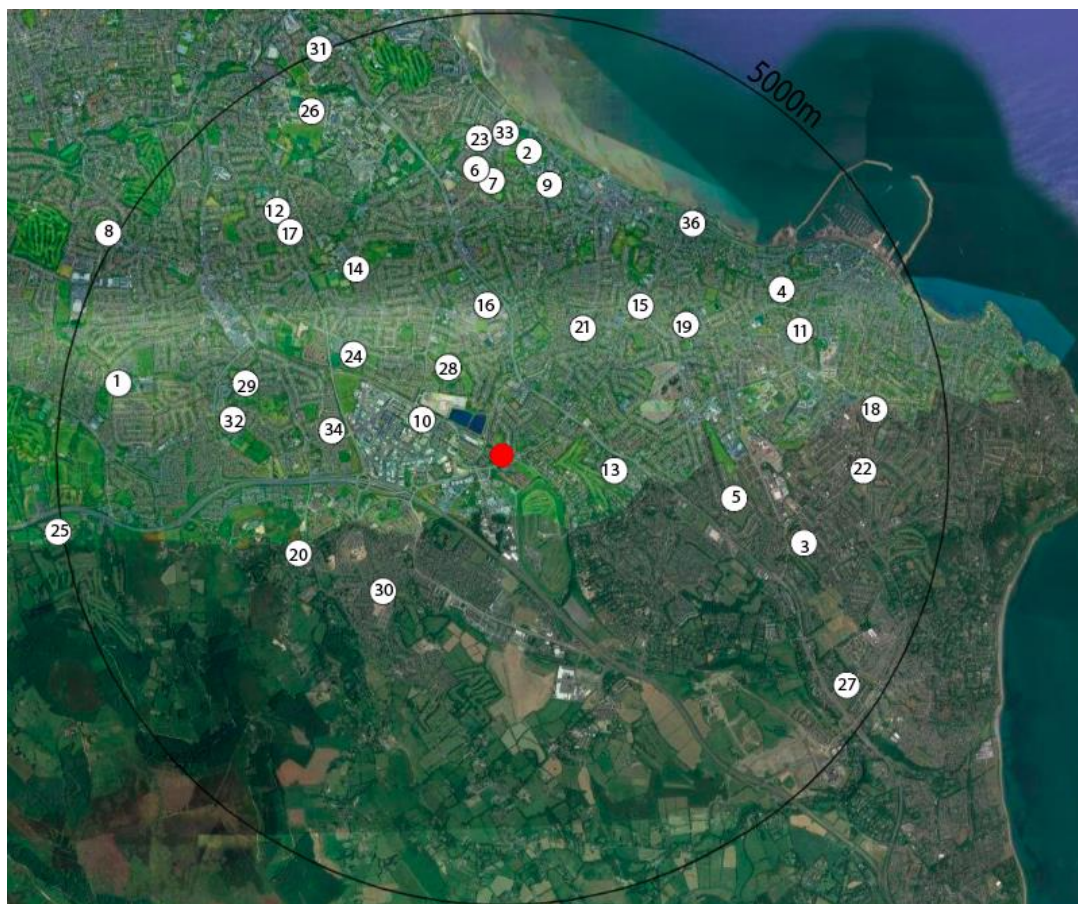


Figure 10 – Location of Post Primary Schools

The demand arising from the proposed development is examined in Table 8 below.

Proposal	Estimated Demand	Available Capacity
463 residential units	68 spaces	623 spaces

Table 8 - Estimated Demand vs. Available Capacity for Post-Primary School Education

Educational Facilities Summary

As previously discussed, the development has a unit mix of one and two bedroomed apartments, which greatly reduces the number of children or families that will be present within this development. It is considered that this will reduce the demand created for school places. Notwithstanding the above, we have carried out our assessment with the consideration that this development would create an average demand for places.

Based on an initial review of capacity available in the various primary and post primary school facilities within the area, there is sufficient capacity to cater for the 149 no. primary pupils and 68 post primary pupils arising from the proposal.

These conclusions are based on an assessment of demand arising from the site based on standard school going ages in the area and a telephone survey carried out in April 2021 and a further online cross check this year, which established the capacity of the various schools referenced above.

Based on the above figures it is submitted that there exists sufficient capacity to cater for the demand. There is no current requirement for the provision of an additional educational facility to address the demand arising from the subject proposal.

We trust that this will be satisfactory to An Bord Pleanála.

8 OTHER FACILITIES

8.1 Methodology

A desktop - based review of community and social facilities, was prepared in April 2021. This search was carried out using the google search engine. A study area of 1.5 km was selected as an appropriate catchment area for the review of such facilities as it was thought to be an appropriate walking distance to social facilities. The following areas of focus were considered:

Further Education

- Colleges
- Institutes
- Further and adult education centres
- Culinary schools
- Skill schools

Community Facilities

- Youth Clubs
- Libraries
- Elderly care
- Hobby clubs

Sports Clubs

- Gyms
- Outdoor clubs
- Indoor clubs
- Sports centres
- Sports classes
-

Public Parks

- Parks
- River/Canals
- Beaches
- Urban Squares

Health care

- Doctor's practices
- Medical Centres
- Hospitals
- Mental Health facilities

Religion

- Places of Worship

Elderly

- Nursing Homes

8.2 Further Education

An initial review of the surrounding area has confirmed the following provision of facilities:

Institutes

- Stillorgan College of Further Education
- The Dublin Academy of Education
- Irish Institute of Further Education
- The Open College

Skill Schools

- Harmania – Academy of Music Education & Performance
- Connexus Educate
- GLC German Language Centre
- The Cassidy Academy of Music
- Primaballet
- Management Works – Business School
- ComputerTutor
- The Learning Rooms
- Immersion Languages
- Kumon Maths and English

Further Education Summary

It is apparent from our review of further education 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.

We trust that this will be satisfactory to An Bord Pleanála.

8.3 Community Facilities

An initial review of the surrounding area has confirmed the following provision of facilities:

Libraries

- Stillorgan Library
- St. John of God Hospital Library Services

Elderly Care

- Home Instead Senior Care - Dublin
- The Care Team
- Contact Care
- Belmont Nursing Home

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.

We trust that this will be satisfactory to An Bord Pleanala.

8.4 Sports Clubs/Leisure Centres/Hobbies

An initial review of the surrounding area has confirmed the following provision of facilities:

Gyms

- FLYEfit Stillorgan
- Sandford Gym Body Health and Fitness
- Raw Gyms Sandyford
- CrossFit Sandyford
- Accelerate Fitness
- Ben Dunne Gym Sandyford
- Origin Fitness

Outdoor Clubs

- Leopardstown Tennis Club
- Kilmacud Crokes GAA Club
- Foxrock Golfclub
- Leopardstown Golf Club
- West Wood Club
- Silverpark GAA Grounds
- Soccer Pitch of St. John of Gods
- Full Contact Football Club
- Stillorgan Tennis Courts

Indoor Clubs/Classes

- Glenabyn
- Stillorgan Taekwon-Di School
- Platimun Pilates Stillorgan
- The Wall Climbing Gym
- Headon Boxing Academy
- Fit'n fun Zumba Classes
- West Wood Club
- Flowte Sport
- Janz Gymnastics Club
- Cycle Studio

Activities

- Leisureplex Stillorgan
- Its Sew Easy Studio
- Jumpzone Sandyford
- Ski Centre Dublin
- Ballyogan Concrete Skatepark

Sports Club Summary

It is apparent from our review of the sports clubs, 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.

We trust that this will be satisfactory to An Bord Pleanala.

8.5 Public Parks

An initial review of the surrounding area has confirmed the following provision of facilities:

Parks

- Leopardstown Park
- Clonmore Park
- Leopardstown Heights Playground
- Leopardstown Ave Park
- Public Park and Fountain
- Kids Play Area Glencairn

Park Summary

It is apparent from our review of parks, that there is an appropriate provision within the surrounding area to serve the development now proposed. The development contains a considerable amount of open space and retains parkland to the rear of the site. 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.

We trust that this will be satisfactory to An Bord Pleanála.

8.6 Health Care

An initial review of the surrounding area has confirmed the following provision of facilities:

Medical Centres

- Stillorgan Medical Centre
- Sandyford Medical and Dental Centric Health
- Centric Specialist Care
- Leopardstown Medical Clinic
- Foxrock Medical Centre
- Central Park Medical
- Beats Medical
- Dublin Specialist Dentistry
- Glencairn Dental Centre
- Stillorgan Dental Care

Mental Health Facilities

- St. John of God Hospital
- Now Works -Nurturing Our Wellbeing
- Connolly Counselling Centre
- Sandyford Wellness Centre
- Adult and Child Therapy Centre
- Footsteps Play Therapy

Animal Care

- Village Vets Stillorgan
- Vetzone
- Ark Vetcare Kilmacud

Hospitals

- Leopardstown Park Hospital

Health Care Summary

It is apparent from our review of health care facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed.

There are also 4 other hospitals within a 5km radius of the site:

Blackrock Clinic	2.5 km
St. Vincent's Hospital	4.2 km
Beacon Hospital	1.8 km
National Rehabilitation Hospital	3.9 km

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.

We trust that this will be satisfactory to An Bord Pleanala.

8.7 Religion

An initial review of the surrounding area has confirmed the following provision of facilities:

- Church of St. Laurence O'Toole
- St. Brigid's Church
- Church of the Ascension of the Lord – Ballaly Parish
- South City Church
- St. Mary's Sandyford
- Church of Our Lady of Perpetual Succour
- The Liturgical Centre
- Legionaries of Christ
- Daughters of The Cross
- Stillorgan Grotto
- Handmaids of Sacred Heart of Jesus
- Hospitaller Order of Saint John of God
- Saint John of God Community House

Religion Summary

It is apparent from our review of religious 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.

We trust that this will be satisfactory to An Bord Pleanala.

8.8 Elderly

An initial review of the surrounding area has confirmed that there is one nursing home within 1km of the subject site, Belmont House Nursing Home. While this is a singular development, the subject development should not place significant pressure on nursing home services. In addition, the existing nursing home has a capacity of 161, making it large in scale.

There are also 3 nursing homes within a 5km radius:

- Virtue Integrated Elder Care – 2.3km
- Trinity Care Nursing Home – 3.3km
- Newtonpark House Nursing Home 3.7km

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.

We trust that this will be satisfactory to An Bord Pleanala.

9 CONCLUSIONS AND RECOMMENDATIONS

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

- There is sufficient **crèche capacity**, between the existing facilities in the area and the proposed facility delivered as part of the current proposal to cater for both the permitted Development and the current proposal.
- There exists sufficient capacity in the surrounding area to cater for the **primary school needs** arising from the proposed development of 496 no. residential units. There is capacity for 463 additional primary school pupils between 62 primary schools. This is above the 160 spaces required and provides both mixed and single gendered school.
- There also exists sufficient capacity in the surrounding area to cater for the **post primary school needs** arising from the proposed development of 496 no. residential units. There is capacity for 623 additional post primary school pupils between the secondary schools. This is above the 73 needed and provides places in both mixed and single gendered schools.
- It is apparent from our review of **further education 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. There are 2 existing community facilities that provide for educational and social amenity for the new development.
- From our review of **community and social facilities**, it is apparent 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.
- It is apparent from our review of the **sports clubs**, 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. There exists separate sports clubs catering for different varieties of sport within 1.5km of the subject site. They include tennis, GAA, weight lifting, golf and football clubs.
- It is apparent from our review of **public parks**, that there is an appropriate provision within the surrounding area to serve the development now proposed. The development contains a considerable amount of open space and retains parkland to the rear of the site. 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.
- It is apparent from our review of **health care 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.
- Upon our review of **religious facilities**, we conclude 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.
- It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities for the **elderly** within the immediate context.
- It has been established that there is no requirement arising from the current proposal for the provisions of additional facilities within the immediate context.

We trust that this Community Infrastructure Statement has now provided An Bord Pleanála with an appropriate and detailed insight into community infrastructure demand within the area. We trust that the preliminary findings are acceptable to the Authority in this regard.

