

Appendix 4. Population & Human Health

4.1 Audit of existing social and community facilities

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SOCIAL INFRASTRUCTURE AUDIT

Sea Gardens Phase 2

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Social Infrastructure Audit

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1 INTRODUCTION

RPS Consulting Engineers Limited (RPS), West Pier Business Campus, Dún Laoghaire, County Dublin, A96 N6T7, in association with a multidisciplinary team, has been instructed by Shankill Property Investments Limited (the Applicant) to prepare this **Social Infrastructure Audit** (SIA) (the report) to accompany a planning application to Wicklow County Council (WCC).

The planning application pertains to Phase 2 Sea Gardens within the former Bray Golf Course lands and consists of a proposed mixed-use development (residential, retail and commercial uses), including the provision of 341 residential units (houses, duplex units and apartments), a hotel, a childcare facility, a medical centre, retail/retail services units, and open spaces.

Chapter 2 of Volume 2 of the Environmental Impact Assessment Report (EIAR) describes the proposed development. **Section 4** (Summary of the Proposed Development) of this report includes a summary of the key elements of the proposed development relevant to the social and community assessment, whose findings are included herewith.

1.1 Purpose & Structure of this Report

This SIA has been prepared in accordance with policy objectives CPO 6.20 and 7.5 of the **Wicklow County Development Plan 2022-2028** (hereafter referred to as the WCDP). These objectives require the preparation of an SIA for significant new residential and mixed-use developments to assess whether existing social and community facilities are sufficient to meet the needs of future residents. The SIA has also followed the guidance on preparation outlined in Section 7.1 of Appendix 1 of the WCDP.

In this regard, we confirm that:

- This SIA includes details of existing social and community infrastructure within a defined study area, based on the principles of sustainable walking and cycling distances.
- This SIA outlines the proposed social and community facilities within the development.
- This SIA evaluates the demand likely to be generated by the proposed development, considering policy guidance, demographic trends and taking into account the cumulative effects of other developments.

Section 5 (Methodology) of this report provides further details of the preparation of this SIA and the rationale for defining the study area.

The report is structured under the following sections:

1. Introduction
2. Subject Site & Context
3. Policy Context
4. Summary of Proposed Development (inc. social infrastructure provision)
5. Methodology
6. Demographic Analysis
7. Audit of Existing Facilities
8. Evaluation of Demand and Provision
9. Conclusion

2 SUBJECT SITE & CONTEXT

2.1 Site Description

This proposed development pertains to Phase 2 of Sea Gardens, situated on a site (the subject site) within the former Bray Golf Course lands, north of the River Dargle and approximately 500 metres from Bray town centre and Main Street (see **Figure 2-1**). The subject site falls entirely within WCC's jurisdiction.

To the north, the subject site is adjacent to lands where Phase 1A and Phase 1B of the Sea Gardens Masterplan have been permitted, with Phase 1A nearing completion of construction. To the east lies the Dublin to Rosslare railway line, the coastal strip, and the Irish Sea. Also to the northwest are Coláiste Ráithín, St. Philomena's Primary School, and Ravenswell Primary School. Ravenswell Road runs along the site's southern edge, adjacent to the Dargle River.

Existing residential developments border the site to the southwest, beyond which is Dublin Road and other built-up areas of Bray.

Currently, the site features landscaped areas with green spaces, scattered trees, amenity grassland, and remnants of golf course landscaping, including sand bunkers. It is enclosed by modern palisade fencing, with some gaps that have developed over time. The tree cover largely consists of remnants from the former golf course.

The subject site does not contain designated built heritage structures (e.g., Protected Structures or National Inventory of Architectural Heritage).

The subject site is adjacent to a comprehensive road network consisting of national roads, motorways, regional roads, and local roads, serving pedestrian, cycling and vehicle access. Access to the subject site is provided via two local access roads connecting to the regional road R761: one to the north, where R761 becomes Dublin Road, and another to the south, where R761 turns into Castle Street, which continues south to Main Street and Bray's town centre. The existing local road network connects the subject site to the M11/N11, which allows access to Dublin City centre and the M50.

Bray Daly railway station is located approximately 500 m from the subject site. A number of bus stops are also located to the west of the subject site, along the R761.



Figure 2-1: Subject Site's Location & Context (indicative site outline in red)

Source: Google Maps (edits by RPS)

2.2 Site Context

A number of developments in the context of the subject site have the potential to expand social and community facilities to support existing communities and future residents of the proposed development. A summary is provided as follows:

- **Sea Gardens Phase 1A (ABP-311181-21) and Phase 1B (ABP-314686-22).**
 - A planning application was made to An Bord Pleanála (ABP) under ABP-311181-21 for 591 residential units. ABP made a split decision in December 2021, permitting 234 residential units and refusing two proposed apartment blocks (i.e., 357 residential units). The permitted development includes a childcare facility with a capacity of 88 childcare spaces and a café and retail unit. This development represents **Sea Gardens Phase 1A**, formally known as Coastal Quarter SHD, and is nearing completion.
 - Following up on the split decision, an application for 586 residential units was made to ABP. It is worth noting that the development included the already permitted development under ABP-311181-21, including modifications to those elements already permitted. ABP granted permission in August 2024. Conditions for ABP 314686-22 required the omission of some floors and the amalgamation of some residential units, translating into a reduction of 15 units. Thus, the permitted development comprises 571 residential units. This development represents **Sea Gardens Phase 1B**, formally known as Coastal Quarter SHD2.
 - Overall, 571 residential units are permitted in precedent phases of the Sea Gardens Masterplan development, including a childcare facility with a capacity of 88 childcare spaces.
- **Transport Services & Infrastructure.**
 - **Bray Daly Railway Station.** Work has now commenced on refurbishing and redesigning the station to create a rail/bus interchange. This will see the construction of staggered bus stands, upgrades to pedestrian and cycling facilities, urban realm improvements, and tree planting. The scheme is anticipated to improve accessibility and pedestrian safety at this public transport interchange.
 - **Rail Services.** The DART+ programme aims to provide a series of upgrades to the existing DART line linking Drogheda to Greystones, via Bray. The overarching goal of the programme is to increase capacity along the line by 50%.
 - **Light Rail.** The extension of the Luas line to Bray is deemed a priority of the planning authority within the Wicklow County Development Plan. The *Greater Dublin Area Transport Strategy 2022-2042* states “It is intended to extend the Luas Green Line southwards in order to serve the Bray and Environs area”.
 - **New Bridges.** It is understood that the National Transport Authority (NTA) has provided initial funding for two new bridges on either side of the existing Fran O’Toole Bridge to facilitate pedestrians and tie in with plans for the new bus corridor. The ambition is for the Fran O’Toole Bridge to provide a cycle lane in both directions, with bus priority provided through traffic signal arrangements.
 - **Bus Enhancements.** Phase 6a of the BusConnects Dublin will be launched in December 2024. Phase 6a will include the new E1 route and a new 24-hour spine route connecting Bray to North Dublin via Dublin City Centre. Additionally, an application has been submitted to ABP (reference 317742) for the proposed Dublin to Bray Core Bus Corridor Route 13.

3 POLICY CONTEXT

The **Planning Report** prepared by RPS, enclosed with this application, details the full policy context relevant to the proposed development.

The subsequent sections summarise the most relevant policies and objectives concerning social infrastructure.

3.1 Childcare Facilities - Guidelines for Planning Authorities (2003)

The **Childcare Facilities – Guidelines for Planning Authorities** (hereafter referred to as Childcare Guidelines) provide qualitative and quantitative recommendations for planning authorities to assess planning applications. They seek to ensure that high-quality childcare services that are accessible, affordable, and appropriate for all are provided as part of future development proposals.

The following locations are listed in the Childcare Guidelines as being appropriate for the provision of new childcare facilities:

"New communities/ Larger new housing developments;

The vicinity of 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; and

Adjacent to public transport corridors, park-and-ride facilities, pedestrian routes and dedicated cycleways".

(Childcare Guidelines, Page 5-6)

Regarding new communities/larger new housing developments, the Childcare Guidelines state:

*"Planning authorities should require the **provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary** for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments.*

For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate. (See also paragraph 3.3.1 and Appendix 2 below). The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

Authorities could consider requiring the provision of larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc."

(Childcare Guidelines, Page 5-6) (Added emphasis by RPS)

*"In relation to new housing areas, **a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate**"*

(Childcare Guidelines, Page 9) (Added emphasis by RPS)

In connection with the above, Appendix 2 of the Childcare Guidelines states that planning authorities should require the provision of at least one childcare facility for new housing areas and other areas of residential development *"unless there are significant reasons to the contrary"*. Departure from the set indicative standard, i.e., a childcare facility per 75 dwellings, should have regard to:

"The make-up of the proposed residential area, i.e. an estimate of the mix of community the housing area seeks to accommodate.

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(If an assumption is made that 50% approximately of the housing area will require childcare then in a new housing area of 75 dwellings, approximately 35 will need childcare. One facility providing a minimum of 20 childcare places is therefore considered to be a reasonable starting point on this assumption. Other assumptions may lead to an increase or decrease in this requirement.)

The results of any childcare needs analysis carried out as part of a county childcare strategy or carried out as part of a local or action area plan or as part of the development plan in consultation with county childcare committees, which will have identified areas already well-served or alternatively, gap areas where there is under provision, will also contribute to refining the base figure.”

3.1.1 Circular Letter PL3/2016

More recently, **Circular Letter PL3/2016** was issued to provide more up-to-date guidance on government policy regarding access to childcare. The Circular confirms the Government's commitment to increasing access to childcare and requests that planning authorities expedite consultations, applications, and referrals related to the establishment of childcare facilities until new Childcare Guidelines are prepared.

The Circular also highlights that the *Child Care (PreSchool Services) Regulations 2006* establish various standards for childcare facilities. Tusla, the child and family agency, is identified as responsible for inspecting these services and ensuring compliance with the Regulations. Consequently, **planning authorities are advised to exclude considerations related to Appendix 1 of the Childcare Guidelines, including minimum floor area requirements per child, from their assessments.**

In connection with the above, we note that **Section 7.1** provides an audit of existing childcare facilities within the defined study area. Additionally, **Section 8.1** outlines the anticipated childcare demand that is expected to arise from the proposed development. We highlight that the proposed development includes a childcare facility.

3.2 Provision of Schools and the Planning System: A Code of Practice for Planning Authorities (2008)

The **Provision of Schools and the Planning System: A Code of Practice for Planning Authorities 2008** (hereafter referred to as the Schools Code of Practice) was jointly published by the Government departments responsible for planning and education as part of their remit. It details the procedures adopted by planning authorities in considering school planning issues in the development process. This code sets out how future demand is identified and the mechanisms for site identification and acquisition.

The Code of Practice assumes that, on average, 12% and 8% of the population are expected to progress to primary and post-primary education, respectively.

Regarding school facilities, we note that **Section 7.2** provides an audit of existing school facilities within the defined study area. Additionally, **Sections 8.2.2** and **8.3.2** outline the anticipated school demand that is expected to arise from the proposed development.

3.3 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

The **Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)** (hereafter referred to as SRDCS Guidelines) set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements.

The SRDCS Guidelines emphasise the '15-minute city' concept as a key objective for sustainable residential development, advocating for well-designed neighbourhoods that provide essential services within a short walk. For larger settlements, residents should have access to public transport and sustainable travel options to reach central amenities, thereby reducing reliance on private cars and promoting a lower-carbon society.

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In relation to the above, we note that this audit has been prepared with the principles of a '15-minute city' in mind. As outlined in **Section 5** (Methodology), the study area focused on sustainable walking and cycling distances, thus focusing on identifying existing social and community facilities that future residents can access mainly by walking and cycling.

3.4 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2023)

The **Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2023** (hereafter referred to as New Apartments Guidelines) offers additional guidance on childcare provision. It is noted that while the Childcare Guidelines recommend one childcare facility for every 75 dwelling units, the actual threshold for childcare provision in apartment schemes should be based on:

- The scale and unit mix of the proposed development.
- The existing distribution of childcare facilities in the area.
- The emerging demographic profile of the area.

Further guidance states that one-bedroom or studio units generally do not contribute to childcare requirements. Depending on the location of the development, this exclusion may also apply to some two-bedroom units.

In relation to the above, we would like to highlight that the proposed development includes a childcare facility. Furthermore, **Section 8.1** details the anticipated childcare demand arising from the development. The guidance outlined in the New Apartments Guidelines has been taken into account when calculating this demand.

3.5 Wicklow County Development Plan 2022-2028

The WCDP outlines a comprehensive strategy for planning and sustainable development within the county. It includes policies, objectives, and design standards to guide future development in the area.

Policy objectives CPO 6.20 and 7.5 emphasise the need to conduct an SIA for significant new residential and mixed-use developments. It is noted audits should aim to assess whether the existing social and community facilities are adequate to meet the needs of future residents.

Guidance on preparing SIAs is provided in Section 7 of Appendix 1 of the WCDP. The audit should evaluate existing provisions across four main categories to determine their sufficiency for future residents. A summary of guidance set under each of the categories is provided as follows:

- **Education.** The SIA should assess the proposed development's potential impact on local educational facilities by evaluating the number of new students expected, identifying existing schools and their capacities, and considering the cumulative effect of other developments on school intake.
- **Childcare / Preschools.** The SIA should determine the demand for childcare services by evaluating the number of new preschool-age children likely to be generated, identifying existing childcare facilities, and assessing their capacities to accommodate new enrolments.
- **Open space, play, and recreation facilities.** The SIA should evaluate the adequacy of existing public open spaces and recreational facilities to meet the needs of the projected population, ensuring compliance with specified standards for active open space, and address any shortfalls by providing new facilities.
- **Transport.** The SIA should provide details of transport, such as bus and cycle routes, green infrastructure, road networks, and pedestrian pathways, to ensure residents' accessibility and connectivity.

In relation to the above, we would like to confirm that this SIA has been prepared in accordance with the guidance outlined in Section 7 of Appendix 1 of the WCDP. The following sections will detail the existing

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social and community facilities, assess the anticipated demand for services generated by the proposed development, and evaluate the capacity of both existing and proposed facilities to meet this demand.

3.6 Bray Municipal District Local Area Plan 2018-2024

The **Bray Municipal District Local Area Plan 2018-2024** (Bray LAP) outlined local planning policies and objectives to guide the development of Bray. It is important to note that WCC has formally initiated the process of preparing a new Bray LAP. A pre-draft public consultation process concluded on 18 December 2024.

Notwithstanding the above, it is noted that the Bray LAP specified that community development and infrastructure objectives and standards are detailed in the WCDP.

4 SUMMARY OF THE PROPOSED DEVELOPMENT

Chapter 2 of Volume 2 of the EIAR describes the proposed development.

The proposed development is a mixed-use scheme that includes residential, retail, and commercial uses. The retail and commercial components are distributed across the proposed blocks (E, G, H, and I), some of which also contain residential units.

A summary of the key elements of the proposed development relevant to the social and community assessment is included hereby.

4.1 Proposed Residential Uses

Regarding the residential component, the proposed development comprises 341 residential units, including houses, duplexes, and apartments, with sizes ranging from 1 to 4 bedrooms.

Table 4-1 illustrates the mix of unit types and sizes (in terms of bedrooms).

Table 4-1: Proposed Residential Units – Mix of Units

Unit Type / Size	1-Bedroom (2 people)	2-Bedrooms (4 people)	3-Bedrooms (5 people)	3-Bedrooms (6 people)	4-Bedrooms (7 people)	4-Bedrooms (8 people)	Total
Apartments	27	95	6	5	0	8	141
Duplexes	-	53	53	-	-	-	106
Houses	-	-	62	-	14	18	94
Total	27	148	121	5	14	26	341

4.2 Proposed Social & Community Spaces

In addition to the residential component, the proposed development also includes the following:

- **Childcare Facility:** This facility is located in Block H; with a capacity for 150 children.
- **Medical Centre:** This facility is also proposed for Block H.

The development will provide supporting amenities, including:

- **Open Spaces**
 - Approximately c.1.8 ha (c. 18,458 sq.m) of public open spaces will be created in Phase 2, including a Central Park. The development will also feature hard and soft landscaping for public and communal areas, as well as boundary treatments. These open spaces will be accessible to both residents and visitors. See **Figure 4-1**.
 - The proposed Central Park will incorporate play areas. See **Figure 4-2**.
- **Communal Open Spaces**
 - Dedicated communal gardens for residents will be provided in Blocks E and H. See **Figure 4-1**.
 - Dedicated communal gardens for duplex units will be provided in the community gardens. See **Figure 4-1**.
 - Block I, proposed as a hotel, will also include gardens.
- **Private Open Spaces**
 - Each residential unit will have dedicated private open spaces, such as rear gardens and/or balconies/terraces.

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• Play Areas

- The proposed development includes the provision of children's play areas distributed across the proposed open spaces, i.e., the community gardens and public open spaces. See **Figure 4-2**.

• Residents' Amenity Spaces

- Block E will feature a multipurpose room, co-working space, cinema room, gym, and a lobby with a lounge area and post room.

• Accessibility Infrastructure

- The proposed development will involve constructing an internal road network consisting of local streets, local link streets, home zones and access routes. Local link streets include fully segregated cyclist and pedestrian facilities. The home zones and local link streets include shared cyclist and vehicle carriageways and fully segregated pedestrian facilities.
- The proposed development has been designed to facilitate the future provision of a sustainable transport bridge subject to a separate consenting procedure.
- The proposed development includes providing residents and visitors with bicycle parking.

• Other Social & Community Spaces

- Block I, the proposed hotel, will include a wedding venue, a rooftop restaurant, and a wellbeing centre (with a swimming pool and gym). A separate public access area will cater to hotel guests and the local community.

- Additionally, a number of retail/retail services units will be distributed across Blocks E, G, H and I.

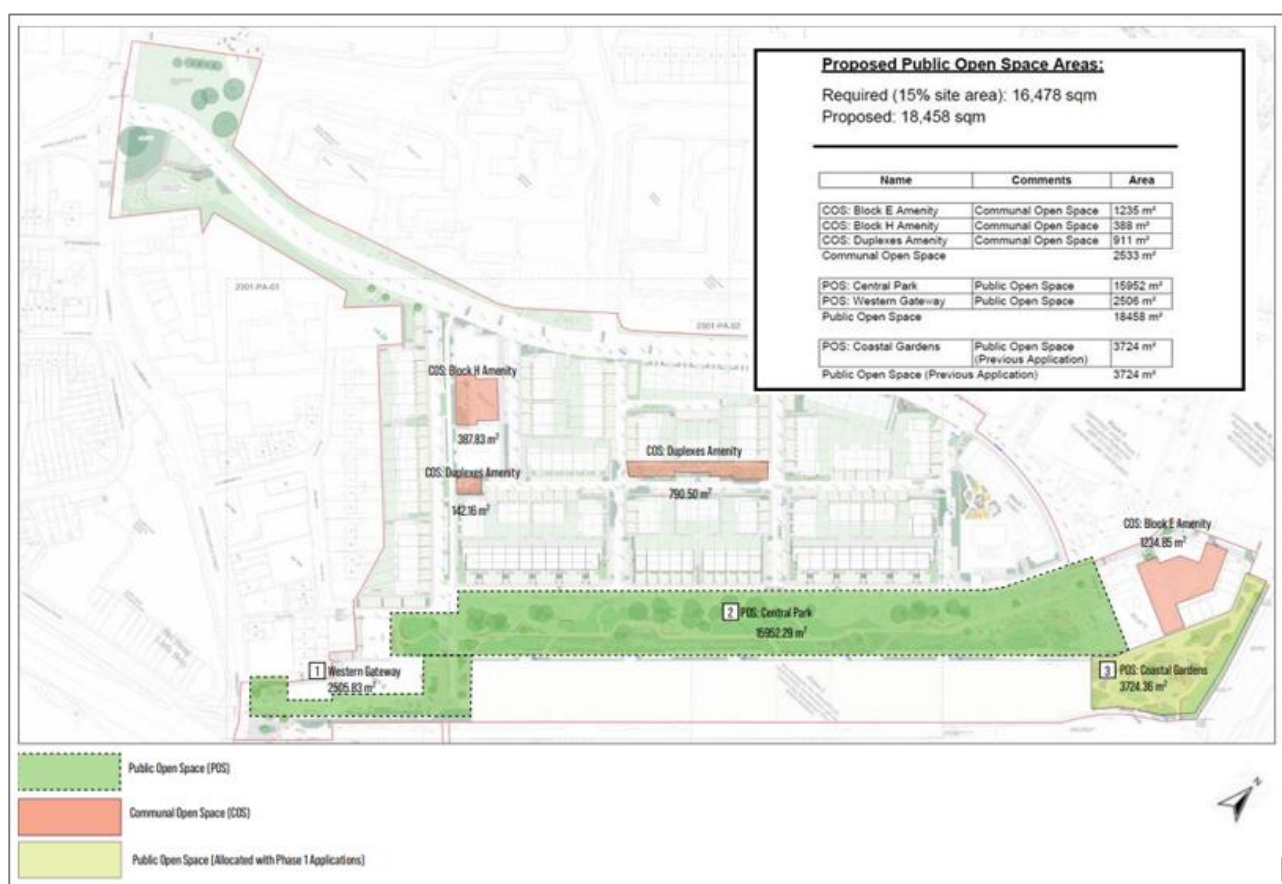


Figure 4-1: Proposed Public Open Space & Communal Open Space

Source: Landscape Design Strategy by BSLA (enclosed with the application)

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Figure 4-2: Proposed Play Areas

Source: Landscape Design Strategy by BSLA (enclosed with the application)

Table 4-2 below summarises the main social and community spaces and other amenities that support residents' needs. Further details regarding the proposed spaces, including social and community facilities, can be found in Chapter 2 of Volume 2 of the EIAR.

Table 4-2: Summary of Main Social and Community Spaces Provided

	Block E	Block G	Block H	Block I
Residential Use	Yes (main use)	No	Yes	No
Other Uses	Yes: retail units	Yes: retail units (main use)	Yes: childcare facility, medical centre and retail unit.	Yes: hotel (main use) and retail units
Open Space	Yes: communal open space in the form of podium gardens for residents	No	Yes: communal open space in the form of podium gardens for residents	Yes: external gardens
Social/Community Facility	No	No	Yes: childcare facility and medical centre	Yes: Wellbeing centre (including gym and swimming pool, use of guests and public).
Residents Support Facilities and Amenities	Yes: multipurpose room, co-working room, cinema room, gym, and lobby with lounge area and post room	No	No	No
Other Spaces with potential to support social and community needs	Yes: public house	No	No	Yes: events and conference spaces and a rooftop restaurant.

5 METHODOLOGY

This section describes the methodology adopted in the preparation of this SIA.

5.1 Study Area

In accordance with the WCDP, the SIA was conducted as a comprehensive desktop study to identify existing social and community facilities.

The first step in the audit process involved establishing a Study Area to identify these facilities and to develop a demographic profile. With a focus on sustainable accessibility and mobility, the Study Area was defined using the '15-minute city' approach, which ensures that facilities are within a short distance for residents.

To illustrate this, an isochrone map was created to visually represent areas reachable within a 15-minute walk and a 10-minute cycle from the centre of the subject site. The areas covered represent the Study Area (see **Figure 5-1**). This map serves as a valuable tool for understanding the accessibility of existing social and community infrastructure.

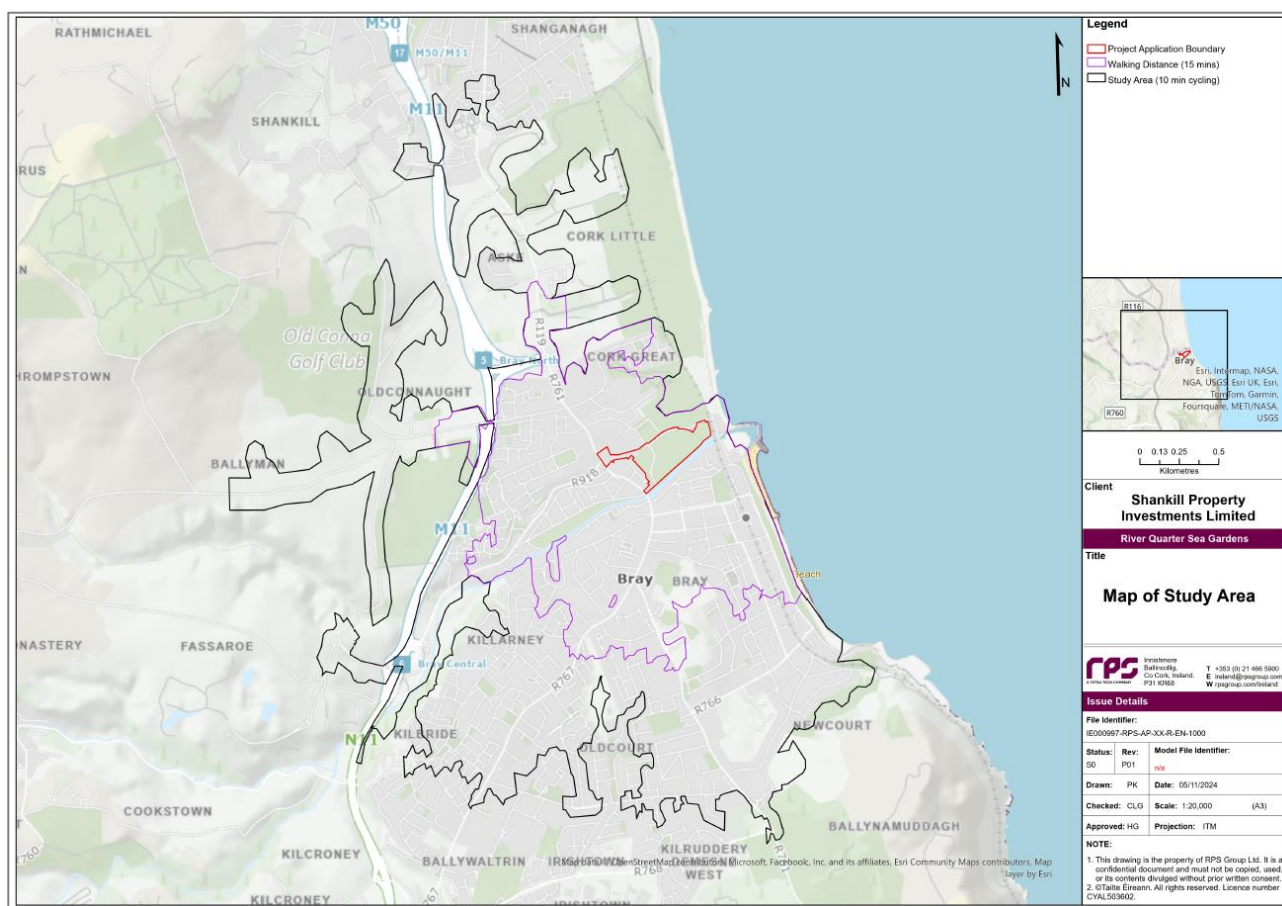


Figure 5-1: Study Area

Source: RPS

The geographical scope of the Study Area extends into the WCC and Dun Laoghaire-Rathdown County Council (DLRCC) administrative areas, given the latter's proximity to the subject site. Additionally, as shown in **Figure 5-1**, the Study Area encompasses large parts of Bray town, highlighting its proximity to the subject site and the short walking distance involved. The inclusion of Bray's town centre ensures the audit effectively evaluates the availability of social and community facilities that future residents can access through active travel methods, such as walking or cycling.

5.2 Audit Categories

In accordance with the WCDP, the SIA was conducted to identify existing provisions across specified categories. As detailed in **Section 3.5**, the WCDP outlines four broad categories, including education, childcare/preschools, open space/play/recreation, and transport. The SIA has addressed these categories and examined health and wellbeing as a separate category, often included under one of the broader categories. Additionally, other social and community services, such as religious institutions, can be classified under a dedicated category.

- **Category 1: Childcare & Preschools**
- **Category 2: Education & Further Education**
- **Category 3: Open Space, Sports & Recreation**
- **Category 4: Health & Wellbeing**
- **Category 5: Other Social & Community Services**
- **Category 6: Transport Services.**

5.3 Demographic Analysis

A demographic analysis of the defined Study Area was conducted while preparing the SIA. This analysis utilised demographic data (e.g., age profile, household size, and other relevant demographic factors) from the 2016 and 2022 National Census at three levels:

- National (State)
- County Council (WCC and DLRCC administrative areas)
- Local Level (Study Area).

Data gathering at the local level, i.e., for the Study Area, consisted of combining all ‘small areas’ within the Study Area. Small areas are boundary datasets provided by the CSO that present census data at the smallest geographical level for statistical purposes. **Figure 5-2** illustrates all small areas that fall within the Study Area, and **Table 5-2** includes their IDs along with their respective distances from the centre of the subject site.

Gathering demographic data at national, county, and local levels allows for comprehensive analysis, including data comparison and visualisation of trends. Furthermore, identifying the demographic profile and trends of the Study Area is essential for determining the likely demand for social and community facilities, particularly concerning childcare and educational facilities, generated by future residents of the proposed development.

Section 6 of this report outlines the details of the demographic analysis carried out in line with the methodology mentioned earlier.

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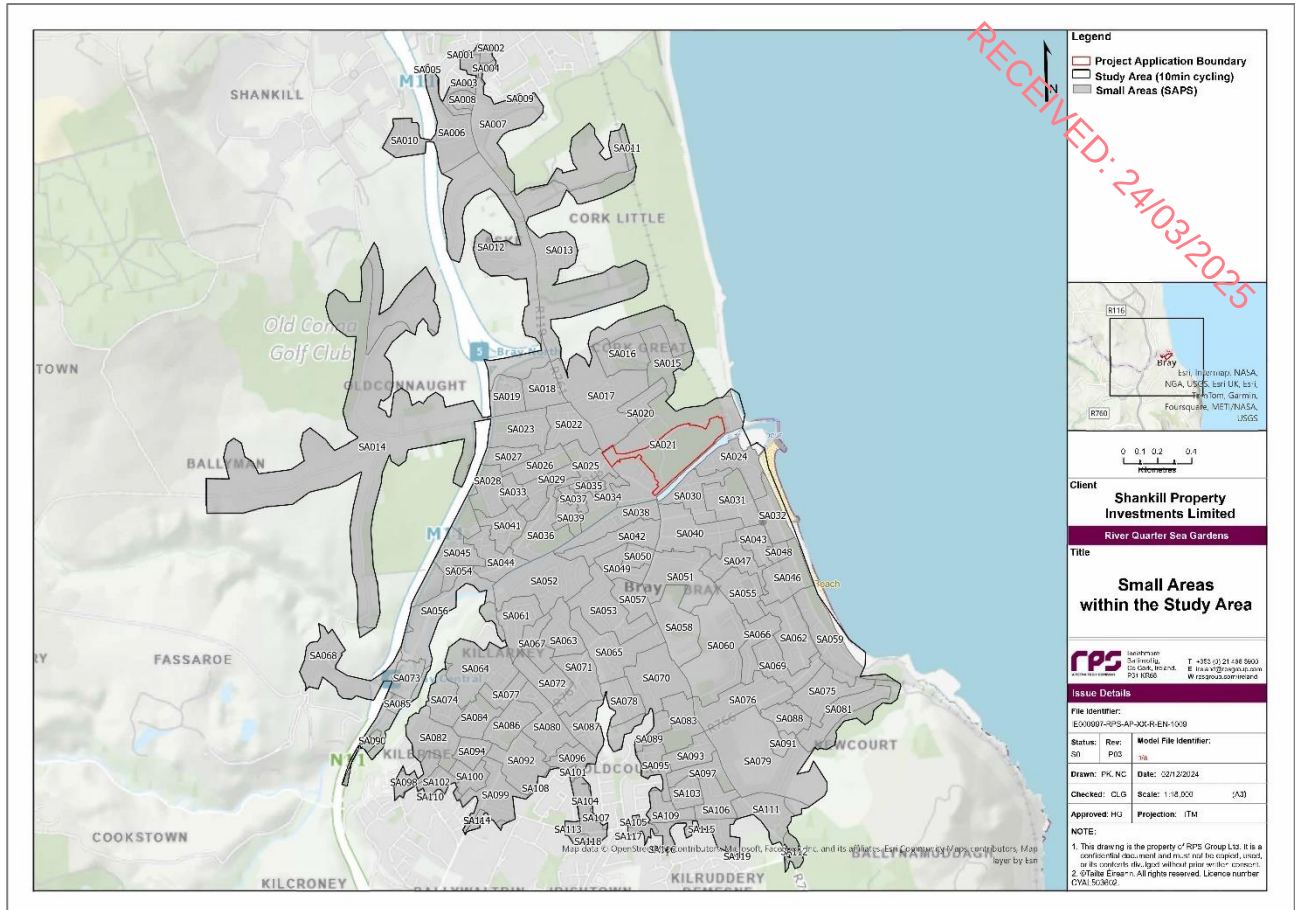


Figure 5-2: CSO's Small Areas within the Study Area

Source: RPS based on CSO.ie

Table 5-1: List of Small Areas within the Study Area

Label	Small Area ID	Distance to Site (m)	Label	Small Area ID	Distance to Site (m)
SA001	A267120012	2423.5	SA061	A257017009	874.0
SA002	A267122005	2361.0	SA062	A257081019	866.6
SA003	A267120015	2116.3	SA063	A257017021	799.7
SA004	A267122008	2250.2	SA064	A257051028	1058.4
SA005	A267120013	2432.4	SA065	A257017008	742.4
SA006	A267120010	1876.4	SA066	A257081005	899.0
SA007	A267122010	1502.5	SA067	A257017022	929.4
SA008	A267120011	2133.8	SA068	A257051033/02	1582.6
SA009	A267122009	2080.0	SA069	A257081001	1054.0
SA010	A267120014	2038.1	SA070	A257017014	864.0
SA011	A267122004	1525.4	SA071	A257017015	985.9
SA012	A267120009	717.4	SA072	A257017016	1149.0
SA013	A267122003	122.6	SA073	A257051027	1578.9
SA014	A267120004	606.6	SA074	A257051029	1490.4
SA015	A267122017	177.7	SA075	A257081018	1396.8
SA016	A267122002	376.2	SA076	A257081007	1182.1
SA017	A267122001	0.0	SA077	A257051012	1302.6
SA018	A267120008	354.6	SA078	A257017013	1074.5
SA019	A267120007	508.1	SA079	A257081008	1363.6
SA020	A267122016	137.1	SA080	A257051014	1315.7
SA021	A257080006	0.0	SA081	A257081021	1600.7
SA022	A257080004	19.6	SA082	A257051032	1769.0

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Label	Small Area ID	Distance to Site (m)	Label	Small Area ID	Distance to Site (m)
SA023	A267120005	329.5	SA083	A257017019	1163.1
SA024	A257081010	31.1	SA084	A257051030	1541.0
SA025	A257080005	0.0	SA085	A257051031	1819.5
SA026	A257082007	183.6	SA086	A257051011	1415.1
SA027	A267120006	355.4	SA087	A257017025	1238.1
SA028	A257082004	601.7	SA088	A257081017	1405.0
SA029	A257082003	179.8	SA089	A257017024	1264.5
SA030	A257081012	21.8	SA090	A257051036	2064.7
SA031	A257081011	131.4	SA091	A257081016	1569.2
SA032	A257081006/01	316.3	SA092	A257051013	1587.1
SA033	A257082008	505.0	SA093	A257017020	1417.6
SA034	A257080007	35.4	SA094	A257051025	1739.7
SA035	A257080008	92.4	SA095	A257017017	1442.1
SA036	A257080002	298.5	SA096	A257051015	1518.9
SA037	A257080003	235.8	SA097	A257017018	1541.5
SA038	A257017002	21.8	SA098	A257051009	1974.9
SA039	A257080001	291.3	SA099	A257051042	1810.9
SA040	A257081014	47.8	SA100	A257051024	1854.0
SA041	A257082006	590.8	SA101	A257051016	1648.0
SA042	A257017003	134.1	SA102	A257051010	2027.3
SA043	A257081009	466.3	SA103	A257017012	1649.2
SA044	A257082005	737.7	SA104	A257051007	1697.7
SA045	A257082002	922.5	SA105	A257017023	1644.6
SA046	A257081022	709.4	SA106	A257017011	1679.1
SA047	A257081015	472.7	SA107	A257051008	1731.8
SA048	A257081006/02	662.0	SA108	A257051041	1837.4
SA049	A257017005	318.4	SA109	A257017010	1729.9
SA050	A257017001	304.3	SA110	A257051043	2169.7
SA051	A257081013	318.6	SA111	A257051022	1839.8
SA052	A257017004	548.2	SA112	A257051001	1928.9
SA053	A257017006	523.6	SA113	A257051049	1865.6
SA054	A257082001	996.5	SA114	A257051048	2107.3
SA055	A257081004	612.0	SA115	A257051021	1916.4
SA056	A257051033/01	957.2	SA116	A257051018	1927.5
SA057	A257017007	518.5	SA117	A257051044	2010.0
SA058	A257081002	528.6	SA118	A257051034	2050.5
SA059	A257081020	977.1	SA119	A257051023	2159.7

Source: CSO.ie

5.4 Data Sources

The following sources were utilised in conducting this SIA (e.g., identifying existing social and community infrastructure, gathering population data, etc).

- Central Statistics Office (CSO) data, including datasets for small areas
- Google Maps
- Open Street Map
- Department of Education (DoE)
- Pobal.ie
- TUSLA (Child and Family Agency)
- Geodirectory.

6 DEMOGRAPHIC ANALYSIS

Section 6 presents the findings of this demographic analysis, detailing the gathered data and providing insights into the Study Area's demographics. The section includes a comprehensive overview of the demographic trends identified and their implications for the demand for social and community facilities in the area.

6.1 Demographics

6.1.1 Population & Density

Table 6-1 presents population figures for 2016 and 2022 and provides details of the change between 2016 and 2022.

Table 6-1: Population Figures 2016 and 2022 & (%) Change

Area	Total Population (2016)	Total Population (2022)	(%) Change
State	4,761,865	5,149,139	+8.13
WCC	142,425	155,851	+9.43
DLRCC	218,018	233,860	+7.27
Study Area	33,555	34,803	+3.72

Source: CSO.ie

Population densities for the years 2016 and 2022 are presented in **Table 6-2**.

Table 6-2: Population Density 2016 and 2022

Area	Area (sq.km)	Density per sq.km (2016)	Density per sq.km (2022)
State	70,265.03	67.77	73.28
WCC	2,025.25	70.32	76.95
DLRCC	126.56	1,722.62	1,847.79
Study Area	31.10	1,079.01	1,119.14

Source: CSO.ie

6.1.2 Age Groups

Tables 6-3 present census data arranged by age cohort for 2016 and 2022. It also details the change within each age cohort between 2016 and 2022.

Table 6-3: Age Groups 2016 and 2022 & (%) Change

Age Groups	0-2 years (Early Years)	3-4 years (Pre School)	5-12 years (Primary School)	13-18 years (Post Primary)	19-24 years (Young Adults)	25-64 years (Adults)	+65 years (Older Adults)
State 2016	192,604	138,911	548,693	371,588	331,208	254,1294	637,567
State 2022	173,426	121,989	568,184	421,720	371,739	271,5766	776,315
(%) Change 2016-2022	-9.96%	-12.18%	3.55%	13.49%	12.24%	6.87%	21.76%
WCC 2016	5,796	4,377	17,984	11,585	8,721	75,386	18,576
WCC 2022	5,188	3,759	18,376	13,626	9,806	81,435	23,661

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Age Groups	0-2 years (Early Years)	3-4 years (Pre School)	5-12 years (Primary School)	13-18 years (Post Primary)	19-24 years (Young Adults)	25-64 years (Adults)	+65 years (Older Adults)
(%) Change 2016-2022	-10.49%	-14.12%	2.18%	17.62%	12.44%	8.02%	27.37%
DLRCC 2016	8,173	5,637	21,302	15,643	19,088	113,498	34,669
DLRCC 2022	7,383	5,271	23,756	17,111	19,256	121,165	39,918
(%) Change 2016-2022	-9.67%	-6.49%	11.52%	9.38%	0.88%	6.76%	15.14%
Study Area 2016	1,291	950	3,478	2,513	2,345	18,192	4,786
Study Area 2022	1,041	710	3,488	2,701	2,350	1,851	5,998
(%) Change 2016-2022	-19.36%	-25.26%	0.29%	7.48%	0.21%	1.78%	25.32%

Source: CSO.ie.

6.1.2.1 Pre-School Population

Table 6-4 below illustrates the population level within the 0-2 and 3-4 age groups in the Study Area. This is considered the cohort of the population attending 'crèche/ Montessori/ playgroup/ after-school facilities.

Table 6-4: Study Area 0-2 and 3-4 age groups 2016 and 2022 & (%)

	Study Area (2016)	(%) of Total Population	Study Area (2022)	(%) of Total Population
Population Total	33,555	100%	34,803	100%
Population 0-2 years	1,291	3.8%	1,041	3.0%
Population 3-4 years	950	2.8%	710	2.0%
Combined Population 0-4 years	2,241	6.7%	1,751	5.0%

Source: CSO.ie.

6.1.3 Household Size

Table 6-5 presents census data on average household size in 2016 and 2022.

Table 6-5: Household Size 2016 and 2022

Area	Household Size (2016)	Household Size (2022)
State	2.75	2.74
WCC	2.86	2.84
DLRCC	2.72	2.71
Study Area	2.78	2.73

Source: CSO.ie

6.1.4 Children Per Family

Table 6-6 presents census data for the average number of children per family in 2016 and 2022. It also provides details of the change between 2016 and 2022.

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Table 6-6: Average Children Per Family 2016 and 2022 & Change (%)

Area	Average Children Per Family (2016)	Average Children Per Family (2022)	(%) Change 2016-2022
State	1.38	1.34	-2.9
WCC	1.40	1.36	-2.9
DLRCC	1.28	1.24	-3.1
Study Area	1.31	1.25	-4.6

Source: CSO.ie

6.1.5 Employment/Economic Status

Table 6-7 presents census data about people's principal employment and economic status in 2016 and 2022. It includes information on the unemployment rate, calculated by adding the number of unemployed persons to first-time job seekers and then dividing the total by the overall labour force (i.e., the total number of unemployed persons and employed persons).

Table 6-7: Principal Employment/Economic Status 2016 and 2022 & (%) Unemployment Rate 2016 and 2022

Principal economic status / Year	State		WCC		DLRCC		Study Area	
	2016	2022	2016	2022	2016	2022	2016	2022
Employed	2,006,641	2,320,297	59,134	68,873	95,925	106,476	14,473	15,655
Looking for First Regular Job	31,434	34,526	791	955	927	1,223	178	237
Unemployed or given up Previous Job	265,962	176,276	7,812	5,328	6,789	5,827	1,762	1,252
Student	427,128	459,275	11,880	13,148	25,644	25,396	3,035	2,958
Looking after home/family (inc. looking after relative)	305,556	272,318	10,164	9,365	13,801	12,237	2,135	1,911
Unable to work due to permanent sickness or disability	158,348	189,308	4,246	5,232	4,071	4,964	1,130	1,299
Other	14,837	27,062	409	904	483	950	87	216
Retired	545,407	657,790	15,722	19,79	30,339	34,484	4,232	5,077
Total	3,755,313	4,136,852	110,158	123,597	177,979	191,557	27,032	28,605
(%) Unemployment Rate 2016 - 2022	12.9%	8.3%	12.7%	8.3%	7.4%	6.2%	8.5%	6.3%

Source: CSO.ie

6.2 Educational Attainment

Table 6-8 illustrates census data on educational attainment for 2016, while **Table 6-9** presents the same type of data for 2022. The information is provided numerically and as a percentage, representing each level of education attainment in relation to the total.

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Table 6-8: Educational Attainment Level 2016

Highest Education Level (2016)	State	%	Wicklow	%	DLR	%	Study Area	%
No Formal Education	52,214	2	1,435	1	1,056	4	303	1
Primary Education	334,284	11	8,816	10	8,079	6	2,013	9
Lower Secondary	449,766	14	13,222	14	11,923	8	2,966	13
Upper Secondary	573,643	18	16,945	18	23,596	16	4,120	18
Technical Or Vocational Qualification	271,532	9	8,598	9	8,889	6	2,066	9
Advanced Certificate/Completed Apprenticeship	182,318	6	6,088	6	5,637	4	1,256	6
Higher Certificate	153,351	5	5,318	6	6,926	5	1,221	5
Ordinary Bachelor Degree or National Diploma	237,117	8	7,846	8	13,989	10	1,818	8
Honours Bachelor Degree, Professional qualification or both	331,293	11	10,100	11	26,050	18	2,609	12
Postgraduate Diploma or Degree	284,107	9	8,319	9	28,047	20	2,311	10
Doctorate (Ph.D.) or higher	28,759	1	871	1	3,592	3	265	1
Not Stated	198,668	6	4,849	5	5,851	4	1,402	6
Total	3,755,313	100	92,407	100	143,635	100	22,350	100

Source: CSO.ie

Table 6-9: Educational Attainment Level 2022

Highest Education Level (2022)	State	%	WCC	%	DLRCC	%	Study Area	%
No Formal Education	81,280	2	2,490	2	1,781	1	542	2
Primary Education	251,219	7	6,861	7	5,948	4	1,620	7
Lower Secondary	446,007	13	13,462	13	11,165	7	2,945	12
Upper Secondary	613,478	18	18,225	18	21,967	14	4,210	18
Technical Or Vocational Qualification	253,892	8	8,157	9	7,827	5	1,874	8
Advanced Certificate/Completed Apprenticeship	190,268	6	6,277	6	5,358	3	1,192	5
Higher Certificate	187,488	6	6,427	6	7,672	5	1,399	6
Ordinary Bachelor Degree or National Diploma	272,535	8	9,136	9	15,244	10	2,004	8
Honours Bachelor Degree, Professional qualification or both	450,523	13	14,124	14	31,747	21	3,369	14
Postgraduate Diploma or Degree	379,416	11	11,911	12	35,947	23	3,052	13
Doctorate (Ph.D) or higher	38,212	1	1,261	1	4,498	3	356	1
Not Stated	220,311	6	4,755	5	5,461	4	1,173	5
Total	4,136,852	100	103,086	100	154,615	100	23,736	100

Source: CSO.ie

6.3 Affluence and Deprivation

The Pobal Deprivation Index is Ireland's most widely used social gradient metric, which scores each small area (50 – 200 households) in terms of affluence or disadvantage. The index calculates this score using information from the Census, such as employment, age profile, and educational attainment. The Pobal Deprivation Index does not provide details at county council levels.

Table 6-10 states the Pobal Deprivation Index at a county level (Wicklow and Dublin) for 2016 and 2022 and the percentage of change. Both Wicklow and Dublin experienced reductions in deprivation levels, with the Pobal Deprivation Index decreasing by 22% in Wicklow and 35% in Dublin, indicating improvements in socio-economic conditions. Both counties are classed as “marginally above average”.

Table 6-10: Pobal Deprivation Index 2016 and 2022 & (%) Change

	Pobal Index (2016)	Pobal Index (2022)	(%) Change 2016-2022
Wicklow	1.43	1.12	-22%
Dublin	4.12	2.69	-35%

Source: Pobal Deprivation Index (Pobal.ie)

As noted above, the Study Area comprises a large number of small areas. The closest small areas to the Proposed Development's Site are classified as ‘marginally below average’ and ‘marginally above average’ in 2022. The majority of small areas within the Study Areas are classified as ‘marginally above average’ in 2022. Between 2016 and 2022, no major changes were observed. See **Figure 6-1** and **6.2**.

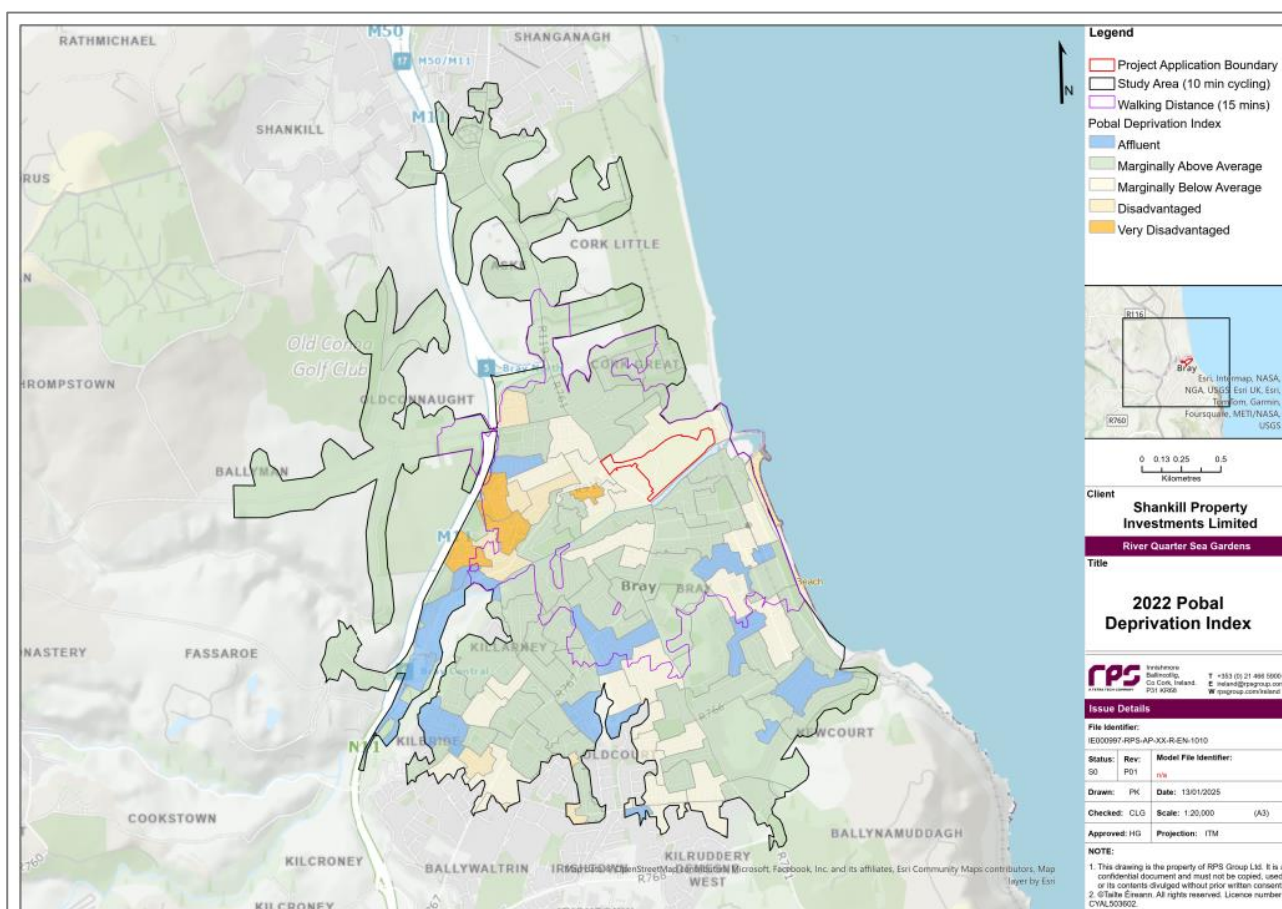


Figure 6-1: Pobal Deprivation within the Study Area 2022

Source: Pobal Deprivation Index (Pobal.ie)

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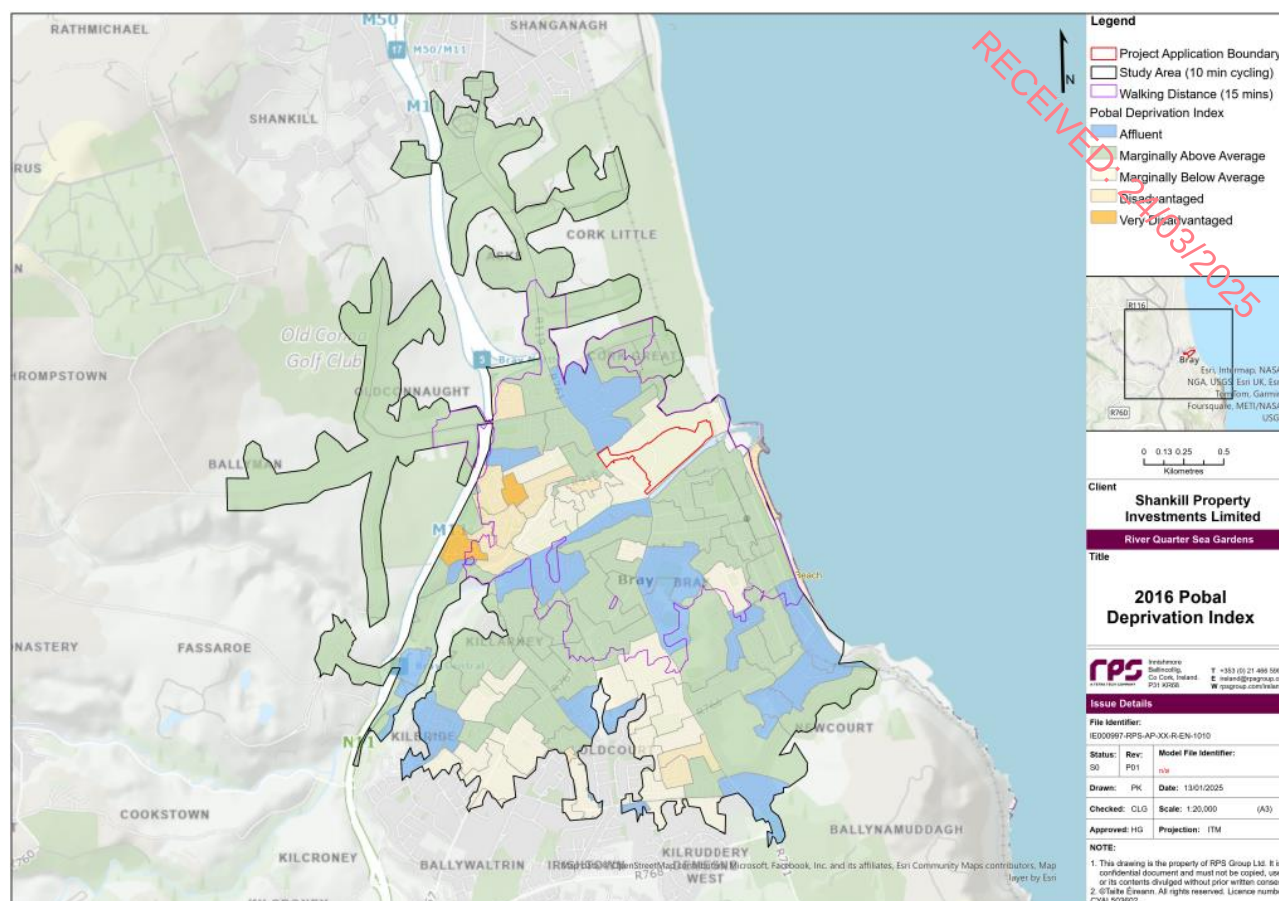


Figure 6-2: Pobal Deprivation within the Study Area 2016

Source: Pobal Deprivation Index

6.4 Trends and Key Findings

• Population & Density

From 2016 to 2022, the national population grew by 8.13%. Within the County Council areas, WCC experienced a growth rate of 9.43%, while DLRCC saw a 7.27% increase.

The Study Area's growth rate was 3.72%, lower than that of the national and county levels.

Key Finding: The Study Area's population growth is lower than broader trends.

• Age Cohorts

The national and county levels experienced a notable increase in the 65+ age cohort, with rises of 0.2% nationally, 0.3% in WCC, and 0.1% in DLRCC.

The Study Area mirrored this trend with a 0.3% increase in the 65+ demographic, indicating an ageing population consistent with national and county trends.

The Study Area's population aged 0-4 years, i.e., the population attending childcare and preschool facilities, saw an acute decrease. In 2022, it represented 5% of the overall population, from 6.7% in 2016.

The Study Area's population aged 5-12 years, i.e., primary school-aged, saw a marginal increase, while the population aged 13-18 years, i.e., post-primary school-aged, saw a modest increase.

Key Finding: The ageing trend in the Study Area aligns with national and county trends. The Study Area saw a significant decrease in population aged 0-4 years, i.e., childcare services and preschools aged population)

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- **Household Size**

There was a slight decrease in average household size at the national and county levels, with the national average dropping from 2.75 to 2.74, WCC from 2.86 to 2.84, and DLRCC from 2.72 to 2.71.

The Study Area experienced a somewhat more pronounced decrease from 2.78 to 2.73, reflecting a trend towards smaller household sizes.

Key Finding: The Study Area shows a slight shift towards smaller households.

- **Children Per Family**

A decrease in the number of children per family was observed at the national and county levels, with both the national average and WCC decreasing by 2.9%, and DLRCC by 3.1%.

The Study Area experienced a more substantial decline of 4.6%, indicating a sharper reduction in family size compared to national and county levels.

Key Finding: The Study Area is experiencing a more significant decline in family size.

- **Employment and Economic Status**

Unemployment rates decreased significantly across all levels, with the national rate dropping from 12.9% to 8.3%, WCC from 12.7% to 8.3%, and DLRCC from 7.4% to 6.2%.

The Study Area also saw a decrease from 8.5% to 6.3%, reflecting an overall improvement in employment status.

Key Finding: The Study Area's employment situation is improving and is consistent with broader trends.

- **Educational Attainment**

Higher education attainment increased at the national and county levels, with more individuals achieving postgraduate degrees.

The Study Area followed broader trends, showing an increase in higher education levels that aligns with national and county levels.

Key Finding: The Study Area is keeping pace with wider societal improvements in educational attainment.

- **Affluence & Deprivation**

Both Wicklow and Dublin experienced reductions in deprivation levels, with the Pobal Deprivation Index decreasing by 22% in Wicklow and 35% in Dublin, indicating improvements in socio-economic conditions.

The majority of small areas within the Study Areas are classified as 'marginally above average' or 'marginally below average'. Between 2016 and 2022, no major changes were observed.

Key Finding: The Study Area reflects some positive socio-economic trends, though specific data on deprivation was not provided.

Overall, the Study Area reflects many broader demographic trends observed at the national and county levels, with some unique variations in growth rates (i.e., lower growth) and demographic changes, particularly in household size (i.e., smaller size) and family composition (i.e., more pronounced reduction of children per family).

7 AUDIT OF EXISTING FACILITIES

7.1 Childcare / Preschools

The location of primary childcare facilities and preschools within the Study Area is illustrated in **Figure 7-1**; details are presented in **Table 7-1**. There are 19 existing childcare and preschool facilities in the Study Area. 10 of the facilities are located within a 15-minute walking distance, and they have a combined capacity of 382.

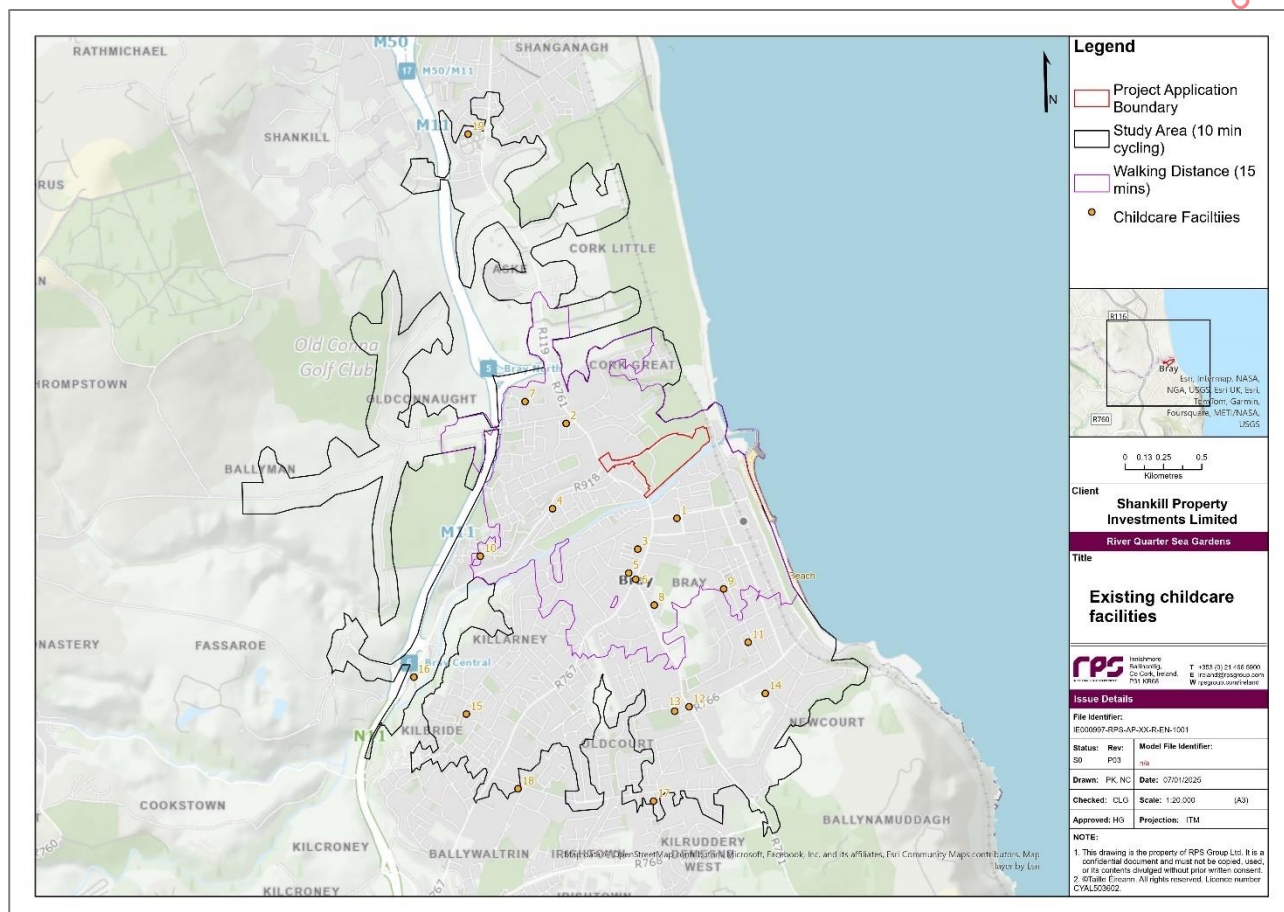


Figure 7-1: Existing Childcare Facilities within the Study Area

Source: RPS

Table 7-1: Childcare Facilities within the Study Area

Label	Name	Address	Service	Age Profile	Capacity	Distance to Site (m)
1	Tus Nua Montessori and Playgroup	St. Andrew's Church Hall, Quinsborough Road	PT	2 - 6	44	c. 388
2	Hollyoaks Montessori Pre-school	Saint Peter's National School, Ledwidge Crescent, Bray	Sessional	2 – 6	22	c. 526
3	LMNO Childcare	Purcell Lane, Bray	FT, PT, Sessional	2 – 6	39	c. 566
4	The Marian Centre Ltd	The Marian Centre, Green Park Road, Bray	Sessional	2 – 6	53	c. 720
5	Little Bunnies Montessori	Unit 1, Parnell Road, Bray	Sessional	2 – 6	44	c. 842

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Label	Name	Address	Service	Age Profile	Capacity	Distance to Site (m)
6	Belmont Montessori	235 Belmont, Bray	Sessional	3 – 6	11	c. 896
7	Cois Cairn Community Playgroup	Cois Cairn, Bray	Sessional	2 – 6	22	c. 1,018
8	An Naionra Gaelscoil Uí Chéagaigh	Gaelscoil Uí Cheadaigh, Vevay Road, Bray	Sessional	2 – 6	33 (Max. 16 PT)	c. 1,172
9	Clare Elizabeth Crèche	1 Ellerslie Villas, Bra	FT	1 – 6	49 FT and 51 Sessional	c. 1,301
10	Little Rascals Crèche	Little Bray Rescource & Development Centre, New Ard Chualann, Fassaroe, Bray	PT, Sessional, Drop-In	0 – 6	14	c. 1,662
11	Westfield Montessori School	Sidmonton Road, Bray	PT, Sessional	2 – 6	11	c. 1,926
12	Little Oaks Academy	Vevay Road, Bray	PT	2 – 6	33	c. 2,326
13	Mother Goose Montessori	Wolfe Tone District Youth Club, Temple Sport Field, Bray	Sessional	2 – 6	40	c. 2,348
14	Cuala Montessori	3 Cuala Grove, Bray	PT, Sessional	2 – 6	22 (Max. 16 PT)	c. 2,496
15	Coillte Academy Pre-school	2 Cill Sarain, Bray	PT, Sessional	2 – 6	22 (Max. 17 PT)	c. 3,055
16	Little Harvard Crèche & Montessori	Little Harvard Crèche & Montessori, La Vallee, Bray	FT, PT, Sessional	0 – 6	104 (Max. 94 FT)	c. 3,074
17	Scallywags Childcare	25 Bentley Avenue, Bray	Sessional	2 – 6	22	c. 3,310
18	The Marian Centre Ltd	Ballywaltrim Community Centre, Schools Road, Bray	Sessional	2 – 6	30	c. 3,467
19	Discoveries Crèche & Montessori	Olcovar, Dublin 18	FT, PT, Sessional	0 – 6	54	c. 3,796

*FT = Full Time, PT = Part Time

Source: Tusla.ie

7.1.1 Permitted Childcare / Preschool Facilities

The current application represents Phase 2 of the overall Sea Gardens Masterplan. In this regard, the already permitted phases (ABP-311181-21 and ABP-314686-22) include providing a childcare facility with 88 childcare spaces for the needs generated by 586 residential units. The childcare demand assessment submitted with the application (ABP-314686-22) confirmed that the proposed 88 childcare spaces were in excess of the demand from the subject development. Furthermore, it is noted that the reports prepared by ABP's inspectors noted that the childcare facility was acceptable in meeting the demand generated by the developments.

In addition to the above, a desktop review of the planning history of the Study Area has also been completed in order to identify recent planning permissions for new childcare/preschool facilities.

- **ABP-305844-19 and ABP-30584419/E**

- Development comprising 685 residential units (207 houses, 478 apartments), childcare facility, and associated site works.
- ABP issued a grant of permission in February 2020. Condition no. 2, attached to the permission, required that the proposed childcare facility be increased to accommodate approximately 148 children. This accords with DLRCC's recommendation based on discounting the one-bedroom units and providing 20 childcare places per 75 units.

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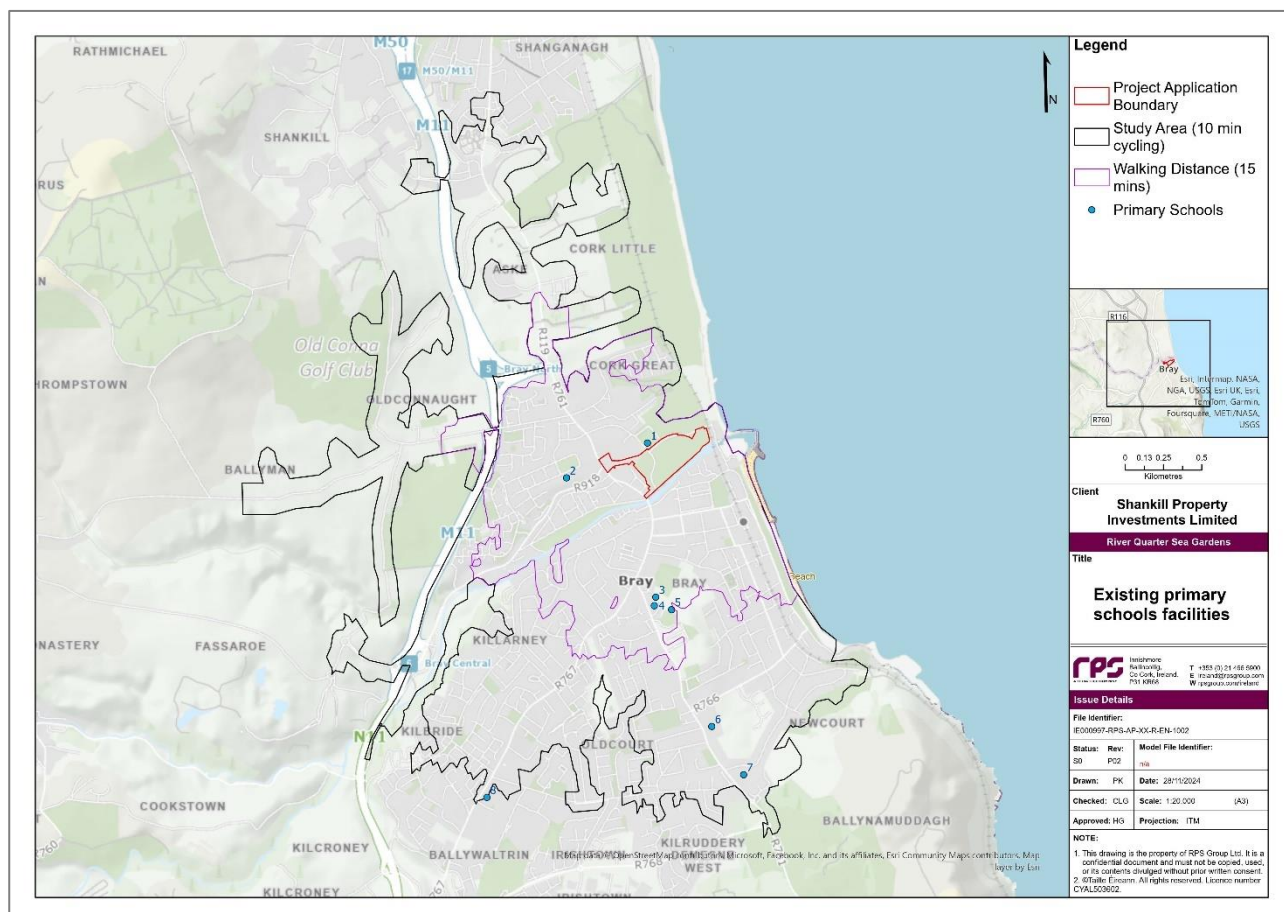
- An application for an extension of duration under reference ABP-30584419/E was made to DLRCC, and the grant was issued in September 2024.
- **ABP-306583-20**
 - Development comprising 597 residential units and a childcare facility that can accommodate 107 children. Provision had been made for 20 childcare places per 75 residential units, excluding 1-bed and studio units.
 - In July 2020, ABP approved the application under section 175 of the Planning and Development Act 2000.
- **WCC 2446 and ABP-319474-24**
 - Development comprising 178 residential units and a childcare facility (428 sq.m) that can accommodate 30 children (i.e., excluding 1-bed and studio units).
 - Initially permitted by WCC and subsequently permitted in July 2024 by ABP following a third-party appeal. ABP's Inspector noted that the childcare facility will serve both residents and the community.

In light of the above, 373 childcare spaces have been permitted within the Study Area, complementing the 382 childcare spaces identified in the audit of existing childcare/preschool facilities in the Study Area.

7.2 Education & Training

7.2.1 Primary Schools

The location of primary schools within the Study Area is illustrated in **Figure 7-2**; details are presented in **Table 7-2**. There are 8 primary schools within the Study Area with a combined enrolment of 2,610 pupils between the ages of 5-12.



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Figure 7-2: Primary Schools within the Study Area

Source: RPS

Table 7-2: Primary Schools within the Study Area

Label	Primary School Name	Address	Enrolment Number	Distance to site (m)
1.	Ravenswell Primary School	Ravenswell, Bray	496	c. 38
2.	St. Peter's Primary School	Hawthorn Road, Bray	163	c. 241
3.	Scoil Padraig Naofa	Vevay Road, Bray	702	c. 647
4.	Gaelscoil Ui Cheadaigh	Bóthar Vevay, Bré	196	c. 702
5.	Cronan Naofa NS	Vevay Crescent, Vevay Road, Bray	416	c. 745
6.	Scoil Chualann	Bóthar Vevay, Bré	195	c. 1,549
7.	St Andrews NS	Newcourt Road, Bray	211	c. 1,913
8.	Bray School Project NS	Killarney Rd, Ballywaltrim, Bray	231	c. 2,213
Total Enrolment			2,610	

7.2.2 Post-Primary Schools

The location of post-primary schools within the Study Area is illustrated in **Figure 7-3**; details are presented in **Table 7-3**.

There are 6 post-primary schools within the Study Area with a combined enrolment of 3,234. The closest post-primary school to the subject site is North Wicklow Educate Together Secondary School (c. 50m), which caters for 333 pupils.

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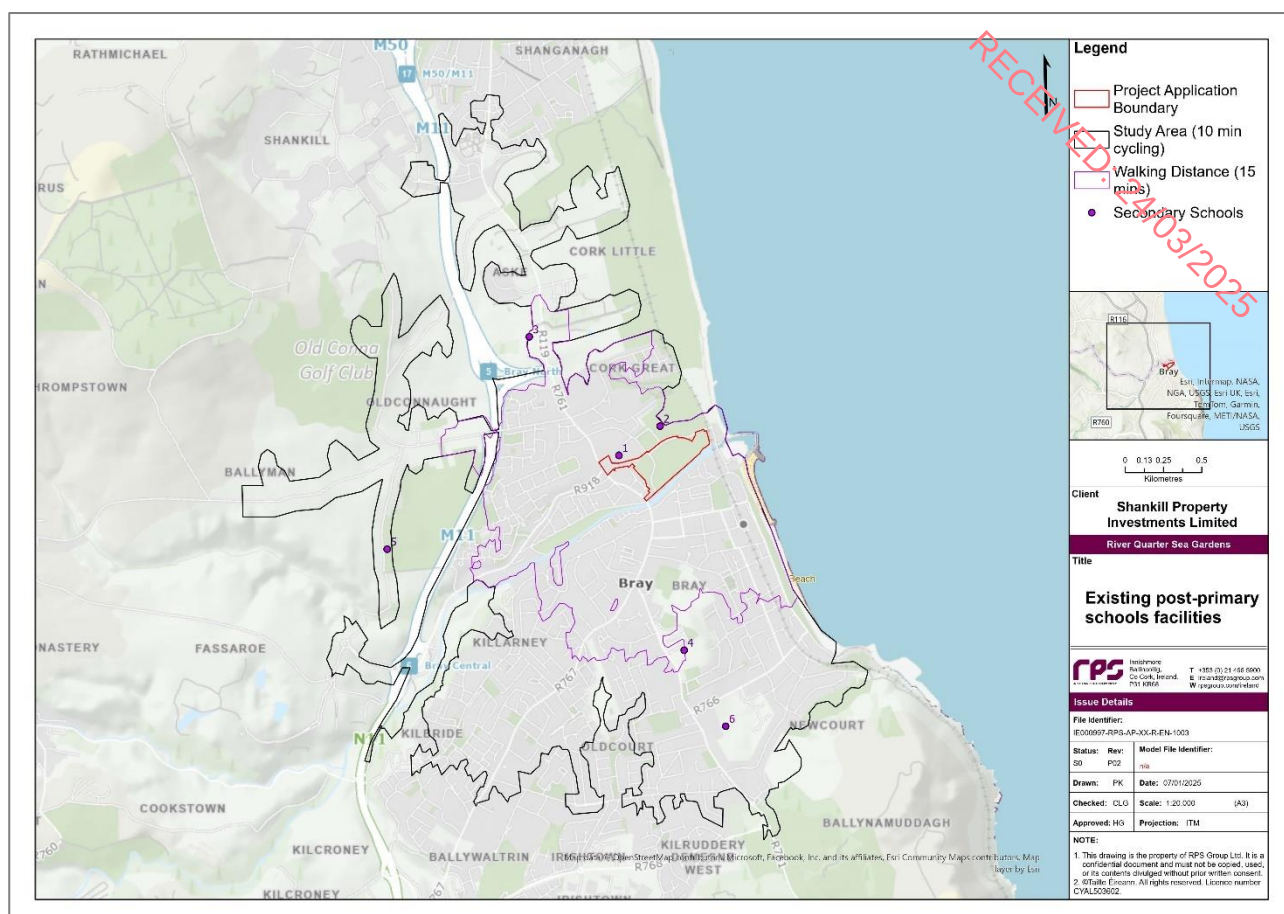


Figure 7-3: Post-Primary Schools within the Study Area

Source: RPS

Table 7-3: Secondary Schools within the Study Area

Label	Secondary School Name	Address	Enrolment Number	Distance to Site (m)
1.	North Wicklow Educate Together Secondary School	Dublin Road, Bray	333	c. 50
2.	Coláiste Raithín	Bóthar Bhaile Átha Cliath, Bré	351	c. 93
3.	Woodbrook College	Dublin Road, Woodbrook, Bray	588	c. 931
4.	Loreto Secondary School	Vevay Rd, Bray	718	c. 1,006
5.	St. Gerard's School	Thornhill Road, Bray	612	c. 1,495
6.	Presentation College	Putland Road, Bray	632	c. 1,562
Total Enrolment			3,234	

7.2.3 Further Education & Training Facilities

The location of further education and training facilities within the Study Area is illustrated in **Figure 7-4**; details are presented in **Table 7-4**.

There are 2 further education and training facilities in the Study Area, namely Bray Adult Education Centre and Bray Institute of Further Education.

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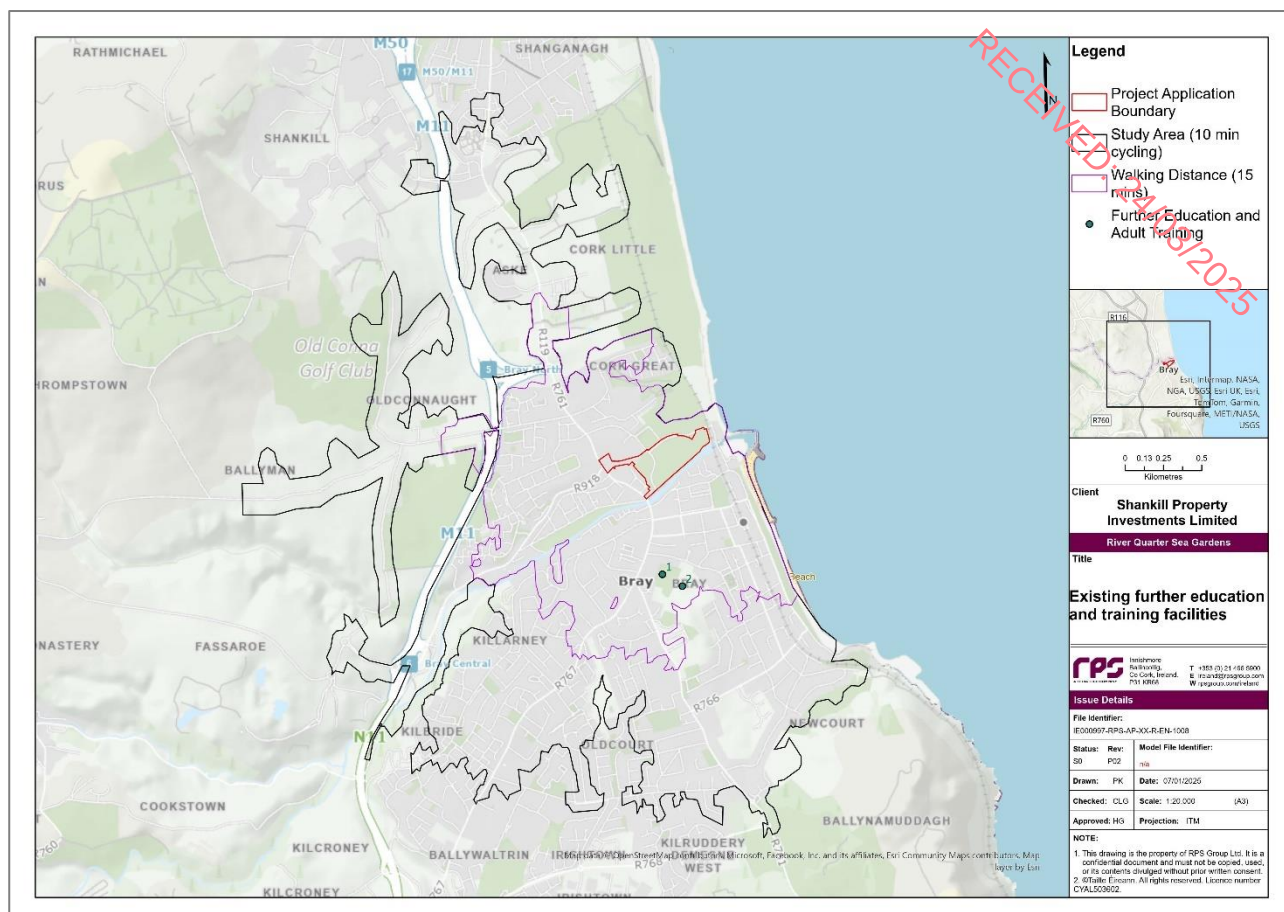


Figure 7-4: Further Education and Training Facilities within the Study Area

Source: RPS

Table 7-4: Further Education and Training Facilities within the Study Area

Label	Name	Distance to Site (m)
1.	Bray Adult Education Centre	c. 504
2.	Bray Institute of Further Education	c. 617

7.3 Open Space, Sports and Recreation Facilities

The location of open spaces, sports and recreation facilities within the Study Area is illustrated in **Figure 7-5**, and details are presented in **Table 7-5**.

There are 16 existing facilities, including public playgrounds and parks, sports facilities and clubs, and other amenities.

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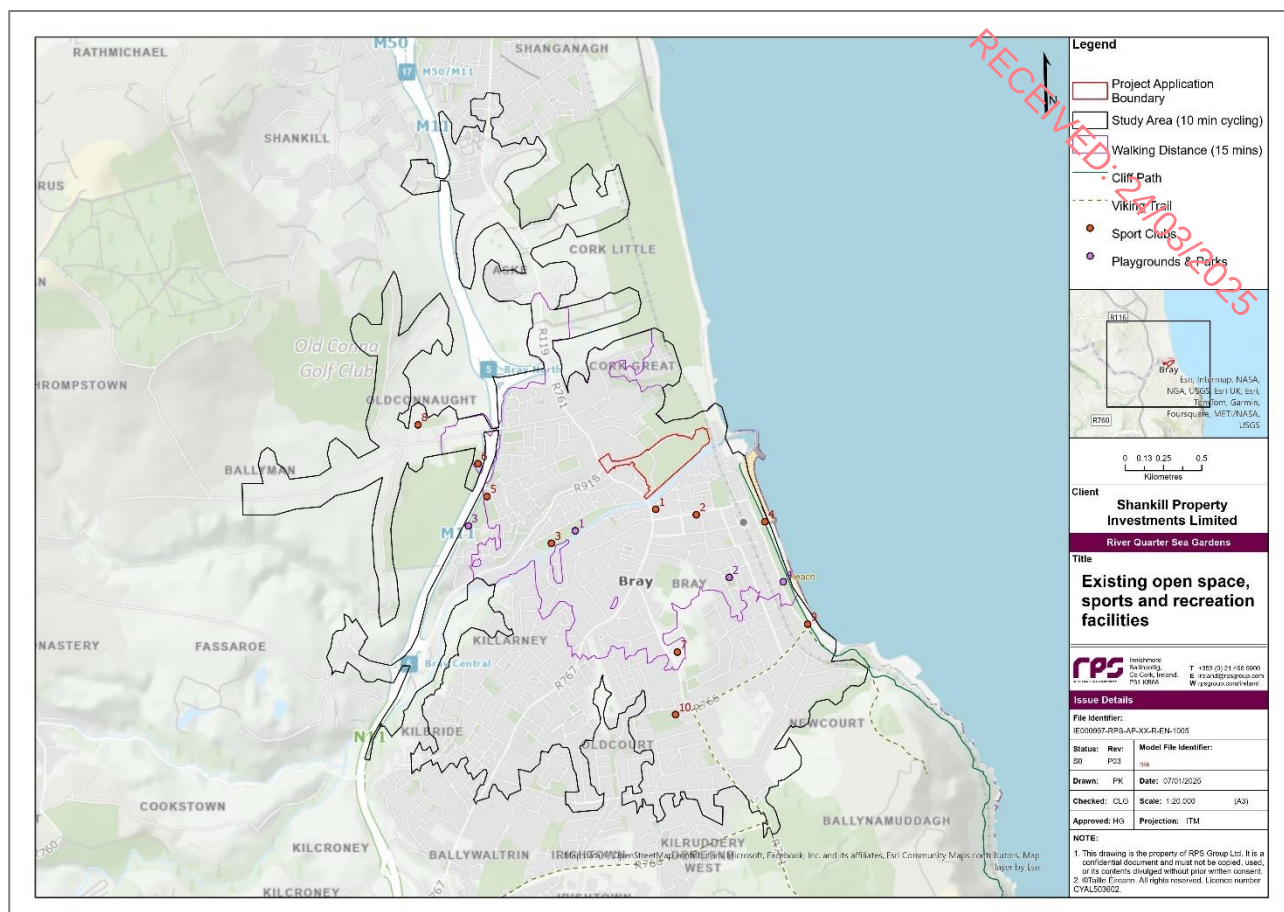


Figure 7-5: Existing Open Space, Sports and Recreation Facilities

Source: RPS

Table 7-5: Existing Open Space, Sports and Recreation Facilities

Label	Name	Sport & Recreation Facility	Distance to Site (m)
Sports Clubs			
1	The Merrill Leisure Club & Spa	Swimming	c. 90
2	Fifth Wicklow Bray Sea Scouts	Hillwalking	c. 295
3	Peoples Park Users Committee	Soccer	c. 587
4	Wicklow Triathlon Club	Triathlon	c. 627
5	Liberty Boxing Club Bray	Boxing	c. 768
6	Bray Emmets GAA Club	GAA	c. 789
7	Bray Bullets Basketball Club	Basketball	c. 1,022
8	Festina Lente Enterprises Ltd	Equestrian Sports	c. 1,203
9	Bray Rowing Club	Rowing	c. 1,313
10	Wolfe Tone Community Centre	Soccer	c. 1,422
Playgrounds / Parks			
1	People's Park	Playgrounds / Parks	c. 432
2	Sidmonton Park	Playgrounds / Parks	c. 743
3	Fassaroe	Playgrounds / Parks	c. 953

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Label	Name	Sport & Recreation Facility	Distance to Site (m)
4	Esplanade	Playgrounds / Parks	c. 999
Other Amenity Areas			
N/A	Bray Cliff Path		c. 241
N/A	Bray Viking Trail		c. 1,333

7.4 Health & Wellbeing Facilities

The location of health and wellbeing facilities within the Study Area is illustrated in **Figure 7-6**; details are presented in **Table 7-6**. These include health centres, dentists, general practitioners, nursing homes and pharmacies.

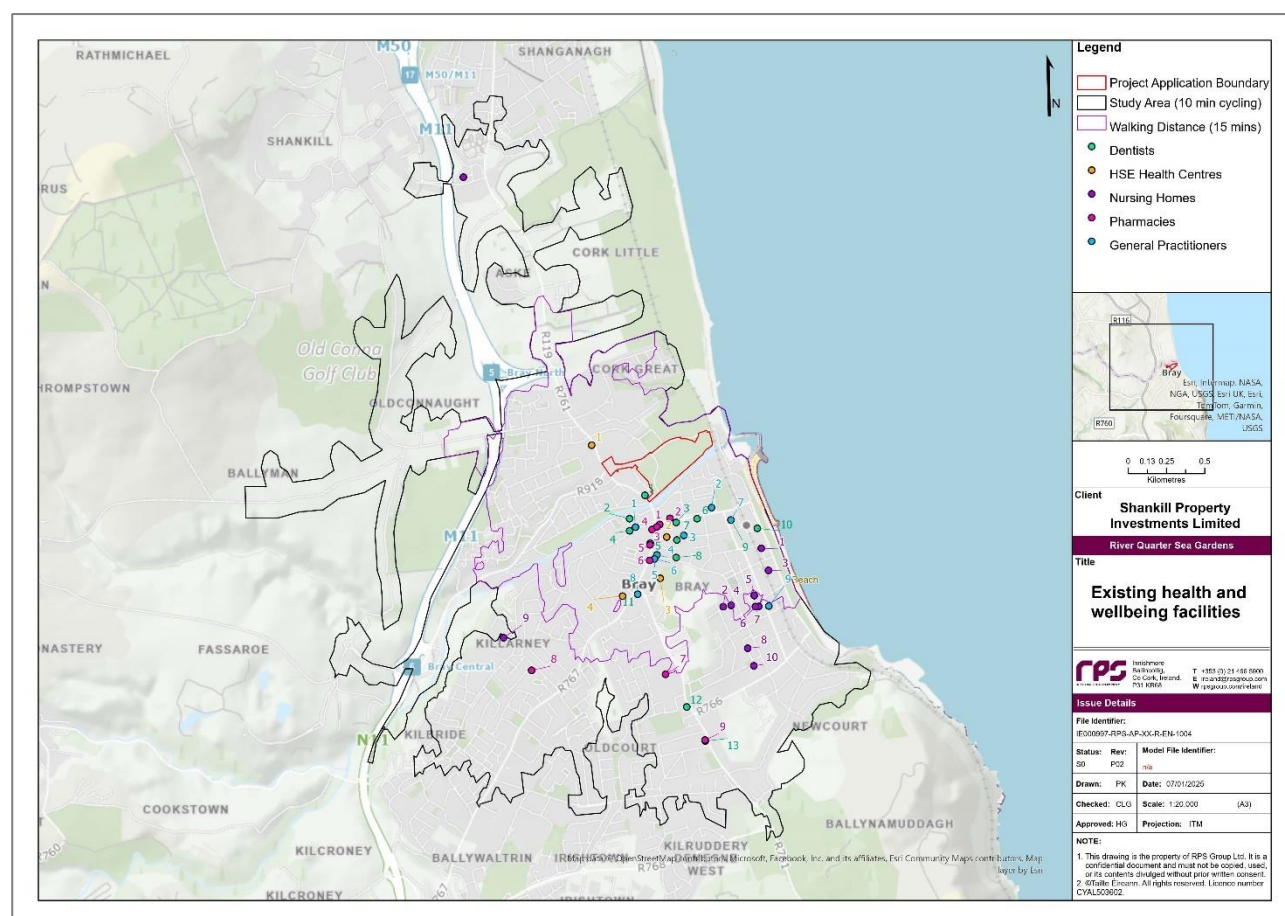


Figure 7-6: Existing Health & Wellbeing Facilities

Source: RPS

Table 7-6: Existing Health & Wellbeing Facilities

Label	Address	Distance to Site (m)
Health Centres		
1	Rathclaren House, 27 Dublin Road, Bray	c. 133
2	24 Florence Road, Bray	c. 256
3	Block B, Main Street, Bray	c. 504
4	Bray Primary Care Centre, Killarney Road, Bray	c. 639

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Label	Address	Distance to Site (m)
Dentists		
1	Dental Practice, Belton House, Castle Street, Bray	c. 28
2	Lemasney Orthodontics, The Maltings, Bray	c. 176
3	Dental Practice, 13 Quinsboro Road, Bray	c. 217
4	Dental Practice, St Georges, Herbert Road, Bray	c. 229
5	Dental Practice, 93 Main Street, Bray	c. 270
6	Carlyle Dental Practice, 9 Goldsmith Terrace, Quinsboro Road, Bray	c. 290
7	Dental Practice, 1 Florence Road, Bray	c. 306
8	Dental Practice, 7 Carlton Villas, Novara Avenue, Bray	c. 403
9	Frances Brandon Orthodontic Clinic, Bri Chualann Court, Adelaide Road, Bray	c. 442
10	Dental Suite, 5 Fitzwilliam Terrace, Strand Road, Bray	c. 598
11	Town Dental, Main Street, Bray	c. 608
12	Avondale Dental Clinic, Vevay Road, Bray	c. 1,362
13	Vevay Medical & Dental Practice, 35 Vevay Road, Bray	c. 1,605
General Practitioners		
1	Bray Medical Centre, Clonmore, Herbert Road, Bray	c. 188
2	Duncairn Medical Centre, 9 Duncairn Terrace, Quinsborough Road, Bray	c. 298
3	Dargle Clinic, 11a Eglinton Road, Bray	c. 313
4	The Carlton Clinic, 1/2 Carlton Terrace, Novara Avenue, Bray	c. 350
5	Dr. Ernan J. Gallagher, Donard House, Novara Avenue, Bray	c. 374
6	GP Surgery, Donard House, Novara Avenue, Bray	c. 374
7	Bray Women's Health Centre, Bri Chualann Court, Adelaide Road, Bray	c. 443
8	Town Hall Clinic, Market Court, Main Street, Bray	c. 608
9	Bray Family Practice, Saint Helen's, Meath Road, Bray	c. 1,028
Nursing Homes		
1	Kinvara House Nursing Home, 3 - 4 Esplanade, Strand Road, Bray	c. 712
2	Donore Nursing Home, 13 Sidmonton Road, Bray	c. 838
3	Shannagh Bay Nursing Home, Strand Road, Bray	c. 852
4	San Remo Nursing Home, 14/ 15 Sidmonton Road, Bray	c. 862
5	Earlsbrook House Nursing Home, 41 Meath Road, Bray	c. 913
6	Roseville Nursing Home, 49 Meath Road, Bray	c. 972
7	Bray Manor Nursing Home, 47 Meath Road, Bray	c. 985
8	Kylemore House Nursing Home, Sidmonton Road, Bray	c. 1,152
9	Cairn Hill Nursing Home, Millers Wood Lodge, Herbert Road, Bray	c. 1,267
10	Tara Care Centre, 5/ 6 Putland Road, Bray	c. 1,270
11	St. Joseph's Centre, Crinken Lane, Shankill, Co. Dublin	c. 2,065
Pharmacies		
1	Fitzmaurice's Pharmacy, 1c Quinsboro Road, Bray	c. 161

Label	Address	Distance to Site (m)
2	Lawlor's Pharmacy, 24 Quinsborough Road, Bray	c. 169
3	Hilton's Pharmacy Limited, 2 Main Street, Bray	c. 170
4	Boots, 105 Main Street, Bray	c. 181
5	Vance & Wilson Chemists, 92 Main Street, Bray	c. 280
6	Kennedy's Pharmacy Limited, 35 Main Street, Bray	c. 382
7	Downey's Pharmacy, Tesco Shopping Centre, Vevay Road	c. 1,132
8	Cunningham's Pharmacy, 3 Killarney Park, Bray	c. 1,343
9	Roches Chemist, 34 Vevay Road, Bray	c. 1,598

7.5 Other Social & Community Services

The location of other social and community services within the Study Area is illustrated in **Figure 7-7**; details are presented in **Table 7-7**.

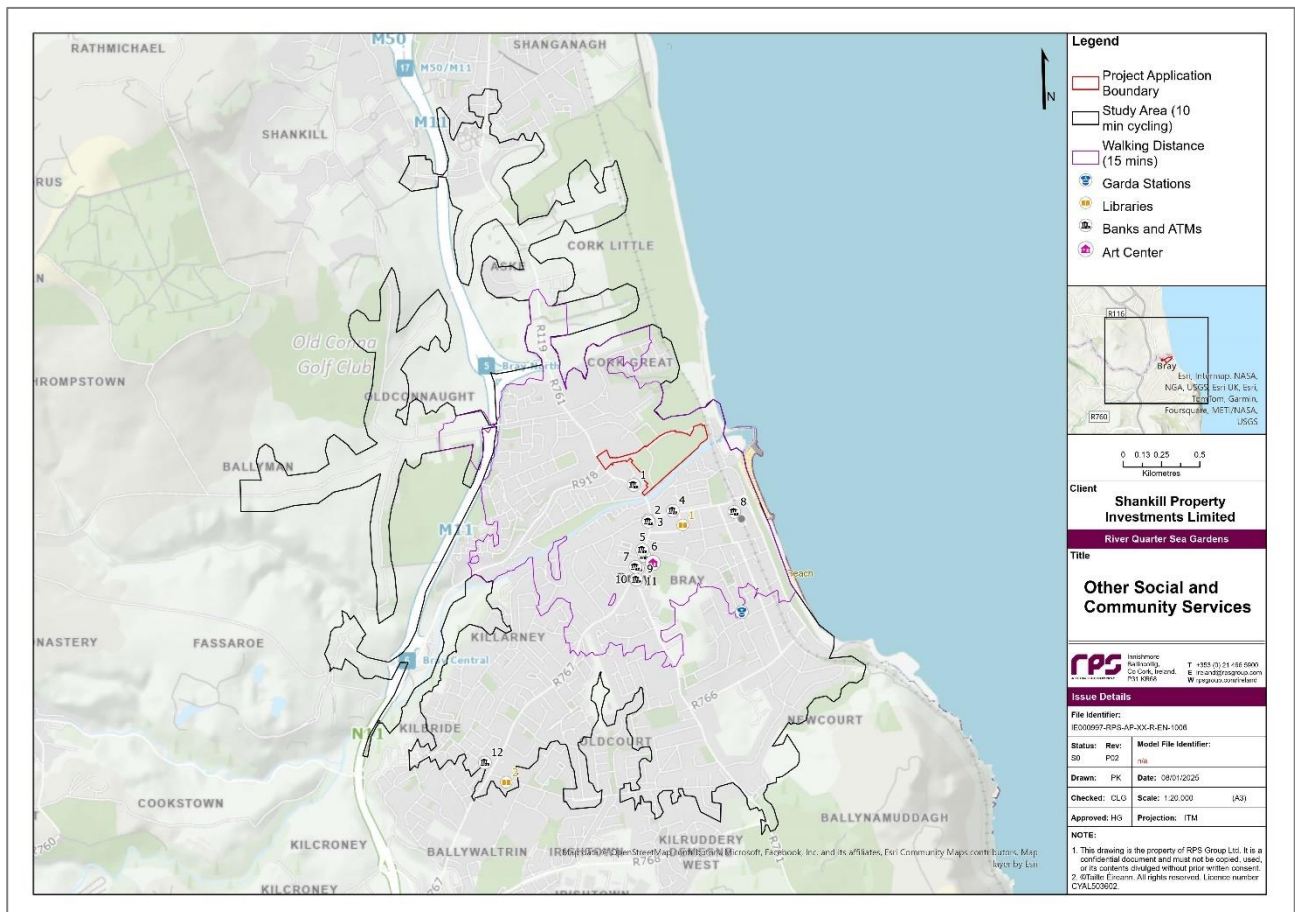


Figure 7-7: Other Social & Community Services

Source: RPS

Table 7-7: Other Social & Community Services

Label	Name / Service	Distance to Site (m)
Library		

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Label	Name / Service	Distance to Site (m)
1	Bray Library, Eglington Road	c. 311
2	Ballywaltrim Library, Boghall Road	c. 2,079
Garda Station		
1	Bray Garda Station	c. 992
Other Services including Post Offices, Banks, ATMs & Defibrillator		
1	Post Office	c. 75
2	Bank (AIB)	c. 162
3	ATM (AIB)	c. 172
4	Post Office	c. 198
5	Bank (EBS)	c. 355
6	ATM	c. 394
7	Bank (PSTB)	c. 470
8	ATM (PSTB)	c. 470
9	Bank (Bank of Ireland) and ATM	c. 476
10	Defibrillator	c. 550
11	Credit Union (East Coast)	c. 552
12	Post Office	c. 2,032
Arts Centre		
1	Mermaid County Wicklow Arts Centre	c. 443

7.6 Transport Services

The transport services within the Study Area are illustrated in **Figure 7-8**. This shows that a well-established road network and bus services serve the Study Area. Bray Daly railway station is located 500 m from the subject site with a number of bus stations also in close proximity.

Bray Daly railway station serves DART, Commuter and Intercity, providing access to destinations such as Howth, Malahide, Greystones, Dundalk, Maynooth, Wexford and Rosslare Europort.

Existing public bus routes run along the R761 (Dublin Road), providing access to the 45A, 45b, 84, 84A, 84N, 145, 155, 184 and 185 services. The 702 Aircoach bus service to and from Dublin Airport also serves the area.

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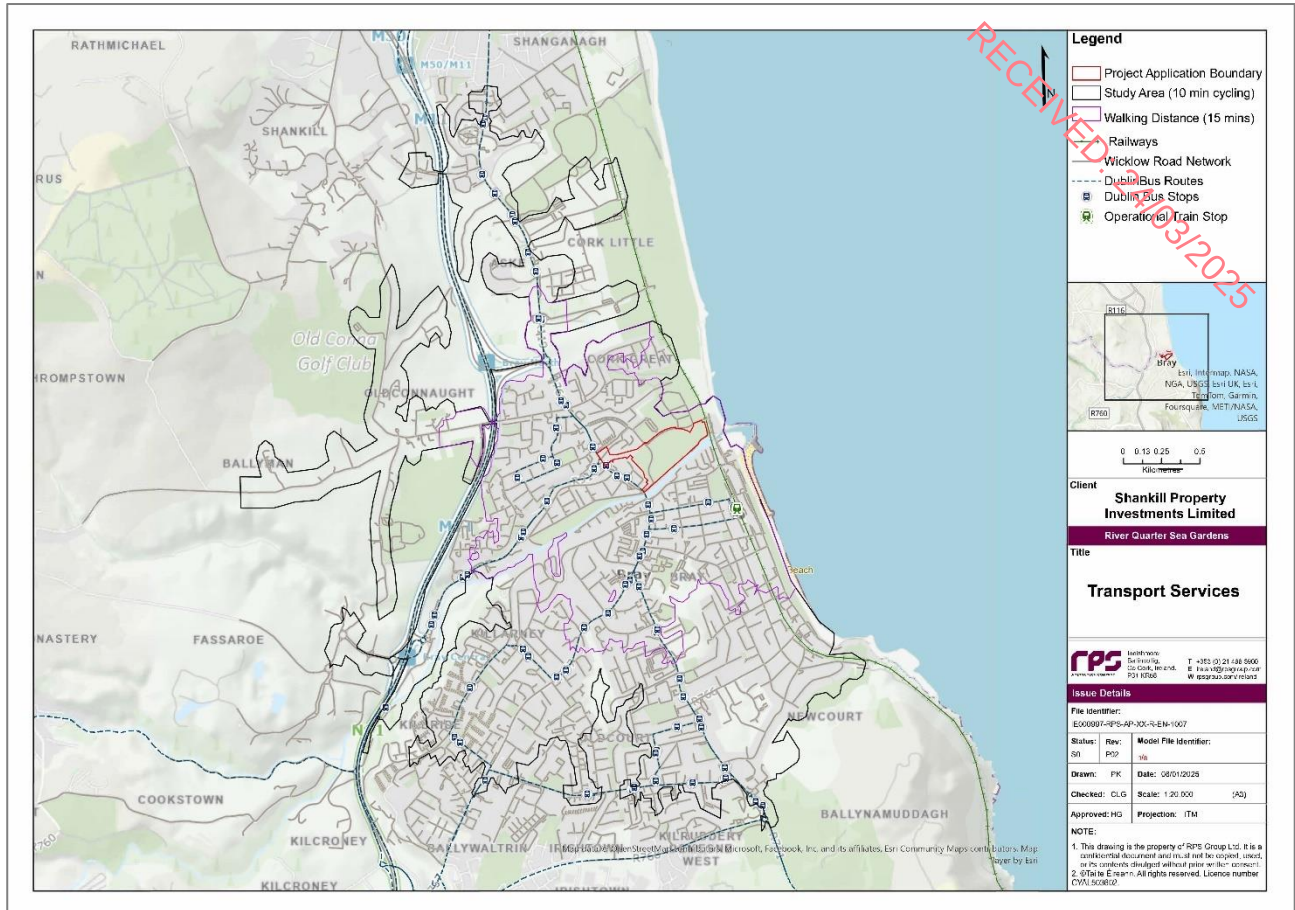


Figure 7-8: Existing Transport Services

Source: RPS

8 EVALUATION OF DEMAND & PROVISION

8.1 Childcare / Preschool Facilities

8.1.1 Likely Demand as per the Childcare Guidelines and the New Apartments Guidelines

As noted in Section 3.1 of this Report, the Childcare Guidelines include guidance on calculating the provision of childcare spaces.

A strict application of the Childcare Guidelines, e.g., ignoring geographic distribution, trends and composition of units the childcare places, would be as follows:

- **341 residential units / 75 x 20 = 91 childcare places**

According to New Apartments Guidelines (see Section 3.4 of this report), one-bedroom or studio units generally do not contribute to childcare requirements. Additionally, it is recognised that not all two-bedroom units (approximately 50%) will require childcare services. By excluding the 27 one-bedroom units and 50% of the 148 two-bedroom units (which amounts to 74), we are left with 240 residential units that are considered likely to generate a demand for childcare, as detailed below:

- **240 residential units / 75 x 20 = 72 childcare spaces**

In conclusion, as shown above, a rigid application of the Childcare Guidelines would require the provision of a childcare space with 91 spaces; the need for childcare spaces would be fewer, i.e., 72 childcare spaces, should exclusions set in the New Apartments Guidelines be applied.

Notwithstanding the above, it is important to highlight that the Childcare Guidelines explicitly state that the determination of childcare needs and provision should take into account the emerging demographic profile and the geographical distribution of childcare facilities in the area. In this regard, the following subsections will consider the emerging demographic profile and provide an estimate based on this information.

8.1.2 Likely Demand as per the Emerging Demographic Profile

8.1.2.1 Population Generation

- **Household Size.**

According to the 2022 census data, the national average household size is 2.74. Applying this average to the proposed 341 residential units would result in an estimated population of 935 residents. However, as noted in Section 6, the average household size in the Study Area is slightly lower at 2.73, which would yield an estimated population of approximately 931 residents.

- **Bedroom Occupancy.**

The proposed development will include residential units of varying sizes, ranging from 1 to 4 bedrooms (see **Table 4-1**). These units can accommodate 2 to 8 people. If we assume full occupancy based on the number of bedrooms, the development could potentially accommodate a population of up to 1,587 residents, as indicated in **Table 8-1**.

Table 8-1: Potential Population Generation based on Maximum Bedroom Occupancy

Unit Type / Size	1-Bedroom (2 people)	2-Bedrooms (4 people)	3-Bedrooms (5 people)	3-Bedrooms (6 people)	4-Bedrooms (7 people)	4-Bedrooms (8 people)	Total
Apartments	27	95	6	5	0	8	
Duplexes	-	53	53	-	-	-	
Houses	-	-	62	-	14	18	

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Unit Type / Size	1-Bedroom (2 people)	2-Bedrooms (4 people)	3-Bedrooms (5 people)	3-Bedrooms (6 people)	4-Bedrooms (7 people)	4-Bedrooms (8 people)	Total
Total	27	148	121	5	14	26	341
Anticipated Population Generated	54	592	605	30	98	208	1,587

Considering these estimates, the likely population demand from the proposed development is expected to fall between the two figures (931 and 1,587 residents). The median between the highest and lowest estimates (931 and 1,587 residents) is calculated at 1,259 residents.

Notwithstanding the above, demographic analysis trends (see **Section 6**) indicate that the Study Area has experienced a significant decline in family size (a 4.6% reduction from 2016 to 2022) and a decrease in average household size (from 2.78 in 2016 to 2.73). These trends indicate that families are becoming smaller, which would likely lead to lower occupancy rates than the maximum potential of the proposed residential units.

Taking the above into account, the actual population generated by the proposed development may be closer to the lower end of the estimate, which was calculated at 931 residents. Therefore, we have **adopted a projected population of 1,250 residents**, to be used to calculate the likely childcare demand as per the emerging demographic profile.

While this figure is lower than the maximum potential occupancy of 1,587 residents, it still reflects an average household size of 3.6 residents per unit, which is significantly more generous than the current average occupancy of 2.73 observed in the Study Area (see **Section 6.1.3**). This approach is deemed appropriate to allow for a robust analysis. Furthermore, the adopted population figures are consistent with the estimates derived from applying the exclusions specified in the New Apartments Guidelines, which suggest a potential population of between 1,237 and 1,533 residents.

8.1.2.2 Childcare Demographic Profile

Based on the 2022 census data, the following information is pertinent for estimating the potential childcare-aged population resulting from the proposed development:

- **3.0%** (1,041) of the Study Area's population (34,803) falls within the **0-2 age group**.
- **2.0%** (741) of the Study Area's population (34,803) falls within the **3-4 age group**.
- **5.0%** (1,751) of the Study Area's population (34,803) falls within the **0-4 age group**

Applying these percentages to the estimated population generated by the development (e.g., 1,250 residents), the potential number of residents in each age group is as follows:

- **38 residents** of the future scheme would be aged **0-2 years**.
- **25 residents** of the future scheme would be aged **3-4 years**.
- **63 residents** of the future scheme would be aged **0-4 years**.

Estimating the potential requirement (i.e., demand) for childcare services generated by the anticipated scheme's childcare-age population requires also considering the following factors:

- County Level 2022 Average.
 - There were 5,188 children aged 0-2 years in WCC in 2022. **15%¹ attended a childcare facility in WCC** (i.e., crèche/montessori/playgroup/after school, including special needs and breakfast club).

¹ WCC's population 0-2 age group attendance to childcare service = 807 (Source: <https://data.cso.ie/table/FY014>, CSO 2022)

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- There were 7,388 children aged 0-2 years in DLRCC in 2022. **30%² attended a childcare facility in DLRCC** (i.e., crèche/montessori/playgroup/after school, including special needs and breakfast club).
- Early Childhood Care and Education Programme (ECCE). The scheme provides free early childhood care and education for children of pre-school age. Children are eligible to start in September of the year that they turn 3 years old.

In light of the above, the following approach is adopted for calculating the potential demand for childcare services generated by the scheme:

- **22.5% of children aged 0-2 years in the scheme will require childcare services.** Given the difference in attendance between county councils, the median of the two county councils of reference is adopted.
- **100% of children aged 3-4 years in the scheme will require childcare services.** It is assumed that due it could be assumed that due to the gratuity of the scheme, attendance children aged 3-4 years would make full use of the scheme, i.e., 100% attended children.

Considering the above, **the scheme's potential demand for childcare services (i.e., 1,250 residents) is estimated at 34 childcare spaces (see Table 8-2).**

Table 8-2: Potential demand for childcare services generated by the scheme and Study Area

Scheme Population	Age	No. Residents Requiring Childcare (%)		Required Spaces
1,250 residents	0-2 years	38 residents	22.5%	9
	3-4 years	25 residents	100%	25
				34

8.1.3 Findings & Conclusions

Considering the existing provision of childcare and preschool facilities (see **Section 7.1**), details of capacity see **Section 7.1**), the estimate of likely demand generated by the proposed development (see **Sections 8.1.2** and **8.1.3**), and demographic trends (see **Section 6**), the following findings and conclusions are drawn:

- There are 19 childcare and preschools facilities in the Study Area, collectively offering c. 666 childcare spaces. Permitted childcare and preschool facilities in the Study Area will increase the provision of childcare spaces in 373 spaces.
- The Study Area has experienced a significant decline in the childcare-age population, with the 0-2 and 3-4 years age groups decreasing from 19.36% and 25.26%, respectively, from 2016 to 2022. Additionally, there has been a notable reduction in the number of children per family, with a 4.6% decline from 2016 to 2022. These trends suggest that the demand for childcare services may continue to decrease in the future, potentially reducing the pressure on existing and proposed childcare facilities.
- A rigid application of the Childcare Guidelines would result in the provision of a childcare facility with 91 childcare spaces. Applying the New Apartment Guidelines guidance would require the provision of 72 childcare spaces. However, the Childcare Guidelines explicitly state that the determination of childcare needs and provision should take into account the emerging demographic profile and the geographical distribution of childcare facilities in the area
- Considering the emerging demographic profile, the proposed development is expected to generate a demand for 34 childcare spaces. This estimation is based on the projected population of 1,250 residents, with 38 residents aged 0-2 years and 25 residents aged 3-4 years. The demand calculation

² DLRCC's population 0-2 age group attendance to childcare service = 2,189 (Source: <https://data.cso.ie/table/FY014>, CSO 2022)

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assumes that 22.5% of children aged 0-2 years and 100% of children aged 3-4 years will require childcare services (i.e., 34 children).

The proposed development includes the construction of a childcare facility with a capacity for 150 children. Considering the emerging demographic profile, this provision significantly exceeds the anticipated childcare demand generated by the scheme (i.e., 34 spaces) and is also greater than the number of spaces required according to the exclusions set out in the New Apartments Guidelines (i.e., 72 spaces).

It is also noted that a childcare facility, with a capacity of 88 spaces, has been permitted as part of the precedent phases of Sea Gardens Masterplan development and is under construction. As noted in **Section 7.1.1**, the childcare demand assessment submitted with the application (ABP-314686-22) confirmed that the proposed 88 childcare spaces were in excess of the demand from the subject development. Furthermore, it is noted that the reports prepared by ABP's inspectors noted that the childcare facility was acceptable in meeting the demand generated by the developments.

In conclusion, the proposed childcare facility will be able to absorb the likely demand generated by the scheme. Given the declining trend in the childcare-age population, the proposed development's childcare provision is well-positioned to meet current and future needs. In this regard, it is noted that is planned that the proposed childcare facility will also meet future demand from other phases of the Sea Gardens Masterplan (i.e., Phase 3, subject to a separate future application).

8.2 Primary School

8.2.1 Enrolments

Nationwide, the total enrolments in primary schools in 2023/24 were 556,084 pupils, a decrease of 2,059 on 2022/23 when the total was 558,143 (DoE, 2024³). This aligned largely with the information outlined in the report published by the DoE⁴ with projections for 2023-2042 (See **Figure 8-1**). The report states that enrolments are projected to fall over the coming years under all scenarios and could reach a low of 446,383 by the year 2037.

³ [Statistical Bulletin – August 2024](#) (DoE, August 2024)

⁴ [Projections of full-time enrolment](#) (DoE, March 2024)

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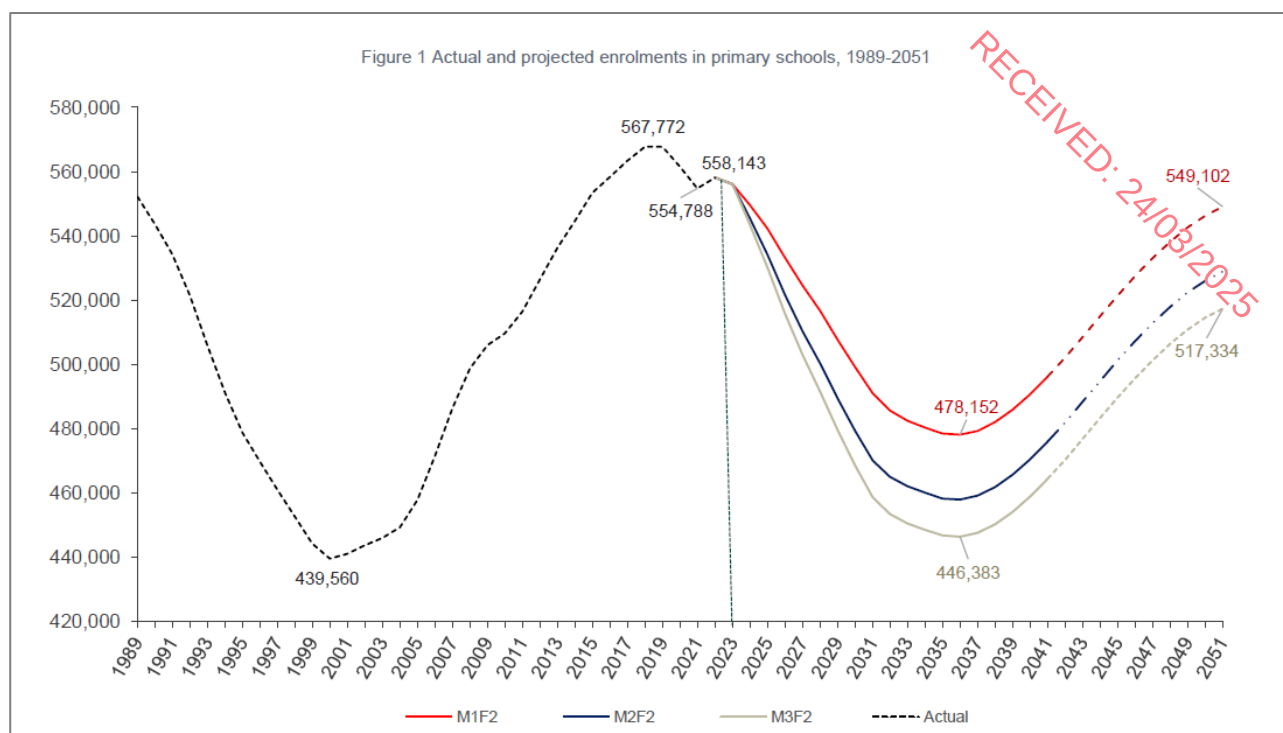


Figure 8-1: Actual and Projected Enrolment Figures in Primary Schools 1989-2051

Source: Projections of full-time enrolment Primary and Secondary School Level 2023-2042 (DoE, March 2024)

Within the Study Area, enrolments for 2023-2024 account for 2,610 pupils, a decrease of 2.3% since 2021. See **Table 8-3**.

Table 8-3: Enrolments Primary Schools within the Study Area

Primary School Name	Enrolment 2021/2022	Enrolment 2022/2023	Enrolment 2023/2024	Change between 2021-2024
Ravenswell Primary School	423	465	496	17.3%
St. Peter's Primary School	169	180	163	-3.6%
Scoil Padraig Naofa	742	744	702	-5.4%
Gaelscoil Ui Cheadaigh	219	213	196	-10.5%
Cronan Naofa NS	446	438	416	-6.7%
Scoil Chualann	220	201	195	-11.4%
St Andrews NS	212	219	211	-0.5%
Bray School Project NS	241	234	231	-4.1%
Total Pupils in the Study Area	2,672	2,694	2,610	-2.3%

Source: DoE

In addition to the above, it is noted that the DoE planned in 2021 a new primary school with eight classrooms in the Bray/Woodbrook Shanganagh School Planning Area. Further assessment from the DoE concluded that the existing demand could be accommodated, and the school was deferred⁵. The most recent update

⁵ <https://www.oireachtas.ie/en/debates/question/2023-02-02/124/?highlight%5B0%5D=school&highlight%5B1%5D=woodbrook&highlight%5B2%5D=shanganagh>

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from the DoE⁶ reveals that the delivery of the school is progressing. This is expected to add approximately 180 spaces.

8.2.2 Likely Demand

The estimation of likely demand is based on guidance set in the Schools Code of Practice.

The Schools Code of Practice assumes that, on average, 12% of the population is expected to progress to primary education, based on the National Population Projections and Regional Targets for 2006-2020 (DEHLG, February 2007). Thus, the demand likely generated by the proposed development can be calculated as per the following formula:

- **12% x Number of Units x Average Household Size of the Study Area**

Applying the above to the proposed development, i.e., 341 residential units, and 2.73 average occupancy in the Study Area (see Section X), the result would as follow:

- **12% x 341 units x 2.73⁷ = 117 primary school places**

Based on the above calculation, the proposed development will generate a demand for 117 additional primary school places. Over an 8-year cycle, this translates to a requirement for 14 new school places each year.

Applying the same logic outlined in the New Apartment Guidelines regarding childcare demand (which allows for the exclusion of all one-bedroom units and 50% of the two-bedroom units, resulting in a total of 74 units excluded), we are left with 240 residential units. Therefore, the formula has been updated to consider only these 240 units:

- **12% x 240 units x 2.73⁸ = 78 primary school places**

According to this revised calculation, the proposed development will generate a demand for 78 additional primary school places. Over an 8-year cycle, this translates to a requirement for 10 new school places each year. This is considered a robust estimate of demand.

8.2.3 Findings & Conclusions

Considering the existing provision of primary schools (see **Section 7.2.**), details of enrolments (see **Section 7.2.1** and **8.2.1.**), estimate of likely demand generated by the proposed development (see **Section 8.2.2.**), and demographic trends (see **Section 6**), the following findings and conclusions are drawn:

- There are 8 primary schools in the Study Area, collectively offering an average of 327 places each year as one cohort completes the cycle and another begins. All schools are located within sustainable walking and cycling distance.
- The Study Area has seen a marginal increase (0.29%) in the primary school-aged population from 2016 to 2022; The Study Area has experienced a significant decline in the childcare-age population, with the 0-2 and 3-4 years age groups decreasing from 19.36% and 25.26%, respectively, from 2016 to 2022; it is expected this will translate to a lower demand for primary school places in the future.
- For the 2023/2024 academic year, total enrolments within the Study Area stand at 2,610 pupils, reflecting a 2.3% decrease since 2021/2022, with projections from the DoE indicating a continued decline in primary school enrolments.

⁶ <https://www.oireachtas.ie/en/debates/question/2024-10-22/377/?highlight%5B0%5D=school&highlight%5B1%5D=schools&highlight%5B2%5D=schools&highlight%5B3%5D=school>

⁷ The average household size in the Study Area is 2.73; see Section 6 of this report.

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- The proposed development is expected to generate a primary school-aged population of approximately 78 residents aged 5-12 years, resulting in an average demand of 10 pupils annually over the 8-year primary school cycle.
- A new school is planned which is expected to add approximately 180 spaces.

In conclusion, given the declining trends in the 0-4 year age group and primary school enrolments, along with the availability of 327 places annually, the existing primary schools in the Study Area are well-positioned to absorb the additional demand generated by the proposed development. The proposed new school in the area will further enhance capacity once operational. Therefore, it is considered that the likely primary school demand generated by the scheme—10 pupils per year once the scheme is fully occupied—can be accommodated by the existing schools, with additional capacity available to address any future needs.

8.3 Post-Primary

8.3.1 Enrolments

Nationwide, total enrolments in post-primary schools in 2023/24 were 416,620 pupils, an increase of 10,228 from 2022/23 (DoE, 2024⁸). Enrolments have risen by 53,731 over the past five years

The DOE⁹'s projections for 2023-2042 (See **Figure 8-2**) reveal that enrolments are projected to peak in 2025 and fall until the year 2042.

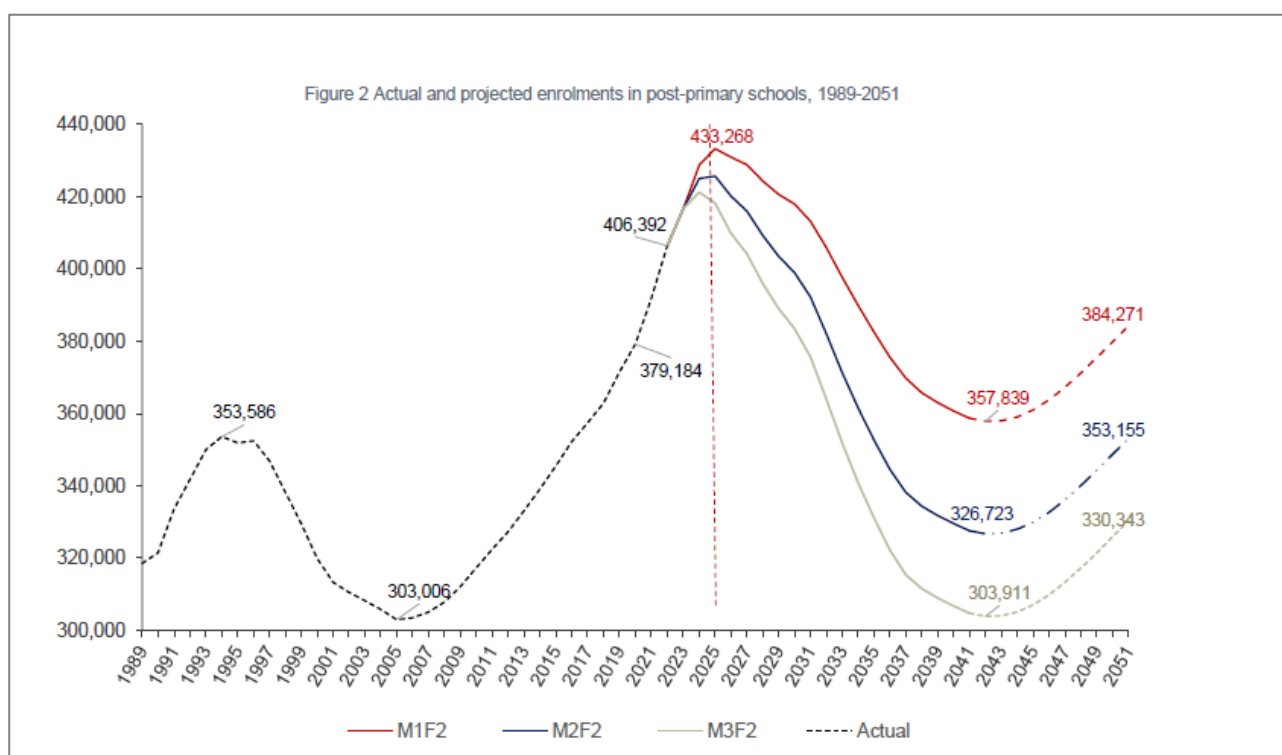


Figure 8-2: Actual and Projected Enrolment Figures in Post-Primary Schools 1989-2051

Source: Projections of full-time enrolment Primary and Secondary School Level 2023-2042 (DoE, March 2024)

As shown in **Table 8-5**, within the Study Area, enrolments for 2023-2024 account for 3,234 pupils, an increase of 4.9% since 2021.

⁸ Statistical Bulletin – August 2024 (DoE, August 2024)

⁹ Projections of full-time enrolment (DoE, March 2024)

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Table 8-4: Secondary Schools within the Study Area

Secondary School Name	Enrolment 21/22	Enrolment 22/23	Enrolment 23/24	Change between 2021- 2024
North Wicklow Educate Together Secondary School	323	342	333	3.1%
Coláiste Raithín	329	344	351	6.7%
Woodbrook College	485	535	588	21.2%
Loreto Secondary School	719	699	718	-0.1%
St. Gerard's School	584	598	612	4.8%
Presentation College	644	647	632	-1.9%
Total Pupils in the Study Area	3,084	3,165	3,234	4.9%

Source: DoE

It should be noted that ABP has granted permission for an extension to Loreto Secondary School (ABP-319418), which will increase the school's capacity to 1000 pupils.

8.3.2 Likely Demand

The Code of Practice assumes that, on average, 8% of the population is expected to progress to post-primary education, based on the National Population Projections and Regional Targets for 2006-2020 (DEHLG). Thus, the demand likely generated by the proposed development can be calculated using the following formula:

- **8% x Number of Units x Average Household Size of the Study Area**

Applying this to the proposed development of 341 residential units, with an average occupancy of 2.73 in the Study Area (see Section 6.1.3), the calculation is as follows:

- **8% x 341 units x 2.73 = 75 post-primary school places**

Based on this calculation, the proposed development will generate a demand for 75 additional primary school places. Over an 8-year cycle, this translates to a requirement for approximately 9 new school places each year.

Applying the same logic outlined in the New Apartment Guidelines regarding childcare demand (which allows for the exclusion of all one-bedroom units and 50% of the two-bedroom units, resulting in a total of 74 units excluded), we are left with 240 residential units. Therefore, the formula has been updated to consider only these 240 units:

- **8% x 240 units x 2.73 = 39 post-primary school places**

According to this revised calculation, the proposed development will generate a demand for 39 additional post-primary school places. Over an 8-year cycle, this translates to a requirement for approximately 5 new school places each year. This is considered a robust estimate of demand.

8.3.3 Findings & Conclusions

Considering the existing provision of post-primary schools (see **Section 7.2.**), details of enrolments (see **Section 7.2.2** and **8.3.1.**), estimate of likely demand generated by the proposed development (see **Section 8.3.2.**), and demographic trends (see **Section 6**), the following findings and conclusions are drawn:

- There are 6 post-primary schools in the Study Area, collectively offering an average of 539 places each year as one cohort completes the cycle and another begins. All post-primary schools are located within sustainable walking and cycling distance.

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- Despite a modest increase of 7.48% in the post-primary school-aged population from 2016 to 2022, this trend is not expected to continue due to declining family sizes and a significant decrease in the childcare-age population (ages 0-2 and 3-4 years) by 19.36% and 25.26%, respectively. Additionally, the primary school-aged population has seen only a slight increase of 0.29%. These demographic trends suggest a potential decline in future demand for post-primary school places, aligning with long-term projections from the DoE.
- For the 2023/2024 academic year, total enrolments within the Study Area are reported at 3,234 pupils, reflecting a 4.9% increase since 2021/2022.
- The proposed development is expected to generate a post-primary school-aged population of approximately 39 residents aged 13-18 years, resulting in an average demand of about 5 pupils each year over the 6-year post-primary school cycle.
- The recent approval for an extension to Loreto Secondary School will increase its capacity to 1,000 pupils (currently 708 pupils enrolled), enhancing the provision for future demand.
- The accessibility of the site to public transport, including the DART and Dublin bus, allows residents to easily reach schools outside the immediate Study Area, further expanding educational options.

In conclusion, the likely post-primary school demand generated by the proposed development (approximately 5 pupils annually) can be comfortably accommodated by the existing provisions, which have an average of 539 places available each year. With the current declining trends in the 0-4 year age group and primary school enrolments, the projected decline in the post-primary school-aged population, and the additional capacity from the Loreto Secondary School extension, the existing and proposed school provisions are well-positioned to absorb the anticipated demand.

8.4 Further Education & Training Facilities

The SIA of the Study Area (see **Section 7.2**) revealed that it is served by 2 further education and training facilities. These facilities are located less than 15 minutes walking and less than 10 minutes cycling distance from the subject site. Therefore, it will allow future residents to access them via sustainable mobility.

It should also be noted that there are a wide variety of other training facilities and a number of third-level institutions in Dublin, including University College Dublin (c. 13.6 km), Trinity College Dublin (c. 18 km), Institute of Art Design and Technology, Dun Laoghaire (c. 8km. Future residents will be able to access these facilities due to public transport infrastructure in the vicinity of the subject site (see **Section 7.2** and **8.6**).

In light of the above, it is concluded that there are further education and training facilities in the Study Area within sustainable walking and cycling distance from the subject site and, the subject site also benefits from access to public transport, allowing residents to travel to a wide range of education and training facilities within the Dublin region.

8.5 Open Space, Sports and Recreation Facilities

The SIA of the Study Area (See **Section 7.3**) revealed that it is served by 16 social and community facilities in the open space, sports, and recreation category. These include 4 public playgrounds and parks, 10 sports facilities and clubs, and 2 other recreational amenities. Notably, 11 of these facilities are within or less 15-minute walking distance from the proposed site, and all are accessible within 10-minutes or less by bicycle.

In addition to the existing amenities, the proposed development will include additional open spaces, consisting most notably of a Central Park linked to the Western Gateway and Coastal Gardens with a total area of 22,168 sq.m.

In light of the above, it is concluded that both existing and proposed public open spaces and recreational facilities will adequately meet the needs of future residents. The proposed public open spaces will also enhance the availability of recreational spaces for existing communities.

8.6 Health & Wellbeing Facilities

The SIA of the Study Area (See **Section 7.4**) revealed that it is served by 46 social and community facilities in the health and wellbeing category. These include 4 health centres, 13 dentist's clinics, 9 general practitioners' clinics, 11 nursing homes, and 9 pharmacies.

The majority of the facilities are located in Bray's town centre and, thus, are within a short distance of the subject site. More than half of these facilities are within or less than 500 m from the subject site. Similarly, most facilities are within or less of a 15-minute walking distance.

In addition to the existing facilities, the proposed development will include the provision of a medical centre (Block H) as well as a wellbeing centre (Block I). Future residents of Block E will also enjoy access to the proposed gym within the block.

It is also noted that the proposed development includes a range of retail/retail services units, some of which may be operated in the future by some of the types of facilities mentioned above (i.e. pharmacies, dentist's clinics, etc.) and thus, enhancing the range and variety of social and community facilities.

In light of the above, it is concluded that the Study Area is well-served by a range of health and wellbeing facilities, and therefore, together, the existing and proposed health and wellbeing facilities will adequately meet the needs of future residents. The proposed medical and wellbeing centres will also enhance the offer level for existing communities.

8.7 Other Social & Community Services

The SIA of the Study Area (see **Section 7.5**) revealed that it is served by 16 social and community facilities in the other social and community services category. These include 2 libraries, 1 Garda Station and 13 other facilities (e.g., ATMs, post offices, banks, art centre, etc.).

The majority of the facilities are located in Bray's town centre and, thus, are within a short distance of the subject site. More than half of these facilities are within or less than 500 m from the subject site. Similarly, most facilities are within or less of a 15-minute walking distance.

It is also noted that the proposed development includes a range of retail/retail services units, some of which may be operated in the future by some of the types of facilities mentioned above, such as banks or post offices, thus enhancing the range and variety of social and community facilities.

In light of the above, it is concluded that there is an adequate range of other social and community services in the Study Area within sustainable walking and cycling distance from the subject site to meet the needs of future residents.

8.8 Transport Services

The SIA of the Study Area (see **Section 7.6**) revealed that it is supported by a well-established road network facilitating walking, cycling, and vehicle movements. Additionally, public transport options are readily available within the Study Area, and short-walking and cycling distance from the subject site.

Bray Daly railway station, located just 500 m from the subject site, provides access to DART, Commuter, and Intercity services. Several bus routes, including the 45A, 45B, 84, 84A, 84N, 145, 155, 184, and 185, are within a sustainable walking distance from the site. These bus services will be further enhanced with the implementation of Phase 6a of BusConnects, the construction of the Bray to City Centre core bus corridor and in the medium-term upgrades to DART services.

The proposed development will also include the construction of a network for pedestrians, cyclists, and vehicles, linking future residents to existing public transport, cycling and pedestrian networks, adjacent developments, and local social and community facilities. Notably, the scheme will create connections to the R761 and Bray Daly railway station, ensuring direct access to public transport. The internal network will incorporate cycling and pedestrian facilities to promote active travel.

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In conclusion, the Study Area is well-served by transport services, including comprehensive public transport options. Together, the existing and proposed transport facilities will adequately meet the needs of future residents. The proposed internal road network will also enhance connectivity and accessibility for existing communities to public transport and active travel infrastructure.

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9 CONCLUSIONS

RPS has prepared this SIA on behalf of Shankill Property Investments Limited to support an application for the proposed Sea Gardens Phase 2 development.

In accordance with the WCDP's guidance, this report identifies existing social and community infrastructure across six categories within a defined Study Area. The Study Area is based on a 15-minute walk and a 10-minute cycle from the centre of the subject site, emphasising future residents' access to services through active travel. The audit findings indicate that the subject site's proximity to Bray Town, within sustainable walking and cycling distance from the town centre, avail of a comprehensive range of existing social and community services.

The existing social and community services will be enhanced by new infrastructure proposed as part of the development, including extensive open spaces and recreational facilities (such as a Central Park, Coastal Gardens, Western Gateway, communal gardens and playgrounds), a childcare, a medical centre, and a wellbeing centre. Additionally, the development will feature various retail units, some of which would be expected to operate as social or community services (e.g., pharmacies, dental clinics, etc.), thereby increasing the range of facilities available.

Notably, the anticipated population of childcare-aged residents will be adequately accommodated within the proposed childcare facility. The proposed childcare facility exceeds the childcare needs arising from Phase 2, and it will allow to accommodate demand from future phases of the Sea Gardens Masterplan (i.e., Phase 3, subject to a separate future application).

The analysis of the likely demand to be generated by the proposed development's residents and the range of existing and proposed social and community infrastructure confirm that there is an adequate range of social and community infrastructure. Together, existing and proposed social and community facilities will meet future residents' needs. The proposed social and community infrastructure will also complement and enhance the range available to existing communities.

In conclusion, this SIA confirms the proposed development will deliver an adequate range of social and community infrastructure to support future residents and existing communities. Thus, it demonstrates the proposed scheme has been designed to provide the broader objectives of proper planning and sustainable development.

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