



## **Social Infrastructure Audit**

To Support a Planning Application for a Proposed Strategic Housing Development on Sandyford Road, Sandyford, Dublin 18.

On behalf of Midsal Homes Limited

April 2022

**Document Control Sheet**

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## 1.0 Introduction

This Social Infrastructure Audit has been prepared by KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), on behalf of Midsal Homes Limited in support of a planning application for a proposed Strategic Housing Development in Sandyford, Dublin 18. This report provides a detailed review of the statutory, strategic and policy context that relates to the provision of social infrastructure with the following aims:

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

A large number of public and private geospatial datasets were used in the course of the survey, including but not limited to:

- 2016 and 2011 Census Boundaries and Statistics;
- 2021 OSi and ESRI Ireland Basemaps;
- 2021 Google Places Dataset;
- 2021 OSM Ireland POI Datasets – Ireland and Northern Ireland;
- 2012-2021 Department of Education and Skills - Irish Schools;
- 2021 QQI Register of Private Higher Education Institutions in Ireland;
- 2021 Tusla Early Years Inspectorate Reports – Registered Childcare Facilities; and
- 2021 HSE Records – 'Find Your Local Health Service'

## 1.1 Social Infrastructure

Social infrastructure includes a wide range of services and facilities that contribute to quality of life. It is a key part of the fabric of an area, not just in terms of wellbeing, but also in terms of creating a sense of place for the population of the area and forming a part of the local identity.

For the purpose of this report, the array of services and facilities defined as social infrastructure have been categorised into the following typologies. These typologies have been formed from reviewing the *Dún Laoghaire-Rathdown County Development Plan 2022-2028*.

**Table 1.1** Community Infrastructure Categories applied to Audit.

Category	Facility Type
<b>Education and Training Services</b>	Primary, Post-Primary, Third Level, Further Education and other lifelong Training Centres
<b>Childcare Facilities</b>	Registered Childcare Facilities incl. Full Day, Part-Time and Sessional services
<b>Community Facilities (incl. Libraries)</b>	Community Centres and meeting halls, Libraries, Senior and Youth Centres/Cafes and Day Care Facilities, Community Gardens and Allotments
<b>Arts and Cultural Facilities</b>	Theatres, museums, galleries, performance and outdoor events spaces, other venues, incl. dance studios, art clubs, music schools, etc.
<b>Healthcare Services</b>	Hospitals, health centres, doctors and specialty clinics, nursing homes, mental health services and other therapy providers
<b>Open Space and Recreation</b>	Parks, Playing Pitches, Playgrounds, MUGAs Sports centres and clubs, leisure centres, gyms and training facilities, swimming pools

<b>Religious Institutions</b>	Churches, multi-faith centres and other places of worship
<b>Retail Centres and Services</b>	District, neighbourhood and local centres

## 1.2 Response to Dún Laoghaire-Rathdown County Council

This Social Infrastructure Audit has also been prepared to respond to comments of Dún Laoghaire-Rathdown County Council (DLRCC) set out in their response to the Stage 2 submission of this Strategic Housing Development application. DLRCC's response to the Pre-Application Consultation stated:

*“The applicant acknowledges that the scheme will result in an increase in demand on school places but appears to suggest this can potentially be dealt with by way of existing schools or new schools (outside the site/schools catchment area).*

*Given there are no significant applications for applications for extensions to schools (besides refurbishment works and modest increase in class rooms) or applications for new schools in the area, this is not considered a satisfactory solution or response contrary to Sections 7.1.3.1 Policy SIC 6 Community Facilities, 7.1.3.2 Policy SIC7: New Development Areas, in particular that ‘proper community infrastructure and complementary neighbourhood facilities are provided concurrently with the development’ and 8.2.3.5 Residential Development - General Requirements of the Dún Laoghaire-Rathdown County Development Plan 2016-2022.*

*The Planning Authority recommends that it may be appropriate to seek input from the Department of Education in this regard.*

*With regard to community facilities, whilst some facilities and services are included in the plans including shared office/study space and a gym, it is not clear if these facilities will be open to the community or not in accordance with Section 7.1.3.1 Policy SIC6: Community Facilities of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 seeks to ‘support the development, improvement and provision of a wide range of community facilities distributed in an equitable manner throughout the County’ and Section 8.2.3.5 of the County Development Plan as outlined above. The applicant is requested to give further details on this. No other social infrastructure is proposed. Concerns about a lack of communal facilities remain.*

*As regard access to existing facilities, nearby services at Sandyford Village are noted. As raised earlier in this report, a pedestrian/cycle link to Coolkill, as flagged at ‘Stage 1’ and in the attached Transportation Planning report would significantly improve accessibility to these services in terms of both distance and quality”.*

### 1.2.1 Schools

In response to the Stage 2 submission, and as outlined above, DLRCC suggest that as there are no significant applications for extensions to schools (besides refurbishment works and modest increase in classrooms) or applications for new schools in the area, it was not considered satisfactory that the increased demand from the proposed development would be absorbed by the existing schools or new schools outside the school catchment area. It is respectfully submitted that planning applications for modest scales of residential development should not be front loaded with schools as part of their development proposal. The implementation of this scheme is not reliant on the delivery of educational infrastructure that is outside the control of the applicant. This Assessment will satisfactorily demonstrate that additional demand for school places generated by the proposed development can be accommodated by the existing schools network. It is noted that DLRCC reference policy SIC7 and the need to deliver community infrastructure in tandem with residential development. However, this policy objective relates to the creation of new development areas and applies to locations where no such community infrastructure is in situ and therefore does not apply to the subject application.

DLRCC also recommended that it may be appropriate to seek input from the Department of Education. It remains our position that consultation with the Department of Education is not necessary in this instance and stand by the robustness of the school's assessment.

Specific Local Objective 112 (Map 6 – Sandyford Foxrock) of the DLRCDP 2016-2022 set out the objective to provide for primary and post primary education facilities at Legionaries of Christ lands and at Stillorgan Industrial Estate/Benildus Avenue. This objective was not completed under this Development Plan and so has been included within the new DLRCDP 2022-2028 under SLO 51. It is therefore expected that these new schools will be delivered under the lifetime of the new Development Plan. Furthermore, it should be highlighted that Section 4.2.1.6 of the new Development Plan, states that the provision of new schools should be driven from an integrated approach between the planning functions of the Planning Authority and the Department of Education. Therefore, the delivery of new schools lies with the Planning Authority and the Department of Education and it is not the place of a modest apartment development to dictate the delivery of new schools.

The Social Infrastructure Audit undertaken as part of this Assessment revealed that there were originally 4 no. new primary schools and 2 no. new post-primary schools proposed to open by 2021 within the neighbouring feeder areas of Goatstown Stillorgan DLR and Sallynoggin Killiney DLR (North and Cherrywood), which will provide additional accommodation for 56 no. primary classrooms and 1,400 no. post-primary students. However, the establishment of three of these facilities is currently under review (see Table 5.14), with development deferred until 2022 or beyond.

A number of upgrades to the existing facilities at Ballinteer ETNS and Stepside ETSS have also taken place to expand enrolment numbers thereby increasing capacity within the existing network. In addition, both the primary and post-primary schools identified for the adjoining Goastown Stillorgan DLR feeder area had opened in interim accommodation as of 2020 and one primary school identified for Sallynoggin Killiney DLR also opened interim accommodation as of 2019.

This Social Infrastructure Audit submitted as part of the Stage 3 Strategic Housing Development application has reviewed the existing capacity within the schools network and has reviewed the relevant policies which have now been brought forward to the new DLRCDP 2022-2028. This Social Infrastructure Audit has also provided updates on the primary and post-primary schools identified within the neighbouring feeder areas and has found that there is sufficient capacity in the 20 no. existing schools. It should also be noted that while primary school enrolments reached peak enrolment in 2020 and are expected to continue to fall in the coming years and that while post-primary schools are expected to continue to rise in the short-term, the enrolment figures are also expected to fall away (within only approx. 2 years of the proposed development's occupation).

## 1.2.2 Community Facilities

In regard to Community Facilities, DLRCC requested further information as to whether or not the proposed facilities that include shared office/study space and a gym will be open to the community. DLRCC also noted the existing facilities and services at Sandyford and highlighted that a pedestrian/cycle link to Coolkill would significantly improve accessibility to these services in terms of both distance and quality.

In relation to the proposed communal spaces, these are intended to act as ancillary spaces for the proposed residential units and therefore will not be open to the public. This is a standard approach in

apartment type developments and intend to improve the quality of life of future residents. The applicant is considering seeking a pedestrian/cycle connectivity link to increase accessibility to existing services. This would be subject to a future planning application.

## 2.0 Subject Development

### 2.1 Study Area

The development site is located at 'Karuna' and 'Glenina' Sandyford Road, Dublin 18 and comprises gross c. 0.92 ha of land. The subject site is located approximately 1.8 km from Sandyford to the north-east, 3.2 km from Leopardstown to the east, 2.2 km from the south entrance of Dundrum Town Centre to the north, 2.9 km from Ballinteer and 3.8 km from Marlay Park to the west. The site is bound by a residential development known as 'Coolkill' to the east, a 2 no. storey residential dwelling known as 'The Pastures' to the south, the Sandyford Road (R117) to the west and to the north by a residential development (which is under construction) known as 'Cul Cuille'.



*Figure 2.1 Site Location*

The Study Area for the Social Infrastructure Audit, as shown in Figure 2.2 below, is defined by an indicative c. 2- 2.5 km radius of the subject site, equivalent to a c. 20- to 30-minute walking distance thereby considered accessible to future residents of the proposed development. Given that the subject site is predominantly residential in character, largely surrounded by existing residential dwellings this catchment area forms a logical spatial area for this Social Infrastructure Audit.

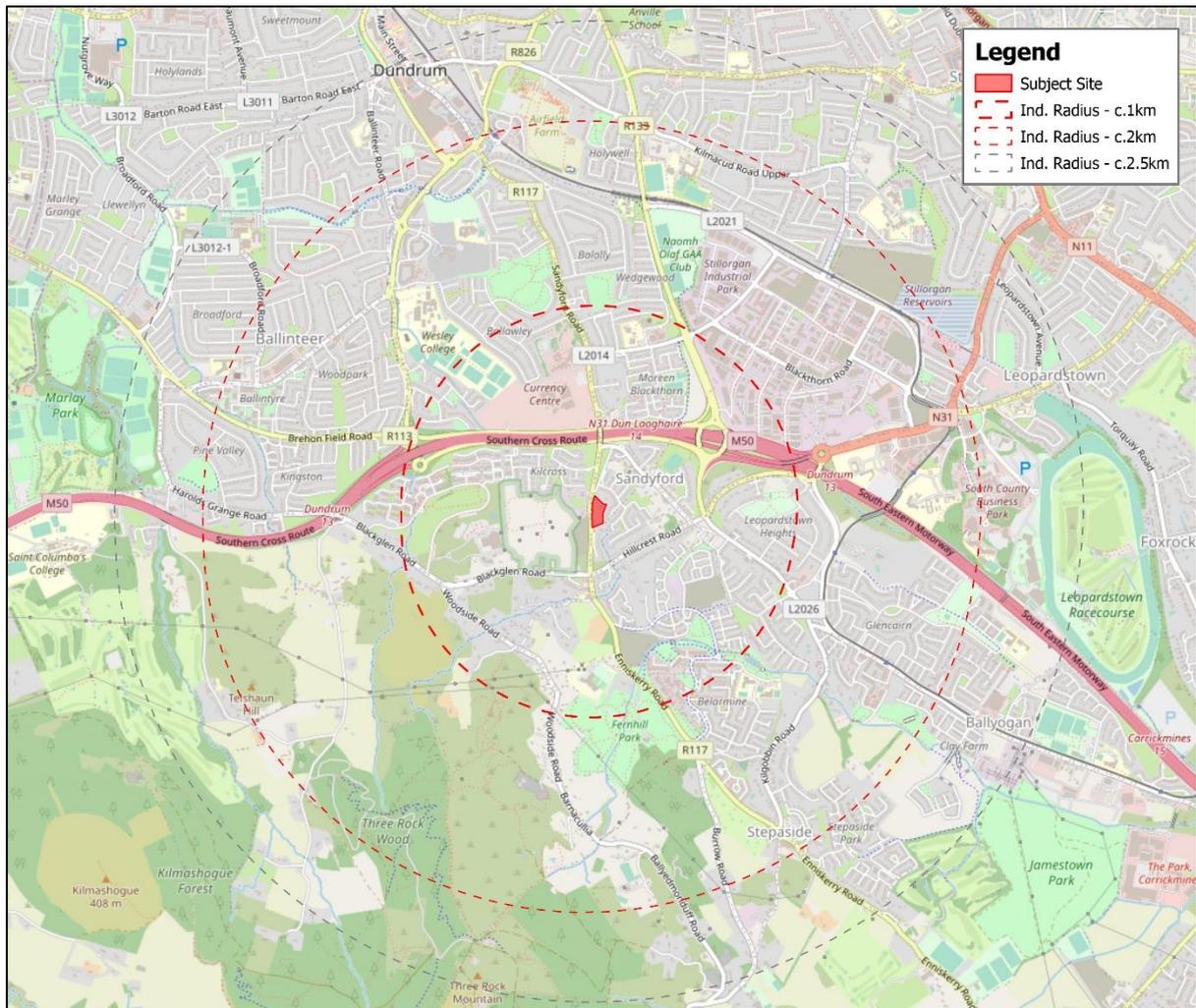


Figure 2.2 Study Area

## 2.1.1 Transport Access

The subject site is served by a range of transport options. The site is located on the Sandyford Road (R117), with the Kilcross Road, Bus Stop (6007 and 6006). This Bus Stop is served by Dublin Bus services 44B and 114. There are three LUAS Green Line stops in the Sandyford area. We note that no point within the Sandyford Business District is more than c. 15-minutes' walk from the LUAS.

Furthermore, the Sandyford Business District is served by a number of bus services including the 11, 47, 75, 116 and the 114 feeder bus service to Blackrock DART Station, as well as the Aircoach and Finnegan's Coach services. A range of additional routes are also accessible from the nearby N11 Quality Bus Corridor (QBC) including the 7D, 46A, 75, 84, 84X, 145 routes.

### 2.1.1.1 BusConnects

BusConnects is the National Transport Authority's (NTA) programme to greatly improve bus and sustainable transport services. The aim of BusConnects is to deliver an enhanced bus system that is better for the city, its people and the environment. BusConnects is included in the *Programme for Government "Our Shared Future" 2020*, as well as within the following Government strategies: *The National Development Plan 2018 - 2027*; *Transport Strategy for the Greater Dublin Area 2016 – 2035*; and *The Climate Action Plan 2019*.

The full programme for BusConnects Dublin includes a range of interlinked and complementary proposals including:

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- **Management elements:** Redesigning the network to increase the number of homes, jobs and services with coverage, improving orbital accessibility and restructuring radial routes into spines;
- **Technological elements:** Introducing new ticketing systems to improve convenience and reduce dwell time at bus stops;
- **Fleet elements:** Introducing a 90-minute ticket to remove the financial penalty for interchanging between buses or changing mode during trips;
- **Infrastructure elements:** Creating infrastructure to separate buses and cyclists from other traffic to make sustainable travel a faster, safer and more reliable choice. Developing interchange hubs. Improving pedestrian facilities around bus stops.

As can be seen from Figure 2.3 below, the BusConnects initiative proposes an ‘Other City Bound Route’ along the Sandyford Road (R117). This will provide new and improved bus transport access to the subject site.

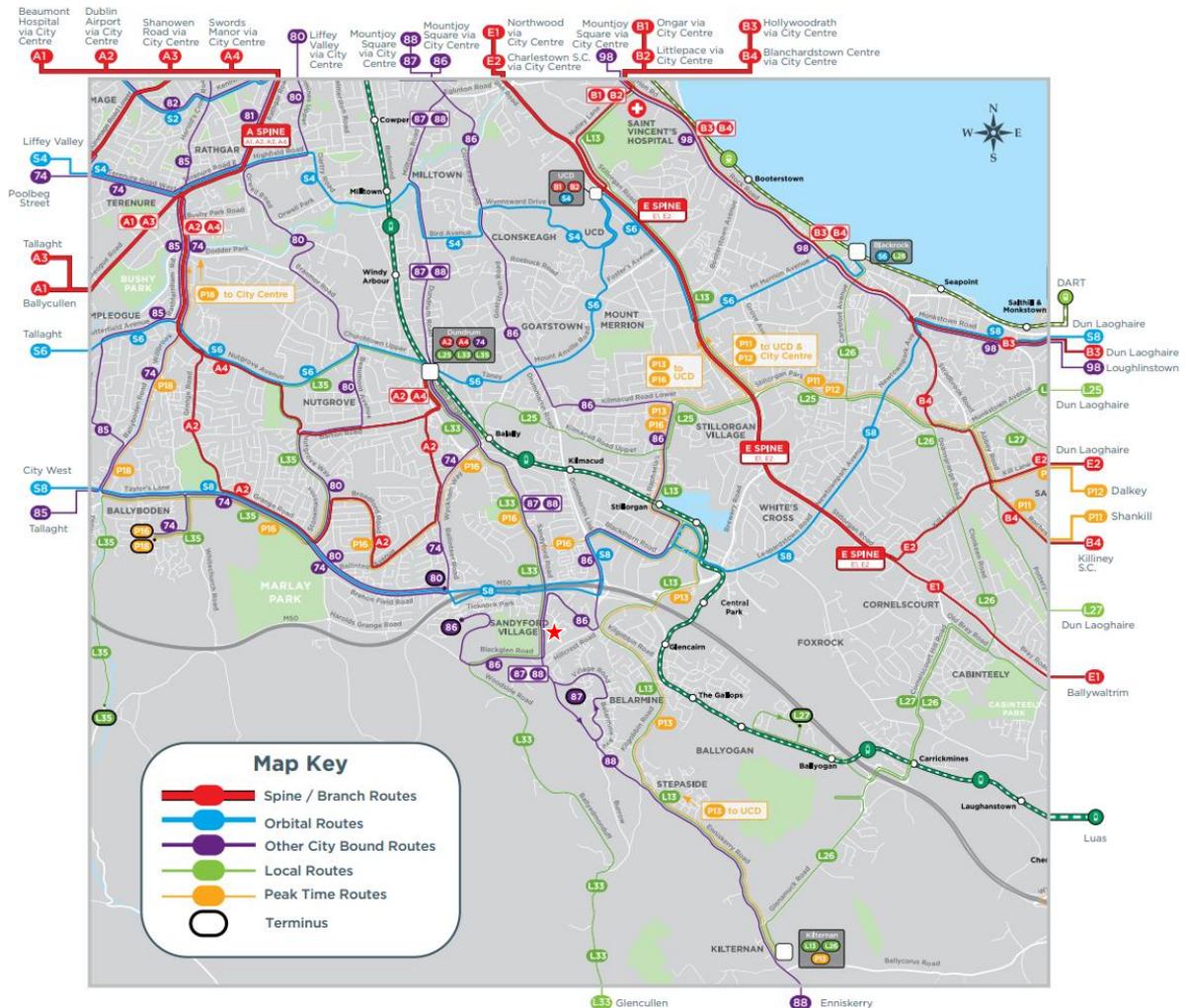


Figure 2.3 Bus Connects Proposal (Site Identified by Red Star) (Source: BusConnects.ie)

## 2.2 Proposed Development

Midsal Homes Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this site of 0.829 Ha approx. comprised of the properties known as ‘Karuna’ and ‘Glenina’ at Sandyford Road, Dublin 18, D18 C2H6 and D18 X5T7 respectively. The site is generally bound by a residential development known as ‘Coolkill’ to the east, a detached dwelling known as ‘The Pastures’ to the south, Sandyford Road (R117) to the west and a residential development (which is under construction) known as ‘Cul Cuille’ to the north. Works are also proposed at Sandyford Road, which include the removal of a wall and the creation of a new pedestrian connection to the existing cul-de-sac adjacent to ‘Cul Cuille’ to the north (0.016 Ha approx.) and at the footpath at Sandyford Road to provide a new multi-modal entrance, pedestrian/cycle entrances and landscaping (0.015 Ha approx.). In addition, works are proposed for water services (0.05 Ha approx.): water supply to be sourced by way of a new connection to the existing 250 mm diameter water main across from the proposed main entrance at Sandyford Road; surface water drainage network to discharge to the existing 525 mm diameter surface water sewer located to the north of the site at Sandyford Road via a new 150 mm surface water sewer; and foul water to discharge to the 225 mm diameter foul sewer under construction at Sandyford Road. An additional 0.01 ha has been assigned for Dún Laoghaire-Rathdown County Council to undertake road works to upgrade Sandyford Road. The residential development site, pedestrian connection, entrance works, water services and road works area will provide a total application site area of 0.92 Ha.

The proposed development principally consists of the demolition of the existing dwelling and ancillary buildings known as ‘Glenina’, the existing dwelling known as ‘Karuna’ and the existing boundary wall fronting Sandyford Road, and the construction of a residential development principally comprising 137 No. apartments (32 No. 1-bed units, 78 No. 2-bed units and 27 No. 3-bed units) in 4 No. blocks ranging in height from part-1 No. storey to part-6 No. storeys with a part-basement/part-undercroft level (at Blocks B, C and D).

The proposed development which has a gross floor space of 13,144 sq m (over a part-basement/part-undercroft level measuring 4,508 sq m, principally providing car and cycle parking and plant) also includes: internal communal amenities and support facilities (404 sq m); 137 No. car parking spaces, which include 127 No. spaces and 6 No. GoCar spaces located at basement level (accessed beneath Block B) and 4 No. set down spaces located at surface level adjacent to Block A; motorcycle parking spaces; cycle parking spaces; bin store; substation; switch room; meter rooms; plant rooms; new telecommunications infrastructure at rooftop level including microwave link dishes concealed in shrouds; hard and soft landscaping, including communal amenity space; private amenity space with balconies facing north, south, east and west; boundary treatments; and all associated works above and below ground.



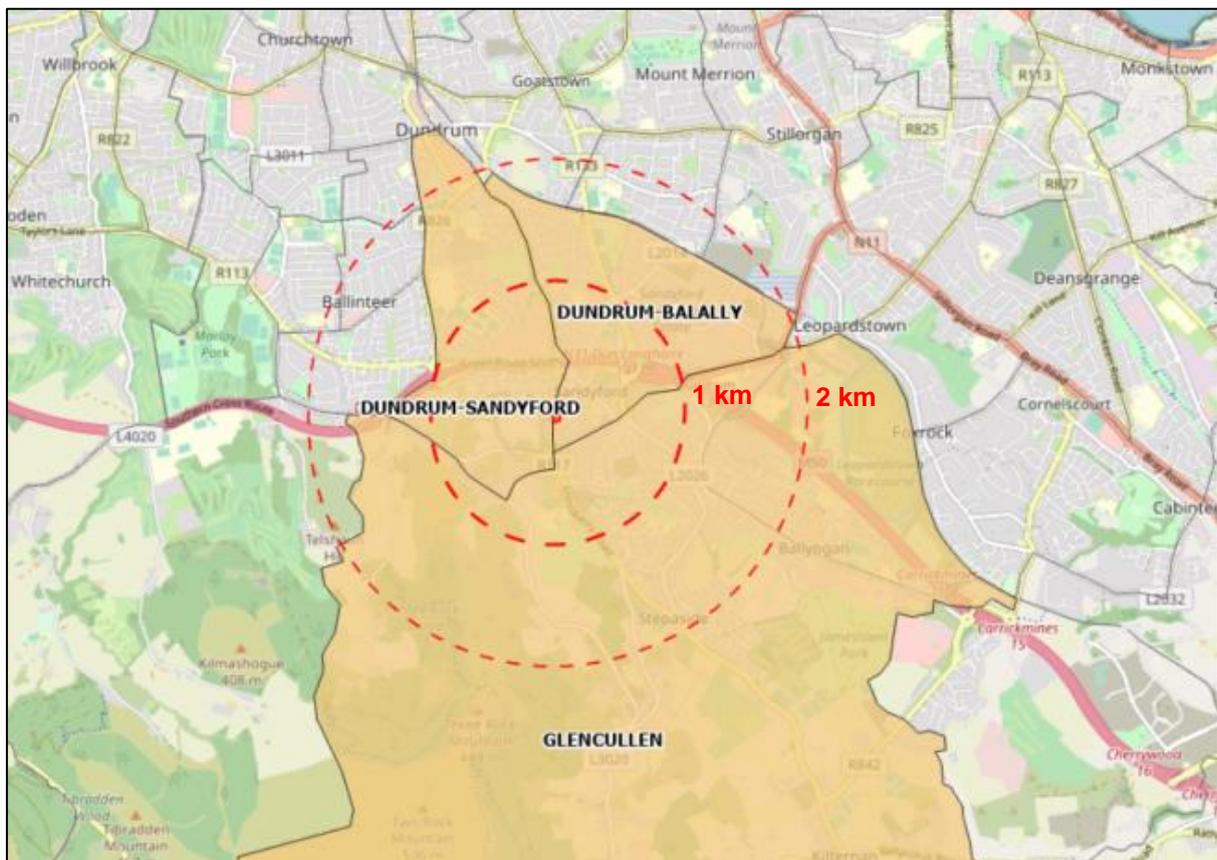
Figure 2.4 Site Layout Plan

Table 2.1 Schedule of Accommodation

Unit Type	Block A	Block B	Block C	Block D	Combined	% of Total
1-bed units	5	14	9	4	32	23%
2-bed 3 person units	0	3	1	6	10	7%
2-bed 4 person units	4	23	21	19	68	50%
3-bed units	3	4	7	13	27	27%
<b>Total units</b>	<b>13</b>	<b>44</b>	<b>38</b>	<b>42</b>	<b>137</b>	<b>100%</b>

### 3.0 Demographic Profile

As can be seen below in Figure 3.1, the Study Area for the Social Infrastructure Audit, intersects several Electoral Divisions which is the basis for the demographic data used in this report. Such analysis is derived from census data which uses Electoral Divisions as the basis for capturing population data. The following section will outline the demographic profile of the Study Area using this dataset. This is to provide an insight of the population's age profile, education attainment and economic status, to best understand the needs of the population regarding social and community services and facilities. The Study Area comprises the 3 no. Electoral Divisions of Dundrum-Balally (CSO ED 05037), Dundrum-Sandyford (CSO ED 05039) and Glencullen (CSO ED 05057), which intersect a c. 1km radius from the subject site (as indicated in Figure 3.1 below) and provide insight into the character of the local population with respect to demographic trends. This local ED Study Area is compared to larger trends within the Dún Laoghaire-Rathdown Local Authority (DLR) in Sections 3.1-3.4 to follow.



**Figure 3.1** Extent of Demographic Study Area comprising 3 no. Electoral Divisions of Dundrum-Balally (CSO ED 05037), Dundrum-Sandyford (CSO ED 05039) and Glencullen (CSO ED 05057). Source: CSO 2016.

### 3.1 Population Trends

Table 3.1 outlines the population of the ED Study Area as recorded during the Census 2011 and 2016, as well as the percentage change in population during this period to highlight overall residential patterns.

**Table 3.1:** Population Change 2011-2016.

Area	2011 (Number)	2016 (Number)	2011-2016 Change (Number)	2011-2016 Change (%)
ED Study Area	31,382	35,496	4,114	13.1%

DLR	206,261	218,018	11,757	5.7%
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As illustrated in Table 3.1, the Study Area experienced a population increase between 2011 and 2016. Over the five-year period, the population of the Study Area rose from 31,382 to 35,496, equivalent to a 13.1% increase. The DLR County has also experienced a population growth from 206,261 to 218,018, equivalent to a 5.7% increase.

### 3.2 Age Profile

Tables 3.2 and 3.3 provide a breakdown of the recorded population, categorised by age to allow a more detailed overview of the specific cohorts that have experienced the greatest change. Different age cohorts of a population have different requirements, with young families in need of childcare and educational facilities, a strong working age population requiring employment opportunities, and those of retirement age in need of care and health services. Thus, it is imperative to gain an understanding of the specific age cohorts that are experiencing the most significant change to ensure that there is an adequate provision of services and facilities.

**Table 3.2:** Population of the Study Area by Age 2011.

Age Group	ED Study Area 2011 (Number)	ED Study Area % Total	DLR 2011 (Number)	DLR % Total
0-14	6,893	21.8%	37,535	18.2%
15-64	22,324	70.7%	13,8854	67.3%
65+	2,355	7.5%	29,872	14.5%
Total	31,572	100.0%	206,261	100.0%

**Table 3.3:** Population of the Study Area by Age 2016.

Age Group	ED Study Area 2016 (Number)	ED Study Area % Total	DLR 2016 (Number)	DLR % Total
0-14	7,712	21.6%	40,039	18.4%
15-64	24,901	69.8%	143,310	65.7%
65+	3,073	8.6%	34,669	15.9%
Total	35,686	100.0%	218,018	100.0%

As illustrated in Table 3.2 above, the Study Area had a predominantly working age structure in 2011, with 70.7% of its population aged between 15 and 64 years and only 21.8% of its population aged 14 years and under and 7.5% of its population over the age of 65 years. The Study Area was consistent with the County with the predominant age cohort being 15-64 years old, then the 0-14 age cohort and finally the 65+ age group. The Study Area similarly had a predominantly working age structure in 2016, as indicated in Table 3.3.

Noticeably, the number of people within the young age cohort of 0-14 years, the working age cohort of 15-64 years and the old age cohort of 65 years and over increased between 2011 and 2016. Over the five-year period, the young age cohort and old age cohort experienced a respective marginal increase of 819 persons and 718 persons, while the working age cohort experienced an increase of 2,577 persons. As a result of the increase in the number of people within the working age cohort. But the percentage of those aged between 15 and 64 has decreased from 70.7% to 69.8%. This was consistent with the demographic changes with the County as a whole.

### 3.3. Educational Attainment

When reviewing the levels of educational attainment, the largest proportion of residents had completed 'Third Level' education (46.9%) in 2016. This is aligning with the levels of education attainment in DLR, with 42.8% of the population having completed 'Third Level' education. We also note that 21.1% of the population has also completed 'Post-graduate Education or Higher' at the time of the Census, compared to 22% in DLR and that less than 1% were recorded as having 'No Formal Education'. These figures indicate a high level of educational attainment in the Study Area.

**Table 3.4:** Population aged 15+ years by highest level of education completed (CS0 2016).

Education Level	ED Study Area	% of Total	DLR	% of Total
No Formal Education	139	0.6%	1,056	0.7%
Primary Education	955	4.4%	8,079	5.7%
Secondary Education	5,026	22.6%	35,519	24.7%
Third Level Education	10,424	46.9%	61,491	42.8%
Postgraduate or Higher	4,698	21.1%	31,639	22.0%
Not Stated	985	4.4%	5,851	4.1%
<b>Total</b>	<b>22,227</b>	<b>100.0%</b>	<b>143,635</b>	<b>100.0%</b>

### 3.4 Economic Status

The economic profile suggests a relatively young population within the active workforce age bracket, with a higher percentage at work, and lower retired and student percentages. The majority of the population over 15 being categorised as 'At Work' in 2016 (63.6%). However, the percentage of people unemployed in the area is slightly higher (4.2%) than DLR (3.8%). The number of people retired in the Study Area is lower (10.1%) than DLR (17.1%). The percentage of students (12.9%) in the Study Area is just below the percentage of students in DLR (14.4%).

**Table 3.5:** Population aged 15+ years principal economic status (CS0 2016).

Principal Economic Status	ED Study Area	% of Total	DLR	% of Total
At Work	17,727	63.6%	95,925	53.9%
Looking for First Regular Job	155	0.6%	927	0.5%
Unemployed	1,183	4.2%	6,789	3.8%
Student	3,588	12.9%	25,644	14.4%
Looking After Home/Family	1,866	6.7%	13,801	7.6%
Retired	2,817	10.1%	30,339	17.1%
Unable to Work	479	1.7%	4,071	2.4%
Other	74	0.2%	483	0.3%
<b>Total</b>	<b>27,889</b>	<b>100.0%</b>	<b>177,979</b>	<b>100.0%</b>

### 3.5 Demographic Summary

The demographic profile for the ED Study Area is largely consistent with the rest of DLR in 2016. The population grew by 13.1% (4,114 persons) from 2011 to 2016. The majority of the population in 2016 is of working age (15-64 years old) (69.8%), while 21.6% of the population is within the 0-14 age cohort. The County experienced a smaller growth of 5.7%, however demographic trends remained the same with the largest age cohort remaining the working age cohort.

We note that the population of ED Study Area aged 15 years or older was largely at work (63.6%) or in school (12.9%) at the time of the Census, and that a high percentage of this population had completed 'Third Level Education' (46.9%) or 'Postgraduate or Higher' (21.1%) and this was consistent with the rest of the county. We note that less than 1% of the total population had received 'No Formal Education' in 2016.

These statistics indicate that a higher proportion of community facilities may be required for the working population and families with school-aged children in this area than other demographic groups. We note, however, that the current population figures do not account for the development capacity of additional zoned land within the study area and potential population growth arising from future developments.

## 4.0 Policy Review

For the purposes of this Social Infrastructure Audit, a range of national, regional and local planning policies relating to social infrastructure have been reviewed. These documents provide guidance with respect to the provision of new community facilities in residential development areas in a number of categories, including education and childcare services, healthcare facilities, arts and cultural institutions, recreational facilities and other key services. A summary of the relevant guidance in each instance is provided in Sections 4.1-4.3 to follow. 4.1 National Planning Policy.

### 4.1 National Planning Policy

#### 4.1.1 National Planning Framework

The *National Planning Framework (NPF)*, under Project Ireland 2040, forms the overarching framework for the spatial development of Ireland to 2040. A key focus of the NPF is on sustainable and compact development within pre-existing urban areas and the provision of accessible services and facilities for all communities.

Given its focus on sustainable development, the NPF includes a number of points related to social infrastructure inclusive of ‘National Strategic Outcome 10: Access to Quality Childcare, Education and Health Services’ which seeks to provide good accessibility to quality health services and childcare and education facilities, supported by compact growth in urban areas.

Furthermore, Chapter 6 of the NPF states that the “ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment” is intrinsic to providing a good quality of life for new and existing communities. Chapter 6 additionally includes a Hierarchy of Settlements and Related Infrastructure that indicates the services and facilities necessary within settlements of different size to serve their populations (Figure 4.1).



Figure 4.1: Hierarchy of Settlements and Related Infrastructure.

#### 4.1.2. Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

The *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)* outline the key principles which should be considered in the establishment of new residential developments. They recognise the significance of social infrastructure to quality of life and state that new development should take into consideration the social infrastructural needs of the community and the existing provision of same.

The Guidelines specify that 1 no. childcare facility (equivalent to a minimum of 20 no. child places) should be provided for every 75 no. units. However, the threshold for such provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of the area, in consultation with the Childcare Committee. The Guidelines also outline that an assessment of existing schools within the vicinity of the subject site to cater for such demand should accompany applications for substantial residential development (200+ no. units), and that the provision of health and community facilities should be determined according to the particular circumstances of the area. A full Childcare Demand Assessment has also been completed and submitted with this application. Please refer to enclosed Childcare Demand Assessment for further detail.

The Guidelines notably stipulate the significance of a local assessment of the need to provide social infrastructure in the provision of such services and facilities. This Social Infrastructure Audit is fully consistent with the policy set out above and found the existing social infrastructure provision within the identified c.2- 2.5 km study area is capable of serving the existing population and potential demand generated by the proposed development scheme, with no significant gaps in the existing services network identified. We note that the proposal also includes a suite of internal communal amenity/support facilities (404 sq.m), including a gym, which will positively contribute to the amenity of the resident population once completed.

#### 4.1.3 Sustainable Urban Housing: Design Standards for New Apartments (2020)

The recently revised *Sustainable Urban Housing: Design Standards for New Apartments (2020)* specifies the provision of 1 no. childcare facility (equivalent to a minimum of 20 no. child places) for every 75 no. proposed residential units, albeit informed by the demographic profile of the area and the existing capacity of childcare facilities, as follows:

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

Source: *Sustainable Urban Housing: Design Standards for New Apartments (2020)* Section 4.7, pg. 20-21.

**This allows for an element of flexibility in the provision of childcare facilities, on the basis that a sufficient demographic and/or geographical justification can be provided. It also states that studio and one-bedroom units do not need to be included in any count that estimates the number of minors in a development and this may also apply to a portion of units with 2 no. or more bedrooms.**

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

The *Childcare Facilities: Guidelines for Planning Authorities (2001)* state that 1 no. childcare facility should be provided for new large-scale housing developments unless there are significant reasons to the contrary:

*“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. **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.”*  
**[emphasis added]**

Source: *Childcare Facilities: Guidelines for Planning Authorities (2001)* Section 2.4, pg. 5-6.

The provision of childcare facilities is further elaborated in Section 3.3.1 of the Guidelines which states that “a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate” for new residential developments. However, they continue by clarifying that such Guidelines are exactly that – **guidelines and not a strict prescription or requirement** – and the provision of childcare facilities will depend on the particular circumstances of each individual site and development.

## 4.2 Regional Planning Policy

### 4.2.1 Regional Spatial and Economic Strategy for the Eastern and Midland Region (RSES)

The *Regional Spatial and Economic Strategy for the Eastern and Midland Region (RSES)* sets out a 12-year strategic development framework for the Eastern and Midland Region. Supportive of the implementation of the NPF, the RSES reflects its focus on the provision of accessible services and facilities for communities within the Eastern and Midland Region.

Section 9.1 of the RSES details that the availability of, and access to, services and facilities, inclusive of healthcare services, education facilities and community/recreational facilities is key to creating healthier places. This is supported by Regional Policy Objective 9.14 which calls for Local Authorities to “*support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve*”.

In addition, the Metropolitan Area Strategic Plan (MASP) set out in the RSES emphasises the need to provide accessible services and facilities and supports “*ongoing collaboration between regional stakeholders to ensure that social infrastructure such as education, health and community facilities are provided in tandem with the development of strategic development areas*”.

The RSES details how access to services and facilities is key to increasing healthier places and aims to ensure that all communities have access to a range of facilities. This Social Infrastructure Audit has

provided sufficient evidence that there is an abundance of community services and facilities within a c.2- 2.5 km radius. We also note that the proposal also includes a suite of internal communal amenity/support facilities (404 sq.m), including a gym, which will positively contribute to the amenity of the resident population once completed.

## 4.3 Local Planning Policy

### 4.3.1 Dún Laoghaire-Rathdown County Development Plan 2022-2028

The *Dún Laoghaire-Rathdown County Development Plan 2022-2028* (DLRCDP) provides the overarching planning policy that applies to the area. Section 4 of the Development Plan notes that a key priority of the Council is to protect and enhance residential amenities through enabling the creation of vibrant, sustainable neighbourhoods with access to good housing choice, open space and recreation, a range of quality transport options and appropriate social and community infrastructure to support residential communities. Given the aforementioned key priority of the Council, the Development Plan contains a number of policies relating to social infrastructure, including:

**Policy Objective PHP5: Community Facilities** *It is a Policy Objective to: Support the development, improvement and provision of a wide range of community facilities throughout the County where required. Facilitate and support the preparation of a countywide Community Strategy.*

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

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

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

**Policy Objective PHP9: Health Care Facilities** *It is a Policy Objective to: Support the Health Service Executive and other statutory and voluntary agencies in the provision and/ or improvement of appropriate healthcare facilities - including the system of hospital care and the provision of community-based primary care facilities, mental health and wellbeing facilities. Encourage the integration of appropriate healthcare facilities within new and existing communities.*

**Policy Objective PHP10: Music, Arts and Cultural Facilities** *It is a Policy Objective to: Facilitate the continued development of arts and cultural facilities throughout Dún Laoghaire-Rathdown in accordance with the County Arts Development Plan, 2016- 2022 and any subsequent County Arts Development Policy. Facilitate the implementation of the DLR Cultural and Creativity Strategy 2018-2022.*

**Policy Objective PHP11: Libraries** *It is a Policy Objective to: Promote and develop the County Library Service in accordance with the national objectives laid down in the strategy 'Our Public Libraries 2022'. Support the retention and appropriate re-use of the County's network of Carnegie libraries.*

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

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

**Policy Objective OSR13: Play Facilities and Nature Based Play** *It is a Policy Objective to support the provision of structured, and unstructured play areas with appropriate equipment and facilities, incorporating and facilitating Nature-based Play with respect to the provision of Play Opportunities throughout the County. These play facilities will also seek to maximise inclusivity and accessibility, to ensure that the needs of all age groups and abilities - children, teenagers, adults and older people - are facilitated in the public parks and open spaces and the public realm of Dún Laoghaire – Rathdown.*

This Social Infrastructure Audit has been completed by using the policies above to review the existing capacity of community facilities in the area that DLR deem vital to creating healthier communities. These types of facilities have been examined and the result of this Social Infrastructure Audit has identified that there is sufficient existing capacity of these services and facilities within a c.2- 2.5 km radius of the subject site.

## 5.0 Facilities Audit

As stated previously, the development site is located at ‘Karuna’ and ‘Glenina’ Sandyford Road, Dublin 18 and is c. 0.92 ha (gross) in area. The subject site is located approximately 1.8 km from Sandyford, 3.2 km from Leopardstown, 2.2 km from the south entrance of Dundrum Town Centre, 3.8 km from Ballinteer and 4.5 km from Marlay Park. The site is bound by a residential development known as ‘Coolkill’ to the east, a 2 No. storey residential dwelling known as ‘The Pastures’ to the south, the Sandyford Road (R117) to the west and to the north by a residential development (which is under construction) known as ‘Cul Cuille’.

The Infrastructure Study Area for this assessment is defined by a c. 2-2.5 km radius of the subject site, equivalent to a c. 20- to 30-minute walking distance (see Figure 5.1 overleaf for extent). Given that the subject site is largely surrounded by existing residential this catchment area forms a logical spatial area for this Social Infrastructure Assessment.

A total of 8 no. categories of facilities that align with the policies set out in the Development Plan, were utilised for this audit. 219 no. social infrastructure facilities and services were identified within the Study Area (as summarised in Figure 5.1 above) and in our opinion, there is sufficient provision of social infrastructure in the vicinity of the subject site (c. 2-2.5 km radius) to support the proposed development.

**Table 5.1** Community Infrastructure Categories applied to Audit.

Category	Facility Type
<b>Education and Training Services</b>	Primary, Post-Primary, Third Level, Further education and other lifelong Training Centres
<b>Childcare Facilities</b>	Registered Childcare Facilities incl. Full Day, Part-Time and Sessional services
<b>Community Facilities (incl. Libraries)</b>	Community Centres and meeting halls, Libraries, Senior and Youth Centres/Cafes and Day Care Facilities, Community Gardens and Allotments
<b>Arts and Cultural Facilities</b>	Theatres, museums, galleries, performance and outdoor events spaces, other venues, incl. dance studios, art clubs, music schools, etc.
<b>Healthcare Services</b>	Hospitals, health centres, doctors and specialty clinics, nursing homes, mental health services and other therapy providers
<b>Open Space and Recreation</b>	Parks, Playing Pitches, Playgrounds, MUGAs Sports centres and clubs, leisure centres, gyms and training facilities, swimming pools
<b>Religious Institutions</b>	Churches, multi-faith centres and other places of worship
<b>Retail Centres and Services</b>	District, neighbourhood and local centres

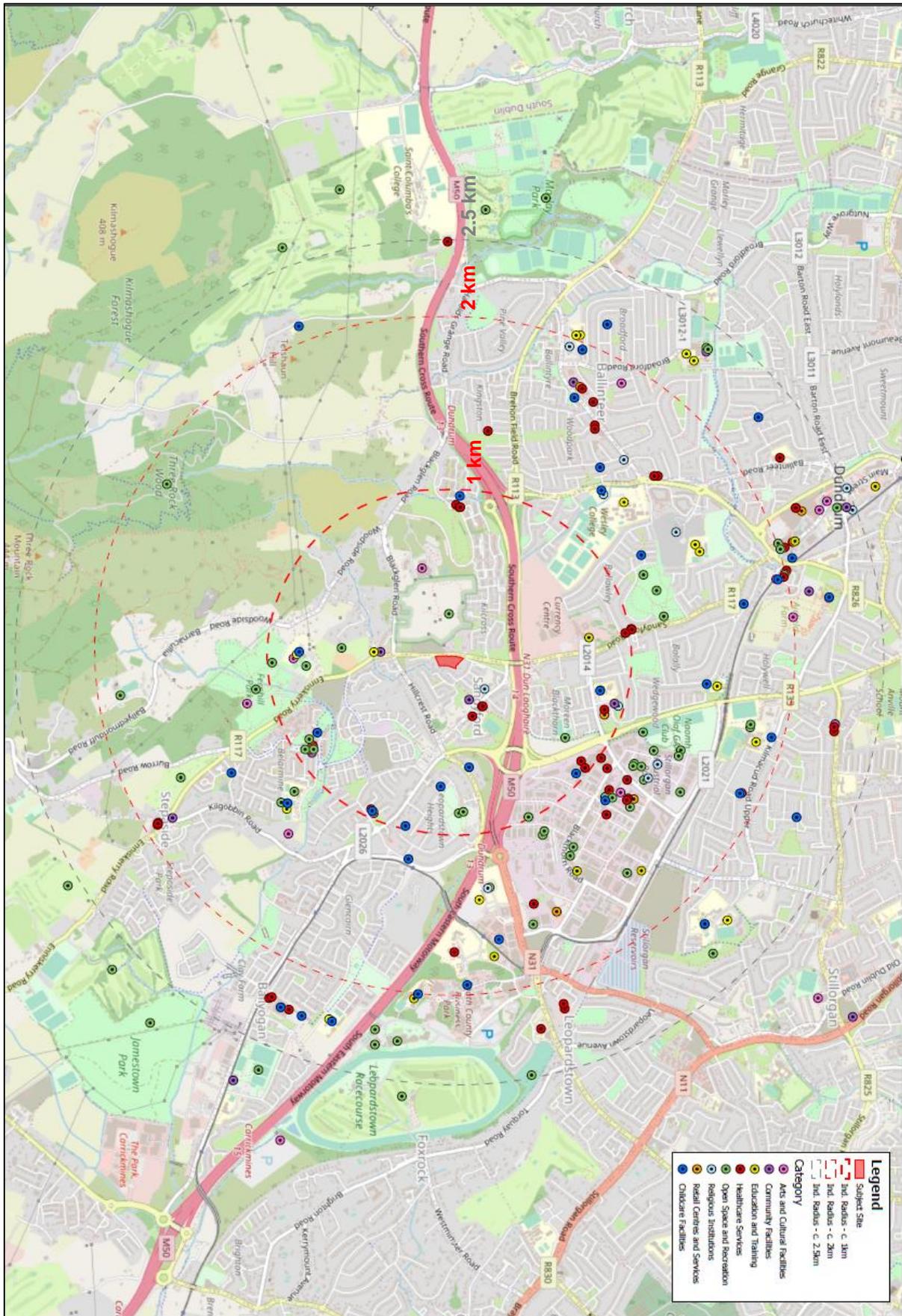


Figure 5.1 Existing Social Infrastructure Services and Facilities in and bordering the Study Area.

April 2022



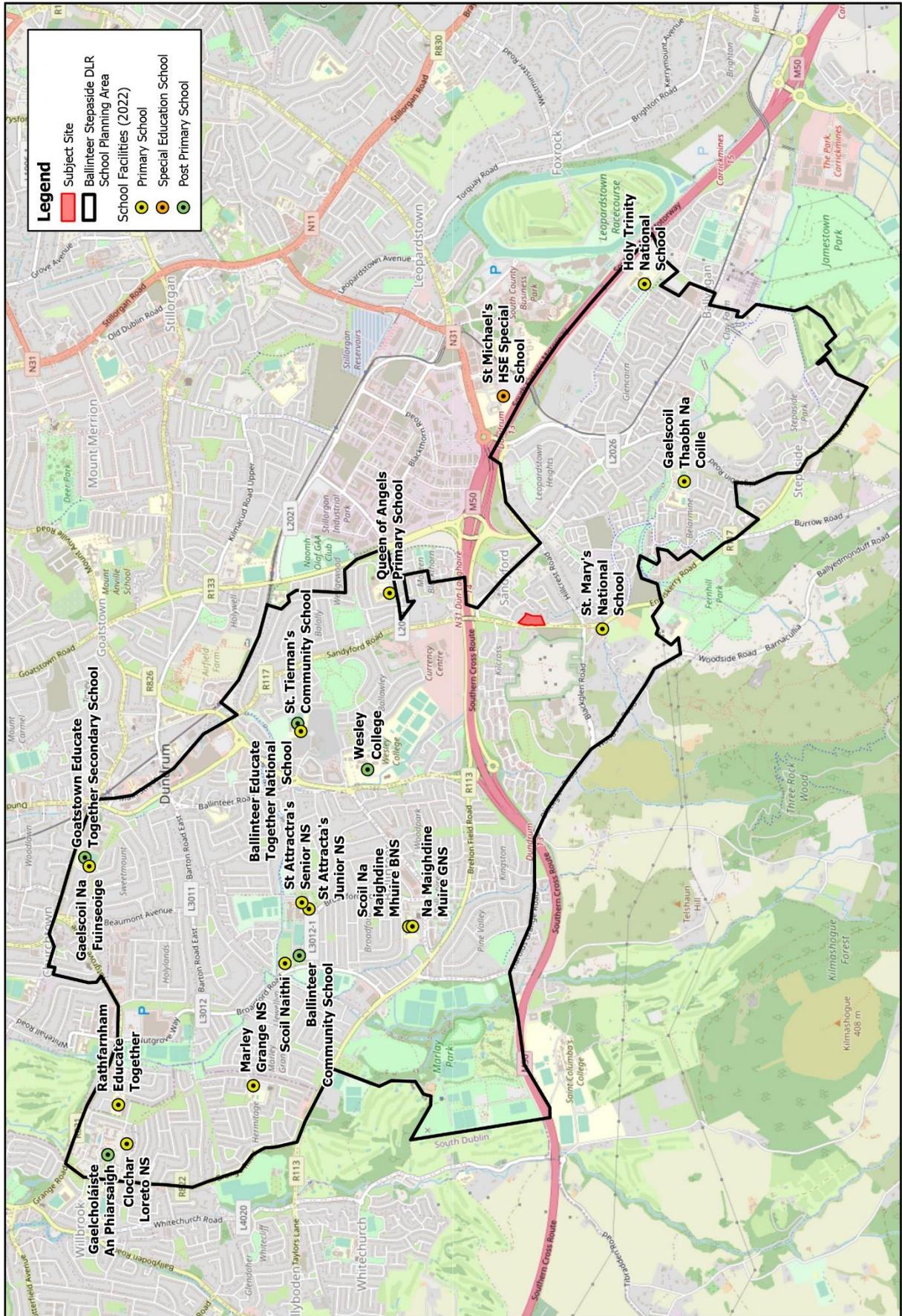


Figure 5.3: Extent of existing schools identified within Ballinleer Stepside DLR SPA. (Source: KPMG-FA, 2022).

## 5.1.2 Primary Schools

The 14 no. existing primary schools identified within the Ballinteer Stepside DLR SPA held a combined provisional enrolment of 4,892 no. students during the 2021-2022 school year as per Department of Education and Skills (DES) records. We note that of this cohort, there were 12 no. co-educational (mixed) schools, 1 no. all-boys school and 1 no. all-girls schools identified. The primary schools located nearest to the subject site (St. Mary's National School - identified in yellow in Table 5.2), held a co-educational enrolment of 249 no. students in 2021-2022. Table 5.2 also provides the total number of spaces made by primary schools for the enrolment year 2022/2023, which has been derived from undertaking a website review (detailed below in Section 5.1.3.1).

**Table 5.2:** Recorded Enrolments for Primary Schools

No.	Roll No.	School Name	Females	Males	2021-2022 Enrolment <sup>1</sup>	Available Capacity per School Websites (2022/23)		
						Junior Infants	Other Years	Total
1	20400E	Ballinteer Educate Together NS	179	218	397	6	0	6
2	20487T	Gaelscoil Na Fuinseoige	142	126	268	0	0	0
3	00729F	Clochar Loreto NS	477	4	481	52	0	52
4	20020R	Gaelscoil Thaobh Na Coille	209	224	433	0	0	0
5	20190T	Holy Trinity NS	270	331	601	0	0	0
6	19574H	Marley Grange NS	214	259	473	56	0	56
7	19396J	Na Maighdine Muire GNS	277	-	277 (G)	0	0	0
8	19723V	Queen of Angels Primary School	131	159	290	0	0	0
9	19945Q	Rathfarnham Educate Together	111	105	216	26	0	26
10	19314E	Scoil Na Maighdine Mhuire BNS	-	267	267 (B)	0	0	0
11	19437U	Scoil Naithi	111	122	233	31	0	31
12	19537B	St Attracta's Junior NS	145	207	352	90	0	90
13	19716B	St Attracta's Senior NS	153	202	355	0	90	90
14	02872U	St. Mary's NS	115	134	249	0	0	0
<b>Total</b>			<b>2,534</b>	<b>2,358</b>	<b>4,892</b>	<b>261</b>	<b>90</b>	<b>351</b>

**\*Note:** Where there was no information on the number of spaces made available, we have assumed that the capacity is 0.

<sup>1</sup> Department of Education and Skills –The source for this data is the National School Annual Census for 2021-2022, which is returned via the Primary Online Database (POD). This includes both the Mainstream Census and the Special School Annual Census. Data is anchored on the census date of 30th September 2021. Note that only schools aided by the Department of Education are included in this list. This data is provisional and was published in December 2021. Final data will be published in June 2022. The final data will replace the provisional data..

Table 5.3 provides information on each of the primary schools, inclusive of their enrolment numbers for the academic years 2017-2018 to 2021-2022. This data was obtained from the Department of Education and Skills, Primary Online Database (POD) and the National School Annual Census.

**Table 5.3:** Existing Primary Schools' Enrolment Figures 2017-2018 to 2021-2022

School	Roll No.	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Ballinteer Educate Together NS	20400E	274	331	390	417	397
Gaelscoil Na Fuinseoige	20487T	40	88	140	204	268
Clochchar Loreto NS	00729F	510	508	501	492	481
Gaelscoil Thaobh Na Coille	20020R	468	462	458	450	433
Holy Trinity NS	20190T	516	531	578	604	601
Marley Grange NS	19574H	497	507	496	482	473
Na Maighdine Muire GNS	19396J	299	309	297	289	277
Queen of Angels Primary School	19723V	271	296	314	307	290
Rathfarnham Educate Together	19945Q	221	220	216	217	216
Scoil Na Maighdine Mhuire BNS	19314E	278	286	283	267	267
Scoil Naithi	19437U	230	233	237	236	233
St Attracta's Junior NS	19537B	345	338	343	346	352
St Attracta's Senior NS	19716B	359	355	356	357	355
St. Mary's NS	02872U	263	263	265	256	249
<b>Total</b>		<b>4,571</b>	<b>4,727</b>	<b>4,874</b>	<b>4,924</b>	<b>4,892</b>

As illustrated in Table 5.3, the overall enrolment figure associated with the 14 no. primary schools within the Ballinteer Stepside DLR SPA has increased each year, until the 2021-2022 academic year, which saw a decrease of 32 no. students. Ballinteer Educate Together National School saw a decrease of 20 no. students between the 2020-2021 academic year and the 2021-2022 academic year. Further to this, Gaelscoil Thaobh Na Coille saw a decrease of 17 no. students between the academic 2020-2021 and 2021-2022 academic year. This would indicate that there is available capacity within the existing primary schools.

There is also 1 No. additional special education facility located within the area, St. Michael's HSE Special School, which held a co-educational enrolment of 68 No. students during the 2021-2022 school year.

**Table 5.4:** Recorded Enrolments for Special Education Schools

No.	Roll No.	School Name	Females	Males	2021-2022 Enrolment <sup>2</sup>	Available Capacity per School Websites (2022/23)
1	18671A	St Michael's HSE Special School	27	41	68	6

As can be seen from Table 5.5 the enrolment figures for St. Michael's HSE Special School have remained consistent from the 2017-2018 academic year to the 2021-2022 academic year.

<sup>2</sup> See previous footnote.

**Table 5.5:** Existing Special Education Schools' Enrolment Figures 2017-2018 to 2021-2022

School	Roll No.	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
St Michael's HSE Special School	18671A	68	68	69	66	68

### 5.1.3 Post Primary Schools

The 5 No. post-primary schools identified within the Ballinteer Stepside DLR SPA held a combined co-educational enrolment of 2,045 No. students during the 2021-2022 school year, as per Department of Education and Skills (DES) records. The post-primary school located nearest to the subject site (Wesley College – identified in yellow in Table 5.6), held an enrolment of 930 No. students in 2021-2022. Table 5.6 also provides the total number of spaces made by post- primary schools for the enrolment year 2022-2023, which has been derived from undertaking a website review (detailed below in Section 5.1.3.1).

As previously stated, the proposed development site is located within the Ballinteer Stepside DLR School Planning Area identified by the Department of Education and Skills (DES). However, it is noted that Rosemont Secondary School which is located within the Rathfarnham SPA is c. 14 minute walk / c. 6 minute cycle, from the proposed development and therefore will provide additional student spaces for potential post-primary school children generated from the proposed development.

**Table 5.6:** Recorded Enrolments for Post-Primary Schools

No.	Roll No.	School Name	Females	Males	2021-2022 Enrolment <sup>3</sup>	Available Capacity per School Websites (2022/23)		
						First Years	Other Years	Total
1	91305L	Ballinteer Community School	189	224	413	72	0	72
2	68161H	Gaelcholáiste An Phiarsaigh	170	137	307	0	0	0
3	68366C	Goatstown Educate Together SS	35	38	73	72	0	72
4	91343T	St. Tiernan's Community School	160	162	322	0	0	0
5	61010U	Wesley College	457	473	930	144	0	160
<b>Total</b>			<b>1,011</b>	<b>1,034</b>	<b>2,045</b>	<b>304</b>	<b>0</b>	<b>304</b>

*\*Note: Where there was no information on the number of spaces made available, we have assumed that the capacity is 0.*

Table 5.7 provides an overview of the post-primary schools within the Ballinteer Stepside DLR SPA, inclusive of their enrolment numbers according to data published by the DES of the academic years 2017-2018 to 2021-2022. This data was obtained from the Department of Education and Skills, Post-primary Online Database (P-POD).

**Table 5.7:** Existing Post-Primary Schools' Enrolment Figures 2017-2018 to 2021-2022

School	Roll No.	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Ballinteer Community School	91305L	420	408	407	399	413

<sup>3</sup> Department of Education and Skills – The source for this data is the National School Annual Census for 2021/2022, which is returned via the Primary Online Database (POD). This includes both the Mainstream Census and the Special School Annual Census. Data is anchored on the census date of 30th September 2021. Note that only schools aided by the Department of Education are included in this list. This data is provisional and was published in December 2021. Final data will be published in June 2022. The final data will replace the provisional data.

Gaelcholáiste An Phiarasaigh	68161H	151	206	262	291	307
Goatstown Educate Together SS	68366C	-	-	-	17	73
St. Tiernan's Community School	91343T	356	343	345	315	322
Wesley College	61010U	907	914	928	939	930
<b>Total</b>		<b>1,834</b>	<b>1,871</b>	<b>1,942</b>	<b>1,961</b>	<b>2,045</b>

As highlighted in Table 5.7, the overall enrolment figure associated with the 5 no. post-primary schools in the catchment area has increased from the 2020-2021 academic year to the 2021-2022 academic year. Over this period, the total enrolment figures increased from 1,961 no. pupils to 2,045 no. pupils, representative of an increase of 84 no. pupils. Enrolment figures have consistently increased; however, a new post-primary school (Goatstown Educate Together SS) has recently opened, and it would indicate that this school will provide additional capacity in future years.

#### 5.1.3.1 Schools' Admissions Notices

Supplementary to the enrolment information acquired from the Department of Education and Skills, a review of the schools' websites and the 2022/2023 Schools' Admission Notice was carried out in April 2022 by KPMG Future Analytics to ensure that available spaces in classes are captured in this audit.

As per Section 63 of the Education (Admissions to School) Act<sup>4</sup>, in 2018, the schools are required to publish an Annual Admissions Notice each year with key information about the annual admissions process. This Act further states that, although the schools can decide when to run their admissions process, they cannot accept applications for admissions for the school year concerned before 1 October in the previous year.

This review helped determine the trend in schools for admitting students into the classes each year. The admissions notices for almost all the schools (Primary and Post-Primary) indicated the spaces made available are for Junior Infants (261 spaces) in Primary Schools and first year (304 spaces) in Post Primary Schools. It should be noted that these are spaces made available for the academic 2022-2023, not existing capacity. Where schools have not provided sufficient information on their intake for the next academic year, these have been assumed to be zero. The schools have combined total of 661 spaces available for the 2022-2023 academic year, of which 351 spaces catered to primary schools and 304 spaces to post primary schools and 6 spaces available in St Michael's HSE Special School.

#### 5.1.4 Historic Enrolment Statistics

Historic enrolment trends for the Ballinteer Stepside DLR SPA show a mixed growth and decline at the primary school level for the historic 5-year interval, with an overall increase of 509 No. students (c. 12% increase) within the cohort from 2016/2017 to 2021/2022. The primary school nearest to the subject site, St. Mary's National School, recorded a c. 6% decrease in enrolments in the recent 5-year period. More significant growth was identified for the historic 10-year interval, however, with the majority of the schools recorded as having increased in enrolments from 2011/2012 to 2021/2022.

<sup>4</sup> Section 62 of this Act requires that, from 1 February 2020, boards of management have 3 months to revise their Admission Policies in line with the commenced provisions of the act.

**Table 5.8:** Historic Change in Enrolment (Primary) in Recent 5- and 10-year Period

Ballinteer Stepside DLR SPA		Enrolment Year			Historic Change	
Roll No.	School Name	11/12	16/17	21/22	5-year	10-year
20400E	Ballinteer Educate Together NS	-	234	397	163	397
20487T	Gaelscoil na Fuinseoige	-	5	268	263	268
00729F	Clochiar Loreto NS	516	505	481	-24	-35
20020R	Gaelscoil Thaobh Na Coille	324	462	433	-29	109
20190T	Holy Trinity NS	267	475	601	126	334
19574H	Marley Grange NS	481	492	473	-19	-8
19396J	Na Maighdine Muire GNS	241	287	277	-10	36
19723V	Queen of Angels Primary School	259	257	290	33	31
19945Q	Rathfarnham Educate Together	226	218	216	-2	-10
19314E	Scoil Na Maighdine Mhuire BNS	207	256	267	11	60
19437U	Scoil Naithi	234	239	233	-6	-1
19537B	St Attractra's Junior NS	330	348	352	4	22
19716B	St Attractra's Senior NS	344	341	355	14	11
02872U	St. Mary's NS	212	264	249	-15	37
<b>Total</b>		<b>3,641</b>	<b>4,383</b>	<b>4,892</b>	<b>509</b>	<b>1251</b>

With respect to post-primary schools in the area, enrolment rates have increased in the recent 5-year period, as shown in Table 5.9, with c. 15% growth recorded for the cohort from 2016/2017 to 2021/2022. We note that the secondary school closest to the subject site, Wesley College, has not increased in the past 5 years, however, and that 1 no. secondary school appears to have been recently established (Goatstown Educate Together Secondary School). More significant growth was also identified for the historic 10-year interval at post-primary level, with all but one school recorded as having increased in enrolments from 2011/2012 to 2021/2022.

**Table 5.9:** Historic Change in Enrolment (Post Primary) in Recent 5-year Period and 10-year Period

Ballinteer Stepside DLR SPA		Enrolment Year			Historic Change	
Roll No.	School Name	11/12	16/17	21/22	5-year	10-year
91305L	Ballinteer Community School	339	412	413	1	74
68161H	Gaelcholáiste An Phiarsaigh	-	93	307	214	307
68366C	Goatstown Educate Together SS	-	-	73	73	73
91343T	St. Tiernan's Community School	353	346	322	-24	-31
61010U	Wesley College	873	930	930	0	57
<b>Total</b>		<b>1,565</b>	<b>1,781</b>	<b>2,045</b>	<b>264</b>	<b>480</b>

### 5.1.5 Future Growth Projections

The Department of Education and Skills (DES) reported in November 2021 that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2020 and will fall gradually to a **April 2022**

low point in 2033 (see Figure 5.4 overleaf), in line with revised migration and fertility assumptions for the country as a whole. The latest statistical release<sup>5</sup> by the DES in this respect states:

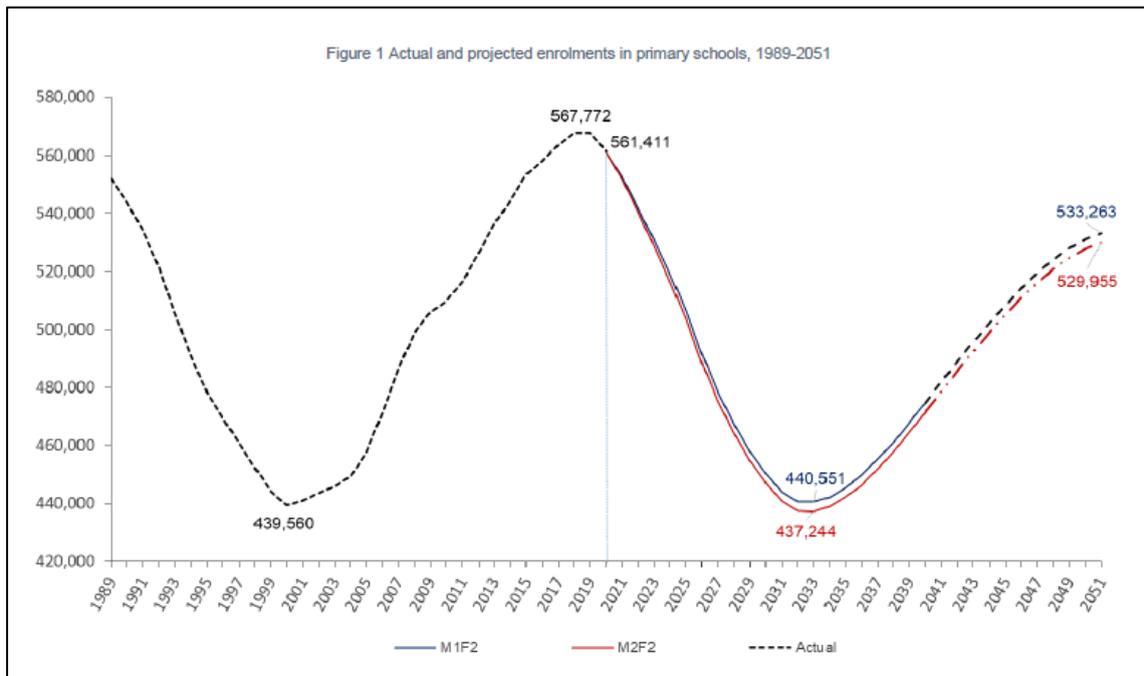
*“Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,716). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F2<sup>6</sup> scenario will reach a low point of 440,551 by 2033. This is 120,860 lower than today’s figure. Enrolments will rise again thereafter and are projected to stand at 474,888 by 2040, a rise of some 34,300 over the seven years 2033 to 2040.”*

*[DES Enrolment Projections – Our emphasis.]*

It is anticipated that post-primary enrolments, however, will continue to rise in the short-term and will likely reach record levels in 2024 (see Figure 5.5 overleaf). The DES report<sup>7</sup> states:

*“Enrolments in post-primary schools have risen by 26,923 (8%) over the past five years and are projected to continue rising over the short term. Under M1F2 they are projected to peak in 2024 with 408,794 pupils, some 29,610 higher than in 2020.”*

*[DES Enrolment Projections – Our emphasis.]*

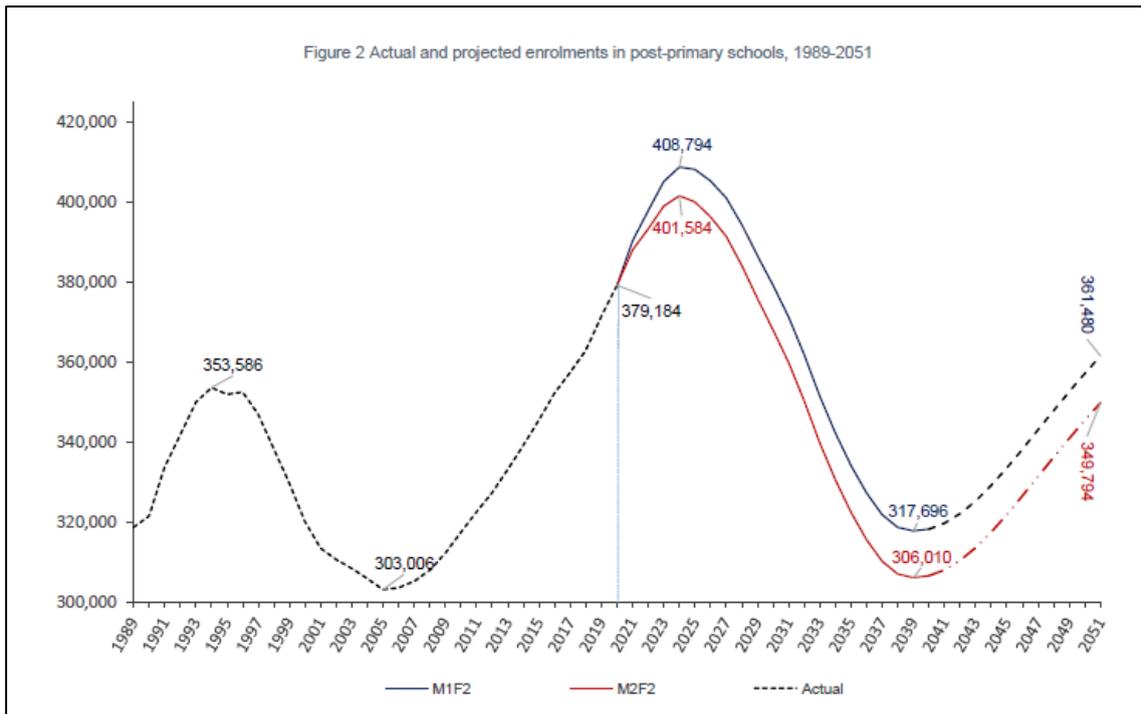


**Figure 5.4:** Projections of Enrolment at Primary Level, 1989–2051, organized by growth projection scenarios created by the CSO. (Source: DES, November 2021).

<sup>5</sup> Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040* (DES, November 2021), p.6.

<sup>6</sup> M1F2 is a scenario which assumes a steady inward migration for the lifetime of the model and a Total Fertility Rate (TFR) of 1.6 for the lifetime of the projections in line with the latest CSO data.

<sup>7</sup> Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040* (DES, November 2021), p.11.



**Figure 5.5:** Projections of Enrolment at Post-Primary Level, 1989–2051, organized by growth projection scenarios created by the CSO. (Source: DES, November 2021).

### 5.1.6 Potential Impact on Ballinteer Stepside DLR Schools

Using the projected enrolment figures<sup>8</sup> for Dublin Region, produced within the Department of Education’s publication *Projections for full-time enrolment: Primary and Second Level, 2021-2040*, we were able to extrapolate the future enrolment for the 2025-26 academic year for Ballinteer Stepside DLR SPA.

The report projects the enrolment figures in primary schools within Dublin region to drop by 9.81% between academic years 2020/21 and 2025/26. Applying this future projection figure to the current enrolment figures within the Ballinteer Stepside DLR SPA it is estimated that the enrolments in 14 primary schools identified in the assessment are set to reduce by 480 spaces by 2025/26 academic year.

At the post primary level, the report projects the enrolment figures to increase by 7.65% between academic years 2020/21 and 2025/26. This would result in an increase of 155 children in the 5 post primary schools identified within Ballinteer Stepside DLR SPA by 2025/26 academic year. We note that the indicative change figures provided are an estimate of potential enrolments at each school level based on the regional population projections included in the DES report<sup>9</sup> and do not represent localized values.

**Table 5.10:** Projected Enrolment Trends – 2020 to 2025.

Ballinteer Stepside DLR SPA	Enrolment Year		Future Trends (5-year)	
	20/21	25/26 <sup>10</sup>	% Change	Est. Change
Primary Schools (14)	4,892	4,412	-9.8% decrease	-480
Post-Primary Schools (5)	2,045	2,180	+7.7% increase	+155

### 5.1.7 Potential Demand Generated by Scheme

The proposed development will comprise a maximum of 137 no. units of various typologies as indicated in Table 5.11. The average household size in the Study Area recorded by the 2016 Census was 2.5 no. persons per household, which generates a total indicative population of 343 no. persons when applied to the proposed development. It is assumed that only the 105 no. two- and three-bedroom units proposed can reasonably accommodate families, which would comprise c. 263 no. persons within the development.

**Table 5.11:** Proposed Schedule of Residential Units – Combined Developments.

Unit Type	No. of Units Proposed	% of Total Development
1-bedroom units	32	23%
2-bedroom units	78	57%
3-bedroom units	27	27%
<b>Total Units</b>	<b>137</b>	<b>100%</b>

<sup>8</sup> Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040 (DES, November 2021), Table 4.*

<sup>9</sup> Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040 (DES, November 2021), Table 7*

<sup>10</sup> Figure estimated using the projected decrease of c. 9.81% at primary level and increase of c. 7.65% at post- primary level from 2020 to 2025 as per M1F2 scenario.

The average number of children per family recorded in the State in Census 2016 was 1.38 children<sup>11</sup>, which generates an indicative population of 144 no. children (between the ages of 0-18 years) when applied to the number of units that can accommodate families within the proposed development.

Of this figure, an estimated 144 no. children would be considered school age (including 60 no. primary school children and 44 no. post-primary school children), as per the age cohorts recorded for Dún Laoghaire–Rathdown<sup>12</sup> in 2016 (see Table 5.12).

**Table 5.12:** Breakdown of 0-18 Year Age Cohort for Dún Laoghaire–Rathdown (2016 CSO).

Age Group	2016 Population	% of Total Cohort
Pre-school children (0-4 years)	13,810	27.2%
Primary school children (5-12 years)	21,302	42.0%
Secondary school children (13-18 years)	15,651	30.8%
All children (0-18 years)	50,763	100%

With respect to these calculations, the development has the potential to generate an additional 343 no. persons within the area, including an estimated 144 no. school-age children (including 60 no. primary school children and 44 no. post-primary school children), when the proposal is fully occupied. As stated previously, from a review of the schools' websites the schools have combined total of 661 spaces available, of which 351 spaces catered to primary schools and 304 spaces to post primary schools and 6 spaces available in St Michael's HSE Special School. Therefore, the potential demand generated from the proposed development can easily be absorbed by the available capacity.

## 5.1.8 Planned Facilities Network

### 5.1.8.1 Dún-Laoghaire-Rathdown County Development Plan 2022-2028

The *Dún-Laoghaire-Rathdown County Development Plan 2022-2028* (DLRCDP) provides a holistic assessment of educational needs and has regard to the requirements of *The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities* (DES & DEHLG, 2008) and *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009* in its identification of school sites throughout the local authority. With respect to the development of additional schools within the study area, the DLRCDP states:

***“The County Development Plan makes provision for educational facilities through the identification and reservation of potential school sites. The Planning Authority already has well-established lines of communication with the Department of Education and Skills in relation to future school provision and the reservation of sites.*”**

*In the identification of sites, consideration needs to be given to: M The clustering of schools and / or sharing of facilities in accordance with Policy Objective PHP2. M The co-location of childcare provision and the use of school grounds and facilities by the wider community outside of school hours and during the school holidays. Future school provision within new growth areas specifically should be planned and implemented in tandem with residential development, especially where the overall scheme is being promoted through the mechanism of a Local Area Plan/Strategic Development Zone or similar....”*

[Section 4.2.1.6, DLRCDP – **Our emphasis.**]

<sup>11</sup> Source: <https://www.cso.ie/en/releasesandpublications/ep/p-cp4hf/cp4hf/>

<sup>12</sup> Source: <https://www.cso.ie/px/pxeirestat/Statire/SelectVarVal/Define.asp?maintable=E3003&PLanguage=0>

Specific Local Objective 112 (Map 6 – Sandyford Foxrock) of the DLRCDP 2016-2022 set out the objective to provide for primary and post primary education facilities at Legionaries of Christ lands and at Stillorgan Industrial Estate/Benildus Avenue. This objective was not completed under this Development Plan and so has been included within the new DLRCDP 2022-2028 under SLO 51. It is therefore expected that these new schools will be delivered under the lifetime of the new Development Plan. Furthermore, it should be highlighted that Section 4.2.1.6 of the new Development Plan, states that the provision of new schools should be driven from an integrated approach between the planning functions of the Planning Authority and the Department of Education. Therefore, the delivery of new schools lies with the Planning Authority and the Department of Education, and it is not the place of a modest apartment development to dictate the delivery of new schools.

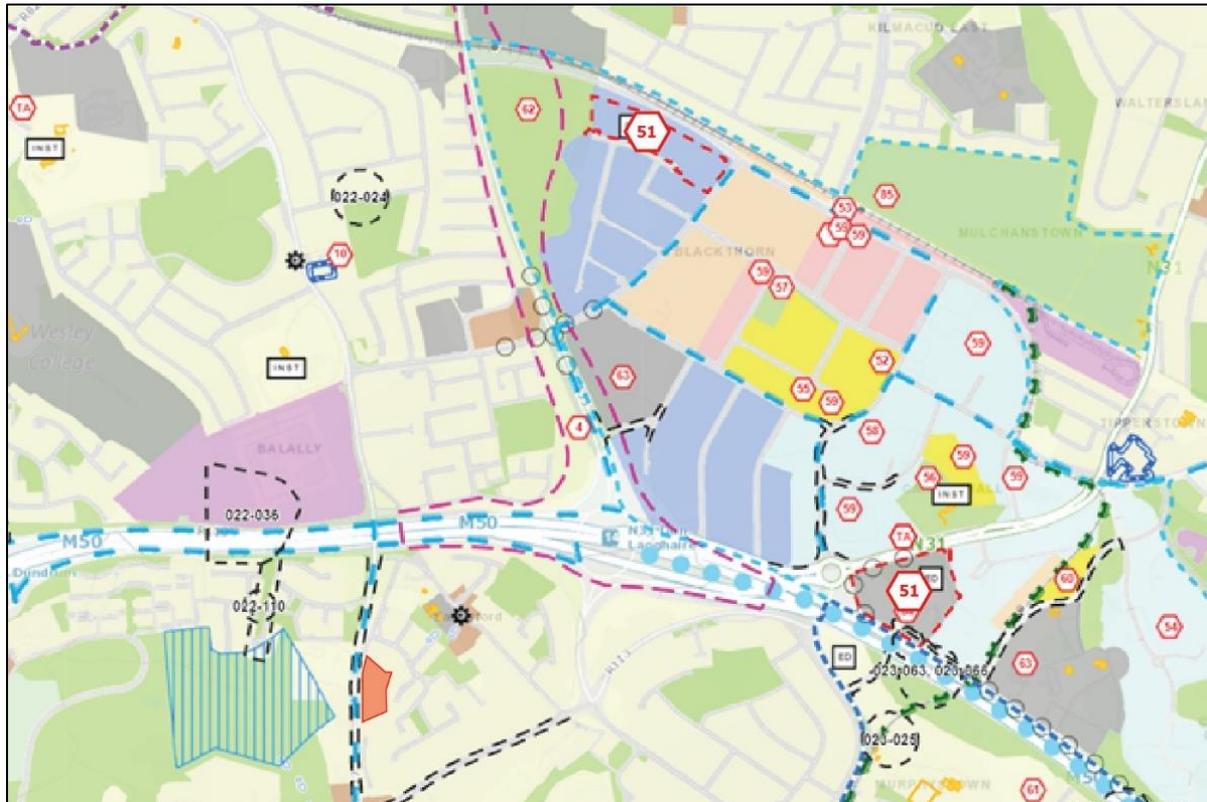
**Table 5.13:** Selected Policies/Objectives for Community Infrastructure (SDP) – Schools

Policy	Description
<b>Policy PHP7 Schools</b>	<i>It is a Policy Objective to protect existing schools and their amenities <b>and ensure the reservation of primary and post-primary school sites in line with the requirements of the relevant education authorities</b> and to support the provision of school facilities and the development / redevelopment of existing schools for educational and other sustainable community infrastructure uses throughout the County.</i>
<b>Policy PHP8 Further and Higher Education Facilities</b>	<i>It is a Policy Objective to support the development and ongoing provision of Further and Higher Level Institutions in the County including University College Dublin (Belfield and Blackrock campuses), Dún Laoghaire Institute of Art, Design and Technology and Blackrock Further Education Institute (formerly Senior College Dún Laoghaire) Dún Laoghaire Further Education Institute (formerly Dún Laoghaire College of Further Education), Sallynoggin College of Further Education, Stillorgan College of Further Education, Dundrum College of Further Education and any new Further and Higher Level Institutions - including Irish colleges or major overseas universities whether within established campuses or in new campuses.</i>
<b>Our emphasis.</b>	

We note that the Goatstown Stillorgan Educate Together National School has been operating from temporary accommodation within Grafton House, Ballymoss Road, Sandyford Industrial Estate to the southeast of the Stillorgan Industrial Estate/Benildus Avenue Special Local Objective (SLO) site since 2019 and will relocate to alternative accommodation within the Upper Churchtown Road campus for the 2022/23 school year, currently occupied by Ballinteer Educate Together National School,<sup>13</sup> with indications of a permanent location within the Irish Glass Bottle Site in the future<sup>14</sup> (see Table 5.12 for detail). St. Michael's HSE Special Education facility is also currently operating from the Legionaries of Christ SLO site, but no additional development is apparent to date at this location.

<sup>13</sup> Source: <https://goatstownstillorganetns.com/>

<sup>14</sup> Source: <https://www.josephamadigan.ie/post/welcome-indication-of-a-new-goatstown-school-on-the-igb-site/>



**Figure 5.6:** Extract of DLRCDP Map to show location of proposed schools' development (Ref. 51) with respect to subject site (shown in red). Source: DLRCDP, 2021.

### 5.1.9 New Schools to be Established from 2019 to 2022

The Department of Education and Skills (DES) announced in 2019 that 42 No. new primary and post-primary schools are to be established throughout the country by 2022 – including 26 schools at primary level and 16 schools at post primary-level<sup>15</sup>. No new primary or post-primary schools are identified within the Ballinteer Stepside DLR SPA at this time, however, the requirement for new schools will be subject to on-going review. We note that there were originally 4 no. new primary schools and 2 no. new post-primary schools proposed to open by 2021 within the neighbouring feeder areas of Goatstown Stillorgan DLR and Sallynoggin Killiney DLR (North and Cherrywood), which will provide additional accommodation for 56 no. primary classrooms and 1,400 no. post-primary students. However, the establishment of three of these facilities is currently under review (see Table 5.14), with development deferred until 2022 or beyond.

**Table 5.14:** New Schools to Be Established in Neighbouring Feeder Areas 2019-2022 (DES)<sup>16</sup>

Type	School Planning Area	Size	To Open	Status
Primary	Goatstown_Stillorgan_DLR	16 classrooms	2019	Open in interim accommodation (Table 5.12, Ref 118)
Primary	Sallynoggin_Killiney_DLR/Cherrywood	16 classrooms	2020	On Site (Table 5.12, Ref 124)

<sup>15</sup> Source: [gov.ie](http://www.gov.ie) - Minister Bruton announces plans to establish 42 new schools over the next 4 years ([www.gov.ie](http://www.gov.ie))

<sup>16</sup> Source: [gov.ie](http://www.gov.ie) - New Schools List 2019 - 2022 ([www.gov.ie](http://www.gov.ie))

<b>Primary</b>	Sallynoggin_Killiney_DLR/North	8 classrooms	Deferred 2022	-
<b>Primary</b>	Sallynoggin_Killiney_DLR/Cherrywood	16 classrooms	Deferred - TBD	-
<b>Post-Primary</b>	Goatstown_Stillorgan_DLR	800 pupils	2020	Open in interim accommodation (Table 5.12, Ref 145)
<b>Post-Primary</b>	Sallynoggin_Killiney_DLR/Cherrywood	600 pupils	Deferred - TBD	-

With respect to other large-scale education projects in the vicinity of the Ballinteer Stepside DLR SPA, there were 11 no. school facilities identified under the DES school building programme currently under development (see Table 5.15), including 2 no. facilities to be located within the Ballinteer Stepside DLR SPA as follows: Ballinteer ETNS (Ref. 105 – on site, permanent location underway within St. Tiernan’s campus in Balally) and Stepside ETSS (Ref. 138 – at tender stage, permanent location underway at Ballyogan Road, Leopardstown).

It appears that both the primary and post primary schools identified for the adjoining Goatstown Stillorgan DLR feeder area had opened in interim accommodation as of 2020 (Refs. 118 – Goatstown ENTS in Sandford Industrial Estate and Ref. 145 – Goatstown ETSS in Churchtown). One of the primary schools identified for Sallynoggin Killiney DLR (Ref. 124 – Cherrywood ETNS in Tully Park) had also opened in interim accommodation as of 2019, while establishment of the second (Ref. 128) is currently under review. We note that the post-primary school identified for Sallynoggin Killiney DLR (Cherrywood – Ref. 164) previously proposed to open in 2021 has also been deferred.

**Table 5.15: Status of Large-Scale Projects in Vicinity of Ballinteer Stepside DLR SPA School Planning Area<sup>17</sup>**

Ref.	Roll No.	School Name & Address	Status
70	00729F	Loreto Primary, Rathfarnham	Stage 2b (Detailed Design)
77	19355S & 20028K	Ballyowen Meadows Special School, Beechpark, Stillorgan & Setanta Special School, Beechpark, Stillorgan	Stage 3 (Tender Stage)
105	20400E	Ballinteer ETNS, D16	On Site
118	20523U	Goatstown Stillorgan DLR Primary - Goatstown Stillorgan ETNS	School opened in September 2019 in interim start-up accommodation. Stage 2a (Developed Sketch Scheme)
124	20535E	Sallynoggin Killiney DLR Cherrywood Primary	On Site
128	20543D	Sallynoggin Educate Together National School - Sallynoggin Killiney DLR North	School opening deferred to 2022. Site Acquisition Process
129	20544F	Sallynoggin Killiney DLR Cherrywood Primary	Timing of the establishment of this school is under review. Site Acquisition Process
137	68161H	Gaelcholáiste an Phiarsaigh, Rathfarnham	Stage 2a (Developed Sketch Scheme)
138	68241F	Stepside ETSS, D16	Stage 3 (Tender Stage)
145	68366C	Goatstown Stillorgan DLR Post Primary - Goatstown ETSS	School opened in September 2020 in interim start-up accommodation. Stage 2a (Developed Sketch Scheme)
164	TBD	Sallynoggin Killiney DLR Cherrywood Post Primary	The establishment of this school has been deferred. Stage 2a (Developed Sketch Scheme)

<sup>17</sup> Extracted from *Current status of large-scale projects being delivered under the school building programme* list published 01 February 2022. Source: <https://www.gov.ie/en/service/c5b56b-major-projects/>

### 5.1.10 New Applications Pipeline

An examination of DLRCC's Online Planning Register showed the planning and development pipeline consisted of 9 no. planning permissions (Table 5.16) for a range of school developments including extensions, alterations, upgrade works, mobile and temporary facilities as of March 2022. The most recent application, Ref. D22A/0168 was still pending a decision as of March 2022. We note that 3 no. of the school developments have commenced as of March 2022, with an additional 3 no. developments completed to date. These works relate primarily to existing facilities, bar the development of the temporary school facility at Grafton House (Ref. D18A/1210), which has been completed and currently houses the Goatstown Educate Together National School. We note however that this school will be relocating to alternative temporary accommodation at Upper Churchtown Road for the 2022/23 school year, currently occupied by Ballinteer Educate Together National School.<sup>18</sup>

**Table 5.16:** Schools Planning and Development Pipeline – March 2022.

Reg. Ref.	Location	Type of Development	Final Grant Date	Status
D22A/0168	St. Olaf's NS	Extension	Pending Decision	-
D19A/0729	St. Mary's NS	Extension	21/01/2020	On Site
D19A/0252	Gaelscoil Thaobh na Coille	Alterations	05/06/2019	-
D19A/0155	St. Olaf's NS	Mobile classroom	10/06/2019	Completed
D18A/1210	Grafton House	Temporary school	23/05/2019	Completed
D18A/1208	Gaelscoil Thaobh na Coille	Extension	13/02/2019	On Site
D18A/0865	St. Tiernan's CS	Roof and cladding	07/06/2019	On Site
D17A/0275	Holy Cross NS	Extension	18/05/2017	Completed
D17A/0193	Our Lady's GNS	Temporary extension	24/04/2017	-

### 5.1.11 Schools Summary

There are 14 no. existing primary schools, 1 no. special education facility (located outside the SPA border but within the Social Infrastructure Audit Study Area) and 5 no. post-primary schools currently operating in the Ballinteer Stepside DLR School Planning Area, to which the subject site belongs. These facilities cater to a student population of c. 4,900 no. primary school students and c. 2,050 no. post-primary students and have demonstrated low to moderate levels of growth in the recent 5-year period (c. increase of 7% and 15% respectively from 2017/18 to 2021/2022).

With respect to future enrolments, we note that a c. 10% decrease in enrolments at the primary school level and a c. 8% increase in post-primary school enrolments is anticipated from 2020/21 to 2025/26, but will fall gradually to a low point, with respect to the most recent regional population projections published by the Department of Education and Skills.<sup>19</sup>

The need for additional educational facilities within the county was established under SLO 112 in the *Dún Laoghaire-Rathdown County Development Plan 2016-2022* and SLO 51 in the *Dún Laoghaire-Rathdown County Development Plan 2022-2028*. This SLO was not achieved under the 2016-2022 Development Plan and thus has been brought forward into the new Development Plan. It is therefore expected that these new schools under SLO 51 will be delivered under the lifetime of the new Plan.

<sup>18</sup> Source: <https://goatstownstillorganetns.com/>

<sup>19</sup> Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021-2040 (DES, November 2021)*.

No new schools were proposed to be delivered within the Ballinteer Stepside DLR SPA in the short term under the national school building programme (i.e., 2019-2022), despite the designation of school sites within the relevant development plan. However, a number of new primary and post-primary schools were identified within the neighbouring feeder areas of Goatstown Stillorgan DLR and Sallynoggin Killiney DLR (North and Cherrywood) and were originally proposed to open by 2021, however, the opening or establishment of three of these facilities have since been deferred, as per previous Table 5.13.

We note that upgraded facilities for Ballinteer ETNS and Stepside ETSS are currently under development (as per previous Table 5.15), and both the primary and post-primary schools identified for the adjoining Goastown Stillorgan DLR feeder area had opened in interim accommodation as of 2020 and one primary school identified for Sallynoggin Killiney DLR also opened interim accommodation as of 2019, which will increase the availability of places for future students in the short-term.

We note that there were originally 4 no. new primary schools and 2 no. new post-primary schools proposed to be open by 2021 within the neighbouring feeder areas of Goatstown Stillorgan DLR and Sallynoggin Killiney DLR, which will provide additional accommodation for 56 no. primary classrooms and 1,400 no. post-primary students. However, the establishment of three of these facilities is currently under review with development deferred until 2022 or beyond.

It is therefore considered that the future demand generated by the proposed development (i.e., 144 No. places – including 60 No. primary and 44 No. post- primary school children) is likely be absorbed by the existing schools network and other planned schools currently under development within the area.

## 5.2 Childcare

### 5.2.1 Existing Network

A total of 37 no. childcare facilities were identified in the Study Area using the latest Tusla Early Years Inspectorate data<sup>20</sup> which could be accessed from within a c.2-2.5 km radius. These facilities were reported as having a combined capacity of 46 no. childcare places at the time of the survey (March 2022). The potential childcare uptake of the proposal is likely to only be 6-10 no. childcare spaces and therefore there is a sufficient amount of capacity from the existing facilities to absorb the demand generated from the proposed development. Please refer to enclosed Childcare Demand Assessment for further detail.

**Table 5.1** Current Capacity of Existing Childcare Facilities in and bordering the Study Area.

Map ID	Childcare Facility	Service Type	Indicative Population	Indicative Max Capacity	Estimated Available Capacity
1	Absorbent Minds - Ballintyre	Full Day	29	29	0
2	Absorbent Minds - Woodpark	Full Day/ Sessional	50	50	No Answer
3	Blue Stars Early Years Service	Part Time	6	6	No Answer
4	Broadford Montessori	Sessional	22	22	0
5	Carewell Day Nursery & Montessori	Part Time/ Sessional	16	16	0
6	Cedar Montessori School	Sessional	40	60	20
7	Bright Minds Childcare and Montessori School Ltd	Full Day	55	55	No Answer
8	Daisychain Montessori & Childcare	Full Day Part time sessional	50	50	0
9	Giant Steps	Sessional	18	18	0
10	Giraffe Childcare Central Park	Full Day Part Time	84	84	No Answer
11	Giraffe Childcare Leopardstown	Full Day Part Time	116	116	No Answer
12	Giraffe Childcare Stepside	Full Day Part time sessional	137	137	No Answer
13	HandPrints Montessori PreSchool	Part Time/ Sessional	54	54	No Answer
14	Kid's Biz	Full Day/ Part Time/ Sessional	36	36	No Answer
15	Lakelands Childcare	Full Day	38	38	No Answer
16	Marie's Playgroup	Childminder	5	5	No Answer
17	Naionra Seomra Mary	Part Time/ Sessional	22	22	0
18	Naionra Thaobh na Coile	Sessional	12	22	10
19	Narnia Nursery School Hazelwood	Full Day	65	65	0
20	Narnia Nursery School Rockfield	Full Day/ Part Time/ Sessional	46	46	0
21	Nord Anglia International School Dublin	Full Time	120	120	0
22	Park Montessori School	Sessional	6	12	6

<sup>20</sup> The Tusla Early Years Inspectorate carries out inspections of Early Years Services under Section 58(J) of the Child Care Act 1991 (as inserted by Section 92 of the Child and Family Agency Act 2013). Inspection Reports for active facilities are available online for public inspection and are updated at regular intervals by the service. Visit the Tusla website for more detail: <https://www.tusla.ie/services/preschool-services/creche-inspection-reports/>

23	Puddleducks Creche & Montessori	Full Day/ Part Time	92	92	0
24	Roola Boola Creche & Montessori Kilgobbin Road	Full Day	24	24	0
25	Rosemount Pre-school	Part Time	56	66	10
26	The Park Academy Childcare Beacon Court	Full Day	143	143	No Answer
27	The Park Academy Childcare Beacon South Quarter	Full Day	115	115	No Answer
28	Baby Bears Childcare	Childminder	5	5	No Answer
29	Greenfields Montessori	Sessional	22	22	No Answer
30	Knocklyon Lodge Crèche & Montessori Ltd	Full Day	102	102	0
31	Little Dale Academy	Full Day/ Part Time/ Sessional	83	83	No Answer
32	Little Willows Academy	Full Day/ Part Time	37	37	0
33	Mountainside Montessori	Part Time	22	22	No Answer
34	Rainbow Day Care Centre	Full Day/ Sessional	65	65	0
35	Roola Boola Creche & Montessori Leopardstown Valley	Full Day	22	22	0
36	The Little School	Full Day	44	44	0
37	Tigers Leopardstown	Full Day/ Part Time	110	110	0
<b>Total</b>			<b>1,969</b>	<b>2,015</b>	<b>46</b>

\* Source: Combination of: Tusla Inspections (based on AM), Tusla listing (Jan 2022) provided by DLRCC, KPMG Future Analytics Survey Consultation. Note that where no response was given by facility operator during the consultation period, the capacity noted as zero.

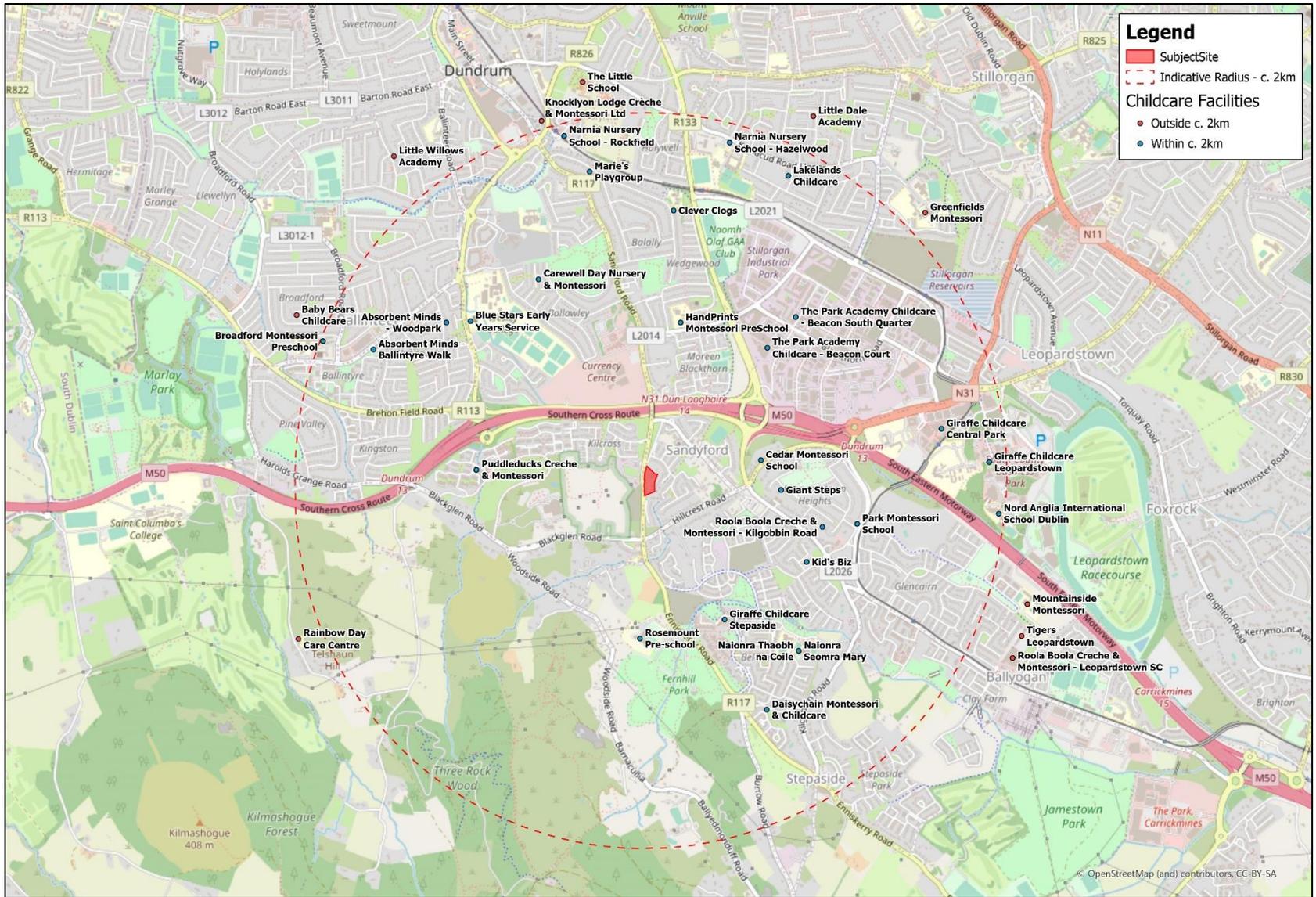


Figure 5.8 Existing Childcare Facilities in and bordering the Study Area.

## 5.3 Community Facilities

The proposed development is supported by a number of local social and community service facilities, including 5 no. community centres, 2 no. farmers markets, 2 no. Garda Stations, 2 no. libraries, 3 no. post offices and 1 no. scout hall within the c. 2-2.5km Study Area. The Sandyford Community Centre (c. 7-minutes' walk) and Balally Parish Pastoral Centre (c.15-minutes' walk) are the closest community centres to the subject site. See Appendix A for detailed facilities mapping.



**Sandyford Community Centre**



**Balally Parish Pastoral Centre**

**Table 5.13** Community Infrastructure within c. 2- 2.5 km.

Type	Facilities
<b>Community Centres (5)</b>	Balally Parish Pastoral Centre, Belarmine Community Centre, Dundrum Family Recreation Centre, Samuel Beckett Civic Campus, Sandyford Community Centre.
<b>Farmer Markets (2)</b>	Airfield Estate Farmer's Market, Sandyford Market.
<b>Garda Stations (2)</b>	Dundrum Garda Station, Stepside Garda Station.
<b>Libraries (2)</b>	Dundrum Library, Stillorgan Library.
<b>Post Offices (3)</b>	Ballinteer Post Office, Drummartin Post Office, Stepside Post Office.
<b>Scout Hall (1)</b>	5th Ballinteer Scout Group.

## 5.4 Arts and Cultural Facilities

There are a number of arts and cultural facilities available to the proposed development within the c. 2-2.5km Study Area. In total there 14 no. arts and cultural facilities, these include 3 no. attractions, 3 no. cinemas, 3 no. museums, 4 no. music schools and 1 no. theatre. Some facilities to note include the Airfield Estate, Fernhill House and Gardens, Kilgobbin Castle and DLR Mill Theatre Dundrum. See Appendix A for detailed facilities mapping.



**Airfield Estate**



**Fernhill House and Gardens**



**Kilgobbin Castle**



**DLR Mill Theatre Dundrum**

**Table 5.14 Arts and Cultural Facilities within c.2- 2.5 km.**

Type	Facilities
<b>Attractions (3)</b>	Airfield Estate, Fernhill House and Gardens, Kilgobbin Castle.
<b>Cinemas (3)</b>	Movies @ Dundrum, ODEON Stillorgan, Retro Drive-In Movies Leopardstown.
<b>Museums (3)</b>	Airfield Heritage Experience, Explorium: National Sport and Science Centre, Imaginosity Dublin Children's Museum.
<b>Music Schools (4)</b>	Vocal Zone Singing Academy, Cassidy Academy of Music, Kilternan School of Music, The Music Room.
<b>Theatre (1)</b>	DLR Mill Theatre Dundrum.

## 5.5 Healthcare Services

The development site is well served by existing healthcare facilities. In total there is 53 no. healthcare services within a c. 2-2.5km radius of the subject site. There are several different types of health care facilities in the Study Area, these include hospitals, General Practitioners, Heath Centres, Mental Health facilities, dental surgery, care facilities including nursing homes, opticians, pharmacies and speciality clinics. See Appendix A for detailed facilities mapping.



**Beacon Hospital**



**Sandyford Healthcare**

**Table 5.15** Healthcare Services within c. 2- 2.5 km.

Type	Facilities
<b>Hospitals (2)</b>	Beacon Hospital, Leopardstown Park Hospital.
<b>General Practitioners (4)</b>	Anna Perenna Clinic, Dr James Hayden, Dr James Moloney, Dr Patrick Magovern.
<b>Health Centres (13)</b>	Ballinteer Health Centre, Ballinteer Health Family Practice, Belarmine Medical Centre, Blackglen Medical Centre, Centric Health Dundrum Medical Centre, Centric Health Sandyford Medical And Dental, Clonard Medical, Glencairn Medical Centre, HSE Balally Primary Care Centre, HSE Leopardstown Primary Care Centre, Sandyford Healthcare, Stepside Medical, The Surgery
<b>Mental Health Facilities (1)</b>	Burton Hall Rehab & Training Centre
<b>Dental Surgery (3)</b>	Ballawley Lodge Dental Centre, Blackglen Dental, Smiles
<b>Care Facilities (4)</b>	Anne Sullivan Centre (Deaf Blind Services), Simpson's Hospital, Laura Lynn - Ireland's Children's Hospice, The Marley Nursing Home.
<b>Opticians (2)</b>	Beacon Renal, Stepside Eyecare.
<b>Pharmacies (18)</b>	Balally Pharmacy, Ballinteer Pharmacy, Beacon Pharmacy, Belarmine Pharmacy (2), Bhagwan's Pharmacy, Blackglen Pharmacy Farmer's Pharmacy, HealthWave, Healthwave McCabes Pharmacy, Kilmacud Pharmacy, Lakelands Pharmacy, McCabes Pharmacy, Mulvey's Pharmacy (2), Rockfield Pharmacy, Your Local Pharmacy (2).
<b>Speciality Clinics (6)</b>	Beacon Clinic, Medixclinic, St. Joseph's House (Deaf Blind Services), Stepside Physio, Treehouse Practice, Wellworth Clinic.

## 5.6 Open Space and Recreation

In terms of open space and recreation facilities in the c. 2-2.5km Study Area, a total of 61 no. facilities were identified. This is further broken into different types of open space and recreation facilities. There is 1 no. equestrian facility, 8 no. golf courses, 14 no. gym facilities, 3 no. entertainment facilities, 2 no. leisure facilities, 8 no. parks and nature trails, 11 no. playgrounds, 1 no. racetrack, 11 no. sports centres and 2 no. swimming pools. See Appendix A for detailed facilities mapping.



**Leopardstown Racecourse**



**Energie Fitness Stepside**

**Table 5.16** Open Spaces and Recreation Facilities within c. 2- 2.5 km.

Type	Facilities
<b>Equestrian Facility (1)</b>	The Paddocks Riding Centre.
<b>Golf Courses (8)</b>	Burrow Golf Course, Jamestown 3 Par Golf Course, Kilmashogue Golf Club, Leopardstown Golf Centre, Marley Park Golf Course, Sandyford Pitch and Putt, Stackstown Golf Club, Stepside Golf Course.
<b>Gym Facilities (14)</b>	Ben Dunne Gyms, CrossFit Green, CrossFit Maple Avenue, Cross Fit Blackthorn Road, Energie Fitness Stepside, Flyefit Dundrum, KG Elite Performance, RAW Gym, Chapter 2 Fitness Crossfit, F45 Training Sandyford, Origin Fitness, Southside Strength and Fitness, Body Health and Fitness Gym, Educogym Dundrum.
<b>Entertainment Facilities (3)</b>	Zero Latency Dublin, Rainforest Golf, JumpZone Sandyford.
<b>Leisure Facilities (2)</b>	DLR Meadowbrook Leisure Services, Westwood Leisure Centre,
<b>Parks and Nature Trails (8)</b>	Three Rock Wood, Ballawley Park, Clonmore Park, Fernhill Park, Fitzsimon's Wood, Marley Park, Jamestown Park.
<b>Playgrounds (11)</b>	Ballawley Park Playground 01, Ballawley Park Playground 02, Beacon South Quarter Playground, Belarmine Playground, Fernhill Park Playground, Gaelscoil Taobh na Coille Playground 01, Mount Eagle MUGA, Mount Eagle Playground, Naomh Olaf Playground, Rosemont School Playground, Stepside Educate Together Playground.
<b>Racetrack (1)</b>	Leopardstown Racecourse.
<b>Sports Centres (11)</b>	Heaton Boxing Academy, Janz Gymnastics Club, Kilmacud Crokes GAA (Silver Park), Naomh Olaf GAA Club, New Sports Hall, PingZone Table Tennis Club & Equipment, Samuel Becket Civic Campus Sports Grounds, Ski Centre, St. Mary's Boys Football Club, The Wall Climbing Gym, Sinead Kennedy Yoga.
<b>Swimming Pools (2)</b>	DLR Meadowbrook Swimming Pool, Westwood Swimming Pool.

## 5.7 Religious Institutions

With respect to religious services and facilities in the area, there is a total of 12 no. religious institutions. The subject site is well served by Christian religious services and facilities. However, there is no facilities in the c. 2-2.5km Study Area to provide for other religions. See Appendix A for detailed facilities mapping.



**St. Mary's Sandyford**



**Dundrum Methodist Church**

**Table 5.17 Religious Facilities within c. 2- 2.5 km .**

Type	Facilities
<b>Religious Facilities (12)</b>	Biserica Ieslea, Church of the Ascension of the Lord - Balally Parish, Dublin Tamil AG Church, Dundrum Methodist Church, Gort Mhuire, Holy Cross Church, Hope Baptist Church, Legionaires of Christ, Little Company of Mary, RCGC Excel Parish, St. John the Evangelist, St. Mary's Sandyford.

## 5.8 Retail Centres and Services

The subject site is served by 7 no. retail centres and services. These include retail shopping centres, retail parks and town centres. For the purpose of this Social Infrastructure Audit, standalone and small retail clusters were not included. Balally Shopping Centre (c. 15-minutes' walk), Beacon South Quarter Shopping Centre (c. 21-minutes' walk) and Sandyford Hall Shopping Centre (c. 23-minutes' walk) are the three closest retail centres to the subject site. We note that the subject site is also located c. 2.2 km from the south entrance of Dundrum Town Centre (c. 25-minutes' walk) to the north. See Appendix A for detailed facilities mapping.



**Balally Shopping Centre**



**Beacon South Quarter Shopping**

**Table 5.18 Retail Centres and Services within c.2-2.5 km.**

Type	Facilities
<b>Retail Centres and Services (7)</b>	Balally Shopping Centre, Ballinteer Shopping Centre, Beacon South Quarter Shopping Centre, Dundrum Town Centre, Leopardstown Retail Park, Leopardstown Shopping Centre, Sandyford Hall Shopping Centre.

## 5.9 Facilities Summary

This Social Infrastructure Audit has identified and established the level of existing social infrastructure provision within and bordering the c. 2-2.5 km study area to support the needs of the existing population and demonstrated that a sufficient provision of social infrastructure currently exists to support future residents. The baseline study undertaken identified a significant range of services and facilities which contribute to quality of life for local residents, comprising 219 no. facilities within close proximity to the subject site. The Study Area is particularly well served in terms of open space and recreation amenities with 61 no. facilities identified and healthcare facilities with 53 no. facilities identified.

On the basis of this audit, the proposed development site is supported by an existing schools network of 20 no. facilities and childcare network of 37 no. facilities within c. 2-2.5km, and has access to a broad range of other community, cultural, religious and sports/recreation facilities within the identified c. 2-2.5 km study area. The proposed development also includes a suite of internal communal amenity/support facilities (404 sq.m), including a gym, which will positively contribute to the amenity of the resident population once completed.

## 6.0 Conclusion

The proposed development includes 137 No. Apartments (32 No. one-bed units, 78 No. two-bed units and 27 No. three-bed units) in 4 No. blocks ranging in height from part 1- to part 6- No. storeys over a part basement level. The proposed scheme has a gross floor space of 13,144 sq. m (over a part-basement/ part-undercroft level measuring 4,508 sq. m) and includes internal communal amenity/support facilities (404 sq. m) including a gym, hot desk offices and a reception and concierge; a total of 137 No. car parking spaces; GoCar spaces; Motorbike spaces; bicycle parking spaces.

The demographic profile for the ED Study Area is largely consistent with the rest of DLR in 2016. The population grew by 13.1% (4,114 persons) from 2011 to 2016. The majority of the population in 2016 is of working age (15-64 years old) (69.8%), while 21.6% of the population is within the 0-14 age cohort. The County experienced a smaller growth of 5.7%, however demographic trends remained the same with the largest age cohort remaining the working age cohort.

We note that the population of ED Study Area aged 15 years or older was largely at work (63.6%) or in school (12.9%) at the time of the Census, and that a high percentage of this population had completed 'Third Level Education' (46.9%) or 'Postgraduate or Higher' (21.1%) and this was consistent with the rest of the county. We note that less than 1% of the total population had received 'No Formal Education' in 2016.

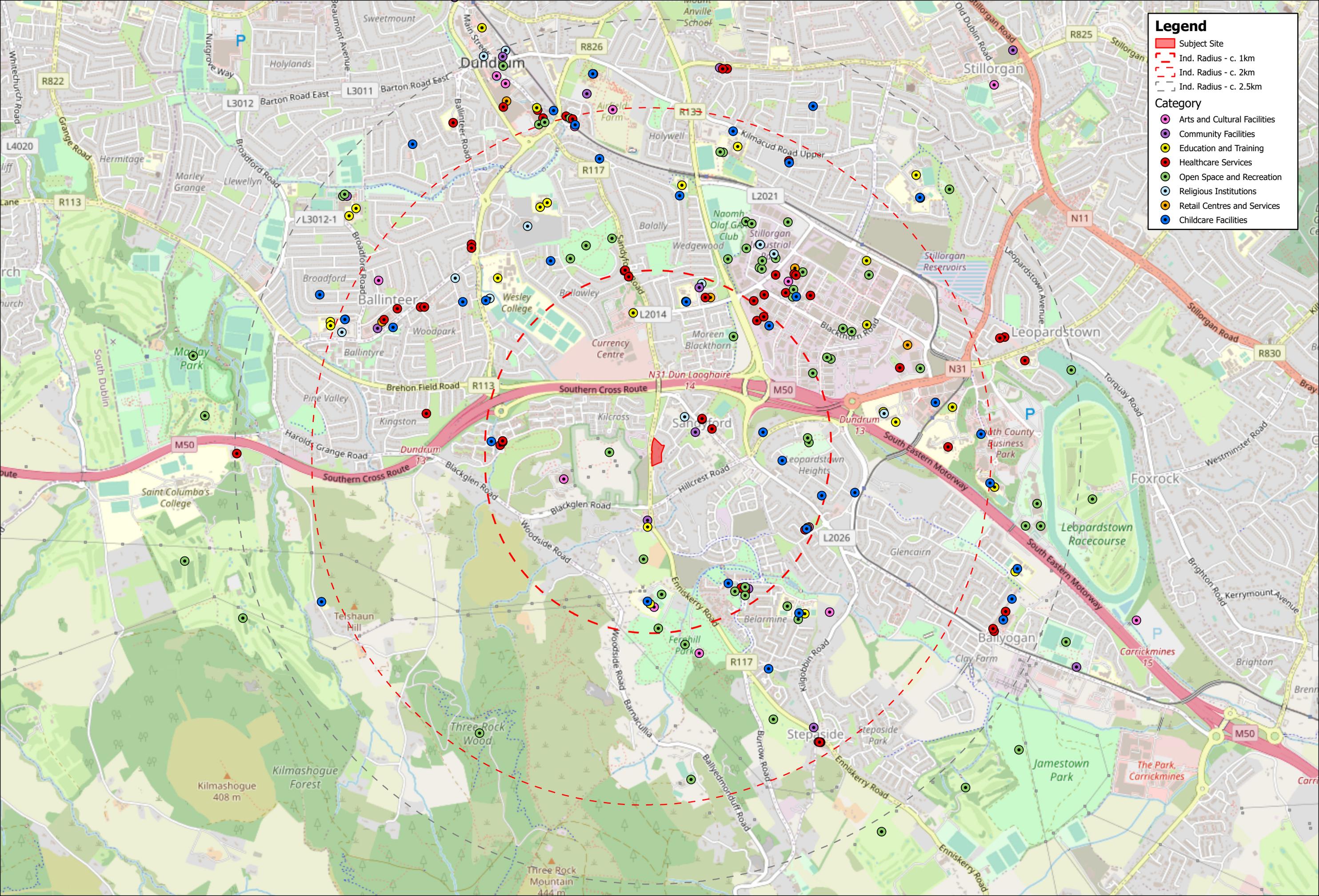
These statistics indicate that a higher proportion of community facilities may be required for the working population and families with school-aged children in this area than other demographic groups. We note, however, that the current population figures do not account for the development capacity of additional zoned land within the study area and potential population growth arising from future developments.

This Social Infrastructure Audit has identified and established the level of existing social infrastructure provision within and bordering the c. 2- 2.5 km study area to support the needs of the existing population and offered insights into the likelihood of the capacity of the existing services and facilities to support future residents. The baseline study undertaken identified a significant range of services and facilities which contribute to quality of life for local residents, with 219 no. social services and facilities were identified within close proximity to the subject site.

On the basis of this audit, the proposed development site is supported by an existing schools' network comprising 20 no. facilities and childcare network comprising 37 no. facilities within c. 2-2.5 km, with access to a broad range of other community, cultural, religious and sports/recreation facilities within the identified c. 2-2.5 km study area. The Study Area is particularly well served in terms of open space and recreation amenities with 61 no. facilities identified and healthcare facilities with 53 no. facilities identified.

In conclusion, the existing social infrastructure provision identified within the c. 2-2.5 km study area is capable of serving the existing population and potential demand generated by the proposed development scheme, with no significant gaps in the existing services network identified. We note that the scheme also proposes to provide a suite of internal communal amenity/support facilities (404 sq.m), including a gym, within the development which will positively contribute to the amenity of the resident population once completed.

# Appendix A- Facilities Mapping

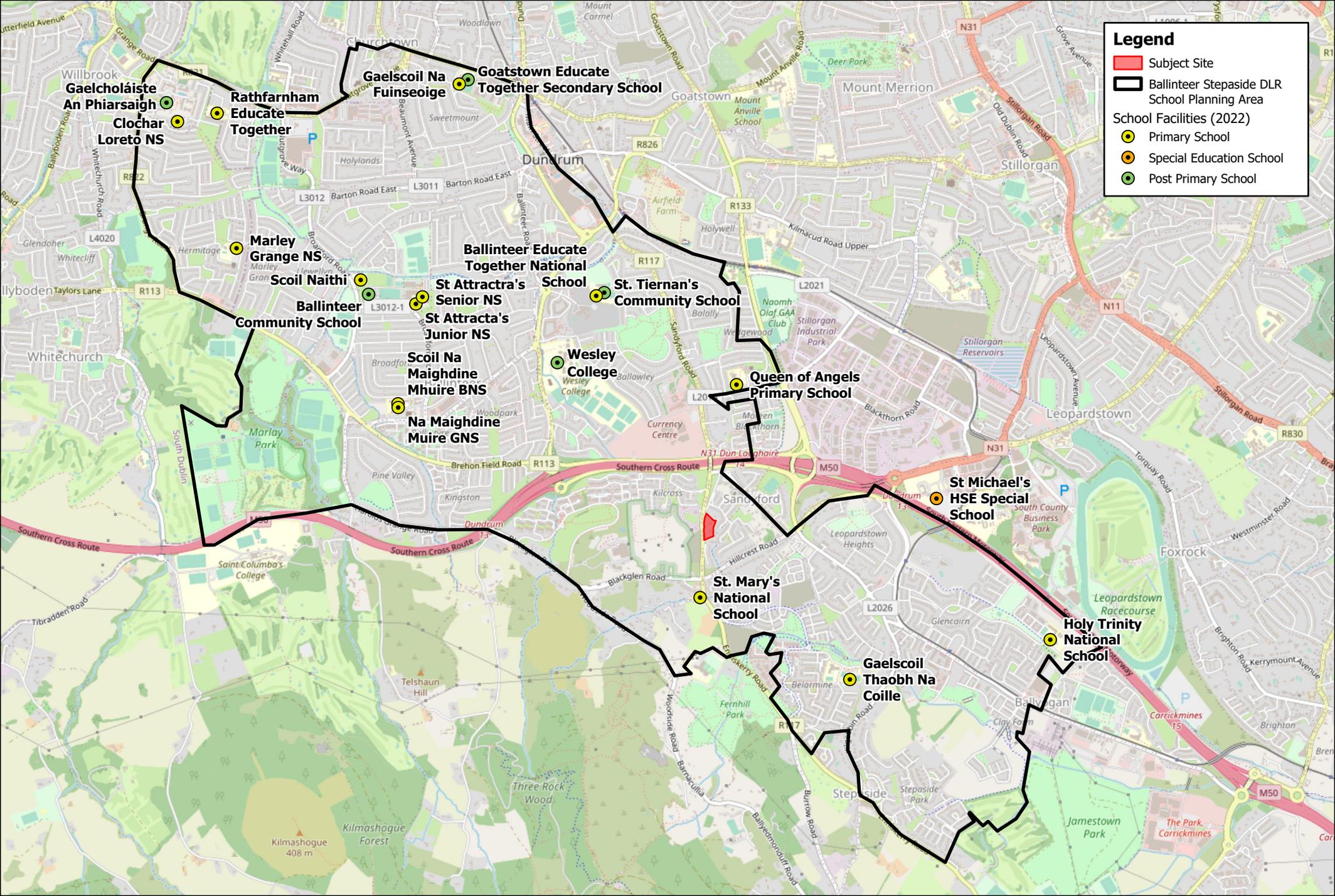


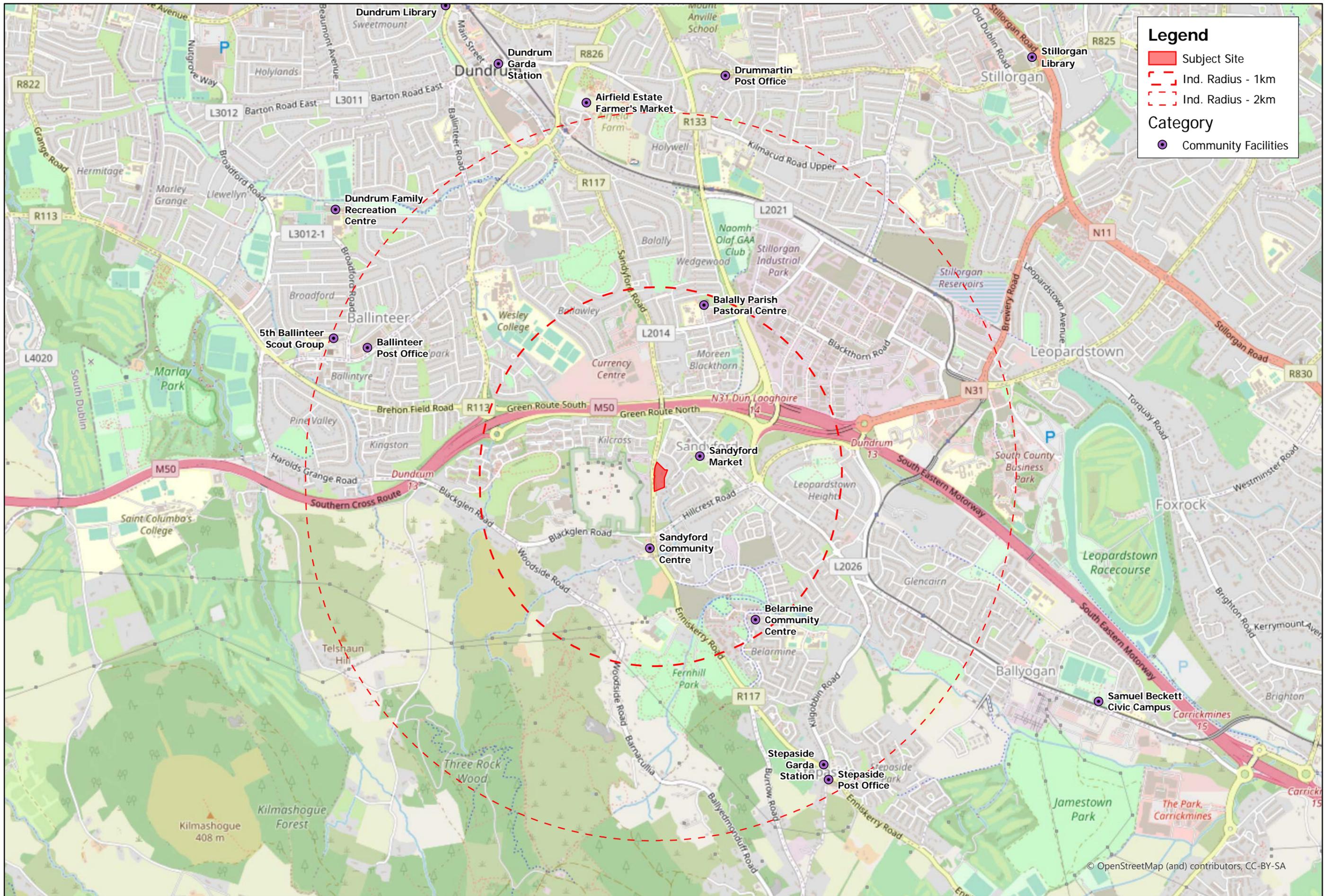
**Legend**

- Subject Site
- Ind. Radius - c. 1km
- Ind. Radius - c. 2km
- Ind. Radius - c. 2.5km

**Category**

- Arts and Cultural Facilities
- Community Facilities
- Education and Training
- Healthcare Services
- Open Space and Recreation
- Religious Institutions
- Retail Centres and Services
- Childcare Facilities





**Legend**

- Subject Site
- Ind. Radius - 1km
- Ind. Radius - 2km

**Category**

- Community Facilities