

Community Infrastructure Statement

Proposed SHD- Build To Rent

**Lands at the former TedCastles site
And DunLeary House (a Proposed
Protected Structure),
Old Dunleary Road,
Cumberland Street,
Dun Leary Hill,
Dun Laoghaire,
Co. Dublin.**

On behalf of

Ted Living Limited

November 2021



Planning & Development Consultants

63 York Road

Dún Laoghaire, Co. Dublin

www.brockmcclure.ie

1	INTRODUCTION	3
2	SUBJECT SITE	4
2.1	PLANNING CONTEXT	5
2.2	SURROUNDING AREA	6
2.3	ACCESS TO PUBLIC TRANSPORT	6
3	THE PROPOSAL.....	8
3.1	DEVELOPMENT SUMMARY	8
4	PLANNING POLICY CONTEXT.....	8
4.1	SUSTAINABLE RESIDENTIAL DEVELOPMENT IN URBAN AREAS (2009)	8
4.2	THE PROVISION OF SCHOOLS AND THE PLANNING SYSTEM JULY (2008).....	9
4.3	CHILDCARE FACILITIES - GUIDELINES FOR PLANNING AUTHORITIES (2001)	10
4.4	APARTMENT GUIDELINES 2018	10
4.5	DUN LAOGHAIRE RATHDOWN-DEVELOPMENT PLAN 2016-2022	11
4.6	DRAFT DUN LAOGHAIRE-RATHDOWN DEVELOPMENT PLAN 2022-2028.....	12
5	DEMOGRAPHIC TRENDS	15
5.1	POPULATION FIGURES	15
5.2	AGE PROFILE	16
5.3	HOUSEHOLD SIZE	17
5.4	SCHOOL GOING AGE	18
5.5	SUMMARY OF FINDINGS	19
6	CHILDCARE FACILITIES	20
6.1	METHODOLOGY	20
6.2	ASSESSMENT	20
6.3	FINDINGS.....	23
7	EDUCATION.....	24
7.1	METHODOLOGY	24
7.2	ASSESSMENT	26
7.3	FINDINGS.....	26
8	OTHER FACILITIES	32
8.1	METHODOLOGY	32
8.2	ASSESSMENT & FINDINGS	33
9	CONCLUSIONS AND RECOMMENDATIONS.....	41

1 INTRODUCTION

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, have been instructed to submit a planning application on behalf of **Ted Living Limited**, Riverside One Sir John Rogerson's Quay, Dublin 2 for a strategic housing development proposal relating to a Build To Rent (BTR) residential development of 146 residential units, associated residential tenant amenity facilities, works to DunLeary House, a retail unit and all associated elements include public realm provisions all at site of c.559 ha, for lands at **the former TedCastle site and DunLeary House (A Proposed Protected Structure), Old Dunleary Road, Cumberland Street, Dun Leary hill, Dun Laoghaire, Co. Dublin.**

This Community Infrastructure Statement is lodged as an accompanying report for the subject proposal and should be read in conjunction with all plans and particulars submitted as part of the overall application.

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

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

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

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

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

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

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

2 SUBJECT SITE

The subject site is c. 0.559 ha and comprises of underutilised, brown field lands located within an urban context between Dun Laoghaire and Monkstown, Co. Dublin. The subject site is within the administrative area of Dun Laoghaire Rathdown County Council.

There is existing vehicular/Pedestrian gated access from the Old DunLeary Road and a number of pedestrian access points from Cumberland Street.

An aerial view and site location map for the subject site is identified in Figures 1 and 2 below.



Figure 1 - Subject Site (outlined red)



Figure 2 – Application boundary with DLR Lands shown in Green (MOLA Architecture extract)

2.1 Planning Context

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

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

The site zoning is identified in the figure below:



Figure 2 – Zoning Map of subject site outlined in black

The subject site is zoned 'NC – To protect, provide for and/or improve mixed-use neighbourhood centre facilities'.

Uses permitted in principle under this zoning include:

“Advertisements & Advertising Structures, Betting Office, Carpark, Community Facility, Craft Centre/Craft Shop, Creche/Nursery School, Cultural Use, Discount Food Store, Doctor/Dentist etc., Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre, Offices less than 300sqm., Open Space, Petrol Station, Public House, Public Services, Residential, Residential Institution, Restaurant, Retirement Home, Service Garage, Shop-Neighbourhood, Sports Facility, Tea Room/Café, Veterinary Surgery”.

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

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

The subject site contains a Specific Local Objective '153':

"That Dunleary House (Yellow Brick House) and associated boundary be retained in situ and renovated and ensure its rehabilitation and suitable reuse of the building which makes a positive contribution to the character and appearance of the streetscape at this location."

2.2 Surrounding Area

The subject site is located within an urban context in Dún Laoghaire. The subject site is bounded by residential apartments to the east and west. To the south of the site exists Da Vesci Gardens and Tennis Club and the Old Dunleary Road and DART rail line to the north.

The site has easy access to a wide range of existing services and facilities within the vicinity of the subject site.

2.3 Access to Public Transport

The site is exceptionally well located in terms of access to existing public transport.

Bus – There are high frequency Dublin Buses around the area of the subject site. The nearest bus stop is c. 200m and is serviced by routes:

- 7 (Mountjoy Square – Brides Glen Luas Stop)
- 7A (Mountjoy Square – Loughlinstown)
- 7D (Mountjoy Square – Dalkey)

There is another bus stop c.400m from the subject site which is serviced by high frequency routes including:

- 7 (Mountjoy Square – Brides Glen Luas Stop)
- 7A (Mountjoy Square – Loughlinstown)
- 46A (Phoenix Park – Dun Laoghaire)
- 63 (Dun Laoghaire – Kilternan)
- 63A (Dun Laoghaire – Kilternan Village)
- 75 (The Square Tallaght – Dun Laoghaire)
- 75A (Belgard Square South – Dun Laoghaire)
- 111 (Brides Glen – Dalkey)

DART - The nearest DART Station, Sathill/Monkstown being c.300m from the site and c. 900m from Dun Laoghaire DART station. These DART stations are serviced by routes to Bray, Greystones, Howth and Malahide.

Coastal Mobility Route – The site is located directly on this route.



Figure 3 – Subject Site in close proximity to public transport stops

3 THE PROPOSAL

The proposal before An Bord Pleanála is a high quality BTR development located at a prominent zoned site in Dún Laoghaire. The scheme represents a high quality, pedestrian friendly development and delivers 146 residential units (Build to Rent) and will include a range of communal/support facilities for the benefit of tenants as well as a retail unit and the conversion of Dun Leary House (a Proposed Protected Structure) to co-working office space (open to the general public).

The proposal also offers significant planning gain to the area by way of exceptional public realm provisions as discussed and agreed with Dun Laoghaire Rathdown County Council.

3.1 Development Summary

The BTR proposal provides for the following development (in summary):

- 146 residential units in the form of:
 - 34 x Studio Units (23.3%)
 - 77 x 1 Bedroom Units (52.7%)
 - 35 x 2 Bedroom Units (23.9%)
- Residential amenity facilities (with a combined area c. 459sqm)
- A retail unit c.290m²
- Refurbishment, partial removal and adaptation of a 4 storey building on site known as “DunLeary House”(a proposed Protected Structure) to provide co-working office suites (c.247m²) at Levels 01,02 and 03
- 52 Car Parking Spaces (44 at level 00 and 8 at surface level at Cumberland Street)
- 4 Motor Cycle Spaces at level 00
- 277 bicycle parking spaces
- Private and Communal Open Space
- New gated vehicular access and gated cycle pathway off Old Dun Leary Road to level 00
- All associated ancillary plant at level 00
- Extensive public realm improvements, landscaping, boundary treatments, lighting and signage

All associated ancillary site development works including all associated landscape and boundary treatment proposals and all associated ancillary water and drainage works (including the diversion of existing sewer at Cumberland Street).

4 PLANNING POLICY CONTEXT

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

4.1 Sustainable Residential Development in Urban Areas (2009)

The aim of these guidelines is to set out the key planning principles which should be reflected in development plans and local area plans, and which should guide the preparation and assessment of planning applications for residential development in urban areas.

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

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

The Guidelines state the following:

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

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

We confirm that as the development proposes 146no. residential units for the subject site, the existing capacity and potential demand arising from this development is now assessed in this report.

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

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

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

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

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

- *Forecasting Future Demand*
- *Planning for New Schools through Local Authority Development Plans*
- *Location of Schools - Planning Considerations*
- *Site Development Standards*
- *School Development Proposals and the Development Management Process*
- *School Site Identification and Acquisition*

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

- *The anticipated increase in overall population for the city/county plan area over the next nine years;*

- The current school going age population based on school return;
- The increase in school-going population, assuming that an average of 12% of the population are expected to present for primary education; and
- The number of classrooms required in total derived from the above.

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

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

4.3 Childcare Facilities - Guidelines for Planning Authorities (2001)

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

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

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

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

4.4 Apartment Guidelines 2020

The 2020 apartment guidelines reiterate the provision of one child-care facility for every 75 dwelling units, subject to the proposed development mix and existing local childcare facilities:

‘4.7: Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.’

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

‘One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.’

With this in mind, we note that the current proposal delivers on the following mix:

- 34x Studio Units (23.3%)
- 77 x 1 Bedroom Units (52.7%)
- 35 x 2 Bedroom Units (24%)

It is noted that 111 out of the proposed 146 units are made up of studio and 1 bed units. Based on the figures set out above there are 35 no. x 2 bedroom units within the proposed development, which have the potential to require some element of childcare.

4.5 Dun Laoghaire Rathdown-Development Plan 2016-2022

The Dun Laoghaire-Rathdown County Council Development plan is the relevant statutory planning context for the subject site. The Development Plan was prepared in 2016 and is the statutory plan for the site and its environs. This Plan will remain valid for 6 years from the date of adoption by Dun Laoghaire-Rathdown County Council.

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

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

Childcare Facilities:

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

Community Facilities:

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

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

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

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

Education:

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

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

Health Care:

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

Sports & Recreation:

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

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

Open Space:

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

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

4.6 Draft Dun Laoghaire-Rathdown Development Plan 2022-2028

Dun Laoghaire-Rathdown County Council is currently in the process of developing an up-to-date County Development Plan for 2022-2028. Proposed amendments to the draft Plan are currently on display, at the time of writing this Report.

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

Community Facilities:

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

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

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

Childcare Facilities:

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

Education:

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

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

Health Care Facilities:

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

Sports & Recreation:

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

OSR10: It is a Policy Objective to ensure the adequate playing fields for formal active recreation are provided for in new development areas. It is Council Policy that existing sports facilities and

grounds within the established urban area are protected, retained and enhanced. It is Council policy to increase the number of playing pitched in the County. It is a Policy Objective to maximise the use of playing pitched in the County and for playing pitched to be utilised seven days a week, subject to protecting adjoining residential amenity."

Open Space:

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

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

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

5 DEMOGRAPHIC TRENDS

Demographic Trends for the defined catchment areas were reviewed based on the Census 2016 data for the Dublin County area and Small Area Population Statistics (SAPs) for the District Electoral Divisions (DEDs) of Dún Laoghaire- Salthill, Dún Laoghaire - West Central, Dún Laoghaire – East Central, Dún Laoghaire – Glenageary, Dún Laoghaire – Mount Town, Blackrock-Monkstown and Blackrock -Seapoint for the same year.



Figure 4 - Electoral Division map of subject area

5.1 Population Figures

The most recent population figures for the electoral divisions of Dún Laoghaire- Salthill, Dún Laoghaire - West Central, Dún Laoghaire – East Central, Dún Laoghaire – Glenageary, Dún Laoghaire – Mount Town, Blackrock-Monkstown and Blackrock -Seapoint are highlighted in Table 1 below for the convenience of An Bord Pleanála.

DED	2011	2016	Actual Change	% Change
Blackrock-Monkstown	3,073	3,239	166	5.1%
Blackrock - Seapoint	1,438	1,450	12	0.8%
Dún Laoghaire- Salthill	1,623	1,729	106	6.1%

Dún Laoghaire- West Central	2,368	2,690	322	12.0%
Dún Laoghaire – East Central	2,234	2,489	255	10.2%
Dún Laoghaire – Glenageary	1,922	1,929	7	0.4%
Dún Laoghaire – Mount Town	1,734	1,779	45	2.5%
Total	14,392	15,305	913	6.0%

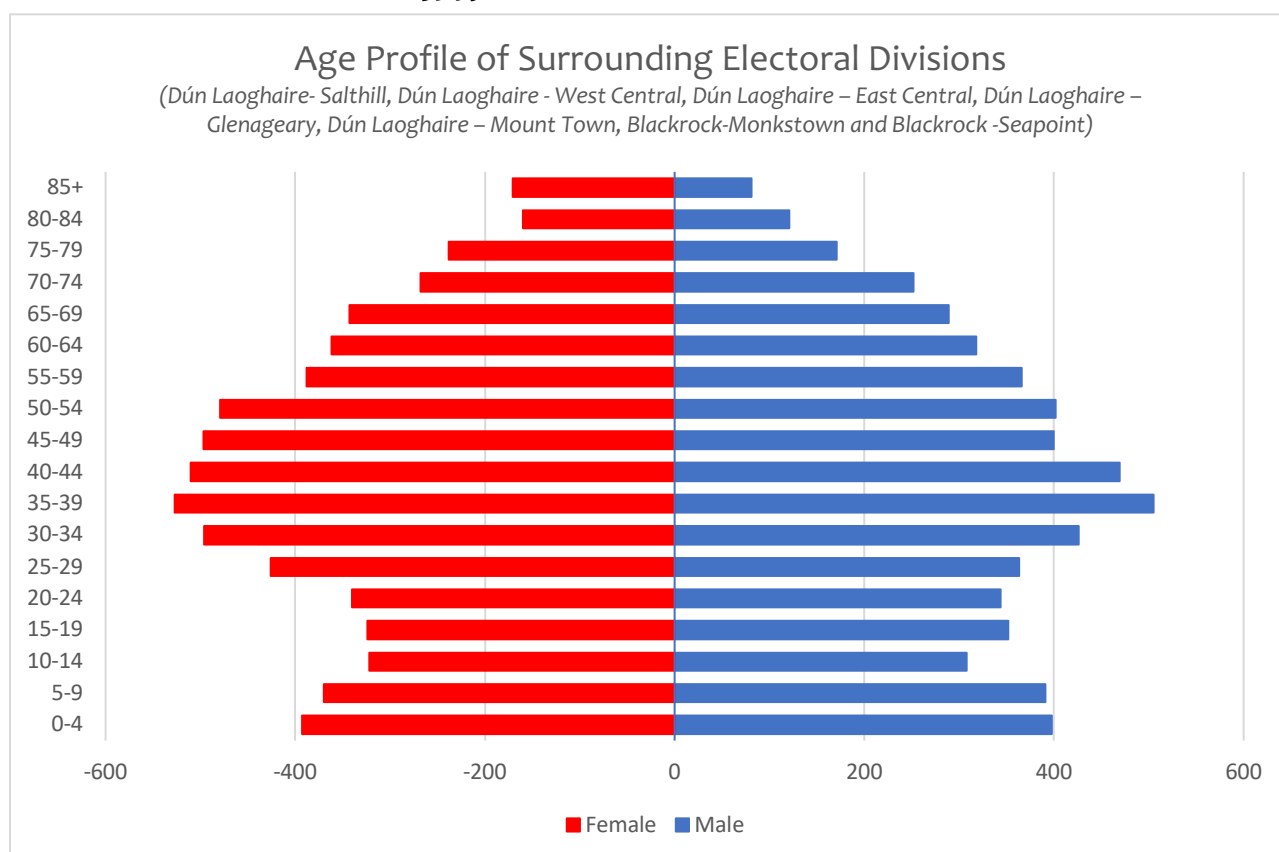
Table 1 - Population evolution in both Electoral District Areas (Source: CSO 2016)

The table above indicates that between 2011 and 2016 there was an increase in population in each of the electoral divisions. There was an average 6% increase across all electoral divisions. The Dun-Laoghaire-Salthill electoral division, where the subject site is located, saw a 6.1% (106 people) population increase. The proposed development offers housing that caters to the demand in the surrounding area and offers a much needed high-density development scheme.

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

5.2 Age Profile

A review of the selected Electoral Districts confirm that these communities and their surrounding areas have an age profile weighed largely towards a young adult/adult working population group (25-59). This can be assessed following a review of the figure below, which confirm that the largest age cohort within all divisions is 35-59.



This can be attributed to the site's close proximity to Dublin City Centre and to various Business Parks in the area making it an ideal area for professionals to locate. The proposed development offers a mix of units and will provide appropriate housing stock for the demographics of the area.

5.3 Household Size

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

- The predominant household size in the Dún Laoghaire- Salthill, Dún Laoghaire - West Central, Dún Laoghaire – East Central, Dún Laoghaire – Glenageary, Dún Laoghaire – Mount Town, Blackrock-Monkstown and Blackrock -Seapoint Electoral Divisions is 2 people, which equates to 34% or 1,542 households out of 4,595.
- The predominant household size in the 'Dun Laoghaire- Salthill' Electoral Division area where the subject site is located is 2 people. This equates to 37% or 272 households out of a total of 743 households.
- The proposed development offers mixed density units which is in line with the demand arising from the surrounding area.
- Whilst we acknowledge the above figures show that in roughly 34% of the households are 2 persons, we note that the average number of people per household in the EDs are:

○ Dun Laoghaire- Salthill	2.29
○ Dun Laoghaire- West Central	2.30
○ Blackrock- Seapoint	2.75
○ Blackrock- Monkstown	2.38
○ Dun Laoghaire – East Centra	2.25
○ Dun Laoghaire – Glenageary	2.74
○ Dun Laoghaire – Mount Town	2.73

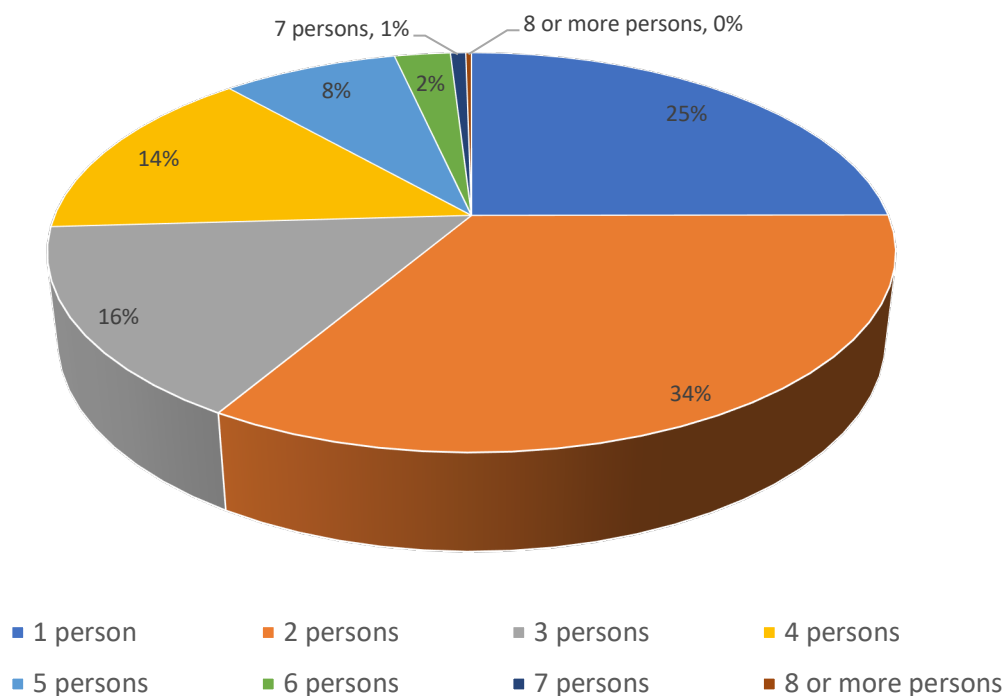
This is an average of **2.49** per household in this area. The overall proposal (146 no. residential units) is therefore estimated to generate a population of **c. 364 no. persons** (146 x 2.49) based on this household average.

- However, it is important to note that given the numbers of studio and 1 bed units proposed by way of this Build to Rent development at the subject site (i.e 111 out of the 146 no. residential units proposed) it is assumed that the population generated by the proposed development will be significantly less. In the event that 1 person occupies the 111 no. studio and 1 bed units and based on an average of 2.43 per household for the remaining 35 units (2 beds) this would equate to c. **196 no. persons**.
- We wish to highlight at this point that the proposed development is expected to yield a reduced household size given the nature of the scheme. However, the local electoral division average of 2.49 persons per household has been applied to generate the uppermost demand in terms of envisioned population.
- The development proposed has majority of one-bedroomed apartments, which greatly reduces the number of children or families that will be present within this development. In addition to this, the census data shows that only 5% of these families will have children eligible for childcare facilities. This greatly reduces the need for a childcare facilities onsite.

Based on the above review of local population, and on the proposed development type that is build to rent that would typically include young, single professionals, it is not considered likely that creche facilities will be needed as part of the subject development. With existing creche facilities and capacity in the area it is not considered prudent to include a creche within the subject development.

Household Size

(Dún Laoghaire- Salthill, Dún Laoghaire - West Central, Dún Laoghaire – East Central, Dún Laoghaire – Glenageary, Dún Laoghaire – Mount Town, Blackrock-Monkstown and Blackrock -Seapoint)



5.4 School Going Age

In order to assess the percentage of this population that will require school places, the current age profile (4-19 years of age) of Dún Laoghaire- Salthill, Dún Laoghaire - West Central, Dún Laoghaire – East Central, Dún Laoghaire – Glenageary, Dún Laoghaire – Mount Town, Blackrock-Monkstown and Blackrock -Seapoint was examined as a typical percentage of the population that will require schooling.

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

Age	Dún Laoghaire- Salthill, Dún Laoghaire - West Central, Dún Laoghaire – East Central, Dún Laoghaire – Glenageary, Dún Laoghaire – Mount Town, Blackrock-Monkstown and Blackrock -Seapoint
Total No. of Persons Aged 4-19	2,276
Total No. of Persons in the ED's	15,305
Percentage of Total Population aged between 4-19	14.9%

Table 2 - No of school going age persons - Subject Area Census 2016

Table 2 above confirms that a total of 14.9% of the Dún Laoghaire- Salthill, Dún Laoghaire - West Central, Dún Laoghaire – East Central, Dún Laoghaire – Glenageary, Dún Laoghaire – Mount Town, Blackrock-Monkstown and Blackrock -Seapoint Electoral divisions are currently of school going age.

5.5 Summary of Findings

The key points to note are as follows:

- The total number of persons in Dún Laoghaire- Salthill, Dún Laoghaire - West Central, Dún Laoghaire – East Central, Dún Laoghaire – Glenageary, Dún Laoghaire – Mount Town, Blackrock-Monkstown and Blackrock -Seapoint Electoral Divisions is 15,305.
- The average household size in the area is 2.49 persons.
- The proposal (146 no. residential units) would generate a total population of c. 364 persons based on an occupancy of 2.43 persons per unit. However, it is important to note that given the numbers of studio and 1 bed units proposed by way of this Build to Rent development at the subject site (i.e 111 out of the 146 no. residential units proposed) it is anticipated that the population generated by the proposed development will be significantly less. The proposed development could generate a population range of between **196 – 364** no. persons. Given the Build to Rent nature of the proposed development as well as the unit mix proposed the lower end of the population scale is taken as the basis for the school going calculations (i.e a population of c.196 no. persons)
- 14.9% of this population of Dún Laoghaire- Salthill, Dún Laoghaire - West Central, Dún Laoghaire – East Central, Dún Laoghaire – Glenageary, Dún Laoghaire – Mount Town, Blackrock-Monkstown and Blackrock -Seapoint electoral division is of school going age.
- Therefore, 14.9% of the 196 of new residents are likely to be of school going age.

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

6 CHILDCARE FACILITIES

6.1 Methodology

In preparing the review of childcare facilities in the surrounding area, an appropriate starting point was a review of the Childcare Guideline's for Planning Authorities entitled 'Childcare Facilities - Guidelines for Planning Authorities (2001)', with regard to the requirement for childcare facilities for the current proposal of 146 Build to Rent residential units.

A review of the requirements for the provision of childcare facilities within new housing developments was examined and relevant conclusions drawn.

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

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

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

Following the compilation of an appropriate list of childcare facilities, an email and telephone survey was carried out in May 2021 to assess available capacity. The childcare facility was contacted directly in all cases and we confirm that the data gathered and applied to this assessment is based on the information and resources available to the schools at the time of the survey. However, we note that not all of the creches and schools replied to this request.

6.2 Assessment

Demand for Childcare Places

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

The proposed development is comprised of 146 build to rent units. **Studio units and one bedroom units are not considered to contribute to the childcare provision under the new apartments guidelines.** In addition, it is suggested in the Apartment Guidelines that some 2 and 3 bedroom units will not require childcare and as said, this assessment is based on conservative methodology.

The overall development mix is as follows:

- 34x Studio Units (23.3%)
- 77 x 1 Bedroom Units (52.7%)
- 35 x 2 Bedroom Units (24%)

It is submitted that the nature of the current Build to Rent development will not require significant childcare demand given the number of studio and 1 bed units proposed (111 units in combination) and the small quantum of 2 bed units delivered. The following requirements are therefore identified:

- 50% of all 2 bed units proposed= $35/2 = 18$ units
- 18 units - 1 facility required for every 75 units = $18/75 = 0.24$
- childcare spaces required for every 75 units = $20 \times 0.24 = 5$ spaces are required to address the requirements of the proposed scheme.

Having regard to the above, it is considered that the childcare need requirements generated by the proposed Build to Rent scheme can be readily accommodated in the vicinity of the subject site.

Capacity of Local Childcare Facilities

As part of this assessment, we assess the capacity and current enrolment figures for the following facilities, which are the childcare facilities located within a 2km radius of the subject site:

- Dún Laoghaire Montessori school
- Monkstown Montessori
- Monkstown Day Nursery Community Playgroup
- Squeals on Wheels Parent & Toddler Group
- WeeCare Day Nursery
- Tír Na Nog Creché
- Olivia's Montessori School
- Dun Laoghaire Baby and Toddler Group
- Once Upon a Time Nursery & Montessori
- Manorbroom Montessori
- Casa Rosa Dominican Montessori Preschool
- Little Apples Academy
- Simbas Montessori School
- The Magic Roundabout
- Magical Days Crèche and Montessori
- Saint Nicholas Montessori School
- Little Puddles Childcare
- Links Childcare Blackrock
- Raglan Childcare Centre
- Jelly Stone Park Day Nursery
- Mounttown Early Years Service
- CJ's Playgroup
- Sharavogue School
- Leap Stone Montessori
- Barnardos Tivoli Child & Family Centre
- St. Joseph's Montessori
- Kildarton Specialised Preschool
- Monkstown Grove Montessori School
- Willow Montessori School



Figure 11 - Location of Childcare Facilities

Of those 27 childcare facilities that were contactable there are a total of 15 childcare spaces were identified as being available within 2km of the subject site with a minimum overall capacity identified as follows:

	Child Care	Service Type	Max. Capacity Figure	Available Capacity
1.	Dun Laoghaire Montessori School	Sessional	16	0
2.	Monkstown Montessori School	Sessional	33	0
3.	Monkstown Day Nursery Community Playgroup CL	Part Time/Sessional	22	Not issued
4.	Squeals on Wheels	Sessional (Morning)	45	5
5.	Tír na nÓg Creche & Montessori	Full Day	43	2

6.	Olivia's Montessori Pre School	Full Day/Part Time/Sessional	Not issued	Not issued
7.	Wee Care Day Nursery	Full Day/Part Time/Sessional	177	0
8.	Once Upon a Time Nursery & Montessori	Full Day/Part Time/Sessional	80	Not issued
9.	Manorbrook Montessori & Afterschool	Part Time	21	Not issued
10.	Casa Rosa Dominican Montessori Preschool	Sessional	36	0
11.	Little Apples Academy	Full Day/Part Time/Sessional	60	4
12.	Simbas Childcare Limited	Part Time	38	1
13.	The Magic Roundabout	Full Day	62	0
14.	Magical Days Creche & Montessori	Full Day/Part Time	57	0
15.	Saint Nicholas Montessori School	Full Day/Part Time	44 (Full Day) 28 (Part Time)	Not issued
16.	Little Puddles Childcare	Full Day/Part Time/Sessional	28	0
17.	Links Childcare Blackrock	Full Day/Part Time/Sessional	240	Not issued
18.	Raglan Childcare Centre	Full Day	15	0
19.	Jelly Stone Park Day Nursery	Full Day/Part Time/Sessional	42	1
20.	Mounttown Early Years Service	Full Day/Part Time/Sessional	58	0
21.	CJ's Playgroup	Sessional	22	2
22.	Sharavogue School	Full Day/Part Time	180	0
23.	Leap Stone Montessori	Part Time/Sessional	22	0
24.	Barnardos Tivoli Child & Family Centre	Part Time	21	0
25.	St. Joseph's Montessori	Full Day/Part Time	Not issued	Not Issued
26.	Kildarton Specialised Preschool	Sessional	16	0
27.	Willow Montessori School	Full Day/Part Time/Sessional	Not issued	Not issued
Total				15

Table 3 - Capacity and Current Availability for Existing Child Care Facilities

6.3 Findings

Overall findings in terms of demand and provision in the area are noted as follows:

Proposal	Estimated Demand arising from the proposed development	Available Capacity in the vicinity
146 residential units	5 Spaces	15 spaces

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

It is noted that there is existing capacity within a 2km radius of the site for 5 childcare spaces and this is considered sufficient to address any potential requirement that may arise. In addition, it is noteworthy that not all of the childcare facilities within the 2 km radius were in the position to provide responses at the time of preparing this document.

We ask the Board to also consider that the current proposal is a build to rent model and the nature of the units proposed is not considered to warrant a requirement for childcare spaces.

All considered, the above analysis, coupled with demographic analysis for the area and nature of the proposal support the position that a childcare facility is not required for this development.

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

7 EDUCATION

7.1 Methodology

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

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

The main findings/recommendations from each document are detailed in Section 4 of this report.

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

- **Census 2016 figures** - Populations Statistics were reviewed to determine what the household composition and school going age was for the Electoral Areas.
- Also, an assessment of the demand arising from the proposed development was determined by multiplying the proposed number of units by the average number of persons per private household. Section 5 of this report contains further details.
- **2020/2021 Enrolment Figures** - Enrolment figures for the school year of 2018/2019 were reviewed to partly establish the available capacity in the schools examined in the assessment. Section 6 contains further details on this also.

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

We note specially that **49 primary schools** and **25 post primary** facilities have been examined as part of this statement. The various schools are identified as follows:

Primary

<i>Boooterstown National School</i>	<i>All Saints National School</i>
<i>Willow Park Junior School</i>	<i>Holy Trinity National School</i>
<i>Dun Laoghaire Educate Together NS</i>	<i>Monkstown Educate Together NS</i>
<i>Harolds Boys National School</i>	<i>Dalkey School Project</i>
<i>St. Anne’s National School</i>	<i>Gaelscoil Shliabh Rua</i>
<i>The Harold School</i>	<i>St. Jopsephs National School</i>
<i>Kill o’The Grange National School</i>	<i>Scoil Padgraig Naofa</i>
<i>St. Patricks Girls National School</i>	<i>Carysfort National School</i>
<i>Loreto National School</i>	<i>Clochar San Dominic</i>
<i>Beniscasa Special School</i>	<i>Scoil Loircan</i>
<i>Guardian Angels National School</i>	<i>St. Colmcille National School</i>
<i>St. Marys Boys National School</i>	<i>Willow Park Junior School</i>
<i>Our Lady’s Mercy Convent</i>	<i>St. Andrews Junior College</i>
<i>St. Augustine School</i>	<i>Scoil San Treasa</i>

<i>Oatlands Primary School</i>	<i>The Childrens House Primary School</i>
<i>St. Laurences BNS</i>	<i>Mount Anville Primary School</i>
<i>CBC Monkstown Junior School</i>	<i>St. Raphelas National School</i>
<i>Setanta Special School</i>	<i>Carmona school</i>
<i>Holy Family School</i>	<i>Nord Anglia International School</i>
<i>St. Brigids Boys National School</i>	<i>St Brigids Girls National School</i>
<i>Our Lady's Good Counsel GNS</i>	<i>Our Lady's Good Counsel BNS</i>
<i>St. Oliver Plunket SP School</i>	<i>St. Kevins National School</i>
<i>Castle Park School</i>	<i>Dalkey National School (St. Patricks)</i>
<i>Glenageary Killiney National School</i>	<i>Sharavogue Junior School</i>
<i>Rathdown Junior School</i>	<i>St. John's National school</i>
<i>Holy Trinity National School</i>	<i>St. Brigid's National School</i>
<i>Gaelscoil Laighean???</i>	

Post Primary

<i>Christian Brothers College</i>	<i>Coláiste Eoin</i>
<i>Dominican College Sion Hill</i>	<i>Newpark Comprehensive School</i>
<i>Rockford Manor Secondary School</i>	<i>St. Raphaelas Secondary School</i>
<i>Holy Child Secondary School</i>	<i>Clonkeen College</i>
<i>St Josephs Cluny Secondary School</i>	<i>St. Andrews College</i>
<i>Loreto Foxrock</i>	<i>Blackrock Further Education</i>
<i>Mount Anville Secondary School</i>	<i>Oatlands College</i>
<i>Blackrock College</i>	<i>Rathdown School</i>
<i>Cabinteely School</i>	<i>Coláiste Iosagáin</i>
<i>Willow Park school</i>	<i>Nord Anglia International School</i>
<i>St. Laurence College</i>	<i>Loreto Abbey Dalkey</i>
<i>Holy Child Secondary School</i>	<i>Stepaside ET Secondary School</i>

Following the compilation of a comprehensive list of schools (primary and post primary), an email and telephone survey was carried out in May 2021 to assess available capacity.

The school principal/school secretary was contacted directly in all cases and we confirm that the data gathered and applied to this assessment is based on the information and resources available to the schools at the time of the survey.

However, we note that not all of the schools replied to this request. Therefore, in addition we used the data provided by schooldays.ie (2020/2021) in order to estimate the number of pupils in each school.

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

We refer to the assessment and findings below.

7.2 Assessment

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

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

Demand for School Places

It has been previously established that 21.17% of the overall population are of the average school going age.

We can assume that 12% of the population created by this development will attend primary school and the remaining 8% will attend secondary school.

This assumption is made based on guidance detailed in “*The Provision of Schools and the Planning System*”, which details that primary school demand can be assessed based on a rate of 12% of the school going age and that the remaining 8% attend post primary facilities.

Having considered the above, we note that the overall population envisaged for the proposed development (146 no. units) is **c. 196 no. persons**.

Based on the figures provided, we can estimate that the demand for primary school places would equate to c.24 no. pupils and the demand for post primary school places to c. 16 no. pupils.

7.3 Findings

Capacity of Primary School Facilities

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

	Primary School	Type	Enrolment Figure	Max. Capacity Figure	Available Capacity
1	Boostertown National School	Mixed	90	90	0
2	All Saints National School	Mixed	55	60	5
3	Saint Brigids National School	Mixed	99	110	11
4	Holy Trinity National School	Mixed	578	604	26
5	Dun Laoghaire Educate Together National School	Mixed	62	Not issued	-
6	Monkstown Educate Together National School	Mixed	455	459	4
7	Harold Boys National School	Boys	125	132	7
8	Dalkey School Project	Mixed	234	240	6
9	St. Johns National School	Mixed	181	190	9
10	The Harold School	Mixed	658	677	19
11	St. Joseph's National School	Mixed	316	320	4
12	Kill O'The Grange National School	Mixed	217	Not issued	-

13	Scoil Padraig Naofa	Boys	608	654	46
14	St. Patricks Girls National School	Girls	568	Not issued	-
15	Carysfort National School	Mixed	596	614	18
16	Loreto National School	Mixed	326	374	48
17	Dominican Primary School	Mixed	206	222	16
18	St. Colmcille Junior National School	Mixed	780	788	8
19	Scoil Lorcain	Mixed	484	488	4
20	Guardian Angels National School	Mixed	429	440	11
21	St. Patricks National School (Dalkey)	Mixed	99	105	6
22	St. Mary's Boys National School	Boys	455	Not issued	-
23	Willow Park Junior School	Boys	Not issued	Not issued	-
24	Our Lady's Mercy Convent School	Girls	265	270	5
25	St. Andrews College Junior	Mixed	Not issued	Not issued	-
26	St Augustine School	Mixed	158	160	2
27	San Treasa Primary School	Mixed	452	450	0
28	Oatlands Primary School	Mixed	440	440	0
29	The Children House Primary School	Mixed	78	80	2
30	St. Laurences BNS	Boys	356	356	0
31	Mount Anville Primary School	Girls	480	480	0
32	Holy Family School	Mixed	148	157	9
33	St. Raphaelas National School	Girls	448	456	8
34	Setanta Special School	Mixed	54	55	1
35	CBC Junior School	Boys	515	Not issued	-
36	Nord Anglia International School	Mixed	Not issued	800	-
37	St. Brigids Boys National School	Boys	458	484	26
38	St. Brigids Girls National School	Girls	536	540	4
39	Our Lady's Good Counsel GNS	Girls	297	297	0
40	Our Lady's Good Counsel BNS	Boys	391	417	26
41	St. Oliver Plunket SP School	Mixed	63	63	0
42	Castle Park School	Mixed	Not issued	Not issued	-
43	Glenageary Kiliney National School	Mixed	232	Not issued	-
44	Sharavogue Junior School	Mixed	260	260	0
45	Rathdown Junior School	Girls	263	Not issued	-
46	St. Kevins National School	Mixed	199	200	1

47	Carmona Special School	Mixed	Not issued	Not issued	-
48	The Red Door School	Mixed	24	24	0
49	Goatstown Stillorgan ETNS	Mixed	40	Not issued	-
50	Stepaside ETNS	Mixed	337	371	34
51	Gaelscoil Shliabh Rua	Mixed	236	285	49
Total					415

Table 5 - Enrolment, Capacity and Current Availability for Existing Primary Schools Facilities

The table above illustrates the total estimated available capacity in existing primary schools as 415 no. pupil spaces. The locations of these schools are shown in the diagram below:

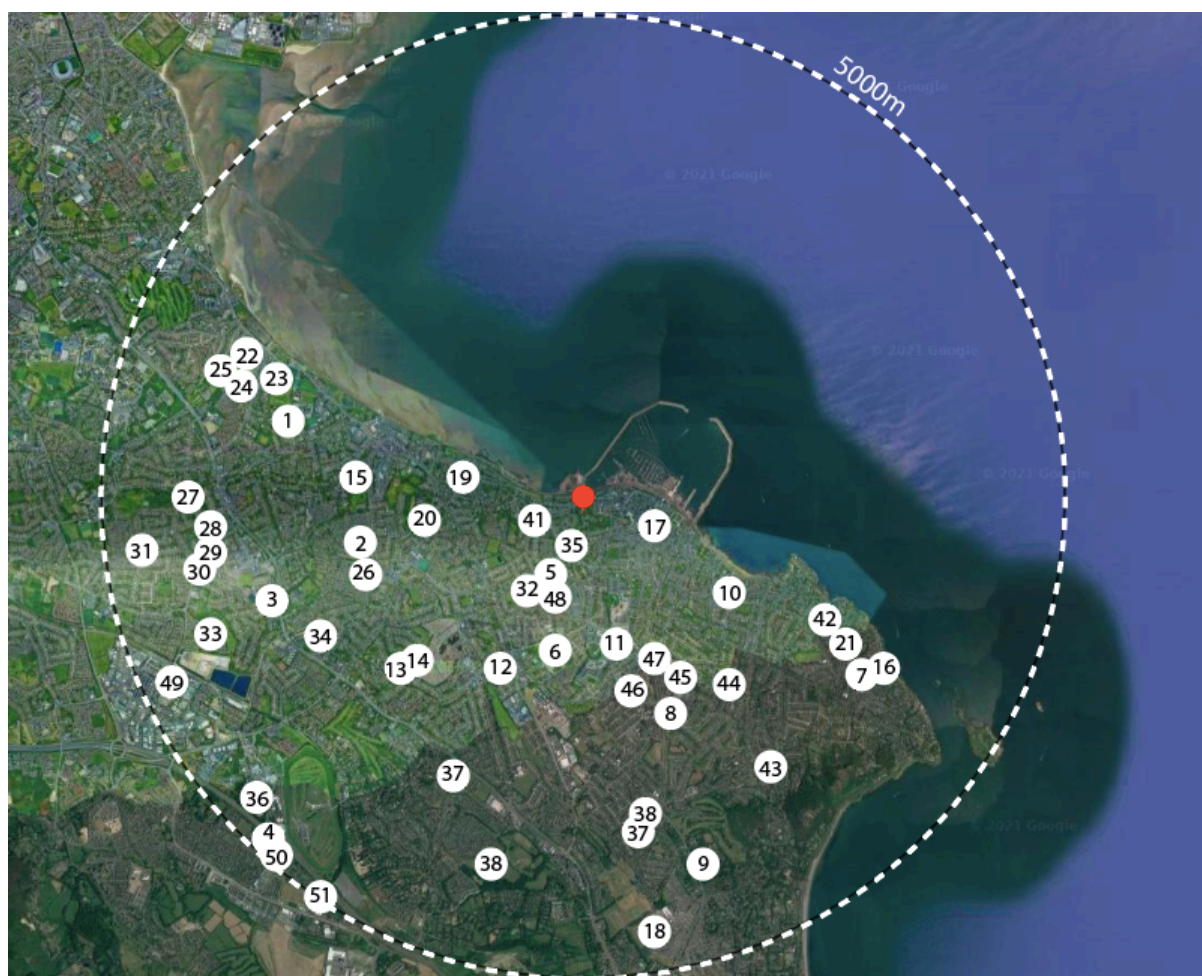


Figure 12- Location of primary schools in relation to the subject site

Overall findings are noted as follows:

Proposal	Estimated Demand arising from the proposed development	Available Capacity in the vicinity of the subject site
146 residential units	24	415 spaces

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

Taking the above into account, it is submitted that there exists sufficient capacity in the surrounding area to cater for the primary school needs arising from the proposed development of 146 no. residential units – which equates to c. 24 no. places.

Capacity of Post Primary School Facilities

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

	Post Primary School	Type	Enrolment Figure	Max. Capacity	Available Capacity
A.	Saint Augustines School	Mixed	158	160	2
B	Dominican College Sion Hill	Girls	437	464	27
C.	Newpark Comprehensive School	Mixed	861	863	2
D.	Rockford Manor Secondary School	Girls	274	277	3
E.	St. Raphaelas Secondary School	Girls	569	583	14
F.	Holy Child Community School Monkstown	Mixed	246	255	9
G.	Clonkeen College	Boys	575	590	15
H.	St Joseph of Cluny Secondary School	Girls	246	252	7
I.	St. Andrews College	Mixed	988	996	8
J.	Loreto College Foxrock	Girls	513	Not issued	-
K.	Coláiste Eoin	Boys	500	500	0
L.	Mount Anville Secondary School	Girls	687	700	13
M.	Oatlands College	Boys	545	545	0
N.	Christian Brothers College	Boys	515	538	23
O.	Blackrock College	Boys	1000	Not issued	-
P.	Rathdown School	Girls	249	Not issued	-
Q.	Cabinteely Community School	Mixed	471	495	38
R.	Coláiste Iosagáin	Girls	485	Not issued	-
S.	St. Laurences College	Mixed	258	258	0
T.	Willow Park School	Mixed	207	Not issued	0
U.	Loreto Abbey Dalkey	Girls	653	700	47
V.	Holy Child Killiney	Girls	352	380	28
W.	Holy Child Community School Sallygonin	Mixed	247	247	0
X.	Stepaside ET Secondary School	Mixed	300	314	14
Y.	Goatstown Stillorgan ET Secondary School	Mixed	17	Not issued	-
Z.	St. Colmcille Senior NS	Mixed	796	801	5
	Total	-			255

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

Table 7 above illustrates the total estimated available capacity of post primary schools examined within this assessment, which equates to **255 no. places**.

It is submitted that this is sufficient to cater for the **16 no. places** arising from the proposed development. The locations of these schools are show in the diagram below:

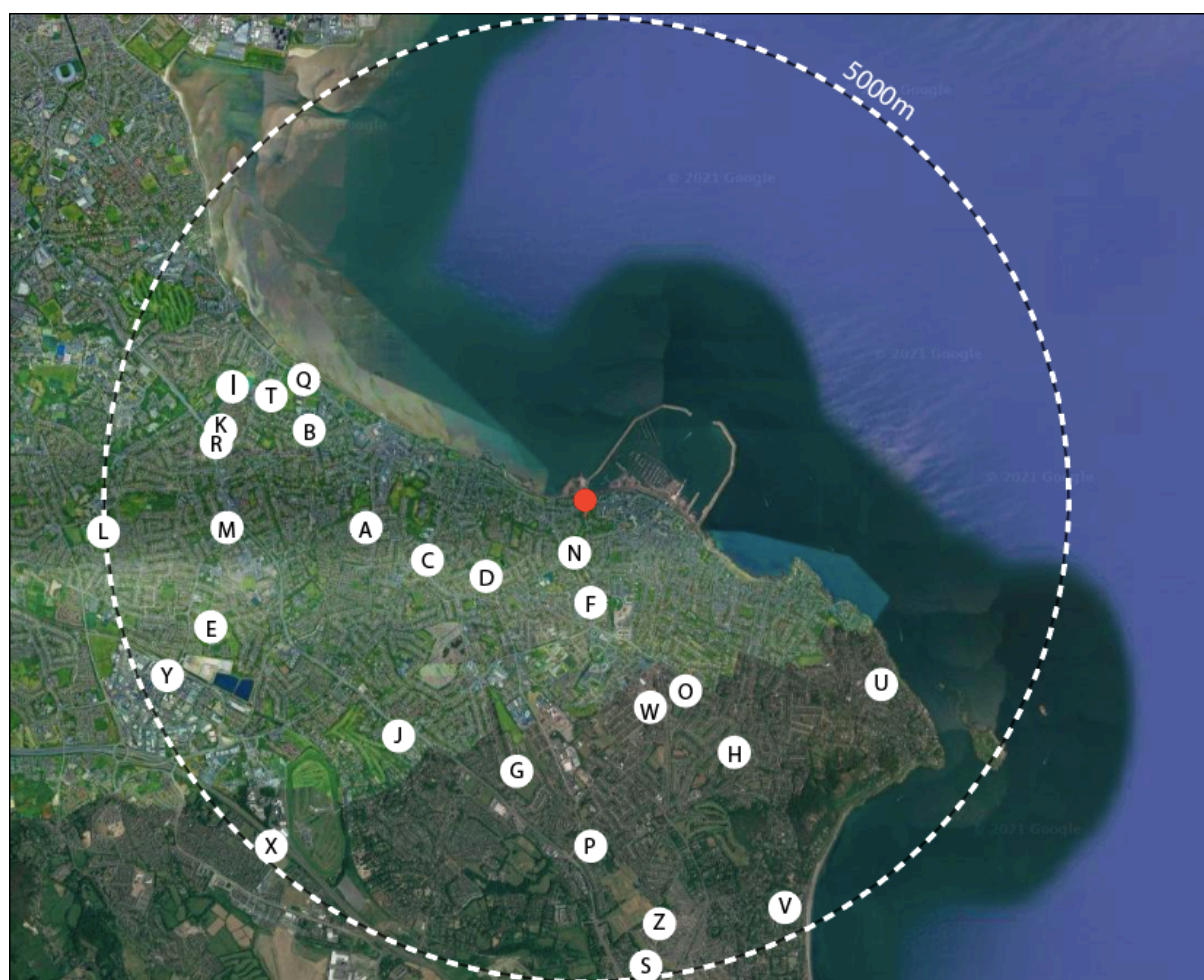


Figure 13- Location of secondary schools in relation to the subject site

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

Proposal	Estimated Demand arising from the proposed development	Available Capacity within post primary schools
146 residential units	16	255 spaces

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

Taking the above into account, it is submitted that there is sufficient capacity to cater for the post - primary school needs arising from the proposed development of 146 no. units.

Educational Facilities Summary

As previously discussed, the development proposed has a majority of studios and one-bedroomed apartments, which greatly reduces the number of children or families that will be present within this development.

It is considered that this will reduce the demand created for school places. Notwithstanding the above, we have carried out our assessment with the consideration that this development would create an average demand for places.

Based on an initial review of capacity available in the various primary and post primary school facilities within the area, our initial review confirms that there is sufficient capacity to cater for the 24 no. primary pupils and 16 post primary pupils arising from the proposal. This conclusion is based on a telephone and email survey carried out in May 2021, which established the capacity of the various schools referenced above.

Taking the above into account, it is submitted that there exists sufficient capacity to cater for the primary and post - primary school needs arising from the proposed development of 146no. units.

All in all, it is submitted that, there is no current requirement for the provision of an additional educational facility to address the demand arising from the subject proposal.

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

8 OTHER FACILITIES

8.1 Methodology

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

- Further Education
- Community Facilities
- Sports Clubs
- Public Parks
- Health Care
- Religion
- Elderly

Further Education

A desktop - based review of further education facilities was prepared in May 2021.

A study area of 1.5 km was selected as an appropriate catchment area for the review of such facilities. The following areas of focus were considered:

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

Community Facilities

A desktop - based review of community and social facilities was prepared in May 2021. A study area of 1.5 km was selected as an appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Youth Clubs
- Libraries
- Elderly care
- Hobby clubs

Sports Clubs

A desktop-based review of open space and sports and recreational facilities in the area was also prepared in May 2021. A study area of 1.5 km was selected as appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Gyms
- Outdoor clubs

- Indoor clubs
- Sports centres
- Sports classes

Public Parks

A desktop-based review of public open space and recreational facilities in the area was also prepared in May 2021. A study area of 1.5 km was selected as appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Parks
- River/Canals
- Beaches
- Urban Squares

Health care

A desktop-based review of health care facilities in the area was also prepared in May 2021. A study area of 1.5 km was selected as appropriate catchment area for the review of such facilities. The following areas of focus were considered:

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

Religion

A desktop-based review of religious facilities in the area was also prepared in May 2021. A study area of 1.5km was selected as appropriate catchment area for the review of such facilities. All regions were considered in this.

Elderly

A desktop-based review of elderly care facilities in the area was also prepared in May 2021. A study area of 1.5km was selected as appropriate catchment area for the review of such facilities. The area focused on was nursing homes.

8.2 Assessment & Findings

Further Education

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

Further and adult education centres

- Dun Laoghaire Further Education Institute
- Dun Laoghaire Institute of Art Design & Technology
- Dun Laoghaire Community Training Centre

- Blackrock Education Centre
- The Irish Academy of Public Relations
- DLTC Language School
- Active Language Learning DL
- Language and Leisure International
- LHP Skillnet
- Alternative Learning Programme (ALP)
- Academy of Classical Chinese Medicine
- Assistance Language School
- Kumon Maths & English School
- Kingstown College

Skill schools

- Dance Theatre of Ireland
- The Irish National Sailing & Powerboat School Ltd.
- Dunphy School of Irish Dancing
- ZUMBA with Dance & Health DL
- Ripcoder Club
- Pedal Notes Music Education
- Fegan Academy of Irish Dance
- Ultimate School of Music
- Clive's Easylearn Pop and Rock School
- Mobile Music Classes
- Fís (Film in School)
- FlyRyte Drone Academy

Further Education Summary

While there is a good amount of adult education centres and institutes within the 1.5km Radius, the following colleges and further education establishments are within 7 km.

University College Dublin	6.3km
UCD Michael Smurfit Graduate Business School	3.2km
Sallynoggin College of Further Education	1.8km

UCD has an enrolment of approximately 32,000 students, IDAT has an enrolment of approximately 2,300 students and Dun Laoghaire Further Education Institute has an enrolment of 800. No enrolment figure was available for Sallynoggin College of Further Education.

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

It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

Community Facilities

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

- Mounttown Community Facility
- Monkstown Community Centre
- Dun Laoghaire Rathdown Volunteer Centre

Youth Clubs

- The Beat Youth Café
- Dun Laoghaire Youth Service/Youth Information Centre
- Urban Junction

Libraries

- DLR Lexicon Library and Culture Centre

Elderly Care

- Glengara Park Nursing Home
- Aclare Nursing Home
- Ashford House Nursing Home
- Harvey Private Nursing Home
- The Fern Dean Nursing Home
- Ashbury Nursing Home

Community and Social Facilities Summary

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

Sports Clubs/Leisure Centres/Hobbies

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

Gyms

- Energie Fitness Dun Laoghaire
- Westwood Club Dun Laoghaire
- Pier Health Club
- Mark O'Callaghan Fitness
- Warriors Thai Boxing Gym
- DLR Leisure Services Monkstown
- The Lab Performance and Nutrition
- Anytime Fitness Dun Laoghaire
- Monkstown Swimming Pool & Fitness Centre
- HIIT Fitness
- Underground Fitness Dublin

- Vert Fitness
- Inspire Fitness & Physiotherapy
- West Wood Club
- The Martial Arts Academy

Outdoor Clubs

- Stradbrook Rugby Club
- Blackrock College RFC
- Dun Laoghaire Bowling Club
- St. Michael's Rowing Club
- Sailing in Dublin Club
- Monkstown Lawn Tennis Club
- De Vesci Tennis Club
- Bluepool Football Pitches
- BigStyle Adventure Sports
- Monkstown Skatepark
- Irish Youth Sailing Club
- Dun Laoghaire Motor Yacht Club
- Royal Irish Yacht Club
- Harbour Splash Aqua Park
- Public Basketball Court
- Cabinteely Football Club
- Clarinda Tennis Club

Indoor Clubs

- Dun Laoghaire Bowling Club
- Living Yoga
- Healing Yoga Dublin
- Essence of Yoga
- My Yoga body- Hot Yoga Dublin
- Over the moon Yoga
- ZUMBA with Dance and Health
- Platinum Pilates & Physiotherapy Honey Park
- Flow 34 Pilates
- Boogie Bounce Dun Laoghaire
- Dun Laoghaire Bowling club
- Monkstown Boxing Club

- Monkstown Snooker Club
- Slimming World Blackrock

Sports Club/Leisure Centres/Hobbies Summary

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

It is also worth noting that the proposed development includes the provision of a gym which will be available to future residents of the scheme.

Public Parks

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

Parks

- People's Park
- Jack Carrigy Park
- Moran Park
- Crosthwaite Park
- Vesey Public Park
- Sea Point Park
- Cualanor Park
- Royal Terrace Square
- Abbot Garden
- The Dillon Garden
- Belgrave Square

Park Summary

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

Furthermore and as set out in the enclosed planning report, the current proposal offers up an exceptional landscape masterplan prepared by Cameo and Partners Landscape Architects including communal open space provided in a quality scheme. The proposal delivers a range of character areas and provides for both active and passive uses within the scheme.

Health Care

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

Doctor's Practices

- Dun Laoghaire Surgery
- Sheehan Medical Practice

- Dr. Jack Grennan Dental Surgery

Medical Centres

- Beechlawn Medical Centre
- Dublin Chiropractic Disc Centre
- Seapoint Clinic
- Smiles Dental Dun Laoghaire
- Dun Laoghaire Dental Care
- Generation Health Medical Clinic
- Monkstown Natural Health Clinic
- Women's Health Clinic
- Dun Laoghaire Chiropody & Podiatry Clinic
- The Foot Health Clinic
- Monkstown Surgery
- Killane Dental Care
- Carter Beauty & Acne Clinic

Mental Health

- Mental Health Ireland
- Professor Abbie Lane Monkstown
- Lumina Psychotherapy Clinic Dun Laoghaire
- Institute of Psychosocial Medicine
- The LIFE Architect
- Open Minds Centre

Hospitals

- St Michael's Hospital
- St. Vincent's University Hospital - Emergency Department

Animal Care

- Veterinary Hospital
- Park Lane Vets
- Ark Vetcare Dun Laoghaire

Health Care Summary

It is apparent from our review of health care facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. In addition, while there are two hospitals within a 1.5 km radius, the following hospitals are within 7km radius of the site:

Blackrock Clinic	3.2 km
St. Vincent's Hospital	5.2 km

National Rehabilitation Hospital	2.7 km
Saint John of God Hospital	2.3km
The Beacon Hospital	6.3 km
Leopardstown Park Hospital	5.4 km

It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

Religion

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

- St. Michael's Church
- The Methodist Church
- Saint John's Church & Presbytery
- Dun Laoghaire Evangelical Church
- St Patrick's Church
- Church of Ireland, Monkstown
- St Paul's Church Glenageary
- Presentation Brothers
- Dun Laoghaire Presbyterian Church
- RCCG King's Arena Church
- Arann Reformed Baptist Church
- Christ Church
- St. Joseph's Parish Church
- Quaker Meeting House

Religion Summary

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

Elderly

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

- Glengara Park Nursing Home
- Aclare Nursing Home
- Ashford House Nursing Home
- Harvey Private Nursing Home
- The Fern Dean Nursing Home
- Ashbury Nursing Home

The surrounding area also provides for Independent and Assisted living facilities:

- Rosepark Independent Living
- Glandore Mews Assisted Living Facility

The area also provides for a Senior and Elderly care service providing with care givers for the elderly and elderly care jobs:

- MindMe Senior & Elderly Care

There also exists a charitable organisation “Engaging Dementia Mounttown” that supports communication and engagement for people with dementia and Alzheimers. The organisation holds meetings every month face-to-face and virtually for those who would like to get involved and share their experiences, get reliable information and meet new people.

Elderly Summary

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



Figure 14 – Location of all Other Facilities in relation to the subject site

It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

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

9 CONCLUSIONS AND RECOMMENDATIONS

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

- There is sufficient **crèche capacity** between the existing facilities in the area to meet the estimated demand arising from the proposed development.
- There exists sufficient capacity in the surrounding area to cater for the **primary school needs** arising from the proposed development of 146 no. residential units.
- There also exists sufficient capacity in the surrounding area to cater for the **post primary school** needs arising from the proposed development of 146 no. residential units.
- From our review of **community and social facilities**, it is apparent that there is an appropriate provision within the surrounding area to serve the development now proposed. As set out in Section 8.0 there is a wide range of existing community facilities providing for educational and social amenity for the new development. This is in addition to the residential amenities proposed as part of this Build to Rent proposal.
- It is apparent from our review of the **sports clubs**, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context. There exists separate sports clubs catering for different varieties of sport within 1.5km of the subject site. They include GAA, tennis, weightlifting, rugby and football clubs.
- It is apparent from our review of **public parks**, that there is an appropriate provision within the surrounding area to serve the development now proposed. The development contains a considerable amount of open space. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- It is apparent from our review of **health care facilities**, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- Upon our review of **religious facilities**, we conclude that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities for the **elderly** within the immediate context.
- It has been established there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

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