

Planning
Application to
An Bord
Pleanála

Social
Infrastructure
Audit

Proposed Strategic
Housing Development

Project Ironborn 3,
Sector 3, Aiken's
Village, Stepside,
Dublin 18

For Ironborn Real
Estate Limited

AUGUST 2022

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TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	SUMMARY FINDINGS	1
2	PROPOSED DEVELOPMENT & SITE CONTEXT	3
2.1	SITE DESCRIPTION & PLANNING CONTEXT.....	3
2.1.1	<i>Site Description</i>	3
2.1.2	<i>Public Transport Accessibility</i>	4
2.1.3	<i>Planning Policy Background</i>	6
3	METHODOLOGY	8
4	DEMOGRAPHIC PROFILE	8
5	EDUCATIONAL NEEDS ASSESSMENT	12
5.1	METHODOLOGY	12
5.2	EDUCATIONAL NEEDS ASSESSMENT	13
5.2.1	<i>Catchment Area</i>	13
5.2.2	<i>Population & Education Demand</i>	14
5.2.3	<i>Existing Educational Facilities</i>	16
5.2.4	<i>Schools Planning & Development</i>	21
5.2.5	<i>Educational Needs Assessment Conclusion</i>	23
6	CHILDCARE NEEDS ASSESSMENT	25
6.1	METHODOLOGY	25
6.2	CHILDCARE NEEDS ASSESSMENT.....	25
6.2.1	<i>Guidelines & Policies on the Provision of Childcare Facilities</i>	25
6.2.2	<i>Review of Existing Childcare Facilities</i>	27
6.2.3	<i>Population & Childcare Demand</i>	31
6.2.4	<i>Population Change 2006 – 2016</i>	31
6.2.5	<i>Childcare Needs Assessment Conclusion</i>	32
7	COMMUNITY INFRASTRUCTURE	34
7.1	EXISTING SOCIAL INFRASTRUCTURE PROVISION	34
7.1.1	<i>Education & Training</i>	34
7.1.2	<i>Health</i>	35
7.1.3	<i>Sports & Recreation</i>	37
7.1.4	<i>Social & Community Services</i>	39
7.1.5	<i>Arts & Culture</i>	40
7.1.6	<i>Faith</i>	41
7.1.7	<i>Other Services</i>	41
7.1.8	<i>Community Facilities Assessment Conclusion</i>	41
8	CONCLUSION	42

1 INTRODUCTION

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2, have undertaken an Audit of Social Infrastructure as part of a proposed Strategic Housing Development (SHD) Planning Application for a new residential neighbourhood development at Sandyford, Dublin 18, within the Dun Laoghaire-Rathdown County Council (DLRCC) administrative area.

This Social Infrastructure Audit has will address the following three areas: -

1. Educational Needs / Demands.
2. Childcare Needs / Demands.
3. Existing Community Infrastructure.

1.1 Summary Findings

Educational Needs

There are 5no. Primary Schools and 2no. Post-Primary Schools within the catchment area. Given the existing capacity of Primary and Post-Primary School places identified (1,986no. and 641no. respectively), the projected population of school going age of the proposed development (85no. Primary and 60no. Post-Primary) represents a small proportion of existing capacity.

In general, enrolment figures for both Primary and Post-Primary schools are set to decline based on projections published by the Department of Education (“the DoE”), which suggests a corresponding increase in existing capacity within schools over time within the catchment area.

Furthermore, based on the information available on Planned School Provision, the DoE are actively engaged with the existing schools within the catchment area to improve / expand the facilities. It is noted that there are no significant applications for extensions to schools (besides refurbishment works and modest increases in classrooms) or applications for new schools in the area. While no new schools have been identified for development by the DoE in the Ballinteer / Stepside DLR School Planning Area it is noted that 3no. school sites have been identified in the DLRCC Development Plan 2022 – 2028 within the catchment area of the application site following consultation between DLRCC and the DoE.

In our professional planning opinion, the demand created for school places by the proposed development will be comfortably absorbed by the existing educational facilities in proximity to the application site. Given the likely timeframe for permission, construction and occupation of the proposed development in its entirety (approx. 3+ years), the DoE would have an opportunity to consider local demand for school places and any requirement to expand existing or provide new facilities in this area in the next tranche of its Capital Investment for Schools Infrastructure, should the need arise.

Notwithstanding, as part of the Stepside Action Area Plan (2000), which has been superseded by the Development Plan, the provision of supporting school infrastructure was identified within the plan land. 2no. schools (2no. Primary) have been developed in a cluster approx. 500m southeast of the proposed development.

These schools have been specifically developed to cater for the demand generated in the local area which the site forms part of within Stepside. These schools are located a short walking distance from the application site (500m / 6 – 8 minute walk). The future school going population would be expected to attend these schools.

Finally, we would add that the DoE did not comment / object to the previous proposal which was granted permission by An Bord Pleanála in July 2021 (ABP Ref. ABP-309828-21 refers).

Childcare Needs

There is flexibility provided in the national guidance on the provision of new childcare facilities, rather than a rigid blanket approach. It is possible to demonstrate in accordance with the relevant policy, whether a childcare facility is required, based on an analysis of the existing and proposed level of childcare provision and the demographic structure of the area. Essentially, the delivery of childcare facilities needs to be balanced on the specific circumstances within a geographical area.

The proposed permanent childcare facility which is designed to provide approx. 60no. spaces. There are 16no. existing childcare facilities with approx. 897no. childcare spaces within c. 1.5km of the subject site. In total, that amount to 967no. spaces within the immediate area.

There is an estimated current capacity of approx. 62no. childcare spaces within these existing childcare facilities at the time of preparing this assessment.

The theoretical demand for childcare spaces arising at the proposed development is conservatively estimated at approx. 76no. spaces when the proposed number of 1-bed units is excluded based on the provision set out in the Apartment Guidelines (2020). When utilising the Quarterly National Household Survey statistics and taking the higher Dublin City uptake (only 25% of parents utilising childcare facilities) this theoretical demand could be reduced to 19no. children. Therefore, it reasonable to consider that the actual demand could potentially range from c. 19 – 76no. children.

The 0 – 4 age cohort's percentage share of the total population within the catchment area has increased steadily over the last 2no. intercensal periods. Within the Glencullen Electoral Division 0 – 4 age cohort's percentage share decreased by 1.5%.

Planning permission is likely to be approved by An Bord Pleanála by end Q4 2022. Subject to permission being granted and allowing an approx. 3 year construction programme, it is unlikely that the proposed development would reach full residential occupancy before end 2025 / early 2026. It is anticipated that further childcare facilities may be permitted in this period or become operational which will further add to the childcare provision in the area.

In our professional planning opinion, it is considered that 60no. childcare spaces in the purpose-built childcare facility as part of the proposed development in addition to existing capacity in current registered local childcare facilities (currently approximately 62no. childcare spaces), which is subject to fluctuation, is sufficient absorb the potential local childcare demand. When this is coupled with demographic trends which show a declining 0 – 4 age cohort in the area it can be clearly demonstrated that there is more than sufficient childcare capacity within the catchment area of the proposed development.

Community Infrastructure

There is a broad ranging availability of services within the local area which residents from the proposed development could avail of. This suggests that the already well-established area surrounding Aikens Village / Belarmine, and vicinity provides an attractive and vibrant community. The studied catchment area is predominantly comprised of a range of convenience retail, health services, childcare facilities and sports / recreational facilities. Overall, the subject site is in prime location to make use of the existing local services and those a short journey away (e.g. Dundrum Shopping Centre) by the using the existing public transport options available.

2 PROPOSED DEVELOPMENT & SITE CONTEXT

The proposed development subject of an impending SHD Planning Application currently comprises residential-led mixed use development including: -

- 438no. ‘Build-to-Rent’ residential units (154no. 1-bed & 284no. 2-bed).
- The built form is organised in 9no. blocks, ranging in height from 2 – 8 storeys, around two large shared landscaped courtyards with public open space provided between the two courtyards.
- Provision of 1no. purpose built childcare facility (c. 514.9 sq. m) located in Block D.
- Resident’s Communal Facilities.
- All associated and ancillary site development, infrastructure, landscaping and boundary treatment works.

All at a site measuring c. 3.39 Ha at lands at Sector 3, Aiken’s Village, Dublin 18.



Figure 1: Extract from the Site Layout Plan, prepared by Ferreira Architects.

2.1 Site Description & Planning Context

2.1.1 Site Description

The site is bound by Atkinson Drive and the open space lands adjoining to the West, by Thornberry Road and existing 2 – 3 storey houses to the North, by the predominantly two storey Sandyford Hall residential development to the East (separated by the linear open space within Sandyford Hall) and to the south by Village Road and the east west linear park that passes through this part of Stepside and which connects with the adjoining Sandyford Hall scheme further east.



Figure 2: Extract from Google Maps showing the proposed residential development site in red (Overlay by SLA).

The Aikens Village lands are bounded generally by Village Road to the South, Kilgobbin Road and the Glencairn Luas stop to the East, Enniskerry Road to the West and Hillcrest Road to the North.

The site is within walking distance (c. 10 minutes) of a wide variety of existing facilities at Belarmine village and Glencairn Luas stop where park and ride facilities are available. There are also a number of facilities in the Belarmine area within c. 5 minutes walking distance, including a pharmacy, café, restaurant, childcare facilities. There are existing links for pedestrians and cyclists from the application site directly to Kilgobbin Road and Hillcrest Road.

2.1.2 Public Transport Accessibility

The subject site is served by a range of transport options. The site is located c. 900m of the Glencairn LUAS Stop and 1.25km from the Gallops LUAS Stop. The Glencairn LUAS Stop is approx. a 10-minute walk from the site via the existing pedestrian route through the adjoining Sandyford Hall scheme. This provides connections to Sandyford, the City Centre and Broombridge.

The following bus routes serve the area: -

Route No.	Destinations	Available From (Nearest Stop)
44	Enniskerry – DCU via City Centre	Kilgobbin Road (3489, 3469)
44B	Glencullen – Dundrum	Lamb’s Cross (3491, 3493)
47	Belarmine – Poolbeg via City Centre	Belarmine Plaza (5013) & Murphystown Way (7415)
114	Simons Ridge – Blackrock	Lamb’s Cross (3491, 3493)
118	Enniskerry – Eden Quay	Murphystown Way (7415, 7417)

Bus Connects

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. This project will increase the destinations that are available to travel to via bus, increase frequencies, and provide an easier bus system to understand. Thus, serving the area’s growing population.

Route No.	Destinations	Available From (Expected Stops)
Local & Orbital Routes		
P13	Kilternan – UCD	Kilgobbin Road
L13	Kilternan – Ringsend	Kilgobbin Road
S8	City West – Dún Laoghaire	Drummartin Link Road
City Centre Routes		
86	Sandyford – Mountjoy Square	Hilcrest / Kilgobbin Road
87	Belarmine – Mountjoy Square	Village Road Belarmine
88	Enniskerry – Mountjoy Square	Village Road Belarmine

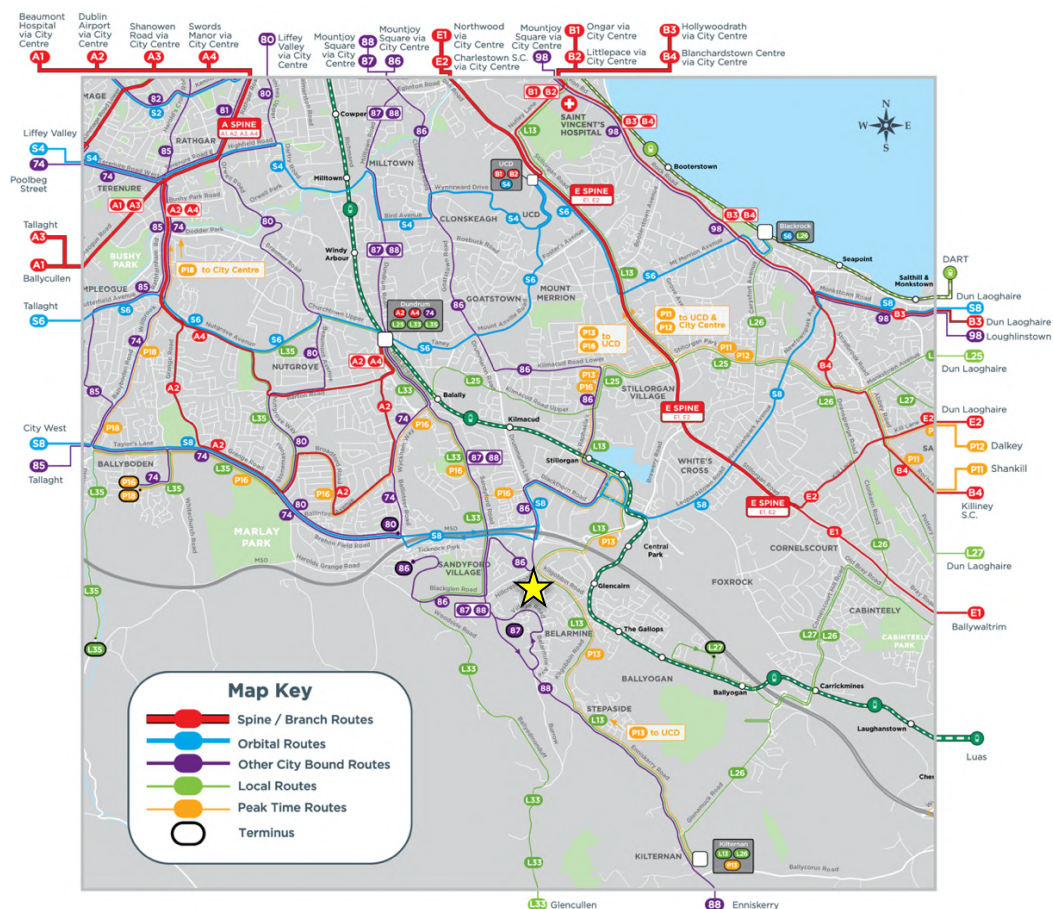


Figure 3: Extract from BusConnects proposals with application site indicated by yellow star (Overlay by SLA). (Source: BusConnects.ie)

2.1.3 Planning Policy Background

The Dún Laoghaire-Rathdown County Development Plan 2022 – 2028 (“the Development Plan”) came into effect on the 21 April 2022 and is the statutory land-use plan governing the subject lands at this time. In the context of the Social Infrastructure Audit, the following is of note: -

Community & Social Infrastructure

Policy Objective PHP5: Community Facilities

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

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

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 PHP9: Health Care Facilities

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

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 OSR9 – Sports and Recreational Facilities

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 OSR13: Play Facilities and Nature Based Play

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 DLRC consider appropriate to facilitate the creation of 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 in proximity to the application site.

Land Use Zoning

Under the Development Plan, the application lands are zoned Objective A – Residential, “to provide residential development and improve residential amenity while protecting the existing residential amenities” under which ‘Residential – Build-to-Rent’ development is ‘Open for Consideration’. The residential use proposed is considered fully compliant with the overarching zoning objective for the subject lands. Furthermore, a ‘Childcare Facility’ is a ‘Permissible’ use on lands zoned Objective A – Residential. A purpose built childcare facility (c. 514.9 sq. m) and associate outdoor play area is proposed in Block D of the scheme. The proposed development of the site for residential proposes and associated childcare facility is therefore consistent with the zoning objectives for the site.



Figure 4: Extract from the Dun Laoghaire Rathdown Development Plan 2022 – 2028, Map Sheet 6 showing the land use zoning for the proposed development with subject site outlined indicatively in red (Overlay by SLA).

3 METHODOLOGY

This Social Infrastructure Capacity Assessment consists of three topics: -

- **Section 5: Educational Needs Assessment** – An assessment is carried out of Primary and Post-Primary Schools within the catchment of the subject site.
- **Section 6: Childcare Needs Assessment** – Childcare services in the area are identified and analysed.
- **Section 7: Community Infrastructure** – An assessment of the existing community infrastructure services within the vicinity. This takes account of sports recreational services, healthcare services, shops etc.
- **Section 8: Conclusion** – Overall capacity of available infrastructure in the surrounding area having regard for the increase in population expected arising from the proposed development.

4 DEMOGRAPHIC PROFILE

The application site is located within ‘Glencullen’ Electoral Division (ED). For the purpose of this Report, the small area population data will be analysed also. The site is within Small Area ‘267092008/01’. A number of Small Areas also lie (wholly or partly) within the 1.5km catchment area and will also be examined.

Area	2011	2016	% Change 2011 – 2016
State	4,588,252	4,761,865	+ 3.8%
Dun Laoghaire Rathdown	206,261	218,018	+ 5.7%
Glencullen ED	17,381	19,773	+ 13.8%

Table 1: Population change at national, primary, and secondary hinterland level from 2011 – 2016. (Source: data.cso.ie)

Area	2016	2022	% Change 2016 – 2022
State	4,761,865	5,123,536	+ 7.6%
Glencullen ED	19,773	23,447	+ 18.6%

Table 2: Population change at national and secondary hinterland level from 2016 – 2022 based on Preliminary Census 2022 data (published 25 June 2022) – County level data not yet available. (Source: data.cso.ie)

The latest preliminary Census data (2022) shows that the population in the Glencullen ED continues to grow, increasing 18.6% between 2016 and 2022. Dun Laoghaire Rathdown County grew by 5.7% between 2011 and 2016 compared with 3.8% nationally and this increase in population is likely to be reflected in Census 2022 also once the full set of data is published.

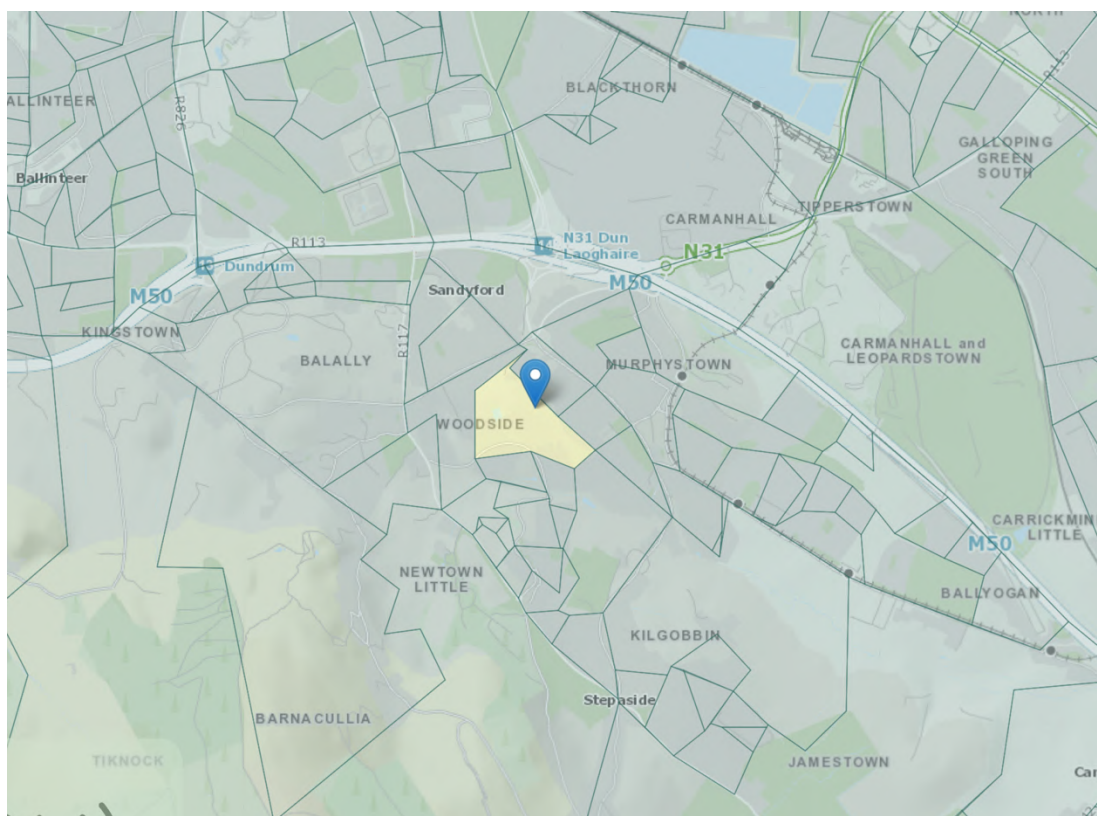


Figure 5: Illustration of Small Area 267092008/01 highlighted in yellow, with the subject site identified approx. by a blue marker (Overlay by SLA).

Small Areas	2011	2016	Change (%)
267092008/01 (Application Site)	249	347	39.3%
267092020	219	236	7.7%
267092043	432	440	1.9%
267092042	433	427	-1.4%
267092044	444	523	17.8%
267092006	340	381	12.1%
267092014	295	303	2.7%
267092015/02	179	195	8.9%
267092015/01	355	450	26.8%
267092044	444	523	17.8%
267092008	249	272	9.2%
267092007	274	264	-3.6%
267092009	194	181	-6.7%
267080001	346	374	8.1%
267078001	234	236	0.85%
267078002	385	396	2.85%
267078003	363	342	-5.8%

267080021	244	231	-5.3%
267080020	370	385	4.1%
267080002	472	481	1.9%
267080025	276	277	0.4%
267080022	146	155	6.1%
267080026	271	297	9.6%
267080023	162	158	-2.5%
267078007	315	286	-9.2%
267078016	233	236	-1.3%
267078017	253	259	2.4%
267078008	225	224	-0.4%
267078012	423	467	10.4%
267092019	318	300	-5.7%
267092045	402	390	-2.9%
267092046	267	284	6.4%
267092039	438	440	0.5%
267092038	408	419	2.7%
267092051	325	336	3.4%
267092052	385	435	13%
267092053	179	342	91%
267092054	119	236	98.3%
267092035	291	308	5.8%
267092034	308	303	-1.6%
267092033	277	302	9%
267092036	246	252	2.4%
267092037	348	347	-0.3%
267092048	471	493	4.7%
267092047	470	491	4.5%
267092041	130	144	4.5%
267092040 / 267092049	126	144	14.3%
267092026 / 267092050	230	413	79.6%
267092024	234	247	5.6%
267092028	301	305	1.3%
267092030	202	217	7.4%
267092029	200	217	8.5%
267092031	358	397	10.9%
267092023	299	314	5%
267092025	207	227	9.7%
267092027	214	235	9.8%

267092010	127	175	37.8%
267092012	310	351	13.2%
267092013	234	263	12.4%
267092011	127	139	9.4%
267092018	189	228	20.6%
267092016	361	475	31.6%
267092002	296	323	9.1%
267092004	200	202	1%
267092055/02	363	789	117.3%
Total	18,785	20,829	10.9%
Dun Laoghaire Rathdown	206,261	218,018	+ 5.7%
Nationally	4,588,252	4,761,865	3.8%

Table 3: Small Area – Percentage population changed between 2011 – 2016. (Source: data.cso.ie)

As of the 2016 Census, Small Area 267092008/01, within which the application site is located, recorded a population of 347no. persons. There has been an 39.3% population increase within this Small Area over the 5-year period since Census 2011.

There is a total of 64no. Small Areas outside of the subject site’s Small Area, which lie wholly or partly within a 1.5km radius. These 64no. Small Areas thus comprise the defined catchment area for the purposes of this demographic analysis. Many of these Small Areas recorded population growths between the Census period 2011 – 2016. The highest recorded increase was 117.3% in 267092055/02 Small Area, to the northeast and the lowest increase recorded in Small Area 267080025 (0.4%) to the northwest. There are however some small areas that have experienced a moderate population decline; the largest population decline was in small area Small Area 267078007 (located to the east of the proposed development site), which had a decline of -9.2%.

Overall, the defined catchment area saw a 10.9% growth between 2011 and 2016, which is significantly above the national average of 3.8% and the Dun Laoghaire Rathdown average growth increase of 5.7%. This information is illustrated in the Table 3 above.

5 EDUCATIONAL NEEDS ASSESSMENT

5.1 Methodology

The following methodology is utilised: -

- Definition of the catchment area to establish both existing and proposed educational facilities in the local area.
- Review of Department of Education data.
- An assessment of existing & proposed schools.
- An assessment of the underlying demographic trends in order to determine existing capacity and future demand for the provision of educational facilities.

Given that this study was a desk-based study, the data and information contained herein is as accurate as the sources of data retrieved allow.

Further to a review of the relevant Government Guidelines namely, the Sustainable Residential Development in Urban Areas (2009) and the Provision of Schools and the Planning System (2008), the following methodology is considered appropriate.

Catchment Area Definition

A catchment area is the geographic area served by a school where pupils who live nearby would be expected to attend should they live in this area.

Analysis of 2016 Census to Determine Educational Demand

Demographic information from Census 2016 was examined and collated which allowed for a detailed population analysis of the study area.

Note: The preliminary Census 2022 results have been released at the time of writing this Report. This data does not include data for ED or Small Areas, therefore, does not provide sufficient detail for the purpose of the Educational Need Assessment.

Assessment of Demand Arising from Proposed Development

An assessment of the demand arising from the proposed development was determined by multiplying the proposed number of units by the projected household size. The average projected household size for Dun Laoghaire Rathdown up to 2028 is 2.5 (as per the Development Plan, this has regard future stock being primarily comprising apartments which has lower average household size and average household size in existing older housing stock continuing to decrease in line with national and European trends). For context the average national household size based on Census 2016 was 2.75 which illustrates the general trend of decreasing household sizes.

Based on discussion with the Forward Planning Unit of the DoE, it was confirmed that the following percentages of the estimated population are utilised to determine the number of people of school going age: -

- **Primary School:** 12%.
- **Post-Primary:** 8.5%.

The assessment of demand arising from the proposed development was estimated based on the methodology outlined above.

Review of Department of Education Data

The following information which is available on the DoE website was reviewed in the context of this assessment: -

- Primary School Class Size 2021 – 2022.
- Post-Primary School 2021 – 2022.
- School Building Programme (Update July 2022).
- School Building Programme – Completed Projects (2010 – 2022).
- Additional School Accommodation Scheme (Updated August 2022).
- Statistical Bulletin – July 2022.
- Projections of Full Time Enrolment – Primary and Second Level (2021 – 2040).

Assessment of Educational Facilities within Catchment Area

Based on the list of schools within the catchment area of the subject lands, an assessment of the existing Primary and Post-Primary Educational facilities was carried out. A review of the DoE website provided details of 2021 / 2022 enrolment figures for each school.

Review of Proposed Primary & Post-Primary Schools within Catchment Area

A review of the School Building Programme and Additional School Accommodation Scheme listed on the DoE website provides an indication of the Primary and Post-Primary facilities proposed to be developed within the catchment area.

A review of the statutory Development Plan relating to the catchment area was then undertaken, to determine whether provision had been made to facilitate the development of the planned school facilities.

5.2 Educational Needs Assessment

An assessment of the capacity of existing and planned schools within the local area is set out below.

5.2.1 Catchment Area

The proposed development site is located within the Ballinteer / Stepside DLR School Planning Area identified by the DoE.

For the purposes of this Social Infrastructure Audit, we have considered Primary and Post-Primary Schools that are located within approx. a 1.5km radius of the proposed development (c. 20 minute walking time). This is considered to constitute reasonable proximity to the proposed development. In any case, this 1.5 km radius falls generally within the Ballinteer / Stepside DLR School Planning Area, and so conforms with the general proximity principle utilised by the DoE.

The school-going population within a School Planning Area would generally be expected to attend either Primary or Post-Primary within said catchment area. This is, however, a general rule of thumb, as it is accepted that given the level of connectivity within urban areas there is flexibility for reasonable access to school facilities outside of the immediate catchment. It is noted for the application is located c. 900m west of Glencairn Luas stop (Green Line) and a number of Dublin Bus stop approx. 550m from the site on Kilgobbin Road. The provision of BusConnects will see increase accessibility provided in terms of bus connections.

5.2.2 Population & Education Demand

This element of the analysis is largely based on the relevant Census 2016 data. The methodology applied to this section of the Report is based on the guidance contained in the Provision of Schools and the Planning System (2008).

The analysis is based on the projected demand for school places anticipated from the proposed development of 438no. 'Build-to-Rent' residential units at the lands at Sector 3, Aiken's Village, Dublin 18, to which this planning application relates.

Household Composition & Projected Population

With regards to Household Composition, the subject lands fall within the Glencullen ED. The 1.5km defined catchment area for the subject site for the purposes of this assessment also encompasses parts of the following EDs: -

- Glencullen.
- Dundrum – Sandyford.
- Dundrum – Balally.

ED statistics for Census 2016 for the identified EDs located partly or substantially within the catchment area are set out as follows: -

Census 2016 Electoral Divisions					
Electoral Divisions	Total Population	Age ≤ 4	Age 5 to 11	Age 12 to 18	Age 19+
Glencullen ED	19,773	1,781	2,302	2,092	13,598
Dundrum – Sandyford ED	7,688	540	574	483	6,091
Dundrum – Balally ED	8,035	560	581	460	6,434
Total	35,496	2,881	3,457	3,035	26,123

Table 4: Breakdown of populations of the EDs based on 'school going' age cohorts within the catchment area of the subject lands. (Source: data.cso.ie)

Based on the table above extracted from Census 2016 data, approx. 3,457no. children (Age 5 – 11 years) are of Primary School going age and approx. 3,035no. children (Age 12 – 18 years) are of Post-Primary School going age.

Using percentage estimates of overall population (Primary School: 12%; Post-primary School: 8.5%) utilised by the DoE on the total population figure set out in Table 4, the following indicative figures for 'school going' people are derived: -

- **Primary:** 35,496 @ 12% = c. 4,259no. children.
- **Post Primary:** 35,496@ 8.5% = c. 3,017no. children.

This illustrates that the actual school-going population within the catchment area as recorded in Census 2016 is lower than the DoE estimate using the generalised percentage of population. Therefore, it is considered that the estimates used by the DoE are reasonably conservative and allow additional capacity to be factored in to cater for spikes in population (e.g. increased demand from a residential development in a given area).

Anticipated Demand from Proposed Development

The additional demand for school places resulting from the proposed development of 438no. residential units has been calculated as follows: -

Total Number of Units Proposed	438
Average Household Size for DLRCC *	2.5
Estimated Population	c. 1,095
12% Primary School	c. 131
8.5% Post-primary School	c. 93

Table 5: Estimated population of the proposed development. * Base on Development Plan projections.

Unit Size	Apartment (Nos.)	% of Total Units
1 Bed	154	35.2
2 Bed	284	64.8
Total	438	

Table 6: Unit Type breakdown of proposed development.

The proposed development at Aikens Village will provide 438no. ‘Build-to-Rent’ residential units. Based on an average household occupancy rate of 2.5 (as set out in the Development Plan – population projection up to 2028), the additional population added to the area could stand at approx. 1,095no. people. However, this is considered a conservative estimate.

Approx. 35.2% of the residential units proposed as part of this development will be one-bed units. These types of units generally do not attract families. Excluding 1-bed units for consideration leaves 284no. units, with a theoretical estimated population of c. 710no. persons. Based on this assumption, the following breakdown of the school-going population based on average occupancy of the ‘2-bed and larger’ units in the proposed development is estimated as: -

- Primary – 710 @ 12% = c. 85no. children
- Post-Primary – 710 @ 8.5% = c. 60no. children.

Planning permission is likely to be approved by An Bord Pleanála by end Q4 2022. Subject to permission being granted and allowing an approx. 3 year construction programme, it is unlikely that the proposed development would reach full residential occupancy before end 2025 / early 2026.

Any increase in population in the area would not therefore be felt immediately by school infrastructure in the vicinity. The occupancy lag would allow time for the DoE and the Planning Authority to plan to accommodate any potential increase in demand for school places arising from residential development in this area through the development plan process.

Summary – Population & Demand

The total theoretical demand for school places in the catchment area, arising from the proposed development and estimated school going population, is calculated as c. 85no. Primary School spaces and c. 60no. Post-Primary School spaces.

This theoretical demand would not be felt immediately by local schools’ infrastructure in the vicinity. Depending on local schools’ capacity (see sections below), the time that it will take to secure planning permission, construct, and occupy the proposed development would allow the DoE and the Planning Authority to manage any potential significant additional demand for school places in this area through the Development Plan process.

5.2.3 Existing Educational Facilities

A desktop-based search was carried out to identify the provision of Education Facilities in the catchment area. For clarity purposes, we can confirm that the Educational Facilities examined comprise of (a) Primary School Facilities and (b) Post-Primary School Facilities.

A study of the catchment area reveals that the following schools are located in the area (see Tables 7 – 9 below). Each school is identified by a reference number (added by SLA), which corresponds with the location of each school as identified in Figures 6 below also.

Primary School Facilities

From the outset, it is noted that the DoE recommend that Primary schools cater for children within the immediate vicinity in the first instance, to ensure local needs are met and to reduce the need to travel. In this regard, we have listed below the existing Primary Schools within walking distance or approx. 10minute commute of the subject site.

Table 7 below details the existing Primary Schools within the local area.

Ref.	Roll No.	Name	Enrolment 2021 / 2022	Available Capacity 2022 – 2023		
				Junior Infants	Other Years	Total
1	19723V	Queen of Angels Primary School, Sandyford	290	0	0	0
2	20190T	Holy Trinity National School, Leopardstown	601	0	0	0
3	20020R	Gaelscoil Thaobh Na Coille	433	60	0	60
4	02872U	St Mary's National School, Sandyford	249	56	6	62
5	20401G	Stepaside Educate Together National School	413	72	8	80
		Total	1,986	188	14	202

Table 7: A list of Primary Schools within the defined catchment area. (Source: www.education.ie).

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

Table 8 below provides enrolment information each of Primary Schools, inclusive of their enrolment numbers for the academic years 2017 – 2018 to 2021 – 2022.

Name	Roll No.	2017 – 2018	2018 – 2019	2019 – 2020	2020 – 2021	2021 – 2022
Queen of Angels Primary School, Sandyford	19723V	271	296	314	307	290
Holy Trinity National School, Leopardstown	20190T	516	531	578	604	601
Gaelscoil Thaobh Na Coille	20020R	468	462	458	450	433

St Mary's National School, Sandyford	02872U	263	263	265	256	249
Stepaside Educate Together National School	20401G	193	269	337	371	413
	Total	1,711	1,812	1,952	1,988	1,986

Table 8: Primary Schools enrolment figures from 2017 – 2018 to 2021 – 2022 within the defined catchment area. (Source: www.education.ie).

As illustrated in Table 7, the overall enrolment figure associated with the 5no. Primary Schools within the catchment area has increased each year, until the 2021 – 2022 academic year, which saw a minor decrease. Generally, this would indicate that the Primary Schools within the catchment area have had the capacity to cater for the increasing local population.

Post-Primary School Facilities

Table 9 below details the states the Post Primary Schools within the local area.

Ref.	Roll No.	Name	Enrolment 2021 / 2022	Available Capacity 2022 – 2023		
				First Years	Other Years	Total
6	60930L	Rosemont School	223	48	0	48
7	68241F	Stepaside Educate Together Secondary School	418	136	0	136
		Total	641	184	0	184

Table 9: A list of Post Primary Schools within the defined catchment area. (Source: www.education.ie).

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

Name	Roll No.	2017 – 2018	2018 – 2019	2019 – 2020	2020 – 2021	2021 – 2022
Rosemont School	60930L	150	169	182	190	223
Stepaside Educate Together Secondary School	68241F	88	157	214	314	418
	Total	238	326	396	504	641

Table 10: Post Primary Schools enrolment figures from 2017 – 2018 to 2021 – 2022 within the defined catchment area. (Source: www.education.ie).

As illustrated in Table 10, the overall enrolment figure associated with the 2no. Post Primary Schools within the catchment area has increased each year, until the 2021 – 2022. Generally, this would indicate that the Post Primary Schools within the catchment area have had the capacity to cater for the increasing local population.

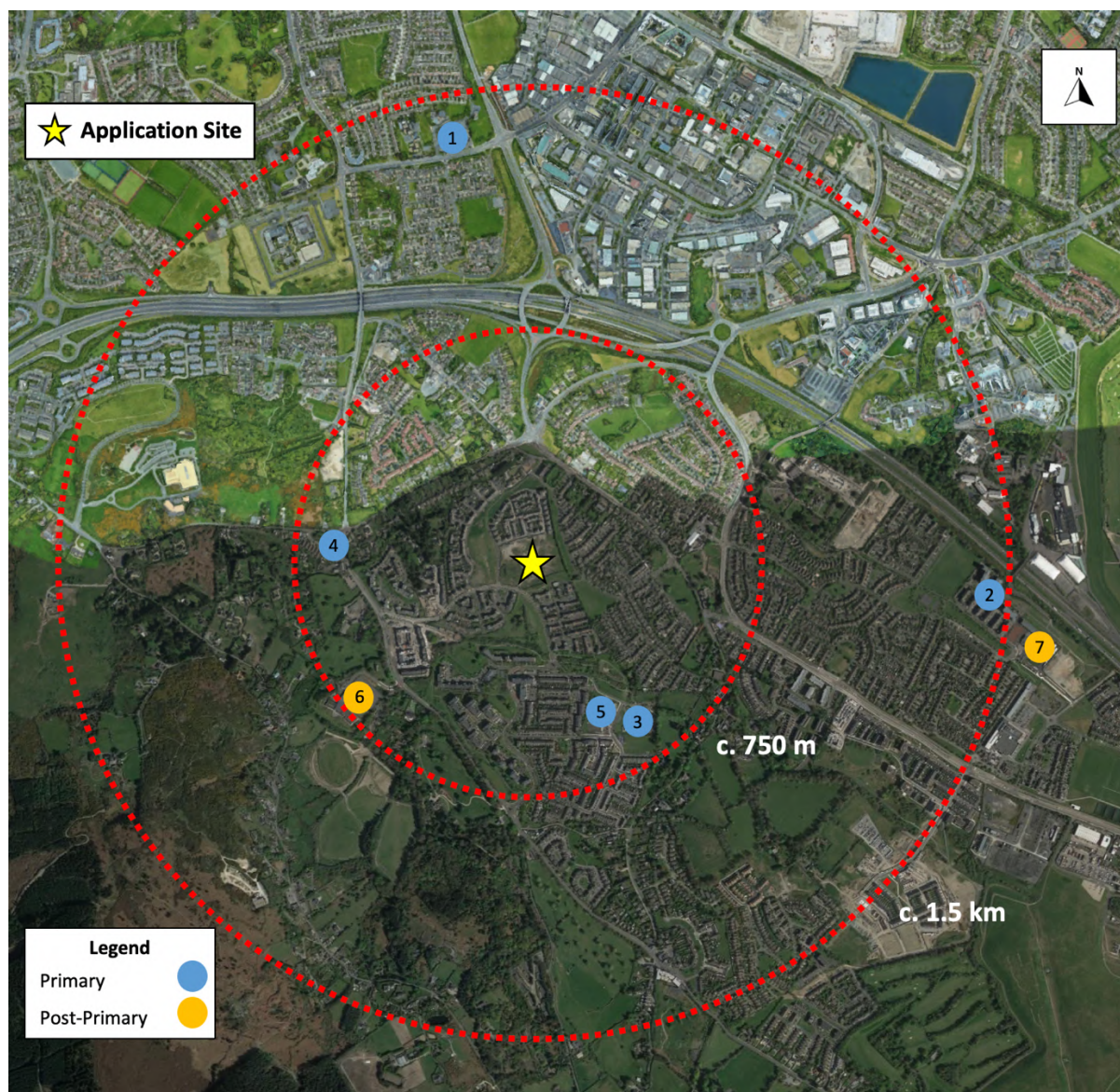


Figure 6: Extract from Google Maps showing Primary and Post-Primary Schools within proximity to the subject site (yellow star). Primary Schools demarcated with blue dot and Post-Primary Schools demarcated with orange dot (Overlay by SLA).

Historic Enrolment Projections

Historic enrolment trends for the catchment area show a mixed growth and decline at the Primary School level for the historic 5-year interval, with an overall increase of 375no. students (c. 23% increase) within the cohort from 2016 – 2017 to 2021 – 2022.

Catchment Area		Enrolment Year			Historic Change	
Name	Roll No.	2011 – 2012	2016 – 2017	2021 – 2022	5 Year	10 Year
Queen of Angels Primary School, Sandyford	19723V	259	257	290	+33	+31
Holy Trinity National School, Leopardstown	20190T	267	475	601	+126	+334

Gaelscoil Thaobh Na Coille	20020R	324	462	433	-29	+109
St Mary's National School, Sandyford	02872U	212	264	249	-15	+37
Stepaside Educate Together National School	20401G	N/A	153	413	+260	N/A
	Total	1,062	1,611	1,986	+375	+924

Table 11: Historic enrolment trends for the Primary Schools within the defined catchment area. (Source: www.education.ie).

Historic enrolment trends for the catchment area show growth at the Post-Primary School level for the historic 5-year interval, with an overall increase of 470no. students (c. 274% increase) within the cohort from 2016 – 2017 to 2021 – 2022. These figures reflect that Stepside Educate Together Secondary School opened in 2016 and will ultimately cater for approx.1000no. pupils (currently at approx. less than 50% of its anticipated enrolment in 2021 – 2022 enrolment year).

Catchment Area		Enrolment Year			Historic Change	
Name	Roll No.	2011 – 2012	2016 – 2017	2021 – 2022	5 Year	10 Year
Rosemont School	60930L	68	143	223	+80	+155
Stepaside Educate Together Secondary School	68241F	N/A	28	418	+390	N/A
	Total	68	171	641	+470	+573

Table 12: Historic enrolment trends for the Post Primary Schools within the defined catchment area. (Source: www.education.ie).

Future Growth Projections

The DoE anticipates that enrolment figures for Primary Schools in Ireland will begin to gradually fall from at peak levels in the academic year (2020 – 2021) onward (See Figure 7 below), in line with revised migration and fertility assumptions for the country as a whole. The DoE document entitled 'Projections of Full-Time Enrolment: Primary and Second Level, 2021 – 2040 (November 2021)' states that: -

"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 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."

[Bold Font Emphasis by SLA]

It is anticipated that Post-Primary enrolments, however, will continue to rise in the medium-term and will likely reach record levels in 2024 (See Figure 8 below). In relation to these projections, the DoE Report 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.**”*

[Bold Font Emphasis by SLA]

Figure 1 Actual and projected enrolments in primary schools, 1989-2051

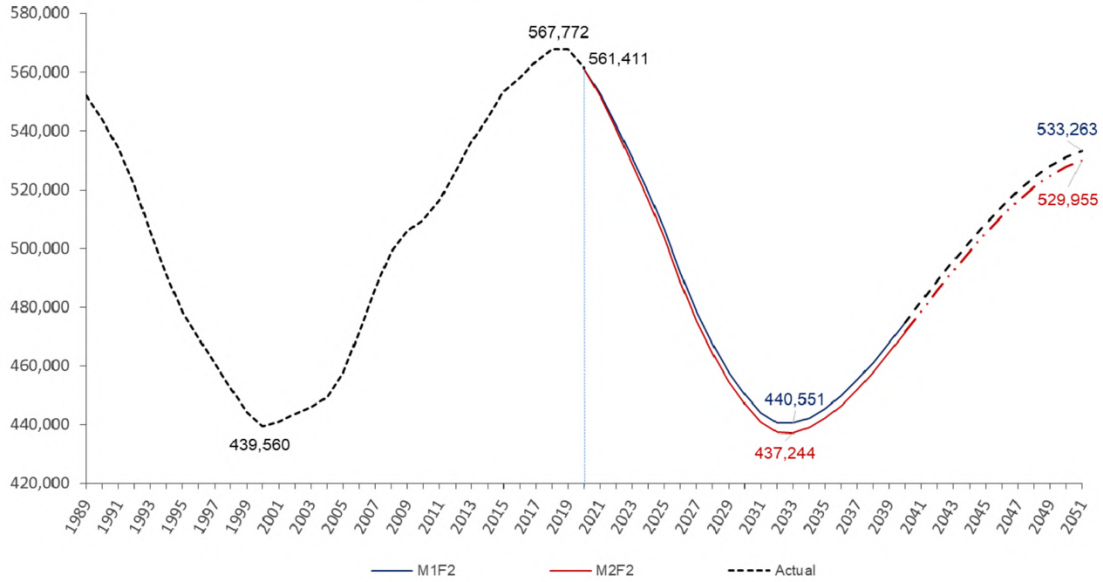


Figure 7: Projections of Full-Time Enrolment at Primary Level, 1989 – 2051, organized by growth projection scenarios created by the CSO (Source: DoE, November 2021).

Figure 2 Actual and projected enrolments in post-primary schools, 1989-2051

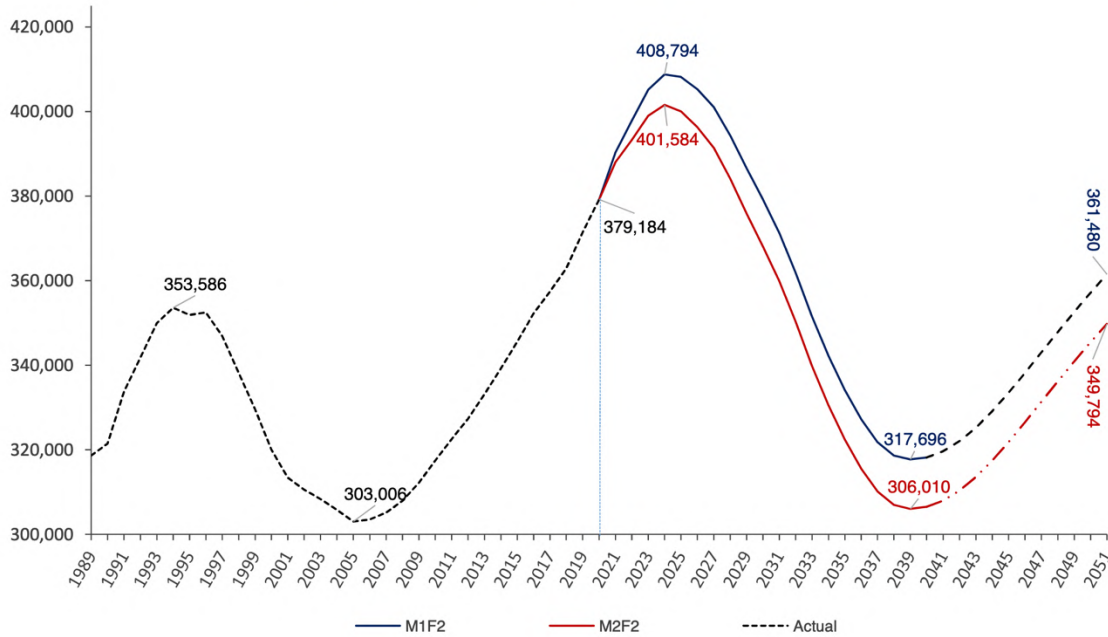


Figure 8: Projections of Enrolment at Post-Primary Level, 1989 – 2051, organized by growth projection scenarios created by the CSO (Source: DoE, November 2021).

Potential Impact on Enrolment within Catchment Area

Using the projected enrolment figures for Dublin Region, produced within the DoE’s publication ‘Projections of Full-Time Enrolment: Primary and Second Level, 2021 – 2040 (November 2021)’, it is possible to extrapolate the future enrolment for the 2025 – 2026 academic year for the catchment area.

The report projects the enrolment figures in primary schools within Dublin region to drop by 9.81% between academic years 2020 – 2021 and 2025 – 2026. Applying this future projection figure to the current enrolment figures within the catchment area it is estimated that the enrolments in 5no. Primary Schools identified in the assessment are set to reduce by approx. 195no. spaces by 2025 – 2026 academic year.

At the Post-Primary level, the Report projects the enrolment figures to increase by 7.65% between academic years 2020 – 2021 and 2025 – 2026. This would result in an increase of approx. 95no. spaces in the 2no. Post-Primary schools identified within catchment area by 2025 – 2026 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 DoE Report and do not represent localised values.

5.2.4 Schools Planning & Development

The information contained within this section of the assessment is based on data contained in recent School Building Programmes, as detailed on the DoE website and the policies and objectives detailed in the Development Plan.

At present there are 5no. Primary Schools and 2no. Post Primary Schools located within the local area.

Based on telephone consultation with the DoE we understand that there is currently no specific policy document or plan relating to the provisions of schools in the Dublin Area. Internal assessment carried out by the DoE based on enrolment figures and population projections form the basis for the Capital Investment Programmes.

Policies & Objectives Contained in the Development Plan

The Development Plan seeks to facilitate the development of schools as required in Dún Laoghaire-Rathdown in accordance with the relevant policy guidance published by the DoE.

The Development Plan also identifies specific areas in which the Planning Authority has deemed appropriate as a future school site to accommodate the population increase in Dun Laoghaire Rathdown during the lifetime of the Development Plan. This is outlined in the following development Plan policy: -

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”

The Development Plan states that following consultation with the DoE a number of sites are shown in the Development Plan with the provision of objective ‘ED’ (Proposed Educational Site) on land use maps. On review of Zoning Map 6 and 9 of the Development Plan, 3no. future school sites have been identified within 1.5 km catchment of the proposed development and 1no. future school site have been identified just out 1.5 km catchment of the proposed development (See Figure 9 below).

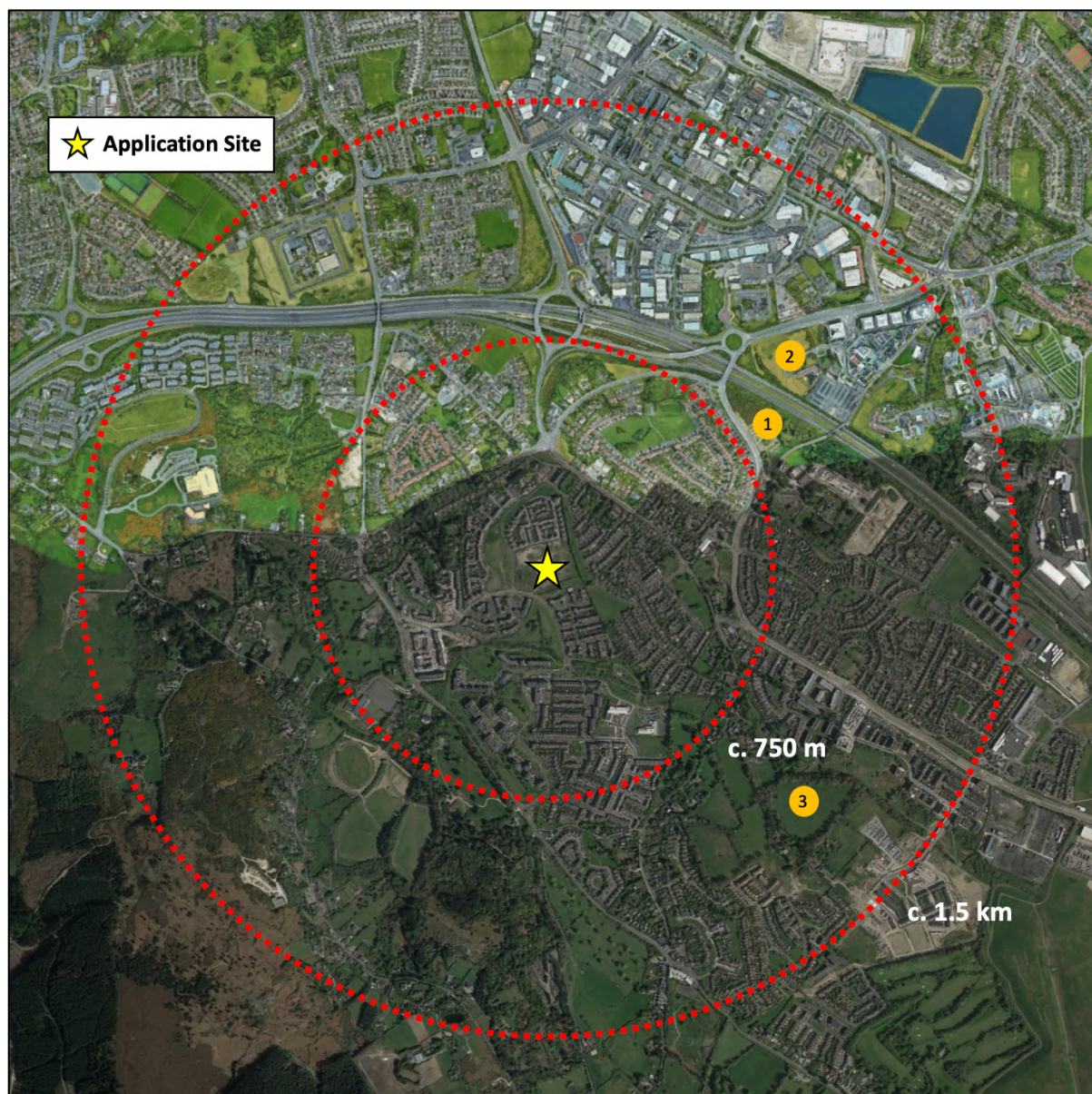


Figure 9: Extract from Google Earth showing future school sites (orange dots) identified in the Development Plan (Land Use Zoning Map 6 and 9) in proximity to the proposed development (yellow star) (Overlay by SLA).

It is evident that the Planning Authority in conjunction with the DoE are actively planning for future demand for school places within the Dublin 18 / Stepside area.

Building Programme

The DoE announced in 2019 that 42no. new Primary and Post-Primary schools are to be established throughout the country by 2022¹. No new Primary or Post-Primary schools are identified within the catchment area at this time, however, the requirement for new schools will be subject to on-going review. As identified above, DLRCC following consultation with the DoE have identified 3no. potential school sites within the catchment area.

The School Building Programme (updated August 2022), available from the DoE website, Identifies that Stepside Educate Together Secondary School (Roll No.: 68241F) is currently under construction.

¹ Minister Bruton announces plans to establish 42 new schools over the next 4 years (www.gov.ie)

This school is currently in temporary accommodation. Once complete, this Post Primary School will have capacity for approx. 1000no. pupils.

Furthermore, the Additional Accommodation Programme (updated August 2022), available from the DoE website, identifies that upgrades are proposed to schools proximate to the application site: -

- **Queen Of Angels Primary School** – Refurbishment works to create temporary Autism Spectrum Disorder (ASD) class in existing building pending permanent accommodation.

Status: Approved.

- **St. Mary's National School** – 2 x 80m sq. m Mainstream Classrooms with en-suite toilets, 1 x 10.5 sq. m WC for Assisted Users, 5 x 15 sq. m Special Education Teaching (SET) Rooms, 1 x 45 sq. m Staff Room and incl. walls / circulation (Total Floor Area 350 sq. m).

Status: On site.

It is clear that the DoE are actively catering to meet future demand within the general area by providing the capital investments for both extensions to existing schools and the provision of new schools in the catchment area.

5.2.5 Educational Needs Assessment Conclusion

In terms of population projection for the proposed development at Sector 3, Aikens Village, employing the methodology used by the DoE the school going population was estimated. It is likely that at Primary Level, a projection of 85no. persons is expected and at Post-Primary Level, a projection of 60no. persons is expected. The population projection of the development is also likely to be affected by the falling housing occupancy rate.

There are 5no. Primary Schools and 2no. Post-Primary Schools within the catchment area. Given the existing capacity of Primary and Post-Primary School places identified (1,986no. Primary School and 641no. Post-Primary School respectively) the projected population of school going age of the proposed development represents a small proportion of existing capacity.

In general, enrolment figures for both Primary and Post Primary schools are set to decline, which suggests a corresponding increase in existing capacity within schools over time within the catchment area. Using the projected enrolment figures for Dublin Region base on the DoE analysis the demand for Primary School places is likely to reduce by 195no. spaces by 2025 – 2026 academic year while demand for Post-Primary Schools is likely to increase by approx. 95no. spaces by 2025 – 2026 academic.

Planning permission is likely to be approved by An Bord Pleanála by end Q4 2022. Subject to permission being granted and allowing for an approx. 3 year construction programme, it is unlikely that the proposed development would reach full residential occupancy before end 2025 / early 2026. Thus, demand would not be felt immediately by local schools' infrastructure within the catchment of the proposed development.

As such, more Primary School places are likely to become available by the time the scheme is completed based on DoE projections. The upward projection in terms of Post-Primary places is likely to be met also in the catchment when consideration is given to the fact that the Stepside Educate Together Secondary School is approx. less than 50% of its anticipated capacity (1000no. places) in the 2021 – 2022 enrolment year.

Furthermore, based on the information available on Planned School Provision the DoE are actively engaged with the existing schools within the catchment area to improve / expand the facilities. While no new schools have been identified for development by the DoE in the Ballinteer Stepside DLR School Planning Area it is noted that 3no. school sites have been identified in the Development Plan within the catchment area of the application site following consultation between DLRCC and the DoE. This demonstrates clear intention to further add to the school infrastructure in the area.

In our professional planning opinion, the demand created for school places by the proposed development will be comfortably absorbed by the existing educational facilities in proximity to the application site. Given the likely timeframe for permission, construction and occupation of the proposed development in its entirety (approx. 3+ years), the DoE would have an opportunity to consider local demand for school places and any requirement to expand existing or provide new facilities in this area in the next tranche of its Capital Investment for Schools Infrastructure, should the need arise.

Notwithstanding the arguments and reasoning set out above, as part of the Stepside Action Area Plan (2000), which has been superseded by the Development Plan, the provision of supporting school infrastructure was identified within the plan land. 2no. schools (2no. Primary) have been developed in a cluster approx. 500m southeast of the proposed development.

These schools have been specifically developed to cater for the demand generated in the local area which the site forms part of within Stepside. These schools are located a short walking distance from the application site (500m / 6 – 8 minute walk). The future school going population would be expected to attend these schools.

Finally, we would add that the DoE did not comment / object to the previous proposal which was granted permission by An Bord Pleanála in July 2021 (ABP Ref. ABP-309828-21 refers).

6 CHILDCARE NEEDS ASSESSMENT

6.1 Methodology

This Childcare Assessment seeks to confirm that the proposed provision of a childcare facilities as part of the proposed development, can support the future childcare demands of this scheme. The proposed development includes the provision of a purpose built childcare facility (c. 514.9 sq. m) including an outdoor play area (c. 204 sq. m) located in Block D which can accommodate 60no. children. It is considered that the purpose-built (permanent) childcare facility is adequately sized to be attractive to future commercial childcare facility operators.

The Childcare Assessment considers the following: -

- Review of relevant guidelines and policies in relation to the provision of childcare facilities.
- Assessment of the childcare facilities as part of the proposed development.
- Assessment of existing and permitted / proposed childcare facilities in the surrounding area.
- Analysis of population and childcare demand within this area.
- Conclusions drawn from review undertaken.

6.2 Childcare Needs Assessment

An assessment is set out of the childcare facilities within proximity to the proposed development is outlined below.

6.2.1 Guidelines & Policies on the Provision of Childcare Facilities

The following provides a review of relevant guidelines and policies applicable to childcare facilities and the current proposal.

Childcare Facilities: Guidelines for Planning Authorities (2001)

Under Section 28 of the Planning and Development Act 2000, the then Minister issued guidelines in relation to Childcare Facilities entitled 'Childcare Facilities: Guidelines for Planning Authorities June 2001'. The document sets out general standards and guidance for the land use planning of childcare facilities in Ireland. It advocates a more proactive role by the planning authority in the promotion and management of childcare provision in their area.

Section 2.4 of the guidelines set out the appropriate locations for childcare facilities, stating that: -

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

There is sufficient flexibility therefore, under the guidelines, to ensure that childcare facilities are not required in instances where they are not necessary due to local circumstances. In line with governmental guidelines, this development is not required to provide a childcare facility due to local circumstances. The guidelines recommend the provision of **20no. childcare spaces for every 75no. dwellings** permitted in a scheme.

The guidelines acknowledge the factors associated with determining the appropriate level of childcare facilities required in an area, namely: -

- The current provision of childcare in the area.
- The nature of emerging new communities.
- Current demographic trends.

The Guidelines specifically states that: -

*“The threshold for provision should be established **having had regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas**”.*

[Bold Font Emphasis by SLA]

It is possible, therefore, to demonstrate in accordance with the Guidelines that the childcare facilities proposed as part of the proposed development in combination with existing childcare provision in the immediate geographic area can cater for the demand created by the proposed development.

Sustainable Residential Development in Urban Areas (2009)

Chapter 4 of the Sustainable Residential Development in Urban Areas guidelines sets out criteria for planning for sustainable neighbourhoods. Specifically, Section 4.5 relates to Childcare (pg. 25 & 26), stating that: -

*“The Department’s guidelines on childcare facilities (DoEHLG, 2001) emphasise the importance of local assessment of the need to provide such facilities at the development plan or local area plan stage, having regard to the provision of existing facilities in the area. When considering planning applications, in the case of larger housing schemes, the guidelines recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling 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 areas**, in consultation with city / county childcare committees. The location of childcare facilities should be easily accessible by parents, and the facility may be combined with other appropriate uses, such as places of employment.”*

[Bold Font Emphasis by SLA]

This Childcare Assessment reviews the relevant demographic profile and existing childcare provision in the area, to determine whether the existing crèche facilities have the capacity to cater for the needs of the proposed development. Stephen Little & Associates contacted the Dun Laoghaire Rathdown County Childcare Committee as part of the preparation of this assessment and at the time of writing this Report as response has not been received.

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

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020) also require that childcare facilities be provided in accordance with the demographic profile of the area and the existing capacity of childcare centres. The guidelines also specifically state: -

*“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.”*

[Bold Font Emphasis by SLA]

154no. of the proposed units (c. 35.2%) will comprise 1-bed apartments. These units, in accordance with the recommendations of the Apartment Guidelines (2020), are unlikely to generate childcare demand.

Accordingly, taking a conservative approach 284no. of the proposed residential units (i.e. units with 2-beds) are considered in respect of their potential to generate childcare demand. In addition, it is considered that not all 2-bed units are likely to result in a need for childcare facilities considering that these apartments are likely to be more attractive to renters and young professionals and not necessarily families.

Quarterly National Household Survey – Childcare

The Central Statistics Office Quarterly National Household Survey Quarter 3 2016² was published 6 July 2017 and is the most up to date reference for assessing childcare demand and uptake, based on the 2016 Census. This release is especially relevant for the purposes of this study as it indicates the extent to which childcare facilities are utilised by the general population.

The Quarterly Survey outlines that the percentage of pre-school children that are minded by a parent is 62%. The Report also states that the most commonly used type of childcare that is non-parental is Childcare / Montessori facility, which is outlined in the survey to 19% of pre-school children, with a higher uptake of 25% for Dublin.

The theoretical demand created by the proposed development based on 287no. units (as set out in above) is approx. 76no. children. When utilising the Quarterly National Household Survey statistics and taking the higher Dublin City uptake this theoretical demand could be reduced to 19no. children.

Demand Created by the Proposed Development

The proposed development includes the provision of a purpose built childcare facility (c. 514.9 sq. m) including an outdoor play area (c. 204 sq. m) located in Block D which can accommodate 60no. children. As set out above, 154no. of the proposed units (c. 35.2%) will comprise 1-bed apartments. These units, in accordance with the recommendations of the Apartment Guidelines (2020), are unlikely to generate childcare demand. Accordingly, taking a conservative approach 284no. of the proposed residential units (i.e. units with 2-beds) are considered in respect of their potential to generate childcare demand of approx. 76no. children.

When utilising the Quarterly National Household Survey statistics and taking the higher Dublin City uptake this theoretical demand could be reduced to 19no. children. Therefore, it reasonable to consider that the actual demand could potentially range from c. 19 – 76no. children.

6.2.2 Review of Existing Childcare Facilities

The following sets out a review of existing childcare facilities in the vicinity of the subject site. Given that this study was a desk-based study, the data and information contained herein is as accurate as the sources of data retrieved would allow.

A review was carried out to determine the number of existing childcare facilities in the vicinity of the site, as detailed within Table 9 below. A total 16no. childcare facilities were identified within a c. 1.5km radius of the subject site with approx. 897no. childcare spaces available. Of those facilities, 6no. childcare facilities identified existing capacity amount to c. 62no. spaces.

Although this assessment has been limited to a 1.5km radius of the subject site, it is important to note that some childcare outside of this area may be preferred due to its location near workplaces, or schools that older children in the family may be attending.

The proposed permanent childcare facility which is designed to provide approx. 60no. childcare spaces in combination with the existing 16no. childcare facilities within 1.5km of the subject site will provide approx. 957no. total childcare spaces.

It is noted that the application site is located approx. 10 minutes walking distance of the Glencairn Luas stop and a number of Dublin Bus stops approx. 550m from the site on Belarmine Avenue. Additional pedestrian and cycle links provide connectivity to the city's southern fringe and other areas within Dun Laoghaire Rathdown. This provides a level of connectivity that would facilitate the use of childcare facilities in locations outside the theoretical catchment area.

² https://pdf.cso.ie/www/pdf/20170706100048_QNHS_Childcare_Quarter_3_2016_full.pdf

Map Ref. No.	Name	Address	Size of Facility (spaces)	Spaces Available at Present	Further Capacity	Approx. Dist. from Site (km)
1	Kidz Biz Day Nursery	Sandyford Hall Centre	36	1	0	0.39
2	Giraffe Childcare Stepside	Belarmine, Enniskerry Road	137	0	0	0.22
3	Explorers After School	Belarmine Vale, Stepside	72	0	0	0.45
4	Naoinra Seomra Mary	Gaelscoil Thaobh na Coille, Beallairmin, An Cheim, Baile Atha Cliath, 18	22	0	0	0.53
5	Naoinra Thaobh na Coille	Gaelscoil Thobh na Coille, Beallairmin, An Cheim, Baile Atha Cliath, 18	22	10	0	0.53
6	Daisy chain Montessori & Childcare Stepside	15 The Rectory	50	0	0	0.78
7	Rosemont Preschool	Rosemont School, Enniskerry Road	66	10	0	0.58
8	Lambkins Montessori School	Sandyford Community Centre, Lambs Cross	44	0	0	0.56
9	Cedar Montessori	Applewood Cottage	30	20	0	0.63
10	Giant Steps	85 Mount Eagle View, Leopardstown, Dublin 18	18	0	0	0.53
11	Roola Boola	Kilgobbin Road	24	0	0	0.52
12	Park Montessori School	Park Montessori School, Leopardstown Heights	12	6	0	0.72
13	Mountainside Montessori	Holy Trinity National School, Glencairn	22	0	0	1.5
14	Giraffe Childcare Central Park	Vantage Block F, Central Park	84	0	0	1.46
15	Park Academy Childcare Beacon Court	Beacon Court, Bracken Road	143	0	0	1.33
16	Park Academy Childcare Beacon South Quarter	1 The Cubes, Beacon South Quarter	115	15	Yes - undisclosed	1.46
Total			c. 897	c. 62	c. 0	

Table 13: Assessment of Existing Childcare Facilities. Currently, approx. 62no. space available between current and future availability.

These childcare facilities were identified by reference to the current TUSLA childcare services information provided on the TUSLA website. This list above may not represent a full representation of local childcare services. Additional unregistered or informal childcare facilities / arrangements may also be in operation in this area.

Figure 10 (below) highlights the location of each of the identified childcare facilities, within 1.5km of the subject site. It is evident that this area is well served by existing childcare facilities.

We would note that it is normal in any given year / semester that operators of childcare facilities would seek to fully occupy their facilities. Natural progression of children from the 0 – 4 age cohort through pre-school care would see constant turnover. Therefore, spaces become available and are subsequently filled on a regular basis.

A number of operators, which were contacted in the course of gathering the above data, noted that the capacity of any given childcare facility may fluctuate, stemming from children being removed from the facility for various reasons. The assessment of the capacity of the childcare facilities identified above thus represents only a snapshot in time.

Effectively, this demonstrates that full capacity means that childcare spaces will not naturally become available over time thus augmenting the potential availability of childcare spaces regularly.



Figure 10: Extract from Google which identify TUSLA registered childcare facilities. The childcare facilities are numbered to reference the table above. The subject site is identified (yellow star) (Overlay by SLA).

Permitted & Pending Childcare Facilities

An online planning search was carried out in order to establish the number of permitted / proposed childcare facilities in the vicinity of the site. Unless otherwise stated in the application information, the capacity of each childcare facility is estimated on the basis of 20no. spaces per 75no. residential units, as per the standard contained in the Childcare Guidelines 2001.

The planning search further revealed 2no. additional childcare facilities are potentially being developed within 1.5km of the subject site: -

Reg. Ref.	Location	Childcare Facility Size	No. of Dwellings	Capacity
ABP-304405-19	Rockbrook, Carmanhall Road, Sandyford Business District, Sandyford, Dublin 18	486 sq. m	428	73
			Total	73

Table 14: Permitted Childcare Facilities within 1.5km of the application site.

Reg. Ref.	Location	Childcare Facility Size	No. of Dwellings	Capacity
ABP-314131-22	Clay Farm Loop Road, Kilgobbin, Stepside, Dublin 18	156 sq. m	97	27
			Total	27

Table 15: Pending Childcare Facilities subject to decision by An Bord Pleanála within 1.5km of the application site.

This site is easily accessible from by subject site by a range of transport modes including cycling, walking, and public transport by bus.

The additional childcare spaces potentially available through the implementation of the permitted developments outlined above further illustrate that there is capacity to absorb future demand.

Summary

Based on the above, there are 16no. existing childcare facilities with approx. 897no. childcare spaces within c. 1.5km of the subject site. Of those facilities, 6no. childcare facilities identified existing capacity amount to c. 62no. spaces. The proposed permanent childcare facility which is designed to provide approx. 60no. childcare spaces in combination with the existing 16no. childcare facilities within 1.5km of the subject site will provide approx. 957no. total childcare spaces.

Furthermore, there is 1no. permitted childcare facility and 1no. childcare facility under consideration which would result in a potential of c. 100no. additional childcare spaces within c. 1.5km of the subject site. In total with the existing, permitted, pending, and proposed childcare facilities the potential exists for approx. 1,057no. childcare spaces within 1.5km of the subject site.

As set out in Section 6.2.1 of this Report it reasonable to consider that the actual childcare demand arising from the proposed development potentially ranges from c. 19 – 76no. children. As such, it is considered that 60no. childcare spaces in the purpose-built childcare facility as part of the proposed development in addition to existing capacity in current registered local childcare facilities (currently approximately 62no. childcare spaces), which is subject to fluctuation, is sufficient absorb the potential local childcare demand.

6.2.3 Population & Childcare Demand

Having established the capacity of the childcare facilities as part of the proposed development and existing childcare spaces available within proximity of the site, a review of population data is set out below to establish local population trends. The following analysis is largely based on the Census 2016 and Census 2011 data.

Census data for the Glencullen, Dundrum-Balally and Dundrum-Sandyford Electoral Divisions (EDs) have been analysed. This has allowed for a detailed population analysis for the subject area.

6.2.4 Population Change 2006 – 2016

Census 2016 data indicates that at a national level, the population grew by 3.8%, over the period 2011 – 2016. The population of Dun Laoghaire Rathdown grew by 7.7% for the same period (2011 – 2016).

Census 2011 data indicates that at a national level, the population grew by 8.2%, over the period 2006 – 2011. In the same period, the population of Dun Laoghaire Rathdown grew by 6.3%.

This shows that population growth for the state has slowed, however the population growth rate of Dun Laoghaire Rathdown has increased.

Census 2016 data indicates that the Glencullen ED had a population of 19,773no. persons, compared to a population of 17,381no. persons in 2011. This amounts to a percentage population change of 13.8%, which is greater than the overall population growth of Dun Laoghaire Rathdown (7.7%) for the same period.

This indicates that the Glencullen ED is currently experiencing population growth higher than the averages for Dublin and nationally. The same is true of the neighbouring EDs, also assessed for the purposes of this Report.

For convenience, this follow table summarises the population changes discussed above: -

Category	% Change 2006 – 2011	% Change 2011 – 2016
National	8.2%	3.8%
Dun Laoghaire Rathdown	6.3%	7.7%
Glencullen ED	24.8%	4.5%
Dundrum-Balally ED	44.9%	58.3%
Dundrum – Sandyford ED	19%	10.6%

Table 16: Population Percentage Change 2006 – 2011 & 2011 – 2016

It is therefore clear that the population levels within the ED within which the subject site is located, have undergone significant change in terms of growth rates over the most recent two intercensal periods.

Population Age Distribution (0 – 4 Year Age Cohort)

Given that childcare provision applies to a specific population cohort, typically 0 – 4 years, it was considered appropriate to examine the age distribution of the population within the study area.

Nationally, Census 2016 data indicates that the population of pre-school children (typically 0 – 4 years) stands at 331,515no. persons which is a decrease of 7% compared to the 2011 Census. Dublin experienced a marginal decrease in its pre-school population by 0.2% for the same period (2011 – 2016).

As recorded in Census 2016 for the Glencullen ED, there are 1,781no. children within the 0 – 4 age cohort, representing 9% of the total population of the ED. This age cohort represented 10.5% of the total ED population in 2011 and 10.2% in 2006. These Census results are illustrated below: -

Glencullen ED	2006	2011	2016
Total Population	13,925	17,381	19,773
0 – 4 Age Cohort	1,429	1,829	1,781
% of Total Pop.	10.2%	10.5%	9%
Dundrum – Balally ED	2006	2011	2016
Total Population	4,894	7,089	8,035
0 – 4 Age Cohort	268	440	560
% of Total Pop.	5.5%	6.2%	7%
Dundrum – Sandyford ED	2006	2011	2016
Total Population	5,844	8,475	9,621
0 – 4 Age Cohort	287	391	443
% of Total Pop.	5.5%	5.6%	5.8%
Overall Study Area	2006	2011	2016
Total Population	24,633	31,422	35,496
0 – 4 Age Cohort	1,984	2,660	2,784
% of Total Pop.	8%	8.5%	7.8%

Table 17: Population of Age Cohort 0 – 4 across relevant Electoral Divisions.

It is evident that the population levels within the 0 – 4 age group cohort within the subject ED's has fluctuated somewhat over the last two Census periods and has decreased by close to a percent in total percentage terms. While it is evident that the population of the general area has increased between 2006 and 2016, the 0 – 4 age cohort has decreased in terms of percentage share.

Summary

Rates of population change locally, regionally and nationally have fluctuated significantly over the course of the last 2no. intercensal periods. The Glencullen ED appears to be currently undergoing substantially high population growth.

The share of children aged 0 to 4 as a percentage of the total population within the Glencullen and neighbouring EDs has fluctuated over the last 2no. intercensal periods. Though the population of the Glencullen and neighbouring EDs has increased overall during this timeframe, the overall number of children in the 0 – 4 age cohort has decreased slightly.

Similar fluctuations in terms of the 0 – 4 age cohort's percentage share of the total population are observable in the local area, as defined by ED's within close proximity of the subject site.

6.2.5 Childcare Needs Assessment Conclusion

There is flexibility provided in the national guidance on the provision of new childcare facilities, rather than a rigid blanket approach. It is possible to demonstrate in accordance with the relevant policy, whether a childcare facility is required, based on an analysis of the existing and proposed level of childcare provision and the demographic structure of the area. Essentially, the delivery of childcare facilities needs to be balanced on the specific circumstances within a geographical area.

The proposed permanent childcare facility which is designed to provide approx. 60no. spaces. There are 16no. existing childcare facilities with approx. 897no. childcare spaces within c. 1.5km of the subject site. In total, that amount to 967no. spaces within the immediate area.

There is an estimated current capacity of approx. 62no. childcare spaces within these existing childcare facilities at the time of preparing this assessment.

The theoretical demand for childcare spaces arising at the proposed development is conservatively estimated at approx. 76no. spaces when the proposed number of 1-bed units is excluded based on the provision set out in the Apartment Guidelines (2020). When utilising the Quarterly National Household Survey statistics and taking the higher Dublin City uptake (only 25% of parents utilising childcare facilities) this theoretical demand could be reduced to 19no. children. Therefore, it reasonable to consider that the actual demand could potentially range from c. 19 – 76no. children.

The 0 – 4 age cohort's percentage share of the total population within the catchment area has increased steadily over the last 2no. intercensal periods. Within the Glencullen Electoral Division 0 – 4 age cohort's percentage share decreased by 1.5%.

Planning permission is likely to be approved by An Bord Pleanála by end Q4 2022. Subject to permission being granted and allowing an approx. 3 year construction programme, it is unlikely that the proposed development would reach full residential occupancy before end 2025 / early 2026. It is anticipated that further childcare facilities may be permitted in this period or become operational which will further add to the childcare provision in the area.

It is considered that 60no. childcare spaces in the purpose-built childcare facility as part of the proposed development in addition to existing capacity in current registered local childcare facilities (currently approximately 62no. childcare spaces), which is subject to fluctuation, is sufficient absorb the potential local childcare demand. When this is coupled with demographic trends which show a declining 0 – 4 age cohort in the area it can be clearly demonstrated that there is more than sufficient childcare capacity within the catchment area of the proposed development.

7 COMMUNITY INFRASTRUCTURE

The study Area of the Audit extends to lands within a c. 1.5 km radius of the site, with emphasis paid to those services and resources within a c. 750m radius of the site. A 750m walk is generally considered to take 7 – 8 minutes; a 1km walk 10 – 12 minutes, and 1.5km walk 15 – 17 minutes.

The Audit seeks to identify how the needs of the local population are met in terms of social infrastructure within this catchment area. Social infrastructure includes the following: -

- **Education / Training** – Including primary and post-primary schools, third level institutions and upskilling workshops, adult education, evening course, traineeships etc.
- **Health** – Including health centres, GPs, health nurses, dentists, and other health care professionals.
- **Sports & Recreation** – Including sports centres, sports clubs, play areas, playing pitches etc.
- **Social / Community Services** – Including local authority services, childcare, statutory welfare services, public libraries, and community services.
- **Arts & Culture** – Including museums, heritage attractions, theatres, performance areas, art, and music centre's etc.
- **Faith** – Including churches, related community halls and centres.
- **Other** – Miscellaneous services and infrastructure, including post offices, office-related services, credit unions and transport.

7.1 Existing Social Infrastructure Provision

7.1.1 Education & Training

Primary & Secondary Schools

See Section 5.2.3 of this Report for details of Primary and Post-Primary schools located within the catchment area. The following schools are located within approx. 1.5km of the proposed development: -

1. Queen of Angels Primary School.
2. Holy Trinity National School.
3. Gaelscoil Thaobh Na Coille – National School.
4. St. Mary's National School.
5. Stepside Educate Together National School.
6. Rosemont School – Secondary School.
7. Stepside Educate Together – Secondary School.

In addition to the above, there are a number of primary and post-primary schools accessible via public transport / cycle / drive from the subject site, these are found in the nearby areas of Sandyford, Leopardstown, Carrickmines and Ballyogan.

Higher Education & Third Level

The nearby public transport such as the Luas Green Line and Dublin Bus services (Routes 44, 47, 118 & 114) provide direct to a large number of significant third level institutions within the Dublin City area, including University College Dublin (UCD), Dublin City University (DCU), Trinity College Dublin (TCD), Technological University Dublin (TUD), National College of Ireland (NCI), Royal College of Surgeons Ireland (RCSI), Dun Laoghaire Institute of Art & Design (IADT).

In addition, there are nearby (within 5km) Adult Education facilities located in Leopardstown and Kiltiernan. These are The Open College and Kiltiernan Adult Education Centre.

7.1.2 Health

Table 18 (below) provides a list of health services identified within proximity of the proposed development.

Map Ref.	Within 750m	Map Ref.	Within 1.5km	Beyond 1.5km
Pharmacies (Red on Map)				
1	Belarmine Pharmacy	3	Mulveys Pharmacy Sandyford	Haven Pharmacy Ballyogan
2	McCabes Pharmacy	4	Mulveys Pharmacy Stepside	Lloyds Pharmacy Leopardstown
				Blackglen Pharmacy Sandyford
				Balally Pharmacy Sandyford
				Beacon Pharmacy Beacon Court
GPs (Blue on Map)				
1	D18 Medical	3	Hastings Surgery Sandyford	Leopardstown Primary Care Centre
2	Belarmine Medical Centre			Glencairn Medical Centre Leopardstown
				Dr. Michael O'Brien Family Practice Leopardstown
				GP Now Beacon Court
				Central Park Medical
Dental Care (Green on Map)				
1	Dr. Claire McGrath & Associates			Glencairn Dental Centre
2	Stepaside Dental			Blackglen Dental Sandyford
				Dental Experts Clinic Central Park
Hospitals				
				The Beacon Hospital
				Leopardstown Park Hospital
Other (Purple on Map)				
1	Stepaside Physio	3	Louise Ward Psychotherapist	Spectrum Mental Health Sandyford
2	ReSync Physio	4	The Therapist Sandyford	
		5	Endeavour Counselling & Psychotherapy Kilgobbin	
		6	MindWise Kilgobbin	

Table 18: Health facilities within proximity to the proposed development.

Beyond the 1.5km Catchment: -

There are direct high-frequency public transport links to other major hospitals within the Dublin area, including the St. Columcille’s, the St. Michael’s Hospital, St. John of God Hospital (Mental Health), and the St. Vincent’s University Hospital and the National Maternity Hospital.

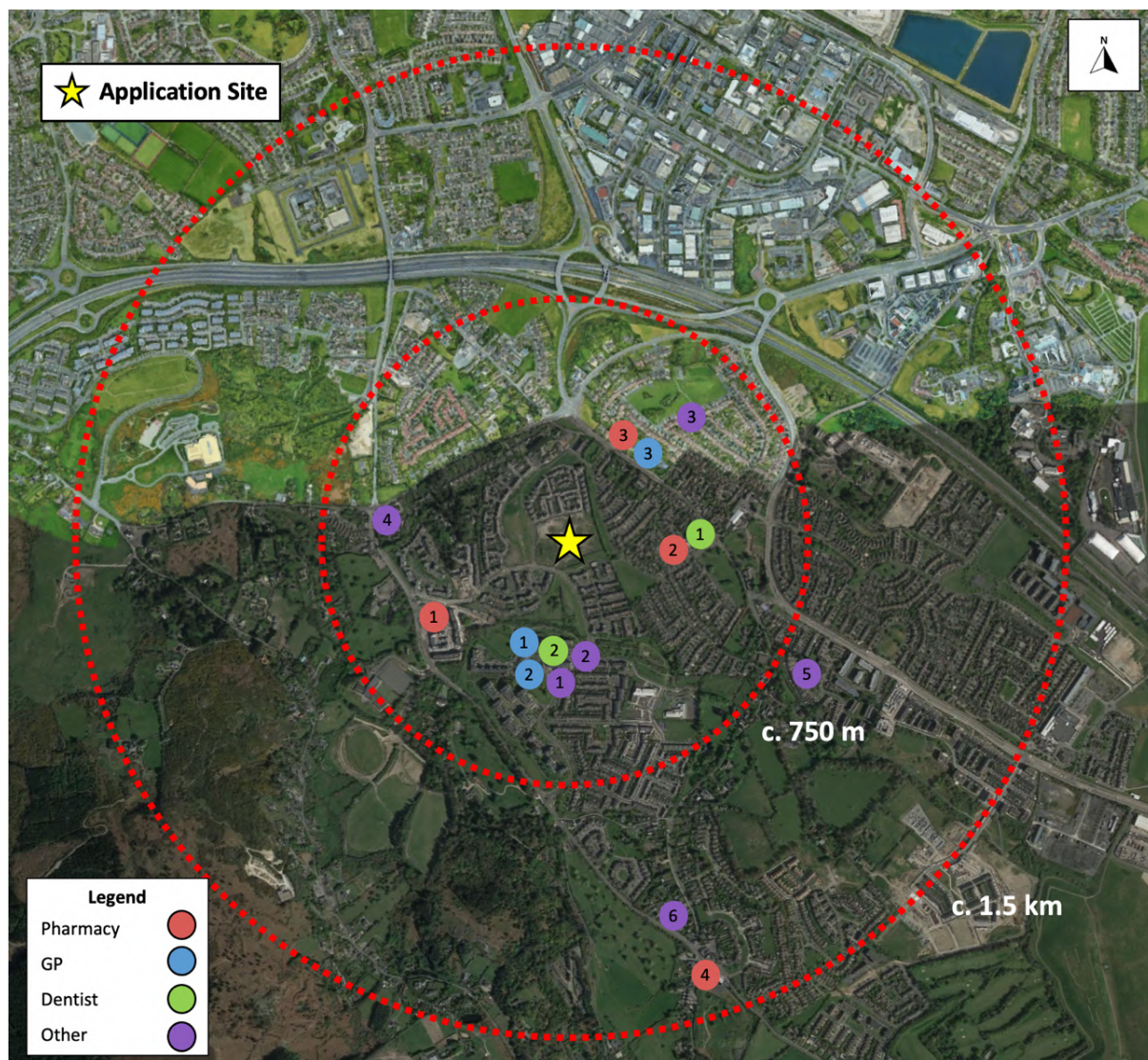


Figure 11: Extract from Google Earth showing location of healthcare and medical facilities.

7.1.3 Sports & Recreation

Table 19 (below) provides a list of the sports and recreation facilities identified within proximity of the proposed development.

Map Ref.	Within 750m	Map Ref.	Within 1.5km	Beyond 1.5km
1	Belmont Playground	11	Leopardstown Heights Playground	St. Mary's Boys Football Club
2	Belarmine Playground	12	The Burrow Par 3 Golf Course	Balally Celtic
3	Football and Basketball Court	13	Stepaside Park Playground	Stepaside Golf Course
4	Local Park on Village Road	14	LC Tennis	DLRCC All Weather Pitch
5	Public playground beside Gaelscoil Thaobh Na Coille	15	Fernhill Park and Gardens	Stepaside Golf Centre & Driving Range
6	Sandyford Taekwon-Do	16	Sandyford Pitch and Putt	The Paddocks Horse Riding Centre
7	Bearna Park Football Pitch			Three Rock Mountain
8	Sandyford Community Centre			
9	Energie Fitness Stepside			
10	Synergise Strength			

Table 19: Sports & recreational facilities within proximity to the proposed development.

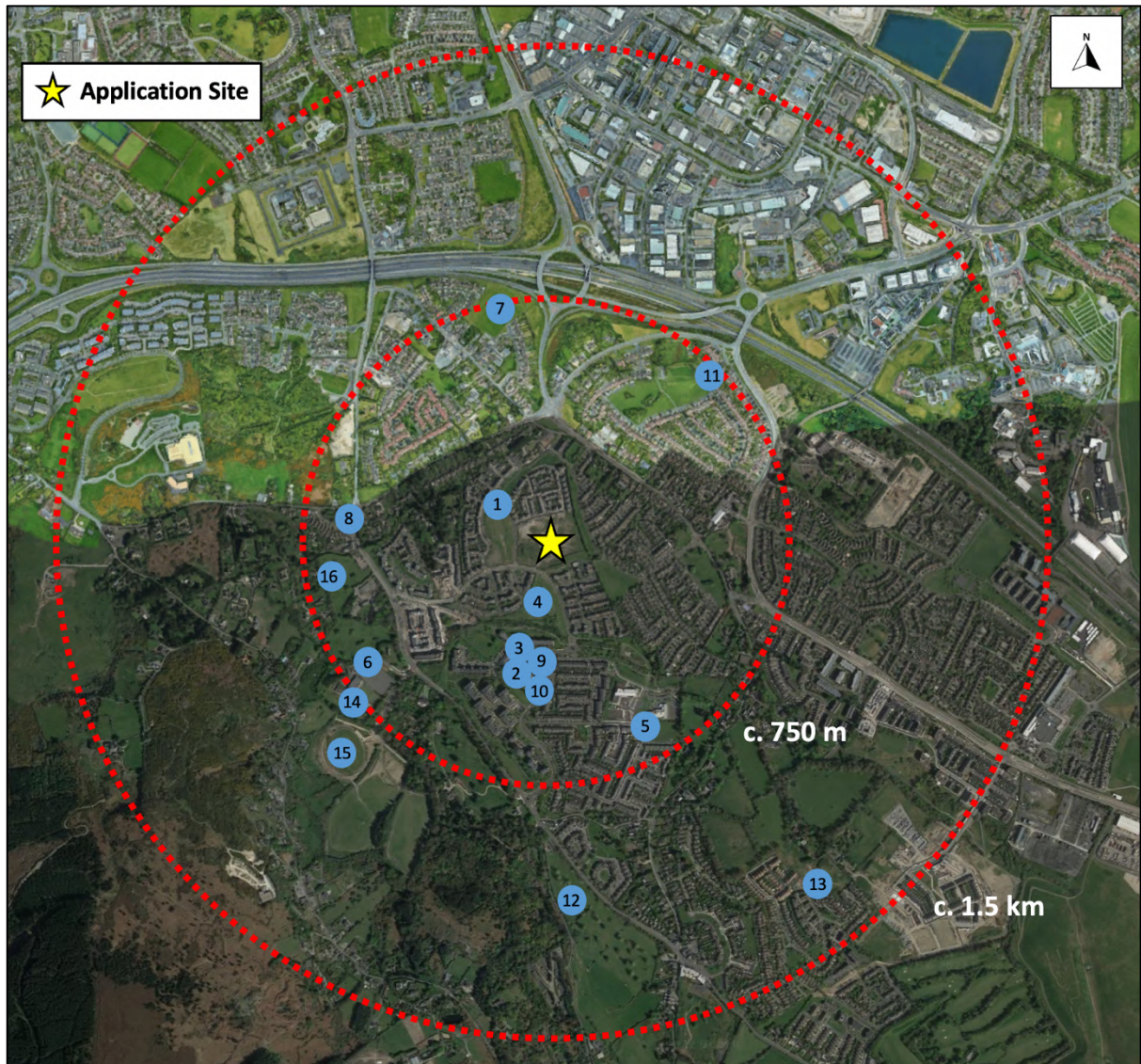


Figure 12: Extract from Google Earth showing the location of sports and recreational facilities.

7.1.4 Social & Community Services

Table 20 (below) provides a list of the social and community facilities identified within proximity of the proposed development. Childcare facilities are identified in Section 6.2.2 of this Report.

Map Ref.	Within 750m	Map Ref.	Within 1.5km	Beyond 1.5km
1	Belarmine Community Centre	2	Sandyford Community Centre	Ballyogan Resource / Community / Parish Centre
		3	Balally Family Resource Centre	Samuel Beckett Civic Campus (Ballyogan)

Table 20: Social & community facilities within proximity to the proposed development.

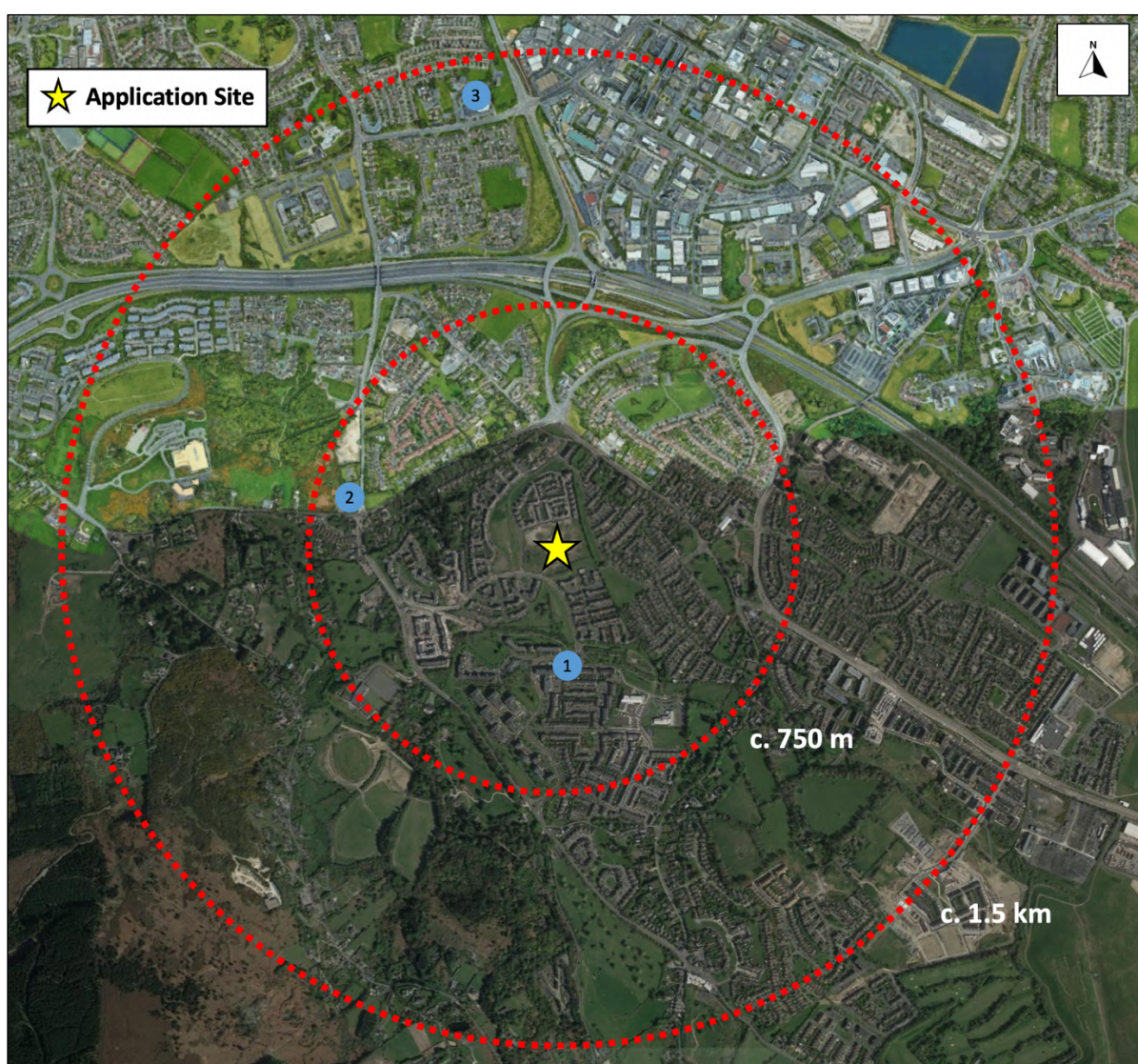


Figure 13: Extract from Google Earth showing the location of social and community facilities.

7.1.5 Arts & Culture

Table 21 (below) provides a list of the social and community facilities identified within proximity of the proposed development. Childcare facilities are identified in Section 6.2.2 of this Report.

Map Ref.	Within 750m	Map Ref.	Within 1.5km
1	The Cassidy Academy of Music	2	Kiltiernan School of Music and Dance
		3	Darcy Dance School

Table 21: Arts and cultural facilities within proximity to the proposed development.

The subject site has access to a range of Public Transport services (Refer to Section 2.1.2 above) which allow residents to visit Dublin City Centre and Dun Laoghaire, which provides a wide arts and culture offering.



Figure 12. Extract from Google Earth showing location of Arts & Culture facilities.

7.1.6 Faith

St. Mary's Sandyford is located within 1.5km of the application site.

Beyond the 1.5km Catchment: -

The site is within reasonable proximity (c. 3.3km) of Kiltiernan Parish Church, Kiltiernan Church of Ireland and (c. 4.3km) from Our Lady of The Wayside Church

7.1.7 Other Services

Within 750m: -

- A wide variety of takeaways, restaurants / cafes, convenience, and comparison retail stores are located in Belarmine local centre service and Sandyford local centre service .
- Dublin Bus Stops on Village Road, served by Dublin Bus No. 47 (Poolbeg Street to Belarmine Plaza) every 30 minutes and Dublin Bus Stops on Kilgobbin Road which is served by Dublin Bus No. 44 (Enniskerry Village to the Helix via Dublin City Centre) every 45 mins.

Within 1.5Km: -

- Celtic Tree Solutions Limited.
- Smith Automotive.
- Village Vets Sandyford.
- Sandyford Industrial Estate.
- Solicitor's Office.
- Florist (various).
- Hair Salons.
- Estate Agents (various).
- Belarmine Dry Cleaners.
- Wedding Car Hire (various).
- Explorium – National Sport & Science Centre.

Beyond the 1.5km Catchment: -

In addition to the above, the site is within reasonable proximity (c. 3.3km) of Dundrum Shopping Centre which provides a wide variety of additional services for the future community, including (inter alia) banks, department stores, libraries, car wash facilities and entertainment (cinema, mini-golf etc)

7.1.8 Community Facilities Assessment Conclusion

There is a broad ranging availability of services within the local area which residents from the proposed development could avail of. This suggests that the already well-established area surrounding Aikens Village / Belarmine, and vicinity provides an attractive and vibrant community. The studied catchment area is predominantly comprised of a range of convenience retail, health services, childcare facilities and sports / recreational facilities. Overall, the subject site is in prime location to make use of the existing local services and those a short journey away (e.g. Dundrum Shopping Centre) by the using the existing public transport options available.

8 CONCLUSION

The application site is located in an accessible location, adjacent to residential services. The Social Infrastructure Audit area has identified a range of existing amenities which can be accessed by future residents of the proposed development.

Having regard to the estimated Primary and Post-Primary School demand that could be created by the proposed development, and given the availability within current schools, it is considered that this potential demand would be adequately accommodated.

In our professional planning opinion, the demand created for school places by the proposed development will be comfortably absorbed by the existing educational facilities in proximity to the application site. Given the likely timeframe for permission, construction and occupation of the proposed development in its entirety (approx. 3+ years), the DoE would have an opportunity to consider local demand for school places and any requirement to expand existing or provide new facilities in this area in the next tranche of its Capital Investment for Schools Infrastructure, should the need arise.

The proposed permanent childcare facility which is designed to provide approx. 60no. spaces. There are 16no. existing childcare facilities with approx. 897no. childcare spaces within c. 1.5km of the subject site. In total, that amount to 967no. spaces within the immediate area. The theoretical demand for childcare spaces arising at the proposed development could potentially range from c. 19 – 76no. children.

In our professional planning opinion, It is considered that 60no. childcare spaces in the purpose-built childcare facility as part of the proposed development in addition to existing capacity in current registered local childcare facilities (currently approximately 62no. childcare spaces), which is subject to fluctuation, is sufficient absorb the potential local childcare demand. When this is coupled with demographic trends which show a declining 0 – 4 age cohort in the area it can be clearly demonstrated that there is more than sufficient childcare capacity within the catchment area of the proposed development.

The area is within 1.5km distance of Dublin Bus routes and Luas Green Line (approx. 900m from the application site) which allows for greater flexibility and access to an even wider range of services outside of the immediate locality. Connectivity will be further improve on implementation of the local BusConnects routes.

The area is highly accessible in the context of the existing public transport which allows ease of access to a broader range of cultural and social facilities between the application site, the city centre and large towns such as Dun Laoghaire and Bray. It is reasonable to assume that people are generally willing to travel slightly further distances for (for example) Arts & Culture type experiences.

As the extant population of this built-up area matures, and as population density in the audit area grows in accordance with strategic planning policy, it will become more important for services to be clustered and accessible. The proposed development provides critical mass in terms of residential development that will support local businesses and community facilities in the immediate area.

Stephen Little & Associates are committed to progressing and achieving sustainable development goals.

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