

Social Infrastructure Audit

Lands at

**Junction of Sallynoggin
Road, Glenageary Avenue and,
Glenageary Roundabout,
Glenageary,
Co. Dublin**

On behalf of

Red Rock Glenageary Ltd.

October 2023



Planning & Development Consultants

63 York Road,

Dun Laoghaire

Co. Dublin

www.brockmcclure.ie



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1 INTRODUCTION

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, have been instructed by our client, **Red Rock Glenageary Ltd.**, to prepare this Social Infrastructure Audit to support an application for a Large-Scale Residential Development (LRD) on lands at **Junction of Sallynoggin Road, Glenageary Avenue, and Glenageary Roundabout, Glenageary, Co. Dublin.**

This Social Infrastructure Audit 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 Dún Laoghaire-Rathdown County Development plan 2022-2028, which read as follows:

- PHP1 -** *It is a Policy Objective to embed the concept of neighbourhood and community into the spatial planning of the County by supporting and creating neighbourhoods and ensuring that residential development is delivered in tandem with the appropriate commensurate enabling infrastructure, sustainable modes of transport, quality open space, recreation and employment opportunities.*
- PHP2 -** *It is a policy objective to encourage the provision of multi-functional facilities, space, and lands in the delivery and/or improvement of sustainable neighbourhood infrastructure.*
- PHP3 -** *It is a policy objective 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... Identify, provide and/or improve supporting sustainable neighbourhood infrastructure in tandem with residential development in renewal/redevelopment areas and existing residential neighbourhoods.’*

This report is prepared in compliance with the Development Management Thresholds set out in Appendix 3 of the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028 which requires a Social Infrastructure Audit to be prepared for commercial development over 250 sqm. or Educational /Medical / Community Development and Residential Development of one or more new units.

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

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

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



2 SUBJECT SITE

2.1 Site Location

The subject site is located at a key junction to the south of Glenageary Roundabout, a large, underutilised site extending c. 0.72 ha and is identified in the Figure below. The site itself is brownfield in nature and the immediate surroundings of the site are a mix of commercial, light industrial, employment and residential land uses.

In terms of surrounding residential developments, the area is generally characterised by single and two storey houses. There is an existing neighbourhood centre on the eastern side of the Glenageary Roundabout and the St. John of God community services facility on the northern side of the roundabout. The site is also adjacent to 'Lidl', a convenience foodstore, to the southwest and to the south by Glenageary An Post Sorting Office.

We further note that there is a significant quantum of services, facilities and amenities located in the immediate surrounding area, this includes: medical centre, pharmacies, shops, cafes/restaurants, bars, gyms and banks for example. There are also a number of schools, childcare facilities and other educational services in the surrounding area. Given the extent of existing facilities in the area, it is considered that the subject site is an opportunistic site for the provision of a mixed-use residential development to further improve the neighbourhood centre facilities in the area and further residential development can be readily absorbed by the existing and proposed facilities in the area.



Figure 1 – Aerial Map with Subject Site outlined in Red

2.2 Planning Context

The Dun Laoghaire Rathdown County Council Development plan 2022-2028 is the relevant statutory planning context for the subject site.

There is 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 combined Planning Report enclosed herewith. The key development standards and performance of the proposal with same is set out in the Planning Report enclosed herewith.



2.3 Access to Public Transport

The site is well served by public transport. The R118 (Glenageary Avenue) comprises a Quality Bus Corridor with several other bus stops in the immediate vicinity of the site offering connections to Dublin City Centre, Dublin Airport and other employment, educational and recreational amenities and services in the wider Dublin area.

There are two bus stops located at the subject site's boundary. The bus stop on Sallynoggin Road (Stop 3205) is serviced by route no.:

- 7A (Mountjoy Square – Loughlinstown Park)
- 7D (Mountjoy Square – Castle Street)
- 45A (Dún Laoghaire – Kilmacanogue)
- 45B (Dún Laoghaire – Kilmacanogue)
- 111 (Dalkey – Brides Glen)

The bus stop located on Glenageary Avenue (Stop 7646) is serviced by route no. 7 (Mountjoy Square – Brides Glen Bus Stop)

The site is also in close proximity to the BusConnects Quality Bus/Bus Priority Routes L22 (Dún Laoghaire – Brides Glen), L11 (Dún Laoghaire - Kilmacanogue), 98 (Mountjoy Square via City Centre – Loughlinstown Park), P12 (Dalkey – Townsend Street)

The site is also located c. 1.2km (16-minute walking distance) from the Glenageary DART Station. Dun Laoghaire DART Station is located c. 2km (26-minute walking distance) from the site.





3 THE PROPOSAL

The proposed development will consist of a new neighbourhood centre to include apartments, commercial and retail units, public plaza, childcare facility and all associated residential amenity spaces.

The proposed development includes:

- a) Construction of 138 no. residential apartment units (37 no. 1-bedroom units, 68 no. 2-bedroom (4 person units), 6 no. 2-bedroom (3 person units) and 27 no. 3-bedroom units) in 2 no. interlinked blocks at third to fifth floor level (ranging in height from four to seven storeys over basement level) consisting of:
 - i. Block A (5-6 storeys) comprising 41 no. apartments (8 no. 1-bedroom units, 17 no. 2-bedroom (4 person) units, 2 no. 2-bedroom (3 person) units and 14 no. 3-bedroom units).
 - ii. Block B (4-7 storeys) containing 97 no. apartments (29 no. 1-bedroom units, 51 no. 2-bedroom (4 person) units, 4 no. 2-bedroom (3 person) units and 13 no. 3-bedroom units).

Each residential unit has associated private open space in the form of a balcony/terrace.

- b) Residential amenity areas of approx. 342 sqm are proposed in the form of resident support services, concierge services, co-working space, social/activity spaces and gym at the ground floor level of Blocks A and B.
- c) Open Space (approx. 2,806.6 sqm) is proposed in the form of (a) public open space (c. 1,848.4 sqm) in the form of a public plaza accommodating outdoor seating, planting, pedestrian footpaths and cyclist links and (b) residential/communal open space (approx. 958.2 sqm) including c. 750.6 sqm at surface level (incl. playground), roof terrace at fifth floor level of link between Blocks A and Block B (c. 151 sqm) and roof terrace (c. 56.6 sqm) at fifth floor level of Block B. 1.8 m opaque screens are proposed around both roof gardens.
- d) Commercial and retail uses at ground floor level of Blocks A and B (c. 996 sqm) to include (a) 2 no. restaurants (c. 267 sqm and 295 sqm) in Block A, (b) a retail – clothing unit (c. 142 sqm), (c) retail - florist unit (c. 66 sqm), (d) retail - pharmacy unit (c. 126 sqm) and (e) hairdresser unit (c. 100 sqm) all in Block B.
- e) Childcare facility (c. 263 sqm) with dedicated open space and children's play area (c. 39.5 sqm) at ground floor level of Block B.
- f) Basement areas (total approx. 3,411 sqm) are proposed on one level and include car and bicycle parking areas, waste management and plant areas. An ESB substation (approx. 31.7 sqm) is proposed at surface level at the top of the basement ramp accessed off Glenageary Avenue. Commercial bin stores (c. 47.9 sqm) are proposed to be located at ground floor level of both Blocks A and B.
- g) A total of 80 no. car parking spaces at basement level are proposed to include 3 no. accessible parking spaces, 2 no. GoCar spaces and 17 no. EV charging spaces. 5 no. motorcycle parking spaces are also proposed at basement level.
- h) A set down area/loading bay is proposed at surface level at Sallynoggin Road and 2 no. set down areas/loading bays including 1 no. accessible car parking space are proposed at surface level at Glenageary Avenue.



- i) A total of 310 no. bicycle parking spaces to include 254 no. bicycle parking spaces at basement level including 10 no. cargo bicycle spaces and 56 no. bicycle parking spaces including 16 no. cargo bicycle spaces at surface level.
- j) The development shall be served via a new vehicular access point to the basement level from Glenageary Avenue. New pedestrian and cyclist access points will be provided onto Sallynoggin Road and Glenageary Avenue from the site.
- k) Removal of existing cycle path and footpath and dropped kerb pedestrian crossing at Glenageary Avenue to be reinstated by soft landscaping and replaced by a new shared cyclist and pedestrian raised table crossing point located on Glenageary Avenue linking to the existing signalised crossing on the R118. Existing 1.2 m pedestrian crossing on Glenageary Avenue to be widened to 2 m.
- l) Emergency services/servicing access is proposed from Sallynoggin Road and Glenageary Avenue.
- m) All associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposal; permeable paving; all landscaping works; green roofs; roof plant room and general plant areas; photovoltaic panels; landscaped boundary treatment; footpaths; public lighting; and electrical services.



Figure 2 – Proposed Site Layout Plan

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 National Planning Framework (Project Ireland 2040)

This document forms the overarching framework for the spatial development of Ireland to 2040. One of the key focus points of the NPF is sustainable and compact development within pre-existing urban areas as well as the provision of accessible service and facilities for communities, with an particular emphasis on childcare, health services and educational facilities supported by compact growth in urban areas.

4.2 Sustainable Residential Development in Urban Areas December (2009)

The Department of the Environment Heritage and Local Government Guidelines entitled ‘Sustainable Residential Development in Urban Areas’ were published in final format in December 2008. The aim of these guidelines is to set out the key planning principles which should be reflected in development plans and local area plans, and which should guide the preparation and assessment of planning applications for residential development in urban areas.

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

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

The Guidelines state the following:

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

Within the development management process, it is recommended that planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generate 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”.

The proposed development seeks to provide 138 no. residential units on the application lands. Whilst this is below the threshold of 200+ units as referred to above, for the convenience of the Planning Authority, this report outlines the demand for school places likely to be generated by the proposed scheme, while also assessing the presence of educational facilities in the vicinity.

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

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

The code of practice document sets out the best practice approaches that should be followed by Planning Authorities in ensuring that the planning system plays its full part in facilitating the timely

and cost-effective roll-out of school facilities by the Department of Education and Science and in line with the principles of proper planning and sustainable development.

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

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

- *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.

4.4 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.

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.”

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; and

- Current demographic trends.

It 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 the area.”

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 workplaces, such as industrial estates, business parks and any other locations where there are significant numbers working
- In the vicinity of schools
- Neighbourhood, District and Town Centres
- Adjacent to public transport corridors, park and ride facilities, pedestrian routes, and dedicated cycle ways

The provision of childcare facilities is further elaborated in Section 3.3.1 of the Guidelines which states that *“a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate”* for new residential developments.

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

However, they continue by clarifying that such Guidelines are exactly that – guidelines and not a strict prescription or requirement – and the provision of childcare facilities will depend on the particular circumstances of each individual site and development.

Based on the mix proposed, we note the following requirements for childcare:

- 50% of 2 and 3 bedroom units will require childcare provision. We have identified that there are 101 x 2 and 3 bedroom units (74 x 2 bedroom units and 27 x 3 bedroom units) proposed and so 50% equates to 50.5 units having the potential to require childcare.
- 1 facility is required for every 75 units requiring childcare.

Please see the childcare facilities audit in Section 7 of this report for detail in relation to compliance with the above guidelines.

4.5 Circular Letter PL3/2016

The Department of Environment, Community and Local Government issued a Circular Letter (PL03/2016 – childcare facilities operating under the Early Childhood Care Education (ECCE) Scheme (Planning system support for childcare post September 2016 – Implementation of the Early Childhood Facility Guidelines for Planning Authorities 2001) in which it noted that the Early Childhood Care Education (ECCE) has been expanded to make it available to all children from the age of 3 years until they transfer to primary school.

The Department requests that Planning Authorities have:

“Insofar as possible, consideration of all planning applications or Section 5 declaration submissions in respect of childcare facilities in order to facilitate the expansion of required capacity as appropriate”

The recommendations under this circular make appropriate rather than blanket provision for childcare through the development management process, having regard to childcare policy, local demographics, and existing or required (additional) provision within a given catchment.

4.6 Sustainable Urban Housing: Design Standards for New Apartment (2018)

The 2022 new apartment guidelines reiterate the provision of one child-care facility for every 75 dwelling units, subject to the proposed development mix and existing local childcare facilities:

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

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

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

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

- 37 no. 1-bed (27%)
- 74 no. 2-bed (53%)
- 27 no. 3-bed (20%)

37 of the proposed units (27%), will comprise one-bedroom units. These units, in accordance with the recommendation of the guidelines, are unlikely to generate childcare demand. In addition, it is considered that not all 2-bedroom units are likely to result in a need for childcare facilities considering that these apartments are likely to be more attractive to first time buyers and young professionals and not necessarily families.

4.7 Dun Laoghaire-Rathdown Development Plan 2022-2028

The Dun Laoghaire Rathdown County Development Plan 2022-2028 provides the overarching policy that applies to the area. The Development contains the following policies relating to Childcare Facilities in the area:

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.”

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 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 Dun Laoghaire Rathdown County Council Development Plan.

5 DEMOGRAPHIC TRENDS

This report focuses on a 1 km (c. 10-12 minute walking distance) Study Area which encompasses 57 no. Small Area Population Statistics (SAPs) areas. These are shown in Figure 3 and Table 1 below. The subject site is located within Small Area Code: 267072001.



Figure 3 – 1km radius from Subject Site in Red denoting Study Area in Yellow

The use of SAPs was chosen for the collection of data since the Electoral District data would encompass a significant area beyond the 1 km radius to provide a more accurate representation of the existing housing and demographic trends within a 10-minute walk of the subject site.

Study Area – SAP Codes						
267039011	267067007	267068010	267071004	267072008	267074003	267074006/01
267039012	267067009	267069001	267071006	267072009	267074004	267074006/02
267039013	2670670011	267069002	267072001	267073001	267074005	267074006/03
267062003	267068001	267069003	267072002	267073002	267074007	
267062004	267068005	267069004	267072003	267073003	267076002	
267062005	267068007	267069005	267072004	267073004	267076003	
267067004	267068008	267069006	267072005	267073005	267076011	
267067005	267068009	267069007	267072006	267073006	267074002/01	
267067006	267068010	267070007	267072007	267074001	267074002/02	

Table 1 – 1km Study Area SAP Codes

5.1 Demographic Profile

To date, population across all regions is increasing along with a consistently rising demand for housing particularly in urban regions. Dublin's population continues to expand year on year.

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.

The proposed development will offer housing that caters to the demand in the surrounding area and offers a much-needed high-density development scheme.

The population of the encompassing SAPs, within a 1 km radius from the subject site, recorded 15,389 people in the 2016 Census data.

Location	2016 Population
Small Area of Subject Site	207
Study Area	15,389
Dún Laoghaire Rathdown County	218,018

Table 2 – Population – Local & County (Source: CSO, 2016)

It should be noted that following the preliminary results of the Census 2022, Ireland experienced a significant population increase of 7.6% since 2016 whereas housing stock only increased by 6%. All counties across Ireland showed population growth. Based on available information, it is envisaged that a shortfall in housing supply will persist in the face of strong, sustainable demand and population growth, until such time as unit delivery dramatically increases or population restructuring occurs.

5.2 Age Profile

A review of the selected Study Area confirms that these communities and their surrounding areas have an age profile weighed largely towards a young adult / adult working population group (ages 20-64). The largest age cohort within the study area is 40-44 with a total of 1,072 persons within this age group.

This can be attributed to the area's close proximity to Dún Laoghaire Town Centre, various Business Parks and accessibility to Dublin City Centre, making it an ideal area for professionals to locate. The proposed development offers a mix of 1, 2 and 3-bed units and will provide appropriate housing stock for the demographics of the area.

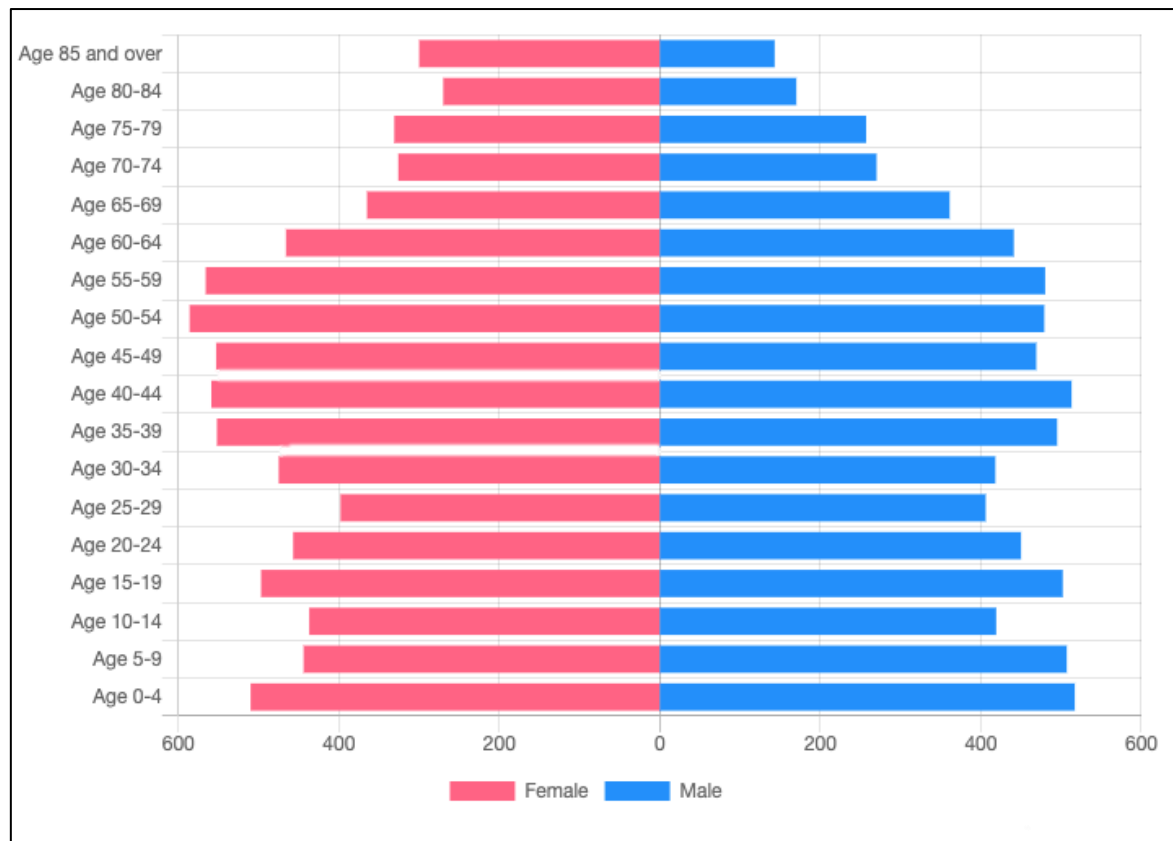


Figure 4 – Age Profile of Study Area (Source: CSO, 2016)

Age Cohort	Study Area	% Total	DLRC	% Total
Pre-School (0-4 years)	1,027	7%	13,810	6%
School Age (5-19 Years)	2,806	18%	40,419	19%
Young Adults (20-24 years)	907	6%	15,622	7%
Adults (25-64)	7,856	51%	113,498	52%
Older Adults (65+ years)	2,793	18%	34,669	16%
Total	15,389	100%	218,018	100%

Table 3 – Age Profile Comparison between Study Area and DLRC (Source: CSO, 2016)

The table above demonstrates that the age cohort across all areas is heavily weighted towards the working age group 20-64.

It is also important to note that the age profile results contained in DLR's HNDA showed that Dún Laoghaire-Rathdown County has a greater proportion of people over 65 years of age than in any other Dublin County jurisdiction, the EMRA region or in the State. This, as a result would lead to a greater demand for smaller units for 'sizing down' than in any other areas in the State and is also evidenced by larger, older housing stock.

The County also has the smallest proportion of children aged 0-4 years compared to all regions with the exception of Dublin City Council.

5.3 Household Size

Demographic trends show that there has been a shift in household occupancy and composition within existing and new households. The average household size in Dublin was 2.73 persons per household in 2016. This is down from 2.99 in 1996 and 3.94 in 1971. When isolating just those persons living in apartment units, the average household size is significantly lower at 2.2 persons per household in 2016.

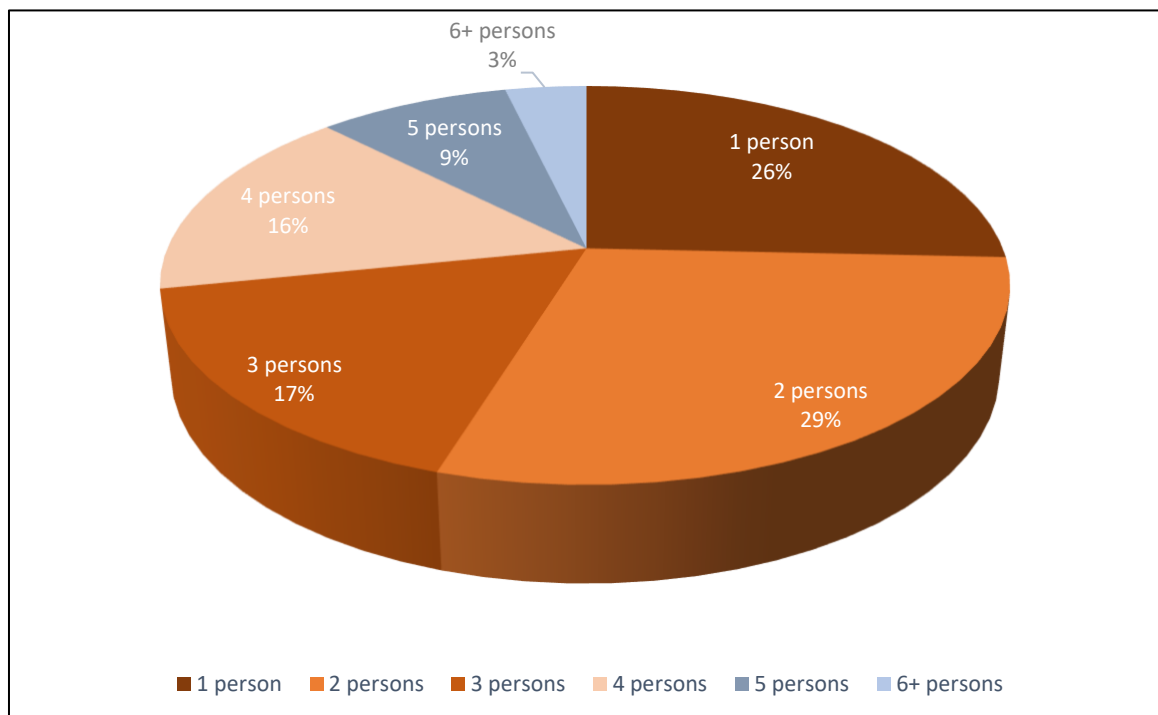


Figure 5 – Household Size of Study Area (Source: CSO, 2016)

The predominant household size in the 1 km radius from the subject site (Study Area) is 2 person households. This equates to 29% or 1,662 out of 5,725 households. Whilst we acknowledge the above figures show that roughly 55% of households in the Study Area there are 2 or less persons, we note that the average number of people per household in the Study Area is **2.68**. The breakdown of households by size in the Study Area reinforces the importance of providing suitable accommodation for smaller households, as they account for a large proportion of the overall households.

The proposed development offers an appropriate mix of units to accommodate, 1-5 person households (c. 97% of existing household formations in the Study Area) by providing the following:

- 37 x 1-bed (1- or 2-person household) units = 27%
- 6 x 2-bed (3-person household) units = 4%
- 68 x 2-bed (4-person household) units = 49%
- 27 x 3-bed (5-person household) units = 20%



5.4 School Going Age

In order to assess the percentage of this population that will require school places, the current age profile (5-19 years of age) of the Study Area were examined as a typical percentage of the population that will require schooling.

As such, the 5-19 age group of Census 2016 is examined in Table 4 below:

Age Cohort	Study Area	DLRC
School Age (5-19 Years)	2,806	40,419
Total No. of Persons	15,389	218,018
% of population aged 5-19	18%	19%

Table 4 – No. of School Going Age Population (Source: CSO, 2016)

Table 4 above confirms that the relevant percentage of school going aged children between the ages of 5-19 is 18% within the Study Area and 19% within the County. An average of 18.5% can therefore be assumed to be of school going age within the surrounding area at present.

5.5 Summary of Findings

The key points to note are as follows:

1. The total number of persons in the Study Area within a 1km radius of the subject site is 15,389 people.
2. The average household size in the area is 2.68 persons.
3. The proposal (138 no. residential units) will generate a total population of c. 370 persons.
4. 18% of the population of the Study Area is of school going age.
5. Of the 370 persons or population arising from the proposal, 18% (a total of 67 new residents) are likely to be of school going age. Given the type of residential development proposed (primarily 1-bed and 2-bed apartments), we would expect that this would in fact be a lower figure. We have for the purpose of this assessment applied the 67-person figure to calculations within the remainder of this report.

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



6 CHILDCARE FACILITIES AUDIT

6.1 Methodology

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

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

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 proposed development of 138 no. new residential units.

In addition, we note that the An TUSLA - the Child and Family Agency, Pobal and Dún Laoghaire Rathdown County Childcare Committee websites were also consulted in order to appraise existing childcare service providers within the study area. The 'Sustainable Urban Housing: Design Standards for New Apartments' (2018) and 'The Apartment Guidelines, 2022' were also consulted.

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

Following the compilation of an appropriate list of childcare facilities, an email and telephone survey was carried out in Q1 2023 to assess available capacity. The childcare facility was contacted directly in all cases, and we confirm that the data gathered and applied to this assessment is based on the information and resources available to the facilities at the time of the survey. It is worth noting at this point however that a number of these facilities were not forthcoming with the release of capacity figures given the private run nature of these businesses. We note that the conclusions drawn in this case based on the limited information available to this office.

6.2 Assessment

Estimated Childcare Demand Generated (QNHS)

The CSO's Quarterly National Household Survey (QNHS) provides a study specifically on childcare take-up for Q3 of 2016¹. This release is important for the purpose of this assessment as it details the extent to which childcare facilities are utilised by the general population. As adaption of a table found in the QNHS, table 4, indicates the range of methods parents use for the purpose of childcare for their pre-school children in Dublin, compared with figures of the same.

Type of childcare	Dublin (inc. DLR)	State
Parent / Partner	62%	62%
Unpaid relative / friend	16%	17%
Raid relative / friend	3%	3%
Childminder/ Nanny	8%	13%
Childcare Facility	25%	19%

¹ The QNHS is released by the CSO each quarter and surveys a random sample of the population. Percentage totals may amount to over 100% due to some respondents providing multiple answers. This is the most recent QNHS study on childcare take-up:

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

Other	1%	1%
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Table 5 - Estimated Childcare Demand generated for 0-6 year olds (Source: QNHS 2016)

The vast majority of pre-school children are cared for by their parents or partners of their parents, while 25% of pre-school children attend a childcare facility compared to 19% nationally.

Subject Proposal's Demand for Childcare Places

As previously outlined in Section 4 above, the Apartment Guidelines advise that studio and one-bedroom units should be discounted when calculating demand for childcare that would be generated by the proposed residential development. The guidelines note that this approach may also apply to units with two or more bedrooms. The proposed development does not include any studio units, this assessment has adopted a conservative approach and as such has only discounted one-bedroom units in the estimation of 0–4 year-old residents that may reside in the development. Thus, the total number of units in the scheme which are included in this estimation amounts to 99.

In arriving at the estimated number of 0–6-year-old residents in the proposed developments, the proposed unit mix and form of the development, as well as the following indicators, have been used:

- Persons per unit proposed (determined by the proposed development and the average household size within the Study Area, established as 2.68 persons per unit using the Census 2016 data) and:
- Proportion of the Study Area's population within 0-4 years age cohort (determined as 9.6% using the 2016 census data).

Analysis of these factors allow for a determination of the total number of 0–4 year-old residents in the proposed development. As highlighted in table 3 below, it is estimated that **19 no. children aged 0-4 years may reside in the proposed development.**

Total units (excluding 1-beds)	Average Household Size	Residents (Number)	0-4 years (% of Total population)	0-4 years (Number)
101	2.68	270.68	7%	18.9

Table 6 - Estimated population generated for 0-4 year olds

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 it is 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 138 no. new residential apartments.

The following indicative summary mix is identified for a total of 138 units:

- 37 x 1-bedroom units (27%)
- 74 x 2-bedroom units (53%)
- 27 x 3-bedroom units (20%)

It is noted that the 2 and 3 bed units should only be considered as contributing to a requirement for childcare in accordance with the provisions of the Apartment Guidelines of 2022 based on the fact that 50% of these units would require childcare. A total of 101 no. units (2 bed+ units) are therefore considered for this assessment. This is the upper most demand in terms of requirements for childcare and it could be argued that this will be significantly less at operational stage given that not all 2 bed units will require childcare. Notwithstanding this, we note the following calculations based on these uppermost requirements.

- 50% of all 2 and 3 bed units = $101/2 = 51$ no. units therefore have the potential to require childcare facilities.

The childcare spaces requirement was calculated in accordance with Department of Environment, Heritage and Local Government Guidelines based on that childcare places shall be provided at a ratio of 20 places per 75 residential units.

- 138 no. residential proposed units as part of the application
- $138 \text{ no. units} / 75 \times 20$ (requirement based on 20 spaces per 75 units) = 36.8 childcare spaces are required.

Based on the above calculations, 37 no. spaces are required to address the requirements of the proposed development and the current proposal.

We also note that using the demographic trends of the area, the total 138 no. units would create a projected population of c. 370 no. persons. (138×2.68 household average) and based on the uppermost requirements, would result in c. 26 no. children aged 0-4 years ($370 \times 7\%$ average) that will potentially require childcare for the total projected population (including 1-beds which are not generally considered to have any childcare space requirement). It is respectfully submitted that not all future occupants will require private childcare and may choose to avail of alternative childcare provided within the home, by a family member or by private childminder however the following section details the capacity of the existing private childcare facilities in the surrounding area of the subject site.

Childcare Provision as part of Subject Development

A floor area figure of 2.32 sq m is generally applied per child space. A facility of 85.84 sq m ($2.32 \text{ sq m} \times 37 \text{ spaces}$) is therefore required to serve the full extent of the proposed development (138 units).

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

A childcare facility of c. 263 sqm is proposed at ground floor level of Block B. The childcare facility has been designed to provide for the childcare needs of the proposed development with a capacity of 47 no. children. The creche is also afforded an appropriate outdoor play area (c. 39.5 sqm).

We confirm that the proposed childcare facility as part of the subject development has the capacity to cater for the childcare demand arising from the current proposal.

We therefore submit the proposed development is acceptable in addressing the anticipated demand that might arise from the proposed development.

6.3 Local Childcare Facilities

While it is considered that the development will be self-sufficient with regard to childcare requirements, a number of alternatives in the surrounding area have been considered in line with national guidance.

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

A total of 32 no. operational childcare facilities were identified within a c. 2km radius of the subject site (equivalent to a c. 15-minutes' drive time), as shown in Figure 6 below. Current capacity of these facilities was estimated using the latest TUSLA Register of Services available for Dublin for Q1 2023, which suggests that 1,424 no. childcare places are on offer in these existing facilities.

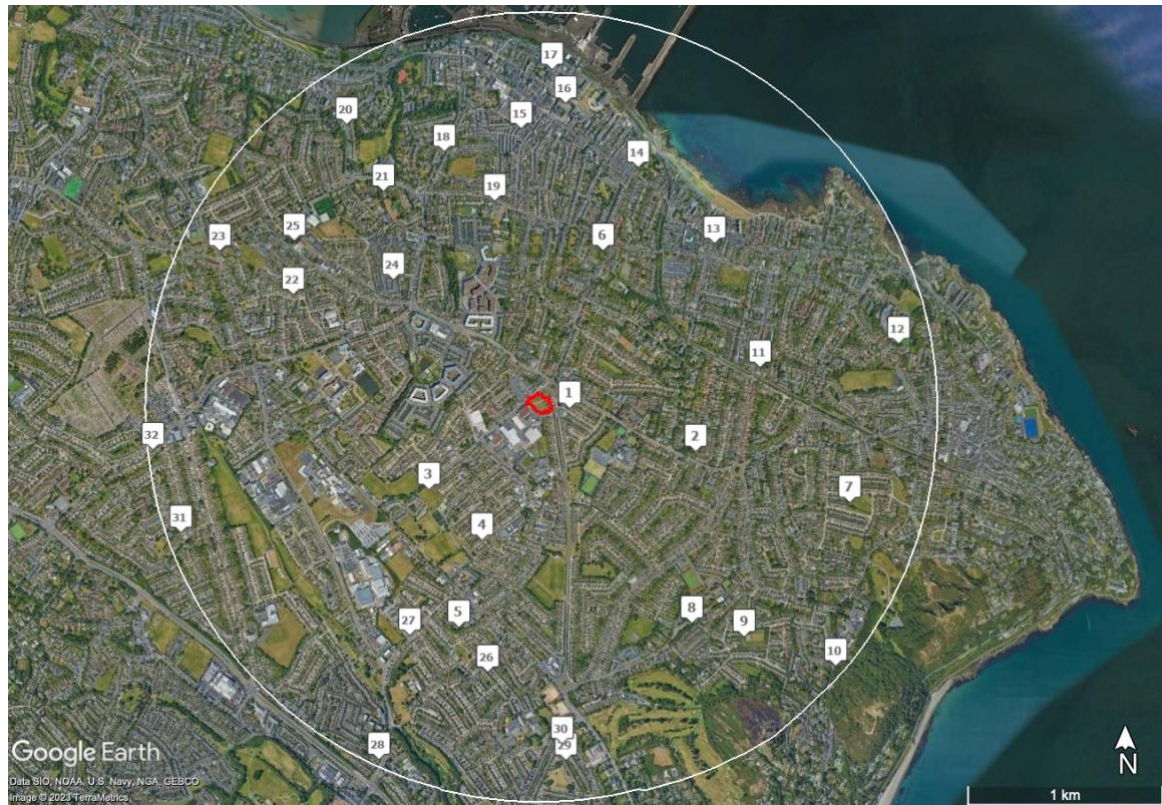


Figure 6 – Location of Childcare Facilities within 2 km radius from subject site

No.	Facility Name	Service Type	Age Group	Max Capacity
1.	Magical Days	Full Day / Part Time	0-6 Years	57
2.	Sharavogue School	Full Day / Part Time / Sessional	0-6 Years	160
3.	Jellystone Park Nursery	Full Day / Part Time / Sessional	1-6 Years	42
4.	Sallynoggin Community Preschool	Sessional	2-6 Years	18
5.	Koala Childcare	Full Day / Part Time / Sessional	0-6 Years	49
6.	Rathdown Pre-School Service	Full Day / Part Time / Sessional	2-6 Years	42
7.	Bayview Montessori	Part Time	2-6 Years	26
8.	Apres School Club	Full Day / Part Time / Sessional	2-6 Years	61
9.	Hanahoe's Childcare	Full Day / Part Time	2-6 Years	20
10.	Blossom Nursery	Part Time	2-6 Years	20

11.	Glenageary Montessori School	Part Time / Sessional	2-6 Years	56
12.	Castle Park School	Full Day	2-6 Years	62
13.	CJ's Playgroup	Sessional	2-6 Years	22
14.	Leap Stone Montessori	Part Time / Sessional	2-6 Years	22
15.	Casa Rosa Dominican Montessori Preschool	Part Time / Sessional	2-6 Years	27
16.	Tír na NÓg Creche & Montessori	Full Day	0-6 Years	43
17.	Once Upon a Time – Dun Laoghaire	Full Day / Part Time / Sessional	1-5 Years	80
18.	Dun Laoghaire Montessori School	Sessional	2-6 Years	16
19.	Barnardos Tivoli	Part Time	2-6 Years	21
20.	Monkstown Montessori School	Sessional	2-6 Years	33
21.	Manorbrook Montessori	Part Time	2-6 Years	21
22.	Raglan Childcare Centre	Full Day	1-6 Years	12
23.	WeeCare Day Montessori	Full Day / Part Time / Sessional	0-6 Years	177
24.	Mounttown Early Years Service	Full Day / Part Time / Sessional	0-6 Years	58
25.	Monkstown Grove Montessori School	Part Time / Sessional	2-6 Years	22
26.	Kids United Limited	Full Day / Part Time / Sessional	1-6 Years	52
27.	Lakelands Preschool	Full Day	0-6 Years	38
28.	Little Maples Creche & Pre-School	Full Day	0-6 Years	39
29.	Noelle's Montessori	Sessional	2-6 Years	20
30.	Room to Grow	Full Day / Part Time	0-6 Years	55
31.	Clonkeen Montessori School	Part Time	2-6 Years	25
32.	Foxrock Montessori School	Part Time	3-6 Years	28
Total				1,424

Table 7 – Capacity of Existing Childcare Facilities

6.4 Findings

From the above, it is submitted that there will be sufficient capacity in the proposed childcare facility to cater for the estimated demand arising from the proposed development. In addition, it is considered that the childcare need requirements generated by the proposed development can also be readily accommodated in the vicinity of the subject site.

7 EDUCATION

This Section of the Report provides details on the current and future capacity of existing and planned schools in the area. The aim of this Assessment is to establish projected demand for school places within the existing schools network generated by the proposed development.

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 Study Area.
- 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.
- **2022/2023 Enrolment Figures** - Enrolment figures for the school year of 2022/2023 were reviewed to partly establish the available capacity in the schools examined in the assessment.

7.1 Demand Generated by Proposed Development for Educational Facilities

The proposed development will comprise 138 no. units of various typologies. The average household size of the Study Area was recorded as 2.68 persons per household which generates a total indicative population of 370 no. persons when applied to the proposed development. However, it is likely that the proposed development will generate a lesser population than the estimate as there are only 101 no. units proposed of 2-bedrooms or more that can reasonably accommodate families. For the purposes of this assessment, the uppermost requirements shall be applied.

It has been previously established that 18% of the overall Study Area’s population average are of school going age. We can then assume that 12% of this population would attend a primary school and the remaining 6% would attend a secondary school. This assumption is 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 the remainder would attend post primary facilities.

Having considered the above, we note that the overall population of school going age envisaged for the proposed development is c. 67 no. persons.

Based on the figures provided, we can estimate that the demand for primary school places would equate to c. 45 no. children and demand for post primary school places to c. 22 no. pupils.

7.2 Existing Schools Network

The proposed development is located within the Sallynoggin_Killiney DLR School Planning Area identified by the Department of Education (Figure 7 below). The subject site is also in close proximity to the Dun Laoghaire Planning Area to the north.



This Sallynoggin_Killiney Planning Area consists of a total of 14 no. primary schools and 7 no. post primary schools. However, for the purposes of this Audit, a 5km radius has been selected as the defining catchment area from the subject site for 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.

Primary School Facilities

The study area is well provisioned with primary schools. There are currently 36 no. primary schools within a 5 km radius from the subject site with a combined enrolment figure of c. 10,678 no. students in 2022/2023.

No.	Roll No.	School Name	Type	Enrolment 2022/2023
1.	18886V	Kill O The Grange NS	Mixed	213
2.	16352U	St. Brigid's Boys NS	Boys	441
3.	16353W	St. Brigid's Girls NS	Girls	533
4.	19320W	Our Lady's Good Counsel BNS	Boys	386
5.	19321B	Our Lady's Good Counsel GNS	Girls	405
6.	19400U	Glenageary Killiney NS	Mixed	225
7.	19438W	Scoil Cholmcille Senior	Mixed	158
8.	19612M	Dalkey School Project	Mixed	229



9.	19641T	St. Colmcille Junior NS	Mixed	138
10.	19960M	St. Johns NS	Mixed	170
11.	19979K	St. Kevins NS	Mixed	212
12.	20060G	Monkstown ETNS	Mixed	446
13.	20425U	Gaelscoil Sliabh Rua	Mixed	328
14.	20535E	Cherrywood ETNS	Mixed	80
15.	05600C	Clochar San Dominic	Mixed	193
16.	10494K	All Saints NS	Mixed	60
17.	14586M	Carysfort NS	Mixed	594
18.	18451J	Scoil Lorcaín	Mixed	481
19.	19258U	Scoil Pádraig Naofa	Boys	548
20.	19259W	St Patricks GNS	Girls	540
21.	19335M	Scoil na Aingeal	Mixed	439
22.	20503O	Dun Laoghaire ETNS	Mixed	148
23.	19840C	Holy Family School	Mixed	137
24.	20141G	The Harold School	Mixed	662
25.	19901T	Boooterstown NS	Mixed	88
26.	19499T	St Oliver Plunkett SP School	Mixed	63
27.	17323S	Monkstown NS	Mixed	196
28.	19938T	St. Joseph's NS	Mixed	416
29.	19066L	Loreto National School	Mixed	307
30.	15132B	Harold BNS	Boys	120
31.	20190T	Holy Trinity National School	Mixed	610
32.	20028K	Setanta SP School	Mixed	65
33.	18499O	St. Augustines School	Mixed	158
34.	18863J	Benincasa Special School	Mixed	37
35.	17954H	Oatlands Primary School	Mixed	431
36.	16893I	St. Laurence's BNS	Boys	421
Total				10,678

Table 8 – Recorded Enrolment Figures for Primary Schools within the Study Area





Figure 8 – Location of Primary School within the Study Area

Post Primary Schools

A total of 13 no. post-primary schools have been identified within the Study Area that held a combined provisional enrolment of 6,281 no. students during the 2022/2023 school year, as per the Department of Education records.

No.	Roll No.	School Name	Type	Enrolment 2022/2023
1.	60092U	Clonkeen College	Boys	617
2.	60240J	Loreto College Foxrock	Girls	564
3.	91310E	Cabinteely Community School	Mixed	545
4.	60260P	St. Joseph of Cluny Secondary School	Girls	239
5.	91330K	Holy Child Community School	Mixed	263
6.	60090Q	Rathdown School	Girls	303
7.	60262T	St Laurence College	Mixed	274

8.	60180R	Christian Brothers College	Boys	526
9.	60081P	Rockford Manor Secondary School	Girls	321
10.	60070K	Dominican College	Girls	508
11.	81001I	Newpark Comprehensive School	Mixed	856
12.	60361V	St Raphaela's Secondary School	Girls	624
13.	60050E	Oatlands College	Boys	641
Total				6,281

Table 9 – Recorded Enrolment Figures for Post-Primary Schools within the Study Area



Figure 9 – Location of Post-Primary Schools within the Study Area

7.2.1 Historic Enrolment and Trends

Historic enrolment trends for the Sallynoggin-Killiney SPA and Study area showed mixed growth and decline at primary school level for the historic 5-year interval.



No.	Roll No.	School Name	Enrolments 2018/2019	Enrolment 2022/2023	5-Year Change
1.	18886V	Kill O The Grange NS	213	213	0
2.	16352U	St. Brigid's Boys NS	497	441	-56
3.	16353W	St. Brigid's Girls NS	545	533	-12
4.	19320W	Our Lady's Good Counsel BNS	409	386	-23
5.	19321B	Our Lady's Good Counsel GNS	445	405	-40
6.	19400U	Glenageary Killiney NS	231	225	-6
7.	19438W	Scoil Cholmcille Senior	153	158	+5
8.	19612M	Dalkey School Project	185	229	+44
9.	19641T	St. Colmcille Junior NS	161	138	-23
10.	19960M	St. Johns NS	172	170	-2
11.	19979K	St. Kevins NS	179	212	+33
12.	20060G	Monkstown ETNS	459	446	-13
13.	20425U	Gaelscoil Sliabh Rua	199	328	+129
14.	20535E	Cherrywood ETNS	-	80	+80
15.	05600C	Clochar San Dominic	214	193	-21
16.	10494K	All Saints NS	60	60	0
17.	14586M	Carysfort NS	579	594	+15
18.	18451J	Scoil Lorcaín	487	481	-6
19.	19258U	Scoil Padraig Naofa	649	548	-101
20.	19259W	St Patricks GNS	572	540	-32
21.	19335M	Scoil na Aingeal	452	439	-13
22.	20503O	Dun Laoghaire ETNS	55	148	+93
23.	19840C	Holy Family School	156	137	-19
24.	20141G	The Harold School	671	662	-9
25.	19901T	Boooterstown NS	89	88	-1
26.	19499T	St Oliver Plunkett SP School	63	63	0
27.	17323S	Monkstown NS	204	196	-8
28.	19938T	St. Joseph's NS	263	416	+153



29.	19066L	Loreto National School	373	307	-66
30.	15132B	Harold BNS	122	120	-2
31.	20190T	Holy Trinity National School	531	610	+79
32.	20028K	Setanta SP School	55	65	+10
33.	18499O	St. Augustines School	159	158	-1
34.	18863J	Benincasa Special School	40	37	-3
35.	17954H	Oatlands Primary School	438	431	-7
36.	16893I	St. Laurence's BNS	450	421	-29
Total			10,530	10,678	+142

Table 10 – Historic Change in Primary School Enrolment over 5-year period

Historic enrolment trends for Primary Schools in the Study Area show general growth at primary school level for the historic 5-year interval with an overall increase in enrolments of 142 no. students (c. 1.3% increase) from 2018/2019 to 2022/2023. 23 no. primary schools reported a decline in enrolments for this period.

No.	Roll No.	School Name	Enrolment 2018/2019	Enrolment 2022/2023	5-Year Change
1.	60092U	Clonkeen College	545	617	+72
2.	60240J	Loreto College Foxrock	525	564	+39
3.	91310E	Cabinteely Community School	457	545	+88
4.	60260P	St. Joseph of Cluny Secondary School	244	239	-5
5.	91330K	Holy Child Community School	256	263	+7
6.	60090Q	Rathdown School	257	303	+46
7.	60262T	St Laurence College	270	274	+4
8.	60180R	Christian Brothers College	506	526	+20
9.	60081P	Rockford Manor Secondary School	294	321	+27
10.	60070K	Dominican College	444	508	+64
11.	81001I	Newpark Comprehensive School	857	856	-1
12.	60361V	St Raphaela's Secondary School	563	624	+61
13.	60050E	Oatlands College	536	641	+105
Total			5,754	6,281	+527

Table 11 – Historic Change in Post Primary School Enrolment over 5-year period

Enrolments rates of post-primary schools in the Study Area have increased in the recent 5-year period with an addition 527 no. students (8.3% increase) enrolled from 2018/2019 to 2022/2023. 2 no. post-primary schools reported a decline over this period.

7.3 Future School Enrolment Projections

The Department of Education (DoE) reported in November 2021 that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2018 and are now projected to fall gradually to a low point in 2033, in line with revised M1F2 migration and fertility assumptions for the country prepared in 2020.

For primary school projected enrolment levels, the ‘Projections of Full-Time Enrolment: Primary and Second Level 2021-2040’ by the DoE in this respect states:

“While the results are presented for all six scenarios the Department believes that the M1F2 scenario is the most likely outcome. This assumes slightly higher than current rates of migration, and fertility to remain at 1.6. A return to higher fertility, the F1 assumption, is now thought to be highly unlikely while the low migration assumption, M3 (zero net migration) is presented for completeness only...”

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.”

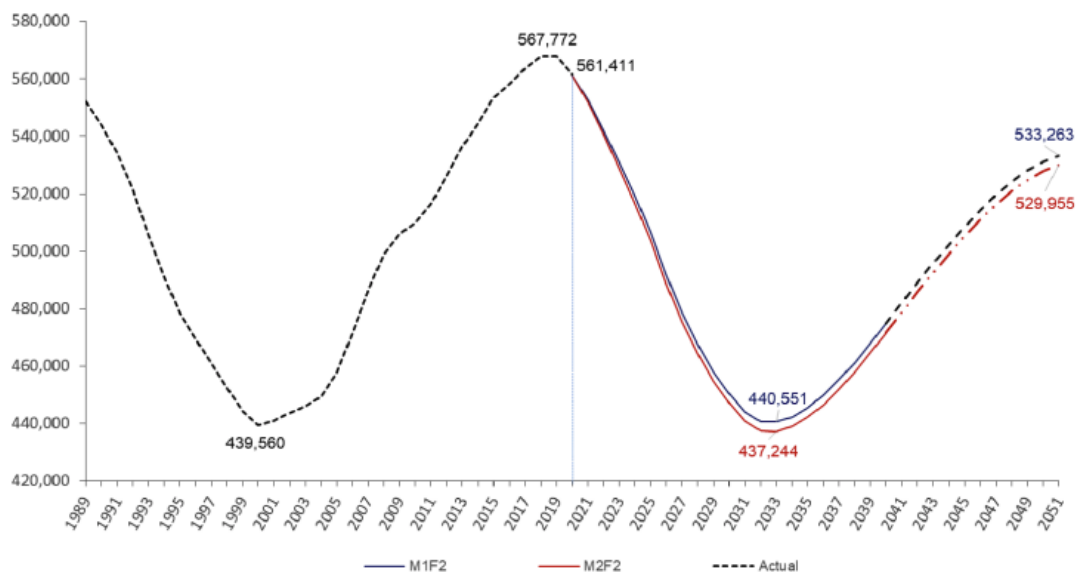


Figure 10 – Actual and Projected Enrolments in Primary Schools 1989-2051 (Source: DoE)

Post-primary school projected enrolment levels, the DoE report in this respect 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.

Under the M2F2 scenario (whereby inflows are set at a current rate) enrolments will peak with in 2024 with 401,584 pupils, 7,210 less pupils than under the high migration scenario.”

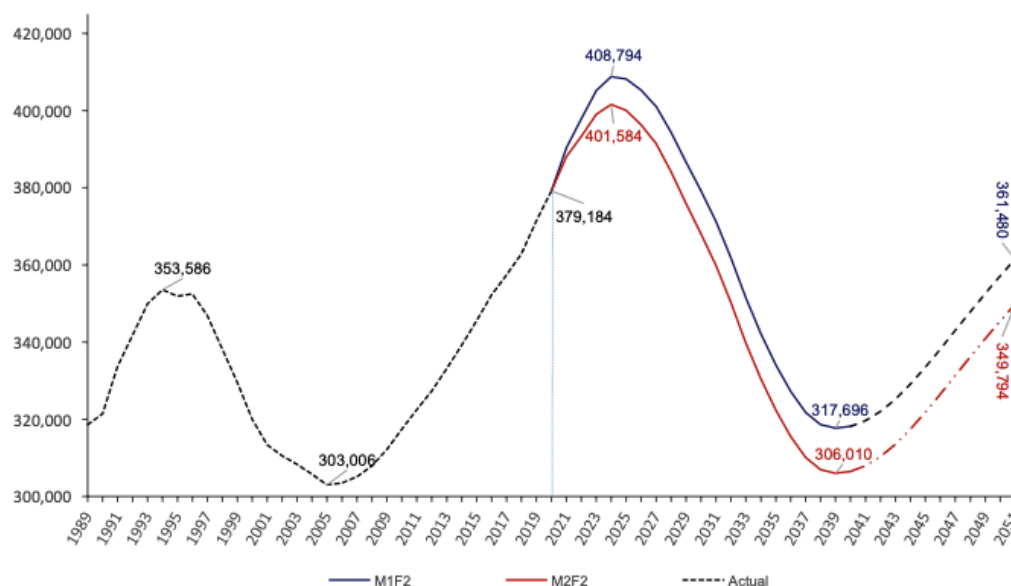


Figure 11 – Actual and Projected Enrolments in Post-Primary Schools 1989-2051 (Source: DoE)

The DoE report projects the enrolment figures in primary schools within the Dublin region to drop by 16.75% between 2022/2023 academic year and 2027/2028 academic year. At the post-primary level, the report projects the enrolment figures to increase by 5.75% between 2027/2028 academic year and 2027/2028 academic year.

Applying this to the current enrolment figures of the Study Area, it is estimated that enrolments in the identified primary schools are set to reduce by 1,789 no. spaces by 2027/2028 academic year and are estimated to increase in 362 no. students for post-primary schools by 2027/2028 as per the table below.

	2022/2023 Enrolment	% Change	Estimated Change	Projected 2027/2028 Enrolment
Primary Schools	10,678	-16.75%	-1,789	8,889
Post Primary Schools	6,281	+5.75%	+362	6,643

Table 12 – Projected Enrolment Trends 2022-2028

Under Policy PHP 27 of the Dun Laoghaire Rathdown County Development Plan 2022-2028, the County Council advocates for the timely consultation with the Department of Education in the provision of educational facilities through the identification and reservation of potential school sites.

“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 Plan further states that in addition to new school development, the Council will support the appropriate development and/or redevelopment of existing schools within the County that will enhance existing facilities - including sports facilities - on site, subject to the requirements of the Department of Education.

The Department of Education’s press release from April 2018 announced that more than 40 no. new primary and post-primary schools are to be established throughout the country by 2022. Within the vicinity of the subject site, these are as follows:

	Area	Classrooms/Pupils
Primary Schools	Goatstown Stillorgan DLR	16 classrooms
	Sallynoggin Killiney DLR/Cherrywood	16 classrooms
	Sallynoggin Killiney DLR/North	8 classrooms
	Sallynoggin Killiney DLR/Cherrywood	16 classrooms
Post-Primary Schools	Goatstown Stillorgan DLR	800 pupils
	Sallynoggin Killiney DLR/Cherrywood	600 pupils

Table 13 – DoE's New Schools 2019-2022 in the vicinity of subject site

7.4 Educational Facilities Summary

There are 36 no. primary schools and 13 no. post-primary schools currently operating in the Study Area. These facilities cater to a student population of c. 10,678 no. primary school students and c. 6,281 no. post-primary school students and have demonstrated low levels of growth in the recent 5-year period.

With respect to future enrolments, we note that a c. 16.75% decrease in enrolments in primary school level and a 5.75% increase in post-primary school enrolments is anticipated for the Dublin region from 2022/2023 to 2027/2028, with respect to the most recent regional population projections published by the Department of Education and Skills.

The need for additional educational facilities within the county is established in the Dun Laoghaire-Rathdown Development Plan 2022-2028. At a regional level, 6 No. new schools were proposed to be delivered within the feeder areas to the Dún Laoghaire School Planning Area in the short term under the 2019-2022 DoE School Building Programme.

It is considered that the future demand generated by the proposed development (i.e. 67 no. educational places – including 45 no. primary and 22 no. post- primary school children) is likely be absorbed by the existing schools network and other planned schools currently under development within the area

8 OTHER FACILITIES

8.1 Methodology

A desktop - based review of community and social facilities was prepared in May 2023. This search was carried out using the google search engine. A study area of 2 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. 6 no. categories of social infrastructure were considered for this Audit which take into account the guidance provided in the respective national and regional planning guidance as follows:

Category	Sample Facilities
Education & Training	Colleges, Institutes, Further & Adult Training Centres, Skills Schools
Community & Cultural	Youth Clubs, Libraries, Hobby Clubs, Community Centres, Arts Facilities
Open Space & Recreation	Playgrounds, Parks, Urban Squares, Sports Centres, Clubs, Pitches,
Religious & Burial	Religious Institutions and other facilities incl. burial grounds
Health Care	General practitioners, healthcare centres, hospitals, dental care, nursing homes
Retail Centres & Services	Shopping centres, supermarkets, post offices

Table 14 – Social Infrastructure Categories

A geospatial survey was undertaken which identified more than 100 no. relevant social infrastructure facilities in the vicinity of the subject site as can be seen in Figure 12 and listed in Table 15 below.

It is apparent from our review of social infrastructure, 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 is an adequate supply of community and cultural facilities, religious institutions and health care services (incl. 9 no. nursing homes) within a reasonable distance from the subject site. A range of sports and recreational facilities including children's playgrounds exist to serve the growing population. The site's proximity to retail services directly south including Lidl, Aldi, Woodie's and the neighbourhood centre north of Glenageary Roundabout ensures an appropriate quantum of retail services for future residents. In addition, the site is within walking distance to Dún Laoghaire Town which has a large retail offering.

The subject proposal also includes residential and supporting amenities such as, resident's lounge areas, co-working spaces, gym, social / activity spaces, communal open space, children's playground, roof terraces, childcare facility, public plaza and ground floor retail uses to include 2 no. restaurants, retail – clothing units, retail – florist units, retail – pharmacy unit and hairdresser unit. The subject proposal will provide a rich living environment close to a host of facilities and landscape amenities.

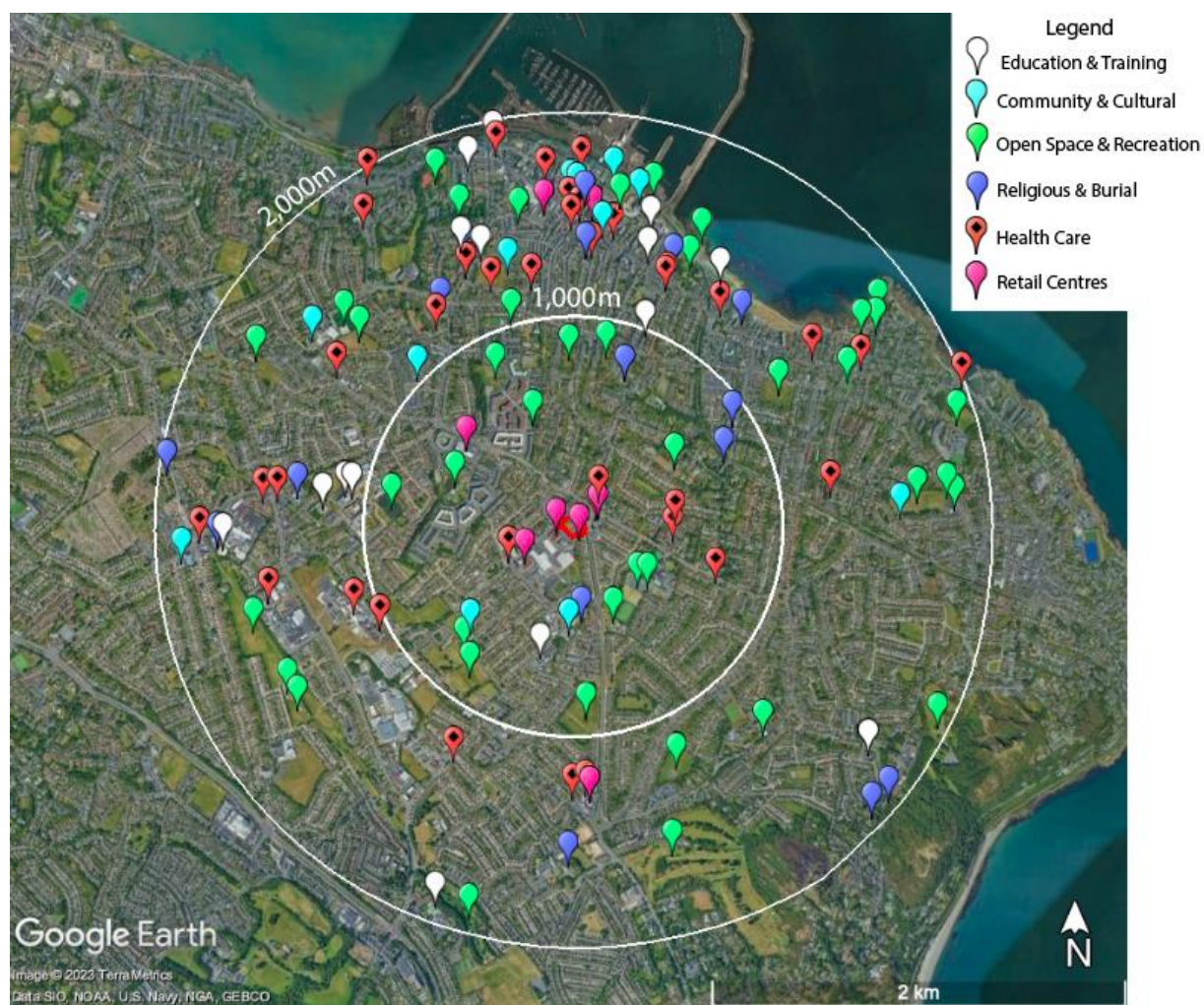


Figure 12 - Existing Social Infrastructure within 2 km from subject site

Category	Facilities
Education & Training (White Tag on Map)	Cabinteely Adult Education; Sallynoggin College of Further Education; DLR IADT; Dun Laoghaire Community Training Centre; Dun Laoghaire Further Education Institute; Tivoli Institute; The Foxrock Institute; Blackrock Education Centre; European Academy of English for Health Professionals; Irish Academy of Public Relations; Active Language Learning; Safety First Training; Betty Ann Norton Theatre School; Dublin Stage School; Education Elephant
Community & Cultural (Cyan Tag on Map)	Mounttown Community Facility; Sallynoggin Youth & Community Facility; Monkstown Community Centre; Lexicon Library and Cultural Centre; Deansgrange Library; Dun Laoghaire Youth Service; Dun Laoghaire Art Gallery; The Beat Youth Café; Pavillon Theatre; Le Cheile Mentoring Project; Dalkey Scouts; Youthreach;
Open Space & Recreation (Green Tag on Map)	People's Park; Hudson Park; Hyde Park; Glenageary Lawn Tennis Club; Crosthwaite Park; Royal Terrace Square; Cualonor Park; Abott Garden & Playground; Moran Park; Pearse Park; Clonkeen Park; Honeypark Park & Playground; De Vesce Garden & Tennis Club; Vessey Public Park; Dunedin Park; Monkstown Park & Playground; Library Road Playground; Thomastown Park; Dun Laoghaire Baths; Sandycove Beach; Castle Park; DLR Leisure; Sallyglan Basketball; IATD All-Weather Pitches; Otranto Park; Killiney Hill Playground; Dublin Raiders Basketball Club; Cluny Park; Killiney Golf Club; Kilbogget Park; Meadow Vale BMX Track; Meadowvale Tennis Club; St Josephs Boys AFC; St Brigids Badminton Club; Cuala GAA Club; Sandycove Tennis & Squash Club; Monkstown Hockey Club; Dun Laoghaire Bowling Club; National Yacht Club;



	Dalkey United Football Club; St Kevins Boxing Club; 12 th Port Sandycove Canoe Club;
Religious & Burial (Blue Tag on Map)	Church of Our Lady of Victories; St Paul's Church; Dun Laoghaire Evangelical Church; St. Joseph's Parish Church; Christ Church; Dun Laoghaire Presbyterian Church; St Michael's Church; The Methodist Church; Kill O The Grange Parish Church; Holy Family Parish; Deansgrange Cemetery; Holy Trinity Church; St Stephen's Church; St Paul's Parish Hall; St John's Church; Parish Pastoral Centre;
Health Care (Red Tag on Map)	National Rehabilitation Hospital; Generation Health Glenageary; Bayview Medical Killiney; Johnstown Medical Centre; Sheehan Medical Practice; Deansgrange Medical Centre; Doherty Medical Practice; Beechlawn Medical Centre; Generation Health Medical Clinic; Harbour Health; Elton Dental & Medical Centre; Sandycove Surgery; Monkstown Surgery; Dr. John Nolan Dental Health Clinic; Dun Laoghaire Surgery; Dun Laoghaire Dental; Hoban Health; Truly Dental Dun Laoghaire; Smiles Dental Dun Laoghaire; Dr Jack Grennan Dental Surgery; St. Michael's Hospital; Killane Dental Care; Dun Laoghaire Health Centre; Specialist Orthodontic Practice; Vard Dental; Deansgrange Dental Clinic; Dental Solutions; Altadore Retirement Nursing Home; Ailt an Óir; Saint John of God – Dublin South East Services; Carysfort Nursing Home; Our Lady's Manor Nursing Home; Ashford Nursing Home; Aclare Nursing Home; Ashbury Nursing Home; Glandore Mews Assisted Living Facility; Vivi HomeCare Nursing Home; St Brendans Hospital;
Retail Centres & Services (Pink Tag on Map)	Killiney Shopping Centre; Park Pointe; Dun Laoghaire Shopping Centre; Glenageary Neighbourhood Centre; Bloomfields Shopping Centre; Lidl Sallynoggin; Aldi Sallynoggin; Glenageary Post Office;

Table 15 – Existing Social Infrastructure within 2 km from subject site





9 CONCLUSION

Following a thorough review of social infrastructure facilities in the area, this Social Infrastructure Audit makes the following conclusions:

- There is sufficient childcare space capacity between the existing facilities in the area and the proposed childcare facility as part of the proposal to meet the estimated demand arising from the proposed development.
- From our review of community and social and recreational facilities, it is apparent that there is an appropriate provision within the surrounding area to serve the development now proposed. This is in addition to the residential amenities proposed as part of the subject development.
- It is considered that the future demand generated by the proposed development (i.e. 67 no. educational places – including 45 no. primary and 23 no. post- primary school children) is likely be absorbed by the existing schools network and other planned schools currently under development within the area.
- There is an adequate supply of community and cultural facilities, religious institutions and health care services (incl. 9 no. nursing homes) within a reasonable distance from the subject site. A range of sports and recreational facilities including children's playgrounds exist to serve the growing population. The site's proximity to retail services directly south including Lidl, Aldi, Woodie's and the neighbourhood centre north of Glenageary Roundabout ensures an appropriate quantum of retail services for future residents. In addition, the site is within walking distance to Dún Laoghaire Town which has a large retail offering.
- It has been established there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context beyond what is proposed in the mix of uses proposed within this development.

We trust that this Social Infrastructure Audit has now provided Dún Laoghaire-Rathdown County Council with a detailed account of demand for community infrastructure arising from the proposed development. We trust that the findings are acceptable to the Authority in this regard.

