

Social and Community Infrastructure Audit / Assessment

In respect of

Proposed Build to Rent Apartment and Commercial Development

At

Newtown, Malahide Road, Dublin 17

Prepared by

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On behalf of

Claregrove Developments Ltd

15th November 2019



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1.0 INTRODUCTION

1.1 On behalf of the applicant, Claregrove Developments Limited, this Social and Community Infrastructure Audit / Assessment (SCIA) has been prepared in response to additional information Item 5 of the Board's Opinion to accompany the SHD planning application to An Bord Pleanála for a proposed BTR apartment and commercial development at Newtown, Malahide Road, Dublin 17.

1.2 This report has been prepared in response to Item 5 and 6 of the Board's Opinion and also in response to Section 16.10.4 Making Sustainable Neighbourhoods of the City Development Plan, which includes the following recommendations in relation to development for 50 residential units or 5,000 sq.m of commercial floorspace or more:

“Proposals for new large development must make a contribution to an area in terms of community facilities and social infrastructure where significant shortfalls are identified. When submitting plans for large-scale residential, typically over 50 units depending on local circumstances, and/or mixed-use schemes (i.e. circa 5,000 sq.m and above), developers will be required to submit an audit of existing facilities within the area and to demonstrate how the proposal will contribute to the range of supporting community infrastructure.

Proposals in excess of 50 dwelling units must be accompanied by an assessment of the capacity of local schools to accommodate the proposed development in accordance with the above guidelines and the DES and DEHLG's Code of Practice on the Provision of Schools and the Planning System 2008.

Dublin City Council may also require developers to submit a phasing and implementation programme for large residential schemes in excess of 50 units, to ensure an agreed co-ordinated approach is taken to the timely delivery of key physical and social infrastructure elements that are essential for sustainable neighbourhoods. Proposals of this scale must also be accompanied by an Urban Design Statement (as set out above).”

1.3 This report provides a detailed review of the strategic, statutory and policy context in relation to the proposed new residential and commercial development for lands at Newtown, Malahide Road. This report outlines a contextual overview of the area surrounding the site, a review of the social infrastructure within its catchment and identifies possible future needs in the area.

1.4 Social Infrastructure, in this instance, is categorised and recorded as follows:

- Health & Wellbeing- Hospital & Specialist Care, GP & Medical Centres, Dental, Pharmacy's and nursing homes
- Education & Childcare- Childcare, Primary, Post Primary and Special Needs
- Sports & Recreation- Parks, Playgrounds, Sports Clubs and Fitness Facilities

1.5 The report is structured as follows:

- Site Context
- Policy Context
- Methodology
- Profile of the Area and Existing Facilities
- Assessment of Needs
- Conclusion

- Appendix

2.0 SITE CONTEXT

Site Description

- 2.1 The application site extends to approximately 1.22 hectares and is located along the Malahide Road (R107) in close proximity to the residential areas of Clarehall and Darndale. The site in question faces along the Malahide Road for approximately 200 metres. The site coverage currently consists of hardstanding with a petrol filling station, former car parking facilities and a car garage. The site is entirely covered with hard surfacing. Current access is from the R107.
- 2.2 The sites proximity to key roadways afford it access to well serviced Dublin Bus routes along Malahide Road and the nearby R139. Access to the M50 is approximately 3.5 kilometres to the west, while Howth junction railway station is approximately 3 kilometres away by road.
- 2.3 The site is located immediately south west of Clarehall Shopping Centre, a large commercial centre consisting of c. 800 parking spaces and c. 30 separate retailers including a pharmacy, a large supermarket, post office and a clinic. The eastern site boundary adjoins a private residential access, yet to be taken in charge, with the Clare Village apartment scheme of six floors in height further to the south east.
- 2.4 The site fronts (along its western boundary) the Malahide Road arterial route, a key roadway for access to Dublin City Centre from the surrounding areas. The road to the east is under private ownership currently (Tesco Ireland, Clarehall shopping centre) and there is no current access to this road from the subject site. The site boundary consists of paladin and palisade hard fencing on all sides excluding the area fronting onto Malahide Road which features a small grass verge fronting the roadways pavement.
- 2.5 The site and its immediate surroundings currently feature a broad range of mixed uses in line with its Key District Centre (KDC) designation in the City Development Plan. These uses include residential (individual housing units and apartments), small and large scale commercial uses and recreational uses regarding the nearby sports fields of O'Toole's GAA grounds.

3.0 **POLICY CONTEXT**

3.1 The key provisions of national and local planning policy as it relates to the proposed development and this social infrastructure assessment is set out in the following sections. The key policy and guidance documents of relevance to the proposed development are as follows:

- Project Ireland 2040 - National Planning Framework;
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009);
- Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2018);
- Dublin City Development Plan 2016-2022.

Project Ireland 2040 National Planning Framework

3.2 The National Planning Framework (hereby abbreviated to NPF) is the core high-level strategic plan for shaping the future growth and development of Ireland until 2040. The NPF sets out 50% of future population are to be accommodated within the existing footprint of Dublin and the other 4 cities. This proposed development will contribute to achieving this target.

3.3 The NPF approach includes National Strategic Outcome 10 which seeks to provide 'access to quality Childcare, Education and Health services'. While the NPF provides no guidance on what infrastructure is required to service new developments of different sizes, a hierarchy of settlements and related infrastructure notes that cities, i.e. central and/or urban locations, may provide all infrastructure within accessible walking area or accessible on transport networks. Figure 1 illustrates the hierarchy of settlements and related infrastructure. National Policy Objective 31 highlights the priorities regarding social infrastructure under the NPF.

3.4 It states the need to '*Prioritise the alignment of targeted and planned population and employment growth with investment in: A childcare/ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities; The provision of childcare facilities and new and refurbished schools on well located sites within or close to existing built-up areas, that meet the diverse needs of local populations; The expansion and consolidation of Higher Education facilities, particularly where this will contribute to wider regional development, and Programmes for life-long learning, especially in areas of higher education and further education and training where skills gaps are identified*'.

3.5 With the lack of alternative guidance and in order to provide a policy and evidence-based approach this Social and Community Infrastructure Audit / Assessment, we will use the NPF hierarchy of settlements to assess the infrastructure within the pedestrian catchment (1 and 2kms) of the site.

3.6 The subject site is situated along a high frequency bus corridor (and a proposed route under bus connects). Accordingly, based upon the guidelines set out under Section 2.4 of the Apartment Guidelines 2018, the subject site is located in an area considered to be a 'Central and/or Accessible Urban Locations'. The provision of infrastructure at the level expected of a central and / or accessible urban location would signify an excellent level of service provision for a pedestrian catchment. The Apartment Guidelines state that '*such locations are generally suitable for small- to large-scale (will vary subject to location) and higher density development (will also vary), that may wholly comprise apartments*'.

Figure 1: NPF Hierarchy of Settlements and Related Infrastructure



Source: National Planning Framework

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas

- 3.7 The sections outlined under this document that are relevant to this social and community infrastructure audit / assessment relating to the proposed development are outlined below.
- 3.8 Relating to educational provision, Section 4.3 states that ‘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.’ Whilst Section 4.4 states that ‘within the development management process, it is recommended that planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the

capacity of existing schools in the vicinity to cater for such demand. In very large-scale residential 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.'

- 3.9 Section 4.7 states that planning authorities should consult with the HSE regarding the provision of healthcare facilities, with additional consideration given to those who are elderly and disabled.

Dublin City Development Plan 2016-2022

- 3.10 The Development Plan sets out a number of policies and objectives relating to the social and community infrastructure requirements of new developments. These are predominantly contained within Section 12.5.5 of the plan, titled '*Sustainable Provision and Optimum Use of Social Infrastructure*', the most relevant of which are included below.

“Sustainable Provision and Optimum Use of Social Infrastructure (Policy SN15): *‘To ensure the optimum use of community facilities and that high-quality facilities are accessible to all.’*”

‘Sustainable Provision and Optimum Use of Social Infrastructure (Objective SN16): *‘To ensure that the provision of strategic new community infrastructure complements the range of existing neighbourhood facilities and, where appropriate, is located at the interface between communities to facilitate access across a number of neighbourhood areas and greater integration between communities and to support the provision of community facilities which act as point of integration between residents of new and established communities within neighbourhoods’.*”

“Sustainable Provision and Optimum Use of Social Infrastructure (Objective SN17): *‘To facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment, and educational settings, taking into account the existing provision of childcare facilities and emerging demographic trends in an area.’*”

“Sustainable Provision and Optimum Use of Social Infrastructure (Objective SN19): *‘To enhance and improve the provision of playgrounds, play spaces, playing pitches and recreational spaces in residential areas and in the city centre in accordance with the City Council’s standards and guidelines’.*”

“Sustainable Provision and Optimum Use of Social Infrastructure (Objective SN21): *‘To facilitate the development or expansion of community-based healthcare facilities, respite homes and day care centres in residential areas’.*”

- 3.11 Z14 zoned lands, which relates to the subject site, are identified as being capable of accommodating significant mixed-use development; therefore, developments must include proposals for additional physical and social infrastructure/facilities to support same. In this instance, the scheme includes a childcare facility, commercial units and residential support facilities / amenities.

- 3.12 Contained within other sections of the Development Plan is the following relevant extracts:

“5.5.6 Apartment Living -Policy Objective QH18: *To promote the provision of high-quality apartments within sustainable neighbourhoods by achieving suitable levels of*

amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood, in accordance with the standards for residential accommodation’.

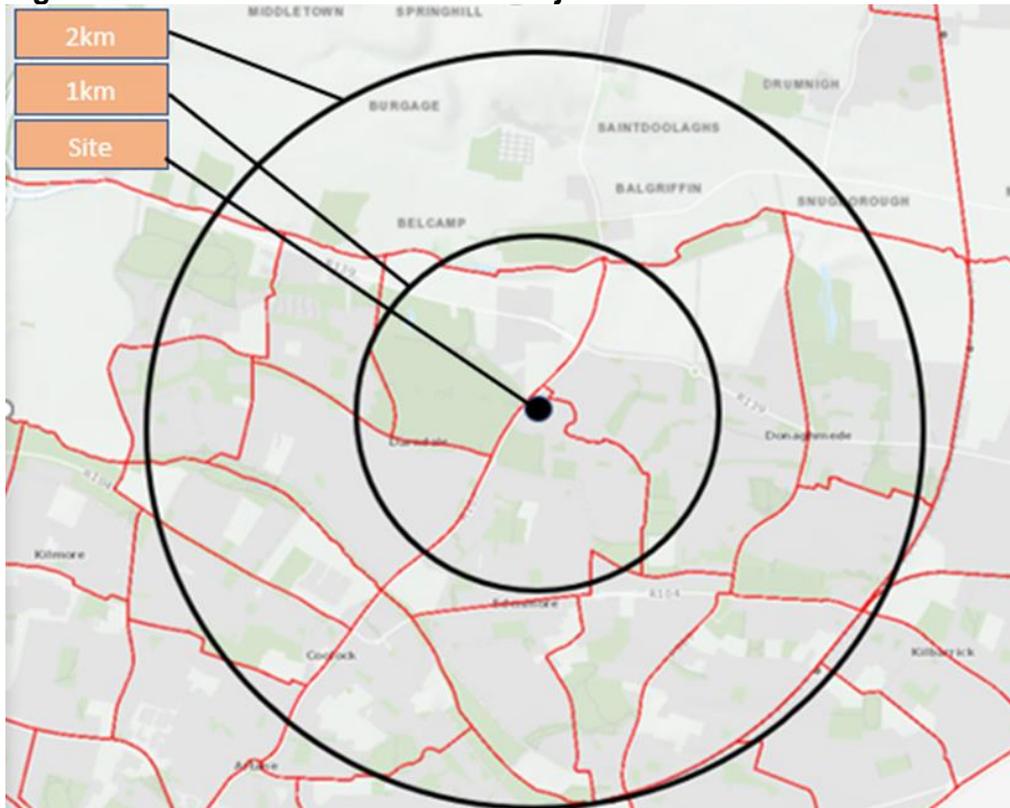
Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities 2018

- 3.13 The section as outlined below contained within the Design Standards for New Apartments (2018) is of relevance to this social infrastructure audit.
- 3.14 Section 4.7- **Communal Facilities in Apartments Section 4.7** relates to the provision of childcare facilities and states that *‘Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.’*

4.0 **METHODOLOGY**

- 4.1 Population statistics have been calculated by adding together the populations for each Small Area (SA) that is within or intersects a one kilometre radius around the subject site. This has been undertaken for both 2011 and 2016 census years.
- 4.2 This SCIA provides an outline of existing social and community infrastructure located in proximity to the application site and which existing and future residents of the area will have access and help support. The data is gathered through the Central Statistics office using data from Electoral Divisions (ED's) and Small Area Populations (SAP's) which are within both a 1km and 2km radius of the subject site. Figure 2 below indicates the radius distances as mentioned.

Figure 2: 1 and 2km Radii from the Subject Site



- 4.3 The 1km catchment is standard practice for assessing the immediate social and community infrastructure which will serve a development, and the 2km catchment relates to a sustainable travel distance by foot, cycling or public transport to access more higher order services such as schools.
- 4.4 The demographics for this area are assessed over 2011 and 2016 Census data, in order to obtain a profile of the area, with a projection made in reference to 2022.
- 4.5 The proposal was then assessed, and an estimated profile based upon unit mix and local profile is created to approximate the social and community infrastructure requirements and the effect of the development upon existing capacity within the local area.
- 4.6 The capacity of the social and community infrastructure identified within the catchment zone is assessed in the context of the proposed development.

5.0 PROFILE OF THE AREA

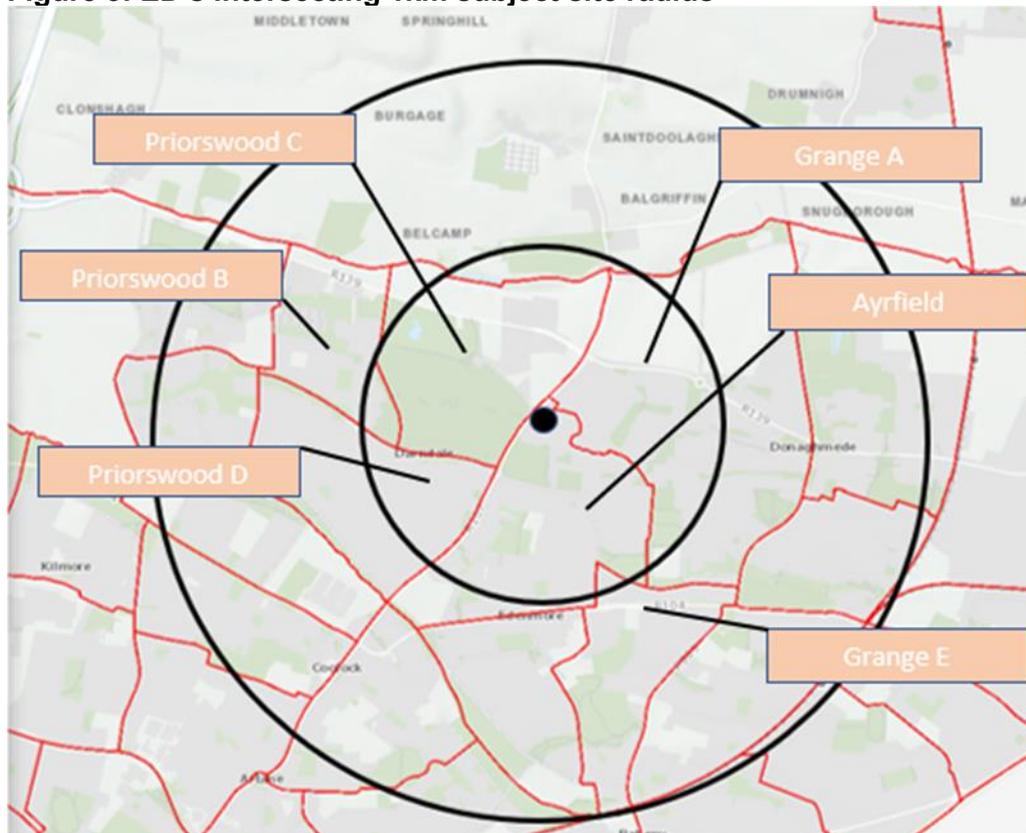
5.1 The profile of the area has been reviewed against the following criteria:

- Demographics
- Small Area Population Statistics; and
- Existing Facilities:
 - Community Service Facilities
 - Education & Childcare
 - Health and Wellbeing
 - Sports & Recreation.

Demographics

5.2 Population figures from the Central Statistics Office (CSO) Electoral Divisions data was used to create a profile of the area surrounding the site. The catchment area was defined as a 1km radius from the site which intersects 6 No. Electoral Division Areas (EDs).

Figure 3: ED's intersecting 1km subject site radius



Basemap Source: Census/OSI

5.3 A comparison of population change between 2011-2016 for each electoral district intersecting the radius is provided in Table 1 below:

Electoral District	2016	2011	Population Change	% Population Change
Grange A	9,696	8,948	748	8.4
Ayrfield	5,639	5,395	244	4.5
Grange E	2,680	2,580	100	3.9
Priorswood D	2,756	2,729	27	1.0
Priorswood B	2,728	2,673	55	2.1
Priorswood C	4,854	4,491	363	8.1
Total	28,353	26,816	1,537	5.7

Table 1: Electoral Divisions and Population Change 2011-2016

Small Area Population Statistics

- 5.4 A more detailed profile of the population can be obtained using Small Area Population Statistics (SAPS). The 1km radius intersects 54 SAPs in 2016 and 51 in 2011, a number of SAP's have been subjected to minor boundary alterations in the five year interim, as indicated in Table 2 below. This will allow for a closer identification of the population figures in close proximity to the subject site

Small Area's	2016	2011	Population Change	% Population Change
1km Radius of site	17,650	15,951	1,699	10.7

Table 2: Population change of SA's

Population breakdown by age group

- 5.5 The population breakdown is based upon the 6 ED's that intersect the subject sites 1km radius while also having a high degree of land coverage within the 2km surrounding radius. The age profile is compared across the 2011-2016 time periods to provide a comparison upon which future projections may be developed.
- 5.6 This age profile analysis demonstrates a predominantly young population base for the area, with c. 85% of the population aged 59 or younger (see Tables 3 and 4). The figures also highlight a shift towards older residents living within the area, with the highest percentage growth occurring in the 80+ cohort between 2011 and 2016.

Age Group	Population 2011	% of Total
0-19	8,187	30.50%
20-39	8,894	33.20%
40-59	6,178	23.00%
60-79	3,338	12.50%
80+	219	0.80%
Total	26,816	100%

Table 3: Population breakdown 2011

Age Group	Population 2016	% of Total
0-19	8,163	28.80%
20-39	8,894	31.30%
40-59	7,089	25.00%
60-79	3,795	13.40%
80+	412	1.50%
Total	28,353	100.00%

Table 4: Population breakdown 2016

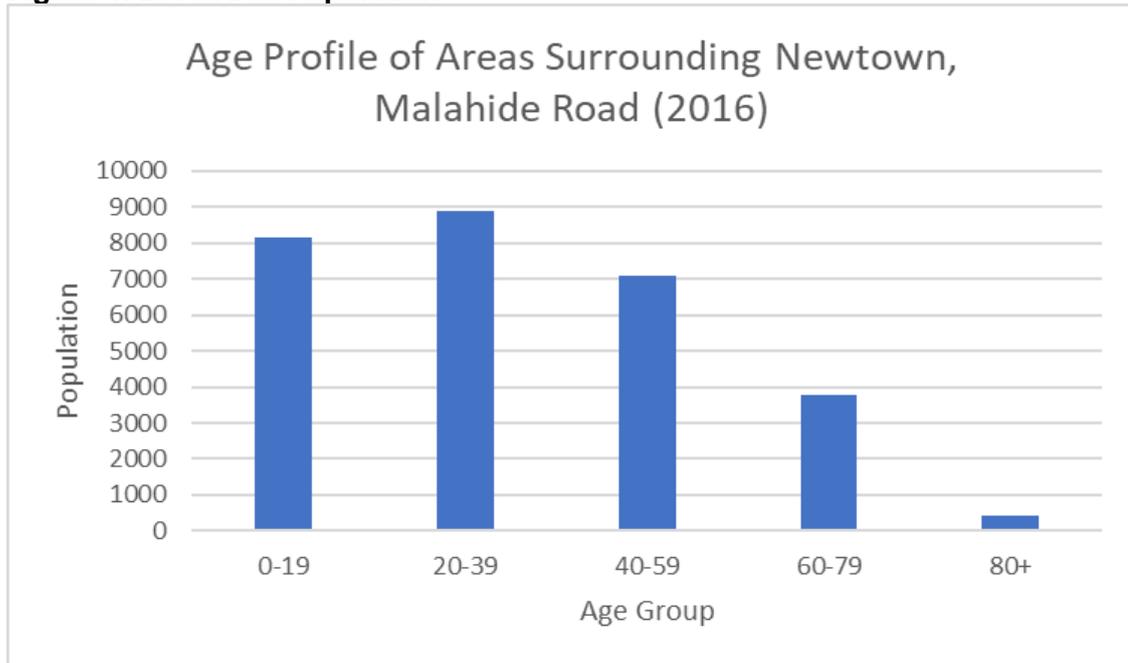
- 5.7 The population growth over the five year period stood at 5.7% (see Table 5) As a comparator, the population growth of Dublin City over the same period has been 5.1% (see Table 6).
- 5.8 The growth is concentrated within the older age cohorts, with an overall contraction in population in those aged 39 and below (see Figure 4). This cohort still represent the largest population group within the area, with those in the 0-19 bracket remaining at a 28.80% population share despite a lack of growth.
- 5.9 The comparison table below would suggest that with a continuation of current patterns, larger demographic groups will move into the 80+ age group, potentially continuing its high level of growth. This means that while there is a need to facilitate the large population under 19, the largest cohort of growth are people above 60, particularly 80+.

Age Group	Population 2016	Population 2011	% change
0-19	8,163	8,187	-0.30%
20-39	8,894	8,894	0%
40-59	7,089	6,178	14.70%
60-79	3,795	3,338	13.70%
80+	412	219	88%
Total	28,353	26,816	5.70%

Table 5: Population change by age cohort

Population 2016	Population 2011	% Change
554,554	527,612	5.10%

Table 6: Population change of Dublin City

Figure 4: 2016 Area Population

Future Demographic Trends

- 5.10 The Dublin City Development Plan under Section 2.1.6 outlines a projected increase in population to 606,110 by 2022. A population of 554,554 was recorded in the 2016 census. This represents a 9.3% population increase. By applying this projected growth rate to the 2016 population for the 6 intersecting electoral divisions around the subject site (as indicated previously) the 2022 population can be estimated at 30,989.

Pop. Projection	0-19	20-39	40-59	60-79	80+	Total
2016 Pop.	8,163	8,894	7,089	3,795	412	28,353
Projected 2022 Pop.	8,922	9,721	7,748	4,148	450	30,989

Table 7: Population projection based on ED's

- 5.11 The cohort between 0-19 is set to increase by 759, indicating increased future demand on childcare and educational facilities.

EXISTING FACILITIES

- 5.12 The baseline survey is undertaken on the existing facilities within the 1km and 2km radii of the proposed development site. The relevant facilities within the surrounding area have been divided into separate sub-categories as characterised below and presented spatially. These categories are Healthcare, Childcare & Education, and Sports & Recreation. The lists of individual providers are listed in Appendix 1 under Tables A1 to A4.

Healthcare facilities

- 5.13 This subsection identifies the health care provisions that are available nearby to the subject site. The names and locations of all GP's, hospitals, pharmacies, health centres, dentists and nursing homes as registered on the HSE's Health Atlas are listed in Appendix 1 and identified in Figure 5 below. Of these available provisions, 11 are located within the 1km radius of the development site, while the remaining 36 are within the 1-2km radius.

Figure 5: Locations of Health facilities – HSE Health Atlas



Key

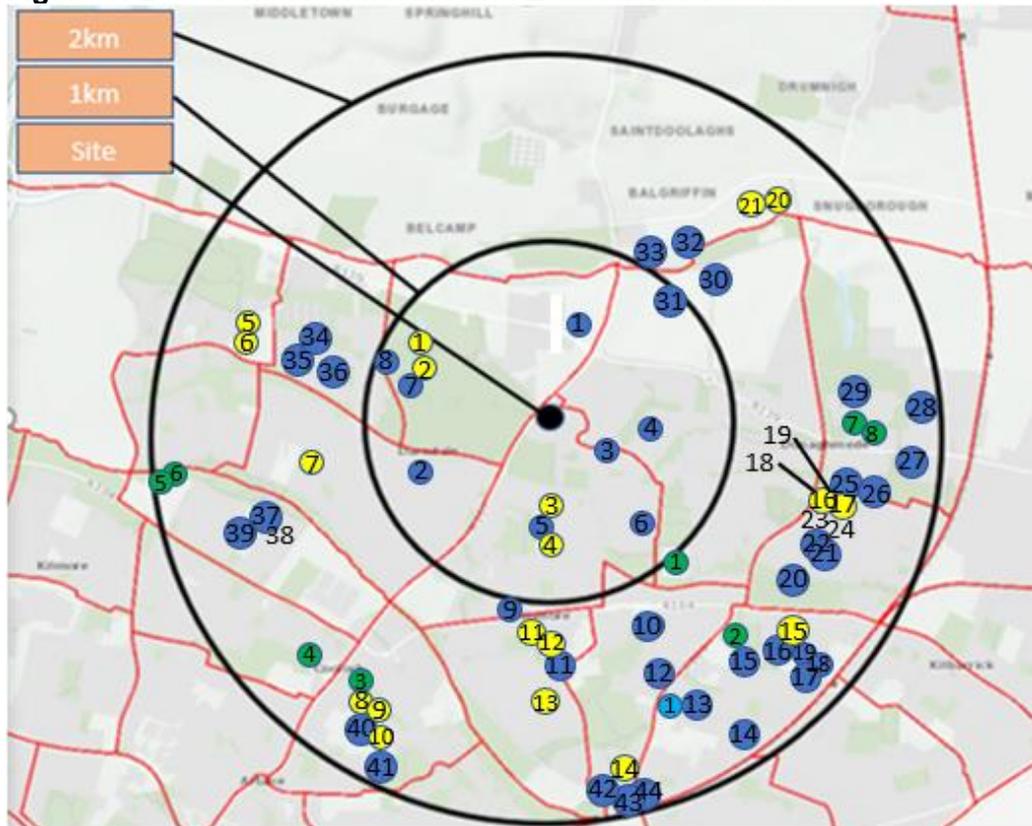
- - GP/Family Doctor
- - Hospital
- - Pharmacy
- - Health Centre
- - Dental Practice
- - Nursing Home

Basemap Source: Census/OSI

Childcare and Educational Facilities

5.14 This subsection identifies the childcare and educational provisions that are located in proximity to the subject site. The names and locations of all childcare facilities, primary schools, post-primary schools and special schools are listed in Appendix 1 and illustrated in the figures below. The childcare facilities identified are based upon the Pobal database of providers, while the schools are based upon school lists published by the Department of Education and Skills. The research identifies 43 childcare facilities, 20 primary schools, 8 post-primary schools and 1 special needs school within a 2km radius of the subject site.

Figure 6: Locations of Childcare and Educational Facilities



Key

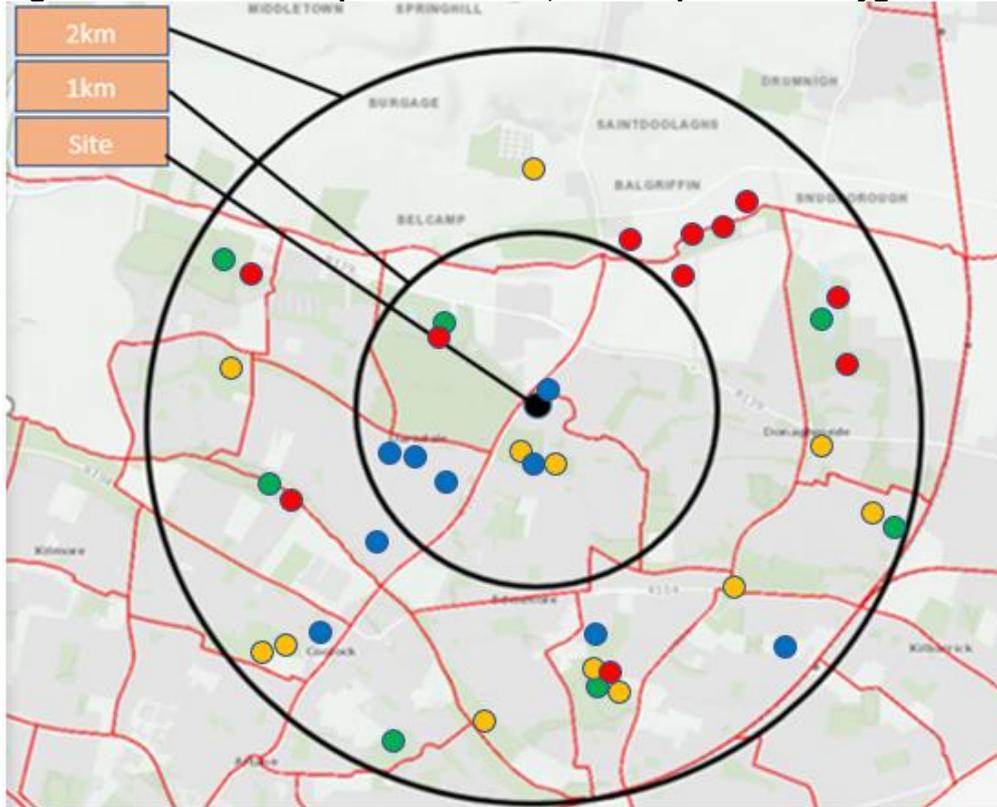
- - Childcare
- - Primary School
- - Post Primary School
- - Special Needs

Basemap Source: Census/OSI

Sports and Recreation (clubs, pitches, gyms, playgrounds)

5.15 This subsection identifies the sports and recreational facilities that are available in proximity to the subject site. The sites identified in Figure 7 below focus on physical recreation and designated open space areas, identified based upon a visual analysis of Google Maps and other relevant sources. The research undertaken identifies 39 existing facilities, consisting of 11 playgrounds, 9 gyms, 12 sports clubs and 7 green space parks within the 2km radius. Of these, 9 are within the 1km radius of the subject site.

Figure 7: Locations of Sports Facilities, Green Space and Playgrounds



Key

- - Green Space
- - Sports Club
- - Gym
- - Playground

Basemap Source: Census/OSI

6.0 **ASSESSMENT OF NEEDS**

Proposed Development

- 6.1 The proposed development relates to the demolition of existing structures and construction of 331 no. build to rent apartments, ancillary residents' communal facilities, a childcare facility, retail / commercial / café - restaurant units, parking facilities and associated site works split between two blocks. The unit breakdown consists of 82 no. one bed units, 13 no. two bed three person units, 226 no. two bed four person units, 8 no. two bed duplex units and 2 no. three bed duplex units; within two blocks, Block A and Block B, which are between 8 and 10 storeys in height including ground floor and mezzanine levels.

Amenities

- 6.2 The scheme includes ancillary resident support / communal facilities, including a gym, shared work space, lettable office space and a communal amenity space / lounge area. The scheme includes c. 7,500 sq.m of internal and external communal amenity space, and a childcare facility with a GFA of 198 sq.m and associated outdoor play area. The proposal also includes 201 car parking spaces, 640 bike parking spaces and 11 motorcycle spaces.

Proposed Development Demographic Assessment

- 6.3 The maximum occupancy for the development is calculated as 1,181 no. persons based on the following breakdown:
- 1 bedroom units: 82 X 2 people per unit = 164
 - 2 bedroom units (3 Person): 13 X 3 people per unit = 39
 - 2 Bedroom units (4 Person): 226 X 4 people per unit = 904
 - 2 Bedroom Duplex (4 Person): 8 X 4 people per unit = 64
 - 3 Bedroom Duplex (5 Person): 2 X 5 people per unit = 10
- 6.4 In calculated the approximate no. of the 1,181 no. bedspaces / population which could be children we have used the local census figures to assist in estimating the likely number. Within the local area 28.8% percent of the population (2016) is part of the 0-19 cohort. Accordingly, if 28.8% of inhabitants living in the 1,017 occupancy 2 bedroom, 3 and 4 bedroom units, i.e. those most likely to be occupied by families, were 0-19 it would constitute 293 bedspaces / population of children.

Education and Childcare

- 6.5 The demographic assessment above demonstrates that an estimate of 293 children could be living in the proposed development, which would result in a demand for childcare and educational facilities.

Childcare

- 6.6 The proposed development includes a childcare facility within a GFA of 198 sq.m and an associated 70 sq.m of secure outdoor play space. Based upon the generally accepted industry average of 5 sq.m per child, the proposed on-site childcare facility of 198 sq.m would be cater for c. 40 childcare spaces.
- 6.7 The Guidelines for Planning Authorities on Childcare Facilities (2001) recommend that 20 childcare spaces be provided for new housing developments of 75 units or more.

However, the 2018 Apartment Guidelines acknowledge that one bedroom units can be omitted from this calculation, stating the following:

'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.'

6.8 In the context of the above statement, two bedroom units may in part or whole also not be considered to contribute towards a requirement for childcare provision. Based on the above, it is considered reasonable to discount the 82 one bed units and the 13 two bed 3 person units. This would result in a maximum requirement of 62 no. childcare spaces (331 (total units) – 82 (one bed units) – 13 (two bed, 3 person units) = 236 / 75 = 3.1 x 20 = 62).

6.9 Thus, the proposed childcare facility catering for 40 no. spaces is below the estimated requirement of 62 no. spaces under the current Guidelines. This section of the SCIA seeks to demonstrate, having regard to the extract below Apartment Guidelines 2018, that the proposed provision is sufficient. The relevant extract from the Apartment Guidelines is as follows:

*'Notwithstanding the Department's Planning Guidelines for Childcare Facilities, which are currently subject to review and recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, **the threshold for provision in apartment scheme 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 for the area.**' (Emphasis added)*

6.10 Based on the figures above the proposed development has a shortfall of 22 no. childcare spaces and the following seeks to demonstrate that this additional demand can be catered for in other facilities in the area, thus resulting in the proposed facility being of an acceptable size.

6.11 Firstly, we note that the adjacent Clare Village development includes a vacant purpose built creche within the scheme with a GFA of 235 sq.m in size (which would have a capacity of c. 47 childcare spaces). The creche remains available for occupation subject to an operator and the proposed residential development will enhance the viability of the facility for creche use, which as noted below was recently subject to a refusal for a change of use application. The creche facility in Clare Village is less than 100 metres from the subject site.

6.12 A survey was undertaken to identify the existing provision of childcare facilities / spaces within 2km of the development site in order to assess capacity and current vacancies in these facilities.

6.13 Of the 43 identified childcare facilities contacted, 18 were available or willing to comment on the current capacity/vacancy when contacted.

6.14 The total capacity of these 18 facilities is 950 spaces, of which there are 56 no. vacancies at present (see Appendix 1 for further details). This indicates that capacity exists within the surrounding area to cater for any additional childcare needs generated by the scheme which are not met by its proposed 40 space childcare facility.

6.15 This capacity is within the 18 facilities that participated in the survey, and thus it is reasonable to assume that the 25 facilities who did not respond may cater for additional capacity also.

6.16 In respect to the childcare facility in the neighbouring Clare Village development, we note that a planning application for the change of use from a creche to 6 residential units was refused by An Bord Pleanála on 3rd January 2019 (Ref. No; 302781/18), for the following reason:

'Having regard to the provision of the current Dublin City Development Plan and to the provisions of the Childcare Facilities Guidelines on Planning Authorities issued by the Department of the Environment and Local Government in June 2001, it is considered that the change of use of the creche unit to residential units in a residential complex substantially in excess of 75 no. units would result in the loss of residential amenity to the existing and future residents of the residential complex and to the vicinity. The proposed development would also set an undesirable precedent for other similar developments. The proposed development would, therefore, seriously injure the amenities of the apartment complex and of the vicinity would be contrary to the provisions of the development plan and to the proper planning and sustainable development of the area.'

6.17 Thus, subject to an operator being found this nearby facility has the potential to provide further childcare facility capacity within the catchment of the proposed development.

Primary Education

6.18 There are a total of 20 primary schools located within c. 2km of the subject site, three of which are within the 1km radius. Based on the primary school age cohort representing 12% of the total population (based upon the methodology employed by the Department of Education for calculating school demand), the proposed development will create extra demand for c. 122 primary school places (this figure is based upon the assumption of maximum occupancy within the development).

6.19 The total enrolment within these 20 schools is 4,701 as of the 2018-2019 school year. Based upon this the proposed development will increase demand by c. 2.6%, which is relatively minor in the overall context. Having regard to this estimated level of demand and the surrounding school capacity within a 2km radius, it is considered that the existing primary education infrastructure can accommodate the predicted increase in demand arising from the proposed development.

Secondary Post Primary Education

6.20 There are a total of 8 Secondary schools located within c. 2km of the subject site. Based on the post primary school age cohort representing 8.5% of the total population (based upon the methodology employed by the Department of Education for calculating school demand, see document titled 'The Provision of Schools and the Planning System'), the proposed development will create extra demand for 86 post-primary school places (this figure is based upon the assumption of maximum occupancy within the development).

6.21 The total enrolment within these 8 schools is 2,493 as of the 2018-2019 school year. Based upon this the proposed development will increase demand by 3.4%. Having regard to this estimated level of demand and the surrounding school capacity within a 2km radius, it is considered that the existing post-primary education infrastructure can accommodate the predicted increase in demand.

Health

- 6.22 As previously indicated the health facilities within a 2km radius of the development site consists of 18 pharmacies, 14 GP's, 2 hospitals, 2 health centres, 8 dentists and 3 nursing homes, totalling 47 facilities in total. 11 of these facilities are within a 1km radius.

Pharmacy

- 6.23 Given the 28,353 population and the 18 identified pharmacies within the 2km radius, this equals 6.35 pharmacies per 10,000 population. This is in excess of the national average rate of 4.05 pharmacies per 10,000 population and therefore it is considered that there is suitable provision in the area.
- 6.24 The proposed commercial units have the potential to be accommodated by pharmacy or medical services (under Class 1- shop / retail use or Class 2 – professional services) should the need / demand arise.

7.0 CONCLUSION

- 7.1 Thus, in conclusion it is respectfully submitted that this report has demonstrated that the Social and Community Infrastructure in the area, including the proposed childcare facility, will be sufficient to cater for the needs of the proposed development, as summarised below.
- 7.2 The provision of childcare facilities within the scheme, combined with the additional 43 registered childcare facilities within a 2km radius of the scheme and the vacant childcare facility in the adjacent development are sufficient in order to cater for the estimated increased demand for childcare services arising from the proposed development.
- 7.3 The extra demand created by the proposal for primary and post primary educational facilities will be relatively low in relation to current levels of local provision, while increased levels of demand from the scheme is unlikely to result in any undue strain on existing services.
- 7.4 There are a significant range of facilities for sports and recreation within a 2km radius of the site which are considered sufficient to cater for the needs of the additional population in the area which the proposed development will deliver, with a wide range and variety of clubs, pitches and related facilities within reasonable distance of the site.
- 7.5 The provision of healthcare within the area is considered sufficient to cater for the increase in local population which will arise from the proposed development.

Appendix 1: Childcare and School Facilities within the Catchment Area**Table A1: Childcare Facilities (See Figure 6)**

Name	Max. Capacity	Vacancies	Distance from site
Giraffe Childcare Northern Cross	<i>N/A</i>	<i>N/A</i>	<1km
The Kids Den Preschool	<i>N/A</i>	<i>N/A</i>	<1km
Coraline's Playschool	16	0	<1km
Children's Choice	34	2	<1km
Ayrfield Community Playgroup	40	1	<1km
Little Jesters Playschool	<i>N/A</i>	<i>N/A</i>	<1km
Darndale/Belcamp Integrated Childcare Service	240	10	<1km
Little Blossoms Creche	33	0	<1km
Edenmore Early Education Centre	<i>N/A</i>	<i>N/A</i>	<2km
Garden of Eden	<i>N/A</i>	<i>N/A</i>	<2km
An Cuan D'or	39	0	<2km
Our World Montessori School	<i>N/A</i>	<i>N/A</i>	<2km
Grange Park Montessori & Creche	<i>N/A</i>	<i>N/A</i>	<2km
Kidz First	<i>N/A</i>	<i>N/A</i>	<2km
One Step Ahead Preschool	<i>N/A</i>	<i>N/A</i>	<2km
St Benedict's Creche	<i>N/A</i>	<i>N/A</i>	<2km
Lir childcare Centre	<i>N/A</i>	<i>N/A</i>	<2km
Kilbarrack Children's Community Project	<i>N/A</i>	<i>N/A</i>	<2km
Little Rainbows	100	0	<2km
Naionra Leanai Oga	<i>N/A</i>	<i>N/A</i>	<2km
Stepping Stones	16	8	<2km
Mead Day Care Centre	<i>N/A</i>	<i>N/A</i>	<2km
Clever Kidz Preschool and Montessori	9	0	<2km
Drumnigh Montessori Primary School	22	0	<2km
Fizzy Fingers Playgroup Limited	<i>N/A</i>	<i>N/A</i>	<2km
Madeline's Preschool	<i>N/A</i>	<i>N/A</i>	<2km
The Learning Circle Childcare	60	0	<2km

Pipalong Childcare	44	0	<2km
Lovable Me Montessori	N/A	N/A	<2km
Bumblebee Montessori and Childcare – Belmayne	N/A	N/A	<2km
Tigers Childcare	N/A	N/A	<2km
First Steps Academy Creche & Montessori Limited	N/A	N/A	<2km
Learn and Play Preschool and Afterschool	68	24	<2km
Little Footprints Montessori	N/A	N/A	<2km
Moatview Early Education Centre	N/A	N/A	<2km
Bonnybrook Early Education Centre	80	8	<2km
Doras Bui	N/A	N/A	<2km
Bunratty Community Childcare Centre Ltd	N/A	N/A	<2km
Sherpa Kids Scoil Chaitríona	N/A	N/A	<2km
St Brendan's Playgroup	9	0	<2km
Tir na nÓg Creche	23	0	<2km
Home from Home Creche	51	3	<2km
It's a Small World Montessori School	66	0	<2km
TOTAL	950	56	

Table A2: Primary School (See Figure 6)

Name	Enrolment	Type	Distance from site
Our Lady Immaculate Senior NS	180	Mixed	<1km
Darndale Junior NS	228	Mixed	<1km
St Pauls Senior NS	229	Mixed	<1km
St Pauls Junior NS	226	Mixed	<1km
St Francis Senior NS	187	Mixed	<2km
St Francis Junior NS	205	Mixed	<2km
St Joseph NS	352	Mixed	<2km
SN Caitriona Girls	202	Girls	<2km
Scoil Bhreandain	145	Boys	<2km
St Eithnes Senior Girls NS	98	Girls	<2km
St Monicas NS	49	Girls	<2km
St Malachys BNS	172	Boys	<2km
Springdale NS	236	Mixed	<2km
St Benedicts and St Marys NS	133	Mixed	<2km
Scoil Bhríde	423	Mixed	<2km
Scoil Naomh Colmcille	185	Mixed	<2km
Holy Trinity Senior NS	356	Mixed	<2km
St Francis of Assisi NS	455	Mixed	<2km
Belmayne Educate Together NS	442	Mixed	<2km
St Kevins Junior NS	198	Mixed	<2km
TOTAL	4,701		

Table A3: Secondary School (See Figure 6)

Name	Enrolment	Type	Distance from site
The Donahies Community School	481	Mixed	<2km
Ardscoil La Salle	189	Mixed	<2km
Mercy College Coolock	402	Girls	<2km
Chanel College	598	Boys	<2km
Colaiste Dhulaigh	178	Mixed	<2km
Colaiste Dhulaigh College of Further Education	7	Mixed	<2km
Grange Community College	230	Mixed	<2km
Gaelcholaiste Reachrann	408	Mixed	<2km
TOTAL	2,493		

Table A4: Special Needs Facilities

Name	Enrolment	Type	Distance from site
St Michaels House Special National School Foxfield	59	Mixed	<2km