

Proposed Part 8 Residential Development
Balally, Sandyford

Social Infrastructure Audit

Dún Laoghaire-Rathdown County Council

November 2023



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1.0 INTRODUCTION

1.1 Background

The purpose of this report is to provide an audit of the existing social and community facilities serving the subject site and the surrounding area. This report seeks to identify the capacity of existing social and community facilities to serve the proposed development. Section 12.3.4.4 of the Dún Laoghaire-Rathdown County Council Development Plan 2022 - 2028 states that, *“No large developments over 100 residential units shall be permitted unless it can be demonstrated that adequate provisions for specified physical and social infrastructural requirements, including: roads, sewers, water mains, community, recreational and sporting facilities (indoor and outdoor), public transport, first and second level schools and shops are available at completion to support development”*. Although the development proposal comprises substantially less than 100 no. units, it was considered appropriate in the context of the development proposal, to demonstrate that adequate social and community infrastructure exists to support the development proposal.

The proposed development seeks the construction of 62 no. residential units and a community facility on lands located at Balally, Sandyford, located close to the major employment centre of Sandyford Business District. Specifically, the development seeks to provide a mixture of apartment units including 31 no.1 bed units, 21 no. 2 bed units, and 10 no. 3 bed units. The site will have vehicular access off Cedar Road to the rear (north) of the site, with pedestrian / cycle access off Blackthorn Drive. The land is zoned for mixed use neighbourhood centre facilities in the Dún Laoghaire-Rathdown Development Plan 2022 – 2028 (Development Plan).

The proposed development cannot be looked at in isolation from the communities that adjoin it including facilities and services within the wider area of Sandyford and Dundrum, in particular the existing neighbourhood centre adjoining the site to the west. It is essential that any new development constructed, integrates successfully with the existing established community and services already provided.

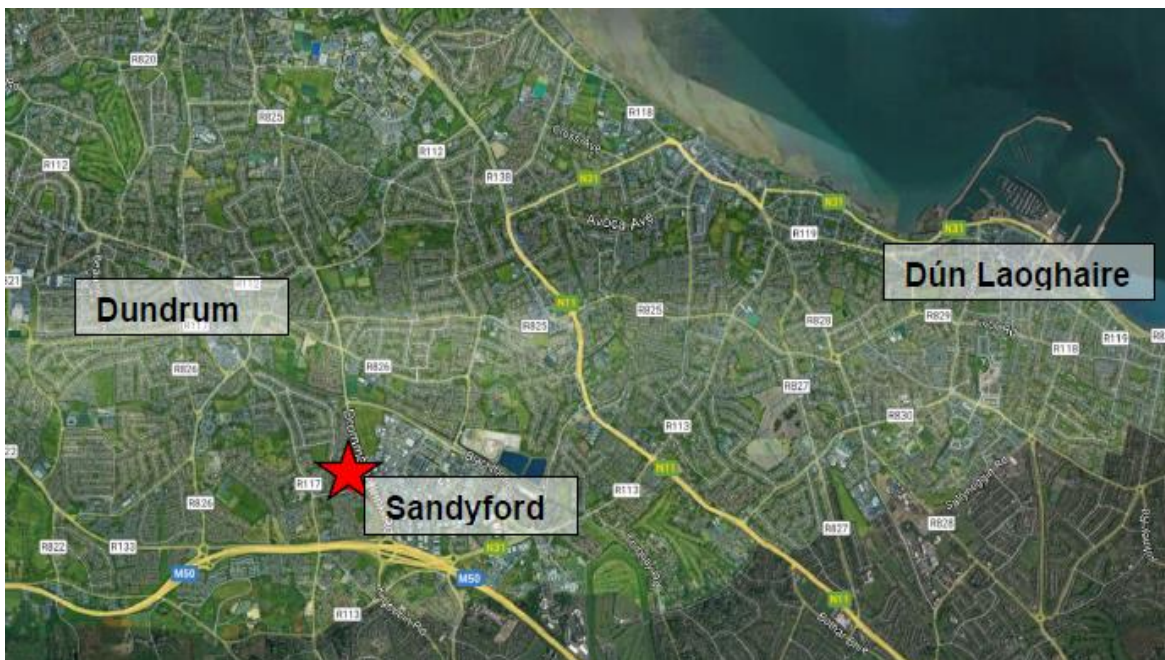


Figure 1.0 Locational Context

1.2 Report Structure

The report is structured as follows:

- **Introduction** – This Section
- **Area Context** – Considers the site and surroundings in addition to transport accessibility.
- **Demographic Review** - Provides a demographic analysis of the catchment area and assesses the likely future demographic trends as a result of the implementation of the proposed development.
- **Benchmarking and Standards of Provision** – Considers standards against which provision can be assessed.
- **Existing Community Facilities** - Reviews existing local community, recreational and social infrastructure.
- **Assessment** - It identifies gaps in the existing provision of community infrastructure; and
- **Conclusions** – which make recommendations to address deficiencies.

2.0 AREA CONTEXT

2.1 Site & Surroundings

The subject site is located in the townland of Balally, adjoining the Balally Shopping Centre, fronting onto Blackthorn Drive and defined by the Drummartin Link Road to the east. The site is situated approximately 8km south of Dublin city centre, 1.5km southeast of Dundrum town centre and 150m east of Sandyford Business Park.

The site is strategically located close to the major employment centre of Sandyford Business District to the east with high frequency/capacity public transport (Luas) directly to the Dublin City Area, Dundrum Town Centre as well as being well connected to the wider motorway network located nearby.

The area includes several separate business parks and sites, including Sandyford Business Park, Stillorgan Business Park, Central Park, and South County Business Park. Sandyford Business Park accommodates several large scale national and multinational companies including Google, Facebook, Microsoft and AIB.

The wider area comprises a broad mix of uses including residential, commercial, healthcare, religious and education. Residential use dominates the area south of Blackthorn Drive with associated open spaces. The wider Sandyford Business Park is located to the east with light industrial uses to the northeast and the Beacon Hospital directly to the east across the Drummartin Link Road. Queen of Angels Primary school and Church of the Ascension of the Lord are located directly to the west and north of the subject site.

2.2 Transportation

From a road's perspective, the site has excellent access to the national road network, adjoining the Drummartin Link Road which connects to the M50 at Junctions 13 and 14. to the north. Blackthorn Drive

fronting the site benefits from the provision of footpaths and cycle-paths on both sites, street lighting, trees and grass verges and accommodates a bus stop immediately south of the site (across the road).

The Luas Green Line runs close to the proposed development with two stops within a 1km radius of the proposed development. The line provides services northbound towards Broomsbridge and southbound towards Brides Glen. Kilmacud Luas stop is located 950m to the north of the site or a 10-minute walking distance. Luas tram services are operated on a variable timetable with frequency of services changing regularly to suit the volume of commuters, with services provided varying between 3 – 5 mins apart during peak times and 12 – 15 mins apart off peak.

The site is well served by the existing bus network with 8 no. routes passing within 1km of the proposed development. These routes connect the development within the city centre, Dundrum, Dún Laoghaire Tallaght and the surrounding local area. The site is served directly by Dublin Bus Route No. 114 and 116 via Blackthorn Drive, with a bus stop located across the road from the subject site.

BusConnects is a key part of the Government's policies to improve public transport and address climate change in Dublin. The proposed site is located on the following BusConnects routes:

1. Peak Time Route P16: Ballyboden to UCD
2. Other City Bound Route 86: Sandyford Village to Mountjoy Square via City Centre
3. Orbital Route S8: City West to Dún Laoghaire

The new network will allow for better integration between bus routes and other public transport networks. This will allow for residents of the proposed development to be able to change between modes of public transport with ease and be able to access all areas of the city.

3.0 APPROACH AND SCOPE OF THE REPORT

The Social Infrastructure Audit has been prepared having regard to the provisions of Section 12.3.4.4 of the Development Plan which states that, *"No large developments over 100 residential units shall be permitted unless it can be demonstrated that adequate provisions for specified physical and social infrastructural requirements, including: roads, sewers, water mains, community, recreational and sporting facilities (indoor and outdoor), public transport, first and second level schools and shops are available at completion to support development"*. Although the development proposal comprises substantially less than 100 no. units, it was considered appropriate in the context of the development proposal, to demonstrate that adequate social and community infrastructure exists to support the development proposal.

It is noted that Section 4.2.1.4 of the Development Plan states that: *"The Council will, during the lifetime of this Plan complete a Community Audit. This Audit will contain a countywide review of existing facilities and indicate where gaps, if any exist. It is envisaged that this audit will incorporate a hierarchy of both places and facilitates, defining neighbourhoods, villages and districts etc. within the County and their respective demographics that can be used as a basis for future purposes. The audit will inform and guide the planning of future community, civic and cultural facilities. This will aid in the appropriate delivery of new facilities as required in the right location"*.

This audit has yet to be undertaken and there are no defining guidelines or criteria available. As such, it is proposed to undertake an audit of facilities within a 15 minute walk-time (1.5km buffer) of the site, as urbanists have determined that this is the maximum distance that people are prepared to walk to utilise facilities within a neighbourhood. The catchment area is detailed in Figure 1.0 with a list of all the Small Area Populations (SAPs) and their respective population contained within the 1.5km catchment detailed in Appendix 3.0

The site is zoned for mixed use neighbourhood centre facilities zoning. The objective is “*to protect, provide for and or improve mixed use neighbourhood centre facilities*”. Residential use is permitted in principle and is generally acceptable, subject to compliance with those objectives as set out in other chapters of the CDP. Sandyford is identified in Figure 2.9 of the Development Plan as a Mixed-Use District in the Core Strategy. The proposed development will deliver an appropriately scaled level of residential development in this location and will contribute towards the housing target for the overall County over the Development Plan period, while also complementing the existing retail and retail services located on the subject site, which will provide a mixed-use location, commensurate with the NC zoning of the subject site.

The ‘Mixed Use District’ extends across a significant area and the vision and associated zoning strategy seeks to establish a framework for the planned, coordinated and sustainable development of the area and for the conservation and enhancement of its natural and built environment. The Development Plan provides guidance on how sustainable development can be achieved, what new developments are needed, and where public and private resource inputs are required.

The proposed development has very specific, defined boundaries and notwithstanding its location within a wider ‘planned’ area, it is important to ensure that the future residents of this development have adequate social and community infrastructure within a reasonable walking distance of their homes. As previously referenced, a 15 minute walk-time (1.5km buffer) from the site has been utilised as a reasonable walking distance.

This approach is abstracted from the “The 15 Minute City” urban planning concept. The 15 Minute City is an ambitious urban planning concept that focuses on community planning, the local economy, and the liveability of a town. Creating a 15 Minute City is about designing walkable communities in which people can live and access most of their daily needs within 15 minutes of active transport, that is, walking or cycling. These places should have diverse housing options and access to safe cycle routes and local public transport, local health facilities, parks, shops, and other local infrastructure. It has been determined that this is the maximum distance that people are prepared to walk to utilise facilities within a neighbourhood.

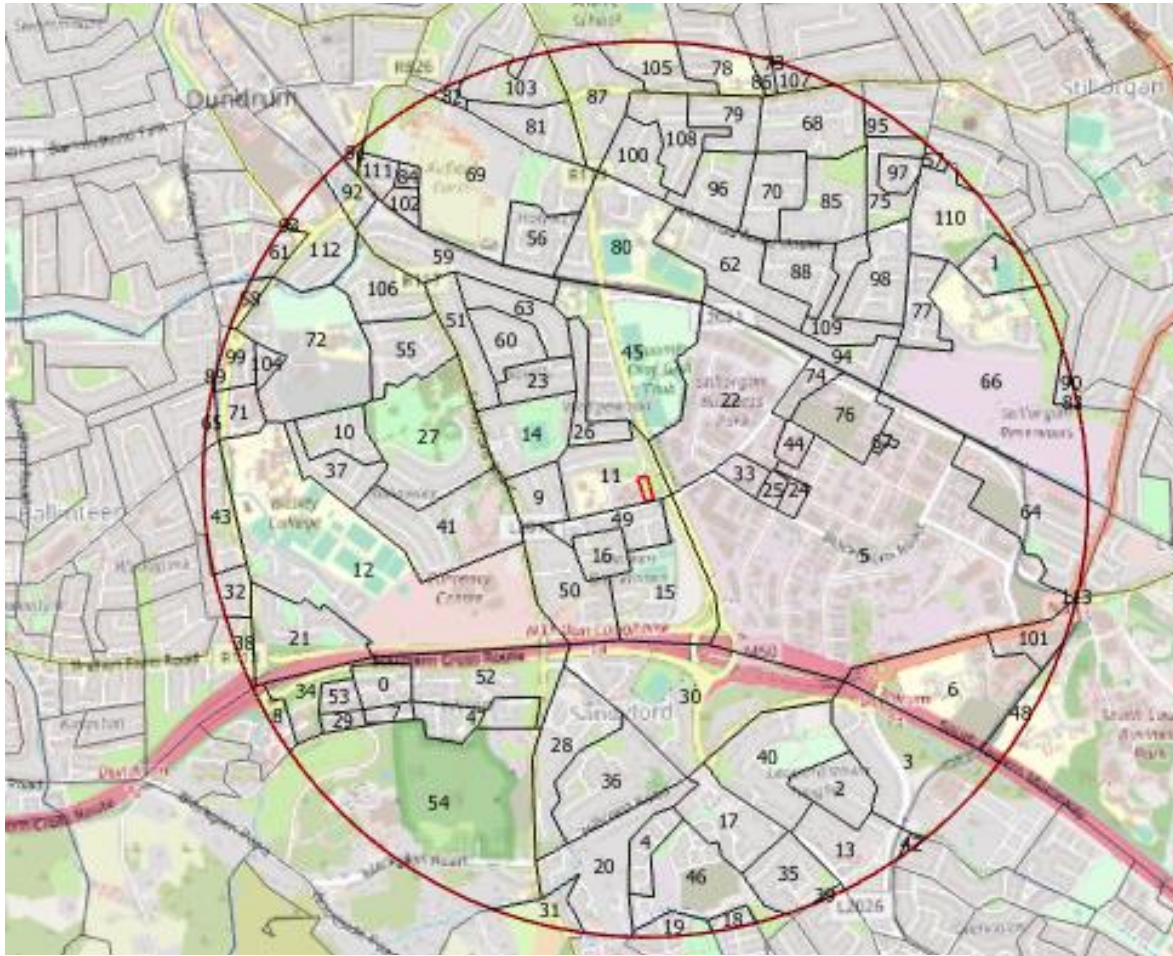


Figure 1.0 15 minute Catchment Area from Site with SAP Areas

| Facility | Description |
|-----------------------------|--|
| Arts & Culture | Art Galleries provide exhibition space and may offer educational programs as well as meeting and workshop spaces for artists. Galleries are often colocated with libraries, civic facilities and museums. A space for art, rehearsal and performance ranging from small playhouse to a large multipurpose performance centre supporting a wide range of performing arts. Includes arts workshop and music schools. |
| Community Centre/ Halls | General community use facility providing meeting spaces, social, educational and recreational activities and / or health, support and information. Includes community centres, parish centres, local halls and meeting rooms. |
| Leisure & Recreation Centre | Public indoor facility which caters for indoor sports (e.g. Swimming pool, gym, sports) and other multipurpose rooms for pilates, yoga, meetings / classes |
| Library | A library caters for a more localised area and offers access to both text and online resources for learning and can also incorporate meeting spaces and areas for study. |
| Family Resource Centre | A family Resource Centre is a community centre specialising in meeting the needs of young people and families. It can be funded under TUSLA's Family Resource Programme to provide a range of universal and targeted services and development opportunities that address the needs of families. Centres can be accommodated within multipurpose facilities and can be shared with other similar organisations for youths. (Eg. Scouts) |
| Youth Facilities | These facilities include youth clubs, scout dens and clubhouses. Facilities are often shared with other users and service providers. |

Table 1.0 Categories of Community Facilities

4.0 DEMOGRAPHIC TRENDS

The Dún Laoghaire-Rathdown administrative area had a population of 233,860 persons in 2022 as per the Census of Population 2022.

The 2022 Census shows that 5.4% of the resident population in the town were aged between 0 and 4, or a total of 12,654 children. A further 29,649 persons are aged between 5 and 14 years old or 12.6% of the total population. The 15 to 19 years old cohort comprises 14,454 persons or 6.1% of the total population. Some 21.3% of the population fall into the 35 to 49 years age bracket, which is the dominant age group in the area. These statistics are important in the consideration of social infrastructure in the town and the delivery of age appropriate services and facilities.

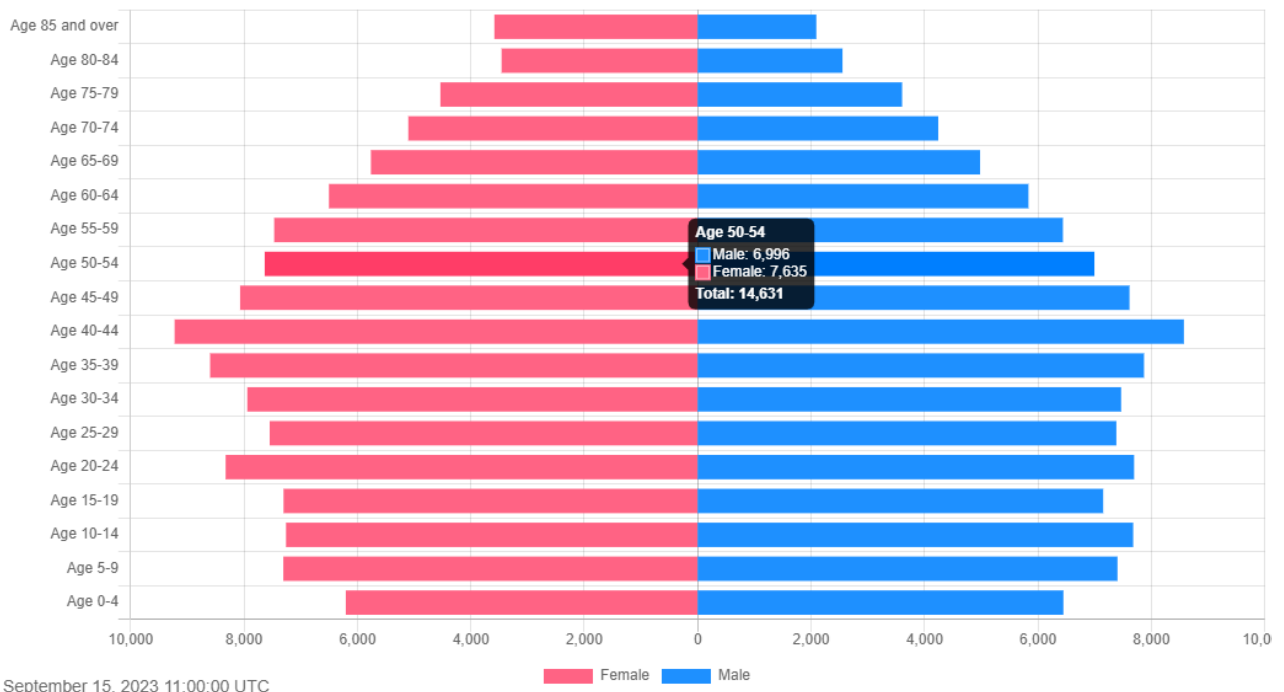


Figure 4.0 Age Breakdown Drogheda Town

Significantly 13.6% of households in Dún Laoghaire do not own a car. All other households have access to at least one car. Yet a significant 56.1% travel to work, school, college or childcare either on foot, bicycle or on public transport. This figure is in contrast to the 26.6% national figure and demonstrates a willingness of residents in the town to use a means of transport other than the private car. It further demonstrates that services and facilities are currently reachable by foot, bicycle and public transport within the town.

Conducting an analysis of the surrounding Small Area Population (SAPs) areas within 1.5km from the subject site, the total population within the study area is 26,810 persons, as detailed in Figure 2.0. The study area comprises 11.46% of the overall population of the Dún Laoghaire-Rathdown area.

The average household size in the study area is 2.71 which is similar to the State average of 2.74.

The 2022 Census indicates that 21.5% of the existing housing stock comprises 1 – 2 bedroom units. Yet 30.8% of families comprise 2 persons or less, followed by 19.5% of families with 3 persons or less and 25.8% of 4 persons or less. Analysis of urban housing need indicates that the majority of households will comprise 1-2 persons and approximately half of the remainder will be three person households. The proposed development comprises 62 no. units and 83.8% of these units comprise 1 and 2 bed units.

The proposed development comprises of 62 no. units incorporating 31 no.1 bed units, 21 no. 2 bed units, and 10 no. 3 bed units and a community unit. Based on recent Census of Population data (2022), the average household size has been determined at 2.71 persons per housing unit in Dún Laoghaire-Rathdown. Applying the 2.71 average household size to 2 bed+ units and maintaining the 1 bed at 1 person per unit, the proposed development is therefore likely to generate an additional population of circa 115 no. persons. However, having regard to the provision of social and community infrastructure it is necessary to have regard to the wider population and their associated demands as well as the wider provision of existing facilities in the area. Accordingly, in the consideration of existing social and community infrastructure in the area it will be necessary to consider the existing wider population of the Sandyford area in addition to the 115 no. persons arising from the proposed development.

5.0 GENERAL BENCHMARKING AND STANDARDS OF PROVISION

There are a number of statutory and non-statutory documents and guidelines which detail the level of community and social infrastructure provision that is suitable and appropriate to a given area. Of significance in this instance is the Development Plan (CDP) and its vision for the future development of the area including the provision of critical supporting infrastructure.

1. The CDP has certain aspirations for the Sandyford and wider area, to ensure that future development is guided by best practice and sustainability.
2. The National Planning Framework (NPF) 2040 recognises that it is important that the community infrastructure should be considered in tandem to population growth to ensure that there is a sustainable level of provision. It proposes a hierarchy of social infrastructure, whereby specialist and high-quality functions such as hospitals are expected in larger settlements whereas small communities need to sustain strong community infrastructure such as a multi-purpose hall, primary school, post office, local shop or pub.
3. The Sustainable and Compact Settlement Guidelines for Planning Authorities 2024 notes that within the design process regard should be had to availability and proximity of community services and facilities including schools and creches.
4. The Urban Design Manual states that there should be an emphasis on the provision of good urban design, open space and public plaza's which can facilitate social interaction and provide opportunities that the provision of facilities alone may not.
5. The Retail Planning Guidelines (2012) support the provision of local retail units as they provide access to local facilities especially the elderly, persons with mobility impairments, families and those without access to private transport.
6. For new housing developments, Childcare Facilities Guidelines for Planning Authorities (2001) recommends an average of one childcare facility for each 75 dwellings. The guidelines also state

that authorities could consider the provision of larger units catering for up to 30 / 40 children in major residential developments.

7. The Provision of Schools and the Planning System: A Code of Practice for Planning Authorities; the Department of Education and Science (renamed Department of Education and Skills) and the Department of Environment Heritage and Local Government (renamed Department of Housing, Planning & Local Government) (2008) advised that 12 per cent of the population are expected to present for primary education. Based on this, plus an estimate of future growth, plus an assessment of the capacity of the existing primary and post primary schools in the area, the Department of Education will supply estimates to the local authority for the need for new schools or the extension of existing schools based on the requirements arising from new developments.
8. The Code of Practice further advises that the planning authorities will anticipate the demand for new schools infrastructure that will arise from new development within the drafting process for development plans and local area plans using the Department of Education and Skills approach previously outlined and through these plans will facilitate the identification of suitable lands to meet the need for new schools or expansion of existing schools to serve new or expanding communities.
9. Sustainable Urban Housing: Design Standards for New Apartments, 2023 provides guidance in relation to the specific development of apartment buildings, and the provision of communal and community facilities.

6.0 EXISTING COMMUNITY FACILITIES

An audit was conducted of the existing social and community infrastructure in the vicinity of the site. A distance of 1.5km was used as a reasonable measure of access to facilities and services, in a radius of the site. The 1.5km was determined as taking the average pedestrian approximately 15-minutes.

6.1 Open Space, Sport and Leisure

The immediate area has a large range of open space areas suitable for cycling, running and walking. Despite its predominately developed and urban character, there are a range of open space and recreation areas nearby. For the purposes of this study open space and recreation facilities are considered to include parks, playgrounds, multi-use games areas, leisure facilities and sports pitches used by GAA, soccer and other clubs.

Quality recreation, leisure and amenity facilities have a fundamental impact on quality of life. It can improve social integration and cohesiveness. Sporting, recreation and leisure activities are of primary importance to the quality of life enjoyed by the local community.

There are a number of Scout groups in the area including the Balally and Ballinteer Scout groups which provide an important recreational service for younger people.

There are a number of larger key parks, in addition to other open spaces and sport facilities in the vicinity. Dún Laoghaire-Rathdown County Council completed a new public park on a former brownfield site along the Drummartin Link Road in 2021, including pitch facilities, a playground and walkways.

Another large recreational facility located outside of the 1.5km study area but of relevance to the area is Airfield Estate. This significant area of open space is a 2.4 hectare working farm with ornamental gardens, located circa 2km north of the subject site.

Other clubs and organisations located in proximity to the site are detailed in Table 2.0 hereunder.

| Map ID | Name of Organisation | Description of Facility | Address |
|--------|---|--------------------------|--------------------------|
| B44 | Jump Zone Sandyford | Sports Facility | 72 Heather Road |
| B45 | Blackthorn Park Open space and Playground | Parkland with Playground | Drummartin Link Road |
| B46 | Blackthorn Park Football Pitch | Sports Facility | Drummartine Link Road |
| B50 | Field Turf Park | Sport Facility | Kilmacud Road Upper |
| B52 | Holywell Green | Open Space | Kilmacud Road Upper |
| B53 | Ballawley Park | Park | Ballawley Court |
| B55 | Fitzsimons Wood | Open Space | Kilcross Way, Sandyford |
| B58 | Leopardstown Park & Playground | Open Space | Leopardstown Avenue |
| B59 | Clonmore Park & Playground | Open Space | Stillorgan Heath |
| B60 | Naomh Olaf GAA Club | Sports Facility | Holly Avenue, Blackthorn |
| B61 | Lakelands Field | Park | Lakelands Road |
| B62 | Balally Celtic FC. | Sports Facility | 181 Balally Drive |
| B63 | Balally Dog Park | Open Space | 181 Balally Drive |

Table 2.0: List of Sports and Leisure Facilities

6.2 Education

There are 7 no. mixed gender primary schools catering for 2,486 no. students within 1.5km of the site and 4 no. mixed gender post primary schools, catering for 2,778 students. The enrolment figure for each school is detailed in Tables 3.0 & 4.0

In July 2018, the Department of Education and Skills published a report detailing future demographic trends that will impact the primary and post primary student numbers. The 'Projections of Full-Time Enrolment -Primary and Second Level, 2018 – 2036' report assessed demographic trends which will impact the future population growth of school age children including fertility rates, births and net migration. Based on their research the Department of Education and Skills has determined that the peak number of primary school age children was anticipated in 2018 and that this population will begin to decline from 2019. This represents a 16% contraction of the primary school age population over an 18 year period.

The post-primary student projections are a continuation of the primary school population projection with the peak of post-primary enrolments anticipated in 2024. Enrolment would begin to decrease from 2025 to a level of circa 336,500 by 2036, a contraction of 16% during this time period.

| Map ID | School | Address | Type | 22/23 Enrolment |
|--------|---|-----------------------------------|----------------|-----------------|
| B36 | Goatstown Stillorgan Primary School | Grafton House, Ballymoss Road | Mixed | 104 |
| B37 | Ballinteer Educate Together National School | Parkvale, Balally | Mixed | 386 |
| B38 | St Olaf's National School | Balally Drive, Dundrum | Mixed | 544 |
| B39 | Queen Of Angels Primary School | Wedgewood, Sandyford | Mixed | 272 |
| B40 | St. Mary's National School | Lamb's Cross, sandyford | Mixed | 250 |
| B41 | St Raphaelas N S | Saint Raphaela's Road, Stillorgan | Single Sex | 419 |
| B42 | S N Cnoc Ainbhil | Lower Kilmacud Road, Stillorgan | Single Sex | 467 |
| B43 | St Michaels Hse Spec Sc | St. Michael's House, Leopardstown | Special School | 44 |

Table 3.0 Primary Schools

| Map ID | School | Address | Type | 22/23 Enrolment |
|--------|--------------------------------|---------------------|-------|-----------------|
| B32 | Wesley College | Ballinteer | Mixed | 947 |
| B33 | St. Tiernan's Community School | Parkvale | Mixed | 321 |
| B34 | St Raphaela's Secondary School | St. Raphaela's Road | Girls | 624 |
| B35 | St Benildus College | Upper Kilmacud Rd | Boys | 886 |

Table 4.0 Post Primary Schools

In addition to existing primary and post primary education, following a nationwide demographic exercise carried out by the Department of Education and Science into the current and future need for primary and post-primary school places across the country, the Minister announced plans in April 2018, for the establishment of 42 new schools over the following 4 years (2019 to 2022). Twenty six of these schools are intended for primary level and sixteen at post-primary level. However, the requirement for new schools is kept under on-going review and in particular would have regard to the impact of the increased rollout of housing provision to meet balanced regional development as outlined in Project Ireland 2040.

6.3 Childcare Facilities

A total of 9 no. childcare facilities are located within 1.5km of the site, providing a range of services from full day to sessional for a range of age profiles with a cumulative capacity for 547 no. children.

There are 3 no. facilities located within proximity to the site including Handprints Montessori, Clever Cloggs and Rathdown Community Group all within 500m of the site as detailed in Table 5.0.

| Map ID | Name | Address | Type | Capacity |
|--------|---|--|-----------|----------|
| B1 | HandPrints Montessori PreSchool | Queen of Angels National School, Sandyford | Full day | 54 |
| B2 | The Park Academy Childcare Beacon South Quarter | Beacon Court, Bracken Road | Full Day | 143 |
| B3 | Giant Steps | Leopardstown Heights | Sessional | 18 |
| B4 | Cedar Montessori School | Leopardstown Road | Sessional | 30 |
| B5 | The Park Academy Childcare Beacon Court | The Cubes, Beacon South Quarter | Full Day | 115 |
| B6 | Rathdown Community Group | Queen of Angels School, Wedgewood | Sessional | Unknown |
| B8 | Narnia Nursery School Ltd | Hazelwood Lodge, Upper Kilmacud Road | Full Day | 65 |
| B9 | Clever Clogs | 128 Balally Drive | Full Day | 70 |
| B10 | Carewell Day Nursery & Montessori | 25 Wesely Heights, Dundrum | Part Time | 14 |
| B11 | Lakelands Childcare | 9 Lakelands Road, Stillorgan | Full Day | 38 |

Table 5.0 Childcare Facilities

6.4 Health Facilities and Social Services

Primary Care services are broadly defined as the health or social care services that a person can use and find in a community, outside of a hospital setting. Primary Care includes GPs, Public Health Nurses and a range of other services provided through the Local Health Office, by the HSE (Health Service Executive).

Many of the healthcare facilities are clustered around Dublin city centre. However, the Beacon Hospital and Balally Health Centre are located in close proximity to the subject site providing a significant range of healthcare needs. In addition, there are many primary care centres in the wider area including Churchtown and Leopardstown, for more everyday healthcare needs.

| Map ID | Name | Address | |
|--------|----------|----------------------------------|--------------------------|
| B13 | GP | Sandyford Medical Centric Health | Beacon South Quarter |
| B14 | GP | Hastings Surgery | SANDYFORD VILLAGE |
| B15 | GP | GP Practice | Mountmerrion Road |
| B16 | GP | Kilmacud Medical Centre | Lower Kilmacud Road |
| B17 | GP | Online Doc | Bracken Road, Sandyford |
| B18 | GP | Balinteer Health | Balinteer Avenue |
| B19 | GP | Medixclinic | Beacon Court |
| B20 | GP | Balally Medical Centre | Rockfield Medical Campus |
| B21 | GP | East Coast Orthodontics | Overend Way |
| B22 | Pharmacy | Your Local Pharmacy | Beacon South Quarter |

| | | | |
|-----|----------|---------------------------------|----------------------|
| B23 | Pharmacy | Bhagwan's Paharmacy | Balinteer Road |
| B24 | Pharmacy | Kilmacud Total Health Phasrmacy | Drummartin Road |
| B25 | Pharmacy | Mulveys Pharmacy | 2 Sandyford Village |
| B26 | Pharmacy | Beacon Pharmacy | Beacon Court |
| B27 | Pharmacy | Rockfield Pharmacy | Rockfield Central |
| B28 | Pharmacy | Lakelands Pharmacy | Kilacud Road |
| B29 | Hospital | Beacon Hospital | Beacon South Quarter |

Table 6.0 Health Facilities & Social Services

There are three nursing homes in proximity to the site including Ceile Care, Cedar House Nursing Home and Simpson's Hospital.

It is recognised that for specialist services, individuals may be willing to travel further. Given the location of the site within Dublin City, residents will have access to a range of services including national public hospitals, private hospitals, high-tech hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospital and hospices.

6.5 Community & Cultural Facilities

It is widely recognised that arts and culture are key cornerstones in the sustainable development of new communities, helping to define and preserve identity, promote social activity, and offer valuable educational and economic returns. Dún Laoghaire has a strong network of artists, performers and musicians promoting cultural activities.

Dún Laoghaire-Rathdown County Council Arts Office provides a service that supports the development of creative people and communities through the Arts.. This is realised through research, programmes, events, grants and awards and the development of on-line and off-line resources. Social and Community facilities are varied in nature and can include general civic services and services targeted to specific sectors within the community.

There are limited facilities within 1.5km of the site, as detailed in Table 7.0. However, there are significant community and cultural facilities located in and around Dublin city which will benefit the proposed development and which are accessible via public transport.

| Map ID | Name | Address | Operator | Type |
|--------|---|----------------|-------------------|---|
| B56 | Explorium National Sport and Science Centre | Blackglen Road | Private Operator | Interactive science and sports facility |
| B65 | Rosa Little Free Library | Balinteer Road | Community Library | Library |

Table 7.0 Community & Cultural Facilities

6.6 Religious and Worship Facilities

There are four churches and religious buildings serving a variety of different faiths in Sandyford / Dundrum. Table 8.0 lists the various religious services available in different places of worship.

| Map ID | Name | Denomination | Address |
|--------|---|------------------------|---|
| B30 | St. Mary's Sandyford | Catholic | Sandyford |
| B31 | RCCG Excel Parish | Multi racial Christian | Maple Avenue, Sandyford Business Park |
| B66 | Dundrum Methodist Church | Methodist | Dundrum |
| | Church of the Ascension of the Lord Balally | cATHOLIC | Cedar Road |

Table 8.0 List of Places of Worship

6.6 Retail & Entertainment

Key retail facilities in the area include Dundrum, Beacon South Quarter, Stillorgan Shopping Centre and local services adjoining the subject site, namely the Balally Shopping Centre itself. In addition, there are a number of discount food stores such as Aldi and local centres catering for more everyday needs, including a range of convenience and local shops within Sandyford

The following mix of retail uses were noted in these neighbourhood and local centres:

- Clothes and retail
- Book shops
- Restaurants and cafes
- Hairdressers and barbers
- Pharmacies
- Electronics
- Discount food stores
- Post office
- Banks and credit unions
- Mechanics and Car repairs
- Retail warehouses
- Social welfare and other civic services

7.0 ASSESSMENT

As detailed in Section 4.0 of this report, whilst Dún Laoghaire-Rathdown has a population of 233,860 persons as per the Census of Population 2022, the 1.5km study area has a population of 26,810 persons, representing 11.46 per cent of the overall population of the Dún Laoghaire-Rathdown area. It is estimated, based on average household sizes, that the proposed development will lead to an increase of 115 no. persons in the area.

Whilst the audit undertaken for the purpose of this report has had particular regard to facilities within 1.5km of the site, it must be acknowledged that there are additional facilities also located elsewhere

within Dublin and within the city centre, all easily accessible from the subject site via private car, bicycle and public transport. This section of the report identifies the adequacy of the community and social infrastructure in the area having regard to the projected increase in population arising from the proposed development as calculated in Section 4.0.

The proposed development is expected to result in an increase in the population, but it is small in the context of the overall population of the study area, only resulting in a 0.42 per cent change overall. Accordingly, it is considered that the proposed development is not likely to have a detrimental impact on service provision and facilities in the area. The subject site is in an existing urban location that has reasonable access to a large variety of services, adjoining an existing neighbourhood shopping facility. The site has been identified for growth and the proposal has adopted a plan-led approach to development on the site, in accordance with the Dún Laoghaire-Rathdown Development Plan 2022 - 2028.

7.1 Open Space, Sport and Leisure

The provision of well-managed and maintained open spaces can facilitate the interaction of all sections of the community. Public open spaces can promote a sense of place, provide opportunities for sport and recreation and can open up opportunities for environmental education, for local groups, schools and individuals. Well-designed spaces should reduce the opportunity for crime by use of passive surveillance through overlooking.

The National Playing Fields Association is a UK organisation which has a core aim to protect playing fields and additional responsibility for ensuring that people have play, sport and recreational space close to where they live. The organisation recommends a 'six acre standard' in the provision of open space for recreational purposes. This six acre standard (2.4 hectares) should apply for every 1,000 people comprising of 1.6 hectares (4 acres) for outdoor sport and 0.8 hectares (2 acres) for children's play.

Despite its predominately developed and urban character, there are a range of open space and recreation areas nearby. There are a number of larger key parks, in addition to other open spaces and sport facilities in the vicinity of the site. Of significance, Dún Laoghaire-Rathdown County Council completed a new public park on a former brownfield site along the Drummartin Link Road in 2021. Blackthorn Park, with an area of circa 8 hectares, includes pitch facilities, a playground and walkways, located 165m north east of the site with access via Maples Road and the Drummartin Link Road. This facility provides significant recreational and sporting opportunities for the site.

Another significant open space, accessible by the public, is Ballawley Park, located circa 880m north west of the site on Sandyford Road, containing walkways, a playground and forested areas. The area of the park is significant at circa 8.5 hectares.

With respect to the two significant park areas identified above, the area and the subject site is well serviced with public open space. With respect to sports and leisure facilities, there is no defined standard guiding the quantity of facilities to be provided in an area. The area is well served with sports fields and sporting organisations as detailed in Table 2.0.

7.2 Education

There is no specific population benchmark for the provision of primary or secondary school facilities in Ireland. The Department of Education's approach includes a general standard that for every 1,000 dwellings in an area, circa 12% of the population will require primary school places and 8.5% will require post primary school places. The Department of Education uses the assumption that 11.3% of the population are of primary school-going age.

All 1-bedroom units will be omitted for the school assessment (consistent with the accepted approach to the delivery of creches). Excluding the 1 bed apartment units, the number of primary school age children estimated to be residing in this development would be 11 no. children, based on average household size of 2.71 persons and the number of family sized units to be constructed being 31 no. units ($31 \times 2.71 / 12\% = \text{total}$). This is based on the number of two and three bedroom units combined. The Department of Education's guidelines require a 1:25 teacher student ratio. Applying this ratio confirms that the proposed development does not generate the need for an additional classroom.

The Department of Education Technical Guidance Document TGD-025 on the Identification and Suitability Assessment of Sites for Primary School notes that schools in urban areas would be between 8 and 24 classrooms. Evidently this shows that the number of pupils potentially yielded from the development proposal would not warrant the construction of a school. It is therefore expected that prospective pupils will attend existing schools in the area.

As seen in Table 9.0, there were 2,486 no. pupils attending primary school in the study area for the year 2022-2023. This is lower than the 2,527 no. pupils who attended the primary schools in the area in 2019 / 2021, thereby indicating potential capacity in the existing school system for 41 no. pupils. Further, there are other elements that should be considered in the context of future primary school demand, including the Department of Education predicts a national decline in the total enrolment figure in coming years with an anticipated decrease of c.90,000 students by 2028 and a further decline of c.40,000 students to enroll by 2036. The latest statistical release by the DES in this respect states: "Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,716).

| Map ID | School | 22/23 Enrolment | 19/21 Enrolment | School Capacity |
|--------|---|-----------------|-----------------|-----------------|
| B36 | Goatstown Stillorgan Primary School | 104 | 88 | 16 |
| B37 | Ballinteer Educate Together National School | 386 | 397 | 11 |
| B38 | St Olaf's National School | 544 | 533 | - |
| B39 | Queen Of Angels Primary School | 272 | 290 | 18 |
| B40 | St. Mary's National School | 250 | 249 | - |
| B41 | St Raphaelas N S | 419 | 433 | 14 |
| B42 | S N Cnoc Ainbhil | 467 | 469 | 2 |
| B43 | St Michaels Hse Spec Sc | 44 | 68 | 24 |
| Total | | 2,486 | 2,527 | 85 |

Table 9.0 Capacity of Primary Schools

Estimation of capacity for post primary schools is more complex due to the range of courses and different schools available at this level. To determine the available capacity in these schools, a survey of the schools was undertaken as detailed in Table 10.0.

Using the Department of Education's methods of calculation for post-primary needs (for every 1,000 dwellings in an area circa 8.5 % of the population will require post primary school places), the development may generate 7 no. children of post-primary going age.

Similar to the primary level, this would not meet the threshold for the provision of a new school as a result of the development. The Department of Education and Skills' Technical Guidance Document TGD-027 on Identification and Suitability Assessment of Sites for Post Primary Schools identify the minimum school size to be for 500 pupils.

In terms of capacity within existing schools, it is noted that there are 96 no. additional pupils enrolled at post primary schools in 2022 / 23 compared to the previous year 2021 / 2022. Accordingly, it is difficult to establish capacity in existing schools.

However, as indicated earlier in this report, the post-primary student population is projected to increase up to 2024 before beginning to decline. This will potentially create a short term need for additional secondary school student places within the study area. It is estimated there will be circa 7 no. new students generated by the development, but it will not necessarily appear on first occupancy and it will likely take several years before the mature student yield is met. Whilst there are 4 no. schools in the immediate area, it is noted that there are numerous other post primary schools in the surrounding area, easily accessible by public transport.

| Map ID | School | 22/23 Enrolment | 19/221 Enrolment |
|--------|--------------------------------|-----------------|------------------|
| B32 | Wesley College | 947 | 930 |
| B33 | St. Tiernan's Community School | 321 | 322 |
| B34 | St Raphaela's Secondary School | 624 | 585 |
| B35 | St Benildus College | 886 | 845 |
| Total | | 2,778 | 2,682 |

Table 10.0 Capacity of Post - Primary Schools

7.3 Childcare Facilities

The Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings. The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities nuances the childcare requirement by stating 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'. One-bedroom units are excluded for the purposes of calculating requirements.

The provision of 62 no. units incorporating 31 no. 1 bed units is well below the threshold for consideration of a requirement for a childcare facility under the Childcare Facilities Guidelines for Planning Authorities (2001). For the purposes of this assessment, the provisions of the Childcare Guidelines are adopted and effectively form the worst-case scenario. They indicate that 20 spaces are required for every 75 dwelling units, or a rate of 0.26 per unit. This would equate to 8 no. childcare spaces (excluding the 1 bedroom units). The development is not of such scale that it would require the construction of a childcare facility. Given the number of creche and Montessori facilities in the area and within a 1.5km catchment of the site, it is anticipated that 28no. spaces could be accommodated in the future.

7.4 Health Facilities and Social Services

There are no published standards to facilitate assessment or adequacy of need. However, the Primary Care Strategy, issued by the Department of Health and Children in 2001, provides some form of guidance regarding the implantation of Primary Care Centres and their staffing. The starting point for service delivery in the sector is the Primary Care Team (PCT) consisting of general practice, public health nursing, occupational therapy, physiotherapy and speech and language therapy. These teams support populations of around 7,000 to 10,000 people and operate alongside wider community network services that include oral health services, audiology, dietetics, ophthalmology, podiatry, and psychology services.

Table 6.0 details some of the more substantial health services available in the area. There is an extensive list of GP clinics, pharmacies and a private hospital already in operation in proximity to the subject site. These facilities would have the capacity to absorb the increase in population that would accrue due to the development. It is considered that there is adequate provision of health and social services in the area, with a wide range of services provided.

7.5 Community & Cultural Facilities

There are three community centres in the area, including Balally Community Centre which adjoins the site. These centres offer a resource to the local community to meet and offer a number of classes and services. Whilst there are limited cultural facilities within 1.5km of the site, it is noted that there are many cultural facilities and services in the wider Dublin area and in the city centre which are accessible via public transport.

7.6 Religious and Worship Facilities

There are several places of worship within easy walking distance of the site, particularly Christian denomination churches. There is no standard measure in place in Ireland regarding the provision of religious places of worship.

7.7 Retail & Entertainment

There is no standard per population guidance for neighbourhood centres or other commercial premises, including financial institutions. It is within the remit of a local area plan / development plan to designate land as a neighbourhood centre within a town.

The subject site adjoins the existing Balally shopping centre which offers a significant convenience shop and a parade of other convenience and local service outlets to the surrounding community. The subject site is part of the neighbourhood centre, appropriately zoned in the Development Plan for such use. Accordingly, the site is well serviced with the provision of existing retail offerings and service facilities.

Whilst the existing entertainment possibilities within a 15 minute walk of the site are limited, the area's proximity to Dundrum and Dublin city centre via public transport, provides significant entertainment offerings.

8.0 CONCLUSION

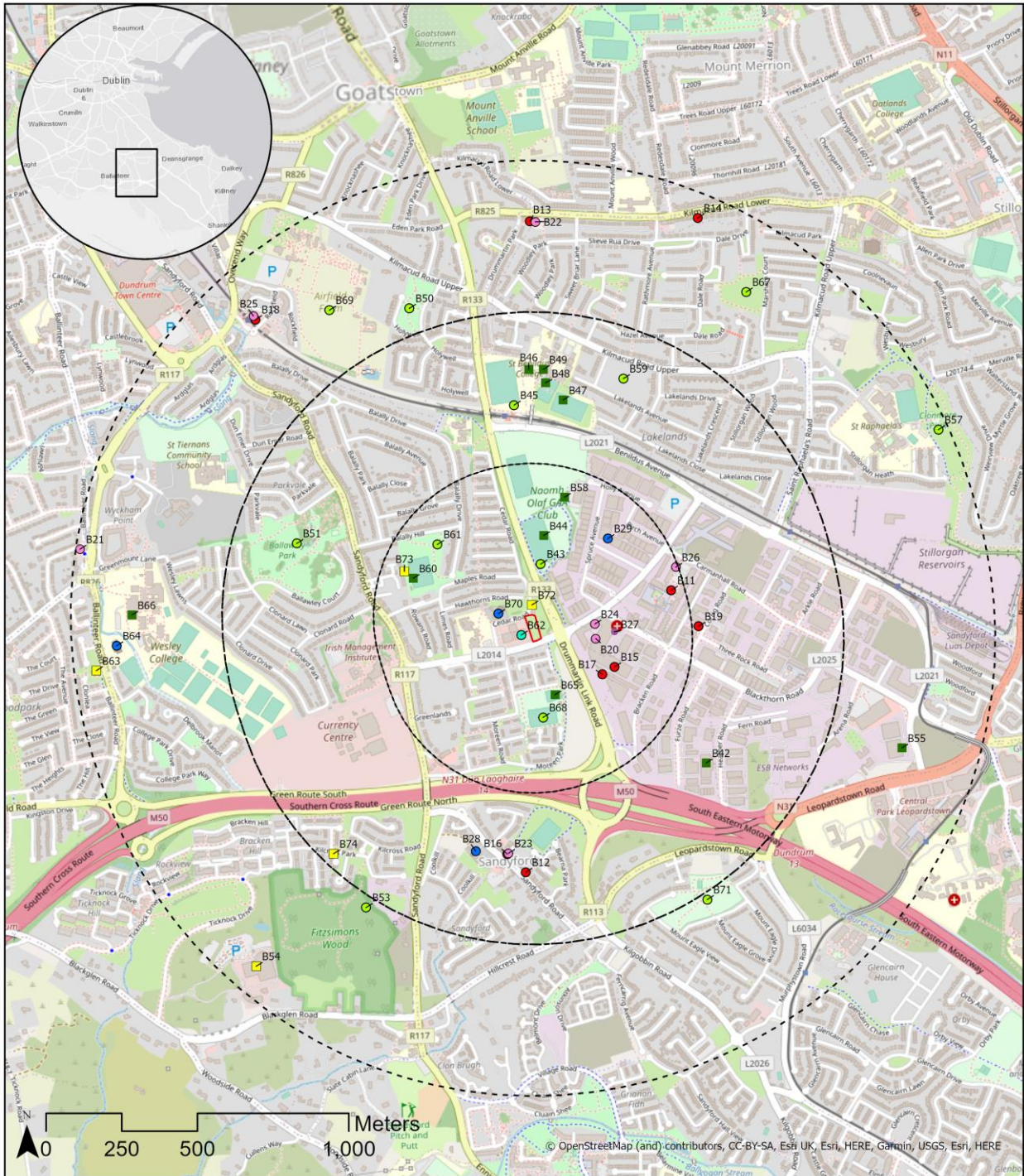
The Social Infrastructure Audit has demonstrated that the subject site is located in proximity to a range of facilities that will benefit the future residents of the proposed scheme. The proposed development will generate a modest added demand on the existing services and facilities, including open space and leisure facilities.

There are a number of primary schools and secondary schools within 1.5km of the site, which can accommodate the low demand arising from the proposed development. This number is too low to justify the provision of new schools. A community facility is provided as part of the development proposal.

The subject site is well served by healthcare facilities within a short distance from the site. In addition, there are an extensive range of GP clinics and pharmacies located in the area which will serve the needs of future residents at the subject site.

There are several places of worship in the Balally area covering a wide range of different Christian denominations and there is a range of community facilities, including one such facility adjoining the site. Local needs are adequately addressed with the provision of retail services on the adjoining site at Balally Shopping Centre.

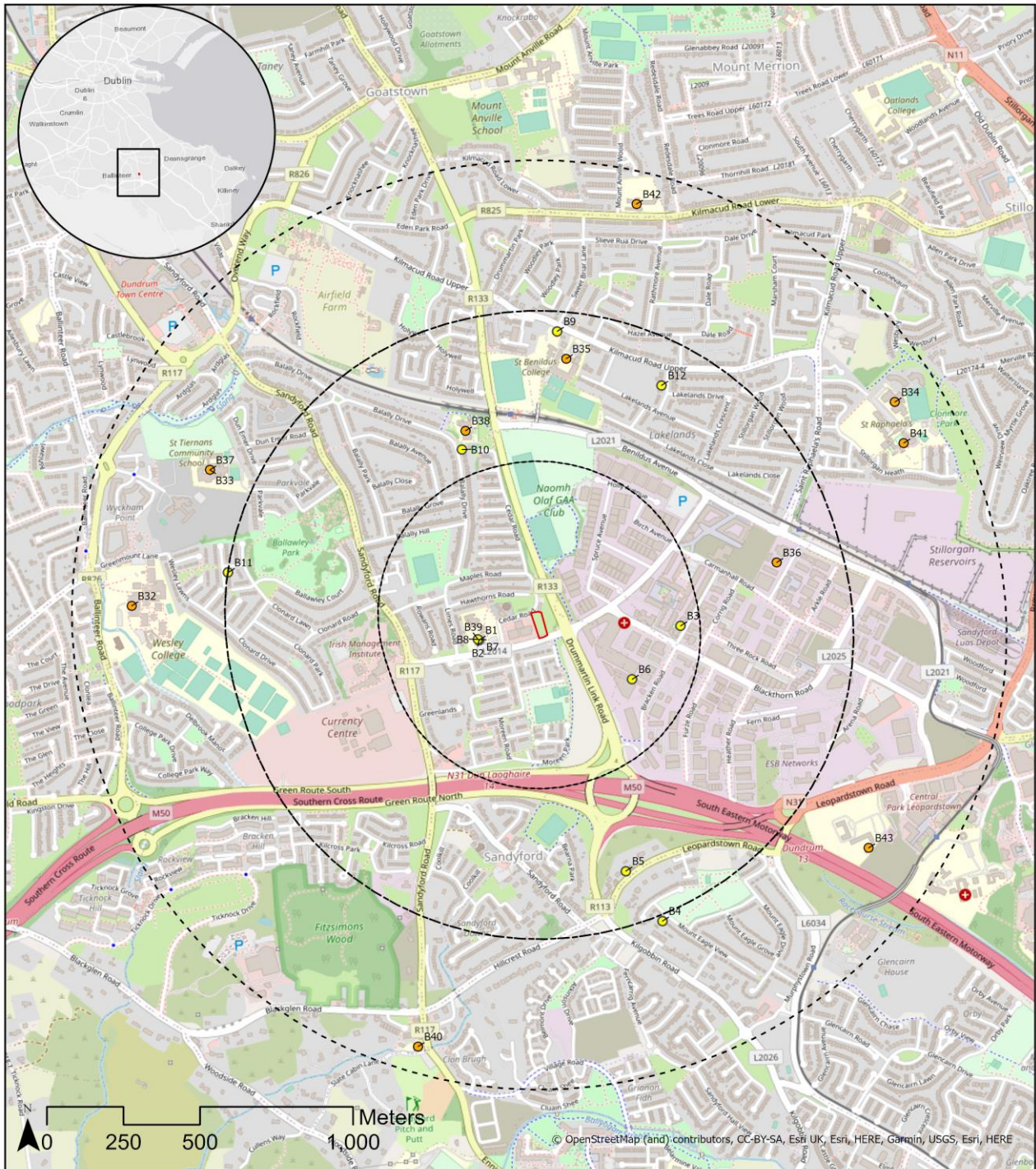
Appendix 1.0 Services & Facilities Map



- | | | |
|-----------------------|--|---------------------------|
| Balally DUBLIN | Balally Distance from site (metres) | Balally facilities |
| Balally DUBLIN | 500m | Church (4) |
| | 1000m | Cultural Resource (5) |
| | 1500m | GP (6) |
| | | Openspace (9) |
| | | Pharmacy (5) |
| | | Retail (1) |
| | | Sport Facility (11) |
| | | Hospital (1) |



Appendix 2.0 Education & Childcare Facilities Map



Balally DUBLIN 6 Balally Distance from site (metres) Balally Education & Creche

- Balally DUBLIN 6
- 500m
- 1000m
- 1500m
- Education (11)
- Childcare (11)



Appendix 3.0 Small Area Population Statistics

| Map Ref | SAP Code | SAP Pop | | | |
|---------|---------------------|---------|-----|--------------|-----|
| 0 | 267080025 | 298 | 51 | 267078010 | 246 |
| 1 | 267127003/02 | 225 | 52 | 267080020 | 372 |
| 2 | 267092045 | 402 | 53 | 267080026 | 272 |
| 3 | 267092051 | 216 | 54 | 267080001 | 223 |
| 4 | 267092008/02 | 290 | 55 | 267080027 | 269 |
| 5 | 267078012 | 625 | 56 | 267079010 | 352 |
| 6 | 267092055/02 | 822 | 57 | 267127011 | 22 |
| 7 | 267080022 | 160 | 58 | 267080013 | 110 |
| 8 | 267080004/267080006 | 73 | 59 | 267078019 | 261 |
| 9 | 267078014 | 313 | 60 | 267078020 | 211 |
| 10 | 267080016 | 216 | 61 | 267080011 | 64 |
| 11 | 267078004 | 258 | 62 | 267125005 | 261 |
| 12 | 267080002 | 449 | 63 | 267078018 | 243 |
| 13 | 267092046 | 186 | 64 | 267078021 | 253 |
| 14 | 267078005 | 325 | 65 | 267009001 | 35 |
| 15 | 267078008 | 234 | 66 | 267127003/01 | 206 |
| 16 | 267078016 | 224 | 67 | 267078022 | 208 |
| 17 | 267092020 | 357 | 68 | 267125014 | 354 |
| 18 | 267092006 | 79 | 69 | 267079009 | 217 |
| 19 | 267092007 | 120 | 70 | 267125016 | 293 |
| 20 | 267092008 | 320 | 71 | 267080009 | 491 |
| 21 | 267080003 | 354 | 72 | 267080008 | 224 |
| 22 | 267078013/01 | 586 | 73 | 267124008 | 1 |
| 23 | 267078015 | 201 | 74 | 267078013/02 | 486 |
| 24 | 267078011/02 | 160 | 75 | 267125013 | 274 |
| 25 | 267078011/01 | 325 | 76 | 267078013/03 | 562 |
| 26 | 267078006 | 253 | 77 | 267127009 | 304 |
| 27 | 267080018 | 276 | 78 | 267124001 | 167 |
| 28 | 267078001 | 299 | 79 | 267125006 | 212 |
| 29 | 267080023 | 170 | 80 | 267125003 | 403 |
| 30 | 267078003 | 365 | 81 | 267079006 | 231 |
| 31 | 267092009 | 30 | 82 | 267079014 | 33 |
| 32 | 267007011 | 131 | 83 | 267127001 | 37 |
| 33 | 267078011/03 | 476 | 84 | 267079005 | 117 |
| 34 | 267080024 | 192 | 85 | 267125015 | 251 |
| 35 | 267092043 | 432 | 86 | 267124009 | 31 |
| 36 | 267078002 | 387 | 87 | 267079008 | 301 |
| 37 | 267080017 | 237 | 88 | 267125008 | 274 |
| 38 | 267007018 | 43 | 89 | 267009008 | 0 |
| 39 | 267092042 | 13 | 90 | 267127002 | 1 |
| 40 | 267092019 | 366 | 91 | 267079012 | 10 |
| 41 | 267080019 | 380 | 92 | 267079001 | 168 |
| 42 | 267092038 | 15 | 93 | 267080012 | 3 |
| 43 | 267007010 | 170 | 94 | 267125004 | 228 |
| 44 | 267078024 | 519 | 95 | 267125011 | 70 |
| 45 | 267078009 | 253 | 96 | 267125007 | 244 |
| 46 | 267092008/01 | 277 | 97 | 267125012 | 152 |
| 47 | 267080021 | 223 | 98 | 267125010 | 234 |
| 48 | 267092055/01 | 6 | 99 | 267080010 | 279 |
| 49 | 267078017 | 241 | 100 | 267125002 | 264 |
| 50 | 267078007 | 306 | 101 | 267092055/03 | 274 |
| | | | 102 | 267079004 | 237 |
| | | | 103 | 267079013 | 177 |

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|-----|-----------|-----|--------------|-----------|--------------|
| 104 | 267080007 | 264 | 110 | 267127010 | 260 |
| 105 | 267124002 | 40 | 111 | 267079003 | 216 |
| 106 | 267080028 | 250 | 112 | 267080014 | 106 |
| 107 | 267124007 | 56 | 113 | 267126003 | 0 |
| 108 | 267125001 | 295 | TOTAL | | 26810 |
| 109 | 267125009 | 233 | | | |