

Part 8 Planning
Application -
Dun Laoghaire-
Rathdown
County Council

Social
Infrastructure
Audit

Part 8 proposal for 359
no. dwellings in 2no.
blocks at Woodbrook
DART Gateway,
Shankill, Little Cork, Co.
Dublin.

For Castlethorn
Management Services
Limited and Dun
Laoghaire-Rathdown
County Council

MAY 2026

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1 INTRODUCTION

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2, have undertaken an Audit of Social Infrastructure as part of a proposed Part 8 Planning Application for a new residential neighbourhood development at Woodbrook, Dublin 18, within the Dun Laoghaire-Rathdown County Council (DLRCC) administrative area.

This Social Infrastructure Audit will address the following two areas: -

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

1.1 Summary Findings

Childcare Needs – Proposed Development

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

A permitted permanent childcare facility in Woodbrook Phase 1 (ACP Reg. Ref. ACP-305844-19) is designed to provide approx. 146no. spaces (constructed and due to open in winter 2026/early 2027). There are 11no. existing childcare facilities with approx. 334no. childcare spaces within c. 1.5km of the subject site. An additional childcare facility is permitted in Shanganagh Castle (recently constructed) which can accommodate 107no. children. In total, that amount to 587no. spaces (existing and permitted) within the immediate area.

The theoretical demand for childcare spaces arising at the proposed development is prudently estimated at approx. 28no. spaces when the proposed number of 1-bed units and half the 2-bed units are excluded based on the provision set out in the Planning Design Standards for Apartments (2025). When utilising the 2022 Census Data for childcare services in Dún Laoghaire Rathdown (only 42% of the 0 – 4 age cohort utilise childcare facilities) this theoretical demand could be reduced to 12no. children. Therefore, it reasonable to consider that the actual demand could potentially range from c. 12 – 28no. children.

The 0 – 4 age cohort's percentage share of the total population within the catchment area has moderately decreased over the last 2no. intercensal periods. Within the Shankill-Shanganagh Electoral Division 0 – 4 age cohort's percentage share decreased by 2%.

Part 8 consent is likely to be approved by the end of Q3 2026. Subject to permission being granted and allowing for a complete construction programme, it is unlikely that the proposed development would reach full residential occupancy before the end 2028 / 2029. It is anticipated that further childcare facilities may be permitted in this period or become operational which will further add to the childcare provision in the area.

In our professional planning opinion, it is considered that 146no. childcare spaces in the purpose-built childcare facility permitted as part of Woodbrook Phase 1 in addition to existing capacity in current registered local childcare facilities (currently approximately 334no. childcare spaces), which is subject to fluctuation, is sufficient absorb the potential local childcare demand. When this is coupled with demographic trends which show a declining 0 – 4 age cohort in the area it can be clearly demonstrated that there is more than sufficient childcare capacity within the catchment area of the proposed development.

Childcare Needs – Cumulative Development

In the context of the Local Area Plan lands, 591no. of the permitted and proposed units (c. 28%) will comprise studio or 1-bed apartments. These units, in accordance with the recommendations of the Planning Design Standards for Apartments (2025), are unlikely to generate childcare demand. Furthermore, the Apartment Guidelines states that 2-bed units can be discounted in whole or part and for the purposes of this assessment approx. 50% are discounted (or 479no. units).

Accordingly, 1,048no. of the proposed residential units within Woodbrook and Shanganagh Castle combined are considered in respect of their potential to generate childcare demand. When applying the Childcare Guidelines methodology (20no. spaces per 75no. units) the theoretical demand generated is 279no. childcare spaces.

Notably, utilising the Census 2022 data and taking the higher Dún Laoghaire Rathdown County uptake in childcare services the theoretical demand could be reduced to 120no. childcare spaces. Therefore, it reasonable to consider that the actual demand could potentially range from c. 120-279no. childcare spaces.

There are 2no. permitted childcare facilities which are both recently constructed (Woodbrook Phase 1 (Reg. Ref. ACP-305844-19) – 146no. Full-time Equivalent spaces and Shanganagh Castle (Reg. Ref. ACP-306583-20) – 107no. Full-time Equivalent spaces) which provide 253no. Full-time Equivalent spaces combined. These permitted childcare facilities have sufficient capacity to meet the upper range of the childcare places likely to be generated by development within the wider Woodbrook – Shanganagh Local Area Plan lands.

In our professional planning opinion, the cumulative childcare demand can be comfortably accommodated by the 587no. childcare spaces (existing and permitted) within the immediate area. When this is coupled with demographic trends which show a declining 0 – 4 age cohort in the area it can be clearly demonstrated that there is more than sufficient childcare capacity within the catchment area of the proposed development.

Community Infrastructure

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

Chapter 3 of the Woodbrook Shanganagh Local Area Plan reconfirms the above findings and notes that *“the Plan Area is exceptionally well-served by recreational facilities”*. The Local Area Plan provides a Community Audit Map detailing (i) the proximity of the Plan Area to Shankill and Bray, and (ii) the existing community support facilities such as shops and services, health facilities, and schools within a wider catchment area of 1km from each of the development parcels at Shanganagh and Woodbrook.

An extract of this map is provided below: -

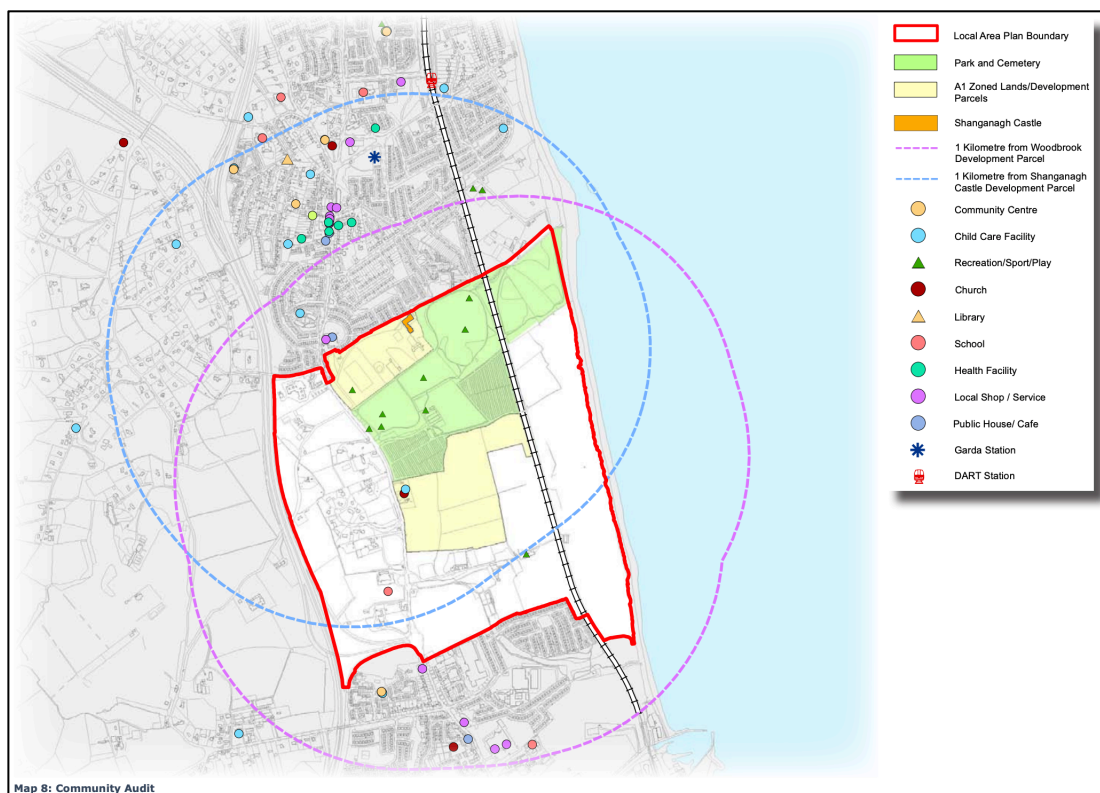


Figure 1: Extract from Map 8 of the Woodbrook Shanganagh Local Area Plan.

SLA have verified, that at the time of writing this Report, the majority of the infrastructure identified on the above map remains in place and accessible to the public.

2 PROPOSED DEVELOPMENT & SITE CONTEXT

2.1 Proposed Development

The proposed development comprises 359 no. residential units across two principal blocks; Block P and Block Q, ranging from 2 storeys to 6 and 8 storeys in height; and all associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including public open space; public lighting; surface car parking spaces; bicycle parking; plant and bin and bicycle stores. Vehicular, cyclist and pedestrian access to serve the proposed development will continue to be provided from R119 (Old Dublin Road) via Woodbrook Avenue permitted under ABP Ref. ABP-305844-19 (Woodbrook Phase 1).

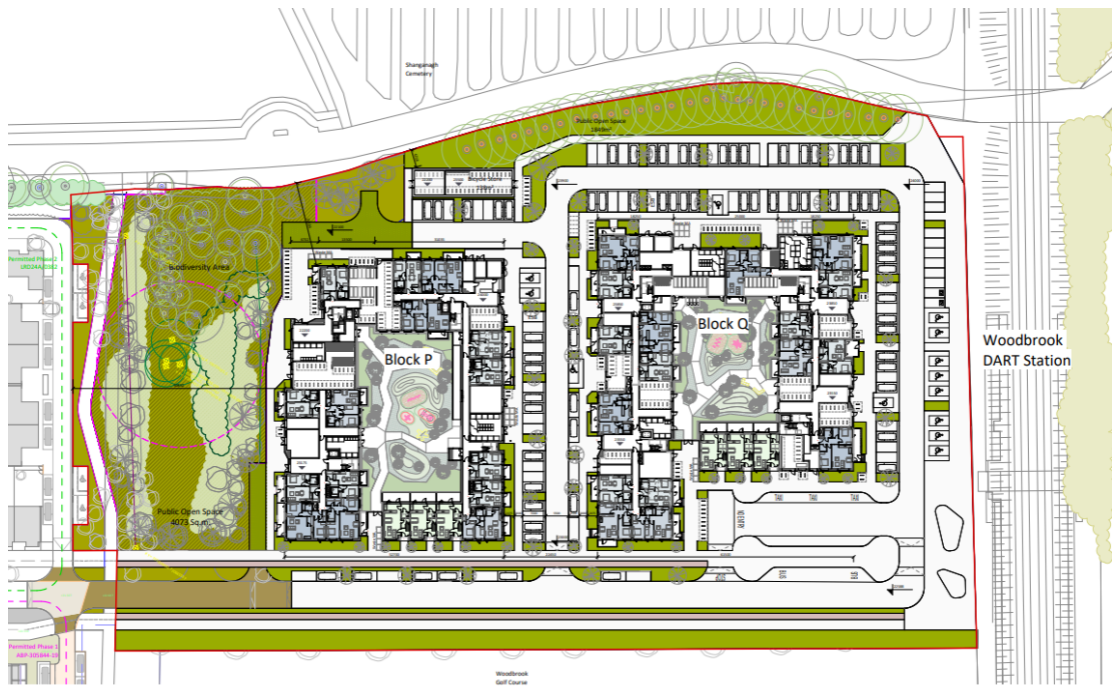


Figure 2: Proposed Site Layout, prepared by O'Mahony Pike Architects.

2.2 Site Description & Planning Context

2.2.1 Site Description

The site is bound by Shanganagh Cemetery to the north, Woodbrook Golf Club to the east and south, and permitted development Woodbrook Phase 2 (DLRCC Reg. Ref. LRD24A/0382/WEB) to the west. The proposed development is within the townland of Cork Little, Shankill, Co. Dublin.

This c. 2.63 Ha Woodbrook Phase 2 development site is located centrally within the wider site known as the Woodbrook development lands. The site is situated between at the existing railway line to the east, with a newly opened DART station located directly across the street. The overall Woodbrook lands including the subject site are connected to the Old Dublin Road (R119) and M11 motorway to the west.



Figure 3: Extract from Google Earth showing the extent of Woodbrook Phase 1 planning application site (ABP Ref. ABP-305844-19 refers). The subject site is outlined with a green dashed line (Overlay by SLA).

The application site is located c. 1.2km south of Shankill Village centre (DART – c. 2 minutes, driving – c. 6 minutes, cycling – c. 8 minutes and public transport – c. 9 minutes) and c. 2km north of Bray town centre (DART – c. 6 minutes, driving – c. 11 minutes, cycling – c. 10 minutes and bus – c. 21 minutes).

Woodbrook residential community provides a range of services, including a childcare facility (permitted under Woodbrook Phase 1, ACP. Ref. ACP-30584-19) and a Neighbourhood Centre (including an anchor retail store, 2no. smaller retail units and a café/restaurant). The subject site is directly adjacent to the newly constructed Woodbrook DART Station and a 15 minute walk from the future BusConnects corridor on the Old Dublin Road (R119) (with recently implemented bus routes) at its farthest point.

2.2.2 Public Transport Accessibility

The following bus routes serve the area: -

Route No.	Destinations	Available From (Nearest Stop)
45A	Kilmacanogue – Dún Laoghaire Station via Shankill	Dublin Road (4203, 4202, & 4128)
E1	Ballywaltrim – Northwood	Dublin Road (5090, 4203, 4127, & 4202)
L14	Southern Cross - Cherrywood	Dublin Road (5090, 4127, 4203, 4128, &

		4202)
45B	Kilmacanogue – Dún Laoghaire Station via Shankill	Dublin Road (4203, 4202, & 4128)

Table 1: Bus routes which server the area.

The current bus routes provide convenient access from the Old Dublin Road (R119) to Dublin City Centre and provide access to the wider DART network via Bray or Dun Laoghaire. The recently opened Woodbrook DART Station is directly bordering the station, or a 3 minute walk from the furthest point of the application site.

BusConnects

BusConnects is the National Transport Authority's (NTA) programme to greatly improve bus and sustainable transport services. The aim of BusConnects is to deliver an enhanced bus system that is better for the city, its people, and the environment. This project will increase the destinations that are available to travel to via bus, increase frequencies, and provide an easier bus system to understand, thus, serving the area's growing population.

Route No.	Destinations	Available From (Expected Stops)
Local & Orbital Routes		
L11	Kilmacanogue – Bray – Dún Laoghaire	Old Dublin Road (R119)

Table 2: Future BusConnects which will serve the area.

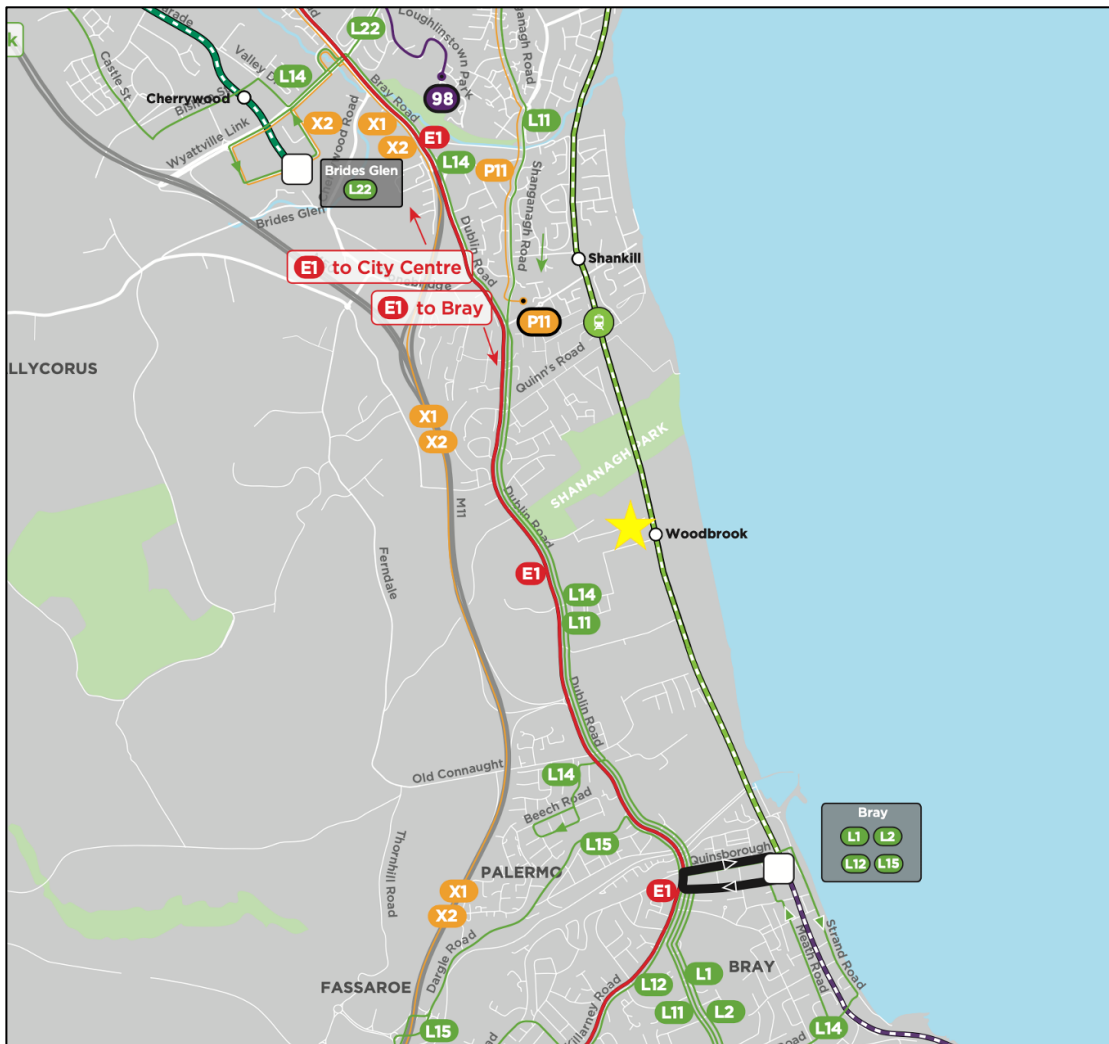


Figure 4: Extract from BusConnects proposals with application site indicated by yellow star (Overlay by SLA). (Source: BusConnects.ie)

2.2.3 Planning Policy Background

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

Community & Social Infrastructure

Policy Objective PHP5: Community Facilities

Support the development, improvement and provision of a wide range of community facilities throughout the County where required. Facilitate and support the preparation of a countywide Community Strategy.

Policy Objective PHP6: Childcare Facilities

Encourage the provision of appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities across the County. In general, at least one childcare facility should be provided for all new residential developments subject to demographic and geographic needs. Encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage.

Policy Objective PHP7: Schools

Protect existing schools and their amenities and ensure the reservation of primary and post-primary school sites in line with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools for educational and other sustainable community infrastructure uses throughout the County.

Policy Objective PHP9: Health Care Facilities

Support the Health Service Executive and other statutory and voluntary agencies in the provision and/or improvement of appropriate healthcare facilities - including the system of hospital care and the provision of community based primary care facilities, mental health and wellbeing facilities. Encourage the integration of appropriate healthcare facilities within new and existing communities.

Policy Objective PHP10: Music, Arts and Cultural Facilities

Facilitate the continued development of arts and cultural facilities throughout Dún Laoghaire-Rathdown in accordance with the County Arts Development Plan, 2016- 2022 and any subsequent County Arts Development Policy. Facilitate the implementation of the DLR Cultural and Creativity Strategy 2018-2022.

Policy Objective OSR9 – Sports and Recreational Facilities

Promote the provision, and management of high-quality sporting, and recreational infrastructure throughout the County, in accordance with the National Sports Policy 2018-2027, and dlr Space to Play: a new approach to Sports Facilities Strategy', 2017-2022, to ensure that the particular needs of different groups are incorporated into the planning and design of new facilities.

Policy Objective OSR13: Play Facilities and Nature Based Play

Support the provision of structured, and unstructured play areas with appropriate equipment and facilities, incorporating and facilitating Nature-based Play with respect to the provision of Play Opportunities throughout the County. These play facilities will also seek to maximise inclusivity and accessibility, to ensure that the needs of all age groups and abilities - children, teenagers, adults and older people – are facilitated in the public parks and open spaces and the public realm of Dún Laoghaire – Rathdown.

This Social Infrastructure Audit has been completed by using the policies above to review the existing capacity of community facilities in the area that DLRCC consider appropriate to facilitate the creation of healthier communities. These types of facilities have been examined and the result of this Social Infrastructure Audit has identified that there is sufficient existing capacity of these services and facilities in proximity to the application site.

Land Use Zoning

Under the Local Area Plan and the Development Plan the subject site has been zoned Objective A1, the objective of which is:

“to provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans”.

Under the Objective A1 zoning 'Residential' use is 'Permitted in Principle'. The residential use proposed is fully compliant with the over-arching zoning objective for the subject lands. Retail and café / restaurant uses are also 'Permitted in Principle' under this land use zoning.

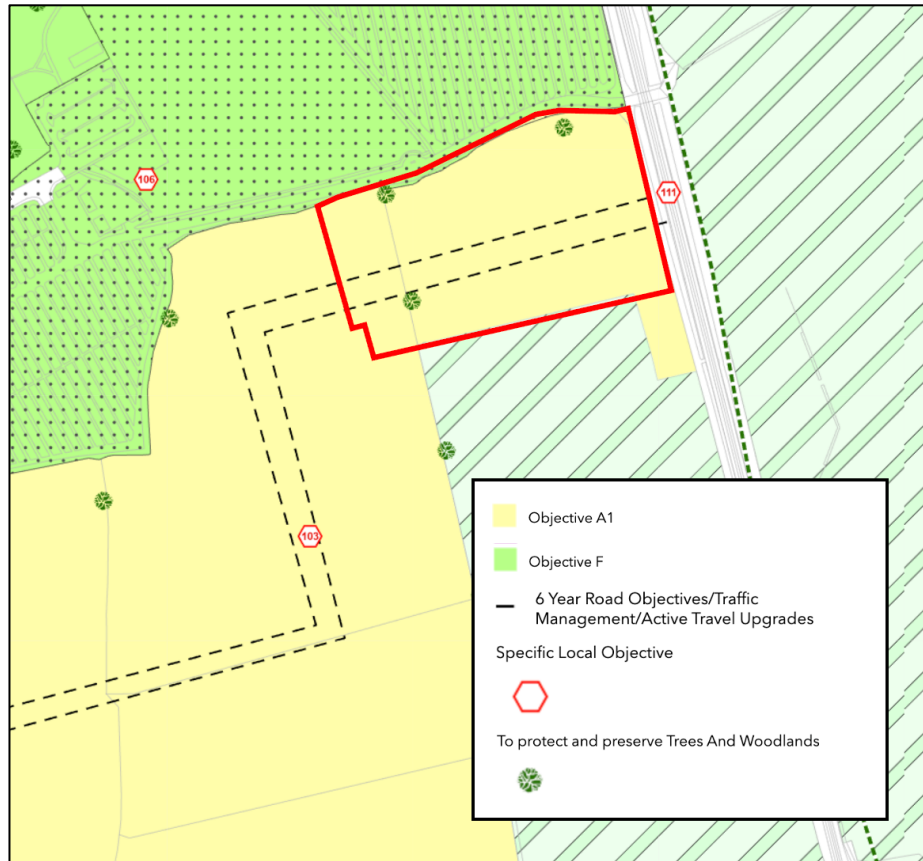


Figure 5: Extract from the Dun Laoghaire Rathdown Development Plan 2022 – 2028, Map Sheet 6 showing the land use zoning for the proposed development with subject site outlined indicatively in red (Overlay by SLA).

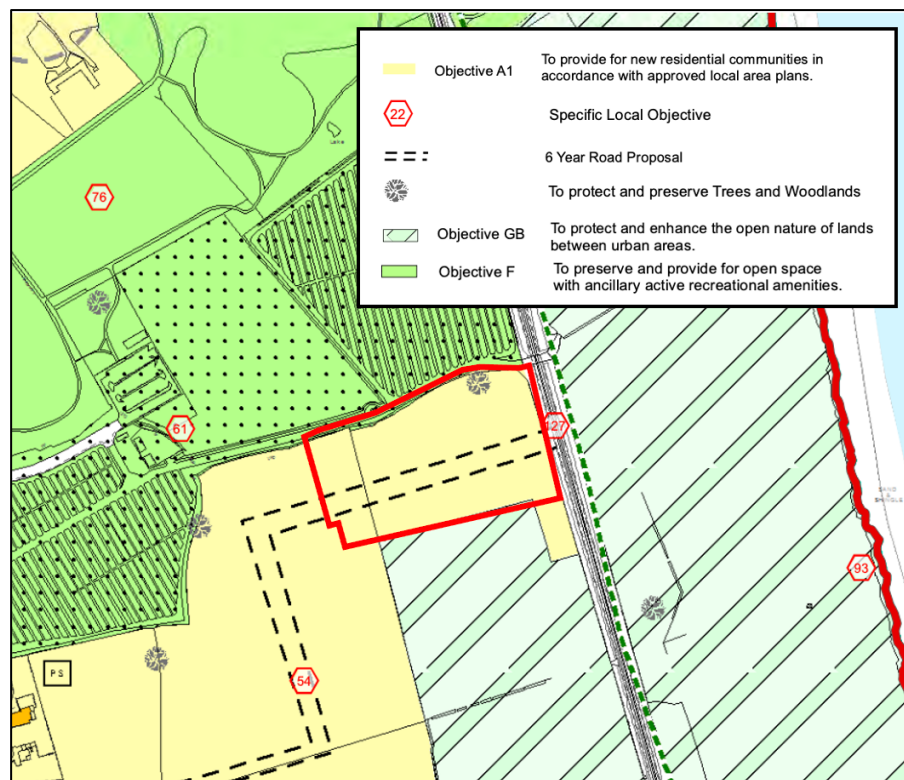


Figure 6: Extract from the Woodbrook Local Area Plan 2017 – 2023 (extended to 2027), showing the land use zoning for the proposed development with subject site outlined indicatively in red (Overlay by SLA).

3 METHODOLOGY

This Social Infrastructure Capacity Assessment consists of three topics: -

- **Childcare Needs Assessment** – Childcare services in the area are identified and analysed.
- **Community Infrastructure** – An assessment of the existing community infrastructure services within the vicinity. This takes account of sports recreational services, healthcare services, shops etc.
- **Conclusion** – Overall capacity of available infrastructure in the surrounding area having regard for the increase in population expected arising from the proposed development.

4 DEMOGRAPHIC PROFILE

The application site is located within ‘Shankill – Shanganagh’ Electoral Division (ED). For the purpose of this Report, the small area population data will be analysed also. The site is within Small Area ‘A267122003’. A number of Small Areas also lie (wholly or partly) within the 1.5km catchment area and will also be examined.

Area	2011	2016	2022	% Change 2011 – 2016	% Change 2016– 2022
State	4,588,252	4,761,865	5,149,139	+ 3.8%	+8.1%
Dun Laoghaire Rathdown	206,261	218,018	233,860	+ 5.7%	+7.3
Shankill – Shanganagh ED	5,334	5,488	5,522	+ 2.9%	+0.6%

Table 3: Population change at national, primary, and secondary hinterland level from 2011 – 2022. (Source: data.cso.ie)

The Census data (2022) shows that the population in the Shankill – Shanganagh ED continued to grow, increasing 0.6% between 2016 and 2022. This is a significantly smaller increase than the 2.9% experienced between 2011 and 2016. Dun Laoghaire Rathdown County grew by 7.3 % between 2016 and 2022 compared with 8.1% nationally.

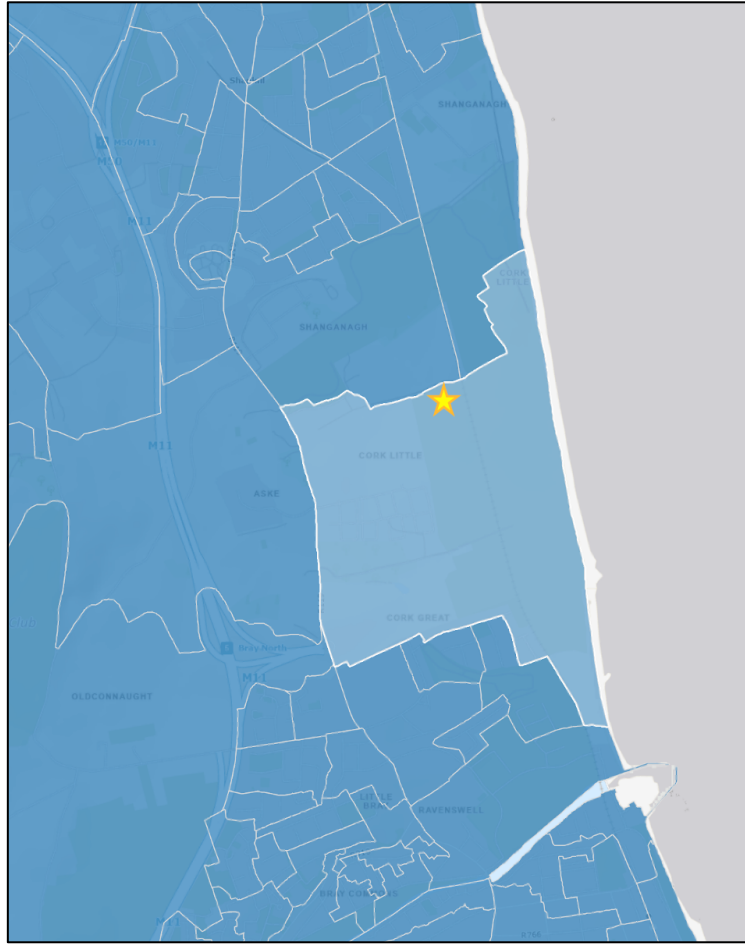


Figure 6: Illustration of Small Area A267122003 highlighted in yellow, with the subject site identified approx. by a yellow star (Overlay by SLA).

Small Areas	2011	2016	2022	% Change 2011 – 2016	% Change 2016 – 2022
267122003 (Application Site)	348	342	373	-1.7%	9.1%
267122004	342	343	391	+0.3%	+14%
267122009	273	273	271	0%	-0.7%
267122010	272	306	269	+12.5%	-12.1%
267120004	264	287	474	+37.5%	30.6%
267120005	296	304	299	-7.1%	+8.7%
257080004	341	363	368	+6.5%	+1.4%
257080005	241	275	279	+14.1%	+1.5%
257080006	184	198	184	+7.6%	-7.1%
267122001	372	452	447	+12.5%	-12.1%
267122012	256	235	250	-8.2%	+6.4%
267122016	335	331	293	-1.2%	-11.5%
267122017	318	325	321	+2.2%	-1.2%
267120006	348	359	348	+3.2%	-3.1%

267120007	290	292	259	+0.7%	-11.3%
Total	4,480	4,685	4,826	+4.6%	+3.0%
Dun Laoghaire Rathdown	206,261	218,018	233,860	+ 5.7%	+7.3
Nationally	4,588,252	4,761,865	5,149,139	+ 3.8%	+8.1%

Table 4: Small Area – Percentage population changed between 2011 – 2022 (Source: data.cso.ie).

As of the 2022 Census, Small Area 267122003, within which the application site is located, recorded a population of 373no. persons. There has been an 9.1% population increase within this Small Area over the 6-year period since Census 2016.

There is a total of 14no. Small Areas outside of the subject site's Small Area, which lie wholly or partly within a 1.5km radius. These 14no. Small Areas thus comprise the defined catchment area for the purposes of this demographic analysis. Many of these Small Areas recorded population growths between the Census period 2016 – 2022. The highest recorded increase was 30.6% in 267120004 Small Area, to the northeast and the lowest increase recorded in Small Area 257080004 (1.4%) to the southwest. There are however some small areas that have experienced a moderate population decline; the largest population decline was in small area Small Areas 267122010 and 267122001 (located to the north and south of the proposed development site) , which both had a decline of -12.1%.

Overall, the defined catchment area saw a +3.0% growth between 2016 and 2022, which is significantly below the national average of 8.1% and the Dun Laoghaire Rathdown average growth increase of 7.3%. This information is illustrated in the Table 4 above.

5 CHILDCARE NEEDS ASSESSMENT

5.1 Methodology

This Childcare Assessment seeks to confirm that the permitted childcare facility (c. 778 sq. m – 146no. Full Time Equivalent children) in Block D of Woodbrook Phase 1 (ABP Ref. ABP-305844-19) has sufficient capacity to cater for the demand created by the proposed development. It is considered that the permitted purpose-built childcare facility which is now completed and due to open end of 2026/early 2027, is adequately sized to be attractive to future commercial childcare facility operators.

The Childcare Assessment considers the following: -

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

5.2 Childcare Needs Assessment

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

5.2.1 Guidelines & Policies on the Provision of Childcare Facilities

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

Childcare Facilities: Guidelines for Planning Authorities (2001)

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

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

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

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

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

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

The Guidelines specifically states that: -

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

[Emphasis Added by SLA]

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

Planning Design Standards for Apartments (2025)

The Sustainable Planning Design Standards for Apartments (2025) (“the Apartment Guidelines”) introduce some further clarification and flexibility to the blanket requirement of the Childcare Guidelines 2001 to provide 1no. childcare facility (20no. spaces) for every 75no. new dwellings. The Guidelines require that childcare facilities be provided in accordance with the demographic profile of the area and the capacity of existing childcare centres.

Under SPPR 6 of the Apartment Guidelines (2025), the specific planning policy requirement states that the threshold for provision of childcare 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 on-site childcare provision and subject to the factors above, this may also apply in part or whole, to units with two or more bedrooms.**”*

[Emphasis Added by SLA]

Childcare Services Trends in County Dublin and Dún Laoghaire Rathdown County Council Administrative Area

The availability, capacity and usage of childcare facilities should not be the sole determinant of illustrating the geographical profile of childcare provision in an area, other provision services should be examined as shown in the tables overleaf.

Dublin County – Age: 0 – 4 (Both Sexes)		
Type of Childcare	Census 2016 %	Census 2022 %
Not In Childcare	47	52
Unpaid Relative or Family Member	16	8
Paid Relative or Family Member	3	2
Childminder (In Childminders' Home)	4	4
Au Pair / Nanny / Childminder (In Child's Home)	4	3
Creche / Montessori / Playgroup / After School	25	31
Other (Including Special Needs Facility, Breakfast Club)	1	0
Type Of Childcare Not Stated	0	0

Table 5: Childcare services in County Dublin extracted from the 2016 & 2022 Census data.

Dún Laoghaire Rathdown County Council – Age: 0 – 4 (Both Sexes)		
Type of Childcare	Population No.	% 0 – 4 Population
Not in Childcare	4,927	39%
Unpaid Relative or Family Member	892	7%
Paid Relative or Family Member	134	1.1%
Childminder (In Childminders' Home)	541	4.3%
Au Pair / Nanny / Childminder (In Child's Home)	728	6%
Creche / Montessori / Playgroup / After School	5,358	42%
Other(Including Special need facility, breakfast club)	28	0.2%
Not stated	46	0.4%
Total	12,654	100%

Table 6: Childcare services in Dún Laoghaire Rathdown Council extracted from the 2022 Census data.

Creches / Montessori / Playground / After School and other forms of childcare services accounted for 25% of childcare provision in 2016 within County Dublin. This increased to 31% in 2022. Notably within that period (2016 – 2022) the percentage of children not in childcare rose from 47% to 52% within County Dublin (Table 5).

Within Dún Laoghaire Rathdown County, Creches / Montessori / Playground / After School and other forms of childcare services accounted for 42% of childcare provision. It is salient to note that a significant proportion of childcare is still provided outside Creches / Montessori / Playground / After School at 58% (See Table 6) with children either not in childcare (care for by parent at home) or being taken care by a relative, childminder and Au Pair.

Arising from the above, it is clear from the Census data the uptake for childcare services remains lower than the theoretical demand created when applying the Childcare Guidelines methodology. The uptake stands at 31% for County Dublin and 42% for Dún Laoghaire Rathdown County. Using a prudent approach the figures for Dún Laoghaire Rathdown are utilised to reflect the geographic context of the application site.

5.2.1.1 Childcare Demand Created

The Proposed Development

The proposed development comprising 359no. units in the following unit mix: -

- 1 Bed: 160 (44%)
- 2 Bed: 189 (53%)
- 3 Bed: 10 (3%)

160no. of the proposed units (c. 44%) will comprise 1-bed apartments. These units, in accordance with the recommendations of the Apartment Guidelines, will not generate childcare demand. Furthermore, the Apartment Guidelines states that 2-bed units can be discounted in whole or part and for the purposes of this assessment approx. 50% are discounted (or 96no. units) in order to take a conservative approach.

Accordingly, 105no. of the proposed residential units are considered in respect of their potential to generate childcare demand.

When applying the Childcare Guidelines methodology (20no. spaces per 75no. units) the theoretical demand generated is 28no. childcare spaces.

Notably, utilising the Census 2022 data and taking the higher Dún Laoghaire Rathdown County uptake in childcare services the theoretical demand could be reduced to 12no. childcare spaces. Therefore, it reasonable to consider that the actual demand could potentially range from c. 12 – 28no. childcare spaces.

It is noted that the Apartment Guidelines state that 2-bed units can be discounted in whole. The proposed development comprises of 160no. 1-bed units, 189no. 2-bed units, and 10no. 3-bed units. In the scenario that all 2-bed units are discounted in the calculation for childcare demand, no Childcare spaces are required to serve the development. However, our assessment has taken more conservative approach when considering potential childcare demand.

Cumulative Development – Woodbrook Phase 1, Woodbrook Phase 2, & Shanganagh Castle

The following table sets out the mix of units across Woodbrook – Shanganagh Local Area Plan lands: -

Total Unit Mix – Proposed Development, Woodbrook Phase 1 & Shanganagh Castle						
	Proposed Development (Woodbrook DART Gateway)	Woodbrook Phase 2	Woodbrook Phase 1	Shanganagh Castle	Total	% Mix
Studio/ 1 Bed	160	110	128	194	592	27.9
2 Bed	189	139	318	311	957	45.3
3 Bed	10	188	163	90	451	21.3
4 Bed	-	42	48	2	92	4.3
5 Bed	-	-	25	-	25	1.2
Total	359	479	682	597	2,117	

Table 7: Total unit mix across the proposed development, Woodbrook Phase 1, Woodbrook Phase 2, & Shanganagh Castle.

592no. of the permitted and proposed units (c. 28%) will comprise 1-bed apartments. These units, in accordance with the recommendations of the Apartment Guidelines, are unlikely to generate childcare

demand. Furthermore, the Apartment Guidelines states that 2-bed units can be discounted in whole or part and for the purposes of this assessment approx. 50% are discounted (or 479no. units).

Accordingly, 1,046no. of the proposed residential units are considered in respect of their potential to generate childcare demand.

When applying the Childcare Guidelines methodology (20no. spaces per 75no. units) the theoretical demand generated is 279no. childcare spaces.

Notably, utilising the Census 2022 data and taking the higher Dún Laoghaire Rathdown County uptake in childcare services the theoretical demand could be reduced to 120no. childcare spaces. Therefore, it reasonable to consider that the actual demand could potentially range from c. 120 – 279no. childcare spaces.

It should be noted the permitted Shanganagh Castle scheme includes a childcare facility which can cater for 107no. children. In assessing the Strategic Housing Development (SHD) planning application the An Bord Pleanála Inspector stated the following when considering the impact of population and human health: -

"I note many of the submissions raised concerns with the impact on the population of the area as a result of what was perceived to be an influx of people. As noted above I am satisfied that with the development of the crèche and other facilities proposed as part of the application, as well as the phasing there will not be an unacceptable impact on the social infrastructure. I note the future public transport proposals as well as the existence of numerous schools within a 5km radius."

Condition 12 of the grant of permission states that the childcare facility shall be delivered in the first phase of development. The first phase of development of the Shanganagh Castle was completed in September of 2024.

Summary – Childcare Demand Created

In summary the childcare demand arising from the proposed development and the adjoining developments in the Woodbrook – Shanganagh Local Area Plan lands are as follows: -

	No. of Unit when 1-beds + 50% 2-beds Omitted (Apartment Guidelines)	Theoretical Demand Arising from Childcare Guidelines No. of Childcare Space	Application of Census 2022 data – Uptake of Childcare Services No. of Childcare Space
Woodbrook DART Gateway	105	28	12
Woodbrook DART Gateway with Woodbrook Phase 2	405	108	46
Woodbrook DART Gateway with Woodbrook Phase 2 & Phase 1	800	213	92
Woodbrook DART Gateway with Woodbrook Phase 2, Phase 1 & Shanganagh Castle	1,048	279	120

Table 8: Summary of the potential childcare demand.

The childcare facility permitted under Woodbrook Phase 1 creates 146no. Full-time Equivalent spaces. The Shanganagh Castle childcare facility constructed in September 2024 as part of Phase 1 of development provides 107no. Full-time Equivalent spaces. Together, the childcare facilities provide 253no. Full-time Equivalent spaces combined. These permitted childcare facilities have sufficient capacity to meet the majority of childcare places likely to be generated by development within the wider Woodbrook – Shanganagh Local Area Plan lands, with a remainder of 26no. childcare spaces required to meet maximum requirements.

5.2.2 Review of Existing Childcare Facilities

The following sets out a review of existing childcare facilities in the vicinity of the subject site. Given that this study was a desk-based study, the data and information contained herein is as accurate as the sources of data retrieved would allow. A review was carried out to determine the number of existing childcare facilities in the vicinity of the site, as detailed within Table 9 below. Correspondence with Dun Laoghaire-Rathdown County Childcare Committee and Wicklow County Childcare Committee advised on additional creches in the area, and the Tusla Register of Early Years Services which aided in this review. A total 11no. registered childcare facilities were identified within a c. 1.5km radius of the subject site with approx. 334no. childcare spaces available.

It is noted that the proposed development is directly adjacent to the recently opened Woodbrook DART station and a number of Dublin Bus stops on Old Dublin Road (ultimately becoming a Spine Route through BusConnects). Additional pedestrian and cycle links provide connectivity to the city's southern fringe and other areas within Dun Laoghaire Rathdown. This provides a level of connectivity that would facilitate the use of childcare facilities in locations outside the theoretical catchment area.

Assessment of Existing Childcare Facilities					
Map Ref. No.	Name	Address	Service Type	Capacity	Approx. Dist. from Site (km)
1	Nurture Childcare Limited//Once Upon A Time, Shankill	Lidl Neighbourhood Centre, Corbawn Lane, Shankill, Co. Dublin	Full Day	65	1.1km
2	Little Eaton Montessori	1A Eaton Bra, Corbawn Lane, Shankill, Dublin 18	Part Time, Sessional	20	1.5km
3	Discoveries Creche & Montessori Ltd	Olcovar, Shankill, Dublin 18	Full Day, Part-Time, Sessional	54	1km
4	Naionra Pobail Seanchill CTR	Croí Na Coille, Tillystown, Shankill, Dublin 18	Full Day, Part Time, Sessional	50	1.3km
5	Cois Cairn	Cois Cairn Youth & Community Facility, Cois, Bray, Co. Wicklow	Sessional	22	1.3km
6	Little Rascals Creche / Little Bray Afterschool Service	Little Bray Resource & Development Centre, New Ard Chualann, Bray, Co. Wicklow	Part-Time, Sessional, Drop-In	14	2km
7	Hollyoaks Montessorri	St. Peter's National School, Hawthorn Road, Bray, Co. Wicklow	Sessional	22	1.7km
8	ABA Preschool Academy	Stonebridge Community Facility 2-38, Stonebridge Grove, Shankill, Dublin 18	Part-Time, Sessional	12	1.6km
9	Rathmichael Montessori School	Stonebridge Road, Shankill, Co. Dublin	Part Time	22	1.7km
10	LMNO Childcare	9A Purcell Lane, Rear Main Street, Bray, Co. Wicklow	Full Day, Part Time, Sessional	39	2km
11	Play Days PreSchool	Room 1 Shanganagh Park House, Rathallagh, Shankill	Part Time	14	1.8km
Total				c. 334	

Table 9: Assessment of Existing Childcare Facilities.

The above childcare facilities outlined in table 9, were identified by reference to the current TUSLA childcare services information provided on the TUSLA website. This list above may not represent a full representation of local childcare services. Additional unregistered or informal childcare facilities / arrangements are also be in operation in this area, such as Toucan Play Childcare, Ravenwell Afterschool Service, and John Scottus PreSchool.

Although this assessment has been limited to a 1.5km radius of the subject site, it is important to note that some childcare outside of this area may be preferred due to its location near workplaces, or schools that older children in the family may be attending. The recently opened Woodbrook DART Station located directly beside the subject site, provides fast public transport connection to local areas with additional capacity for childcare, including Bray (6 minute journey), Shankill (1 minute journey), Killiney (4 minute journey), and Dun Laoghaire (17 minute journey).

Figure 7 (below) highlights the location of each of the identified childcare facilities, within 1.5km of the subject site. It is evident that this area is well served by existing childcare facilities.

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

Effectively, this demonstrates that full capacity means that childcare spaces will naturally become available over time thus augmenting the potential availability of childcare spaces regularly.



Figure 7: Extract from Google which identify TUSLA registered childcare facilities. The childcare facilities are numbered to reference the table above. The subject site is identified (yellow star) (Overlay by SLA).

Permitted & Pending Childcare Facilities

An online planning search was carried out in order to establish the number of permitted childcare facilities in the vicinity of the site.

Reg. Ref.	Location	Childcare Facility Size	No. of Dwellings	Capacity
ABP-306583-20	Shanganagh Castle Residential Development	780 sq. m	597	107
ABP-305844-19	Woodbrook Phase 1	778 sq. m	682	146
			Total	253

Table 10: Permitted childcare facilities within 1.5km of the application site.

Woodbrook Phase 1 includes a childcare facility which can cater for the childcare demands of the wider Woodbrook land. Furthermore, the Shanganagh Castle scheme includes a permitted childcare facility also to cater for the childcare demand arising. The Shanganagh Castle childcare facility completed construction in September 2024. The Woodbrook Phase 1 childcare facility has recently been completed and is due to open in winter 2026/early 2027. Both childcare facilities are within comfortable waking distances of the proposed development.

Summary

Based on the above, there are 11no. existing childcare facilities with approx. 334no. childcare spaces within c. 1.5km of the subject site.

Furthermore, there are 2no. permitted childcare facilities within c. 1.5km of the application site. In total with the existing and permitted childcare facilities the potential exists for approx. 587no. childcare spaces within c. 1.5km of the subject site.

As set out in Section 5.2.1.1 of this Report it is reasonable to consider that the actual childcare demand arising from the proposed development potentially ranges from c. 12 – 28no. children. When the proposed development is considered in the context of Woodbrook Phase 2, Woodbrook Phase 1, and Shanganagh Castle the childcare demand ranges from c. 46 – 108no. children, c. 92 – 213no. children, and c. 120 – 279no. children respectively.

As such, it is considered that 253no. childcare spaces in the purpose-built childcare facilities as part of the adjacent permitted scheme within the LAP lands in addition to existing capacity in current registered local childcare facilities (currently approximately 334no. childcare spaces), which is subject to fluctuation, is sufficient to absorb the potential demand created for local children.

5.2.3 Population & Childcare Demand

Having established the capacity of the childcare facilities as part of the proposed development and existing childcare spaces available within proximity of the site, a review of population data is set out below to establish local population trends.

Census data for the Shankill-Shanganagh Electoral Divisions (ED) has been analysed. This has allowed for a detailed population analysis for the subject area.

5.2.4 Population Change 2006 – 2022

Census 2022 data indicates that at a national level, the population grew by 8.1%, over the period 2016 – 2022. The population of Dun Laoghaire Rathdown grew by 7.3% for the same period (2016 – 2022). Additionally, the Census 2016 data indicates that at a national level, the population grew by 3.8%, over the period 2011 – 2016. In the same period, the population of Dun Laoghaire Rathdown grew by 7.7%.

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

Census 2022 data indicates that the Shankill-Shanganagh ED had a population of 4,826no. persons, compared to a population of 4,685no. persons in 2016. This amounts to a percentage population change of 0.6%, which is significantly smaller than the overall population growth of Dun Laoghaire Rathdown (7.3%) for the same period.

This indicates that the Shankill-Shanganagh ED is currently experiencing population growth which is lower than the averages for Dun Laoghaire Rathdown and nationally. It is noted that the proposed development in conjunction with adjoining development will increase the population of the area by the next Census. The following table summarises the population changes discussed above: -

Category	% Change 2006 – 2011	% Change 2011 – 2016	% Change 2016 – 2022
National	8.2%	3.8%	8.1%
Dun Laoghaire Rathdown	6.3%	7.7%	7.3%
Shankill – Shanganagh ED	7.3%	2.9%	0.6%

Table 11: Population Percentage Change 2006 – 2011, 2011 – 2016 & 2016 – 2022.

Population Age Distribution (0 – 4 Year Age Cohort)

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

Nationally, the Census 2022 data indicates that the population of pre-school children (typically 0 – 4 years) stands at 295,415no. persons which is a decrease of 12.2% compared to the 2016 Census (which stood at 331,515no. persons).

Dun Laoghaire Rathdown experienced an increase in its pre-school population by 10.6% for the same period (2016 – 2022).

As recorded in Census 2022 for the Shankill-Shanganagh ED, there are 304no. children within the 0 – 4 age cohort, representing 5.5% of the total population of the ED. This age cohort represented 7.3% of the total ED population in 2016 and 7.6% in 2011. These Census results are illustrated below: -

Shankill – Shanganagh ED	2011	2016	2022
Total Population	5,334	5,488	5,522
0 – 4 Age Cohort	407	401	304
% of Total Pop.	7.6%	7.3%	5.5%

Table 12: Population of Age Cohort 0 – 4 across relevant Electoral Division.

It is evident that the population levels within the 0 – 4 age group cohort of the Shankill-Shanganagh ED has declined since 2011 (-2.1%). While it is evident that the population of the general area has marginally increased between 2011 and 2022, the 0 – 4 age cohort has moderately decreased in numbers and in terms of percentage share.

Small Area Population Statistics (SAPS)

The assessment of existing childcare provision (see Section 5.2.2 above) was based on a review of existing and proposed childcare facilities within a 1.5km radius of the application site. As such, it is appropriate to include a review of population statistics within the appropriate SAPS surrounding the application site, in line with the childcare facilities assessment.

15no. SAPS are contained within this area. The table below outlines the total population and the population within the 0 – 4 years age cohort for these SAPS: -

Census	2011		2016		2022	
	0 to 4	Total	0 to 4	Total	0 to 4	Total
267122003 (Application Site)	30	348	26	342	18	373
267122004	26	342	29	343	30	391
267122009	26	273	21	273	14	271
267122010	22	272	24	306	13	269
267120004	19	264	15	363	16	474
267120005	33	296	29	275	15	299
257080004	30	341	31	363	23	368
257080005	23	241	25	275	25	279

257080006	9	184	10	198	9	184
267122001	23	272	41	306	21	269
267122012	15	256	19	235	17	250
267122016	23	335	25	331	13	293
267122017	36	318	23	325	18	321
267120006	48	348	29	359	17	348
267120007	25	290	18	292	12	259
Total	388	4,380	365	4,586	261	4,648
% of Total Pop.		8.9		7.9		5.6

Table 13: Small Area Population Statistics (SAPS) 0 – 4 years age cohort. (Census 2011, 2016 and 2022).

The total population in the 0 – 4 years age cohort within the 15no. SAPS located within c. 1.5km radius of the subject site was recorded as 261no. persons in the Census 2022. This represented 5.6% of the overall population of the area, compared with the 7.9% in the 2016 Census, showing a moderate 2.3% decrease between the 2016 and 2022.

The above demographic data illustrates that the 0 – 4 age cohort has continuously declined over the last 2 intercensal periods (-3.3% in total). The detailed analysis of the SAPS reflects the trend identified in the Shankill-Shanganagh ED (i.e. decreasing 0 – 4 age cohort). This provides evidence that current population trends indicate a steady decline in the 0 – 4 age cohort and any growth in this age cohort would be suitably absorbed in existing and permitted facilities.

Summary

Rates of population change locally, regionally and nationally have fluctuated significantly over the course of the last 3no. intercensal periods. The Shankill-Shanganagh ED population change has been negligible (+0.6%) between 2016 and 2022.

The share of children aged 0 – 4 as a percentage of the total population within the Shankill-Shanganagh and neighbouring EDs has declined over the last 3no. intercensal periods. Though the population of the Shankill-Shanganagh ED has increased overall during this timeframe, the overall number of children in the 0 – 4 age cohort has decreased slightly.

5.2.5 Childcare Needs Assessment Conclusion

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

A permitted permanent childcare facility in Woodbrook Phase 1 is designed to provide approx. 146no. spaces (completed and due to open end of 2026 / start of 2027). There are 11no. existing childcare facilities with approx. 334no. childcare spaces within c. 1.5km of the subject site. An additional childcare facility is permitted in Shanganagh Castle (recently completed) which can accommodate 107no. children. In total, that amount to 587no. spaces (existing and permitted) within the immediate area.

The theoretical demand for childcare spaces arising at the proposed development is prudently estimated at approx. 28no. spaces when the proposed number of 1-bed units and half the 2-bed units are excluded based on the provision set out in the Planning Design Standards for Apartments (2025). When utilising the 2022 Census Data for childcare services in Dún Laoghaire Rathdown (only 42% of the 0 – 4 age cohort utilise childcare facilities) this theoretical demand could be reduced to 12no.

children. Therefore, it reasonable to consider that the actual demand could potentially range from c. 12 – 28no. children.

The 0 – 4 age cohort's percentage share of the total population within the catchment area has moderately decreased over the last 2no. intercensal periods. Within the Shankill-Shanganagh Electoral Division 0 – 4 age cohort's percentage share decreased by 2%.

Part 8 Consent is likely to be approved by Q3 2026. Subject to permission being granted and allowing for a multiyear construction programme, it is unlikely that the proposed development would reach full residential occupancy before end 2030/early 2031. It is anticipated that further childcare facilities may be permitted in this period or become operational which will further add to the childcare provision in the area.

In our professional planning opinion, it is considered that 146no. childcare spaces in the purpose-built childcare facility permitted as part of Woodbrook Phase 1 in addition to existing capacity in current registered local childcare facilities (currently approximately 334no. childcare spaces), which is subject to fluctuation, is sufficient absorb the potential local childcare demand. When this is coupled with demographic trends which show a declining 0 – 4 age cohort in the area it can be clearly demonstrated that there is more than sufficient childcare capacity within the catchment area of the proposed development.

Childcare Needs – Cumulative Development

In the context of the Local Area Plan lands, 591no. of the permitted and proposed units (c. 28%) will comprise studio or 1-bed apartments. These units, in accordance with the recommendations of the Planning Design Standards for Apartments (2025), are unlikely to generate childcare demand. Furthermore, the Apartment Guidelines states that 2-bed units can be discounted in whole or part and for the purposes of this assessment approx. 50% are discounted (or 480no. units).

Accordingly, 1,047no. of the proposed residential units within Woodbrook and Shanganagh Castle combined are considered in respect of their potential to generate childcare demand. When applying the Childcare Guidelines methodology (20no. spaces per 75no. units) the theoretical demand generated is 279no. childcare spaces.

Notably, utilising the Census 2022 data and taking the higher Dún Laoghaire Rathdown County uptake in childcare services the theoretical demand could be reduced to 120no. childcare spaces. Therefore, it reasonable to consider that the actual demand could potentially range from c. 120-279no. childcare spaces.

There are 2no. permitted childcare facilities which are both recently constructed (Woodbrook Phase 1 – 146no. Full-time Equivalent spaces and Shanganagh Castle – 107no. Full-time Equivalent spaces) which provide 253no. Full-time Equivalent spaces combined. These permitted childcare facilities have sufficient capacity to meet the upper range of the childcare places likely to be generated by development within the wider Woodbrook – Shanganagh Local Area Plan lands, once operational.

In our professional planning opinion, the cumulative childcare demand can be comfortably accommodated by the 587no. childcare spaces (existing and permitted) within the immediate area. When this is coupled with demographic trends which show a declining 0 – 4 age cohort in the area it can be clearly demonstrated that there is more than sufficient childcare capacity within the catchment area of the proposed development.

6 COMMUNITY INFRASTRUCTURE

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

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

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

Chapter 3 of the LAP details that “the Plan Area is exceptionally well-served by recreational facilities”. The LAP provides a Community Audit Map detailing (i) the proximity of the Plan Area to Shankill and Bray, and (ii) the existing community support facilities such as shops and services, health facilities, and schools within a wider catchment area of 1km from each of the development parcels at Shanganagh and Woodbrook.

SLA have verified, that at the time of writing this Report, the majority of the infrastructure identified on the Map 8 of the LAP remains in place and is further identified in the Sections below.

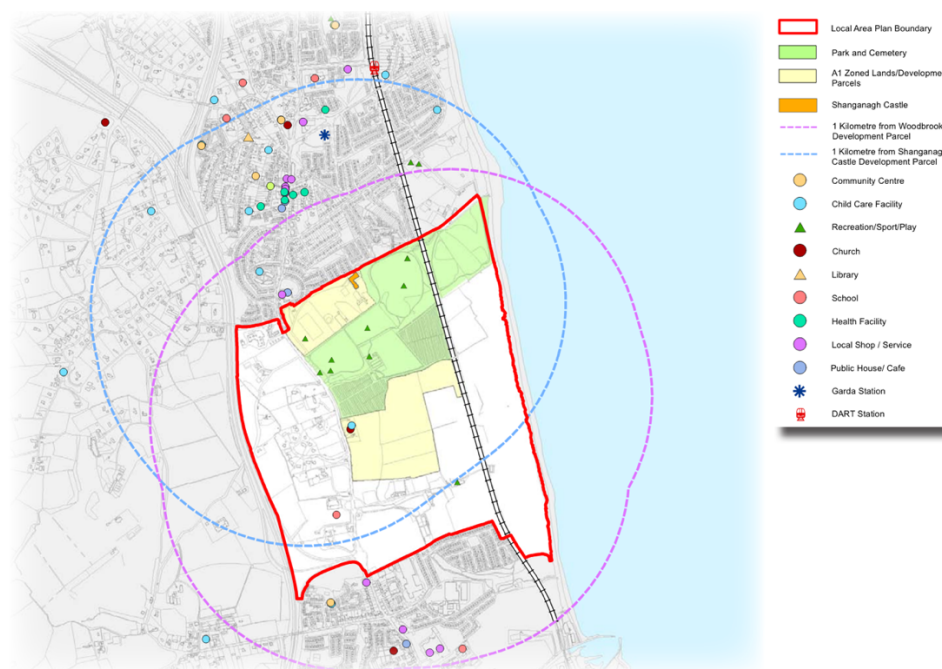


Figure 8: Extract from Map 8 of the Woodbrook Shanganagh Local Area Plan.

6.1 Existing Social Infrastructure Provision

6.1.1 Education & Training

Table 14 (below) provides a list of Primary, Secondary Schools and Training Facilities identified within proximity of the proposed development.

Map Ref.	Within 750m	Map Ref.	Within 1.5km	Beyond 1.5km
Primary School (Blue on Map)				
-	-	1	Ravenswell Primary School	St. Kierans Special School
-	-	2	St. Peters National Primary School	Rathmichael Parish Church of Ireland National School
-	-	3	St. John Scottus National School	-
-	-	4	St. Anne's National School	-
-	-	5	Scoil Mhuire Catholic Primary School	-
Secondary School (Green on Map)				
6	Woodbrook College	7	North Wicklow Educate Together Secondary School	St. Gerard's Catholic School
-	-	8	Colaiste Raithin	-
-	-	9	St. John Scottus School	-
Training / Other (Purple on Map)				
-	-	10	PACE Language Institute	Bray Institute Of Further Education
Future School Provision (Orange on Map)				
11	Future 24no. classroom Primary School	12	Future School site (Map 14 of the DLRCC Development Plan)	-

Table 14: Education and Training Facilities within proximity to the proposed development.

In addition to the above, there are additional primary and post-primary schools accessible via public transport / cycle / drive from the subject site, further south in Bray and north in Shankill.

Higher Education & Third Level

The nearby public transport such as the Dublin Bus services (Routes 45A, 45B, E1, L14) provide direct to a large number of significant Third Level Institutions within the Dublin City area, including University College Dublin (UCD), Dublin City University (DCU), Trinity College Dublin (TCD), Technological University Dublin (TUD), National College of Ireland (NCI), Royal College of Surgeons Ireland (RCSI), Dun Laoghaire Institute of Art & Design (IADT).



Figure 9: Extract from Google Earth showing Primary and Secondary Schools, Training Facilities and future school within proximity to the proposed development. Red circle indicates a 1.5km radius.

6.1.2 Health

Table 15 (below) provides a list of health services identified within proximity of the proposed development.

Map Ref.	Within 750m	Map Ref.	Within 1.5km	Beyond 1.5km
Pharmacies (Red on Map)				
-	-	1	Shankill Pharmacy	McCabes Pharmacy (Castle Street)
-	-	2	McCabes Pharmacy	Health Matters Bray
-	-	3	McCartans Pharmacy	-
-	-	4	O'Donnell's Totalhealth Pharmacy	-
GPs (Light Blue on Map)				

-	-	5	Shankill Primary Care Centre	Dargle Clinic
-	-	6	Woodfield GP Surgery	Dr. Fidelma Savage
-	-	7	Dr Elaine C Desmond & Dr Marguerite Doyle	Bray Medical centre
-	-	8	Shankill Family Practice	Bray Family Practice
Dental Care (Green on Map)				
-	-	9	Shankill Village Dental	Quinsboro Dental Clinic
-	-	10	Shankill Dental Clinic	Caryle and Fisher Dental Practice
-	-	11	Click Fit Dental	Frances Brandon Orthodontist
-	-	-	-	Bray Dental Clinic
-	-	-	-	The Fitzwilliam Clinic
-	-	-	-	Truly Dental Bray
-	-	-	-	Smiles Dental Bray
Hospitals				
-	-	-	-	St. Michael's Hospital
-	-	-	-	St. Columille's Hospital
-	-	-	-	Mater Private Day Hospital
-	-	-	-	St. John of God Hospital (Mental Health)
-	-	-	-	St. Vincent's University Hospital and the National Maternity Hospital
Other (Purple on Map)				
12	St. Joseph's Shankill	13	Beechfield Manor Nursing Home	Shannagh Bay Nursing Home

Table 15: Health facilities within proximity to the proposed development.

Beyond the 1.5km Catchment: -

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



Figure 10: Extract from Google Earth showing location of healthcare and medical facilities within proximity to the proposed development. Red circle indicates a 1.5km radius.

6.1.3 Sports & Recreation

Table 16 (below) provides a list of the sports and recreation facilities identified within proximity of the proposed development.

Map Ref.	Within 750m	Map Ref.	Within 1.5km	Map Ref.	Beyond 1.5km
1	Woodbrook Golf Club	4	Shanganagh Baseball Field	13	Bray Emmets GAA Club
2	Shankill Football Club	5	Shanganagh Park Run (Sports Club)	14	F45 Training Gym
3	DLRC Cricket Club	6	Shanganagh Dog Park	15	Bray Sailing
-	-	7	Taylor Made Boxing Gym	16	CSP Gym

-	-	8	Shankill Tennis Club	17	Festina Lente Enterprises CLG (Horse Riding)
-	-	9	Shankill Padel Courts	18	Fuse Gym
-	-	10	NXTGen Performance Gym	19	Dark Horse Strength & Performance Gym
-	-	11	Old Conna Golf Club	20	Supreme Altitude & Fitness Centre
-	-	12	Sea Gardens Basketball Court	-	Shankill Football Club Stonebridge Pitch
-	-	-	-	21	Shanganagh Cliffs Football Club
-	-	-	-	22	Shankill GAA
-	-	-	-	23	Tough Glove Boxing
-	-	-	-	24	Liberty Boxing Club Bray

Table 16: Sports & recreational facilities within proximity to the proposed development.



Figure 11: Extract from Google Earth showing the location of sports and recreational facilities within proximity to the proposed development. Red circle indicates a 1.5km radius.

6.1.4 Social & Community Services

Table 17 (below) provides a list of the social and community facilities identified within proximity of the proposed development. Childcare facilities are identified in Section 5.2.2 of this Report.

Map Ref.	Within 750m	Map Ref.	Within 1.5km	Map Ref.	Beyond 1.5km
-	-	1	Cairdeas Clubhouse EVE	2	Little Bray Community Centre
-	-	-	-	3	Little Bray Family Resource and Development Centre
-	-	-	-	4	Stonebridge Community Facility
-	-	-	-	-	Shanganagh Park House
				5	Little Flower Hall
				6	Ukrainian Community Centre Bray

Table 17: Social & community facilities within proximity to the proposed development.

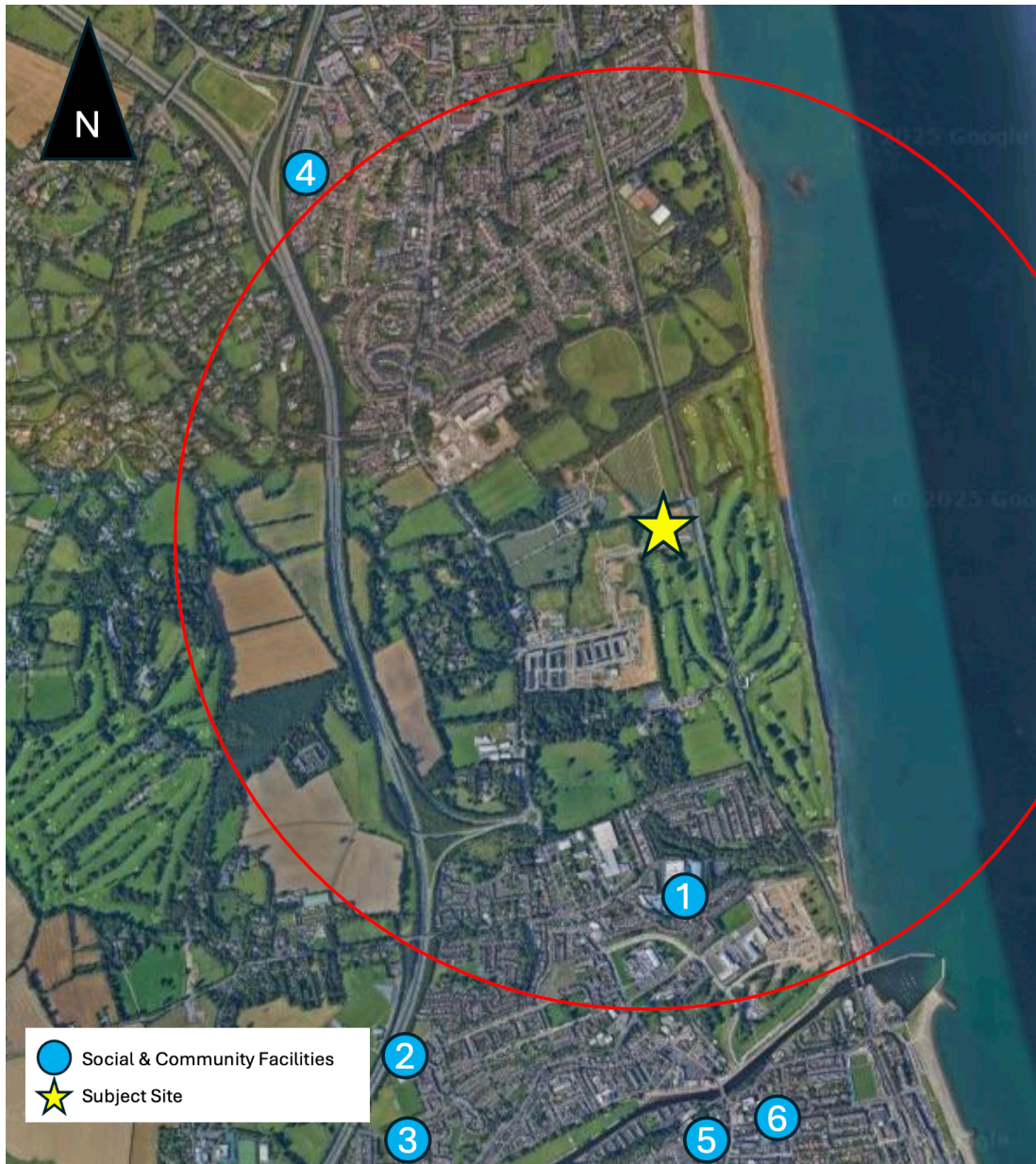


Figure 12: Extract from Google Earth showing the location of social and community facilities within proximity to the proposed development

6.1.5 Arts & Culture

Table 18 (below) provides a list of the arts and cultural facilities identified within proximity of the proposed development.

Map Ref.	Within 750m	Map Ref.	Within 1.5km	Map Ref.	Beyond 1.5km
-	-	1	Shankill Library	5	Bray Library
-	-	2	Everest School of Music	-	Ravens Den Music School
-	-	3	Studio X Bray	6	Catherine Casey School of Dance
-	-	4	Fegan Irish Dance Studio	-	Mermaid County Wicklow Arts Studio

-	-	-	-	Bray Drama Academy
-	-	-	7	Eóin Murphy Sound & Music
-	-	-	8	Adam J. Connors Fine Art Studio

Table 18: Arts and cultural facilities within proximity to the proposed development.



Figure 13: Extract from Google Earth showing location of arts & culture facilities within proximity to the proposed development. Red circle indicates a 1.5km radius.

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

6.1.6 Faith

St. James Crinken Church, St. Peter’s Church, Shankill Bible Church, St. Anne’s Roman Catholic Church, and the Shanganagh Cemetery are located within 1.5km of the application site.

Beyond the 1.5km Catchment: -

The site is within reasonable proximity (c. 1.9km) of Cornerstone Church at the Well, (c. 2km) The Holy Redeemer Catholic Church, (c. 2.05km) St. Andrew's Presbyterian Church, Bray Methodist Church, Bray Christian Assembly to the south, as well as (c. 2.1km) Rathmichael Parish Church to the north.

6.1.7 Other Services

Within 750m: -

- A wide variety of takeaways, restaurants / cafes, convenience, and comparison retail stores are located in Bray Town Centre and Shankill Village centre.

Within 1.5Km: -

- Shanganagh Recycling Centre.
- Shankill Beach.
- Veterinary Practices.

Beyond the 1.5km Catchment: -

- In addition to the above, the site is within reasonable proximity (c.2.2 km) of Shankill Shopping Centre and Bray Town Centre which both provide a wide variety of additional services for the future community, including (inter alia) banks, department stores, libraries, car wash facilities and entertainment (cinema, bowling etc.)

6.1.8 Community Facilities Assessment Conclusion

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

7 CONCLUSION

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

A permitted permanent childcare facility in Woodbrook Phase 1 (ACP Reg. Ref. ACP-305844-19) is designed to provide approx. 146no. spaces (completed and due to open in winter 2026/early 2027). There are 11no. existing childcare facilities with approx. 334no. childcare spaces within c. 1.5km of the subject site. An additional childcare facility is permitted in Shanganagh Castle (ACP Reg. Ref. ACP-306583-20) (completed in September 2024) which can accommodate 107no. children. In total, that amount to 587no. spaces (existing and permitted) within the immediate area.

The theoretical demand for childcare spaces arising at the proposed development is conservatively estimated at approx. 28no. spaces when the proposed number of 1-bed units and half the 2-bed units are excluded based on the provision set out in the Planning Design Standards for Apartments (2025). When utilising the 2022 Census Data for childcare services in Dún Laoghaire Rathdown (only 42% of the 0 – 4 age cohort utilise childcare facilities) this theoretical demand could be reduced to 12no. children. Therefore, it reasonable to consider that the actual demand could potentially range from c. 12-28no. children.

The 0 – 4 age cohort's percentage share of the total population within the catchment area has moderately decreased over the last 2no. intercensal periods. Within the Shankill-Shanganagh Electoral Division 0 – 4 age cohort's percentage share decreased by 2%.

There are 2no. permitted childcare facilities (Woodbrook Phase 1 – 146no. Full-time Equivalent spaces and Shanganagh Castle – 107no. Full-time Equivalent spaces) which provide 253no. Full-time Equivalent spaces combined. These permitted childcare facilities have sufficient capacity to meet the upper range of the childcare places likely to be generated by development within the wider Woodbrook – Shanganagh Local Area Plan lands.

In our professional planning opinion, it is considered that 146no. childcare spaces in the purpose-built childcare facility permitted as part of Woodbrook Phase 1 in addition to existing capacity in current registered local childcare facilities (currently approximately 334no. childcare spaces), which is subject to fluctuation, is sufficient absorb the potential local childcare demand. When this is coupled with demographic trends which show a declining 0 – 4 age cohort in the area it can be clearly demonstrated that there is more than sufficient childcare capacity within the catchment area of the proposed development.

The area is within 1.5km distance of Dublin Bus routes and the recently opened Woodbrook DART station which allows for greater flexibility and access to an even wider range of services outside of the immediate locality. Connectivity has improved further in the last year due to the implementation of the BusConnects route on Old Dublin Road (R119), with more routes to follow.

A broader range of cultural and social facilities are also available in Shankill Village and Bray (and beyond to the City Centre via DART). It is reasonable to assume that people are generally willing to travel slightly further distances for (for example) Arts & Culture type experiences.

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

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

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