

Proposed Part 8 Residential Development
Lamb's Cross, Sandyford Road

Social Infrastructure Audit

Dun Laoghaire Rathdown County Council

November 2023



HRA | PLANNING

CHARTERED TOWN PLANNING & ENVIRONMENT CONSULTANTS

Limerick | Dublin | t: 061 435000 | e: info@hraplanning.ie | w: www.hraplanning.ie

Document Control Sheet

Title:	SHB5-LDR-PL-HRA-RP- Lamb's Cross SIA	
Project:	23002 NTMA Bundle 4 & 5	
Prepared by: GR	Checked by: MH	
Date:	November 2023	
Issue:	01	
Rev No.	Comments	Date
0	Draft for Comment	18/11/2024
01	Final	17/06/2024
02	Final 02	22/10/2024

© Copyright HRA PLANNING. All rights reserved. This report has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by HRA PLANNING, no other party may copy, reproduce, distribute, make use of, or rely on the contents of the report for any other purpose. No liability is accepted by HRA PLANNING for any use of this report, other than for the purposes for which it was originally prepared and provided. Opinions and information provided in this report are on the bases of HRA PLANNING using due skill, care and diligence in the preparation of the same and no explicit warranty is provided as to their accuracy. It should be noted and is expressly stated that no independent verification of any of the documents or information supplied to HRA PLANNING has been made.

TABLE of CONTENTS

1.0	INTRODUCTION	1
1.1	Background	1
1.2	Report Structure.....	2
2.0	AREA CONTEXT	2
2.1	Site & Surroundings	2
2.2	Transportation	3
3.0	APPROACH AND SCOPE OF THE REPORT	4
4.0	DEMOGRAPHIC TRENDS	7
5.0	GENERAL BENCHMARKING AND STANDARDS OF PROVISION	8
6.0	EXISTING COMMUNITY FACILITIES	9
6.1	Open Space, Sport and Leisure.....	9
6.2	Education	10
6.3	Childcare Facilities	11
6.4	Health Facilities and Social Services	12
6.5	Community & Cultural Facilities	13
6.6	Religious and Worship Facilities	14
6.6	Retail & Entertainment	14
7.0	ASSESSMENT	14
7.1	Open Space, Sport and Leisure.....	15
7.2	Education	16
7.3	Childcare Facilities	17
7.4	Health Facilities and Social Services	18
7.5	Community & Cultural Facilities	18
7.6	Religious and Worship Facilities	18
7.7	Retail & Entertainment	18
8.0	CONCLUSION	19
	Appendix 1.0 Figure 3.0 Services & Facilities Mapping.....	20
	Appendix 2.0 Figure 4.0 Education & Childcare Services Mapping.....	21
	Appendix 3.0 Small Area Population Statistics.....	22

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 Dun Laoghaire Rathdown 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 37 no. residential units and a community facility of 171sqm on lands located at Lamb’s Cross, Sandyford Road. Specifically, a mixture of apartment units are provided including 29 no.1 bed units and 8 no. 2 bed units. The site will have vehicular access off Hillcrest Road, which adjoins the site to the south. The land is zoned for mixed use neighbourhood centre facilities in the Dun Laoghaire Rathdown Development Plan 2022 – 2028 (Development Plan).



Figure 1.0 Locational Context

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

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 adjacent to Lamb's Cross junction in Sandyford, extending to 0.35 hectares in area. The site is bounded to the west by Sandyford Road, to the south by Hillcrest Road, to the west by neighbouring housing and a private garden and to the north by housing in Lamb's Brook. Presently the site comprises a construction compound for ongoing road works to the Lamb's Cross junction and Sandyford Road as part of the Blackglenn Road Improvement Scheme. The site is located north west (across the road) of an existing busy Neighbourhood Centre at the junction of Sandyford Road and Blackglenn Road. This Neighbourhood Centre currently provides a convenience retail store, a butchers, a vet and a hairdressers.

The area generally comprises of relatively low density residential development. However, the area is undergoing a period of transition, with a number of high density residential development proposals currently under consideration including a planning application directly across the Sandyford Road from the subject site (planning ref D23A/0456), recently granted by the planning authority but appealed by a third party to An Bord Pleanála. The development comprises a new neighbourhood centre and residential development including a supermarket and associated off licence; a restaurant / bar and associated winter garden; 2 no. retail units (a pharmacy and a beauty/hair salon); an ATM area; a health centre; café; and 80 no. residential units.

The M50 is located approximately 150m north of the subject site. The site is well served by existing community infrastructure and amenity spaces and is proximate to key locations in the County, providing employment and services, including:

- 2.8km from Dundrum Town Centre
- 1.4km from Stepside Village
- 1.8km from Sandyford Business District

2.2 Transportation

From a road's perspective, the site has excellent access to the national road network, situated just west of the Kilgobbin Road which connects to the M50 at Junction 14 to the north east. Hillcrest Road fronting the site has been upgraded as part of the Blackglen Road Improvement Scheme, with a new footpath provided adjoining the site.

The site is located on a Proposed Quality Bus Corridor with a bus stop located across the Sandyford Road from the subject site (stop no. 3491). The 44B bus route serves the site running from Glencullen to Dundrum Luas Station with the 114 bus route running from Simon's Ridge to Blackrock DART Station.

Both Dundrum LUAS Station & Blackrock DART Station have numerous bus routes to neighbouring districts as well as to Dublin City Centre. Glencairn is the closest LUAS stop to the development and is located within 3 minutes' cycle or 20 minutes' walk. A park and ride facility is also available at Glencairn LUAS Stop.



Figure 2.0 Road Infrastructure Road Upgrade Works

Transport infrastructure in the area is currently undergoing upgrade works by way of the Blackglan Road Improvement Scheme. Upon completion, the upgrade works will facilitate a Quality Bus Corridor which will integrate the proposed development with a network of radial and orbital bus routes with established high quality and increased frequency bus and rail routes with connections across Dublin City. The scheme includes new bus stops and cycle lanes along Sandyford Road which will directly enhance the accessibility and connectivity of the subject site, thereby enabling the delivery of residential units in accordance with national planning policy.

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, with a ground floor commercial unit activating the road frontage. The residential element will contribute towards the housing target for the overall County over the

Development Plan period, while also complementing the existing and proposed retail services within and neighbouring the site, 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.

Notwithstanding definition of a 1.5km buffer for the study, it is acknowledged that there is also the option for families to avail of facilities, in particular childcare and educational facilities, outside of this 1.5km radius due to a preferred location near workplaces, or schools that older children in the family may be attending.

The development comprises 37 no. social housing units. Not all of the families / householders occupying these units will be new families/people to the area / town. The families intending to occupy these units are most likely already residing in the area in rented accommodation or with family members. Therefore, the proposed development is unlikely to result in an increase in population similar to a privately developed housing scheme and is therefore unlikely to have a similar resultant impact on services and facilities. Irrespective, a worst case scenario is adopted and the impact on services arising from an additional new population residing in the proposed development is assessed.

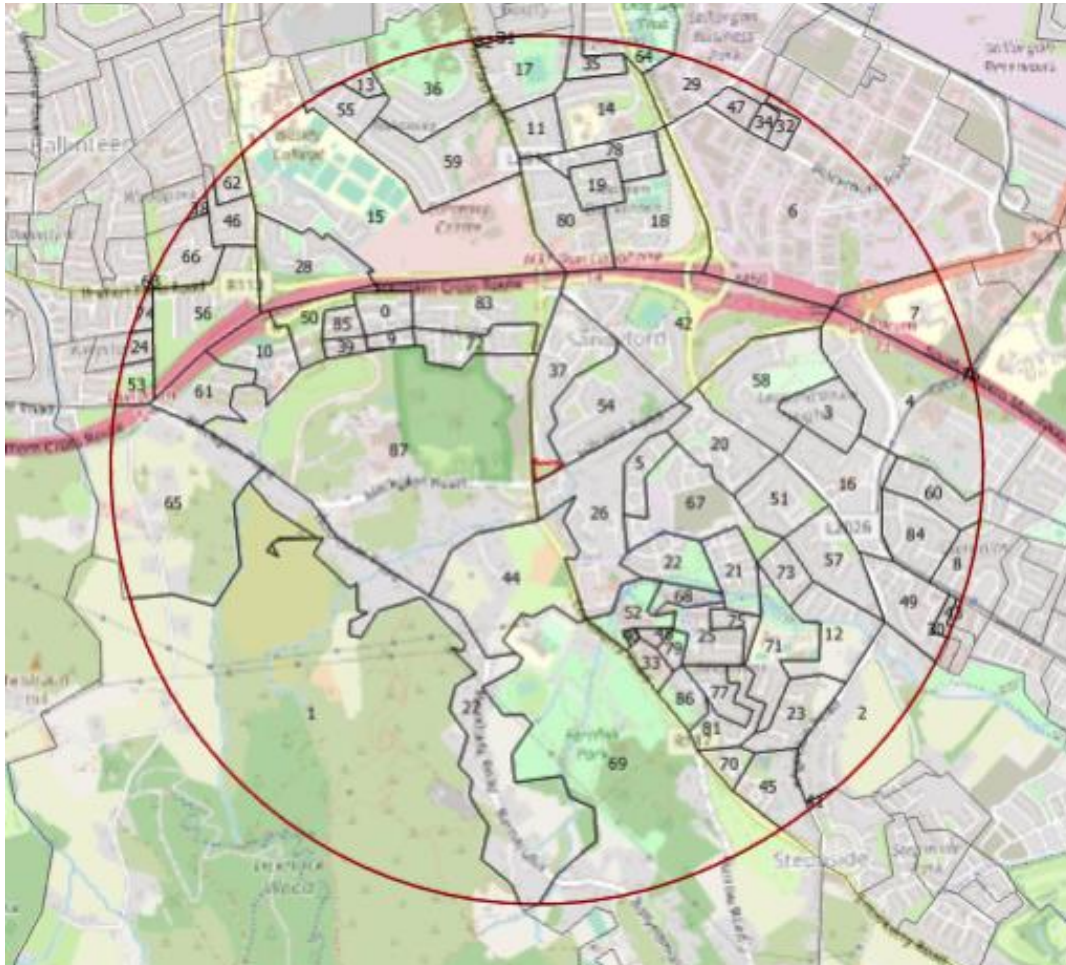


Figure 3.0 15 minute Catchment Area from Site with SAP Areas

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 Dun 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.

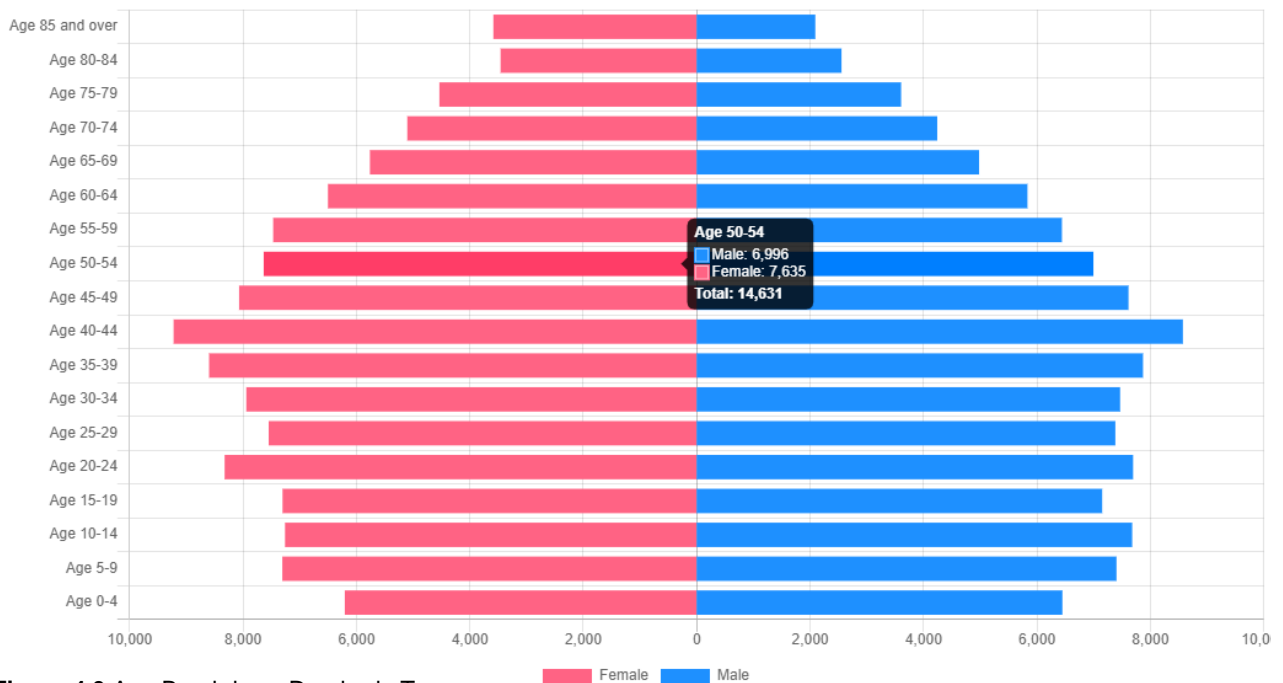


Figure 4.0 Age Breakdown Drogheda Town

Significantly 13.6% of households in Dun 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 area 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 area.

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 21,156 persons, as detailed in Figure 2.0. The study area comprises 9% of the overall population of the Dun 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 28.8% 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 37 no. units and all of these units comprise 1 and 2 bed units.

The proposed development comprises of 37 no. units incorporating 29 no.1 bed units and 8 no. 2 bed units. Based on recent Census of Population data (2022), the average household size has been determined at 2.71 persons per housing unit in Dun 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 51 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 56 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 larger key parks, in addition to other open spaces and sport facilities in the vicinity including Fitzsimon's Wood; Fernhill House & Gardens; Ballawley Park & Playground (1.3km); and Ticknock Forest.

Another large recreational facility located outside of the 2.7km 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. 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. In addition to these clubs and facilities, there are a number of privately operated gym and activity classes contributing to the welfare and activity of the local community.

Map ID	Name of OrganiSation	Description of Facility	Address
LC46	Sandyford Pitch & Putt	Golf	Enniskerry Road
LC35	The Burrow Par 3 Golf Course	Golf	Enniskerry Road
LC35	YMCA Hockey Club	Hockey	Ballinteer Road
LC32	Fernhill Park and Gardens	Openspace, Running Track & Gardens	Fernhill
LC35	The Burrow Par 3 Golf Course	Sport Facility	Enniskerry Road
LC37	St Marys FC.	Sport Facility	Moreen Park
LC38	Public Basketball Court	Sports Facility	Drummartin Link Road
LC39	YMCA Hockey club	Sport Facility	Ballinteer Road
LC40	Ballawley Park and Playground	Openspace	Sandyford Road
LC41	Balally Celtic FC & Dog Park	Sport Facility	Balally Drive
LC44	Blackthorn Park Open space and Playground	Parkland with Playground	Drummartin Link Road

Table 2.0: List of Sports and Leisure Facilities

6.2 Education

There are 5 no. mixed gender primary schools catering for 1,443 no. students within 1.5km of the site and 1 no. single sex girl’s post primary schools catering for 251 no. students. The enrolment figure for each school is detailed in Tables 3.0 & 4.0.

There are a further 5 no. primary schools catering for a further 1,964 pupils and an additional 4 no. post primary schools catering for an additional 2,778 students within a 2.5km catchment of the site, further complementing existing educational services in the area and providing locational choice.

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
LC27	St Mary's Sandyford	Lamb's Cross	Mixed School	250
LC28	Grosvenor School	St. Michael's House	Mixed School	44
LC29	Queen of Angels Primary Schools	Wedgewood	Mixed School	273
LC30	Gaelscoil Thaobh na Coille	Beallairmín	Mixed School	437
LC31	Stepaside Educate Together National School	Belarmine Vale	Mixed School	439

Table 3.0 Primary Schools

Map ID	School	Address	Type	22/23 Enrolment
LC26	Rosemount School	Enniskerry Road	Girls	251

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 14 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 758 no. children..

There are 8 no. childcare facilities located within 1km of the site as detailed in Table 5.0.

Map ID	Name	Address	Type	Capacity
LC6	Giraffe Childcare Stepside	Belarmine, Enniskerry Road	Full Day/Part Time/ Sessional	137
LC9	Kidz Blitz Day Nursery	Sandyford Hall	Full Day/Part Time/ Sessional	36
LC8	Puddleducks Creche & Montessori	Soringvale Hall, Ticknock Grove	Full Day/ Part Time	92
LC4	Giant Steps Preschool & Montessori	Leopardstown Heights	Sessional	18
LC1	Rosemount Afterschool	Rosempunt School	Part Time	44
LC43	Park Academy Childcare Beacon Court	Beacon Court	Full Day	144
LC44	Park Academy Childcare	Beacon South Quarter	Full Day	94
LC45	Daisy Chain Montessori & Childcare	Stepaside	Full Day/Part Time/ Sessional	65
LC46	Handprints Montessori School		Part Time / Sessional	54

LC47	Blue Stars Early Years	Dundrum	Part Time	12
LC48	Carewell Day Nursery & Montessori	25 Wesley Height Dundrum	Full Day/Part Time / Sessional	16
LC49	Park Montessori	Leopardstown Heights	Sessional	12
LC50	Gallops Montessori	GlencairnAve, Murphystown Way	Sessional	12
LC2	Roola Boola Creche & Montessori	Kilgobbin Road, Sandyford	Full Day	22
Total				758

Table 5.0 Childcare Facilities

In addition to existing childcare facilities, there are a number of applications in the pipeline and planned facilities, which are likely to generate an additional 207 childcare spaces in the community, all in proximity to the site. It is noted that there are also several large-scale residential developments in the area currently in the planning process and/or recently permitted, and as part of these development proposals there are childcare facilities proposed therein, that would also be open to the wider residential community in the area. Tab 6.0 details the creche facilities, proposed and permitted, within the immediate vicinity of the application lands.

Proposed Development	Planning Reference	Approx. Capacity
Aiken's Village Ironborn SHD2	309828 – Permission Granted	515sqm – c.60 children
Aikens Village Ironbom SHD3	314546 – Permission Granted	515sqm – c.60 children
Blackglen Road Sandyford SHD	313321 – Decision Pending	110sqm – c. 27 children
Lisieux Hall SHD, Murphystown Road	307415 – Permission Granted	356sqm – c. 60 children
Total		207 children

Table 6.0 Permitted or Planned 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 (2.3km), Leopardstown Park Hospital (3.1km) and Saint John of God Hospital 94.2km) 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	
LC19	GP	Bellarmino Medical Centre	Bellarmino Plaza
LC15	GP	Blackglen Medical	Blackglen Road, Ticknock Park
LC52	GP	Sandyford Medical Centric Health	Sandyford Business Park
LC53	GP	Leopardstown Primary Care	Heather Road
LC18	GP	Hastings Surgery	Sandyford Village
LC24	GP	Beats Medical	Sandyford Business Park
LC20	GP	Medixclinic	Beacon Court
LC23	Hospital	Beacon Hospital	Beacon Court

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. Dun Laoghaire has a strong network of artists, performers and musicians promoting cultural activities.

Whilst there are no libraries located within a 1.5km radius of the subject site, there are 3 no. libraries within a 6km radius of the site, including Dundrum Library, Sandyford Library and Deansgrange Library.

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	Type
LC55	Explorium National Sport and Science Centre	Blackglen Road	Interactive science and sports facility
LC54	Rosa Little Free Library	Balinteer Road	Library
LC56	Sandyford Community Centre	Enniskerry Road	Community rooms and classes
LC57	Bellarmino Community Centre & Youth Club	Belarmne Ave, Enniskerry Road	Community rooms and classes
LC38	Balally Family Resource Centre	Drummartin Link Road	Resource Cente

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
LC24	St. Mary's Sandyford	Catholic	Sandyford
LC57	RCCG Excel Parish	Multi racial Christian	Maple Avenue, Sandyford Business Park
LC58	Dundrum Methodist Church	Methodist	Dundrum
LC59	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 neighbouring the subject site, namely the Lamb's Cross Neighbourhood Centre. In addition, there are a number of discount food stores such as Aldi, Lidl 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 Dun 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 21,156 persons, comprising 9% of the overall population of the Dun Laoghaire Rathdown area. It is estimated, based on average household sizes, that the proposed development will lead to an increase of just 51 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 Dun Laoghaire Rathdown, only resulting in a 0.02 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 Dun 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. Whilst, Fitzsimons Park is located closest to the site, offering woodland walkways and recreational trails, there are a number of other larger key parks, in the vicinity including Fernhill House & Gardens; Ballawley Park & Playground (1.3km); and Ticknock Forest.

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, circa 1.5km north east of 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 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. 272 no. units incorporating 67 no.1 bed units,

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 just 3 no. children, based on average household size of 2.71 persons and the number of family sized units to be constructed being 8 no. units ($8 \times 2.71 / 12\% = \text{total}$). This is based on the number of two bedroom units.

As seen in Table 9.0, there were 1,443 no. pupils attending primary school in the study area for the year 2022-2023. This is lower than the 1,484 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 state 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
LC27	St Mary's Sandyford	250	249	-
LC28	Grosvenor School	44	68	24
LC29	Queen of Angels Primary Schools	273	290	17
LC30	Gaelscoil Thaobh na Coille	437	433	-
LC31	Stepaside Educate Together National School	439	413	-
LC27	St Mary's Sandyford	250	249	-
Total				41

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 just 2 no. children of post-primary going age.

In terms of capacity within existing schools, there is just 1 no. single sex girl’s post primary school catering for 251 no. students within 1.5km of the site. However, there are an additional 4 no. post primary schools catering for an additional 2,778 students within a 2.5km catchment of the site, further complementing existing educational services in the area and providing locational choice. Although it is acknowledged that these secondary schools have limited capacity, it is likely that circa 2 no. additional places could be accommodated.

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 2 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 5 no. schools in the wider area, it is noted that there are numerous other post primary schools further removed from the site and accessible by public transport.

Map ID	School	22/23 Enrolment	19/221 Enrolment
LC26	Rosemount School	251	223

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 37 no. units incorporating 29 no.1 bed units and 8 no. 2 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 2 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 2 no. spaces could be accommodated in the future.

Further, in addition to existing childcare facilities, there are a number of planning applications for new creche facilities in the pipeline as previously detailed in Table 6.0, which are likely to generate an additional 207 childcare spaces in the community, all in proximity to the site. Whilst it is acknowledged that these spaces will be occupied by residents of the planned and permitted developments, it is not

unreasonable to assume that there will be sufficient capacity in both the existing and planned network to accommodate the minor uplift in demand generated by the proposed development.

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 7.0 in this report details some of the more substantial health services available in the area. There is an extensive list of GP clinics, pharmacies and two private hospitals 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 two community centres and a resource centre in the area offering a resource to the local community. 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. The proposed development provides for 171sqm of community space on the ground floor of the development proposal.

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 proposed development on neighbourhood centre zoned land provides a commercial unit at ground floor level comprising 477sqm of floorspace.

In addition, the subject site is located across the road from an existing neighbourhood centre which offers a convenience retail store, a butchers, a vet and a hairdressers. Further, a planning application directly across the Sandyford Road from the subject site (planning ref D23A/0456) proposes a new neighbourhood centre and residential development including a supermarket and associated off licence; a restaurant / bar and associated winter garden; 2 no. retail units (a pharmacy and a beauty/hair salon); an ATM area; a health centre; café; and 80 no. residential units.

Accordingly, the general area and the subject site will be well serviced with retail services. 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

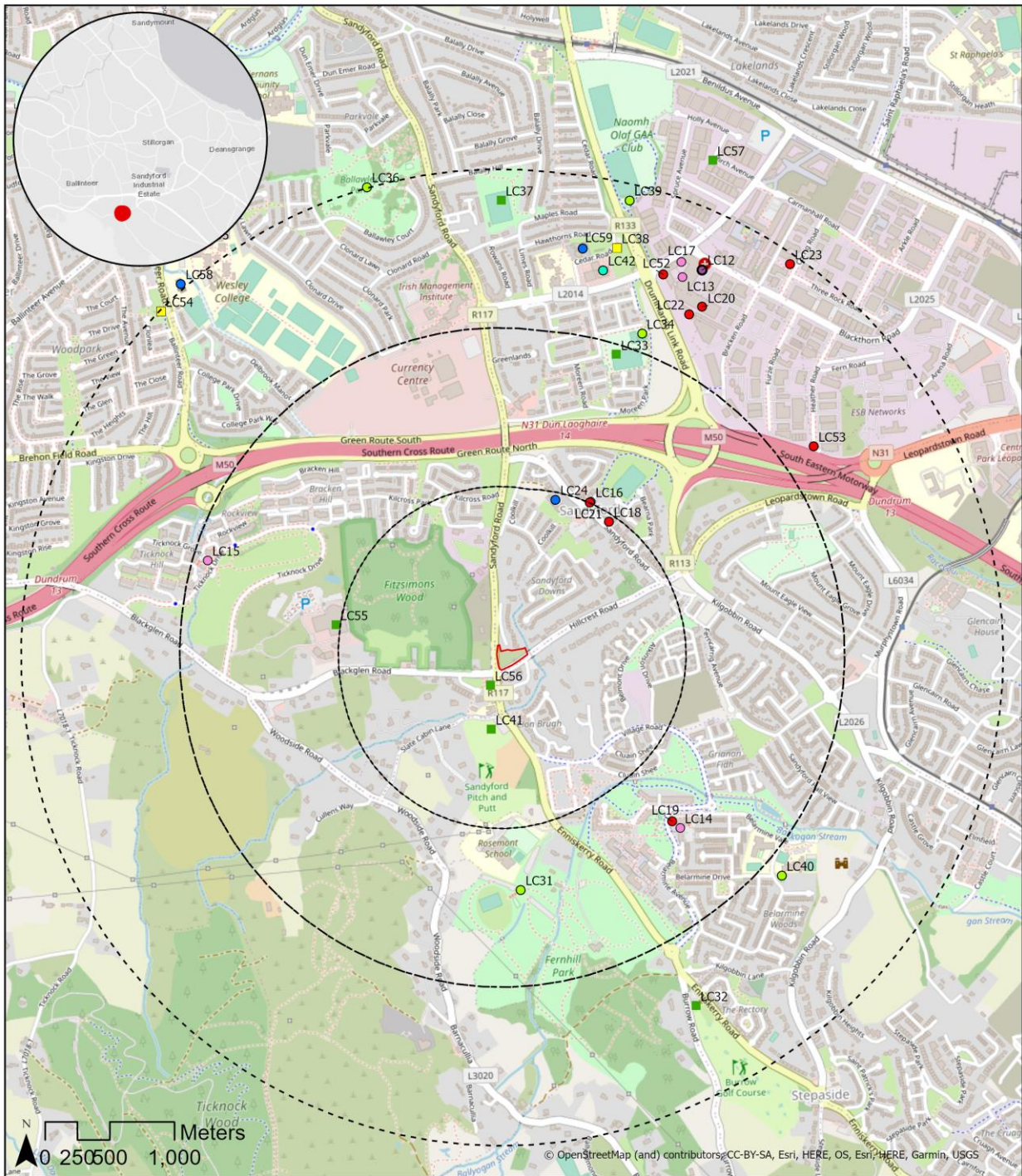
The Social Infrastructure Audit has demonstrated that the subject site is located in proximity to a range of facilities that will benefit the future residents of the proposed scheme. The proposed development will generate an exceptionally small added demand on the existing services and facilities, including 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. The development is projected to only result in a demand for 4 no. childcare spaces and having regard to the number of facilities in the area, it is considered that such demand can be accommodated.

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 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 neighbouring site at Lamb's Cross, with other significant supermarkets located within a 1.5km radius of the site.

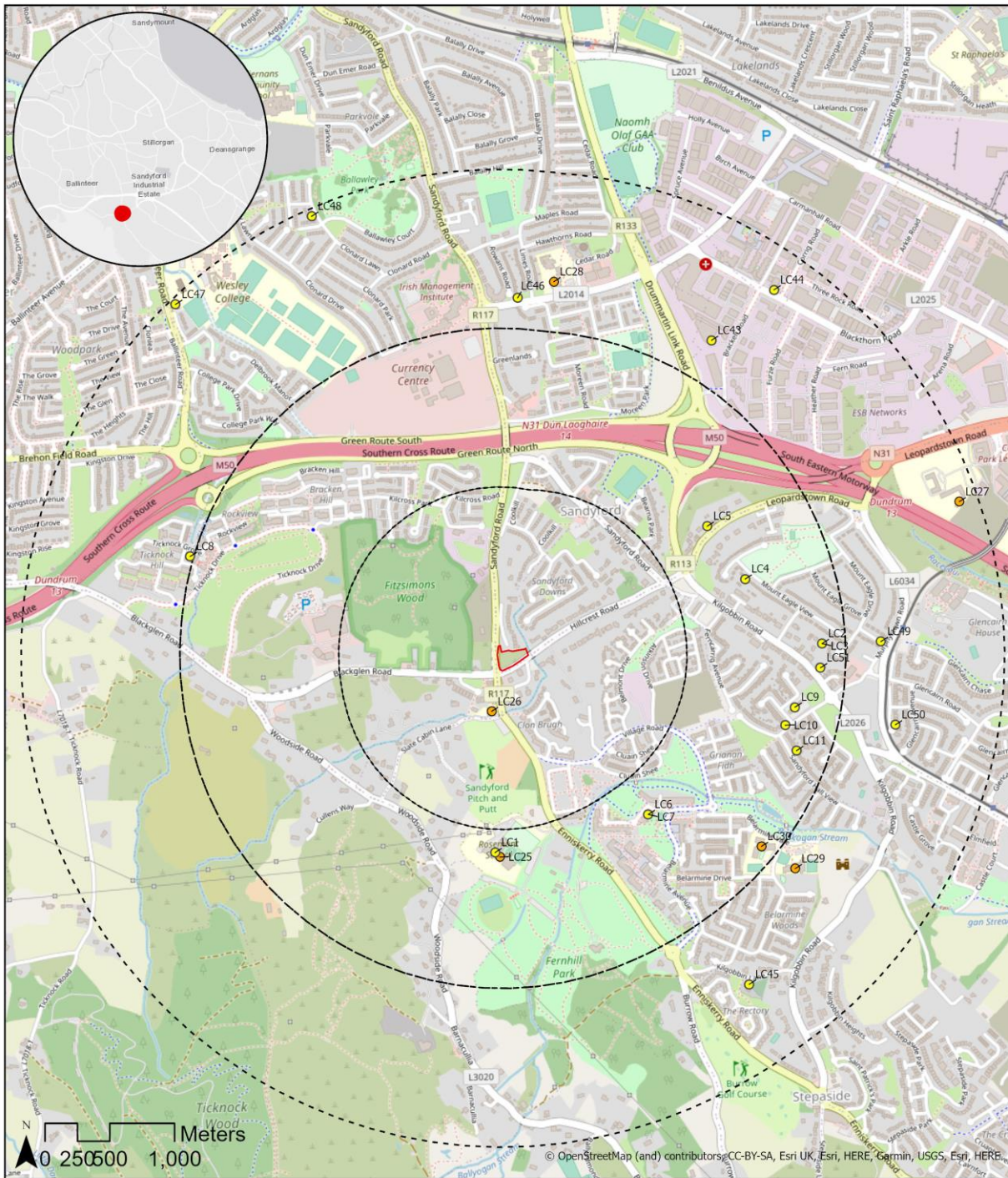
Appendix 1.0 Services & Facilities Map



- | | | |
|-------------------|---|------------------------------|
| LambsCross | LambsCross Distance from site (metres) | LambsCross facilities |
| LambsCross | 500m | Church (3) |
| | 1000m | Cultural Resource (2) |
| | 1500m | GP (8) |
| | | Openspace (5) |
| | | Pharmacy (5) |
| | | Retail (1) |
| | | Sports Facility (8) |
| | | Hospital (1) |



Appendix 2.0 Education & Childcare Facilities Map



LambsCross	LambsCross Distance from site (metres)	LambsCross Education & Creche
LambsCross	500m	Type
	1000m	Education (6)
	1500m	Childcare (20)



Appendix 3.0 Small Area Population Statistics

Map Ref	SAP Code	SAP Pop			
0	267080025	298	44	267092009	210
1	267092001/01	19	45	267092027	202
	267092026/01/267092026		46	267007011	204
2	/267092050	93	47	267078011/03	476
3	267092045	402	48	267092016/02	127
4	267092051	279	49	267092047	436
5	267092008/02	290	50	267080024	192
6	267078012	342	51	267092043	439
7	267092055/02	509	52	267092016/03	282
8	267092048	178	53	267007021	57
9	267080022	160	54	267078002	387
10	267080004/267080006	301	55	267080017	190
11	267078014	313	56	267007018	372
12	267092044/02	225	57	267092042	424
13	267080016	48	58	267092019	366
14	267078004	258	59	267080019	380
15	267080002	389	60	267092038	233
16	267092046	268	61	267080005	312
17	267078005	310	62	267007010	59
18	267078008	234	63	267007016	3
19	267078016	224	64	267078009	26
20	267092020	357	65	267092003	128
21	267092006	390	66	267007019	246
22	267092007	345	67	267092008/01	293
23	267092044/04	389	68	267092015/02	210
24	267007020	90	69	267092002	123
25	267092015/01	418	70	267092010	178
26	267092008	431	71	267092044/03	236
27	267092004	202	72	267080021	223
28	267080003	354	73	267092044/01	240
29	267078013/01	157	74	267007015	54
30	267092040/267092049	161	75	267092014	306
31	267078015	3	76	267092055/01	0
32	267078011/02	160	77	267092013	264
33	267092017	304	78	267078017	241
34	267078011/01	325	79	267092018	260
35	267078006	143	80	267078007	306
36	267080018	184	81	267092012	343
37	267078001	299	82	267078010	8
38	267007002	22	83	267080020	372
39	267080023	170	84	267092039	414
40	267092016/01	62	85	267080026	272
41	267092025	7	86	267092011	159
42	267078003	365	87	267080001	383
43	267092026/04	42	TOTAL		21156