



THORNTON O'CONNOR
TOWN PLANNING

Social Infrastructure Audit **(including Schools and Creche Demand** **Assessment)**

In Respect of a Mixed-Use Development at Lands
at Wayside, Enniskerry Road, Kilternan, Co.
Dublin.

Prepared on Behalf of Liscove Limited

July 2024

Contents

1.0	INTRODUCTION	1
1.1	Approach	1
1.2	Study Area and Accessibility	2
1.3	Proposed Development	5
1.4	Layout of this Report	8
2.0	RELEVANT POLICY GUIDANCE	9
2.1	National Planning Policy	9
2.1.1	National Planning Framework – Project Ireland 2040	9
2.1.2	Draft First Revision to the National Planning Framework (July 2024)	9
2.1.3	Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (January 2024)	10
2.1.4	Sustainable Urban Housing: Design Standards for New Apartments (July 2023)	11
2.1.5	Action Plan for Education (Statement of Strategy 2023–2025)	12
2.1.6	The Provision of Schools and the Planning System: A Code of Practice (July 2008)	12
2.1.7	Childcare Facilities: Guidelines for Planning Authorities (2001)	13
2.2	Regional Planning Policy	13
2.2.1	Regional Spatial and Economic Strategy for the Eastern and Midland Region	13
2.3	Local Planning Policy	14
2.3.1	Dún Laoghaire-Rathdown County Development Plan 2022-2028	14
2.3.2	Kilternan Glenamuck Local Area Plan 2013 (as extended)	17
3.0	DEMOGRAPHIC ASSESSMENT	18
3.1	Demographic Drivers	19
3.2	Summary	23
4.0	FACILITIES AUDIT	24
4.1	Education Facilities	26
4.1.1	Existing Infrastructure Analysis	26
4.1.1	Primary Schools	28
4.1.2	Post-Primary Schools	30
4.1.3	Further Education	31
4.1.4	Future Demand Analysis	32
4.1.5	Completed and Planned Infrastructure	35
4.1.6	Conclusion	37
4.2	Childcare	39
4.2.1	Estimated Childcare Demand Generated	40
4.2.2	Existing Childcare Facilities	41
4.2.3	Planned Facilities Network	41
4.2.4	Justification for Proposed Crèche	42
4.2.6	Conclusion	46
4.3	Introduction – SIA	47
4.4	Social, Community and Culture Facilities	51
4.5	Healthcare and Emergency Services	52
4.6	Open Space and Recreation	53
4.7	Faith Institutions	54
4.8	Retail Centres and Services	54
5.0	CONCLUSIONS AND RECOMMENDATIONS	56

1.0 INTRODUCTION

This Social Infrastructure Audit (SIA) has been prepared by Thornton O'Connor Town Planning on behalf of Liscove Limited in support of a Planning Application for a Large-Scale Residential and Mixed Use Development proposed at a site of 14.2 Ha in Kiltiernan, Co. Dublin. The audit has been prepared in response to the requirements within the *Dún Laoghaire Rathdown County Development Plan 2022-2028* relating to large-scale developments and the need to identify any potential existing and future infrastructure deficit in an area as part of any application. The Report provides a detailed review of the statutory, strategic and policy context that relates to the provision of Social Infrastructure with the following aims:

- To provide a survey and audit of existing Community and Social Infrastructure, Open Space and Amenities serving the identified Study Area and the subject site;
- Catalogue all infrastructure under the facilities categories identified through policy guidance;
- Establish if suitable Social Infrastructure is provided in the area to support the needs of the existing population; and
- Assess the nature of the infrastructure and likelihood of the capacity of the existing facilities to support the needs of future residents.

This Report, therefore, identifies existing Community Facilities in the local area and includes an analysis and identification of potential shortfalls in infrastructure.

1.1 Approach

As part of this Planning Application, an assessment of the existing facilities in the area has been carried out in order to assess the need for Social and Community Infrastructure. A desktop study was used to collect the baseline information. The facilities in each category were recorded in an Excel Table, and then mapped using the ArcGIS Ecosystem. A large number of public and private geospatial datasets were used in the course of the survey, including but not limited to:

- 2024 Google Places Dataset;
- 2024 ESRI and Mapbox Ireland Basemaps;
- 2011, 2016 and 2022 Census Boundaries and Small Area Population Statistics;
- 2010-2024 Department of Education and Skills – Irish Schools;
- 2024 Quality and Qualifications Ireland (QQI) Register of Private Higher Education Institutions in Ireland;
- 2024 Tusla Early Years Inspectorate Reports – Registered Childcare Facilities; and
- 2024 HSE – 'Find Your Local Health Service'.

Social Infrastructure (SI) includes a range of services and facilities that contribute to quality of life. SI is a key part of the fabric of an area, not just in terms of wellbeing, but also in terms of creating a sense of place for the population of the area and forming a part of the local identity. For the purpose of this Report, the array of services and facilities defined as Social Infrastructure have been categorised into a defined number of typologies that correspond to those set out in Chapter 4 and Chapter 12 of the *Dún Laoghaire Rathdown County Development Plan 2022-2028* (Table 1.1).

A radius of 1 km from the subject site was used as the focus for this assessment as it is considered a relatively short distance for residents to access via foot, bicycle or public transport. It is also aligned with the principles of the 10-minute neighbourhood concept and policy objectives for Social Infrastructure Assessments outlined in Section 12.3.2.2 of the *Dún Laoghaire Rathdown*

County Development Plan 2022-2028 relating to Sustainable Neighbourhood Infrastructure (outlined in greater detail in Section 2.0).

Category	Facility Type
Education and Training Services	Primary, Post-Primary, Third Level, Further Education, Other Lifelong Training Centres
Childcare Facilities	Registered Childcare Facilities Incl. Full Day, Part-Time and Sessional Services
Social, Community and Cultural Facilities	Community Centres, Libraries, Senior and Youth Centres, Post Offices, Banks and Credit Unions, Museums, Galleries, Theatres, Cinemas, Music Venues, Historical Cultural Sites
Healthcare and Emergency Services	Hospitals, Health Centres, Primary Care Centres, Doctors and Specialty Clinics, Dental, Physiotherapy, Counselling, Optician, Pharmacy, Garda Stations, Fire Stations
Open Space and Recreation	Parks, Playing Pitches, Playgrounds, Sports Centres and Clubs, Leisure Centres, Gyms and Training Facilities, Swimming Pools
Religious Institutions	Areas of Worship, Churches, Cemeteries
Retail Centres and Services	Convenience Retailing, Other Relevant Retail

Table 1.1 Social and Community Infrastructure Categories Applied to Audit

(Source: Thornton O'Connor Town Planning, 2024)

1.2 Study Area and Accessibility

The subject site, which measures 14.2 Ha in area, is situated on lands in Kiltiernan. The western site is generally bounded by the Glenamuck Road to the north; the Sancta Maria property to the north, west and south; a recently constructed residential development named "Rockville" to the north-east; the Enniskerry Road to the south-west; dwellings to the south; and the future GLDR to the east. The eastern site is generally bound by dwellings to the south; the future GLDR to the west; and greenfield land to the north and east.

Kiltiernan itself is positioned approximately 13 km south-west of Dublin City Centre, approximately 7 km south-east of Dún Laoghaire town and adjoining the foothills of the Dublin Mountains. Conveniently, Kiltiernan is connected by the M50 Motorway, Luas Green Line (Ballyogan Wood), and a number of Dublin Bus routes all located within close proximity of the subject site.



Figure 1.1: Site Location

(Source: Bing Maps, Annotated By Thornton O'Connor Town Planning, 2024)

The Study Area for this Assessment is defined by a 1 km radius of the subject site, equivalent to a c. 12- to 14-minute walking distance, which is considered accessible to future residents of the proposed development. A distance of 1 km has also been defined by Dún Laoghaire Rathdown County Council within the *Dún Laoghaire Rathdown County Development Plan 2022-2028* (Section 12.3.2.2) as a suitable radius for assessing Sustainable Neighbourhood Infrastructure in new residential communities. Given the rapidly changing nature of Kilternan Village, alongside its relative peripherality within the context of Dún Laoghaire Rathdown, an additional indicative catchment of 2 km has been included (in some exceptions) to capture, survey and include relevant infrastructure that lies tangent to, or immediately outside of this Study Area but is directly relevant to assessing future needs of the village of Kilternan.



Figure 1.2: Study Area

(Source: Bing Maps, Annotated By Thornton O'Connor Town Planning, 2024)

This site is located along Glenamuck Road and the Enniskerry Road (R117). Cromlech Close Bus Stop is located directly north of the site along Glenamuck Road and is served by Dublin Bus services the 63 and 63A. The Golden Ball bus stop is located along the western boundary of the site and is served by Dublin Bus services the 44, 118 and the 63 and 63A. The site is also located c. 2.3 km or c. 31 minutes shortest walking distance from the Ballyogan Wood Green Luas stop.

With respect to future transport connections within the area, 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. BusConnects is included in the Programme for Government "Our Shared Future" 2020, as well as within the following Government strategies: The National Development Plan 2021-2030; Transport Strategy for the Greater Dublin Area 2016 – 2035; and The Climate Action Plan 2019.

As can be seen in Figure 1.3 below, the BusConnects initiative proposes an 'Outer City Bound Route' and a 'Peak Time Route' along the Enniskerry Road (R117) and a 'Local Route' along the Glenamuck Road. These routes will provide new and improved bus transport access to the subject site.

In addition to this, the Glenamuck District Roads Scheme (GDRS), which was included in the *Dún Laoghaire Rathdown County Development Plan 2022-2028* as a six-year road objective and further included within the *Kilternan Glenamuck Local Area Plan 2013 (now expired)*, commenced construction Q2 2024. DLRCC have issued a programme of works with completion dates for each section. In relation to the expected completion date for the GLDR, DLRCC/Contractors are advising completion in Q1 2026. We can confirm that the applicants have been in discussions with DLRCC Roads design office and their design team during the various stages of design and can confirm that the application as designed is in line with the design of the GLDR Road scheme.

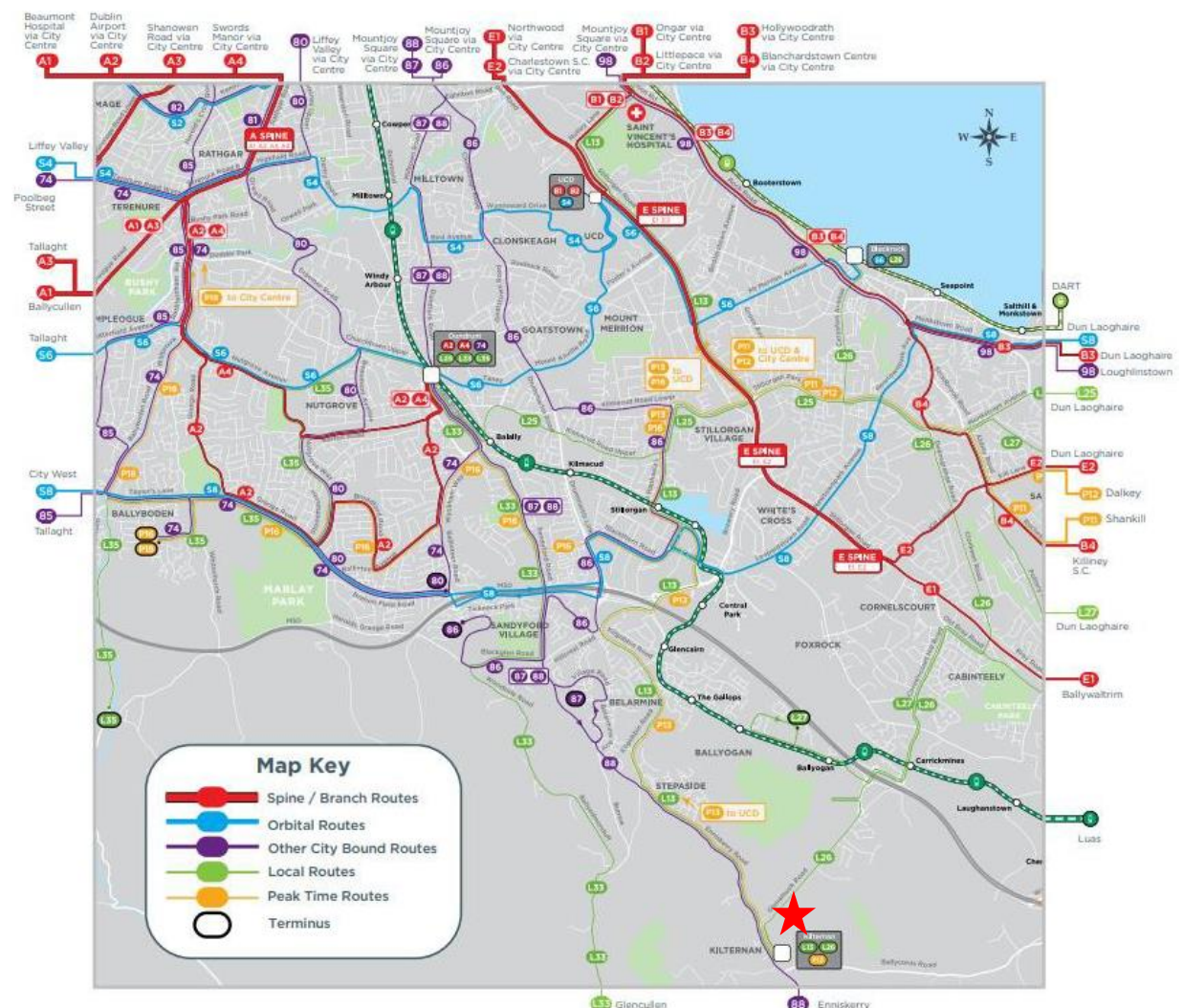


Figure 1.3: BusConnects Network (Indicative Location of the Subject Site Denoted By Red Star)

(Source: BusConnects.ie, Annotated By Thornton O'Connor Town Planning, 2024)

1.3 Proposed Development

Permission, as described in the Statutory Notices, is sought by Liscove Limited for the following:

'Liscove Limited intend to apply for permission for a Large-Scale Residential Development on 2 No. sites which will be separated by the future Glenamuck Distributer Link Road (GLDR) with a total site area of c. 14.2 Ha. The western site principally comprises lands at Wayside, Enniskerry

Road and Glenamuck Road, Kilternan, Dublin 18, which include a derelict dwelling known as 'Rockville' and associated derelict outbuildings, Enniskerry Road, Kilternan, Dublin 18, D18 Y199 and the former Kilternan County Market, Enniskerry Road, Kilternan, Dublin 18, D18 PK09. The western site is generally bounded by the Glenamuck Road to the north; the Sancta Maria property to the north, west and south; a recently constructed residential development named "Rockville" to the north-east; the Enniskerry Road to the south-west; dwellings to the south; and the future GLDR to the east. The eastern site is generally bound by dwellings to the south; the future GLDR to the west; and greenfield land to the north and east. Road works are drainage works are also proposed along Enniskerry Road and Glenamuck Road and to the approved Glenamuck District Roads Scheme (GDRS) (ABP Ref. HA06D.303945) on the Glenamuck Link Distributor Road (GLDR).

The development will principally consist of: the demolition of c. 740 sq m of existing structures on site comprising a derelict dwelling known as 'Rockville' and associated derelict outbuildings (c. 573 sq m) and the former Kilternan Country Market (c. 167 sq m); and the provision of a mixed use development principally consisting of 487 No. residential units (196 No. houses, 201 No. duplex units and 90 No. apartments) and a Neighbourhood Centre. The western site will comprise 362 No. residential units and the Neighbourhood Centre, which will provide an anchor retail store (c. 1,310 sq m), retail/commercial (c. 3,284 sq m), a creche (c. 691 sq m), café (c. 326 sq m), and a community facility (c. 332 sq m), and the eastern site will comprise 125 No. residential units. The 487 No. residential units will consist of 53 No. 1 bedroom units (35 No. apartments and 18 No. duplexes), 150 No. 2 bedroom units (38 No. houses, 16 No. apartments and 96 No. duplexes), 236 No. 3 bedroom units (110 No. houses, 39 No. apartments and 87 No. duplexes) and 48 No. 4 bedroom units (48 No. houses). The proposed development will range in height from 2 No. to 4 No. storeys (including podium/undercroft level in Apartment Blocks 1, 2 and 3 and Duplex Block 10 on the eastern site).

The development also provides: vehicular access points from Enniskerry Road and Glenamuck Road; vehicular links to the neighbouring "Rockville" development and the future Glenamuck Link Distributor Road; pedestrian links from Enniskerry Road and within the site to the neighbouring "Rockville" developments to the north-east and a pedestrian/cycle route through the Dingle Way from Enniskerry Road to the future Glenamuck Link Distributor Road; car parking; motorcycle parking; bicycle parking; bin storage; private balconies, terraces and gardens; hard and soft landscaping; sedum roofs; solar panels; boundary treatments; lighting; substations; plant; and all other associated site works above and below ground. The proposed development has a gross floor area of c. 58,291 sq m.'

The breakdown of the unit mix can be found in Table 1.2 below.

Unit Types	Apartment	Duplex	House	Total Units	% of Total
1-Bedroom Units	35	18	0	53	11%
2-Bedroom Units	16	96	38	150	31%
3-Bedroom Units	39	87	110	236	48%
4-Bedroom Units	0	0	48	48	10%
Total No. of Units	90	201	196	487	100%

Table 1.2 Residential Mix

(Source: MCORM Architects, 2024)

1.4 Layout of this Report

The remaining Sections of this Report will follow the approach outlined in Section 1.1 as a structural framework with the identification and categorisation of all current Community, Recreational and Social Infrastructure in the area, followed by a demographic analysis that provides valuable insight into the characteristics of the population of the Study Area, prior to determining the potential demand impacts of the proposed development. The Report will comprise a further four Sections:

- **Section 2.0** provides the policy context and considers standards against which provision can be assessed;
- **Section 3.0** provides an overview of the population and demographic profile of the Study Area and assesses the likely future demographic trends as a result of the implementation of the proposed development;
- **Section 4.0** reviews existing local Community, Recreational and Social Infrastructure; and
- **Section 5.0** identifies gaps in the existing provision of Community Infrastructure and makes recommendations to address deficiencies.

2.0 RELEVANT POLICY GUIDANCE

For the purposes of this Social Infrastructure Audit, a range of National, Regional and Local Planning Policies relating to Social Infrastructure have been reviewed, including those within the *Dún Laoghaire Rathdown County Development Plan 2022-2028*. These documents provide guidance with respect to the provision of new social and community facilities in residential development areas in a number of categories, including education and childcare services, healthcare facilities, cultural institutions, recreational facilities and other key services. The key points relating to this study, as derived from each policy document, will be highlighted in this Section.

2.1 National Planning Policy

2.1.1 National Planning Framework – Project Ireland 2040

The *National Planning Framework – Project Ireland 2040* ('NPF') sets a vision for the planning and development of Ireland to 2040 which is to be implemented through Regional, County and Local Plans. The NPF sets out 50% of future population are to be accommodated within the existing footprint of Dublin and the four other cities. The proposed development will contribute to this target.

A key focus of the NPF is on sustainable and compact development within pre-existing urban areas and the provision of accessible services and facilities for all communities. Chapter 6 of the NPF states that the "ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment" is intrinsic to providing a good quality of life for new and existing communities.

The NPF includes National Strategic Outcome 10 which seeks to provide access to quality childcare, education and health services. This requires an evidence-led planning approach. While there is no guidance on what infrastructure is required to service developments of different sizes, the NPF does provide a hierarchy of settlements and related infrastructure.

With the lack of alternative guidance and in order to provide a policy and evidence-based approach to the Assessment, within this Report we use the NPF hierarchy to assess the infrastructure but defer to catchment specification prescribed in Local Development Plan Policy.

2.1.2 Draft First Revision to the National Planning Framework (July 2024)

On the 10th July 2024, in accordance Section 20C(5)(a) of the Planning and Development Act 2000 (as amended), the Government published a draft of the first 6-year revision of the National Planning Framework (NPF). The Draft Revision focuses on updates to the NPF to reflect significant and sustained population growth observed since the publication of the NPF in 2018 and updates to Government policy, amongst other factors. This section focuses on the main changes reflected in the Draft Revision which can be summarised as follows:

- National Population Growth Target increased from 5.8 million to 6.1 million by 2040. This represents an additional 300,000 people compared with the original NPF and would result in a total increase of 950,000 people over 2022 Census population figures. This projected increase in population is in line with the Economic and Social Research Institute's (ESRI) baseline population projections contained in their July 2024 outlook.

- Extension of policy directing 50% of national growth amongst Ireland's five cities of Dublin, Cork, Limerick, Galway and Waterford. Establishes new minimum growth targets for Ireland's five cities.
- Amends regional population growth targets with the Eastern and Midland Region (EMRA) increasing by approximately 470,000 additional people between 2022 and 2040 (c. 690,000 additional people over 2016-2040) i.e. a population of almost 3 million. Dublin City and Suburbs is expected to absorb a majority of this increase and is projected to grow by 295,000 people over the period.
- Reinforces compact urban form objectives of the 2018 NPF requiring 40% of all new housing to be built within existing urban footprints (50% in cities/30% elsewhere).
- Outlines a national requirement for 50,000 homes to be completed per year to satisfy demand. This is also in line with the ESRI projections, however, it is noted that this does not take account of existing structural pent-up demand nor a significant fall in household size (as outlined by the Housing Commission).
- Places greater emphasis on the accelerated delivery of transport orientated development (TOD) opportunities at greenfield and brownfield sites adjacent to major public transport hubs in the five cities, suburbs and metropolitan towns.

Taken together, the revised framework presents the same National Strategic Objectives with regards to social infrastructure and childcare, but places revised figures in relation to expected demographic demands and the requirements for significantly more residential units to be completed to meet demand.

2.1.3 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (January 2024)

The *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities* provide national planning policy and guidance on sustainable residential development and the creation of compact settlements in both urban and rural areas in Ireland. The aim is to promote environmentally friendly practices, efficient land use, and community-focused development. The guidelines recognise the importance of compact growth in urban areas and the importance of walkable well-designed neighbourhoods that can meet day-to-day needs of residents within a short 10 to 15 minute walk of homes. These day-to-day needs refer to social infrastructure, including access to educational facilities and childcare, as essential to good quality of life, and state that new development should take into consideration the SI needs of the community and the existing provision of same. Under the chapter titled 'Sustainable and Compact Settlements', the process for the delivery of successful quality placemaking is reviewed and the provision of key community facilities such as amenities, schools, crèches and other community services are referenced as forming essential elements. In applying this methodology, the guidelines note it will be necessary to make an "*informed estimate of net developable area taking account of factors such as the need for roads and parks, schools*" and planning for same.

The Guidelines promote a move away from segregated land use areas (residential, commercial and employment) that have reinforced unsustainable travel in favour of mixed-use neighbourhoods. Ensuring that there is a good mix and distribution of activities around a hierarchy of centres has many benefits in terms of reducing the need to travel and creating active and vibrant places. It states that specific key principles (noted below) should be applied in the preparation of local plans and in the consideration of individual planning applications:

- a) "*In city and town centres and at high capacity public transport nodes and interchanges (defined in Table 3.8), development should consist of high intensity mix-use development*"

(residential, commercial, retail, cultural and community uses) that responds in scale and intensity to the level of accessibility. At major transport interchanges, uses should be planned in accordance with the principles of Transport Orientated Development.

- b) In city and town centres, planning authorities should plan for a diverse range of uses including retail, cultural and residential uses and for the adaption and re-use of the existing building stock (e.g. over the shop living). It is also important to plan for the activation of outdoor spaces and the public realm to promote more liveable city and town centres. Much of this can be achieved through the implementation of urban enhancement and traffic demand management measures that work together to free up space for active travel and create spaces that invite people to meet, mingle and dwell within centres.*
- c) In areas that are less central, the mix of uses should cater for local services and amenities focused around a hierarchy of local centres that support residential communities and with opportunities for suitable non-residential development throughout.*
- d) In all urban areas, planning authorities should actively promote and support opportunities for intensification. This could include initiatives that support the more intensive use of existing buildings (including adaption and extension) and under-used lands (including for example the repurposing of car parks at highly accessible urban locations that no longer require a high level of private car access).*
- e) It will be important to align the integration of land uses and centres with public transport in order to maximise the benefits of public transport.*
- f) The creation of sustainable communities also requires a diverse mix of housing and variety in residential densities across settlements. This will require a focus on the delivery of innovative housing types that can facilitate compact growth and provide greater housing choice that responds to the needs of single people, families, older people and people with disabilities, informed by a Housing Needs Demand Assessment (HNDA) where possible. Development plans may specify a mix for apartment and other housing developments, but this should be further to an evidence-based Housing Needs and Demand Assessment."*

This audit has regard to these Guidelines which set out the distribution of uses and community infrastructure as being most relevant in the development of new residential areas. These criteria were considered in the development of the comprehensive infrastructure categories applied during the course of the study area audit.

2.1.4 Sustainable Urban Housing: Design Standards for New Apartments (July 2023)

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (July 2023) also includes specific guidance with respect to childcare provision in the design and development of apartment schemes, as follows:

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

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

The document specifies the provision of 1 No. childcare facility (equivalent to a minimum of 20

No. child places) for every 75 No. proposed residential units. The application of this standard is however informed by the demographic profile of the area and the existing capacity of childcare facilities.

In line with the above National Guidelines, all the one-bedroom units within the proposed development have been discounted in estimating the total number of minors (children aged 0–4 years) and school going children (5–18 years) expected to reside within the development. Instead, the 434 No. two, three, and four bedroom units have been included. The estimation of children population and the likely demand for childcare services arising from them has been further detailed in the Audit in Section 4.0.

2.1.5 Action Plan for Education (Statement of Strategy 2023–2025)

The Department of Education has operated an Action Planning Framework to provide an overview of the activity associated with the strategic progress of the 2021-2023 strategy and priorities since 2021. The plan sets out key priorities on an annual basis, with the most recent Plan published in September 2023. This Plan translates the strategic priorities to actions and makes progress towards achieving the high-level goals for the Department and the sector. The high-level roadmap of how to achieve the Department’s priorities over 2023–2025 are:

1. Enable the provision of high-quality education and improve the learning experience to meet the needs of all children and young people, in schools and early learning and care settings;
2. Ensure equity of opportunity in education and that all children and young people are supported to fulfil their potential;
3. Together with our partners, provide strategic leadership and support for the delivery of the right systems and infrastructure for the sector;
4. Organisational Excellence and Innovation

The Action Plan for Education (Statement of Strategy 2023–2025) provides useful insights into the requirements for new schooling infrastructure and the standards to ensure high-quality learning for all students.

2.1.6 The Provision of Schools and the Planning System: A Code of Practice (July 2008)

The Provision of Schools and the Planning System: A Code of Practice is part of a wider package of initiatives designed to facilitate the provision of schools and schools-related infrastructure within the planning system and in line with the principles of proper planning and sustainable development. The following core objectives aim to provide an effective integration of schools in relation to the planning system:

1. Schools provision should be an integral part of the evolution of compact sustainable urban development and the development of sustainable communities;
2. The provision of any new schools (both primary and post-primary) should be driven by and emerge from an integrated approach between the planning functions of Planning Authorities and the Department of Education; and,
3. Local Authorities, as Planning Authorities, will support and assist the Department in ensuring the timely provision of school sites.

The document provides guidance when assessing future development potential of certain areas and establishing demand for schools. This document states that in some cases it “*may be more*

complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated 'feeder' national schools."

The Code of Practice stipulates the methodology for forecasting future education demand. Identification of future primary school demands should be based upon:

- *"The anticipated increase in overall population for the city/county plan area over the next nine years (as set out in relevant development or local area plans);*
- *The current school-going population based on school returns;*
- *The increase in school going population, assuming that an average of 12% of the population are expected to present for primary education; and*
- *The number of classrooms required in total derived from the above."*

The Report addresses reasonable estimates of future demand based on the influx of population arising from the proposed development in a manner that is consistent with national and regional estimates sourced by CSO results.

2.1.7 *Childcare Facilities: Guidelines for Planning Authorities (2001)*

Appendix 2 of the *Childcare Facilities: Guidelines for Planning Authorities (2001)* produced by the Department of Housing, Planning and Local Government state the following with respect to the provision of new communities/larger new housing developments (Paragraphs 2.4 and 3.3.1 also refer to this standard):

"Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate [...]"

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

This document establishes an indicative standard of 1 No. childcare facility per 75 No. dwellings in new housing areas, where the facility provides a minimum of 20 No. childcare places. However, the guidance acknowledges that other case-specific insights may lead to an increase or decrease in this requirement. Appendix 2 of the Guidelines states that the threshold and level of potential provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of an area.

The results of any childcare needs analysis carried out as part of a County Childcare Strategy should also be considered.

2.2 Regional Planning Policy

2.2.1 *Regional Spatial and Economic Strategy for the Eastern and Midland Region*

The *Regional Spatial and Economic Strategy* (Eastern and Midland Regional Assembly) ('RSES') states that Social Infrastructure plays an important role in developing strong and inclusive

communities. Section 9.1 of the *RSES* details that the availability of, and access to, services and facilities, inclusive of healthcare services, education facilities and community/recreational facilities is key to creating healthier places. The *RSES* includes the following Regional Policy Objectives which relate to access to Social Infrastructure and its overall improvement:

RPO 9.14 – *"Local authorities shall seek to support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve."*

RPO 9.18 – *"Support the implementation of local authority Local Economic and Community Plans, in collaboration with Local Community Development Committees (LCDCs) and through the use of spatial planning policies, to seek to reduce the number of people in or at risk of poverty and social exclusion in the Region."*

RPO 9.19 – *"EMRA shall work collaboratively with stakeholders including the wide range of service providers through the LECPs to effectively plan for social infrastructure needs."*

Regarding childcare facilities and schools, the *RSES* states that Local Authorities should consider demographic trends and patterns when carrying out an assessment of the need for Social Infrastructure.

RPO 9.20 – *"Support investment in the sustainable development of the Region's childcare services as an integral part of regional infrastructure to include:*

- *Support the Affordable Childcare Scheme.*
- *Quality and supply of sufficient childcare places.*
- *Support initiatives under a cross Government Early Years Strategy.*
- *Youth services that support and target disadvantaged young people and improve their employability."*

RPO 9.27 – *"In areas where significant new housing is proposed, an assessment of need regarding schools provision should be carried out in collaboration with the Department of Education and Skills and the statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations."*

Section 9.7 highlights that SI should be easily accessible by walking, cycling and public transport. Shared use and co-location of facilities should be encouraged, in order to align service provision, use land more efficiently and facilitate opportunities for further inclusion and community participation.

The *RSES* has been consulted in this Social Infrastructure Audit to ensure the range of services, community facilities, and standards deemed to improve quality of life are considered.

2.3 Local Planning Policy

2.3.1 *Dún Laoghaire-Rathdown County Development Plan 2022-2028*

The *Dún Laoghaire-Rathdown County Development Plan 2022-2028* provides the overarching planning policy that applies to the area. Section 4 of the Development Plan notes that a key

priority of the Council is to protect and enhance residential amenities through enabling the creation of vibrant, sustainable neighbourhoods with access to good housing choice, open space and recreation, a range of quality transport options and appropriate social and community infrastructure to support residential communities.

Given the key priority of the Council, the Development Plan contains a number of policies relating to social infrastructure, including:

Policy Objective PHP5: Community Facilities – *"It is a Policy Objective to: 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 – *"It is a Policy Objective to: 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 – *"It is a Policy Objective to protect existing schools and their amenities and ensure the reservation of primary and post-primary school sites in line with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools for educational and other sustainable community infrastructure uses throughout the County."*

Policy Objective PHP8: Further and Higher Education Facilities – *"It is a Policy Objective to support the development and ongoing provision of Further and Higher Level Institutions in the County including University College Dublin (Belfield and Blackrock campuses), Dún Laoghaire Institute of Art, Design and Technology and Blackrock Further Education Institute (formerly Senior College Dún Laoghaire) Dún Laoghaire Further Education Institute (formerly Dún Laoghaire College of Further Education), Sallynoggin College of Further Education, Stillorgan College of Further Education, Dundrum College of Further Education and any new Further and Higher Level Institutions - including Irish colleges or major overseas universities whether within established campuses or in new campuses."*

Policy Objective PHP9: Health Care Facilities – *"It is a Policy Objective to: Support the Health Service Executive and other statutory and voluntary agencies in the provision 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 – *"It is a Policy Objective to: 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 PHP11: Libraries – *"It is a Policy Objective to: Promote and develop the County Library Service in accordance with the national objectives laid down in the strategy 'Our Public Libraries 2022'. Support the retention and appropriate re-use of the County's network of Carnegie libraries."*

Policy Objective OSR9 – Sports and Recreational Facilities – *"It is a Policy Objective to promote*

the provision, and management of high-quality sporting, and recreational infrastructure throughout the County, in accordance with the National Sports Policy 2018-2027, and dlr Space to Play: a new approach to 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 OSR10: Protection of Sports Grounds/Facilities – *"It is a Policy Objective: To ensure that adequate playing fields for formal active recreation are provided for in new development areas. That existing sports facilities and grounds within the established urban area are protected, retained, and enhanced. To increase the number of playing pitches in the County. To maximise the use of playing pitches in the County and for playing pitches to be utilised seven days a week, subject to protecting adjoining residential amenity."*

Policy Objective OSR13: Play Facilities and Nature Based Play – *"It is a Policy Objective to 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 of Dún Laoghaire – Rathdown."*

The Dún Laoghaire-Rathdown County Development Plan 2022-2028, under section 12.3, sets out a 'guidance on qualitative, quantitative, and development management criteria for sustainable neighbourhood infrastructure and residential development.' In that regard, the Section 12.3.2.2 sets out the following criteria with respect to the future provision of Sustainable Neighbourhood Infrastructure within New Residential Communities:

Planning applications for residential development on sites greater than 1ha or more than 50 residential units located in new residential communities (as set out in Figure 2.9, Chapter 2) will be required to facilitate sustainable neighbourhood infrastructure (SNI) (see Policy Objective PHP2 for a definition of SNI) through one or more of the following ways:

- Reserve an area of not less than 5% of the site area for a future SNI facility. The site reservation may be part of the 15% public open space requirement (see Section 12.8.3.1) and may be subject to a Section 47 agreement with the Planning Authority. The area to be reserved shall be located in a manner that can be readily amalgamated with similar reservations within adjoining lands.*
- Provide an appropriate SNI facility (see definition in Policy Objective PHP2) with a floor area of 130 sq.m. per 1,000 population equivalent. The type of facility must have regard to the demographic of the emerging area and any existing and planned facilities and services within a 1km distance / 10-minute walk of the site. It should be noted that a commercial childcare facility shall not be considered to be an SNI facility for the purposes of this Section.*
- Provide a development contribution under Section 48 of the Planning and Development Act 2000 towards the provision and/or improvement of a community, cultural or civic facility that the residents of the proposed development will benefit from.*

This Social Infrastructure Audit has identified and established the level of existing social infrastructure provision within and bordering the c.1-2km study area to support the needs of the existing population and offered insights into the likelihood of the capacity of the existing services and facilities to support future residents. The baseline study undertaken identified a significant range of services and facilities which contribute to quality of life for residents, with more than 40 social services and facilities were identified within proximity to the subject site.

We also note that the proposal includes a Neighbourhood Centre, which will provide a creche (691 sqm), other retail and commercial space (3,284 sqm), cafe (326 sqm), convenience retail (1,310 sqm), a restaurant (182 sqm), and a community facility (332 sqm) which will positively contribute to the amenity of the resident population once completed.

2.3.2 Kiltarnan Glenamuck Local Area Plan 2013 (as extended)

The Kiltarnan Glenamuck Local Area Plan (LAP) was adopted in September 2013. In June 2018 the LAP was extended for a further period up to and including September 2023 (now expired). Section 7 of the LAP provides the objectives for the development of open space and recreational activities. The following objective from this section are considered relevant:

"OS07: To provide for the appropriate types of active/ passive recreational facilities both indoor and outdoor in the LAP for all age groups. Facilities to be provided should be appropriate to the scale and needs of the development area whilst having regard to established or planned amenities in the wider environs. Adequate transport access to these recreational facilities via safe public transport and pedestrian/ cycleway network is paramount."

Section 8 of the LAP provides the objectives for social and community development. The following overall objectives from this section are considered relevant:

"SCD01: To facilitate an appropriate level of provision of community facilities commensurate with the scale of the new residential communities. (This will include identifying existing community facilities available locally and in neighbouring areas and identifying additional requirements.)"

SCD02: To centralise the existing and proposed community facilities at appropriate locations, where feasible

SCD03: To assess the needs for educational facilities, in particular the possible need to provide a secondary school for the broader area given the extent of development in the wider area, including Stepside/Ballyogan

SCD04: It is the policy of the Council to ensure the reservation of primary and post-primary school sites in accordance with the requirements of the relevant education authorities. Schools will be delivered in the LAP area in accordance with the "Code of Practice on the Provision of Schools and the Planning System."

Each of the relevant National, Regional and Local Guidelines and Policy Documents outlined above have been consulted in the development of this Social Infrastructure Audit to review the existing capacity of community facilities within the Study Area.

3.0 DEMOGRAPHIC ASSESSMENT

The demographic profile of the area was examined using the results from the Census 2016 and 2022 (the latest available on the CSO website). The scope of the assessment is determined by overlaying the 1 km radius buffer zone over the subject site and assessing the relevant spatial unit in demographic analysis. For the subject site, the CSO defined Small Areas were used to develop the relevant catchment area boundary (as outlined in purple in Figure 3.1). Some larger Small Areas to the west and south-east of the site have been included in the analysis as the majority of residential development within those Small Areas are contained within 1km of the subject site.

This Study Area provides insight into the composition of the local population and relevant demographic trends. Specifically, the study reviews the population's age profile, educational attainment and economic status to best understand the needs of the population regarding social and community services and facilities. This Study Area (based on the CSO Small Areas) is also compared to wider trends within Dún Laoghaire Rathdown County in Sections 3.1 – 3.4 to follow.

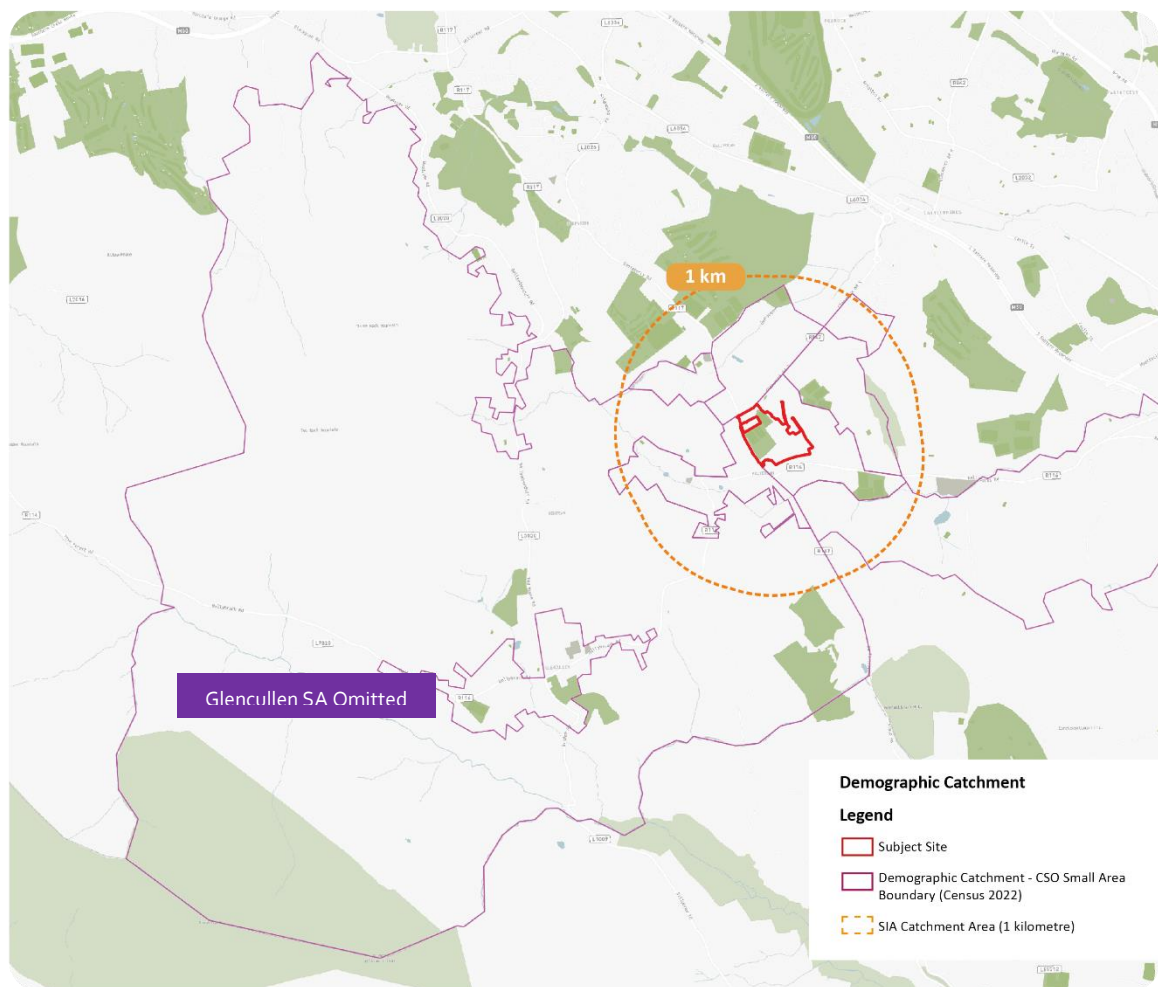


Figure 3.1: Extent of Demographic Study Area Comprising 8 No. of the CSO Defined Small Area Boundaries relevant to the Subject Site¹
(Source: CSO, 2022, and Thornton O'Connor Town Planning, 2024)

¹ The Small Area containing the village of Glencullen was omitted from the calculations as it lies outside of the 1km radius. The larger Small Area that surrounds Glencullen was included as the majority of built residential units occurs within 1 km of the subject site.

3.1 Demographic Drivers

To fulfil the strategic priorities of Dún Laoghaire Rathdown County Council, it is essential that all areas have a strong sense of community, provide access to natural surroundings, and are well integrated with essential services, public amenities and open spaces. This will contribute to fostering a healthy, resilient and sustainable community. To gain insights into the specific requirements of the local residents, an in-depth examination of the demographic features of both the Study Area and the broader Dún Laoghaire Rathdown County has been conducted using data from the Census of 2016 and 2022. This analysis aims to identify the significant traits of the local population.

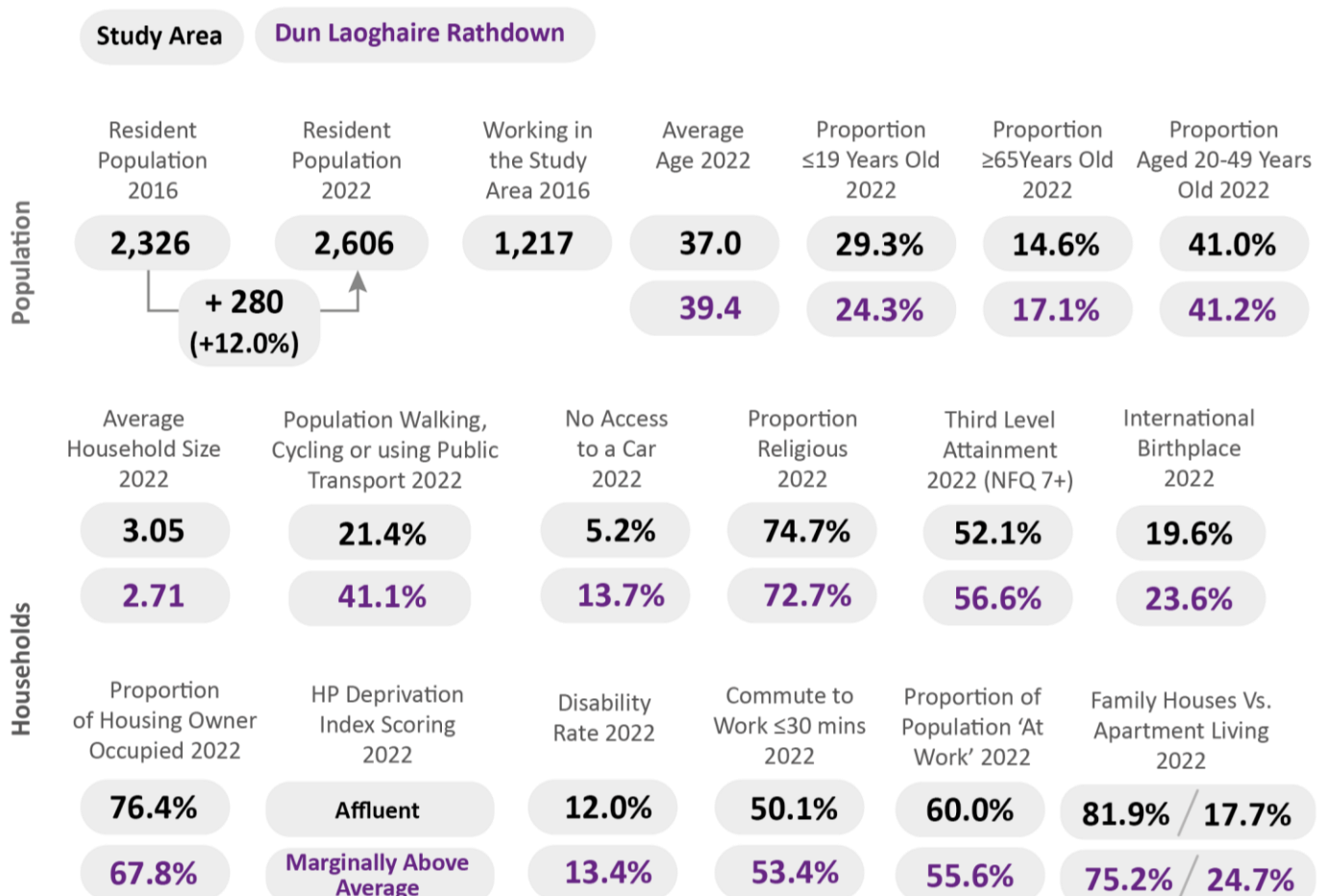


Figure 3.2: Summary Demographic Findings of Study Area and Dún Laoghaire Rathdown County

(Source: CSO, 2022, developed by Thornton O'Connor Town Planning, 2024)

According to the 2022 Census, Ireland's population reached 5,149,139 in April 2022 – representing growth of 8.1% from the previous Census in 2016. Dún Laoghaire Rathdown's population stood at 233,860 at the time, an increase from 2016 of 7.3%, or 15,842 people. The County hence accounts for 4.5% of Ireland's population, with only Kildare, Cork County, and the other Dublin Local Authorities accounting for higher proportions. Dún Laoghaire Rathdown's population is expected to continue to grow with the *Dún Laoghaire Rathdown Development Plan 2022–2028* forecasting that the County's population could increase to 256,125 persons by 2028,

approximately 22,000 additional people between 2022-2028. Further breakdowns show that 22.9% of the Dún Laoghaire Rathdown population was 18 years old or younger in 2022, while 87,707 people (37.5%) were under 30. This compares to 24.9% of the population under 18 years old and 38.4% under 30 years old in 2016. The proportion of the population under 30 years of age in Dún Laoghaire Rathdown was in line with the national average, where 37.9% of the population was under 30. Compared to the national average of 15.1%, Dún Laoghaire Rathdown has a higher proportion of persons aged 65 or older (17.1%).

Over the same period, the population within the Study Area grew at a significantly faster rate of 12.0% (280 No. additional persons). The analysis of the CSO data illustrates a strong representation of working age population within the 20–65 age groupings, with 56.1% of the total resident population classified within these age cohorts. The 20–49 age cohort further highlights this concentration of young professionals, with 41.0% of the total population classified in this group. The area has a low average age at 37.0 years with a lower proportion of population older age cohorts. Some 22.7% of the population is aged under 14 years old, while 14.6% of the population are aged over 65 years old. Notably, the population under 14 years of age has increased in the period since 2016 by 125 No. persons, indicating a sustained but potentially an increasing demand for schooling and childcare infrastructure into the future.

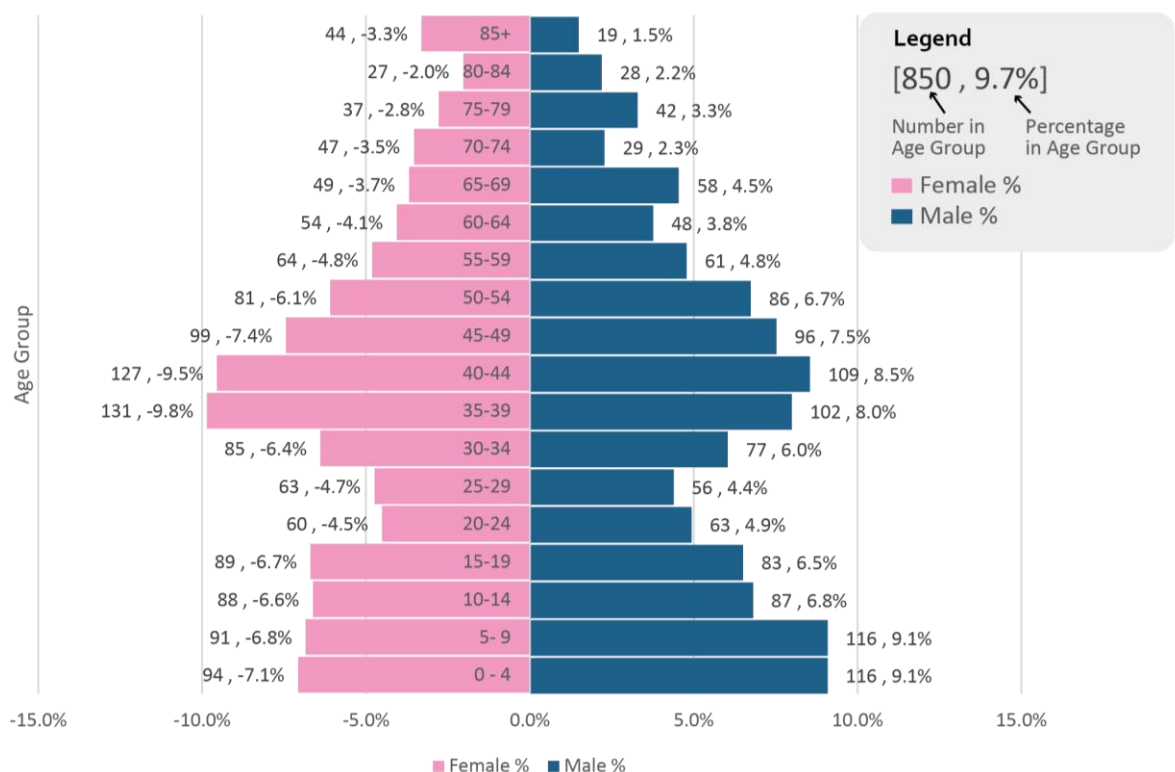


Figure 3.3: Population of the Study Area by Age – 2022

(Source: CSO, 2022)

While the area immediately around Kiltarnan would not be classified as a major employer, given the proximity of the Study Area to Dublin City, this increase in the population of working age is likely to continue into the future. Higher concentrations of population in younger age groups would indicate an increasing demand for facilities and services such as childcare and sport and recreation. While Dún Laoghaire Rathdown has a higher than average (national) proportion of

population aged over 65, the Kiltarnan catchment is lower than the national average indicating potentially lower demand for health facilities and aged care in the Study Area.

The Study Area predominantly consists of houses with 81.9% of dwelling units in 2022 registered as such. The average household size in 2022 was 3.05 persons per household, above the average for Dún Laoghaire Rathdown County. Some 17.1% of all households consist of 1 No. person, with 38.1% of all households consisting of 4 No. or more persons living together.

Household Type	Study Area Households 2022	Dún Laoghaire Rathdown County Households 2022
1 Person Households	17.1%	22.1%
2 Person Households	24.6%	30.8%
3 Person Households	20.2%	17.7%
4 Person Households	20.7%	17.5%
5+ Person Households	17.4%	12.0%
Total	100.0%	100.0%

Table 3.1: Persons Per Household in the Study Area and Dún Laoghaire Rathdown County – 2022

(Source: CSO, 2022)

Compositional data indicates that 76.0% of all households have children, with just 9.6% of all households consisting of either a 'single' person, or 'non-related' persons living in Group Accommodation (Shared). Taken collectively, the data suggests that the unit typology of the catchment area are persons living in family houses, predominantly in the pre-family stage, or families with children.

The economic profile, based on Census 2022, suggests a relatively young population within the active workforce age bracket, with a higher percentage at work, and lower retired and student percentages. The majority of the population over 15 years of age are categorised as 'At Work' in 2022 (60.0%). The percentage of people unemployed in the area is lower (3.3%) than Dún Laoghaire Rathdown County (3.7%). The number of people retired in the Study Area is lower (14.1%) than Dún Laoghaire Rathdown County (17.1%). The percentage of students (11.8%) in the Study Area is lower than the percentage of students in Dún Laoghaire Rathdown County (13.3%).

When reviewing the levels of educational attainment, the largest proportion of residents had completed 'Third Level' education (48.4%) in 2022. This is higher than the levels of educational attainment in Dún Laoghaire Rathdown County, with 43.9% of the population having completed 'Third Level' education, and is significantly higher than the national average. It should be noted that a further 20.4% of the population have also completed 'Post-Graduate Education or Higher' at the time of the Census, compared to 26.2% in Dún Laoghaire Rathdown County, and just 0.7% were recorded as having 'No Formal Education'. Taken together, these figures indicate an extremely well educated population in the Study Area, that surpasses attainment in the wider nationally.

Education Level	Study Area	% of Total	Dún Laoghaire Rathdown County	% of Total
No Formal Education	11	0.7%	1,781	1.2%
Primary Education	67	4.1%	5,948	3.8%
Secondary Education	332	20.1%	33,132	21.4%
Third Level Education (Any Level)	797	48.4%	67,848	43.9%
Postgraduate or Higher	337	20.4%	40,445	26.2%
Not Stated	104	6.3%	5,461	3.5%
Total	1,648	100.0%	154,615	100.0%

Table 3.2: Population Aged 15+ Years by Highest Level of Education Completed

(Source: CSO, 2022)

The purpose of an affluence and deprivation index is to assess social conditions using a single indicator. The Pobal HP Deprivation Index (2022) is used by public bodies across Ireland to identify potentially disadvantaged communities and target investment/policy to improve the quality of life and access to opportunities for those living in them. The subject site is located in an area (based on Small Areas) that is classified as 'Affluent' indicating that the area is very prosperous with higher than average educational attainment, low unemployment, low age dependency, lower rates of disability, etc. relative to other parts of the country.

Within the Study Area, just 20.9% of the population identify as 'Not Religious' with the remaining 74.7%² identifying as religious and likely have some need for religious place of worship. Equally, ensuring there is adequate SI to help diverse communities feel included and empowered is critical. The Study Area has a comparably large international community with 19.6% of the local population born outside of Ireland.

Some 21.4% of people rely on green modes of transport for daily activities, with 'Bike' (2.3%), 'Walking' (5.5%), and 'Public Transport' (13.7%) making up a small portion of transportation. Daily commuting patterns show 50.1% of trips to work/school are under 30 minutes, with just 4.9% indicating a travel time of over an hour. Trips by 'Private Car (Driver or Passenger)' constitute a considerably higher proportion of all daily movements (59.7%).

The daytime population of the Study Area was registered at 3,750 No. persons in 2022. This refers to those persons that are typically located within the area during the daytime hours for school, work or living and not leaving for work. Some 1,217 No. persons are employed within the Study Area, classifying it a smaller employment destination in Dún Laoghaire Rathdown County. Those working in the area largely do so in either 'wholesale, retail trade' (31.7%), or 'education, human health and social work activities' (20.7%).

² 4.4% of the population did not state their religion in 2022, which constitutes the remaining percentage value.

3.2 Summary

The majority of the population in the catchment of the Study Area are living in lower density family housing estates. They are more likely to live in owner-occupied family houses, rather than private or socially renting, than recorded nationally. Population in the catchment has grown considerably over the past 6 years by 12.0%. This rate of growth is projected to continue given the extent of residential planning permissions consented within the catchment. The population has a comparably high ethnic diversity, with an above average number of residents from EU accession countries and countries outside of Europe, aligning with a lower than average proportion of persons stating their country of birth as Ireland.

The population of the Study Area is characterised by a young population within the active workforce age bracket, and a large minority are young families with children. Jobs in the catchment reflect the major employers in the area (schools and retail). The resident population of the catchment is very highly educated with a plurality commuting outside of Kilternan to Dublin City for employment. The area is classified as 'Affluent' in terms of affluence and deprivation, signifying high average rates of educational attainment, employment, within stable family structures, and usually indicates higher disposable income, demand for social infrastructure, but also greater social mobility and means to travel.

The demographic assessment indicates that a higher proportion of community facilities may be required for the working population and families with school-aged children in this area than other demographic groups.

4.0 FACILITIES AUDIT

As stated previously, the subject site, measuring 14.2 Ha, is situated on lands in Kiltiernan. The western site is generally bounded by the Glenamuck Road to the north; the Sancta Maria property to the north, west and south; a recently constructed residential development named "Rockville" to the north-east; the Enniskerry Road to the south-west; dwellings to the south; and the future GLDR to the east. The eastern site is generally bound by dwellings to the south; the future GLDR to the west; and greenfield land to the north and east. The subject site benefits from good accessibility with its close proximity to the M50 Motorway and Luas (Green Line), and high-quality local bus transportation.

The Study Area for this Assessment is defined by a 1 km radius of the subject site, equivalent to a c. 12- to 14-minute walking distance, which is considered accessible to future residents of the proposed development. A distance of 1 km has also been defined by Dún Laoghaire Rathdown County Council within the *Dún Laoghaire Rathdown County Development Plan 2022-2028* (Section 12.3.2.2) as a suitable radius for assessing Sustainable Neighbourhood Infrastructure in new residential communities. Given the rapidly changing nature of Kiltiernan Village, alongside its relative peripherality within the context of Dún Laoghaire Rathdown, an additional indicative catchment of 2 km has been included (in some exceptions) to capture, survey and include relevant infrastructure that lies tangent to, or immediately outside of this Study Area but is directly relevant to assessing future needs of the settlement of Kiltiernan.

The survey identified a large range of community facilities within the Study Area. A total of 7 No. categories of facilities that align with the Policies set out in the *Development Plan* were utilised for this Audit. Some 21 No. social infrastructure facilities were identified as part of this Audit within a radius of 1 km of the subject site (17 No. excluding schools and childcare), with that figure increasing to 90 No. social infrastructure facilities located within c. 2 km of the subject site (79 No. excluding schools and childcare).

Category	Facility Type
Education and Training Services	Primary, Post-Primary, Third Level, Further Education, Other Lifelong Training Centres
Childcare Facilities	Registered Childcare Facilities Incl. Full Day, Part-Time and Sessional Services
Social, Community and Cultural Facilities	Community Centres, Libraries, Senior and Youth Centres, Post Offices, Banks and Credit Unions, Museums, Galleries, Theatres, Cinemas, Music Venues, Historical Cultural Sites
Healthcare and Emergency Services	Hospitals, Health Centres, Primary Care Centres, Doctors and Specialty Clinics, Dental, Physiotherapy, Counselling, Optician, Pharmacy, Garda Stations, Fire Stations
Open Space and Recreation	Parks, Playing Pitches, Playgrounds, Sports Centres and Clubs, Leisure Centres, Gyms and Training Facilities, Swimming Pools
Religious Institutions	Areas of Worship, Churches, Cemeteries
Retail Centres and Services	Convenience Retailing, Other Relevant Retail

Table 4.1: Community Infrastructure Categories Applied to Audit
Source: Thornton O'Connor Town Planning, 2024)



Figure 4.1: Principal Study Area

(Source: Bing Maps, Annotated By Thornton O'Connor Town Planning, 2024)

4.1 Education Facilities

A Schools Demand Assessment has been carried out to examine the capacity of existing primary and post-primary school facilities located in the vicinity of the subject site, alongside the demographic demands, to understand the direction of demand and the resulting need for additional schooling infrastructure in the future.

A methodology for the assessment of educational facilities and schools has been developed in accordance with the directions provided in planning policy, and it involves the following steps:

1. Defining a Study Area using relevant School Planning Areas (SPA) as developed by the Department of Education (DES);
2. A demographic and socio-economic evaluation of the composition of population within the Study Area;
3. Determining the extent and provision of existing educational facilities and schools within the Study Area; and
4. Estimating the level of demand for schools that may arise from the development proposal.

In accordance with current guidelines, the following Section provides an examination of local need for educational facilities at the subject site and its wider surroundings. Accordingly, the latest data was obtained from the Department of Education and Skills, Primary Online Database (POD)³ and the National School Census, for existing educational facilities in the locality. Reporting also provides detail on the current and future capacity of existing and planned schools in the area. The aim of this assessment is to establish projected demand for school places within the existing schools network generated by the proposed development.

4.1.1 Existing Infrastructure Analysis

4.1.1.1 School Catchment Area

In order to plan for school provision and analyse the relevant demographic data, the country is divided into 314 school planning areas by the Department of Education. A Geographical Information System, using data from a range of sources, including school enrolments, Child Benefit records and information on residential development is used to identify where the pressure for school places across the country will arise. With this information, nationwide demographic exercises are carried out to determine where additional school place provision is needed at primary and post-primary level.

The proposed development is located within the Kilternan School Planning Area (SPA), as identified by the Department of Education and Skills and indicated in Figure 4.2 below. The Kilternan SPA, to which the subject site belongs, is bounded to the north by the Ballinteer Stepside DLR SPA, to the east by the Sallynoggin Killiney DLR and Ballybrack Shankill DLR SPAs, to the south by the Bray SPA and to the west by the Rathfarnham SPA.

This SPA comprises 3 No. existing primary schools, and 1 No. post-primary school.

³ Department of Education and Skills – National School Annual Census for 2023/2024, which is returned via the Primary Online Database (POD). This includes both the Census and the Special School Annual Census. Only schools aided by the Department of Education and Skills are included in this list. Data was published June 2023.

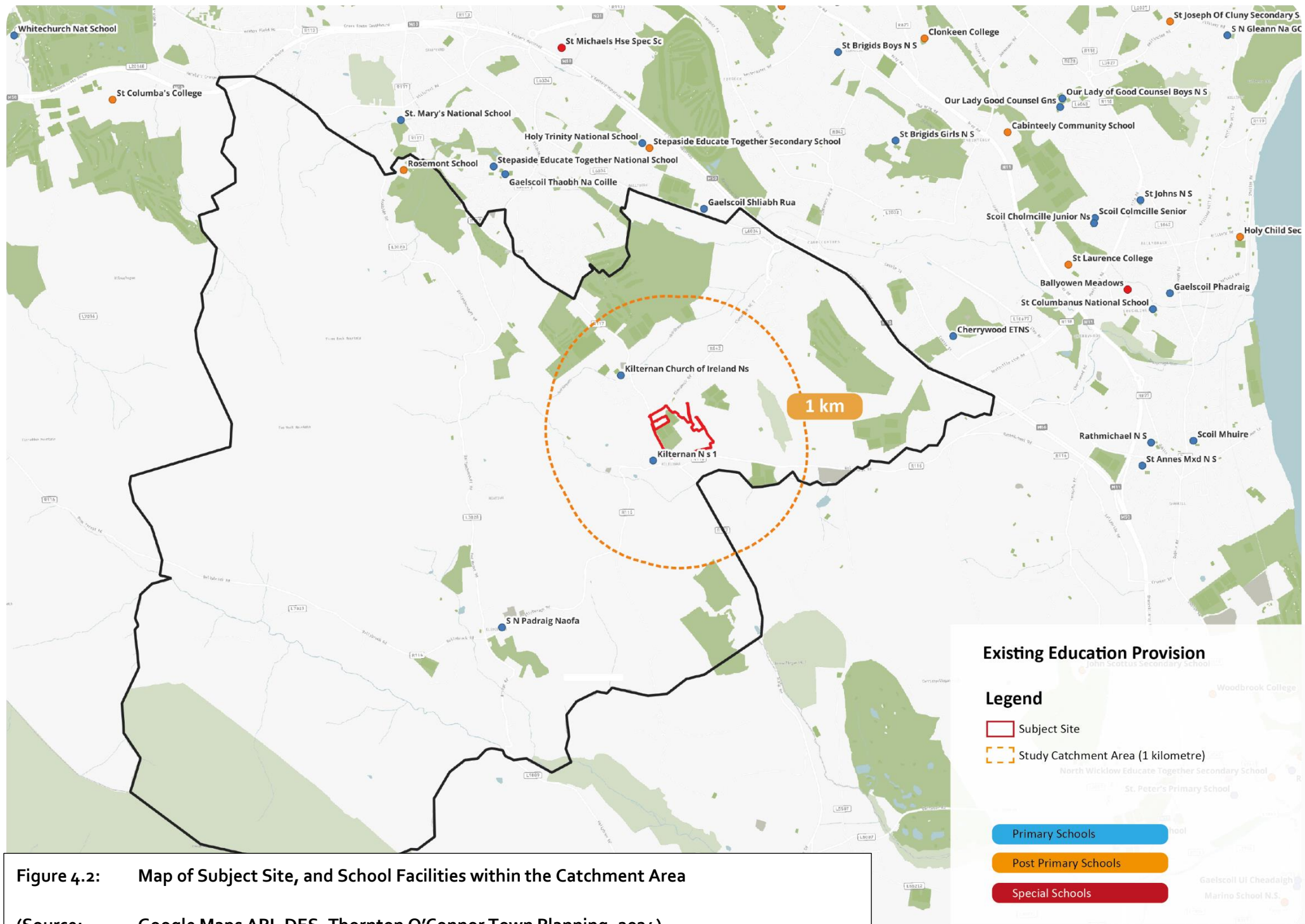


Figure 4.2: Map of Subject Site, and School Facilities within the Catchment Area

(Source: Google Maps API, DES, Thornton O'Connor Town Planning, 2024)

4.1.1 Primary Schools

A total of 3 No. primary schools (Kilternan Church of Ireland National School, St. Patrick's National School and Kilternan National School), were identified in the Kilternan SPA. These schools held a combined provisional enrolment of 672 No. students during the 2023/2024 school year as per Department of Education and Skills (DES) records. We note that of this cohort, all schools within the SPA were co-educational (mixed).

A number of additional primary schools are located within the adjoining SPAs to the north, including Stepside Educate Together National School, Gaelscoil Thaobh Na Coille, St. Mary's National School and Holy Trinity National School in the Ballinteer Stepside DLR SPA and Gaelscoil Shliabh Rua in the Sallynoggin Killiney DLR SPA, which have been included in Table 4.2 for reference purposes. Of the schools within the adjoining SPA, Gaelscoil Shliabh Rua, Gaelscoil Thaobh Na Coille, Cherrywood ETNS, Stepside Educate Together National School are within or just outside the 2km study area boundary.

Supplementary to the enrolment information acquired from the DES, a review of the schools' websites and the 2024/2025 Schools' Admission Notice was carried out in May 2024 by Thornton O'Connor Town Planning to ensure that available spaces in classes are captured in this Audit. Table 4.2 provides a detailed breakdown of this available capacity per school. As per Section 63 of the *Education (Admissions to School) Act 2018*⁴, schools are required to publish an Annual Admissions Notice each year with key information about the annual admissions process.

No.	Roll No.	School Name	Distance from Site (km)	Female s	Male s	2023-2024 Enrolment	Annual Capacity per School Websites (2024/25)		
							Junior Infants	Other Years	Total
1	16629 O	KILTERNAN CHURCH OF IRELAND NS	0.5	100	108	208	26	2	28
2	17507F	S N PADRAIG NAOFA	2.3	73	91	164	30	0	30
3	18806 U	KILTERNAN N S 1	0.3	147	153	300	52	0	52
Kilternan SPA Total				320	352	672	108	2	110
4	20401 G	Stepside Educate Together National School	2.8	225	261	486	72	29	101
5	20020R	Gaelscoil Thaobh na Coille	2.7	212	210	422	60	0	60
6	02872U	St. Mary's National School	4.1	120	122	242	39	0	39
7	20190T	HOLY TRINITY NATIONAL SCHOOL	2.6	274	327	601	78	0	78
8	20425 U	Gaelscoil Shliabh Rua	2.0	166	170	336	62	0	62
9	20535E	Cherrywood ETNS	2.7	57	55	112	27	0	27
Nearby Primary Schools – Adjoining SPAs (incl. Kilternan SPA)				1,374	1,497	2,871	446	31	477

**Note: Where there was no information on the number of spaces made available, we have assumed that the capacity is 0.*

Table 4.2: Recorded Enrolments for Primary Schools

(Source: DES, 2023, and Individual School Admission Notices, 2024)

⁴ Section 62 of this Act requires that, from 1st February 2020, Boards of Management have 3 No. months to revise their Admission Policies in line with the commenced provisions of the Act.

This review helped determine the trend in schools for admitting students into the classes each year. For the 2024/2025 academic year, the Admissions Notices for primary schools indicated a total enrolment capacity of 110 No. students in the catchment (108 No. spaces for Junior Infants, and 2 No. spaces for Other Years). These 110 No. places refer to the places made available each academic cycle resulting from graduating students, rather than any additional capacity to the overall schooling infrastructure. Where schools have not provided sufficient information on their intake for the next academic year, these have been assumed to be zero.

Table 4.3 below provides information on each of the primary schools, inclusive of their enrolment numbers for the previous 5 No. academic years (2019–2020 to 2023–2024). The overall enrolment figure associated with the 3 No. primary schools within the catchment has moderately decreased over the past 5 No. years (40 No. fewer children, -5.6%), but has remained stable despite the population increase in the town. KILTERNAN National School 1 (identified in blue in Table 4.3), also known as Our Lady of the Wayside N.S., has decreased by 8 No. students in the 2023–2024 academic year. This school was recently granted planning permission (D22A/0210) to expand, and proposes to facilitate space for an additional 4 No. classrooms (100 pupils) in the near future. Moreover, the nearby Cherrywood ETNS which opened in 2020/2021, has a total current enrolment of 112 No. students with an overall capacity to support 700 No. pupils. **Taken together, it would suggest that there will be significant available capacity for the town as it continues to grow into the future.**

School	Roll No.	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
KILTERNAN CHURCH OF IRELAND NS	16629O	211	217	213	214	208
S N PADRAIG NAOFA	17507F	181	158	159	174	164
KILTERNAN N S 1	18806U	320	308	306	306	300
Kiltiernan SPA Total		712	683	678	694	672
Stepaside Educate Together National School	20401G	337	371	413	439	486
Gaelscoil Thaobh na Coille	20020R	458	450	433	437	422
St. Mary's National School	02872U	265	256	249	250	242
HOLY TRINITY NATIONAL SCHOOL	20190T	578	604	601	610	601
Gaelscoil Shliabh Rua	20425U	236	285	302	328	336
Cherrywood ETNS	20535E	-	5	26	80	112
Nearby Primary Schools – Adjoining SPAs (incl. Kiltiernan SPA)		2,586	2,654	2,702	2,838	2,871

Table 4.3: Existing Primary Schools: Enrolment Figures 2019–2020 to 2023–2024

(Source: DES, 2023)

We note that no special education facilities were identified within the Kiltiernan SPA, however the area appears to be served by 1 No. special education facility to the north in Ballinteer Stepsaside, St. Michaels HSE Special School. This facility recorded a provisional enrolment of 68 No. students during the 2023/2024 school year as per Department of Education and Skills (DES) records. It was not possible to determine the enrolment capacity in the 2024–2025 academic year from Admissions Notices.

No.	Roll No.	School Name	Females	Males	2023–2024 Enrolment	Annual Capacity per School Websites (2024/25)
1	18671A	St. Michael's HSE Special School	27	41	68	0
Total					68	0

Table 4.4: Recorded Enrolments for Special Education School

(Source: DES, 2023, and Individual School Admission Notices, 2024)

Table 4.5 indicates that the enrolment figures for the special education school in the area have remained generally consistent from the 2019–2020 academic year to the 2023–2024 academic year.

School	Roll No.	2019–2020	2020–2021	2021–2022	2022–2023	2023–2024
St. Michael's HSE Special School	18671A	69	66	68	68	68
Total		69	66	68	68	68

Table 4.5: Existing Special Education: Enrolment Figures 2019–2020 to 2023–2024

(Source: DES, 2023)

4.1.2 Post-Primary Schools

The Kiltarnan SPA is served by one post-primary school. Rosemount School, which recorded an enrolment of 276 No. students during the 2023/2024 school year as per Department of Education and Skills (DES) records. We note that 2 No. additional post primary schools are located within the adjoining SPAs to the north and west, including Stepside Educate Together Secondary School in the Ballinteer Stepside DLR SPA and St. Columba's College in the Rathfarnham SPA, which have been included in Table 4.6 for reference purposes.

Supplementary to the enrolment information acquired from the DES, a review of the schools' website and the 2024/2025 Schools' Admission Notice was carried out in May 2024 by Thornton O'Connor Town Planning to ensure that available spaces in classes are captured in this Audit. Table 4.6 provides a detailed breakdown of this available capacity. As per Section 63 of the *Education (Admissions to School) Act 2018*, schools are required to publish an Annual Admissions Notice each year with key information about the annual admissions process.

This review helped determine the trend in the school for admitting students into the classes each year. For the 2024/2025 academic year, the Admissions Notice for the post-primary school indicated a total enrolment capacity of 72 No. students (72 No. spaces for First Years, and 0 No. spaces for Other Years). These 72 No. places refer to the places made available each academic cycle resulting from graduating students, rather than any additional capacity to the overall schooling infrastructure.

No.	Roll No.	School Name	Distance from Site (km)	Females	Males	2023-2024 Enrolment	Annual Capacity per School Websites (2024/25)		
							First Years	Other Years	Total
1	60930L	Rosemont School	3.3	276	0	276	72	0	72
		Kiltiernan SPA Total		276	0	276	72	0	72
2	68241F	Stepaside Educate Together Secondary School	2.5	262	333	595	144	0	144
3	60320H	St Columba's College	5.8	160	192	352	70	0	70
Nearby Primary Schools – Adjoining SPAs (incl. Kiltiernan SPA)				698	525	1,223	286	-	286

Table 4.6: Recorded Enrolments for Post-Primary School

(Source: DES, 2023, and Individual School Admission Notice, 2024)

Table 4.7 provides an overview of the post-primary school within the catchment, inclusive of their enrolment numbers according to data published by the DES for the academic years 2019–2020 to 2023–2024. As highlighted in Table 4.7, the overall enrolment figure associated with the 1 No. post-primary school in the catchment area has increased during this period from 182 No. to 276 No. pupils; 94 No. additional pupils (51.6%). This indicates recent growth in demand for post-primary school infrastructure within the catchment.

School	Roll No.	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Rosemont School	60930L	182	190	223	251	276
Kiltiernan SPA Total		182	190	223	251	276
Stepaside Educate Together Secondary School	68241F	214	314	418	510	595
St Columba's College	60320H	333	330	353	353	352
Nearby Primary Schools – Adjoining SPAs (incl. Kiltiernan SPA)		729	834	994	1,114	1,223

Table 4.7: Existing Post-Primary School: Enrolment Figures 2019–2020 to 2023–2024

(Source: DES, 2023)

Of the 3 schools that were contacted, there was significant expanding capacity identified within the nearby Stepaside Educate Together Secondary School. This school has the potential to grow by over 65% to accommodate 1,000 No. students at full capacity (supporting an additional 400 No. post-primary students in the local area).

4.1.3 Further Education

A further 2 No. adult learning facilities were identified in the audit. Kiltiernan Adult Education Centre located within the village of Kiltiernan, and The Open College located just out the catchment in nearby Leopardstown. The Kiltiernan Adult Education Centre provides training courses for adults returning to education and sessional classes in gardening, art and other hobbies.

4.1.4 Future Demand Analysis

4.1.4.1 Demographic Growth Projection

In November 2021, the Department of Education and Skills (DES) reported that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2019, and will fall gradually to a low point in 2033 (see Figure 4.3), in line with revised migration and fertility assumptions for the country as a whole. The latest statistical release⁵ by the DES in this respect states:

"Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,716). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F2⁶ scenario will reach a low point of 440,551 by 2033. This is 120,860 lower than today's figure. Enrolments will rise again thereafter and are projected to stand at 474,888 by 2040, a rise of some 34,300 over the seven years 2033 to 2040."

The study also concluded that post-primary school enrolments, however, will continue to rise in the short-term and will likely reach peak enrolment levels in 2024 (see Figure 4.4). The DES Report⁷ states:

"Enrolments in post-primary schools have risen by 26,923 (8%) over the past five years and are projected to continue rising over the short term. Under M1F2 they are projected to peak in 2024 with 408,794 pupils, some 29,610 higher than in 2020."

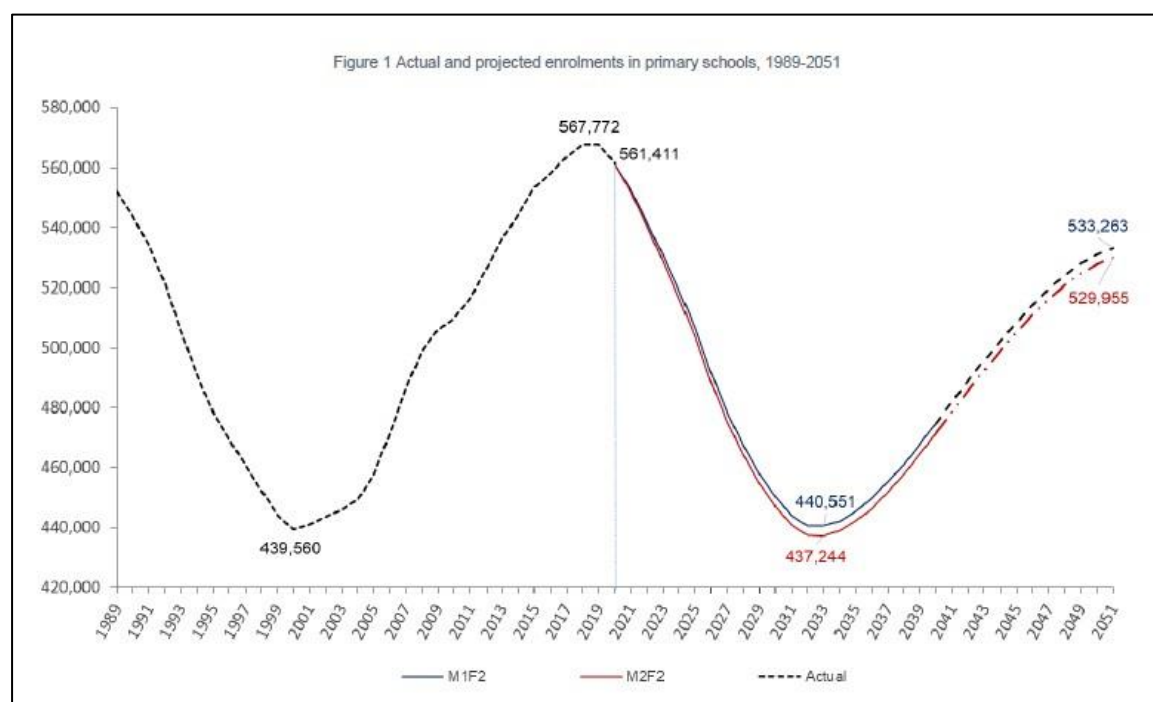


Figure 4.3: Actual and Projected Enrolments in Primary Schools, 1989–2051, Organised by Growth Projection Scenarios Created by the CSO
(Source: DES, 2021)

⁵ Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021–2040* (DES, November 2021), pg. 6.

⁶ The CSO's Regional Population Projections utilise six variant scenarios with relative assumptions in relation to regional fertility, mortality trends and external migration from and to each region. The Department of Education and Skills anticipates that M1F2 is the most likely scenario regarding migration and fertility, which encompasses the assumption of high migration and low fertility falling from 1.8 to 1.6 by 2031.

⁷ Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021–2040* (DES, November 2021), pg. 11.

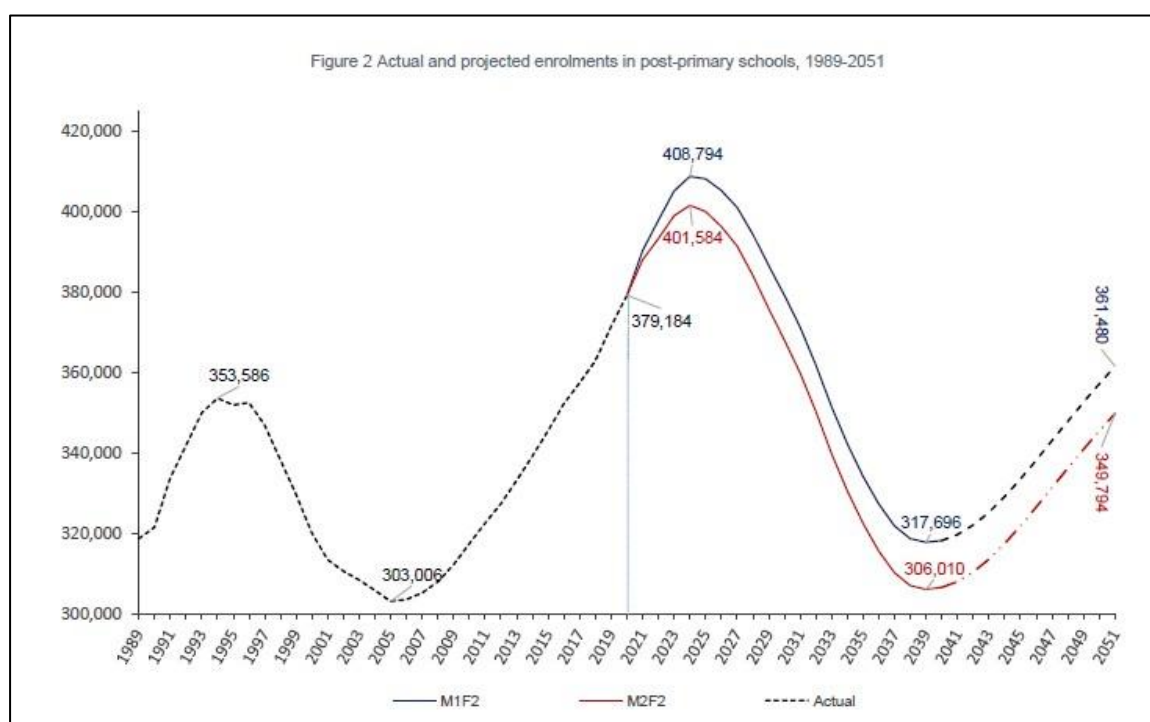


Figure 4.4: Actual and Projected Enrolments in Post-Primary Schools, 1989–2051, Organised by Growth Projection Scenarios Created by the CSO

(Source: DES, 2021)

4.1.4.2 Potential Impact on Catchment Schools

Using the projected enrolment figures⁸ for the Dublin Region, as set out in the Department of Education and Skills' *Projections for Full-Time Enrolment: Primary and Second Level, 2021–2040*, the study can extrapolate future enrolment for the 2028/2029 academic year for Kiltarnan. The 2028/2029 academic year has been selected in this study as the year the proposed development should be completed and occupied. The Report projects the enrolment figures in primary schools within the Dublin Region to drop by 10.1% between the academic years 2023/2024 and 2028/2029 (5 year period). Applying this future projection figure to the current enrolment figures within Kiltarnan it is estimated that enrolments in the 3 No. primary schools identified in the Assessment are set to reduce by 68 No. spaces by the 2028/2029 academic year.

At the post-primary level, the Report projects the enrolment figures to increase marginally by 0.5% between the 5 academic years from 2023/2024 to 2028/2029. This would result in an increase of 1 No. child in the 1 No. post-primary school identified within the catchment by the 2028/2029 academic year. We note that the indicative change figures provided are an estimate of potential enrolments is based on the regional population projections included in the DES Report⁹ and do not represent localised values.

⁸ Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021–2040* (DES, 2021), Table 4.

⁹ Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021–2040* (DES, 2021), Table 7.

Catchment	Enrolment Year		% Change Estimate	Change
	23/24	28/29		
Primary Schools (3)	672	604	-10.1% decrease	-68
Post-Primary Schools (1)	276	277	+0.5% increase	1

Table 4.9: Projected Enrolment Trends Kiltiernan SPA – 2024 to 2029

(Source: Thornton O'Connor Town Planning, 2024)

Using the same methodology and expanding the assessment to include those schools located nearby within adjacent SPAs, it is estimated that enrolments in the 9 No. primary schools identified in the Assessment are set to reduce by 290 No. spaces by the 2028/2029 academic year. At the post-primary level, enrolment would see an increase of 6 No. children in the 3 No. post-primary schools identified within the catchment by the 2028/2029 academic year.

The indicative change figures provided are an estimate of potential enrolments is based on the regional population projections included in the DES Report¹⁰ and do not represent localised values. We recognise that the Stepside, Kiltiernan, Carrickmines, Leopardstown and Cherrywood areas are rapidly growing, and are areas that have a strong focus on the provision of low density single family dwelling units likely creating an unaccounted for level of demand for school places in the future. The next section supplements this understanding of existing demand with the cumulative demands from the proposed scheme and the wider Kiltiernan potential residential yield.

Catchment	Enrolment Year		% Change Estimate	Change
	23/24	28/29		
Primary Schools (9)	2,871	2,581	-10.1% decrease	-290
Post-Primary Schools (3)	1,223	1,229	+0.5% increase	6

Table 4.9: Projected Enrolment Trends Kiltiernan SPA and Nearby Schools Adjoining Catchment – 2024 to 2029

(Source: Thornton O'Connor Town Planning, 2024)

4.1.4.3 Projected Demand Generated by Proposed Development

The proposed development will comprise 434 No. units of various typologies (excluding 1 beds). The average household size in the Study Area recorded by the 2022 Census was 3.05 No. persons per household, which generates a total indicative population of 1,324 No. persons when applied to the proposed development. For this assessment it is assumed that only units greater than 1-bedroom can reasonably accommodate families.

The average number of children per family recorded in the State in Census 2022 was 1.34 No. children¹¹, which generates an indicative population of 582 No. children (between the ages of 0–18 years) when applied to the number of units that can accommodate families within the proposed development. Of this figure, an estimated 445 No. children would be considered school age (including 259 No. primary school children and 186 No. post-primary school children), as

¹⁰ Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021–2040* (DES, 2021), Table 7.

¹¹ Source: <https://www.cso.ie/en/releasesandpublications/ep/p-cpp3/censusofpopulation2022profile3-householdsfamiliesandchildcare/>

per the age cohorts recorded for Dún Laoghaire Rathdown ¹² in the Census 2022 (Table 4.10).

Age Group	Pre-School Children (0–4 years)	Primary School Children (5–12 years)	Post-Primary School Children (13–18 years)	All Children (0–18 years)
Dun Laoghaire Rathdown 2022 Population	12,654	23,756	17,111	53,521
% of Total Cohort	23.64%	44.39%	31.97%	100.00%

Table 4.10: Breakdown of 0–18 Year Age Cohort for Dún Laoghaire Rathdown County Council

(Source: CSO, 2022)

Having regard to the foregoing, the development has the potential to generate an additional 1,324 No. persons within the area, including an estimated 445 No. children (including 259 No. primary school children and 186 No. post-primary school children), when fully occupied.

4.1.4.4 Projected Demand Generated by Proposed Development (and Other Local Developments)

An assessment of longer-term demand for school places has also been conducted based on cumulative potential future residential development in the Kiltiernan area. This report has utilised the potential residential yield for Kiltiernan from the *Dún Laoghaire Rathdown Development Plan 2022-2028* to establish the additional demand for school places. Some 2,015 No. residential units have been outlined for the 59.3 ha of zoned land within the local area. Making an assumption that a portion (15%¹³) of this demand can be omitted as it would relate to 1 bed units (and likely not generate demand for school places), this would yield c. 1,713 units. It is assumed that these sites could yield an indicative population c. 5,224 persons.

Using the same methodology as described in Section 4.1.4.3, there **would be an estimated 1,753 No. children considered school age (including 1,019 No. primary school children and 734 No. post-primary school children)**, as per the age cohorts recorded for Dún Laoghaire Rathdown ¹⁴ in the Census 2022 (Table 4.7) if all potential sites earmarked for residential development are completed in the long-term.

4.1.5 Completed and Planned Infrastructure

The Department of Education and Skills (DES) announced in April 2018, as part of their School Building Programme, that more than 40 No. new primary and post-primary schools were to be established throughout the country by 2022. Since 2018, over 40 No. new schools have been completed across the country. Subsequent additions to the School Building Programme list have been announced each year between 2018 and 2024 in line with demographic and local needs analyses. A small number of the 42 No. schools from the original list have not been completed as of 2024, or have been deferred for a variety of reasons (i.e planning, phasing, or demographics). As of April 2024, there were 28 No. new school buildings and 61 extensions at existing buildings

¹² Source: <https://www.cso.ie/px/pxeirestat/Statire/SelectVarVal/Define.asp?maintable=E3003&PLanguage=0>

¹³ This 15% is an assumption based on the combined proportion of 1 bedroom units identified within 2km of the subject site in neighbouring schemes.

¹⁴ Source: <https://www.cso.ie/px/pxeirestat/Statire/SelectVarVal/Define.asp?maintable=E3003&PLanguage=0>

proposed across the country in the latest School Building Programme Release.

As noted in the most recent Patronage Assessment Report published by the Department of Education, it does not identify the need for an additional new school in the Kiltiernan / Glenamuck area. The Department's Patronage Assessment Report for Post Primary Schools 2021 sets out that following a demographic review, there is a demographic need for a secondary school to be established in the school planning area of Sallynoggin_Killiney DLR/Cherrywood. Similarly, the Patronage Assessment Report for Primary Schools 2021 confirms new primary schools are needed in the school planning areas of Bray/Woodbrook Shanganagh and in Sallynoggin_Killiney DLR/Cherrywood.

While there were no new schools proposed¹⁵ within the subject Kiltiernan SPA, we note that there were 2 no. new primary schools and 1 no. new post-primary schools proposed within the latest School Building Programme Release, within the feeder areas of Sallynoggin Killiney DLR (North and Cherrywood), and located near the subject site (Table 4.11).

Type	School Planning Area	Stage
Primary	Sallynoggin Killiney DLR Cherrywood Primary School	Site Acquisition Process
Primary	Sallynoggin ETNS	Pre Stage 1
Post-primary	Sallynoggin_Killiney_DLR/Cherrywood	Stage 2b (Detailed Design)

Table 4.11: New Schools to be Established in Neighbouring Feeder Areas

(Source: DES, 2024)

Furthermore, although there no additional schools are proposed within the Kiltiernan SPA, an extension to Our Lady of the Wayside National School (located next to the subject site), has obtained planning permission (D22A/0210) to expand, and proposes to create space for an additional 4 No. classrooms (100 No. pupils) in the near future. Moreover, the nearby Cherrywood ETNS which opened in 2020/2021, has a total current enrolment of 112 No. students with an overall capacity to support 700 No. pupils. As noted above, although not located within the Kiltiernan SPA, Stepside Educate Together Secondary School which currently has an enrolment of 595 No. students has the existing space to grow to 1,000 No. students at full capacity. This highlights the significant additional capacity to support the demand for primary and post primary school places resulting from the proposed development.

The most recent insights from Dún Laoghaire Rathdown County Council and The Department of Education Chief Executive's Report on Pre-Draft Public Consultation For the Kiltiernan-Glenamuck Local Area Plan 2024 (February 2024) acknowledges the projected population increase within the plan area and if this is reached, have confirmed that additional schools will be required at primary and/or post-primary level with special education needs included for each. The DES welcomes inclusion of an 'ED' objective ('Proposed Education Site') in the County Development Plan 2022-2028 and within LAP area and will continue to engage with the council with regard to school provision for the Kiltiernan-Glenamuck area. **The Dún Laoghaire Rathdown Development Plan 2022-2028 identifies 3 No. sites, highlighted in Figure 4.6, for new schools designated to meet the needs of future residents.** Whilst information on the size and capacity of the future schools is not currently available, it is envisaged that these schools will contribute significantly to school provision for the future residents of the proposed development and the wider community of Kiltiernan.

¹⁵ An extension to an existing primary school (Our Lady of the Wayside N.S.), has obtained planning permission (D22A/0210) to expand, and proposes to create space for an additional 4 No. classrooms (100 No. pupils) in the near future.

Thus, 3 No. additional sites have been earmarked for educational facilities (within the Dún Laoghaire Rathdown County Development Plan 2022-2028) in the local area nearby the subject site as demand increases in the future. **Therefore it is clear the Planning Authority and the Department of Education have identified the requisite sites to support the new residential communities planned and the Department of Education will be responsible for delivering the schools as required.**

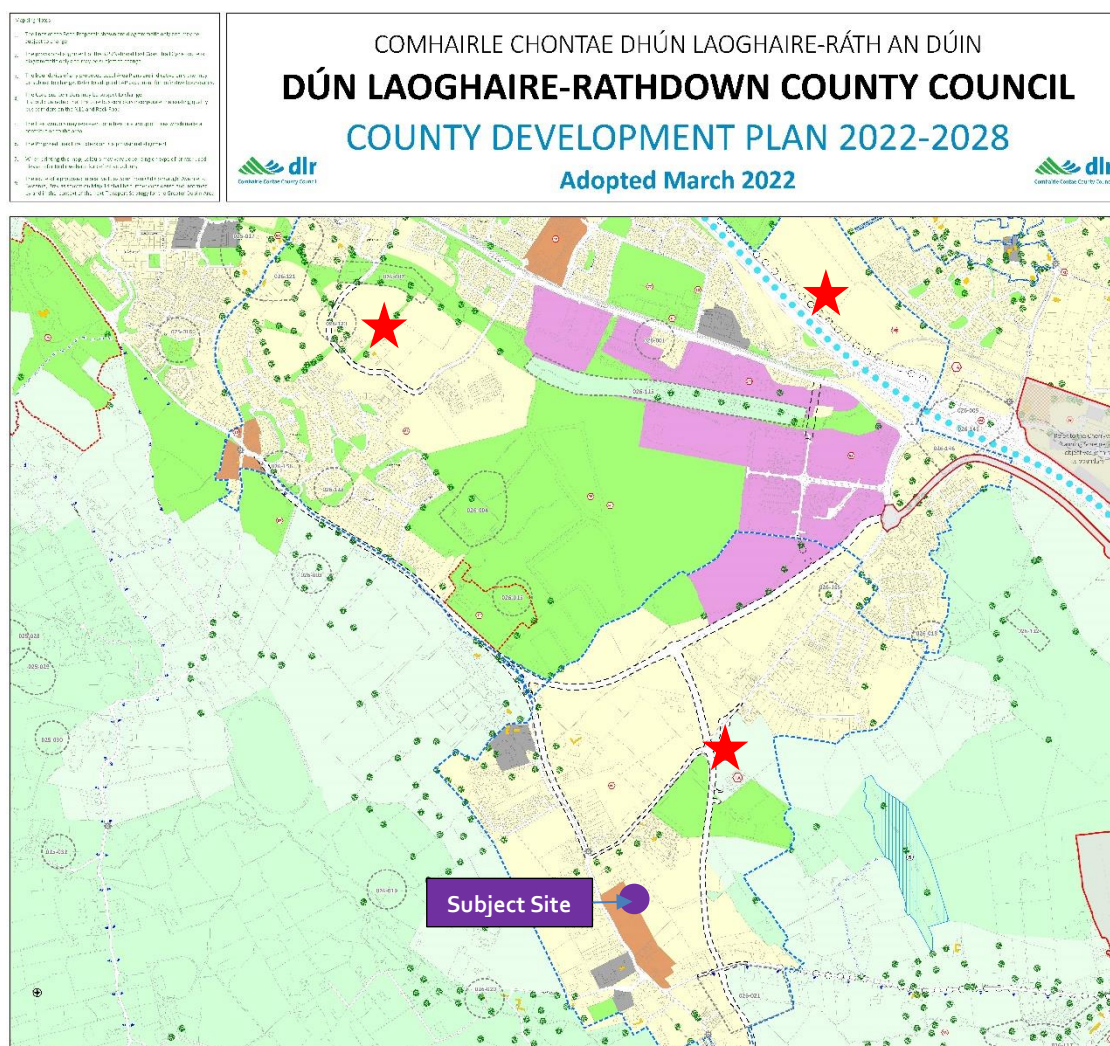


Figure 4.6: Proposed Nearby School Site Locations (Denoted with Red Star)

(Source: *Dún Laoghaire Rathdown County Development Plan 2022-2028, 2022*)

4.1.6 Conclusion

There are 3 No. existing primary schools, and 1 No. existing post-primary school in the catchment area, to which the subject site belongs. These facilities cater to a student population of 672 No. primary school students and 277 No. post-primary school students and have demonstrated different levels of growth in the recent 5-year period, with primary school enrolments decreasing by 5.6% and post-primary school enrolments increasing by 51.6% over the same period.

Admissions Notices from schools within the Kiltiernan SPA indicate a healthy combined total of **182 No. spaces available** for incoming Junior Infants/First Years, of which 110 No. spaces are

available in primary schools and 72 No. spaces are available in post-primary schools for the upcoming academic year.

With respect to future enrolments, it is noted that a c. 10.1% decrease in primary school enrolments and a c. 0.5% increase in post-primary school enrolments is anticipated between the academic years 2023/2024 and 2028/2029, but will fall gradually to a low point by 2039 (Figure 4.4), with respect to the most recent regional population projections published by the DES. **The visible decline in enrolments at primary school level is in line with government demographic projections, and is expected to continue to 2033. Post-primary school enrolments are projected to peak in 2024/2025, and it is thus likely that Dún Laoghaire Rathdown will see a significant reduction in the need for places into the remainder of the decade.**

As of May 2024, Our Lady of the Wayside National School, has obtained planning permission (D22A/0210) to expand, and proposes to create space for an additional 4 No. classrooms (100 pupils) in the near future. The nearby Cherrywood ETNS which opened in 2020/2021, has a total current enrolment of 112 students, with an overall capacity to support 700 pupils in the coming years. Stepside Educate Together Secondary School which currently has an enrolment of 595 students has existing capacity to grow to 1,000 students. Moreover, the planned infrastructure for Dún Laoghaire Rathdown has already been specifically earmarked as a result of the demographic modelling carried out by the DES across various national, regional and local levels to cater for demand over the next 20 No. years.

Primary Level Assessment: The visible decline in enrolments at primary level in local schools over the past 5 years, alongside the expected future decline based on local demographic profiling (2022), in addition to the planned expansion of existing and a new school (Our Lady of the Wayside and Cherrywood ETNS) to be developed near the subject site in the near term, will create capacity to support the granted residential developments around the village, alongside the proposed development (Analysis carried out in Section 4.1.4.3 and 4.1.5).

Post-primary Level Assessment: The rise in enrolments at post-primary level in local schools over the past 5 years is in line with DES projections. While this growth is expected to peak next year and begin declining, the planned residential expansion of Kilternan and the surrounding areas are likely to create a continued increase in demand for post-primary places supplemented by new starter homes on a longer-term horizon. Significant existing capacity was identified within the nearby Stepside Educate Together Secondary School which can be used to support demand associated with the proposed development. Moreover, 3 No. additional sites have been earmarked for educational facilities (within the *Dún Laoghaire Rathdown County Development Plan 2022-2028*) in the local area nearby the subject site as demand increases in the future. This assessment of demographic demand is consistently monitored by Dún Laoghaire Rathdown and the DES within the context of Stepside, Kilternan, Carrickmines, Leopardstown and Cherrywood, and it is judged by them that based on the consented residential planning pipeline and demographic profile of the area there is no need to begin the process of providing additional schools in the Kilternan SPA at this time within the School Building Programme.

4.2 Childcare

This Assessment identifies 8 No. TUSLA registered childcare facilities within a 1 – 2 km radius of the subject site, and illustrates their maximum potential capacities based on the latest TUSLA inspection data, and their levels of accessibility with respect to walkable distances from the subject site. These facilities were reported as having a combined total capacity of 358 No. childcare places at the time of the survey (May 2024). The demographic profile of this area provided in Section 3.0 also provides a baseline for understanding the pre-school age population and the emerging demand for childcare facilities in the area.

As part of the data discovery process, each of the relevant TUSLA childcare facilities were contacted to gather information on enrolment and vacancy in May 2024. We also note that the Dún Laoghaire Rathdown Childcare Committee was consulted (via email and by phone) in the course of this Assessment (May 2024) but was not able to provide any recent childcare capacity analysis for the Study Area at the time of the consultation. As a result, an independent audit of services has been conducted.

As stated previously in Section 2.0, the *Childcare Facilities: Guidelines for Planning Authorities (2001)* recommend that a crèche or childcare facility with capacity for 20 No. children should generally be provided for every 75 No. dwellings within new residential developments. However, both the Guidelines and Dún Laoghaire Rathdown County Council further advise that regard should be had to existing childcare provision when considering the delivery of new facilities as part of residential development in order to avoid overprovision.

This Assessment aims to determine what the nature of local supply and demand is within the catchment, in parallel with the estimation of 0–6-year-old residents that may reside in the proposed development. The total number of units in the development which are included in this estimation amounts to 434 No. In order to calculate the number of 0–6-year-old residents in the proposed development, the study utilises 3 No. key number of indicators:

1. The proposed unit mix of the development;
2. Persons per unit proposed (this is calculated by using the average household size within the Study Area, established as 3.05 No. persons per unit¹⁶ using the Census 2022); and
3. Proportion of the Study Area's population within the 0–6 years age cohort (determined as 11.32% using Census 2022 data).

Analysis of these factors allows for a determination of the total number of 0–6-year-old residents in the proposed development. As highlighted in Table 4.11, it is estimated that 150 No. children aged 0–6 years may reside in the proposed development (rounded from 149.8).

Description	No.	Value	Method
Units in Proposed Development ¹⁷	a	434	a
Average Household Size	b	3.05	b
Potential Residents (Number)	c	1,324	a * b = c
0–6 Years (% of Total Population)	d	11.32%	d
Potential 0–6 Years (Number)	e	149.8	d * c = e

Table 4.11: Estimation of Children Aged 0–6 Years in the Proposed Development

(Source: Thornton O'Connor Town Planning, 2024)

¹⁶ CSO statistics record a total of 2,579 No. residents in 846 No. households within the catchment in 2022.

¹⁷ In line with Policy, a figure of 434 No. units was used in the calculations, discounting those units with only 1-bedroom.

4.2.1 Estimated Childcare Demand Generated

In 2023, the Central Statistics Office, as part of the latest Census release, provided a detailed statistical module¹⁸ on the rates of take-up for childcare at a national and county level for 2022. This analysis highlighted that almost one-third (331,783) of children under the age of 15 in the State were in some form of formal childcare. This release is relevant for this Assessment as it indicates the extent to which childcare facilities are utilised by the general population. An adaption of a table found within this module (Table 4.12) shows the range of methods parents use for the purposes of childcare for their pre-school attending children in the State and at county level.

Type of Childcare	Parent/ Partner	Unpaid Relative/Friend	Paid Relative/ Friend	Childminder/ Au-Pair/Nanny	Childcare Facility	Other
Dún Laoghaire Rathdown County	47%	8%	1%	11%	32%	1%
State	55%	10%	2%	10%	22%	1%

Table 4.12: Type of Childcare Utilised By Parents of Pre-School Children

(Source: CSO, 2023)

The Study indicates that the vast majority of pre-school children across Ireland are cared for by their parents or partners of their parents, while 22% of pre-school children attend a childcare facility nationally. Notably, the ratio of creche utilisation in Dún Laoghaire Rathdown is significantly higher than the national rate, at 32%. This module from the CSO is not an approximation or a random sample survey, but a direct representation of the population in 2022. Since the previous analysis carried out in 2016, the level of pre-school children attending a childcare facility has not materially increased (increased in raw numbers, decreased in proportion). Table 4.13 applies the CSO's 32% figure to the estimated number of residents aged 0–6 years old¹⁹ in the proposed development, as determined under the quantitative demographic analysis above. The results indicate a potential need for c. 48 No. childcare places to be available to support the additional local need (value rounded from 47.9).

Description	Ref.	Value	Method
Units in Proposed Development*	a	434	A
0–6 Years (Number)	b	149.8	B
0–6 Years Total at 32%	c	47.9	$b * 32\% = c$

Table 4.13: Number of Pre-School Children Requiring Access to Childcare Facilities

(Source: Thornton O'Connor Town Planning, 2024)

¹⁸ CSO Census of Population, 2022. <https://www.cso.ie/en/releasesandpublications/ep/p-cpp3/censusofpopulation2022profile3-householdsfamiliesandchildcare/childcare/>

¹⁹ This analysis adopts the rate of formal childcare utilisation for children aged 0–8 years old for County Dun Laoghaire. While a like-for-like analysis of those aged 0–6 would be ideal, the CSO only provides outputs for specific cohorts (specifically, 0–2, 3–4, 5–8, 9–14, and under age 15 cohorts). In order to capture the key demographic of formal childcare take-up for those children aged 5–6, the percentage rate of take-up for all children aged 0–8 was selected and applied to the study.

4.2.2 Existing Childcare Facilities

Table 4.14 below provides facility-level detail for each of the existing childcare facilities identified in the study alongside indicative capacity. Figure 4.7 identifies each of these facilities on a map as they relate to the subject site. This assessment identifies 8 No. TUSLA registered childcare facilities within a 1–2 km radius of the subject site, it illustrates their maximum potential capacities based on the latest TUSLA inspection data, and their levels of accessibility with respect to walkable distances from the subject site. These facilities were reported as having a combined total capacity of 358 No. childcare places at the time of the survey (May 2024).

TUSLA ID	Childcare Facility	Distance (km)	Service Type	Current Enrolment	Spare Capacity
TU2015DR105	Ballyogan Community Childcare Service	1.86	Part Time / Sessional	18	0
TU2015DR141	Copperbeech Montessori	0.96	Part Time / Sessional	15	No Data
TU2015DR148	Dimples Creche & Montessori	1.77	Full Day / Sessional	122	0
TU2020DR001	Links Childcare	1.90	Full Day	63	0
TU2015DR162	Once Upon A Time Nursery & Montessori	1.22	Full Day / Part Time / Sessional	75	0
TU2015DR014	Pixies Montessori School	1.19	Part Time	20	0
TU2015DR096	Springfield Montessori School	1.20	Sessional	16	No Data
TU2015DR110	Tree House Pre School & Montessori	0.67	Sessional	29	0
			Total (1km)	44	0
			Total (2km)	358	0

* Source: Combination of: TUSLA Inspections (Based on AM) and TUSLA Listing (May 2024) Provided By Dún Laoghaire Rathdown County Council.

Table 4.14: Current Capacity of Existing Childcare Facilities in a 1–2 km Study Area

(Source: TUSLA Inspections (Based on AM) and TUSLA Listing (May 2024) Provided By Dún Laoghaire Rathdown County Council, Thornton O'Connor Town Planning, 2024)

Consultation with each of the childcare facilities in the catchment area indicated no notable spare capacity for new enrolments as of May 2024. While there are constraints in relation to staffing of facilities, most of the facilities that were contacted have also reached insured floorspace limits and would need additional floorspace to expand services. Moreover, certain childcare facilities have waitlists indicating a pent up demand for childcare that is not currently being met by existing services in the area. Consultation with the Dún Laoghaire Rathdown Childcare Committee conducted in May 2024 further reinforced this position of capacity constraint and the demand for increased provision as part of new large residential developments in Dún Laoghaire Rathdown. Taken together, the analysis of existing capacity indicates a robust demand for additional childcare places.

4.2.3 Planned Facilities Network

An examination of Dún Laoghaire Rathdown County Council's Online Planning Register showed the childcare planning and development pipeline to consist of 4 No. Planning Applications in the Study Area within 1km of the subject site (Table 4.15) as of May 2024. If all of the developments currently within the planning and development pipeline are delivered, they will create a considerable additional childcare capacity of 197 No. childcare spaces within a 1 km radius of the subject site.

As illustrated in Table 4.15 below, the proposed childcare facilities largely relate to new facilities in large residential developments. Whilst it is acknowledged that many of these spaces will be occupied by residents of planned developments, it is not unreasonable to assume that there

may be additional capacity from planned network to accommodate children outside of these developments, as the ratio of places to be provided versus county take-up rates is considered high.

Plan Ref.	Status	Location	Final Grant Date	Description	Residential Units	Operator Estimated Capacity
Within 1km Study Area						
ABP306160 19	Granted	Glenamuck Road / Enniskerry Road, Kilternan, Dublin 18, D18 X5H2	06/04/2020	1 No. Childcare Facility (275 sq m)	197	50
ABP309846 21	Granted	Bishop's Gate	15/07/2021	1 No. Childcare Facility (380 sq m)	203	60
ABP307043 20	Granted	Suttons Fields	28/08/2020	1 No. Childcare Facility (159 sq m)	116	31
ABP303978- 19	Granted	Glenamuck Manor	26/06/2019	1 No. Childcare Facility (480 sq m)	203	56

Table 4.15: Childcare Planning and Development Pipeline – May 2024 in the Study Area

(Source: Dún Laoghaire Rathdown County Council – May 2024)

4.2.4 Justification for Proposed Crèche

As outlined in Section 4.2.1, based on the proposed development consisting of 434 No. residential units, it is estimated that the unit mix would create a derived potential demand of c. 48 No. places once the development is fully occupied.

The results of the survey identified a shortfall in available childcare places to meet the existing demands of the area in May 2024. The Audit also identified 4 No. Planning Applications for childcare facilities which would be expected to add significant further capacity to the 1 km catchment (197 No. childcare places) if completed.

Considering the findings above, there is a clear need to provide additional capacity to cater for childcare related to the proposed development. Moreover, the consultation with Dún Laoghaire Rathdown Childcare Committee identified a strong pent-up demand for additional childcare facilities in the wider area, especially in the context of forthcoming increase in residential population. Therefore, it was considered appropriate to include the provision of a large childcare facility within the proposed development to meet and support a very clear community need.

The scale of provision was estimated using the methodology outlined within the Planning Guidelines for Childcare Facilities (2001) which recommend the delivery of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units. Using this standard, an estimate of providing c. 116 No. childcare places would be required for the 434 No. residential unit scheme. **Given the extent of survey pent-up demand within the area, a childcare facility catering to c. 131 places is proposed as part of this application.** While this figure of c. 131 No. childcare places was significantly above the projected demand from the proposed development (c. 48 No. childcare places), it is judged that the overflow capacity could be utilised to supplement existing childcare provision in the area with a modern, well-equipped, purpose-built childcare facility with secure outdoor play spaces, perfectly situated in the proposed new neighbourhood centre for Kilternan.

4.1.1.2 Estimating the Size Requirements of Proposed Crèche

Schedule 7 of the *Childcare Regulations (2016)* establishes the minimum 'clear floor space'²⁰ requirements for childcare facilities based on the age group; see Table 4.16. To accommodate the potential childcare demand generated by the proposed development, alongside future childcare demands related to the town and its future occupants (c. 131 No. children), it is estimated that c. 331.8 sq m of clear floor space would be required. In total, 10 No. childcare classrooms are proposed across the various age groups (although these classrooms may adapted at a later date to meet the specific childcare needs of the town in the future).

Therefore, it is proposed that a two-storey crèche of 691 sq m (with outdoor play area and external store) will be developed as part of the scheme. This facility will provide 10 No. classrooms with a total clear floor space of 331.8 sq m, alongside 359.2 sq m of tertiary space (e.g. kitchens, toilets, sleep rooms, reception and staff rooms), as displayed in Figure 4.7 overleaf.

Age Range	Clear Floor Space (sq m)	Proportion of Attendees (Pro Rata)	Number of Places	Clear Floor Space Required (sq m)
0-1	3.5	10%	10	34.5
1-2	2.8	22%	26	73.9
2-3	2.35	43%	60	142.4
3-6	2.5	24%	35	81
Total			131	331.8

Table 4.16: Estimated Childcare Floor Space Requirement from the Proposed Development

(Source: Schedule 7 of *Child Care Act 1991 Early Years Services Regulations 2016*, and Thornton O'Connor Town Planning, 2024)

Therefore, based on the size of the proposed childcare facility, which has been designed to be consistent with the requirements of *S.I. No. 632/2016 - Child Care Act 1991 (Early Years Services) (Amendment) Regulations 2016*, there is ample space to cater for the needs of the established and emerging community in the wider catchment area.

²⁰ Per the Regulations, excludes storage, furniture, permanent fixtures and "areas ancillary to the provision of the pre-school service" (i.e. kitchens, staff rooms, etc.).



4.2.6 Conclusion

This Section provides an estimation of the potential number of 0–6-year-old children that may reside in the proposed development and may require a space in a childcare facility. Over the past 6 No. years (between 2016–2022), the population of the Study Area increased by 12.0% to 2,606 No. In 2022, the proportion of the population aged between 0–6-years old was estimated to be 11.32%. The Study uses this proportion to estimate the number of 0–6-year-olds that could potentially reside in the proposed development. Using the average household size (3.05 No. persons per household) and the percentage of 0–6-year-olds (11.32%) in the Study Area, a calculation was made to estimate that the proposed development could generate 151 No. 0–6-year-old children.

Further analysis released by the CSO, based on Census 2022, indicated that 32% of children in Dún Laoghaire Rathdown attend a childcare facility. This would mean that from the potential 150 No. 0–6-year-olds residing at the proposed development, only **48 No. children would attend a childcare facility.**

The childcare audit, alongside the consultation with Dún Laoghaire Rathdown Childcare Committee, identified a shortfall in available childcare places to meet the existing demands of the area in May 2024. Population has grown significantly over the past 5 No. years and childcare facilities have been struggling to meet all the needs of local residents. This was further validated in light of expected future residential development in this area in the coming years. While the Audit also identified 4 No. Planning Applications for childcare facilities which would be expected to add significant further capacity to the 1 km catchment (197 No. childcare places) if completed, it was considered appropriate to include the provision of a large childcare facility within the proposed development to meet and support a very clear community need.

While it is anticipated that 48 No. childcare spaces could be expected from the proposed development, the sizing of the proposed childcare facility has been determined based on the wider childcare deficit/requirements and the need to deliver a viably-sized operational space.

The proposed development incorporates a c. 691 sq m childcare facility consistent with the requirements of S.I. No. 632/2016 - Child Care Act 1991 (Early Years Services) (Amendment) Regulations 2016. It is judged that given the level of existing childcare provision in the local area and the need to deliver new, modern, purpose-built premises, that the inclusion of this space to cater for **131 No. children is suitable.**

In conclusion, the subject development comprises 487 No. units, of which only 434 No. units are 2-bedrooms or more and can reasonably accommodate families. The potential childcare demand of the proposal is likely to only be 48 No. places, and the local childcare network has a total enrolment of 358 No. spaces in 8 No. existing facilities. The Audit identified 4 No. Planning Applications for childcare facilities which would be expected to add significant further capacity to the 1 km catchment (197 No. childcare places) if completed. Given the wider demand for childcare in the local community and expected population growth in the area, the proposed development includes a childcare facility with a capacity to support 131 No. children.

4.3 Introduction – SIA

The Study Area for this Assessment is defined by a 1 km radius of the subject site, equivalent to a c. 12- to 14-minute walking distance, which is considered accessible to future residents of the proposed development. A distance of 1 km has also been defined by Dún Laoghaire Rathdown County Council within the *Dún Laoghaire Rathdown County Development Plan 2022-2028* (Section 12.3.2.2) as a suitable radius for assessing Sustainable Neighbourhood Infrastructure in new residential communities. Given the rapidly changing nature of Kiltiernan Village, alongside its relative peripherality within the context of Dún Laoghaire Rathdown, an additional indicative catchment of 2 km has been included (in some exceptions) to capture, survey and include relevant infrastructure that lies tangent to, or immediately outside of this Study Area but is directly relevant to assessing future needs of the settlement of Kiltiernan.

The survey identified a large range of community facilities within the Study Area. Some 21 No. social infrastructure facilities were identified as part of this Audit within a radius of 1 km of the subject site (17 No. excluding schools and childcare), with that figure increasing to 90 No. social infrastructure facilities located within c. 2 km of the subject site (79 No. excluding schools and childcare). These facilities (excluding schools and childcare), are mapped in Figure 4.8 overleaf.

No.	Name of Asset	Facility Type
1	Holistic Health	Healthcare and Emergency Services
2	Vhi 360 Health Centre, Carrickmines	Healthcare and Emergency Services
3	DermView Dermatology	Healthcare and Emergency Services
4	Boots Pharmacy	Healthcare and Emergency Services
5	Glencairn Medical Centre	Healthcare and Emergency Services
6	Leopardstown Primary Care	Healthcare and Emergency Services
7	Leopardstown Nursing Home	Healthcare and Emergency Services
8	The Reiki Room Stepside	Healthcare and Emergency Services
9	Stepaside Eyecare	Healthcare and Emergency Services
10	Glencairn Dental Centre	Healthcare and Emergency Services
11	Lloyds Pharmacy	Healthcare and Emergency Services
12	Haven Pharmacy Farmers Ballyogan	Healthcare and Emergency Services
13	Stepaside Medical	Healthcare and Emergency Services
14	Boots	Healthcare and Emergency Services
15	Glebe House Nursing Home	Healthcare and Emergency Services
16	Physio Strength Therapy	Healthcare and Emergency Services
17	Dunnes Stores	Retail Centres and Services
18	Centra Stepside	Retail Centres and Services
19	Carrickmines Shopping Centre	Retail Centres and Services
20	Leopardstown Village Centre	Retail Centres and Services
21	Kiltiernan Parish Lawn Tennis Club	Open Space and Recreation
22	Zumba with Louise	Open Space and Recreation
23	Dublin Rebels American Football Club	Open Space and Recreation
24	De La Salle Palmerston F.C.	Open Space and Recreation
25	Stepaside FC	Open Space and Recreation
26	Jamestown Pitch & Putt	Open Space and Recreation
27	DLRCoCo All Weather Pitch	Open Space and Recreation
28	Samuel Beckett Civic Campus Playground	Open Space and Recreation
29	Geraldine P Morans GAA Club	Open Space and Recreation

No.	Name of Asset	Facility Type
30	Stepaside Park Playground	Open Space and Recreation
31	Jackson Park, Kilternan	Open Space and Recreation
32	Wayside Celtic Football Club	Open Space and Recreation
33	Glenamuck Bective RFC	Open Space and Recreation
34	Stepaside Golf Course	Open Space and Recreation
35	Stepaside Golf Centre & Driving Range	Open Space and Recreation
36	Carrickmines Equestrian Centre	Open Space and Recreation
37	The Carrickmines Golf Club	Open Space and Recreation
38	Cabinteely GAA and FoxCab GAA Adult Pitch (Ticknick Park)	Open Space and Recreation
39	Ticknick Park	Open Space and Recreation
40	Park Celtic Football Pitch	Open Space and Recreation
41	DLR Cherrywood All-Weather Pitch	Open Space and Recreation
42	Beckett Park	Open Space and Recreation
43	Carrickmines Croquet & Lawn Tennis Club	Open Space and Recreation
44	Glencullen Adventure Park (The GAP)	Open Space and Recreation
45	Glencullen Pitch and Putt	Open Space and Recreation
46	Purely Yoga	Open Space and Recreation
47	Glebe House Nursing Home	Open Space and Recreation
48	Ski Club of Ireland	Open Space and Recreation
49	DMW Trail Head	Open Space and Recreation
50	Ballyogan Concrete skatepark	Open Space and Recreation
51	Valley View Stud	Open Space and Recreation
52	Hawthorn Stables	Open Space and Recreation
53	Old Wesley RFC & Lansdowne FC	Open Space and Recreation
54	Dublin Dance School	Open Space and Recreation
55	Retro Drive-in Movies	Open Space and Recreation
56	The Paddocks Riding Centre	Open Space and Recreation
57	GoQuest Carrickmines	Open Space and Recreation
58	Trojan Gymnastics & Dance Academy	Open Space and Recreation
59	AIB	Social, Community and Culture Facilities
60	Ballyogan Recycling Park	Social, Community and Culture Facilities
61	Ballyogan Family Resource Centre	Social, Community and Culture Facilities
62	Ballyogan Parish Hall	Social, Community and Culture Facilities
63	Ballyogan Community Centre (The White House)	Social, Community and Culture Facilities
64	Tracey Irish Art	Social, Community and Culture Facilities
65	Stepaside Garda Station	Social, Community and Culture Facilities
66	Glencullen Community Hall	Social, Community and Culture Facilities
67	Kilternan Country Market	Social, Community and Culture Facilities
68	Kennedys Post Office	Social, Community and Culture Facilities
69	Samuel Beckett Civic Campus	Social, Community and Culture Facilities
70	dlr Leisure Ballyogan	Social, Community and Culture Facilities
71	Kilternan Adult Education Centre	Social, Community and Culture Facilities
72	The Open College	Social, Community and Culture Facilities
73	Kilternan Parish Church, Church of Ireland	Faith
74	Our Lady of the Wayside Church, Kiltiernan	Faith

No.	Name of Asset	Facility Type
75	St. Patrick's Church	Faith
76	Kilternan Cemetery Park	Faith
77	Bishops Lane Cemetery	Faith
78	St. Patrick's Chapel and Graveyard	Faith
79	Glencullen Cemetery	Faith

Table 4.17: Social and Community Infrastructure within c. 1–2 km Radius of the Subject Site

(Source: Thornton O'Connor Town Planning, 2024)

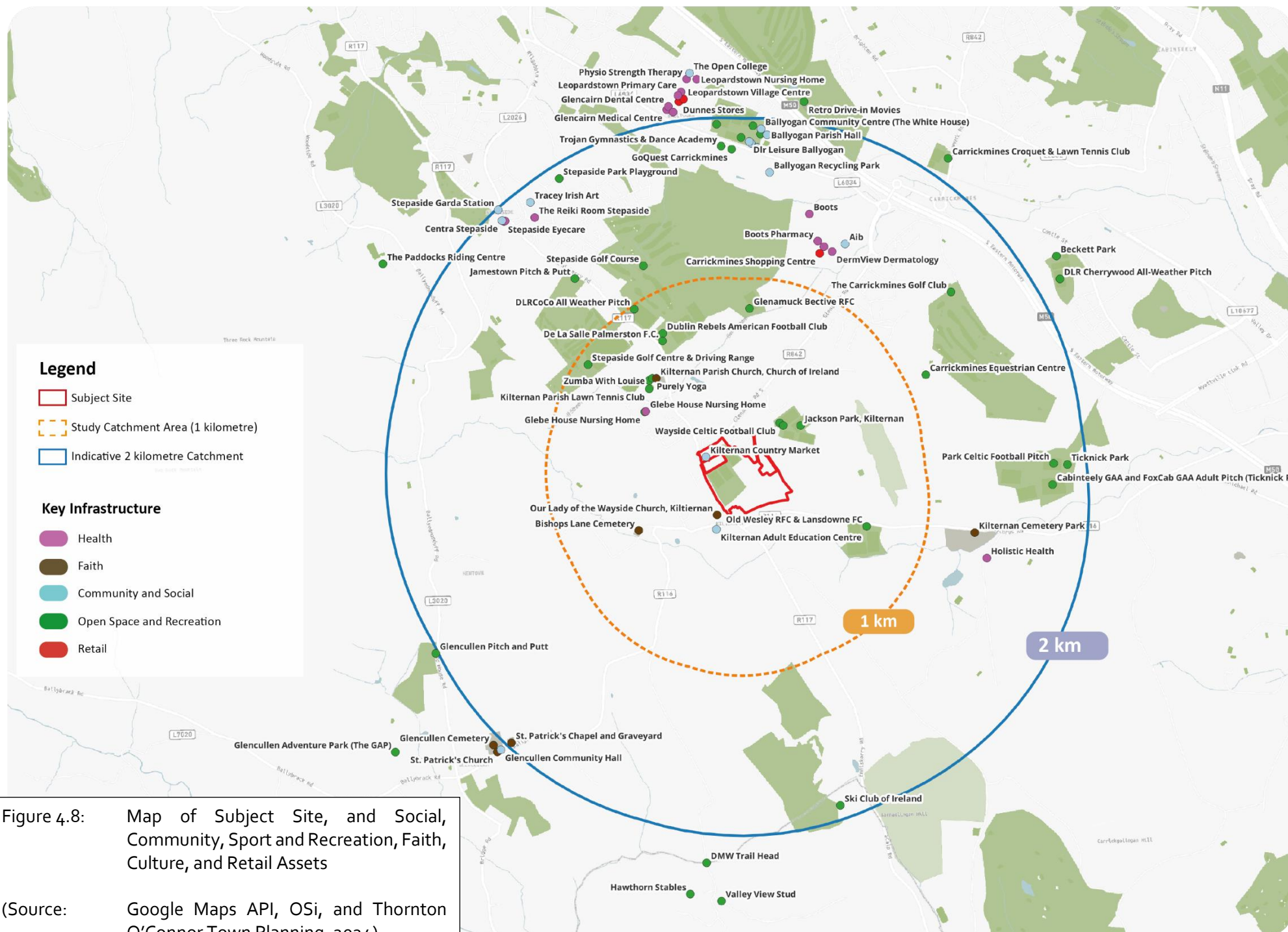


Figure 4.8: Map of Subject Site, and Social, Community, Sport and Recreation, Faith, Culture, and Retail Assets

(Source: Google Maps API, OSi, and Thornton O'Connor Town Planning, 2024)

4.4 Social, Community and Culture Facilities

Access to quality community services and facilities can have a significant bearing on the quality of life and health and well-being of a community, by encouraging social interaction, promoting learning and providing support services for those living, working and visiting an area. An urban neighbourhood should be big enough to support a range of services and small enough to foster a sense of belonging and community; it should be sufficiently dense to enable all of its essential facilities to be within easy walking distance of the urban centre.

The baseline study undertaken identified 14 No. community and social services and facilities in the Study Area (c. 2km), including a community centre, parish hall, and leisure centre (currently closed for renovation).

The Ballyogan Community Centre provides for a range of community activities including arts and culture. Many of these services can expand to accommodate future demand from the proposed developments. Moreover, the changing cultural profile of Ireland and Kiltiernan means that Local Authorities may need to facilitate the development of additional places to accommodate the diversity of ethnic backgrounds in the town. The centre is a multi-purpose facility catering for a wide range of community needs, including:

- Kids and community activities including – Baby and Toddler, Gymnastics, Karate, Ballet, Crafting Classes, Musical and Stage School, Basketball, Pilates and Irish Dancing.
- Community meeting hub – The hub encourages new groups to use the centre to hold small meetings.
- Meeting Rooms – Rooms are suitable for arts and crafts, training, meetings and activities for all ages.
- Public Library – planned opening November 2024 which includes a quiet room, photocopying and printing services and is wheelchair accessible.
- Adult Spaces for a range of local clubs offering; Active Retirement Group – provides the opportunity for people over 55 from the local area to engage in social, cultural, educational and recreational activities and events in an open and friendly atmosphere.

The Kiltiernan Parish also has newly created spaces with a range of facilities including multi-use major and minor halls, a café style hospitality area, kitchen, and meeting rooms which are available for public hire. The centre is used by the Kiltiernan Parish but is also a resource for the community and open for a wide range of groups. Some examples include fitness classes, community services, private events, arts and culture and voluntary organisations

In addition to key community facilities, sustainable communities require a range of ancillary facilities and services such as state or local authority provided services e.g. credit unions, retail centres, recycling facilities, post offices and general community facilities. The catchment has a post office, bring bank and recycling facility.

While a large number assets were identified within a c. 2km radius of the subject site, much of this community and social infrastructure is located outside of the c. 1 km optimal neighbourhood walking distance. The most recent insights from Dún Laoghaire Rathdown County Council and The Department of Education Chief Executive's Report on Pre-Draft Public Consultation For the Kiltiernan-Glenamuck Local Area Plan 2024 (February 2024) highlights that a significant quantum of housing has been permitted without any complementary amenities to serve the residents of the area, including the neighbourhood centre / village centre set out in the 2013 LAP. Submissions highlight that residents depend on their private car to visit retail shops and other services located beyond the plan area, none of which are within walking distance.

Given the extent of planned residential growth within Kiltiernan over the coming years, and the significance of the subject site within the village, it is judged that another large community facility would be beneficial to the local resident population, and offer a more walkable venue to engage in community and cultural events related to the village. The proposed facility would be 332 sq m in size and offer a multi-functional space to be adapted for flexible uses (i.e. meeting rooms, play spaces, recreational classes). The area directly outside the proposed community centre will also provide the village green and a plaza area, seating areas, retail provision, public children's play areas, and a large creche facility (Figure 4.9 below) helping to create vibrant engaging social and community space.



Figure 4.9: Image of the Village Green and Dingle Way

(Source: NMP Architects and Landscape Architects, 2024)

4.5 Healthcare and Emergency Services

Supported and facilitated by Local Authorities, access to quality health services and facilities is a key element to creating sustainable neighbourhoods. A total of 16 No. health services and facilities, comprising 4 No. General Practitioners and Health Centres, 2 No. Nursing Homes, 1 No. Optician, 5 No. Pharmacies, 1 No. Dental Care Practices, and 3 No. other specialist services for dermatology, physiotherapy and holistic medicine were identified within and bordering the c. 2km Study Area during the baseline survey.

A significant concentration of health facilities and infrastructure is located closer to the centre of the Leopardstown and Stepside villages, much of which is within a short drive from the subject site. These centres provide for an extensive range of services, including general medical, surgery and physiotherapy services. For specific specialist services, individuals may be willing to travel further. The proposed development is located in close proximity to Dublin's wide range of health

facilities just beyond the catchment in nearby Sandyford, Loughlinstown and Dun Laoghaire where there are a number of key national public hospitals, private hospitals, high-tech hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospitals and hospices.

A HSE Primary Care Centre is located to the north at Leopardstown Shopping Centre. A Vhi 360 Health Centre is also located to the north at The Park Carrickmines and provides a multi-disciplinary clinical facility. The nearest GP Surgery is the Stepside Medical Centre in Stepside Village. Some 11 No. GPs are located in the 3 No. GP Practices and Medical Centre serving the catchment population (within c. 2 km) of 8,239 No. residents in 2022 (with 25 No. Small Areas). This provides a healthy GP to resident population ratio of 1 GP for every 749 No. residents. The Oireachtas Health Committee recommends that an area should have between 1.02–1.1 GPs per 1,000 of resident population. Thus, general practice medical provision is considered high and likely also caters for resident populations from the surrounding areas. The area includes the Kiltarnan Care Centre, a care facility comprising Glebe House Nursing Home and Alexandra Close sheltered independent living units. In the wider area, a new nursing home facility was recently completed to the north of the Leopardstown Shopping Centre.

A local Garda Station was identified inside the Study Area in the nearby settlement of Stepside during the baseline survey. It is judged that the facility would provide necessary emergency provisions as needed and are sufficient to support the needs of current and future residents.

As the demographic profile of the Study Area continues to change, it will be critical to ensure that the provision of health services and facilities takes into consideration not only the needs of the existing population but future demand for such services and facilities. As illustrated above, a range of health services and facilities are available within the Study Area. Irrespective of demographic change, the population increase that would occur as a result of the proposed development is unlikely to place any undue stress on the extensive range of health services and facilities available within and bordering the Study Area.

4.6 Open Space and Recreation

In terms of open space and recreational in the Study Area, there are a broad range of facilities covered in five categories. These include Sports Centres and Grounds, Parks, Playgrounds, Greenways, Nature Trails and Gardens, Golf Courses, Racecourses and Equestrian Centres and other Training Facilities. The village of Kiltarnan has a range of open space areas suitable for cycling, running and walking, including parks, sports clubs, playgrounds, multi-use games areas, gyms, and sports pitches.

In total, 38 No. sports and recreation facilities were identified in and around the Study Area during the baseline survey which include a wide range of sports clubs, a playground, a gym, golf courses, and a recreation centre. Given the population and age profile of the Study Area there will be a continued requirement to provide a variety of sports and recreation facilities to cater for the needs of children, adults and the elderly.

The area is very well served with sports facilities, with a number of facilities located either within or immediately adjacent to the catchment area. Sports such as soccer, rugby, tennis, golf, and horse-riding are all represented across both private and public lands. Sports, leisure and recreational facilities located within the area include: Jackson Park sports ground; the former Bective Rangers sports ground (currently closed); and, Kiltarnan Parish Lawn Tennis Club. Facilities in the wider area include: De La Salle Palmerston rugby grounds, the Stepside Driving Range and Par 3 Golf Course, Stepside Golf Course, the '8- acre field' sports facility; the Samuel

Beckett Civic Campus; the Carrickmines Equestrian Centre; the Old Wesley rugby grounds, the Carrickmines Croquet and Lawn Tennis Club, and Carrickmines Golf Course.

There were limited playground facilities identified near to the village. This potential deficit was also raised within the Kiltiernan / Glenamuck Local Area Plan Pre – Draft Consultation Issues Paper in 2023, with the nearest publicly operated playground located at the Samuel Beckett Civic Campus. **Given the extent of planned residential growth within Kiltiernan over the coming years, it is judged that a large village green with a plaza, seating areas, and public children’s play area (Figure 4.9) would create further opportunities for exercise and social interaction for the local resident population, and address local concerns with respect to playground assets.**

All of the existing facilities identified in the Audit seem to be of good quality and there are no known capacity issues at present. Although it should be noted the Ballyogan Leisure Centre is currently closed, but is due for renovations in the near future.

There were also a number of new parks proposed as part of the DLR Green Infrastructure Strategy near the subject site. **The forthcoming developments of both Jamestown Park and Glenamuck Park will offer significant further passive and active recreational opportunities for residents of Kiltiernan/Glenamuck and the wider area.**

4.7 Faith Institutions

The predominant religion in the Republic of Ireland is Christianity, with the largest denomination being Catholicism. The second largest Christian denomination, the Church of Ireland (Anglican) has more recently experienced an increase, as have other small Christian denominations. With respect to religious services and facilities in the area, there is a total of 3 no. religion institutions. The subject site is served by a number of Christian religious services and facilities. However, there are no facilities in the c.2km Study Area catering to other religions.

The Kiltiernan Parish Church, in 2018, started a project to extend its services and become a resource for a broad range of activities for people of all ages. In order to create sufficient space to progress this, a multi-use community centre was introduced to cater to not just church goers, but also for the residents of the area.

All of these faith facilities appear to be in good condition and there are no reported capacity issues and no specified unmet needs of note at present. However, the changing cultural profile of Ireland means that Local Authorities may need to facilitate the development of additional places of worship to accommodate different religions in the future.

4.8 Retail Centres and Services

Kiltiernan is a small village providing a limited retail offering to the local area. The only local convenience shop within the village is that associated with the Circle K service station. Kiltiernan is not a commercial destination, but it is located in close proximity to a number of significant commercial destinations, namely ‘The Park’ in Carrickmines, Cornelscourt, and Leopardstown Shopping Centre.

Analysis of convenience retailing indicates that there is a need to provide a large convenience retail outlet within the settlement to ensure adequate provision for existing and projected future

communities. While the retail offering within 1 km is very minimal, this provision greatly increases within c. 2 km, with a full convenience and comparison retail experience possible within Carrickmines Shopping Centre and Leopardstown Shopping Centre. There was very little retail vacancy identified in retail facilities in this area.

The latest 'Retail and Non-Retail Floorspace Capacity Assessment' report, prepared by Braniff Associates (November 2023) for Dún Laoghaire Rathdown County Council has been analysed as part of this Audit. This report sets out the findings and recommendations in respect of the projected non-residential floorspace demand in Kilternan by 2034. This assessment requires a minimum of 4,800 sq m and a maximum of 5,024 sq m of non-residential floorspace in Kilternan. As a result of this assessment, some c. 6,125 sq m of non-residential floorspace is proposed to be provided as part of the LRD application (5,838 sq m net floor space and 5,147 sq m net floor space excluding the creche). The breakdown of non-residential floorspace can be found below in Table 4.18. The site includes a large anchor retail store which will enhance the availability of service and facilities in Kilternan Village and will contribute to promoting the '10-minute' neighbourhood concept for the village.

Unit Type	Approx. GIF Area of Unit (Sq.m)
Creche	691
Retail/Commercial	3,284
Restaurant	182
Café	326
Retail (Convenience)	1,310
Community Facility	332
Total	6,125

Table 4.18: Retail, Commercial, Community and Crèche Proposal

(Source: **MCORM Architects, 2024**)

Given the extent of planned residential growth within Kilternan over the coming years, the significance of the subject site within the village, and the projected retail floorspace requirement (as calculated within the 'Retail and Non-Retail Floorspace Capacity Assessment' report prepared by Braniff Associates for Kiltiernan), a significant quantum of retail floorspace is proposed in this application to match the future needs of the village. It is judged that a large convenience retail store (1,310 sq m), alongside a range of smaller comparison retail and retail services units (3,284 sq m), a café (326 sq m) and a restaurant (182 sq m) are essential for the local resident population fostering greater progress towards the '10-minute' neighbourhood concept for the village.

5.0 CONCLUSIONS AND RECOMMENDATIONS

The catchment area offers a large number of community spaces catering for local populations and also acts as attractions to those from outside the locality to explore it as an amenity. Although a range of community assets were identified as part of this Audit, there is need to emphasise the ongoing and continued demand for new and improved community infrastructure in the area. Participation in community activities contributes to social cohesion, reduces isolation and enriches the lives of residents. As such, community infrastructure is a key social asset, and Audits such as this provide visibility on current assets, as well as potential gaps for the local area.

The baseline study identified a significant range of services and facilities which contribute to quality of life for local residents, comprising 90 No. facilities within close proximity to the subject site (c. 2 km radius). In our opinion, the area is well served with respect to many forms of social infrastructure, but needs improvement in key areas. If successful, the non-residential component of this application would address each of these highlighted deficits and includes a significant contribution of social infrastructure to meet local needs (existing and future). As the above survey demonstrates, there is an adequate supply of healthcare, education, parks and amenity areas, playing pitches and sporting facilities available to local residents. Augmenting the supply of childcare facilities, community facilities, play spaces for children, and convenience retailing offerings in the village would create a more sustainable village, and reduce the dependence on car trips which is evident from the demographic analysis. The area also has a frequent public transport links to quickly connect the subject site directly to a wider range of facilities located in nearby Leopardstown, Carrickmines, Stepaside and Dublin City Centre. The proposed development will stitch into an already established neighbourhood and provides a large quantum of additional retail and community floorspace to augment the quality of services and amenity to the village.

While a current shortage in childcare spaces was identified in the childcare survey, it is expected that the significant granted pipeline of new childcare facilities (alongside the proposed large childcare facility included within this application) will address this shortfall into the future. The proposed development also includes passive and active open spaces as well as pedestrian links throughout the site. The assessment of schools indicates a sizable capacity within the primary and post-primary school network of nearby schools. The rise in enrolments in local schools over the past 5 years is in line with DES projections. While this growth is expected to peak next year and begin declining, the planned residential expansion of Kilternan and the surrounding areas are likely to create a continued increase in demand for places supplemented by new starter homes. Given the extent of planned residential growth, it will be essential that the demand for new schools is frequently reviewed by Dún Laoghaire Rathdown and the DES within the context of Stepaside, Kilternan, Carrickmines, Leopardstown and Cherrywood. We note that 3 No. sites are earmarked for the development of education facilities in the area, should they be required in the future.

This Social Infrastructure Audit has been completed with regard to national, regional and local policy relating to the provision of suitable community facilities. Consideration has also been made to the policies on social and community infrastructure in the *Dun Laoghaire Development Plan 2022–2028*. **Given the size of the planned development it is judged that the proposed level of retail, community, restaurant/café space, and childcare space will greatly enhance the attractiveness and overall amenity of the village, and is likely to have a positive impact on the quality of services and facilities currently available in the locality.**