

# **Community Infrastructure Statement**

**Proposed SHD**

**Lands at 'St. Teresa's'  
Temple Hill,  
Blackrock,  
Co.Dublin**

**On behalf of**

**Oval Target Limited**

**December 2021**



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## 1 INTRODUCTION

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, have been instructed to submit a planning application on behalf of **Oval Target Limited** for a strategic housing development proposal for lands at **'St. Teresa's', Temple Hill, Monkstown, Blackrock, Co. Dublin.**

This Community Infrastructure Statement is lodged as an accompanying report for the subject proposal and should be read in conjunction with all plans and particulars submitted as part of the overall application. Notably, we direct an Bord Pleanála to the Planning Application Report submitted herewith for full details on the planning context surrounding the subject site.

This Statement has been prepared in compliance with the following policies of the Dun Laoghaire-Rathdown Development plan 2016-2022, which reads as follows:

***“Policy SIC7 - It is Council policy to ensure that proper community infrastructure and complementary neighbourhood facilities are provided concurrently with the development of new residential growth nodes in the County.”***

***“Policy RES14 - Planning for Communities - It is Council policy to plan for communities in accordance with the aims, objectives and principles of ‘Sustainable Residential Development in Urban Areas’ and the accompanying ‘Urban Design Manual - A Best Practice Guide’. In all new development growth areas, and in existing residential communities, it is policy to ensure that proper community and neighbourhood facilities are provided in conjunction with, and as an integral component of, major new residential development and proposed renewal/redevelopment areas, in accordance with the concept of urban villages outlines under Policy RES15’.”***

As such this Community Infrastructure Statement looks at the following elements of local social infrastructure for the area surrounding the site:

- Childcare
- Education
- Other Facilities
  - Community facilities
  - Sports Clubs
  - Passive amenity spaces and parks
  - Health Care
  - Religion
  - The Elderly

In preparing this statement, it was considered appropriate to review social infrastructure facilities in the immediate vicinity of the subject site and underlying demographic trends to determine existing capacity and future demand. A number of steps were taken for the review of the various elements of Community Social Infrastructure.

The Methodology approach taken for each of the elements is detailed in each of the relevant sections.

## 2 SUBJECT SITE

The subject site extends to c. 3.9 ha with 3 no. Protected Structures in a mature landscaped setting adjoining Rockfield Park. The site is bounded to the north by Temple Road, with mature residential development to the East and the Alzheimer's Society of Ireland to the West. The site is within 1km of Blackrock Village and has high accessibility to public transport. The N31 (Temple Road) is designated as a proposed QBC and both Blackrock and Seapoint DART stations are within easy walking distance.



Figure 1 - Aerial Image of applicant's lands. (Source: Google Maps 2021)

The buildings on site consist of St Teresa's (A Protected Structure), which is a 3 storey Victorian House with associated St. Teresa's Lodge/The Gate Lodge (RPS 1960); and Entrance Gates (RPS 398) at the main entrance to the site off Temple Road.

In total, the application red line boundary site extends to an overall site area of 4.7015ha (gross site area). Lands in the ownership of the applicant, outlined in blue, extends to c. 3.97 ha (the main site area). This is the main development site. The remainder of the lands are controlled by:

- Dun Laoghaire Rathdown County Council i.e., lands along Temple Hill and at St Vincent's Park. In compliance with the provisions of article 297 of the 2001 Regulations, a letter is enclosed with the application documentation comprising the written consent of the local authority to make an application under section 4 of the Act of 2016 in respect of that land.
- Lands at the 'Alzheimer's Society of Ireland' i.e., a building bounding the shared boundary. Again, we note that a letter is enclosed with the application documentation comprising the written consent of the Alzheimer's Society of Ireland to make an application under section 4 of the Act of 2016 in respect of that land.
- Lands at 'Carmond', Temple Hill. Again, we note that a letter is enclosed with the application documentation comprising the written consent of the property owner to make an application under section 4 of the Act of 2016 in respect of that land.

## 2.1 Surrounding Context

The site has a mature landscaped setting and is bounded by Temple Hill Road to the north; Rockfield Park to the south; existing residential development to the East (St. Vincent's Park) and existing residential development (St. Louise's Park and Barclay Court) and the Alzheimer's Society of Ireland to the west.

The site is within 1km of Blackrock Village and has high accessibility to public transport. Notably, the N31 (Temple Road) is designated as a proposed QBC and both Blackrock and Seapoint DART stations are within easy walking distance.

## 2.2 Planning Context

The Dun Laoghaire-Rathdown County Council Development plan is the relevant statutory planning context for the subject site.

There are a number of provisions detailed within the Plan, which have some relevance to the subject site and surrounding context. For the purposes of this report, we have only identified the key provisions of the Plan that are currently relevant to the site.

The key provisions of the Plan as they relate to the subject site are now detailed herein.

### Zoning

The site zoning is identified below:



Figure 2 - Zoning Map with site outlined in Red

The majority of the subject site is zoned 'A' - "To Protect and/or improve residential amenity".

Uses permitted in principle under this zoning include 'Residential', 'Childcare Facility' and 'Sports Facility' as currently proposed. We note that the proposed residential uses, crèche facility and gym element of the residential clubhouse are therefore permitted in principle under the zoning.

In addition, a portion of the site is zoned 'F' - "To preserve and provide for open space within ancillary recreational amenities". We can confirm that the only use proposed for this portion of the site is **'Open Space'**, which is a permitted use under the zoning objective.

A residential development is therefore permitted in principle under this zoning objective.

### **2.3 Access to Public Transport**

The subject site is exceptionally well located with regards to access to existing public transport.

**DART** – Blackrock Dart station and Seapoint Dart station are between 500 – 700m distance from the site. These DART stations are serviced by routes to Bray, Greystones, Howth and Malahide.

**Bus**- There are high frequency Dublin Buses around the area of the subject site.

There nearest bus stop located c. 220m from the subject site that is serviced by:

- 7A (Mountjoy Square – Loughlinstown)
- 84 (Blackrock – Newcastle)
- 84A (Blackrock – Newcastle)

There is another bus stop located c. 280m from the subject site and is serviced by routes:

- 7 (Mountjoy Square – Brides Glen LUAS stop)
- 7A (Mountjoy Square – Loughlinstown)
- 46E (Mountjoy Square – Blackrock Station)

### 3 DESCRIPTION OF PROPOSED DEVELOPMENT

#### 3.1 Overview of Proposed Development



Figure 9 - CGI Image of Proposed Development

The proposed development for which permission is sought comprises: 493 residential units, a crèche facility, residential amenity facilities a creche facility, 252 car parking spaces and 1056 bicycle parking spaces. Whilst this application for permission seeks authorisation for every aspect of the proposed development, regardless as to whether elements of that development were granted permission in 2019 (with the sole exception of demolition works permitted under the 2019 permission), for ease of reference, a summary of key development parameters as between the previously permitted scheme and current proposed development are set out below.

Permitted Scheme	Proposed Development
291 units	493 units
124 x 1 beds (42.6%) 112 x 2 beds (38.4%) 55 x 3 beds (19%)	18 studios (3%) 220 x 1 bedrooms (45%) 208 x 2 beds (43%) 47 x 3 beds (9%)
Crèche 286 sq m	Crèche 392 sq m
-	Café/Retail 67.4 sq m
-	Residential Amenity 451 sq.m.
272	252 Car Parking Spaces
666 Cycle Parking Spaces	1056 Cycle Parking Spaces
14,887 sq m	15,099.7 sq m public open space
74 units per ha	123 units per ha(gross) and, 165 units per ha (net)
68%	52.5% dual aspect

### 3.2 Detailed Description of Proposed Development

#### Demolition

In circumstances where those structures have been demolished pursuant to the previous permission granted, the within application seeks permission for the demolition of the following extant structures:

Total Gross Floor space of proposed demolition is 207sq.m as follows:

01	Ground floor lean-to in A.S.O.I. garden	20.0 sq.m.
02	Ground floor switchroom	24.9 sq.m.
03	Ground floor structures NW of St Teresa's House	26.8 sq.m.
04	Basement boiler room NW of St Teresa's House	17.0 sq.m.
05	Ground floor structures NE of St Teresa's House	22.0 sq.m.
06	Basement stores NE of St Teresa's House	67.8 sq.m.
07	Ground floor rear extension to gatelodge	28.5 sq.m.

#### Residential Development

493 residential units are now proposed as follows:

- Block A1 (5 storeys) comprising 37 no. apartments (33 no. 1 bed units and 4 no. 2 bed units)
- Block B1 (10 storeys) comprising 55 no. apartments (37 no. 1 bed units, 10 no. 2 bed units and 8 no. 3 bed units)
- Block B2 (8 storeys) comprising 42 no. apartments (28 no. 1 beds, 9 no. 2 beds and 5 no. 3 beds)
- Block B3 (8 storeys) comprising 42 no. apartments (28 no. 1 beds, 9 no. 2 beds and 5 no. 3 beds)
- Block B4 (5 storeys) comprising 41 no. apartments (4 no. studio units, 4 no. 1 bed units, 27 no. 2 bed units and 6 no. 3 bed units).
- Block C1 (3 storeys) comprising 10 no. apartments (1 no. studio unit, 3 no. 1 bed units and 6 no. 2 bed units).
- Block C2 (3 storeys) comprising 6 no. apartments (2 no. 1 bed units and 4 no. 2 bed units) together with a creche facility of 392 sq m at ground floor level and outdoor play area space of 302 sq m.
- Block C3 (1 storey plus basement level) comprising residential amenity space of 451 sq m.
- Block D1 (6 storeys) comprising 134 no. apartments (12 no. studio units, 22 no. 1 bed units, 90 no. 2 bed units and 10 no. 3 bed units).
- Block E1 (6 storeys) comprising 70 apartment units (34 no. 1 bed units, 26 no. 2 bed units and 10 no. 3 bed units).
- Block E2 (6 storeys) comprising 50 units (1 no. studio unit, 29 no. 1 bed units, 18 no. 2 bed units and 2 no. 3 bed units).

A detailed breakdown of the units is set out in the accompanying schedules included in the Architectural and Master planning Design Statement prepared by O'Mahony Pike.

#### Development Mix

The total development mix proposed is identified as 18 studio units (4%), 220 x 1-bedroom units (44%), 208x 2 bed units (43%) and 47 x 3 bed units (9%).

**Dual Aspect**

259 of the 493 units proposed will have the benefit of dual aspect, equating to a minimum of 52.5 % of the units.

**Residential Density**

The residential density proposed at this site will be 493 units on a site area of approx. 3.9ha. This equates to approx. 123 units per ha gross figure and 165 units per ha net figure.

The residential density is calculated as follows:

- Site area = 39917.1 m<sup>2</sup>
- Residential Density (site area) = 493/39917.1sq.m. = 123 units / HA
- Residential density (site area – Tree belt 1 and Tree belt Avenue and Tree belt St Teresa's & gatelodge) = 493 / 29823.1 sq.m.= 165 units / Ha



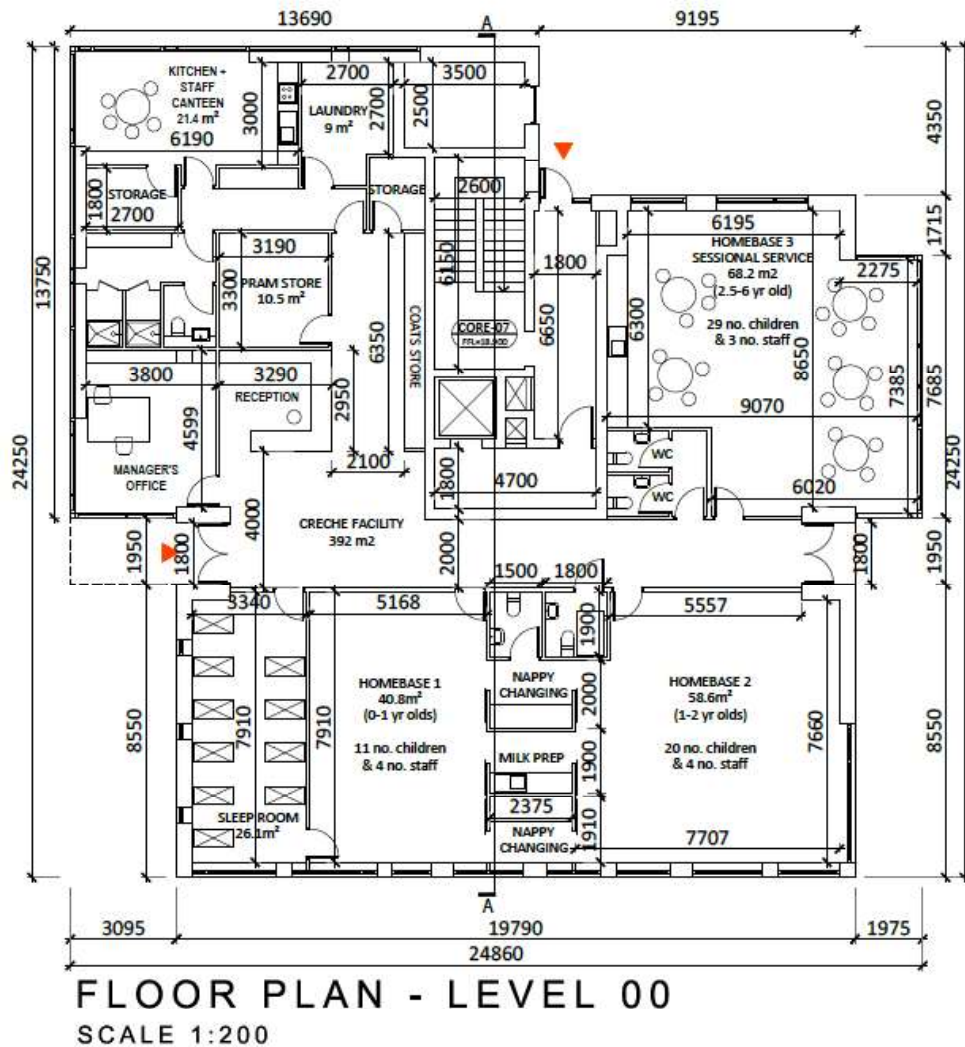
Figure 10: Site Map of Tree Belts for calculation of Residential Density

This residential density is supported by national policy which is aiming to deliver increased height and densities at appropriate locations. The site can accommodate this density given its proximity to public transport, e.g., DART Stations and bus services.

**Crèche Facility**

Block C2 provides for a crèche facility of 392 sqm, which is an increase from the permitted 286 sq m facility. The associated play space is 302 sqm which is also an increase from that permission at 225 sq m. The crèche space is located at ground floor level and incorporates:

- 3 Homebase Areas
- A Sleep Room
- Reception Area
- Manager's Office
- Pram Store
- Meeting Room
- Staff Kitchen
- Storage and Laundry
- WC and Showers



There are 8 no. designated car parking spaces for use in relation to the crèche, which will, in turn, accommodate staff and drop off. The crèche is conveniently located proximate to the main entrance of the site for ease of access and also maintains a central location within the development proposal.

### New Block C3

Block C3 was previously omitted pursuant to Condition No 2 of the grant issued under SHD PL06D.303804-19 as follows:

*“2. Prior to commencement of any works on site, revised details shall be submitted to and agreed in writing with the planning authority with regard to the following:*

*(a) Omission of Block C3 from the proposal and this area appropriately landscaped. The tenant amenity facilities located within Block C3 shall be relocated to another block, possibly Block C1 or C2. The number of residential units hereby permitted is 291 number.*

*Reason: In the interests of proper planning and sustainable development, to safeguard the architectural heritage of the area, to enhance permeability and to secure the integrity of the proposed development including the public park.”*

The design team have given significant consideration to this element of the overall masterplan design for the site and have prepared a revised proposal for consideration as part of this application for permission.

In terms of previous concerns raised in terms of this building, the design team have reviewed the reasoning behind the decision and specifically the following excerpt from the Inspector's Report of the parent permission:

*“In terms of the impact on the setting of St. Teresa's House, I note that both the planning authority and the DAU have raised concerns with regards to height/location of Block C3 and consider that it would have an adverse impact on the character of the property. It is considered by both bodies that Block C3 should be redesigned which may involve **(i) creating a greater separation distance and/or reducing the height and footprint** or (ii) relocating it elsewhere, allowing the rear elevation of St. Teresa's to become a focal point of the terraced pedestrian access route from Temple Hill. The DAU favours the second option, namely relocating this block to elsewhere on the site. The Conservation Officer concurs with this view. The Planning Authority also concurs but are also of the view that **one level be removed from the structure as proposed**. Presently, the house is not unduly visible from Temple Hill Road. In my opinion, the opening up of the site to increase its visibility from the public realm would be a welcome addition to the streetscape and architectural heritage at this location. It is considered to be a planning gain for the area. However, the positioning of Block C3 is such that it will obscure the view of the Protected Structure from the public realm. The DAU submission states that the structure was designed to be visible. It is clear from the documentation included with the application that Block C3 will almost entirely obscure visibility of the Protected ABP-303804-19 Inspector's Report Page 42 of 63 Structure from Temple Hill Road, even though the rationale in the gaps between the apartment blocks would appear to create an opening on axis with pedestrian access to the development. Having regard to all of the above, I am of the opinion that Block C3 should be omitted from the proposal and relocated elsewhere within the site, as part of a separate application. (page 41 and 42)”*

**[Emphasis added]**

There is certainly potential for consideration of a redesign of the building in terms of height and separation distance, which results in a change in planning circumstances, and which is proposed as part of this application for permission.

As set out by OMP, the design team considered the possibility of relocation into Blocks C1 and C2, however, neither location was deemed suitable as the floor space would be insufficient. Alternative proposals for the residents' amenity area to be split into two separate locations (e.g. C1 ground floor and part of E1 ground floor) were also deemed undesirable because they would be fragmented and impractical to manage.

The revised proposal, for which permission is sought, provides for a new Block C3 building of completely revised design, which comprises residential amenity space in the region of 451 sq m, which is a significant provision to the benefit of the scheme and future residents. The revised Block C3 provides for a new basement level with 1 storey over ground floor level. The building accommodates a gym and studio space at basement level; resident's dining/function room, library/snug room and games lounge at ground floor level; and resident's lounge and café, work booths and reception/foyer/parcel store at first floor level. There are external east and west facing terraces proposed to service this building also.



Figure 13 - Plaza looking West to Block C3



Figure 14 - Plaza looking south to Block C3

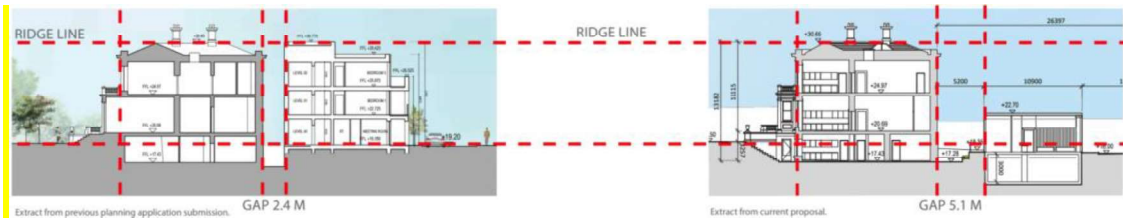
It is important to set out that the new proposal is set back further from St. Teresa's House (now separated by 5.1 m) and the height of the building has been reduced to 2 storeys over ground level with new basement level to deliver the extent of facilities required. These are significant changes to the iteration of the building which was previously refused permission in 2019.

As set out by OMP, the floor-to-floor heights are also reduced, and the architectural expression is notably different. The proposed residents' amenity building is a glass clad pavilion with a distinctly rectilinear form located to the rear of St Teresa's House. The building footprint is reduced and simplified in form. The circulation core (of the previous Block C3) that occupied the gap between St Teresa's House and Block C3 is removed.

Accessed from the plaza and availing of open spaces to the east and west, the residents' amenity facilities are located centrally within the site becoming the focal point and the social hub of the entire development. The residents' amenity building provides a generous facility located at the heart of the development, becoming the focal point for social interaction and the enjoyment of leisure activities.

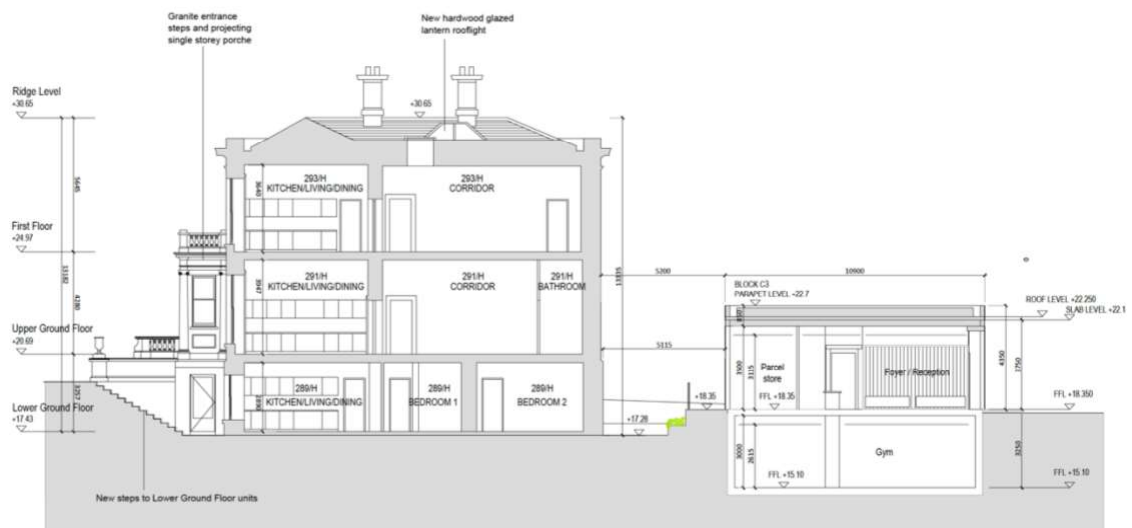
The new Block C3 also provides for Part M access.

A comparison of the heights and separation distances from the previously proposed C3 building and the current proposed development is set out below.

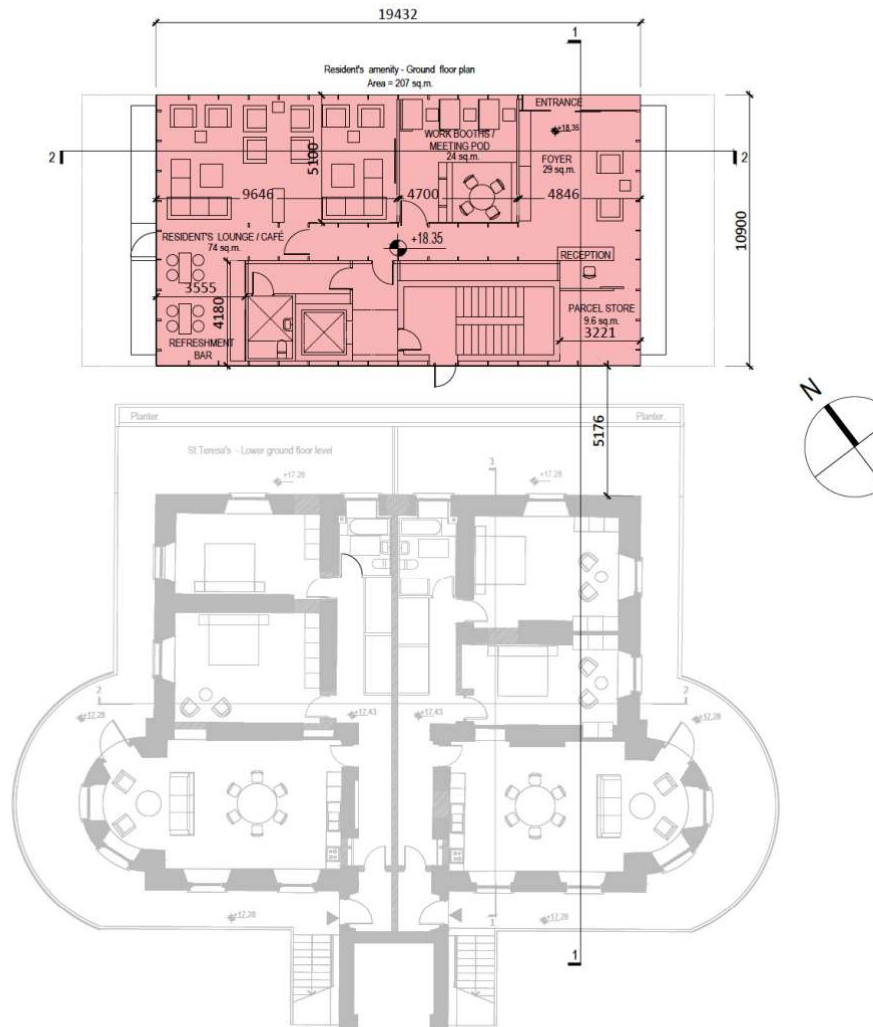


Issue	Previously Proposed (SHD PL06D.303804-19)	Current Proposal
Overall Height	30.7m	4.3m over basement
Separation	2.4m	5.1m

Evidently, there is a significant decrease in height (of some 7 metres) and an appropriate increase in separation distance to the current proposed Block C3, as compared to the previously proposed Block C3, as can be seen in the table above, which clearly complies with recommendations from the Planning Authority and DAU as set out in the assessment of the previous proposal for Block C3.

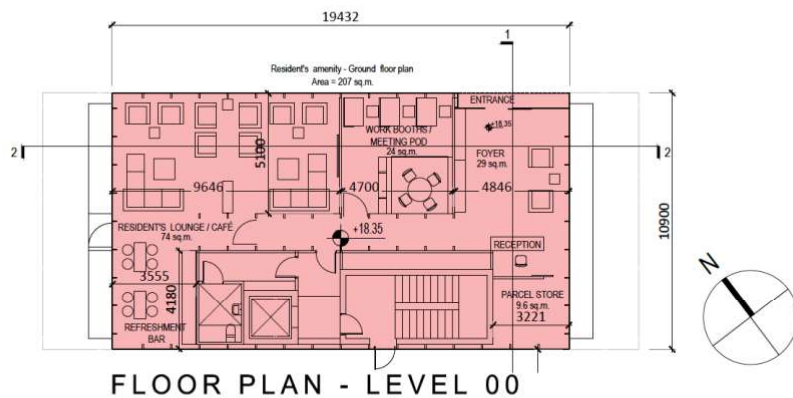


**Block C3 – Section**



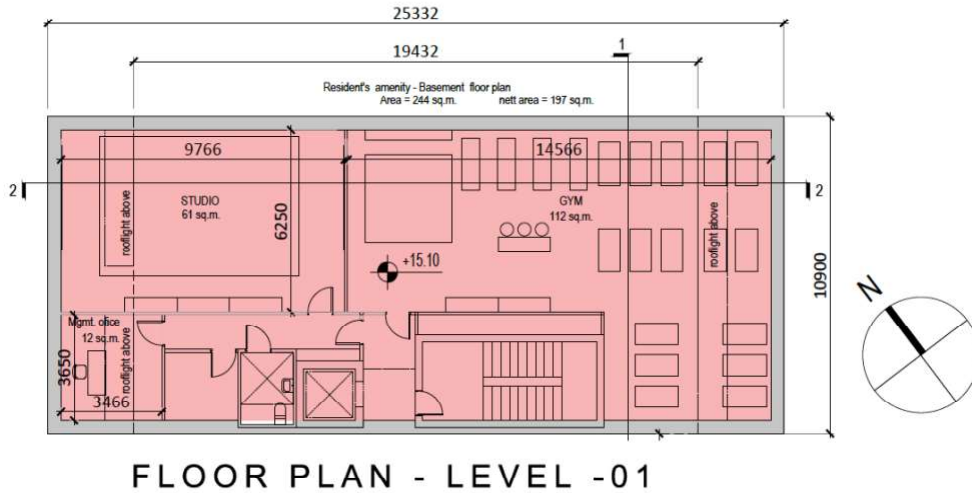
**C3 GROUND FLOOR (00) + ST. TERESA'S LOWER FLOOR LEVEL**

**C3 - Ground Floor Plan**



**FLOOR PLAN - LEVEL 00**

**C3 - Ground Floor Plan**



**C3 – First Floor Plan**

In terms of the view to St. Teresa’s House from Temple Hill, the Architectural Heritage Impact Assessment and Conservation Method Statement included with the application documentation establishes that the rear of St. Teresa’s House was never designed to be viewed from Temple Hill. Rather, and to the contrary, the following is the case:

*“As is evident from the photographs below, the rear elevation of the house was not designed to be viewed, especially from afar, and had outbuildings and stables obscuring it from the time of its original construction. Further accretions, in the form of the high-level and low-level link blocks, the open-sided shelter, the 1946 school and the 1962 building further detract from the appearance. The stripping way of these additions and their replacement with a well-designed lower and subordinate building, will greatly enhance the current setting (Pages 20 and 21)”*

A comparison of the proposals is set out in summary below:



**Figure 15 - Image of Previously Proposed C3 Building (View from Temple Hill)**



Figure 16 - Proposed Block C3

Accordingly, the revised design addresses the previous concerns raised in relation to omitted Block C3 and the inclusion of this building will improve and enhance the setting of St. Teresa's House (which, of course, is a protected structure); it will provide a focal point for residents to gather within the scheme; and will enhance the scheme when viewed from Temple Hill.

### 3.3 St. Teresa's House

Proposals for St. Teresa's House consist of the conversion of the building into 6 no. apartments.

St. Teresa's House is a 2 - storey over basement detached country house, of five bays with central projecting granite porch, and semi-circular end bays.

The proposed development for this building remains as permitted under SHD PL06D.303804-19 and provides for 5 no. 2 bed units and 1 no. 3 bed unit.



### 3.4 Relocation of St. Teresa's Lodge (The Gate Lodge)

As part of this application for permission, in addition to the previously permitted dismantling/deconstruction of the Gate Lodge and the demolition of a lean-to extension, authorisation is also sought to reconstruct the Gate Lodge in a new location with the further extension of this building and change of use of the building from residential to café. This latter aspect of the proposed development, i.e., the reconstruction of the Gate Lodge in a new location differs from the development permitted under SHD PL06D.303804-19 (which provided for the conversion of the newly reconstructed gate lodge as a residential unit at a location adjacent to previously permitted Block D1).

The current application, with its proposal to relocate and reuse the Gate Lodge building, has sensitively responded to the views expressed by the planning authority and the Board's Inspector in the context of the 2019 application for permission. By way of example, the Board's Inspector stated:

*"I would concur with the opinion of the planning authority when they state that given the existing condition of the Protected Structure and its current isolated location on the periphery of the site, there is significant merit in considering its relocation within the site to form a focal point of the overall scheme. I consider that the proposal before me creates such a focal point. (page 40)"*

As stated above, the basis for the current proposal is to increase height and density across this accessible site. The design which is comprised in the current proposed development has been the subject of a careful and considered design process where the layout and positioning of building has been carefully considered to ensure a balance is struck in meeting additional height and density parameters but also ensuring the protection of the architecturally sensitive nature of St. Teresa's House and the associated gate lodge.

In that context, the focus for the design team has been to consider alternative locations for the gate lodge within the revised scheme, with conservation input from Cathal O'Neill Architects. These alternatives are discussed in detail in the Gate Lodge Strategy Report enclosed with the application documentation.

The current proposed location for the Gate Lodge building ensures that the building has its own independent setting adjacent to Rockfield Park.

The proposals for this are set out in detail in the submitted drawings and reports prepared by OMP Architects (Design Statement & Response to DLR CoCo & An Bord Pleanála Opinion) and Cathal O'Neill Architects (Architectural Heritage Impact Assessment).



Figure 15 – Site Plan of Gate Lodge Relocation Proposal

The proposal to change the use of the building from residential to café under the new application is also beneficial in terms of proper planning. As a result, the building will be brought to life and will have a more active use within the scheme, and provide a useful service at the gateway to the adjoining park.

In assessment of proposals, Cathal O'Neill Architects conclude as follows in terms of the new location:

*“The lodge is now in a position as close as is reasonably possible to that preferred by the Local Authority and fulfils the same function as that envisaged in the LAP sketch, i.e., marking the entrance to the park, while retaining one of its original purposes in signifying the arrival at the St Teresa’s grounds, but from the park rather than from Temple Road.”*

A CGI view of the proposed Gate Lodge is identified below for the purposes of context in terms of the proposed development and relocation of the Gate Lodge building.



Figure 17 - CGI View of the Gate Lodge –

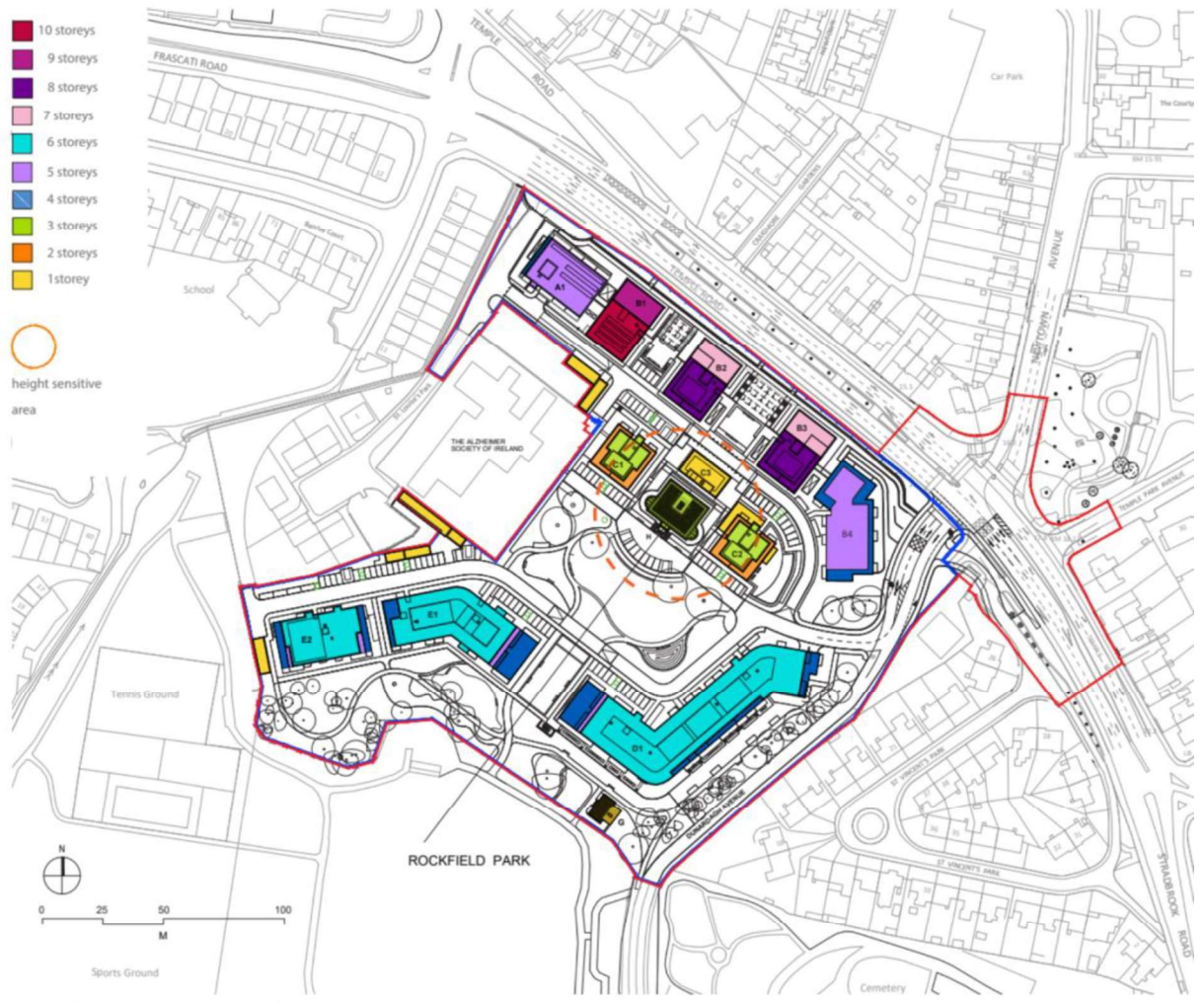
### **Heights Proposed**

As set out previously, the proposed development has been designed to optimise the potential for this site to absorb additional height, particularly along the south of the site and Temple Hill. Indeed, as also previously noted, the Board’s Inspector’s assessment of the (then) proposed development in the context of the 2019 application was that a greater density may have been achievable, with capacity to accommodate a greater height.

Significant work has been undertaken in analysis of locations within the site that have the capacity to absorb additional height. In addressing the key height differences, the table below compares the (then proposed) permitted and new development proposals:

Block	2019 Permission Height	Proposed Height	Change
Block A1	4 storeys	5 storeys	+1 storey
Block B1	8 storeys	10 storeys	+2 storeys
Block B2	6 storeys	8 storeys	+2 storeys
Block B3	6 storeys	8 storeys	+2 storeys
Block B4	5 storeys	5 storeys	No change
Block C1	3 storeys	3 storeys	No change
Block C2	3 storeys	3 storeys	No change
Block C3	3 storeys (omitted by ABP)	1 storey over basement	-2 storeys
Block D1	5 storeys	6 storeys	+1 storey
Block E1	2-5 storeys	6 storeys	+1 storey
Block E2	2-5 storeys	6 storeys	+1 storey
Block E3	2-5 storeys	Omitted	Omitted
Block E4	4 storeys	Omitted	Omitted
Block E5	4 storeys	Omitted	Omitted
Block G (Gate Lodge)	1 storey	1 storey	No change
Block H (St. Teresa's)	3 storeys	3 storeys	No change

Table 2 - Proposed Building Heights



It is important to set out that the elements of additional height are generally proposed at the locations previously referenced in An Bord Pleanála's Inspector's report as having the potential to absorb additional height. Specifically, along Temple Hill where modest increases of 1-2 storeys are proposed within blocks A1, B1, B2 and B3.

It should be noted that, in relation to these blocks proximate to the protected structure at St. Teresa's House, the height of newly proposed Block C3 is reduced by 2 storeys to ensure this building is subservient to the presence of St. Teresa's House.

New Block D1 is 6 storeys in height and replaces previously permitted height of D1 and E5, which ranged between 2-5 storeys.

New blocks E1 and E2 of 6 storeys replace the previously permitted Blocks E1 to E4 of 2-5 Storeys with overall increases in height identified as between 1 and 2 storeys depending on location.

The design architects have combined the increases to height with extended block layouts to deliver a higher residential density for this site. It is worth setting out that the parameters for density and height as currently proposed have been framed by the results of daylight and sunlight analysis and consideration of set-backs from adjoining properties and any perceived impacts on same.

**Car / Motorcycle and Bicycle Parking**

Proposals for car parking generally comprise the following:

252 car parking spaces (161 proposed at basement level and 91 proposed at surface level).

Of the 91 spaces proposed at surface level, 8 spaces are designated for use by the crèche facility.

Basement car parking is divided into 3 parking areas as follows:

- Area A (Level -1) – 44 spaces
- Area B (Level 0) – 36 spaces
- Area D (Level -1) – 81 spaces

Accessible parking is provided at a rate of 5% of spaces, which is 13 spaces across the scheme proposal. A car parking ratio of 0.51 is proposed.

A total of 50 no. electric charging points have been provided throughout the development.

- Basement car park A, 12 no. charging points
- Basement car park B, 14 no. charging points
- Basement car park D, 14 no. charging points
- Surface level parking, 10 no. charging points

A total of 1056 bicycle parking spaces are proposed within the development (656 at basement level and 400 at surface level).

Basement cycle parking is divided in 3 parking areas as follows:

- Area A (Level -1) – 100 spaces
- Area B (Level 0) – 226 spaces
- Area D (Level -1) – 246 spaces

These are provided in a combination of Sheffield stands and double stacked bays. All cycle spaces are conveniently located for ease of access for residents and close to lift/ stair cores.

In addition, provision is made for 20 motorcycle spaces (10 at basement level and 10 at surface level).

A total of 50 no. electric charging points have been provided throughout the development.

- Basement car park A, 12 no. charging points
- Basement car park B, 14 no. charging points
- Basement car park D, 14 no. charging points
- Surface level parking, 10 no. charging points

A total of 1056 bicycle parking spaces are proposed within the development (656 at basement level and 400 at surface level).

Basement cycle parking is divided in 3 parking areas as follows:

- Area A (Level -1) – 100 spaces
- Area B (Level 0) – 226 spaces
- Area D (Level -1) – 246 spaces

These are provided in a combination of Sheffield stands and double stacked bays. All cycle spaces are conveniently located for ease of access for residents and close to lift/ stair cores.

### **Part V Provision**

The proposal provides for 50 no. Part V residential units within the scheme (10% of the total 493 no. units), which meets the social housing requirements of Dun Laoghaire Rathdown County Council. These units are identified in Part V Report enclosed prepared by O'Mahony Pike Architects.

### **Public and Communal Open Space**

Total Public Open Space Provision is identified as 15,099.7sq m across the entire site. OMP Architects have broken down provision into communal, public open space and a woodland park for visual purposes and to show that all requirements are being met by way of the institutional 25% open space /population



## 4 PLANNING POLICY CONTEXT

This section details the relevant strategic and statutory planning policy context associated with education, childcare, social facilities, open space and retail provision.

### 4.1 Sustainable Residential Development in Urban Areas (2009)

The aim of these guidelines is to set out the key planning principles which should be reflected in development plans and local area plans, and which should guide the preparation and assessment of planning applications for residential development in urban areas.

Having specific regard to the provision of community facilities and more specifically schools, the Guidelines state that new residential communities can generate a demand for a significant number of new school places, particularly where families are attracted to the area. The guidelines therefore acknowledge that it is vital in the process of supporting sustainable communities that the planning system facilitates the timely provision of new school buildings.

The Guidelines note that detailed guidance on school provision through the development plan, local areas plan and development management processes and the roles, responsibilities and specific actions to be taken in relation to forecasting future demand for school places is available in the 'Joint Code of Practice on Provision of Schools and the Planning System', a document prepared by both the Department of the Environment Heritage and Local Government and the Department of Education and Science.

The Guidelines state the following:

*"No substantial residential development should proceed without an assessment of existing schools' capacity or the provision of new school facilities in tandem with the development.*

*Within the development management process, it is recommended that planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand. In very large-scale developments (say, 800+ units), planning authorities must consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities".*

We confirm that as the development proposes 493 no. residential units for the subject site, the existing capacity and potential demand arising from this development is now assessed in this report.

### 4.2 The Provision of Schools and the Planning System July (2008)

In July 2008, the Department of the Environment, Heritage and Local Government together with the Department of Education and Science published a code of practice document entitled 'The provision of Schools and the Planning System'.

The code of practice document sets out the best practice approaches that should be followed by Planning Authorities in ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities by the Department of Education and Science and in line with the principles of proper planning and sustainable development.

The main focus of the document details the procedures to be adopted by Planning Authorities in integrating schools planning issues into their development planning processes. The document references the draft version of Guidelines on Sustainable Residential Development in Urban Areas, which were published in February 2008, and which draw particular attention to the need for future schools needs and timely consultation with the Department of Education and Science.

Having considered the basis on which the draft version of Guidelines on Sustainable Residential Development in Urban Areas was published, the Code of Practice document details a number of actions envisaged, which have been agreed by the Department of Education and Science and the Department of the Environment Heritage and Local Government. We, Brock McClure, can confirm the following actions specifically:

- Forecasting Future Demand
- Planning for New Schools through Local Authority Development Plans

- *Location of Schools - Planning Considerations*
- *Site Development Standards*
- *School Development Proposals and the Development Management Process*
- *School Site Identification and Acquisition*

With regards Forecasting Future Demand specifically we note that there are a number of measures identified on which future primary school demand will be based on the following:

- *The anticipated increase in overall population for the city/county plan area over the next nine years;*
- *The current school going age population based on school return;*
- *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.*

With reference to post primary schools, the guidelines note that the procedure for establishing demand is 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.

In support of the above aims, the Guidelines state that Planning Authorities will make available and in a timely fashion and insofar as possible reasonable estimates of future development potential within their areas through the Development Plan and local area plan processes and in a manner consistent with broader national and regional estimates of growth contained in the NSS and Regional Planning Guidelines.

#### **4.3 Childcare Facilities - Guidelines for Planning Authorities (2001)**

The Childcare Guidelines provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals. The Guidelines are intended to ensure a consistent approach throughout the country to the treatment of applications for planning permission for childcare facilities.

The Guidelines identify a number of appropriate locations for childcare facilities, which include the following:

- New Communities/Large Housing Developments
- The vicinity and concentrations of workplaces, such as industrial estates, business parks and any other locations where there are significant numbers working
- In the vicinity of schools
- Neighbourhood, District and Town Centres
- Adjacent to public transport corridors, park and ride facilities, pedestrian routes and dedicated cycle ways

Please see the childcare facilities assessment section of this report in section 6 for detail in relation to compliance with the above guidelines.

#### 4.4 Apartment Guidelines 2018

The 2018 new apartment guidelines reiterate the provision of one child-care facility for every 75 dwelling units, subject to the proposed development mix and existing local childcare facilities:

*'4.7: 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.'*

In addition to this it clarifies that 'unit mix of the proposed development' relates to one bed and studio apartments, along with the possibility of some or all two or more bedrooms units, not contributing to the childcare provision:

*'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.'*

With this in mind, we note that the current proposal delivers on the following mix:

- **18 no. studio units (4%)**
- **220 no. 1 bed units (44%)**
- **39 no. 2. bed units (3P) (9%)**
- **169 no. 2. bed units (4P) (34%)**
- **47 no. 3 bed units (9%)**

It is noted that 237 no. units out of the proposed 493 no. units are made up of studio and 1 bed units. Based on the figures set out above there are 208 no. x 2 bedroom and 47 x 3 bedroom units within the proposed development, which have the potential to require some element of childcare.

#### 4.5 Dun Laoghaire Rathdown Development Plan 2016-2022

The Dun Laoghaire Rathdown County Council Development plan is the relevant statutory planning context for the subject site. There are a number of provisions detailed within the Plan, which have some relevance to the subject site and surrounding context. For the purposes of this report, we have only identified the key provisions of the Plan that are currently relevant to the site.

The following policies have been considered as part of this community infrastructure assessment. For further detail in relation to planning policy and compliance with the same, please refer to the Statement of Consistency submitted as part of this SHD application.

##### **Childcare Facilities:**

**SIC11** - *"It is Council policy to encourage the provision of affordable and 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. The Council will encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage."*

##### **Community Facilities:**

**SIC6** - *"It is Council policy to support the development, improvement and provision of a wide range of community facilities distributed in an equitable manner throughout the County."*

**SIC7** - *"It is Council policy to ensure that proper community infrastructure and complementary neighborhood facilities are provided concurrently with the development of new residential growth nodes in the County."*

**SIC12** - "It is Council policy to facilitate the continued development of arts and cultural facilities throughout Dún Laoghaire-Rathdown in accordance with the County 'Arts Development Policy, 2011-2014' and any subsequent County Arts Development Policy."

**SIC13** - "It is Council policy to promote and develop the County Library Service in accordance with the National objectives laid down in the draft 'Strategy for Public Libraries, 2013–2017' prepared by the Department of the Environment, Community and Local Government. The County's network of Carnegie Libraries shall be retained for public and community use."

#### **Education:**

**SIC8** - "It is Council policy to ensure the reservation of primary and post-primary school sites in accordance with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools throughout the County."

**SIC9** - "It is Council policy 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."

#### **Health Care:**

**SIC10** - "It is Council policy 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. It is Council policy to encourage the integration of appropriate healthcare facilities within new and existing communities."

#### **Sports & Recreation:**

**OSR11** - "It is Council policy to ensure that adequate playing fields for formal active recreation are provided for in new development areas and that existing sports facilities and grounds within the established urban area are protected, retained and enhanced – all in accordance with the outputs and recommendations from the Open Space Strategy 2012-2015."

**OSR10** - "It is Council policy to promote the provision and management of high-quality sporting and recreational infrastructure throughout the County and to ensure that the particular needs of different groups are incorporated into the planning and design of new facilities."

#### **Open Space:**

**RS5** - "Where distinct parcels of land are in institutional use (such as education, residential or other such uses) and are proposed for redevelopment, it is Council policy to retain the open character and/or recreational amenity of these lands wherever possible, subject to the context of the quantity of provision of existing open space in the general environs."

**OSR5** - "It is Council policy to promote public open space standards generally in accordance with overarching Government guidance documents 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' (2009) and the accompanying 'Urban Design Manual - A Best Practice Guide'."

#### 4.6 Draft Dun Laoghaire-Rathdown Development Plan 2022-2028

Dun Laoghaire-Rathdown County Council is currently in the process of developing an up-to-date County Development Plan for 2022-2028. The Material amendments to the Draft Plan are currently on public display at the time of writing this Report.

There are a number of provisions detailed within the Draft Plan, which have some relevance to the subject site and surrounding context. For the purposes of this report, we have only identified the key provisions of the Draft Plan that are currently relevant to the site.

##### Community Facilities:

**PHP5:** “It is a Policy Objective to support the development, improvement and provision of a wide range of community facilities throughout the County where required. It is Council policy to facilitate and support the preparation of a countywide Community Strategy.”

**PHP11:** “It is a Policy Objective to promote and develop the County Library Service in accordance with the national objective laid down in the strategy ‘Our Public Libraries 2022.’ It is Council Policy to support the retention and appropriate re-use of the County’s network of Carnegie libraries.”

**PHP10:** “It is a Policy Objective to facilitate the continued development of arts and cultural facilities throughout Dun Laoghaire-Rathdown in accordance with the County Arts Development Plan 2016-2022 and any subsequent County Arts Development Policy. It is Council Policy to facilitate the implementation of the DLR Cultural and Creative Strategy 2018-2022.”

##### Childcare Facilities:

**PHP6:** “It is a Policy Objective to encourage the provision of appropriate childcare facilities as an integral part of proposals for new residential development and to improve/expand existing childcare facilities across the County. In general, at least one childcare facility for all new residential developments subject to demographic and geographic needs. The Council will encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage.”

##### Education:

**PHP7:** “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 school for educational and other sustainable community infrastructure uses throughout the County.”

**PHP8:** “It is Council policy 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.”

##### Health Care Facilities:

**PHP9:** “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. It is Council policy to encourage the integration of appropriate healthcare facilities within new and existing communities.

##### Sports & Recreation:

**OSR9:** "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 Sport Facilities', 2017-2022, to ensure that particular needs of different groups are incorporated into the planning design of new facilities.

**OSR10:** It is a Policy Objective to ensure the adequate playing fields for formal active recreation are provided for in new development areas. It is Council Policy that existing sports facilities and grounds within the established urban area are protected, retained and enhanced. It is Council policy to increase the number of playing pitched in the County. It is a Policy Objective to maximise the use of playing pitched in the County and for playing pitched to be utilised seven days a week, subject to protecting adjoining residential amenity."

#### **Open Space:**

**OSR3:** "It is a Policy Objective to continue to improve, plant and develop more intensive recreational and leisure facilities within parks and open spaces insofar, as resource will permit, while ensuring that the development of appropriate complementary facilities does not detract from the overall amenity of the spaces."

**OSR4:** "It is Council policy to promote public open space standards generally in accordance with overarching Government guidance documents 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' (2009), the accompanying 'Urban Design Manual - A Best Practice Guide', and the 'Sustainable Urban Housing: Design Standards for new Apartments', (2018)".

These are the key community infrastructure policies for consideration as set out in the current Draft Dun Laoghaire Rathdown County Council Development Plan.

## **4.7 Blackrock Local Area Plan**

The Blackrock Local Area Plan 2015 was adopted by the Council in March 2015 and represents the guiding statutory document for development of the subject site. The Blackrock Local Area Plan has been extended until 2025.

The subject site is acknowledged as having development potential by virtue of its zoning, proximity to Blackrock Village Core, public transport links and recreation facilities. The Plan sets out detailed objectives for the site that should be complied with in any planning application.

It is necessary to acknowledge that Section 3.5 of the LAP states:

*"The layout and guidance contained within the Site Framework Strategies **should not be viewed as the only definitive development solution** for the sites in question – rather as a set of development principles. Alternative, creative design solutions for the sites, within the parameters outlined in the overarching development guidance and in accordance with the specific objectives, will also be considered positively."*

The LAP recognises that the proposal is capable of accommodating additional building height particularly along edges with Temple Hill and Rockfield Park.

**5 DEMOGRAPHIC TRENDS**

Demographic Trends for the defined catchment areas were reviewed based on the Census 2016 data for the Dublin County area and Small Area Population Statistics (SAPs) for the District Electoral Divisions (DEDs) of Blackrock-Central, Blackrock-Temple Hill, Blackrock-Seapoint, Blackrock-Monkstown and Blackrock-Newpark for the same year.

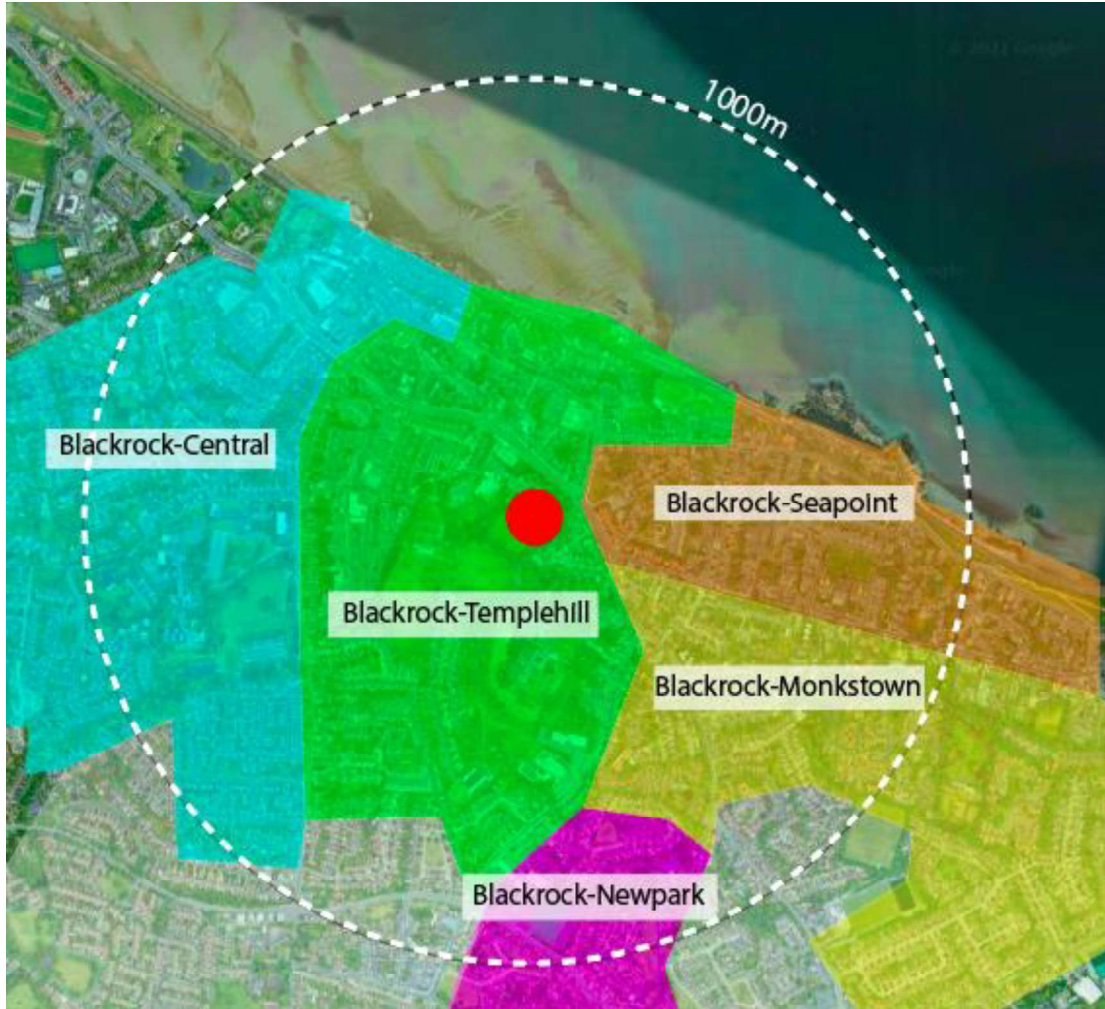


Figure 4 - Electoral Division map of subject area

**5.1 Population Figures**

The most recent population figures for the Blackrock-Central, Blackrock-Temple Hill, Blackrock-Seapoint, Blackrock-Monkstown and Blackrock-Newpark are highlighted in Table 1 below for the convenience of An Bord Pleanála.

DED	2011	2016	Actual Change	% Change
Blackrock-Central	3,841	3,733	-108	-2.9%
Blackrock-Temple Hill	2,687	2,658	-29	-1.0%
Blackrock-Seapoint	1,438	1,450	12	0.8%
Blackrock-Monkstown	3,073	3,239	166	5.1%

Blackrock-Newpark	2,164	2,316	152	<b>0.7%</b>
<b>Total</b>	<b>13,203</b>	<b>13,396</b>	<b>193</b>	<b>1.4%</b>

**Table 1 - Population evolution in both Electoral District Areas (Source: CSO 2016)**

The table above indicated that between 2011 and 2016 there was an overall increase of 1.4% across all electoral divisions. Although Blackrock-Central and Blackrock-Templehill, where the subject site is located, saw a minor decrease in population there is a consistently rising demand for housing in Dublin County and population figures are envisaged to increase across most DEDs within the county in the next decade. It is worth noting that, Dublin’s population continues to expand robustly. In the ten years to 2016, it grew by 13.5% to 1.35 million. The population of Dublin is set to continue expanding due to natural growth and net inward migration. Looking forward, year-on-year rates of growth are expected to pick up and the population is projected to reach 1.50 million by 2024 and 1.60 million by 2029.

The proposed development will offer housing that caters to the demand in the surrounding area and offers a much-needed high-density development scheme.

**5.2 Age Profile**

A review of the selected Electoral Districts confirm that these communities and their surrounding areas have an age profile weighed largely towards a young adult/adult working population group (20-64). This can be assessed following a review of the figure below, which confirm that the largest age cohort within all divisions is 45-49.

This can be attributed to the site’s close proximity to Dublin City Centre and to various Business Parks in the area making it an ideal area for professionals to locate. The proposed development offers a mix of units from studio, 1, 2 and 3-bed units and will provide appropriate housing stock for the demographics of the area.

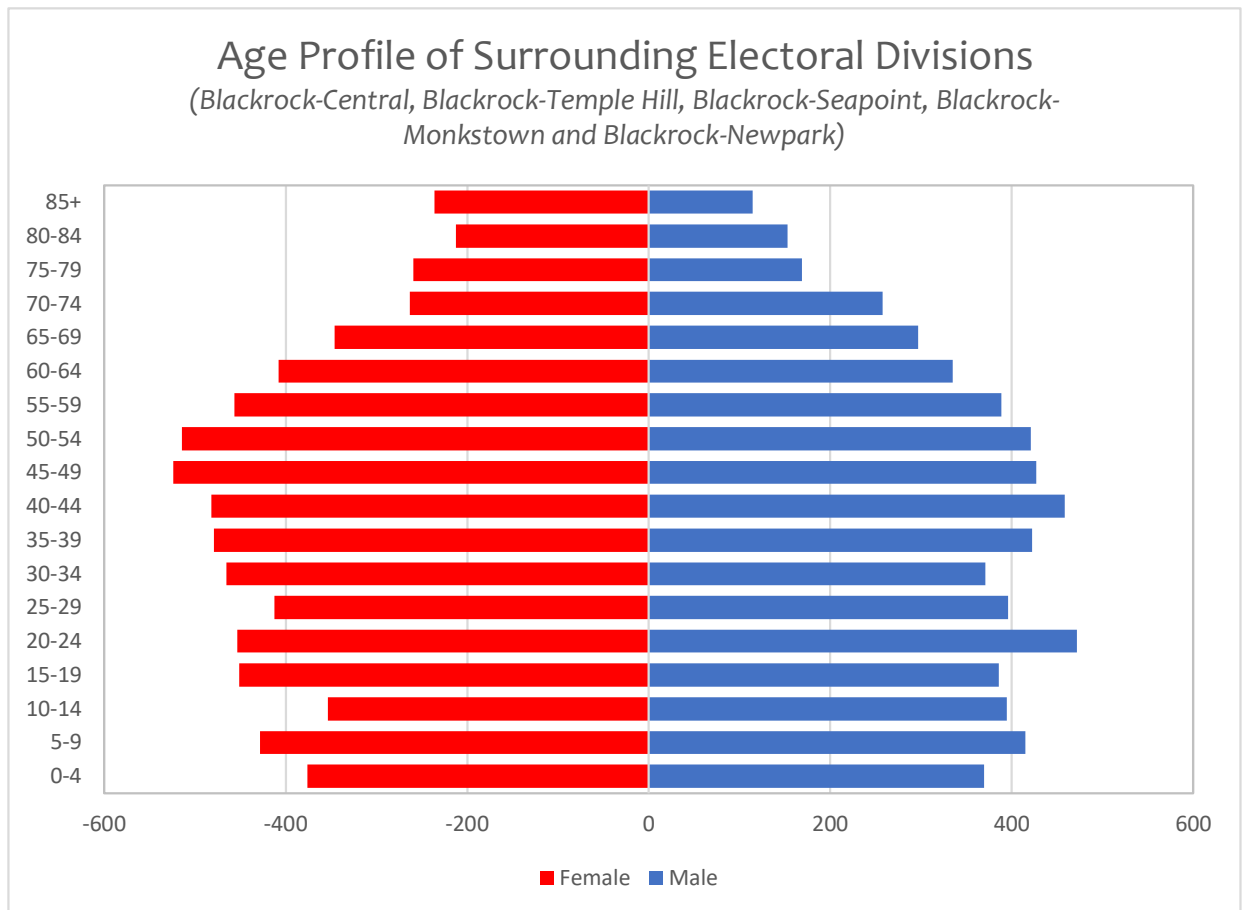


Figure 6 – Age profile of Surrounding Electoral Divisions

### 5.3 Household Size

In accordance with official CSO 2016 figures, the average household size in the Dun Laoghaire-Rathdown is 2.72, an increase from 2.67 in 2011.

- The predominant household size in the Blackrock-Central, Blackrock-Temple Hill, Blackrock-Seapoint, Blackrock-Monkstown and Blackrock-Newpark Electoral Divisions is 2 people, which equate to 30% or 1,503 out of 5,040 households.
- The predominant household size in the Blackrock-Temple Hill Electoral Division area where the subject site is located is 1 person. This equates to 29.5% or 306 households out of a total of 1,034 households. 2 people households equate to 29% (304 out of 1,034 households).
- The proposed development offers mixed density units of 15no. studios, 225no. 1-bed, 215no. 2-bed and 45no. 3-bed apartments which is in line with the demand arising from the surrounding area.
- Whilst we acknowledge the above figures show that in roughly 30% of the households are 2 persons, we note that the average number of people per household in the EDs are:
  - Blackrock-Central 2.74
  - Blackrock-Temple Hill 2.54
  - Blackrock-Seapoint 2.75
  - Blackrock-Monkstown 2.38
  - Blackrock-Newpark 2.78

This is an average of **2.64** persons per household in the area. The overall proposal (493 no. residential units) is therefore estimated to generate a population of **c. 1,301.5 no. persons** (493 x 2.64) based on this household average.

- However, it is important to note that given the number of studios and 1-bed units proposed by the development at the subject site (238 out of 493 no. residential units proposed) it is assumed

that the population generated will be significantly less. In the event that 1 person occupies the 238-no. studio and 1-bed units and based on an average of 2.64 for the remaining 2 and 3-bed units, this would equate to c. **911.20 no. persons.**

- We wish to highlight at this point that the proposed development is expected to yield a reduced household size given the nature of the scheme. However, the local electoral division average of 2.64 persons per household has been applied to generate the uppermost demand in terms of envisioned population.
- The development proposed has majority of one-bedroomed apartments, which greatly reduces the number of children or families that will be present within this development. In addition to this, the census data shows that only 5% of these families will have children eligible for childcare facilities.

Based on the above review of local population, and on the proposed development unit type (studio, 1, 2 and 3-bed) that would typically include young professionals and small families, and the location of the development, the 392 sq. m creche facility included in the proposed scheme is considered an appropriate size to deal with any need for childcare facilities that will arise from the proposed development.

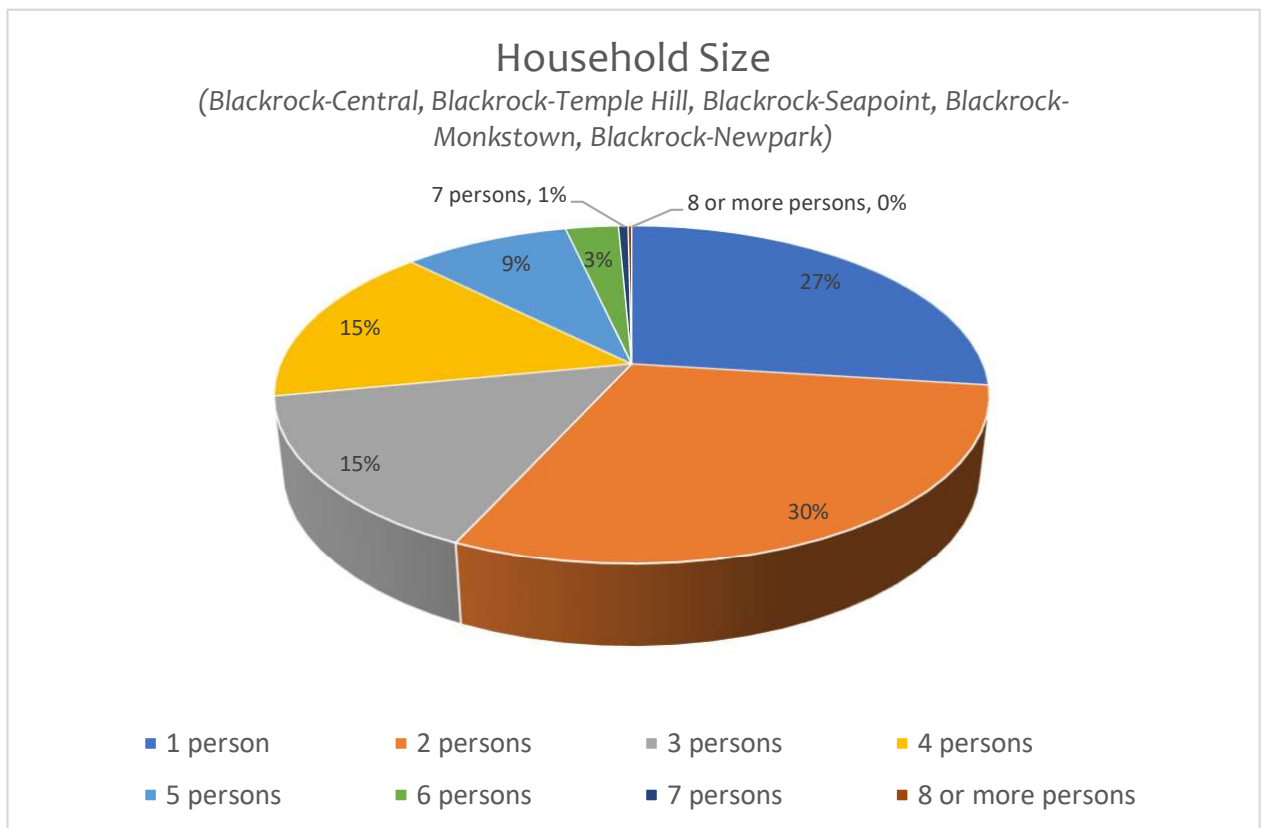


Figure 7 – Household Size

#### 5.4 School Going Age

In order to assess the percentage of this population that will require school places, the current age profile (4-19 years of age) Blackrock-Central, Blackrock-Temple Hill, Blackrock-Seapoint, Blackrock-Monkstown and Blackrock-Newpark was examined as a typical percentage of the population that will require schooling.

As such, the 4-19 age group of Census 2016 is examined in Table 2 below.

Age	Blackrock-Central, Blackrock-Temple Hill, Blackrock-Seapoint, Blackrock-Monkstown and Blackrock-Newpark
Total No. of Persons Aged 4-19	2,577
Total No. of Persons in the ED's	13,396
Percentage of Total Population aged between 4-19	19.2%

Table 2 - No of Persons - Subject Area Census 2016

Table 2 confirms that a total of **19.2 percent** of the Blackrock-Central, Blackrock-Temple Hill, Blackrock-Seapoint, Blackrock-Monkstown and Blackrock-Newpark respectively, are currently of school going age.

#### 5.5 Summary of Findings

The key points to note are as follows:

- The total number of persons in Blackrock-Central, Blackrock-Temple Hill, Blackrock-Seapoint, Blackrock-Monkstown and Blackrock-Newpark Electoral Divisions is 13,396.
- The average household size in the area is 2.64 persons.
- The proposal (493 no. residential units) will generate a total population of c. 1,302 persons. However, it is important to note that given the number of studio and 1-bed apartment units proposed, it is anticipated that the population generated by the proposed development will be significantly less. The proposed development could generate a population range of between **911-1,302 no. persons.**
- 19.2% of this population of Blackrock-Central, Blackrock-Temple Hill, Blackrock-Seapoint, Blackrock-Monkstown and Blackrock-Newpark is of school going age.
- Therefore, 19.2% of the 1,302, or 250 new residents are likely to be of school going age.

We confirm that the above statistics area applied throughout this report to allow for conclusions be drawn.

## 6 CHILDCARE FACILITIES

### 6.1 Methodology

In preparing the review of childcare facilities in the surrounding area, an appropriate starting point was a review of the Childcare Guideline's for Planning Authorities entitled 'Childcare Facilities - Guidelines for Planning Authorities (2001)', with regard to the requirement for childcare facilities for the current proposal of 493 no. units.

A review of the requirements for the provision of childcare facilities within new housing developments was examined and relevant conclusions drawn.

The review of childcare facilities in the area generally comprised the following:

- Establishing Demand for Childcare Places
- Establishing the Capacity of Local Facilities

We note at this point that this initial childcare assessment has been limited to a 2 km radius of the subject site. It is recognised that there is also the option for families to avail of childcare facilities outside of this 2km radius due to a preferred location near workplaces, or schools that older children in the family may be attending.

Following the compilation of an appropriate list of childcare facilities, an email and telephone survey was carried out in May 2021 to assess available capacity. The childcare facility was contacted directly in all cases, and we confirm that the data gathered and applied to this assessment is based on the information and resources available to the schools at the time of the survey. However, we note that not all of the creches and schools replied to this request.

### 6.2 Assessment

#### Demand for Childcare Places

A Childcare Facility of c. 392sq m is proposed in Block C2. We can confirm that the childcare facility has capacity to cater for childcare demand arising from the existing permitted development and the current proposal.

The recommendation for new housing developments is the provision of 1 facility providing for a minimum 20 childcare places per approximately 75 dwellings. The relevant guidelines state that if it is assumed 50% of units can be assumed to require childcare in a new housing area of 75 dwellings, approximately 35 will need childcare. However, one bedroomed unit are not considered to contribute to the childcare provision under the new apartment's guidelines. This may also apply in part to the provision of 2-bedroom units.

The proposed development is comprised of 493 no. new residential apartments.

The following indicative summary mix is identified for a total of 493 units:

- 18 no. studio units (4%)
- 220 no. 1 bed units (44%)
- 39 no. 2. bed units (3P) (9%)
- 169 no. 2. bed units (4P) (34%)
- 47 no. 3 bed units (9%)

It is noted that the 2 and 3 bed units should only be considered as contributing to a requirement for childcare in accordance with the provisions of the Apartment Guidelines of 2018. **A total of 255 no. units are therefore have the potential to require childcare.** This is the upper most demand in terms of requirements for childcare and it could be argued that this will be significantly less at operational stage given that not all 2 bed units will require childcare. Notwithstanding this, we note the following calculations based on these uppermost requirements.

- 50% of all 2 and 3 bed units =  $255/2 = 127.5$
- 17.5 units - 1 facility required for every 75 units =  $127.5/75 = 1.7$
- 20 childcare spaces required for every 75 units =  $20 \times 1.7 = 34$

Based on the above calculations, 34 no. spaces are required to address the requirements of the proposed development and the current proposal.

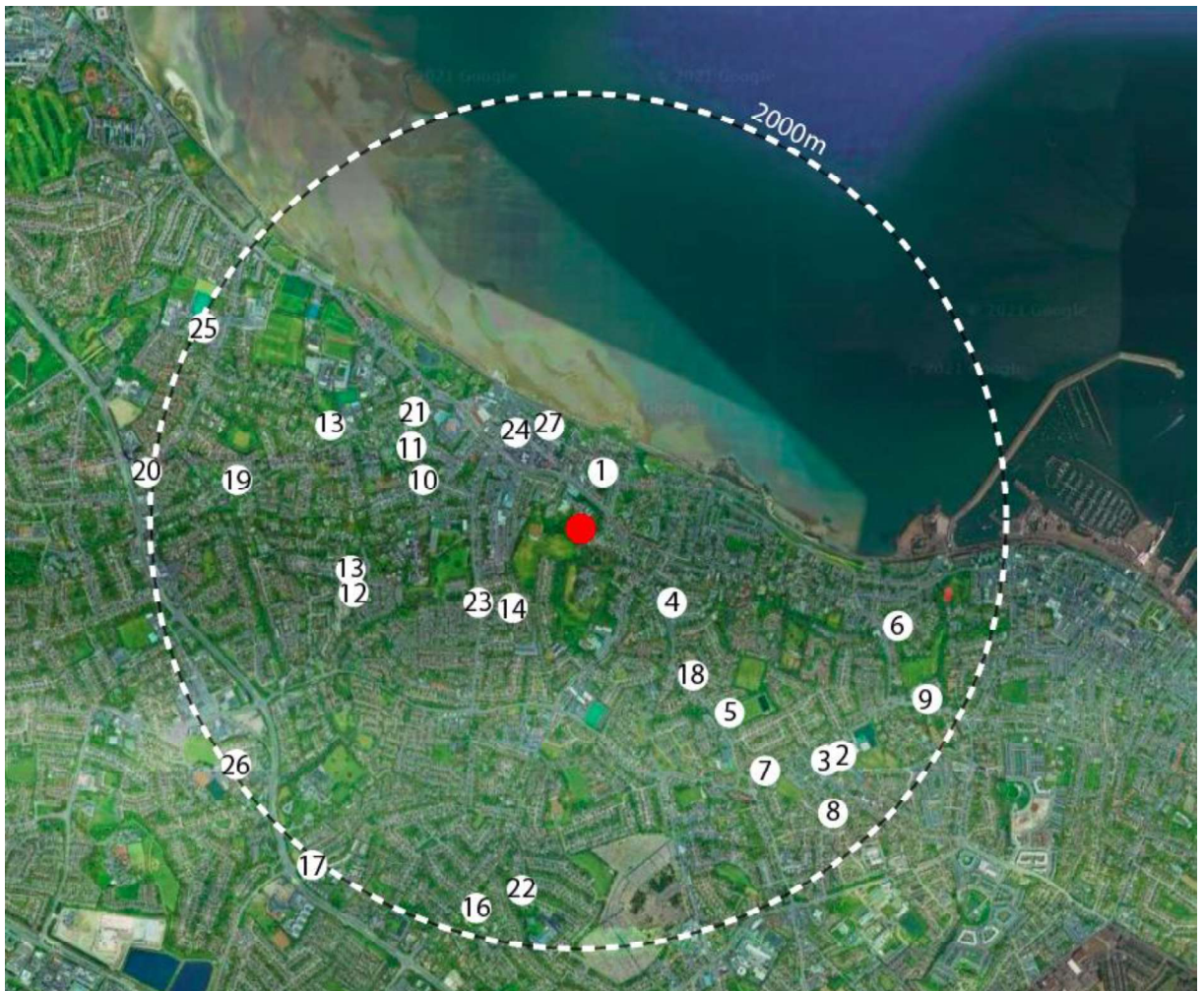
A floor area figure of 2.32 sq m is generally applied per child space. A facility of 78.80 sq m ( $2.32\text{sq m} \times 34$  spaces) is therefore required to serve the full extent of the proposed development (493 units).

**We note that extraneous areas such as kitchens, toilets, sleeping and other ancillary areas are deemed to be separate.**

### 6.3 Capacity of Local Childcare Facilities

To determine the available number of childcare facility places in the area, a desktop-based assessment was carried out to determine the location of services within 2 km of the site. Below is a map illustrating their locations in relation to the subject site.

Figure 8 - Location of Childcare Facilities



We endeavoured to get an indication for the capacity and current enrolment figures for the following facilities, which are located within a 2 km radius:

- Little Apples Academy
- Monkstown Montessori
- Monkstown Day Nursery Community Playgroup CLG
- Simbas Childcare Limited
- Links Childcare Blackrock
- Olivia's Montessori School
- WeeCare Day Nursery
- Raglan Childcare Centre
- Manorbrook Montessori & Afterschool
- Coco's Creche & Montessori
- Apple House Childcare
- Little Gems Montessori
- Explorers Afterschool Club
- Our World Montessori School
- Proby Preschool
- Willow House Childcare
- Beechwood Childcare
- Giraffe Childcare & Early Learning Centre
- Cocos Childcare
- Park Academy Childcare Booterstown
- Blackrock Montessori School AMI
- Hollypark Montessori
- Open Door Montessori School
- Rupert's Creche & Montessori
- The Children's House Montessori School
- Glenalbyn Montessori School

A list of the childcare facilities in the subject catchment area is detailed in Table 3 below. The enrolment figures and available capacity at each school is detailed.

	Child Care	Service Type	Max. Capacity Figure	Available Capacity
1.	Little Apples Academy	Full Day/Part Time/Sessional	60	4
2.	Monkstown Montessori School	Sessional	33	0
3.	Monkstown Day Nursery Community Playgroup C	Part Time/Sessional	22	Not issued
4.	Simbas Childcare Limited	Part Time	38	1
5.	Links Childcare Blackrock	Full Day/Part Time/Sessional	240	24 Full Day 8 (Sessional)
6.	Olivia's Montessori Pre School	Full Day/Part Time/Sessional	Not issued	Not issued
7.	Wee Care Day Nursery	Full Day/Part Time/Sessional	180	9
8.	Raglan Childcare Centre	Full Day	15	Not issued
9.	Manorbrook Montessori & Afterschool	Part Time	21	0
10.	Coco's Creche & Montessori	Full Day	37	0
11.	Apple House Childcare	Part Time	Not issued	Not issued
12.	Little Gems Montessori	Full Day/Part Time	26	0
13.	Explorers Afterschool Club	Part Time/Sessional	32	Not issued
14.	Our World Montessori School	Part Time	24	0
15.	Proby Preschool	Part Time	12	0
16.	Willow House Childcare	Full Day	40	1
17.	Beechwood Childcare	Full Day	65	2
18.	Rowan House Montessori	Full Day/Part Time/Sessional	38	0
19.	Cocos Childcare	Full Day	54	1
20.	Park Academy Childcare Booterstown	Full Day	40	0
21.	Blackrock Montessori School	Full Day/Part Time	Not issued	Not issued
22.	Hollypark Montessori	Part Time	24	0
23.	Open Door Montessori School	Full Day/Part Time	44	2
24.	Rupert's Creche & Montessori	Full Day/Part Time	Not issued	Not issued
25.	The Children's House Montessori School	Sessional	40	1
26.	Glenalbyn Montessori School	Sessional	22	0
27.	Blackrock Community Playgroup	Part Time/Sessional	30	0
	<b>Total</b>	-	<b>1,137</b>	<b>53</b>

Table 3 - Capacity and Current Availability for Existing Child Care Facilities

The table above illustrates the total estimated available capacity in facilities is **53 no. pupil spaces minimum**. 8 no. of these spaces are sessional offered in one facility and the remaining 45 no. spaces are available throughout 9 facilities. It is worth highlighting that the following assumptions were made during the survey of places:

- A number of the schools were unable to establish a max capacity figure and in such cases this report assumed that there is no capacity available in order to provide for a comprehensive analysis.

Overall findings are noted as follows:

Proposal	Estimated Demand	Available Capacity
<b>493 residential units</b>	<b>34 spaces</b>	<b>53 spaces minimum</b>

Table 4 - Estimated Demand vs. Available Capacity for Childcare Spaces

In addition to these 12 available spaces, the proposed creche facility of 392sq m will provide 53 spaces in the development, which will be sufficient to cater for all 34 of the estimated new spaces needed. It is submitted that the development will therefore be self-sufficient with regard to childcare requirements, which is considered acceptable and in line with national guidance.

We trust that this will be satisfactory to An Bord Pleanála.

## 7 EDUCATION

As a starting point this audit reviewed the relevant policy context for the provision of schools. We note that the Department of the Environment Heritage and Local Government and the Department of Education and Science have both published guidance on the provision of schools and community facilities. We confirm that the following documents were considered as part of this assessment:

- 'Sustainable Residential Development in Urban Areas December 2008' and
- 'The Provision of Schools and the Planning System July 2008'

The main findings/recommendations from each document are detailed in Section 4 of this report.

This assessment also considered demographic trends within the area, which are available from the CSO website. The data considered includes the following:

- **Census 2016 figures** - Populations Statistics were reviewed to determine what the household composition and school going age was for the Blackrock-Central, Blackrock-Temple Hill, Blackrock-Seapoint, Blackrock-Monkstown and Blackrock-Newpark Electoral Areas.
- Also, an assessment of the demand arising from the proposed development was determined by multiplying the proposed number of units by the average number of persons per private household. Section 5 of this report contains further details.
- **2020/2021 Enrolment Figures** - Enrolment figures for the school year of 2018/2019 were reviewed to partly establish the available capacity in the schools examined in the assessment. Section 6 contains further details on this also.

Following on from the above, a 5 km radius defined the catchment area for assessment of educational facilities. It is considered that a 5 km radius is more appropriate for the assessment of primary and secondary schools as there is more flexibility when getting older children to school in terms of transport options. It is also considered that parents may chose schools based on personal preference as opposed to location or convenience.

We note specially that **62 primary schools** and **24 post primary** facilities have been examined as part of this statement. The various schools are identified as follows:

### Primary

<i>Booterstown National School</i>	<i>Scoil San Treasa</i>
<i>Carysfort National School</i>	<i>Oatlands Primary School</i>
<i>Benicasa Special School</i>	<i>The Childrens House</i>
<i>Scoil Lorcaín</i>	<i>St. Laurences Boys National School</i>
<i>All Saints National School</i>	<i>Mt. Anville Primary School</i>
<i>Guardian Angels National School</i>	<i>Gaelscoil Na Fuinseoige</i>
<i>Enable Ireland Sandymount</i>	<i>St. Olafs National School</i>
<i>Scoil Mhuire</i>	<i>St. Raphaelas National School</i>
<i>St. Michael's College</i>	<i>St. Brigids National School</i>
<i>Teresians Junior School</i>	<i>Setanta Special School</i>
<i>Booterstown Boys</i>	<i>Queen of Angels Primary School</i>
<i>Willow Park Junior School</i>	<i>Holy Trinity National School</i>
<i>Our Lady of Mercy Convent School</i>	<i>Gaelscoil Shliabh Rua</i>
<i>St. Andrews College Junior School</i>	<i>Nord Anglia International School</i>
<i>St. Augustines School</i>	<i>St. Brigids Boys National School</i>

<i>St. Brigids Girls National School</i>	<i>Glenareary Killiney National School</i>
<i>Kill O The Grange National School</i>	<i>Sharavogue Junior school</i>
<i>Our Lady Good Counsel Girls National School</i>	<i>Rathdown Junior School</i>
<i>Our Lady of Good Counsel Boys National School</i>	<i>Dalkey School Project</i>
<i>St Patricks Boys National School</i>	<i>St. Kevins National School</i>
<i>St Patricks Girls School</i>	<i>Carmona School</i>
<i>Lycee Francais D'irelande</i>	<i>Monkstown Educate Together National School</i>
<i>St. Oliver Plunkett SP School</i>	<i>The Red Door School</i>
<i>CBC junior school</i>	<i>Dun Laoghaire Educate together school</i>
<i>Dominican Primary school</i>	<i>Shellybanks Educate Together National School</i>
<i>The Harold School</i>	<i>Islamic National School</i>
<i>St. Josephs</i>	<i>St. Kilians German School</i>
<i>Castle Park School</i>	<i>Garran Mhuire</i>
<i>Dalkey National School</i>	<i>Holy Cross-National School</i>
<i>Loreto National School</i>	<i>Taney Parish Primary School</i>
<i>Harold Boys National School</i>	

**Post Primary**

<i>Saint Augustines School</i>	<i>Mount Anville Secondary School</i>
<i>Dominican College Sion Hill</i>	<i>Jesus and Mary College, Our Lady's Grove</i>
<i>Newpark Comprehensive School</i>	<i>St. Michael's College</i>
<i>Rockford Manor Secondary School</i>	<i>St. Killian's German School</i>
<i>St. Raphaelas Secondary School</i>	<i>Oatlands College</i>
<i>Holy Child Community School</i>	<i>Christian Brothers College</i>
<i>Clonkeen College</i>	<i>Blackrock College</i>
<i>St Joseph of Cluny Secondary School</i>	<i>Rathdown School</i>
<i>St. Andrews College</i>	<i>Cabinteely Community School</i>
<i>Loreto College Foxrock</i>	<i>Rosemont School</i>
<i>Wesley College</i>	<i>The Teresian School</i>
<i>St. Benuldus College</i>	<i>St. Tiernan's Community College</i>

Following the compilation of a comprehensive list of schools (primary and post primary), an email and telephone survey was carried out in May 2021 to assess available capacity.

The school principal/school secretary was contacted directly in all cases, and we confirm that the data gathered and applied to this assessment is based on the information and resources available to the schools at the time of the survey.

However, we note that not all of the schools replied to this request. Therefore, in addition we used the data provided by schooldays.ie (2020/2021) in order to estimate the number of pupils in each school.

Following an estimate of the demand arising from the development proposal and an estimate of the available capacity at existing schools in the immediate vicinity, some conclusions were drawn which confirm that there exists sufficient existing capacity to cater for the development proposal now before the An Bord Pleanala.

We refer to the assessment and findings below.

## 7.1 Assessment

The review of educational facilities in the area generally comprised the following:

- Establishing Demand for School Places
- Establishing the Capacity of Primary School Facilities
- Establishing the Capacity of Post Primary School Facilities

### Demand for School Places

It has been previously established that 19.2% of the overall population are of the average school going age.

We can assume that 12% of the population created by this development will attend primary school and the remaining 7.2% will attend secondary school.

This assumption is made based on guidance detailed in "The Provision of Schools and the Planning System", which details that primary school demand can be assessed based on a rate of 12% of the school going age and that the remaining 7.2% attend post primary facilities.

Having considered the above, we note that the overall population of school going age envisaged for the proposed development (493 no. units) is **c. 250 no. persons.**

**Based on the figures provided, we can estimate that the demand for primary school places would equate to c.156 no. pupils and the demand for post primary school places to c. 94 no. pupils.**

## 7.2 Findings

### Capacity of Primary School Facilities

A list of the primary schools in the subject catchment area is detailed in Table 5 below. The enrolment figures and available capacity at each school is detailed.

	Primary School	School Type	Enrolment Figures 2018	Max. Capacity Figure	Available Capacity
1	Boosterstown National School	Mixed	326	360	51
2	Carysfort National School	Mixed	596	614	18
3	Benicasa Special School	Mixed	44	56	12
4	Scoil Lorcaín	Mixed	484	488	4
5	All Saints National School	Mixed	55	60	5
6	Guardian Angels National School	Mixed	429	440	11
7	Enable Ireland Sandymount	Mixed	50	Not issued	-
8	Scoil Mhuire	Girls	278	Not Issued	-
9	St. Michael's College	Mixed	345	350	5
10	Teresians Junior School	Mixed	198	198	0
11	Boosterstown Boys	Boys	307	301	3
12	Willow Park Junior School	Boys	Not issued	Not issued	-
13	Our Lady of Mercy Convent School	Girls	265	270	5
14	St. Andrews College Junior School	Mixed	Not issued	Not issued	-
15	St. Augustines School	Mixed	158	160	2
16	Scoil San Treasa	Mixed	452	450	0
17	Oatlands Primary School	Mixed	440	440	0
18	The Childrens House	Mixed	78	80	2
19	St. Laurences Boys National School	Boys	356	356	0

**Community Infrastructure Statement • Lands at 'St. Teresa's' Temple Hill, Monkstown, Blackrock, Co. Dublin**

20	Mount Anville Primary School	Girls	480	480	0
21	Gaelscoil Na Fuinseoige	Mixed	140	140	0
22	St. Olafs National School	Mixed	509	550	41
23	St. Raphaelas National School	Girls	448	456	8
24	St. Brigids National School	Mixed	99	100	1
25	Setanta Special School	Mixed	54	55	1
26	Queen of Angels Primary School	Mixed	307	314	7
27	Holy Trinity National School	Mixed	578	604	26
28	Gaelscoil Shliabh Rua	Mixed	236	285	49
29	Nord Anglia International School	Mixed	Not issued	800	-
30	St. Brigids Boys National School	Boys	458	484	26
31	St. Brigids Girls National School	Girls	536	540	4
32	Kill O The Grange National School	Mixed	217	Not issued	-
33	Our Lady Good Counsel Girls National School	Mixed	297	297	0
34	Our Lady of Good Counsel Boys National School	Boys	391	417	26
35	St Patricks Boys National School	Boys	608	654	46
36	St Patricks Girls School	Girls	568	Not issued	-
37	Lycee Francais D'irelande	Mixed	300	Not issued	-
38	St. Oliver Plunkett SP School	Mixed	63	63	0
39	CBC Monkstown Junior School	Mixed	515	Not issued	-
40	Dominican Primary school	Mixed	206	222	16
41	The Harold School	Mixed	658	677	19
42	St. Josephs NS	Mixed	316	320	4
43	Castle Park School	Mixed	Not issued	Not issued	-
44	Dalkey National School	Mixed	99	105	6
45	Loreto National School	Mixed	326	374	48
46	Harold Boys National School	Boys	125	132	7
47	Glenareary Killiney National School	Mixed	232	Not issued	-
48	Sharavogue Junior school	Mixed	260	260	0
49	Rathdown Junior School	Girls	263	263	Not issued
50	Dalkey School Project	Mixed	234	240	6
51	St. Kevins National School	Mixed	199	200	1
52	Carmona Special School	Mixed	Not issued	Not issued	-
53	Monkstown Educate Together National School	Mixed	455	459	4
54	The Red Door School	Mixed	24	24	0
55	Dun Laoghaire Educate together school	Mixed	62	Not issued	-
56	Shellybanks Educate Together National School	Mixed	277	280	3
57	Muslim National School	Mixed	305	305	0
58	St. Kilians German School	Mixed	300	300	0
59	Garran Mhuire	Mixed	254	254	0
60	Holy Cross-National School	Mixed	301	303	2

61	Taney Parish Primary School	Mixed	434	434	0
<b>Total</b>		-			<b>469</b>

Table 5 - Enrolment, Capacity and Current Availability for Existing Primary Schools Facilities

The table above illustrates the total estimated available capacity in existing primary schools as **175 no. pupil spaces**. The locations of these schools are show in the diagram below:

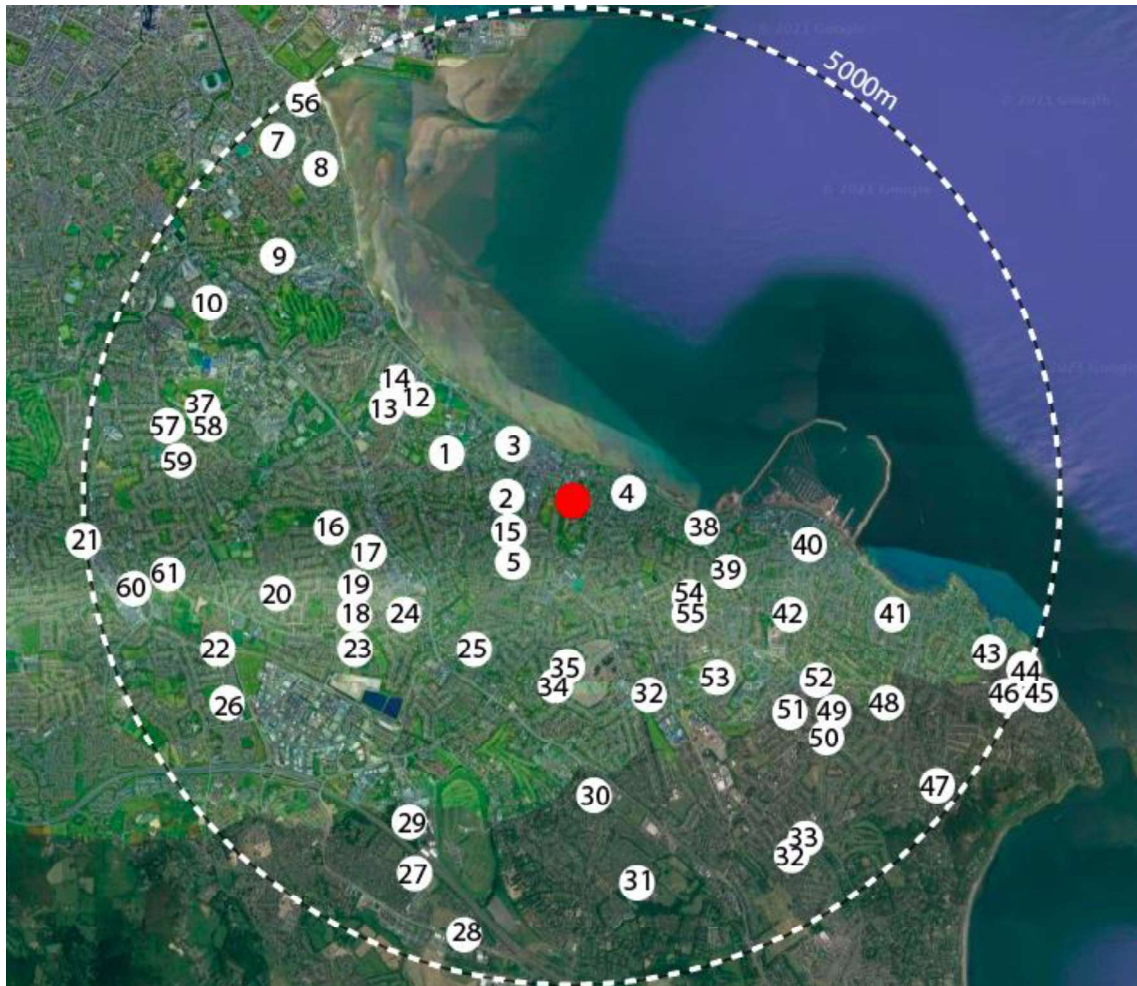


Figure 12- Location of primary schools in relation to the subject site

Overall findings are noted as follows:

Proposal	Estimated Demand arising from the proposed development	Available Capacity in the vicinity of the subject site
493 residential units	156	469 spaces

Table 6 - Estimated Demand vs. Available Capacity for Primary School Education

**Capacity of Post Primary School Facilities**

Table 7 below details the existing post primary schools within the catchment area chosen and specifically the enrolment, capacity and total estimated capacity of these schools.

	<b>Post Primary School</b>	<b>Type</b>	<b>Enrolment Figure</b>	<b>Max. Capacity Figure</b>	<b>Available Capacity</b>
A	Saint Augustines School	Mixed	158	160	2
B	Dominican College Sion Hill	Girls	437	464	27
C	Newpark Comprehensive School	Mixed	861	863	2
D	Rockford Manor Secondary School	Girls	274	277	3
E	St. Raphaelas Secondary School	Girls	569	583	14
F	Holy Child Community School	Mixed	246	255	9
G	Clonkeen College	Boys	575	590	15
H	St Joseph of Cluny Secondary School	Girls	246	252	7
I	St. Andrews College	Mixed	988	996	8
J	Loreto College Foxrock	Girls	513	Not issued	-
K	Wesley College	Mixed	907	937	30
L	St. Benildus College	Boys	807	820	13
M	Mount Anville Secondary School	Girls	687	700	13
N	Jesus and Mary College, Our Lady's Grove	Girls	304	309	5
O	St. Michael's College	Boys	641	Not issued	-
P	St. Killian's German School	Mixed	496	500	4
Q	Oatlands College	Boys	545	545	0
R	Christian Brothers College	Boys	515	538	23
S	Blackrock College	Boys	1000	Not issued	-
T	Rathdown School	Girls	249	Not issued	-
U	Cabinteely Community School	Mixed	471	495	38
V	Rosemont School	Girls	182	190	8
W	The Teresian School	Girls	198	260	62
X	St. Tiernan's Community College	Mixed	315	345	30
	<b>Total</b>	-	<b>12,184</b>	<b>10,115</b>	<b>313</b>

Table 7 - Enrolment, Capacity and Current Availability for Existing Post - Primary School Facilities

The demand arising from the proposed development is examined in Table 8 below.

<b>Proposal</b>	<b>Estimated Demand arising from the proposed development</b>	<b>Available Capacity within post primary schools</b>
493 residential units	94	313 spaces

Table 8 - Estimated Demand vs. Available Capacity for Post-Primary School Education

Taking the above into account, it is submitted that there is sufficient capacity to cater for the post - primary school needs arising from the proposed development of 493 no. units.



Figure 13- Location of post primary schools in relation to the subject site

### **Educational Facilities Summary**

As previously discussed, the development proposed has a majority of studio's and one-bedroomed apartments, which greatly reduces the number of children or families that will be present within this development.

It is considered that this will reduce the demand created for school places. Notwithstanding the above, we have carried out our assessment with the consideration that this development would create an average demand for places.

Based on an initial review of capacity available in the various primary and post primary school facilities within the area, our initial review confirms that there is sufficient capacity to cater for the 24 no. primary pupils and 16 post primary pupils arising from the proposal. This conclusion is based on a telephone and email survey carried out in May 2021, which established the capacity of the various schools referenced above.

Taking the above into account, it is submitted that there exists sufficient capacity to cater for the primary and post - primary school needs arising from the proposed development of 493 no. units.

All in all, it is submitted that, there is no current requirement for the provision of an additional educational facility to address the demand arising from the subject proposal.

We trust that this will be satisfactory to An Bord Pleanála.

## 8 OTHER FACILITIES

### 8.1 Methodology

A desktop - based review of community and social facilities was prepared in May 2021. This search was carried out using the google search engine. A study area of 1.5 km was selected as an appropriate catchment area for the review of such facilities as it was thought to be an appropriate walking distance to social facilities. The following areas of focus were considered:

- Further Education
- Community Facilities
- Sports Clubs
- Public Parks
- Health Care
- Religion
- Elderly

#### Further Education

A desktop - based review of further education facilities was prepared in May 2021.

A study area of 1.5 km was selected as an appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Colleges
- Institutes
- Further and adult education centres
- Culinary schools
- Skill schools

#### Community Facilities

A desktop - based review of community and social facilities was prepared in May 2021. A study area of 1.5 km was selected as an appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Youth Clubs
- Libraries
- Elderly care
- Hobby clubs

#### Sports Clubs

A desktop-based review of open space and sports and recreational facilities in the area was also prepared in May 2021. A study area of 1.5 km was selected as appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Gyms
- Outdoor clubs
- Indoor clubs
- Sports centres
- Sports classes

### **Public Parks**

A desktop-based review of public open space and recreational facilities in the area was also prepared in May 2021. A study area of 1.5 km was selected as appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Parks
- River/Canals
- Beaches
- Urban Squares

### **Health care**

A desktop-based review of health care facilities in the area was also prepared in May 2021. A study area of 1.5 km was selected as appropriate catchment area for the review of such facilities. The following areas of focus were considered:

- Doctor's practices
- Medical Centres
- Hospitals
- Mental Health facilities
- Animal Care

### **Religion**

A desktop-based review of religious facilities in the area was also prepared in May 2021. A study area of 1.5km was selected as appropriate catchment area for the review of such facilities. All regions were considered in this.

### **Elderly**

A desktop-based review of elderly care facilities in the area was also prepared in May 2021. A study area of 1.5km was selected as appropriate catchment area for the review of such facilities. The area focused on was nursing homes.

## **8.2 Assessment & Findings**

### **Further Education**

An initial review of the surrounding area has confirmed the following provision of facilities:

#### **Colleges**

- UCD Michael Smurfit Graduate Business School

#### **Institutes**

- Blackrock Further Education Institute
- Digital Marketing Institute
- Code Institute
- Institute of International Retail
- Rathdown Media Institute
- The Corporate Governance Institute

Further and adult education centres

- Newpark Adult Education Centre
- Lumen Dominican Centre

Culinary schools

- Dublin Cookery School
- The French Baking School
- Junior Chef Cookery School

Skill schools

- Bronwyn Conroy Beauty School
- Cormac Cuff Craft Jewellery school
- Pace Skills Academy
- Java Programming Courses

**Further Education Summary**

It is apparent from our review of further education facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to An Bord Pleanála.

**Community Facilities**

An initial review of the surrounding area has confirmed the following provision of facilities:

Youth Clubs

- Scouts Den
- Urban Junction
- Blackrock Youth Club

Libraries

- Blackrock Library
- UCD Blackrock Library
- St. John of God Hospital Library Services

Elderly Care

- Blackrock Hospice
- Alzheimer Society Ireland
- Living Well with Dementia

Hobby Clubs

- Newpark Music Centre
- Comhaltas Ceoltóirí Éireann

### Community and Social Facilities Summary

It is apparent from our review of community and social facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to An Bord Pleanála.

### **Sports Clubs/Leisure Centres/Hobbies**

An initial review of the surrounding area has confirmed the following provision of facilities:

#### Gyms

- Medfit
- Crossfit 536
- Elite Fitness & Performance Academy
- TNT Natural Training
- Results Fitness
- Educogym Blackrock
- Definite Fitness
- First Class Fitness Gym
- F45 Training Blackrock

#### Outdoor Clubs

- Blackrock Bowling and Tennis Club
- Seaford Rock United
- Carraic Lawn Tennis Club
- Stillorgan RFC Pitch
- Avoca Hockey Club
- Bowling League of Ireland
- Blackrock Athletic Club
- Thursday Swingers Golf Society
- Seaford Rock United Football Club

#### Indoor Clubs

- SBG Blackrock

#### Sports Centres

- Newpark Sports Centre
- Foot Granada Training

### Sports Classes

- Zumba with Dance and Health
- Neil Bowman Training/Boxing
- Life Balance Pilates Studios
- Yogahub
- Inner Light Yoga & Pilates

### Sports Club/Leisure Centres/Hobbies Summary

It is apparent from our review of the sports clubs, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to An Bord Pleanála.

### **Public Parks**

An initial review of the surrounding area has confirmed the following provision of facilities:

#### Parks

- Blackrock Park
- Carysfort Park
- Rockfield Park
- Seapoint Park
- Newton Park

#### Beaches

- Seapoint Beach

#### Urban Squares

- Belgrave Square
- Eaton Square
- The Dillon Garden

### Park Summary

It is apparent from our review of parks, that there is an appropriate provision within the surrounding area to serve the development now proposed. The development contains a considerable amount of open space and retains parkland to the rear of the site. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to An Bord Pleanála.

### **Health Care**

An initial review of the surrounding area has confirmed the following provision of facilities:

#### Doctor's Practices

- Blackrock Medical Practice

- Dr. Peter Staunton
- Blackrock Medical Clinic
- McMahon Dental Practice
- Dr. Ide Delargy Blackrock Family Practice
- Carysfort Clinic
- Newpark Clinic
- HRBR Clinic
- Harold’s Cross Road Doctor

Medical Centres

- Blackrock Medical Centre
- Rockcourt Medical Centre
- Village Medical
- Medfit Proactive Healthcare
- Ultrasound Ireland
- Specialist Screening Healthcare

Mental Health Facilities

- Spectrum Mental Health
- Plus, Blackrock
- Bear in Mind
- Cluain Mhuire Family Centre
- Wellbeing Ireland
- Delta Health Clinic
- Rewind Counselling
- CBT Dublin
- Dr. Joanne Cooper CBT
- Medifit Wellness & Rehabilitation

Hospital

- Blackrock Clinic – Private Hospital

Health Care Summary

It is apparent from our review of health care facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. In addition, while there are no hospitals within a 1km radius, there are 3 hospitals within a 4km radius of the site:

Saint John of God Hospital	3.1 km
St. Vincent’s Hospital	3.5 km
St. Michael’s Hospital	2.4 km
National Rehabilitation Hospital	3.9 km

It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to An Bord Pleanala.

### **Religion**

An initial review of the surrounding area has confirmed the following provision of facilities:

- Daughters of Charity
- Church of the Guardian Angels
- St. John the Baptist Church
- Saint Andrews Presbyterian Church
- Methodist Church
- All Saint's Church
- The Horca-Stones CBP
- St. Catherine's Provincial House
- St. John of God Foundation
- Ignite
- Anamcharada Training
- Church of Ireland Monkstown
- St. Patrick's Church
- RCCG King's Arena
- St. Philip & St. James' Church

### **Religion Summary**

It is apparent from our review of religious facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to An Bord Pleanala.

### **Elderly**

- The Fern Dean
- Newtown Park House Nursing Home
- Blackrock Barrett Assisted Living Facility
- Rose Park Independent Living

It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory to An Bord Pleanala.

## 9 CONCLUSIONS AND RECOMMENDATIONS

Following a review of community facilities in the area, this Community Infrastructure Statement makes the following conclusions and recommendations:

- There is sufficient **crèche capacity** between the existing facilities in the area to meet the estimated demand arising from the proposed development.
- There exists sufficient capacity in the surrounding area to cater for the **primary school needs** arising from the proposed development of 493 no. residential units. There is capacity for 469 additional primary school pupils between 51 primary schools. This is above the 156 spaces required and provides both mixed and single gendered school.
- There also exists sufficient capacity in the surrounding area to cater for the **post primary school** needs arising from the proposed development of 493 no. residential units. There is capacity for 313 additional post primary school pupils between the secondary schools. This is above the 94 needed and provides places in both mixed and single gendered schools.
- From our review of **community and social facilities**, it is apparent that there is an appropriate provision within the surrounding area to serve the development now proposed. As set out in Section 8.0 there is a wide range of existing community facilities providing for educational and social amenity for the new development. This is in addition to the residential amenities proposed as part of this Build to Rent proposal.
- It is apparent from our review of the **sports clubs**, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context. There exists separate sports clubs catering for different varieties of sport within 1.5km of the subject site. They include GAA, tennis, weightlifting, rugby and football clubs.
- It is apparent from our review of **public parks**, that there is an appropriate provision within the surrounding area to serve the development now proposed. The development contains a considerable amount of open space. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- It is apparent from our review of **health care facilities**, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- Upon our review of **religious facilities**, we conclude that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities for the **elderly** within the immediate context.
- It has been established there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this Community Infrastructure Statement has now provided An Bord Pleanála with an appropriate and detailed insight into community infrastructure demand within the area.