



SOCIAL INFRASTRUCTURE AUDIT – CLONKEEN SHD

FOR ASSESSMENT OF PROPOSED STRATEGIC HOUSING DEVELOPMENT (SHD) ON
LANDS ADJOINING CLONKEEN COLLEGE, BLACKROCK, CO. DUBLIN



PREPARED FOR:

Clonkeen Investments DAC

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1.0 EXECUTIVE SUMMARY

Clonkeen Investments DAC is seeking permission for a potential Strategic Housing Development (SHD) on an infill site of c. 3.3 hectares of land adjoining Clonkeen College in Clonkeen Road, Blackrock, Co. Dublin. The site is comprised of zoned 'Objective A' residential land adjoining the N11 Motorway to the southwest. The proposed development is located c. 250m east of Cornelscourt Shopping Centre, c. 500m west of the National Rehabilitation Hospital in Sallynoggin and c. 1km to the south of Deansgrange neighbourhood centre.



Figure 1.1: Indicative Site Location, aerial view. Source: GEP/TPA, 2021.

The proposed development will comprise 299 no apartment units of which 60 no units are duplex apartments. as indicated in Table 1.1, along with supporting residential amenities, i a crèche with a capacity for 50 No. childcare places. See Appendix A for full description of development.

Table 1.1: Proposed Schedule of Accommodation – Clonkeen College SHD		
Unit Type	No. of Units	% of Total
2-bedroom duplex	30	10%
3-bedroom duplex	30	10%
1-bedroom (including duplex)	111	37%
2-bedroom (including duplex)	120	40%
3-bedroom (including duplex)	8	3%
Total Units	299	100%



Figure 1.2: Proposed Site Layout Plan. Source: Scott Tallon Walker Architects, 2021

1.1 Social Infrastructure Audit Methodology

With respect to this development, Clonkeen Investments DAC has requested that a *Social Infrastructure Audit* be undertaken by Tom Phillips + Associates (TPA) for the site, using geospatial survey methods. This audit was conducted in April 2021 and identified more than 350+ No. relevant social infrastructure facilities in the vicinity of the subject proposal for further assessment. A large number of public and private geospatial datasets were used in the course of the survey, including but not limited to:

- 2016 and 2011 Census Boundaries and Statistics
- 2021 Eircode Address Database (ECAD)
- 2021 OSM Ireland POI Datasets
- 2021 OSi and ESRI Ireland Basemaps
- 2020-2021 Department of Education - Irish Schools
- 2021 Department of Education - Providers of Higher Education
- 2021 QQI Register of Private Higher Education Institutions in Ireland
- 2021 Tusla Early Years Inspectorate Reports – Registered Childcare Facilities
- 2021 HSE Records – ‘Find Your Local Health Service’



This survey demonstrated that there is an adequate supply of education, childcare, community and cultural, healthcare, religious and retail facilities within c. 15-minutes' drive of the subject lands, as well as a variety of recreational grounds and sports clubs. Potential gaps in the existing service provision of the area are limited to a broader range of cultural facilities (such as museums and music venues) to support the local population.

1.2 Local Area Context

The subject site is located within the established residential area of Deansgrange/Cabinteely, c. 1km south of the Deansgrange Neighbourhood Centre and c. 250m east of Cornelscourt Shopping Centre. Deansgrange is a mature, largely residential area located approximately twelve kilometres from Dublin City Centre. We note that Deansgrange is identified as a Level, 4 'Established Neighbourhood Centre' within the *Dún Laoghaire-Rathdown County Development Plan 2016 – 2023 (DLRC Plan)* and the *Draft Dún Laoghaire-Rathdown County Development Plan 2022-2028 (Draft DLRC Plan)*, while Cornelscourt to the east of the site is identified as a more substantial Level 3 'Town and District Centre' within these documents.

The subject site is located on lands zoned for 'Objective A' within the *Dún Laoghaire-Rathdown Development Plan 2016-2022 (DLRC Plan)* to protect or improve residential amenity (see Figure 1.3). The lands are also located c. 200m from the N11 Motorway to the west and are served by Dublin Bus Routes 84 and 84A from Clonkeen Road and a broad range of Dublin Bus, GoAhead and Transport for Ireland (TFI) Routes from the N11/Cornelscourt to the west, including Routes 63, 63A, 84X, 143, 145 and 155, as well as Aircoach Route 702.

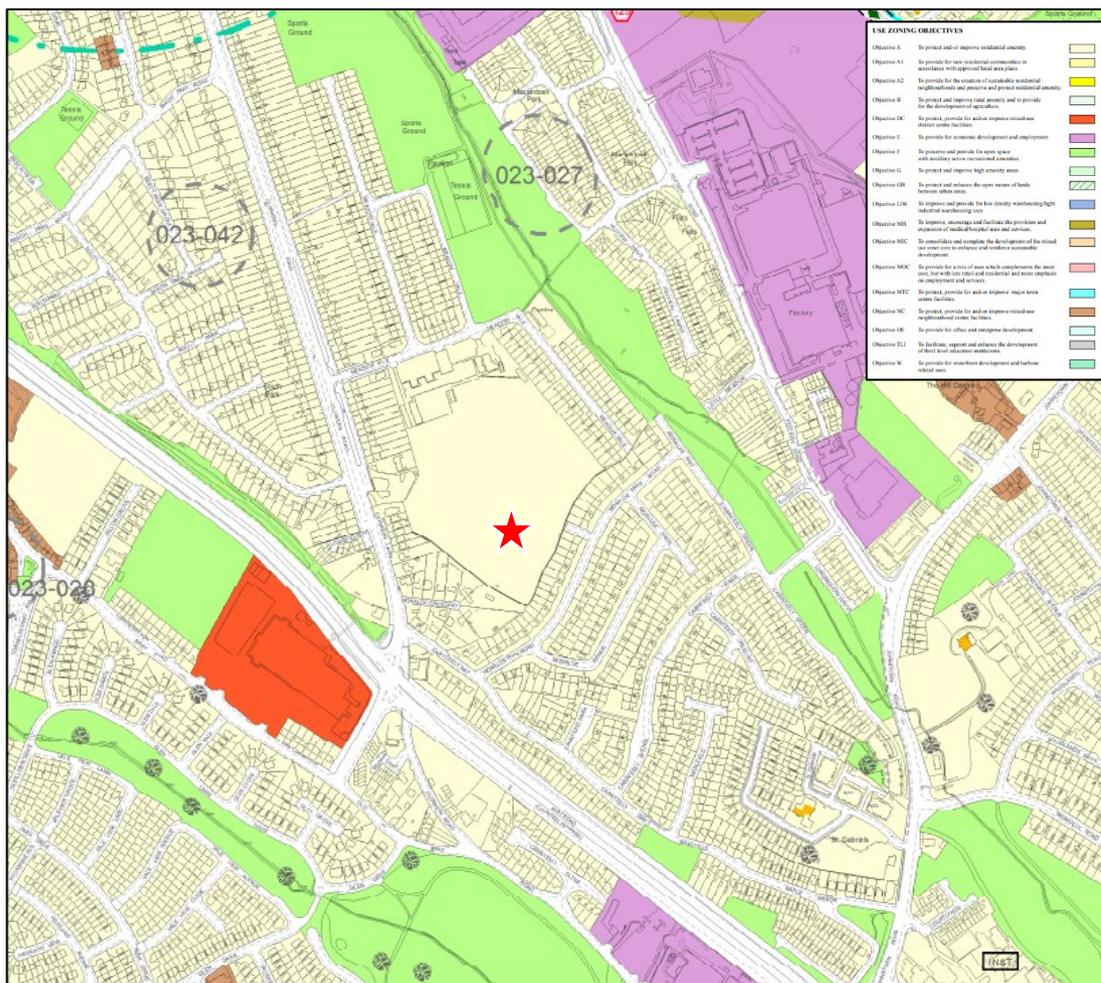


Figure 1.3: Extract from *DLRC Plan 2016-2022*, Land Use Zoning Map 7. Location of subject site indicated by red star. Source: DLRCC/TPA, 2021.

For the purposes of the demographic analysis, the study area comprises 2 No. distinct enumeration areas identified by the Central Statistics Office (CSO) of relevance to the subject development, as follows:

- 1) The local Electoral Division (ED) Study Area to which the subject site belongs, comprised of 5 No. ED's within a c. 1km radius¹ of the site; and
- 2) The larger Dún Laoghaire-Rathdown local authority (LA) administrative boundary.

These enumeration areas are identified in Figure 1.4 and provide demographic information for the local and regional populations which are likely to be impacted by the subject development.

¹Comprised of the following 5 No. EDs which intersect a c. 1km radius from the site by an area of 20% or more: Cabinteely-Pottery, Cabinteely-Granitefield, Dún Laoghaire-Sallynoggin South, Foxrock-Beechpark and Foxrock-Carrickmines.

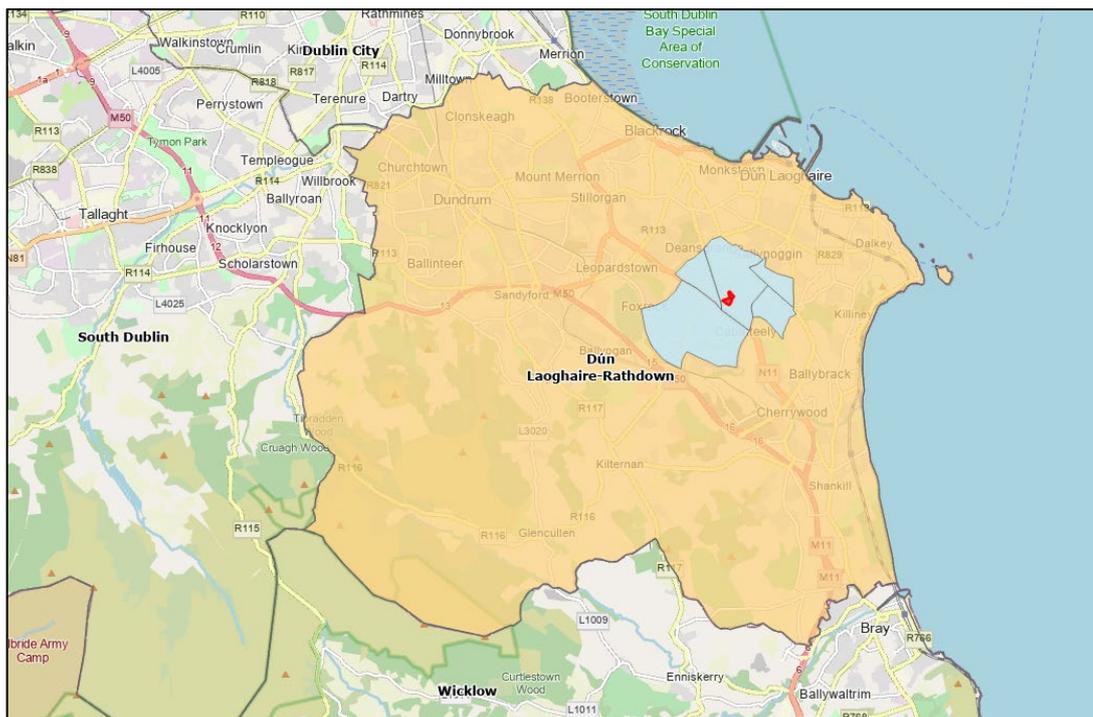


Figure 1.4: Extent of CSO enumeration areas utilised in demographic analysis, including the ED Study Area (shown in blue) and the larger Local Authority (shown in orange). Location of subject site within the Cabinteely-Pottery ED indicated by red polygon. Source: CSO/TPA, 2021.

2.0 DEMOGRAPHIC ANALYSIS

The subject site is located within the ‘Cabinteely-Pottery’ Electoral Division, which comprised some 4,997 No. persons at the time of the 2016 Census (see Table 2.1). The total population of the ED Study Area (comprising a c. 1km radius from the subject site) was 16,771 No. persons in 2016 and grew approximately 2% between 2011-2016, which is lower than the growth recorded for Dún Laoghaire-Rathdown (c. 6%) and the national average (c. 4%) for the same period. The Cabinteely-Pottery ED and larger ED Study Area also appear to have grown at a slower pace (c. 3%) than the rest of the Local Authority and State (12%) from 2006-2016.

Level	Name	2006	2011	2016	5-yr	10-yr
ED	Cabinteely-Pottery	4,860	4,833	4,997	+3.4%	+2.8%
Study Area	EDs c. 1km Radius	16,369	16,409	16,771	+2.2%	+2.5%
LA	DLR	194,038	206,261	218,018	+5.7%	+12.4%
State	Ireland	4,239,848	4,588,252	4,761,865	+3.8%	+12.3%

More recent population projections for Dún Laoghaire-Rathdown were included in the *Regional Spatial and Economic Strategy (RSES)* for the Eastern and Midlands Regional Assembly (EMRA). It is estimated that an additional 32,000-39,000 No. people will need to be accommodated within the local authority by 2031 and an additional 202,000 – 242,500 No. people within the larger Eastern Strategic Planning Area (SPA) (see Table 2.2).

Location	2016 Base Year	2026 (low-high)	2031 (low-high)
Dún Laoghaire-Rathdown	218,000	241,00 – 245,000	250,500 – 257,000
Dublin SPA	1,347,500	1,489,000 – 1,517,500	1,549,500 – 1,590,000

2.1 Age Profile

The majority of the study area population falls within the Adult (24-64 years) age cohort, comprising 49% of the total population, which is slightly lower than the national average for this group (53%). The 'Older Adults' (65+ years) cohort was the second largest group, comprising a higher portion of the population (19%) within the study area than elsewhere in the State (13%), followed by the 'Primary' school cohort (10%). The remaining cohorts, 'Preschool' (0-4 years), 'Secondary' (5-12 years) and 'Young Adults' (19-24 years) each comprise less than 10% of the total study area population and were comparable to the national cohorts.

Age Cohort	ED Study Area	% Total	Ireland	% Total
Preschool (0-4 years)	978	6%	331,515	7%
Primary (5-12 years)	1,699	10%	548,693	12%
Secondary (13-18 years)	1,311	8%	371,588	8%
Young Adults (19-24 years)	1,321	8%	331,208	8%
Adults (25-64 years)	8,225	49%	2,541,294	53%
Older Adults (65+ years)	3,237	19%	637,567	13%
Total	16,771	6%	4,761,865	100%

At the county level, the 'Older Adults' cohort increased by c. 16% from 2011-2016, followed by a c. 10% increase in the 'Primary' group and a c. 5% increase in the 'Preschool' group (Table 2.5a). The other cohorts, including 'Secondary School', 'Young Adults' and 'Adults' grew by a more moderate 2-3% during the 5-year period.

At the local level, we note that the 'Secondary' and 'Young Adults' age cohorts were recorded as having decreased from 2011-2016, by c. 9% and 5% respectively. The largest growth rates within the area were recorded for the 'Preschool' and 'Older Adults' cohorts, which each grew by c. 10-11% from 2011-2016. We also note that the 'Primary' cohort, which increased by c. 10% at the county level, increased by a more moderate c. 2% within the study area (Table 2.4b).



Table 2.4a: Dún Laoghaire-Rathdown Population – Changing Age Profile (CSO)			
Age Group	2011 Population	2016 Population	% Change
Preschool (0-4 years)	13,155	13,810	+5%
Primary (5-12 years)	19,284	21,302	+10%
Secondary (13-18 years)	15,334	15,651	+2%
Young Adults (19-24 years)	18,695	19,088	+2%
Adults (25-64 years)	109,921	113,498	+3%
Older Adults (65+ years)	29,872	34,669	+16%
Total	206,261	218,018	+6%

Table 2.4b: ED Study Area Population – Changing Age Profile (CSO)			
Age Group	2011 Population	2016 Population	% Change
Pre-school (0-4 years)	893	978	+10%
Primary School (5-12 years)	1,674	1,699	+2%
Secondary School (13-18 years)	1,438	1,311	-9%
Young Adults (19-24 years)	1,393	1,321	-5%
Adults (25-64 years)	8,085	8,225	+2%
Older Adults (65+ years)	2,926	3,237	+11%
Total	16,409	16,771	+2%

2.2 Educational Attainment

With respect to the levels of educational attainment within the study area, the largest proportion of residents had completed ‘Third Level’ education (43%) in 2016, compared to only 38% in the rest of the country. We note that 19% of the population had also completed ‘Post-graduate Education or higher’² at the time of the Census, compared to 10% elsewhere, and that less than 1% were recorded as having ‘No Formal Education’. These figures indicate higher levels of educational attainment within the study area population compared to the national average.

Table 2.5: Population aged 15+ years by highest level of education completed (CSO 2016)				
Education Level	ED Study Area	% Total	Ireland	% Total
No Formal Education	58	<1%	52,214	2%
Primary Education	618	6%	334,284	11%
Secondary Education	3,242	29%	1,023,409	33%
Third Level Education	4,795	43%	1,175,611	38%
Postgraduate or higher	2,091	19%	312,866	10%
Not stated	420	4%	198,668	6%
Total	11,224	100%	3,097,052	100%

² Comprised of the following CSO sub-categories: Postgraduate Diploma or Degree, Doctorate (Ph.D) or higher.

2.3 Economic Status

The economic profile of the study area is similar to the national population, with 50% of the population over the age of 15 being categorized as 'At work' in 2016. However, a larger proportion of the population was recorded as being 'Retired' (20%) within the local study area than elsewhere in the county. Some 14% of the population categorized having 'Student' status within the study area, with the remaining economic cohorts (comprising the 'Unemployed', homemakers and jobseekers, etc.) each forming 10% or less of the population overall (see Table 2.6). We also note that a lower proportion of the population in the study area (3%) was categorized as 'Unemployed' in the study area in 2016 than elsewhere in the State (7%).

Principal Economic Status	ED Study Area	% Total	Ireland	% Total
At work	6,853	50%	2,006,641	53%
Looking for first job	62	<1%	31,434	<1%
Unemployed	416	3%	265,962	7%
Student	1,899	14%	427,128	11%
Looking after home/family	1,317	10%	305,556	8%
Retired	2,776	20%	545,407	15%
Unable to work	313	2%	158,348	4%
Other	44	<1%	14,837	<1%
Total	13,680	100%	3,755,313	100%

2.4 Demographic Summary

The demographic profile of the local ED Study Area (i.e., age, education and economic status) was largely consistent with the rest of Ireland in 2016; however, this area appears to be growing at a slower pace (c. 2% increase) than the rest of Dún Laoghaire-Rathdown (c. 12% increase) from 2006-2016. Population projections for Dún Laoghaire-Rathdown provided by the RSES also estimate that an additional 32,000-39,000 No. people will need to be accommodated within the local authority by 2031.

The majority of residents were 'Adults' between the ages of 25-64 (49%), however, a higher percentage of 'Older Adults' aged 65+ years were identified (19%) in the study area than elsewhere in Ireland (13%). We note that a significant proportion of the population aged 15 years or older within the study area (43%) had completed 'Third Level Education' courses in 2016, with an additional 19% in possession of 'Postgraduate' qualifications. The majority of this population (aged 15 years or older) were 'At Work' (50%) or 'Retired' (20%) at the time of the Census.

This indicates that a higher proportion of community facilities may be required for the working population and older or retired adults at this time than other demographic groups. As the number of 'Preschool' school children aged 0-4 years residing in the area has also increased in recent years (c. 10% from 2011-2016), additional childcare, playground facilities and other recreational amenities for young children are likely to be desired.

We note, however, that the current population figures do not account for the development capacity of additional zoned land within the study area and potential population growth arising from future developments.

3.0 RELEVANT PLANNING GUIDANCE

3.1 *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas*

This audit has regard to the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (DoEHLG, 2009)* set out the following categories of community infrastructure as being most relevant in the development of new residential areas: schools, childcare, community centres, healthcare facilities and district centres (see Table 3.1).

These criteria were considered in the development of the comprehensive infrastructure categories applied during the course of the study area audit, as set out in Section 4.0 to follow.

Table 3.1: Community Infrastructure Categories as per DoEHLG Guidelines	
Infrastructure Types	Sample Facilities
Schools	Primary, Post-Primary, Special Education, Third-Level Institutions
Childcare	Registered Facilities (Full Time, Part Time, Sessional)
Community Centres	Community Centres, Resource Centres, Sports Centres, Youth Centres, Training Centres
Healthcare Facilities	General Practitioners, Healthcare Centres, Hospitals, Nursing Homes
District Centres	Supermarkets, Shops, Convenience Shops

3.2 *Regional Spatial and Economic Strategy 2019-2031 (EMRA)*

We note that the *Regional Spatial and Economic Strategy 2019-2031 (RSES)* prepared by the Eastern & Midland Regional Assembly (EMRA) was published 28 June 2019 and supersedes the previous *Regional Planning Guidelines for the Greater Dublin Area 2010-2022*. The study area is located in the Dublin Metropolitan Area and is included in the *Dublin Metropolitan Area Spatial Plan (MASP)*, with adjacencies to both the North-South Dart Expansion Corridor (southern portion) and the Metrolink-LUAS Green Line Corridor (southern portion) identified in the MASP for further infrastructural development. With respect to the provision of social infrastructure within the Dublin Metropolitan Area, the RSES – Dublin MASP states:

“The MASP supports ongoing collaboration with regional stakeholders to ensure that social infrastructure such as education, health and community facilities are provided in tandem with the development of strategic development areas, and in particular to ensure that opportunities for social as well as physical regeneration are realised...”

[Our emphasis. - RSES, Dublin MASP, Section 5.5]

More specific policy objectives for the development of social infrastructure within the region, including the Dublin MASP and the Dundrum study area, are included in Sections 9.6 and 9.7 of the RSES, as follows:

Table 3.2: Select Regional Policy Objectives for Social Infrastructure (RSES)	
RPO 9.20 Childcare	<i>Support investment in the sustainable development of the Region’s childcare services as an integral part of regional infrastructure to include:</i> <ul style="list-style-type: none"> • <i>Support the Affordable Childcare Scheme.</i> • <i>Quality and supply of sufficient childcare places.</i> • <i>Support initiatives under a cross Government Early Years Strategy.</i> • <i>Youth services that support and target disadvantaged young people and improve their employability.</i>
RPO 9.21 Schools	<i>In areas where significant new housing is proposed, an assessment of need regarding schools’ provision should be carried out in collaboration with the DES and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations.</i>
RPO 9.22 Third Level	<i>To support the role of Higher Education Institutions and Educational Training Boards in addressing skills shortages and life-long learning needs in the Region, and to support the further development of multi-campus Technological Universities to drive research and innovation.</i>
RPO 9.23 Healthcare	<i>Facilitate the development of primary health care centres, hospitals, clinics, and facilities to cater for the specific needs of an ageing population in appropriate urban areas in accordance with RSES settlement strategy and core strategies of development plans.</i>
RPO 9.24 Arts & Culture	<i>Promote and facilitate the role of arts and culture in recognition of its importance to people’s identity and the potential for economic development through a unique cultural tourism offering throughout the Region.</i>
RPO 9.25 Arts & Culture	<i>Seek to work with all relevant stakeholders to promote equality of access to and engagement with arts and cultural services and in the promotion of culture and heritage led urban and rural regeneration.</i>
Sections 9.6-9.7, RSES - Our emphasis.	

3.3 **Dún Laoghaire-Rathdown County Development Plan 2016-2022 (DLRC Plan)**

Dún Laoghaire-Rathdown County Council published the *Dún Laoghaire-Rathdown County Development Plan 2016 – 2022* (DLRC Plan) on 16th March 2016, which includes guidance for the sustainable development of the area, including Deansgrange/Cabinteely. The DLRC Plan sets out Dún Laoghaire-Rathdown County Council’s policies for the development of the County up to 2022, including social, community and cultural development.

This audit has regard to the policies and objectives contained within the DLRC Plan, which acknowledges a wide range of community infrastructure typologies in Chapter 7.1, as follows:

*“Dún Laoghaire-Rathdown County Council recognises that facilities which cater for social and community needs are an essential component in designing for sustainable communities. **Meeting halls and community centres, along with schools, health centres, doctor surgeries, libraries, community playgrounds, day care facilities for older and disabled people and churches provide a communal resource through which the residents of a neighbourhood can gain information, education, medical or welfare assistance and social contact.***

The Council will endeavour to ensure that an appropriate range of community facilities is provided across the County, to ensure that the vitality and sustainability of residential neighbourhoods in Dún Laoghaire-Rathdown is fostered."

[DLRC Plan, Ch. 7, Section 7.1.3 – Our emphasis.]

Chapter 7.1 of the DLRC Plan also contains a number of relevant policies for the delivery of additional social and community infrastructure throughout the County, which are summarised in Table 3.3 as follows:

Table 3.3: Select Policies for Community Services and Facilities	
Policy	Description
SIC6 Community Facilities	<i>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.</i>
SIC7 New Dev. Areas	<i>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.</i>
SIC8 Schools	<i>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.</i>
SIC9 Third Level	<i>It is Council policy to support the development and ongoing provision of Further and Higher-Level Institutions in the County...</i>
SIC10 Healthcare	<i>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....</i>
SIC11 Childcare	<i>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....</i>
SIC12 Arts and Culture	<i>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.</i>
SIC13 Libraries	<i>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.</i>
DLRC Plan, Section 7.1.3 - Our emphasis.	

We note that the lifetime of the *Deansgrange Local Area Plan (DLAP)* prepared for the neighbourhood centre to the north was extended in June 2015 to 2020; however, this document does not provide any guidance for the subject lands as they are located outside the LAP area.

4.0 SOCIAL INFRASTRUCTURE AUDIT

For the purposes of the audit, 7 No. categories of social infrastructure were utilised for assessment which take into account the guidance provided in this respect in the national and regional planning guidance (incl. the *Dún Laoghaire-Rathdown County Development Plan 2016-2022*) and summarise the range of existing facilities and services available to residents of the local study area:

Table 4.1: Social Infrastructure Categories Applied During Audit	
Category	Sample Facilities
Education and Training	Primary, post-primary, special education, third-level and training
Childcare Facilities	Registered childcare facilities (i.e., full time, part time, sessional)
Community and Cultural	Community centres, meeting rooms, libraries, arts facilities
Religious and Burial	Religious institutions and other facilities incl. burial grounds
Healthcare Services	General practitioners, healthcare centres, hospitals, nursing homes
Open Space and Recreation	Playgrounds, parks, sports centres, clubs, pitches etc.
Retail Centres and Services	Shopping centres and supermarkets, post offices, etc.

With respect to these infrastructural categories, a geospatial survey was undertaken using GIS-software which identified more than 350 No. relevant social infrastructure facilities in the vicinity of the subject proposal for further assessment, as summarised in Figure 4.1 overleaf. The facilities identified in each category are described in more detail in Sections 4.1 through 4.7.

In our opinion, there is sufficient provision of existing social infrastructure in the vicinity of the subject site to support the proposed development (i.e., within a c. 2km radius equivalent to a c. 15-minutes' drive). The site is served by an existing schools' network of 16 No. primary schools and 11 No. post-primary schools, as well as 37 No. existing childcare facilities operating within c. 2km of the proposed development which held an estimated 20% capacity for new enrolments at the time of the survey.

There is an adequate supply of community and cultural facilities, religious institutions and health care services (incl. 3 hospitals and 8 No. nursing homes) within a reasonable distance of the subject lands, as well as a range of sports and recreational facilities (incl. children's play areas) to serve the growing population. The site's proximity to Cornelscourt Shopping Centre to the west and Deansgrange, Johnstown and Killiney Neighbourhood Centres also ensures an appropriate quantum of retail services for future residents.

Potential gaps in the network of services are limited to a broader range of cultural facilities (such as museums and music venues) in the immediate area. We note that the proposed scheme includes a number of supporting residential open spaces and pedestrian links, which will positively contribute to the amenity of the area once completed. A childcare facility is also proposed to be provided in the proposed development, with capacity for 50 No. childcare places.

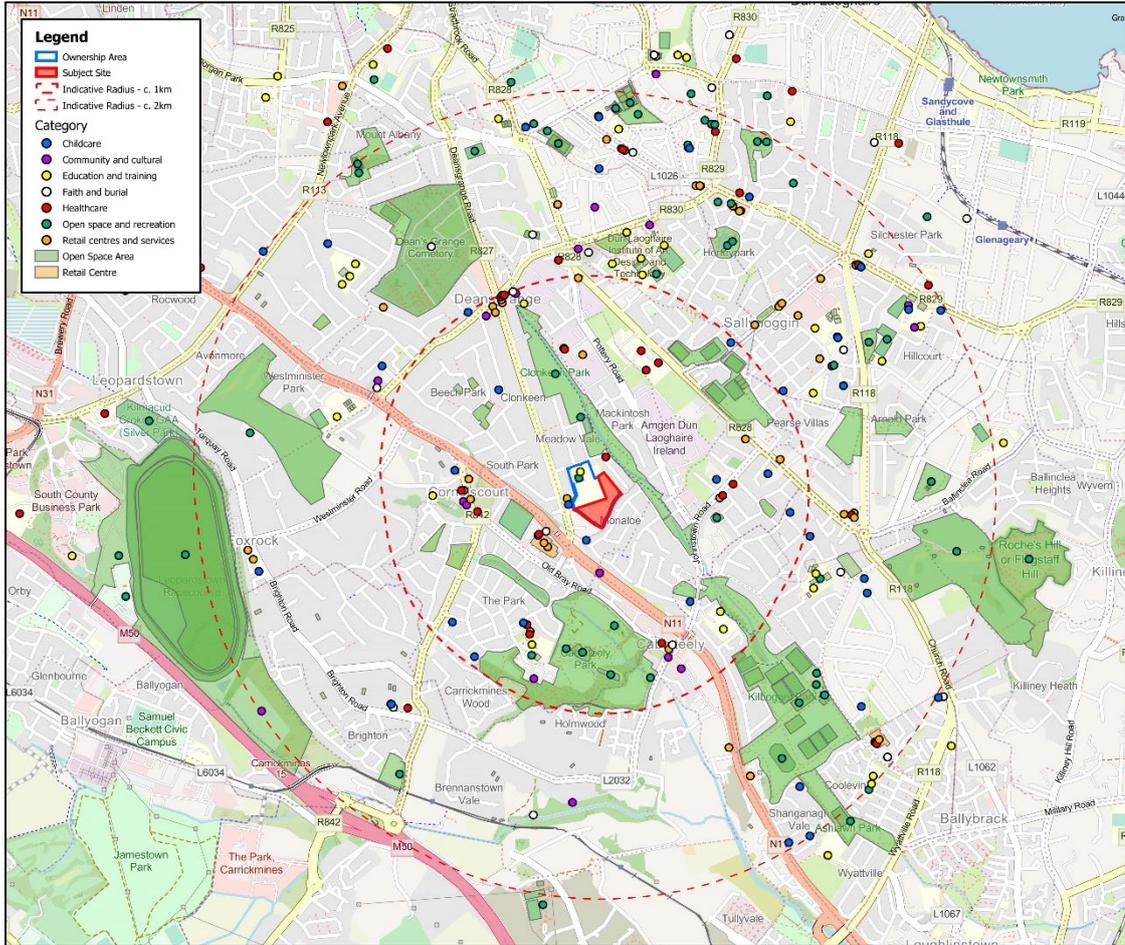


Figure 4.1: Indicative location of 350+ No. social infrastructure facilities identified in the vicinity of subject site. Indicative 1km and 2km radius from subject site provided in red dash. Source: TPA, 2021.

4.1 Education and Training Facilities

The study area is served by 16 No. existing primary schools and 11 No. post primary schools (incl. Clonkeen College adjoining the subject site) located within c. 2km of the proposed development site, along with 4 No. dedicated special education facilities operating in the area.



Kill O' The Grange NS



St. Brigid's Boys National School



Clonkeen College



Cabinteely Community School

The substantial university campus of Dun Laoghaire Institute of Art Design and Technology (IADT) is located c. 1km to the north of the subject site including the Digital Media Incubation Centre and National Film School, along with other third level and training facilities such as the Blackrock Education Centre, Sallynoggin College of Further Education, Nord Anglia International School and Lycée Français d'Irlande also operating within the area.



Dun Laoghaire Institute of Art Design and Technology (IADT) & National Film School

Table 4.2: Education and Training Infrastructure within c. 2km	
Type	Facilities
Primary (16)	Kill O' The Grange National School, St. Joseph's National School, Holy Family National School, Scoil Cholmcille Junior NS, Scoil Colmcille Senior NS, St. Brigid's BNS (Cornelscourt), St Brigid's GNS (Cabinteely), Dalkey National School Project, Monkstown Educate Together School, Our Lady of Good Counsel BNS, St. Kevin's National School, St. Patrick's BNS, St. Patrick's GNS, Our Lady of Good Counsel GNS, All Saints NS, St. John's NS
Post-Primary (11)	Clonkeen College, Cabinteely Community School, Holy Child Community School, Rathdown School, St. Joseph of Cluny Secondary School, St. Laurence College, Loreto College Foxrock, Rockford Manor Secondary School, Christian Brothers College, CBC Monkstown Junior School, Newpark Comprehensive School
Special Education (4)	Red Door School, Carmona Special National School, St. Augustine's School, Setanta Special School
Third Level and Training Facilities (8)	Dun Laoghaire Institute of Art Design and Technology (IADT), National Film School (IADT), Digital Media Incubation Centre (IADT), Cabinteely Adult Education Centre, Blackrock Education Centre, Sallynoggin College of Further Education, Nord Anglia International School, Lycée Français d'Irlande

4.1 Childcare Facilities

A total of 37 No. operational childcare facilities were identified within a c. 2km radius of the subject site (equivalent to a c. 15-minutes' drive time) during the course of the audit, as shown in Figure 4.2. Current capacity of these facilities was estimated using the most recent Inspection Report available for each facility (dating c. 2018 to 2020) through the Tusla Early Years Inspectorate Portal³, which suggest that more than 1,250 No. childcare places are on offer in these existing facilities with an estimated 245 No. vacant places (c. 20% of total capacity).

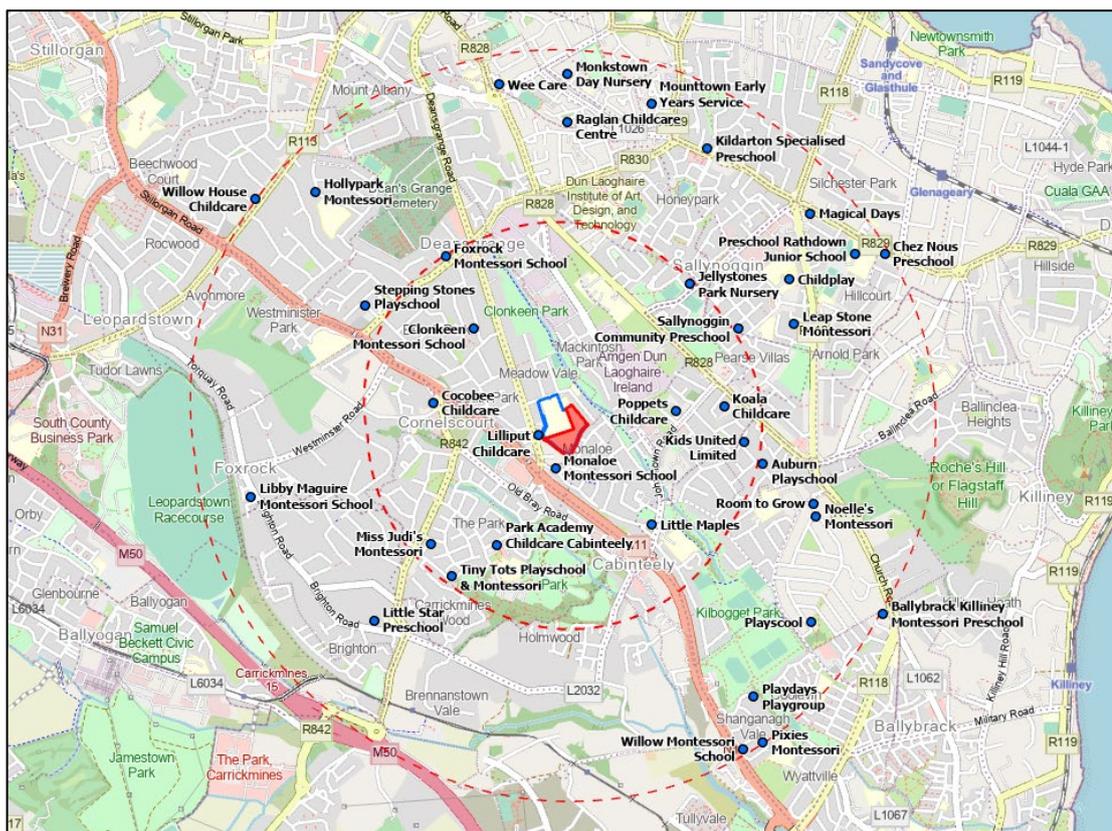


Figure 4.2: Location of existing childcare facilities (shown in blue) within study area. Indicative 1km and 2km radius from subject site provided in red dash. Source: TUSLA/TPA, 2021.

However, as some of the inspection reports were published more than 1-year prior and a large number of operators could not be reached for updated enrolment figures due to the national restrictions⁴ in place in April 2021, further survey work to verify capacity figures may be required. See Appendix B for full details of audit. We note that a representative of the DLR Childcare Committee was consulted prior to the completion of this assessment⁵ regarding childcare needs in the Deansgrange/Cabinteely area, but could not provide any recent, localised data for the subject location. We also note that DLR Childcare Committee are a Prescribed Body of this application and will be invited to submit an observation on the proposed development during the consultation period.

³ Source: <https://www.tusla.ie/services/preschool-services/creche-inspection-reports/>, accessed February 2021.

⁴ This survey was conducted during the period of the nationwide COVID-19 restrictions in Ireland, when a wide range of businesses, including schools and childcare facilities, were closed to the public and/or are operating at reduced capacities.

⁵ By email with DLRC Childcare Development Officer, December 2020.



As a prescribed body of the application, as recommended by An Bord Pleanála, the Dún Laoghaire Rathdown Childcare Committee will be sent the planning application in its entirety for review and comment.

Table 4.3 - Childcare Facilities Audit - c. 2km study area					
No.	Facility Name	Inspection Date	Inspection Enrolment	Maximum Enrolment	Estimated Capacity⁶
1	Cocobee Childcare	15.12.2018	15	15	0
2	Clonkeen Montessori School	15.01.2020	24	25	1
3	Lilliput ChildCare	19.11.2019	47	50	3
4	Monaloe Montessori School	14.02.2019	15	17	2
5	The Park Academy Childcare Cabinteely	11.12.2019	105	144	39
6	Miss Judi's IMEB Montessori	13.01.2020	11	11	0
7	Tiny Tots Playschool & Montessori	10.11.2020	33	50	17
8	Little Maples Creche & Pre-school	01.11.2018	35	38	3
9	Poppet's Childcare	05.12.2018	15	22	7
10	Koala Childcare	05.11.2020	36	48	12
11	Kids United Creche & Montessori	17.06.2019	38	52	14
12	Auburn Playschool	04.10.2019	6	6	0
13	Foxrock Montessori School	07.01.2020	26	26	0
14	Jelly Stone Park Day Nursery	16.09.2020	24	24	0
15	Sallynoggin Community Playgroup	15.12.2020	17	17	0
16	Leap Stone Montessori	20.05.2019	19	19	0
17	Magical Days	08.01.2020	60	60	0
18	Kildarton Specialised Preschool	01.02.2019	14	15	1
19	Room To Grow	09.11.2020	40	54	14
20	Noelle's Montessori	14.09.2020	12	36	24
21	Plays Cool Pre-school	21.11.2018	12	12	0
22	Ballybrack/Killiney Montessori	16.09.2020	49	77	28
23	Playdays Playgroup & Montessori	09.11.2018	16	18	2
24	Willow Montessori School	17.05.2018	16	16	0
25	Libby McGuire Montessori School	11.11.2019	19	20	1
26	Little Star Preschool	24.10.2018	17	22	5
27	Stepping Stones Playschool	14.01.2020	12	12	0
28	Pixies Montessori	12.12.2018	21	21	0
29	Childplay Creche	13.11.2018	9	9	0

⁶ Current capacity was calculated using the survey enrolment figure against the maximum enrolment figure recorded during the most recent TUSLA Inspection.



30	Preschool Rathdown Junior School	09.12.2019	26	37	11
31	Raglan Child Care Centre	10.08.2020	8	8	0
32	Mounttown Early Years Service	28.10.2020	23	31	8
33	Wee Care Ltd	11.02.2020	139	159	20
34	Monkstown Day Nursery Community Playgroup Ltd.	13.12.2019	10	10	0
35	Hollypark Montessori	27.02.2019	21	21	0
36	Chez Nous Preschool	18.11.2020	4	12	8
37	Willow House Childcare	21.09.2020	20	45	25
Indicative Childcare Provision			1014	1259	245

4.1.1 Potential Childcare Uptake

The average household size in the State was 2.75 No. persons per unit⁷ at the time of the most recent Census, which generates an indicative population of 822 No. persons when applied to the proposed development. The average number of children per family recorded in the State at that time was 1.38, which is equivalent to 259 No. children (0-18 years) when applied to the 188 No. units of 2-bedrooms or more within the development that can reasonably accommodate families. Of this number, an estimated 70 No. children would be considered preschool age (0-4 years) with respect to the age cohorts recorded for Dún Laoghaire-Rathdown⁸ (see Table 4.4).

Age Group	2016 Population	% of Total Cohort
Preschool children (0-4 years)	13,810 persons	27%
Primary school children (5-12 years)	21,302 persons	42%
Secondary school children (13-18 years)	15,651 persons	31%
All children (0-18 years)	50,763 persons	100%

The demographic profile outlined above indicates that some 70 No. pre-school children (0-4 years) will occupy the development once completed. However, if the average rate of non-parental childcare uptake for this age-group in the Dublin Region (incl. DLR) is applied (46%, see Figure 4.5⁹) to the proposed development population, it is estimated that 32 No. children would be likely to avail of childcare in the area. If the lower average rate of uptake for crèche, Montessori, playgroup and after-school services¹⁰ for the Dublin Region is applied (25%)¹⁰, it is estimated that only 18 No. children would be likely to avail of childcare in the area.

⁷ <https://www.cso.ie/en/releasesandpublications/ep/p-cp4hf/cp4hf/hhlds/>

⁸ <https://www.cso.ie/px/pxeirestat/Statire/SelectVarVal/Define.asp?maintable=E3003&PLanguage=0>

⁹ QNHS Childcare Module Quarter 3 2016 - Table 3: <https://www.cso.ie/en/releasesandpublications/er/q-chi/qnhschildcarequarter32016/>

¹⁰ QNHS Childcare Module Quarter 3 2016 - Table 3: <https://www.cso.ie/en/releasesandpublications/er/q-chi/qnhschildcarequarter32016/>

Table 3: Types of childcare used by children by school-going status and region, Quarter 3 2016

Type of childcare	Pre-school children								State
	Border	Midland	West	Dublin	Mid-East	Mid-West	South-East	South-West	
Parent / Partner	65	56	59	62	65	51	67	65	62
Unpaid relative or family friend	16	13	18	16	16	16	20	22	17
Paid relative or family friend	2	5	2	3	5	1	4	2	3
Childminder / Au Pair / Nanny	13	18	21	8	13	13	13	12	13
Creche / Montessori / Playgroup / After-school facility	15	14	15	25	14	28	17	16	19
Other	1	<1	<1	1	<1	1	1	1	1
Total pre-school children using non-parental childcare	45	47	49	46	45	53	45	45	46
<i>Unweighted sample</i>	198	136	234	525	244	189	230	316	2,072

Figure 4.5: Types of childcare used by status/region (% children) Source: QNHS, Quarter 3 2016, CSO.

4.1.2 Planning Policy Requirements

The *Childcare Facilities: Guidelines for Planning Authorities (2001)* produced by the Department of Housing, Planning and Local Government require that a new childcare facility be provided for new housing areas, as follows:

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

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

[Our emphasis, Section 2.4, p. 5]

As the total proposed development comprises 188 No. units which can accommodate families (i.e., 2-bedrooms or more), the *Childcare Guidelines, 2001*, stipulate that planning authorities should require one childcare facility (providing a minimum of 20 No. childcare places) per 75 No. dwellings. On this basis, the proposed development of 188 No. units (1-bedrooms excluded) would be required to provide a childcare facility for approximately 50 No. childcare spaces¹¹.

However, as the potential childcare uptake of the proposal is likely to only be 18-70 No. places and the local childcare network had indicative capacity of c. 20% in 37 No. existing facilities, we submit that the total number of childcare places to be accommodated by this facility could potentially be reduced with respect to the geographical distribution of existing childcare facilities and the emerging demographic profile of the area evidenced by the childcare audit, subject to the agreement of the Planning Authority.

¹¹ (188 No. units / 75 No. units) x 20 spaces = 50 No. places required

Notwithstanding the above, given the current uncertainties arising from the COVID-19 public health emergency and the potential resultant impacts on existing childcare facilities, a new, substantial, purpose-built childcare facility of 353 sq. m is proposed to be provided as part of the subject development, with indicative capacity for 50 No. childcare spaces.

4.2 Community and Cultural Facilities

The subject site is supported by a number of local community facilities, including Kill O’ The Grange Parish Hall, Holy Family Parish Resource Centre and Sallynoggin Youth and Community Centre within c. 1—1.5km. The Deansgrange Library is also located within c. 1km to the north and the Cabinteely Library within c. 1km to the south, as well as a small range of supporting civic services such as Cabinteely Garda Station and Dun Laoghaire Fire Station.

Other arts and cultural facilities located within c. 2km of the proposed development include the Dolmen Theatre, the Grainstore Youth Arts Centre and the seasonal Retro Drive-In Movies Leopardstown to the south. Smaller arts facilities identified within the area include the Take Two Performing Arts School and Arclight Drama School, the Rathdown Music School and Dunphy School of Irish Dancing. We note that ODEON Stillorgan Cinema, IMC Dun Laoghaire Cinema and Pavilion Theatre are also accessible within c. 3-5km of the site.



Sallynoggin Youth and Community Centre



Grainstore Youth Arts Centre



Deansgrange Library



Cabinteely Library

Table 4.5: Community Infrastructure within c. 2km radius	
Type	Facilities
Community and Conference Centres	Sallynoggin Youth and Community Centre, Mounttown Community Facility, Kill O’ The Grange Parish Hall, Holy Family Parish Resource Centre, Foxrock Parish Pastoral Centre

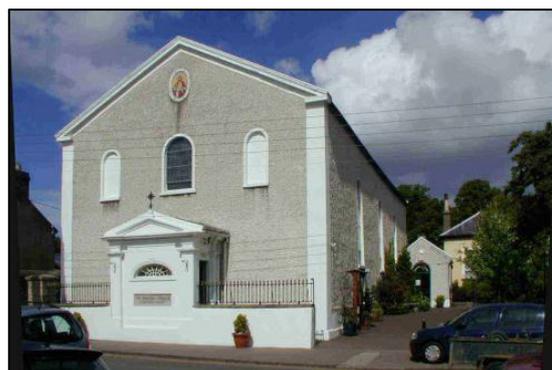
Arts, Cultural Facilities and Attractions	The Dolmen Theatre, The Grainstore Youth Arts Centre, Take Two Performing Arts School, Arlight Drama School, Dunphy School of Irish Dancing, Rathdown Music School, Prima Music School, Headstart Music, Glendruoid Dolmen, Monkstown Castle, ODEON Stillorgan, Retro Drive In Movies Leopardstown
Civic Services	Dun Laoghaire Fire Station, Cabinteely Garda Station
Libraries	Deansgrange Library, Cabinteely Library

4.3 Religious and Burial Facilities

A range of religious organisations were also identified within the local community, such as the Kill O’ The Grange Church and Church of the Holy Family to the north of the proposed development site and St. Brigid’s Church to the south in Cabinteely. Other facilities located within c. 2km of the site include Our Lady of Victories (Sallynoggin Church), Holy Year Oratory (Cornelscourt) and the Kingdom Hall of Jehovah’s Witnesses (Monkstown). Burial grounds within the area include the extensive Deansgrange Cemetery to the north, Kill Abbey Graveyard, Barrington’s Graveyard and Carrickbrennan Graveyard.



Kill O’ The Grange Church



St. Brigid’s Church



Church of the Holy Family



Deansgrange Cemetery

Table 4.6: Religious Infrastructure within c. 2km radius	
Type	Facilities
Religious Institutions (selected)	Kill O’ The Grange Church, Our Lady of Victories (Sallynoggin Church), Church of the Holy Family, Our Lady of Good Counsel, Church of the Apostles, Tullow Church, Holy Year Oratory, Foxrock Parish Church, St John’s Church, Dun

	Laoghaire Presbyterian Church, Carrickbrennan Church, Dun Laoghaire Evangelical Church, St. Paul's Church, St. Matthias' Church, St. Brigid's Church, Kingdom Hall of Jehovah's Witnesses
Burial Grounds	Deansgrange Cemetery, Kill Abbey Graveyard, Barrington's Graveyard, Carrickbrennan Graveyard

4.4 Healthcare Facilities

The subject site is located within c. 1km of the redeveloped National Rehabilitation Hospital (NRH) to the north and c. 2-2.5km of St. John of God's to the northwest and Leopardstown Park Hospital to the west. The site is served locally by the HSE Cabinteely Health Centre on Meadowvale to the north and Johnstown Medical Centre to the east, as well as a range of other services and family clinics including The Court Clinic (Cornelscourt), Sheehan Medical Practice (Clonkeen Road) and the Park Clinic (Cabinteely) within c. 1km.



National Rehabilitation Hospital (NRH)



Leopardstown Park Hospital



HSE Cabinteely Health Centre



Johnstown Medical Centre

We note that a number of other specialty clinics are also available within Deansgrange/Cabinteely, such as Cabinteely Dental Care, Deansgrange Dental Clinic and Keensight, as well as many supporting pharmacies. There are also 7 No. long-term and day care facilities which provide residential services for older and disabled persons within the area, including The Four Ferns, Ashbury Nursing Home and Harvey Nursing Home, as well as 1 No. long-term care facility for children, The Children's Sunshine Home.



The Four Ferns Nursing Home



The Children's Sunshine Home

Table 4.7: Healthcare Infrastructure within c. 2km radius	
Type	Facilities
Hospitals	National Rehabilitation Hospital (NRH), St. John of God's Hospital, Leopardstown Park Hospital
Health Centres and GP Clinics (selected)	HSE Cabinteely Health Centre, HSE Dun Laoghaire Health Centre, Deansgrange Medical Centre, Johnstown Medical Centre, Park Clinic, Monkstown Surgery, Sheehan Medical Practice, Leopardstown Women's Clinic, The Court Clinic, Dr Padraic Doherty GP
Specialty Clinics and Pharmacies (selected)	Cabinteely Dental Care, Deansgrange Dental Clinic, Irish Wheelchair Association, Spinal Injuries Association, Keensight, Park Care Plus Pharmacy, Newtown Park Pharmacy, Boots, Grange Pharmacy, Rockville Pharmacy, Brennan's Pharmacy, Haven Pharmacy, Hickey's Pharmacy, Cara Pharmacy, Allcare Pharmacy, Doran's Pharmacy, Johnstown Pharmacy
Nursing Homes and Care Facilities	The Four Ferns, Glengara Park House, Harvey Nursing Home, Altadore Retirement Nursing Home, Ashbury Nursing Home, Belmont House Nursing Home, Coiscéim, The Children's Sunshine Home

4.5 Open Space, Sport and Recreation

Extensive open space and recreational grounds were identified within the Deansgrange/Cabinteely study area, including Clonkeen Park which adjoins the subject site to the north, Cabinteely Park to the south west and the extensive sports grounds within Kilbogget Park to the southeast, which is home to Foxrock Cabinteely GAA Club, Cabinteely FC and the Cabinteely Athletic Club Running Track, amongst other facilities. Other recreational sites within the area include Killiney Golf Club and Roche's Hill to the east and Leopardstown Racecourse, Foxrock Golf Course and Kilmacud Croke GAA Club (Silver Park) to the west. A large number of playground facilities were also identified within c. 2km, including Cabinteely Park Playground and Kilbogget Park Playground



Cabinteely Park & Playground

Kilbogget Park & Playground

A range of other sports centres and gym facilities are also located within c. 2km of the site, such as Westwood Leisure Centre, Monkstown Leisure Centre (dlr Leisure Monkstown) and Victory Fitness. We note that the area is also home to 2 No. dedicated swimming facilities, Monkstown Swimming Pool and Newpark Swimming Pool. Though it does not appear that any public allotment sites have been designated within the study area, a number of small community garden sites were identified within the Mounttown and Sallynoggin Community Centres, which provide educational and recreation opportunities related to food growing and gardening.



Monkstown Leisure Centre & Swimming Pool

Leopardstown Racecourse & Golf Centre

Table 4.8: Open Space and Recreational Infrastructure within c. 2km radius	
Type	Facilities
Parks, Playgrounds and Open Space (selected)	Clonkeen Park, Cabinteely Park & Dog Park, Cabinteely Orchard, Dunedin Park, Ashlawn Park, Sally Glen, Cluny Park, Kilbogget Park, Honey Park, Holfield Park, Cualanor Park, Beckett Park, St. Michael's Park, Roches Hill, Newtown Park Playground, Cabinteely Park Playground, Kilbogget Park Playground, Honey Park Playground, Cualanor Park Playground
Sports Grounds and Golf Courses (selected)	Leopardstown Racecourse, Killiney Golf Club, Leopardstown Golf Centre, Foxrock Golf Course, Kilbogget Running Track, Blackrock College RFC, Park Celtic FC, T.E.K. United, Foxrock Cabinteely GAA Club, Kilmacud Crokes GAA (Silver Park), Seapoint Rugby Club, Monkstown Hockey Club, Monkstown Lawn Tennis Club, Newtown Park Tennis Club, Carrickmines Croquet & Lawn Tennis Club, Glenageary Lawn Tennis Club, Leopardstown Tennis Club, Meadow Vale Tennis Club, Dun Laoghaire Bowling Club
Sports Centres and Gyms (selected)	Westwood Leisure Centre, Platinum Pilates, Monkstown Fitness Centre, Primal X Fitness, The Martial Arts Academy, Victory Fitness
Other Facilities	Monkstown Skatepark, Newpark Swimming Pool, Monkstown Swimming Pool, Community Gardens (x2 – Mounttown and Sallynoggin), IADT Orchard

4.6 Retail Centres and Services

The proposed development site is located c. 250m east of Cornelscourt Shopping Centre, which identified as a 'Level 3 – Town and District Centre' within the *Dún Laoghaire-Rathdown County Development Plan 2016-2022* and is characterised by a foodstore anchor (Dunnes Stores) together with a range of comparison shopping, as well limited other retail services, leisure facilities and community structures. The site is also located c. 1km south of the

established Neighbourhood Centres of Deansgrange, c. 1km north of Johnstown and c. 2km to the northwest of Killiney (see Figure 4.3 for locations).

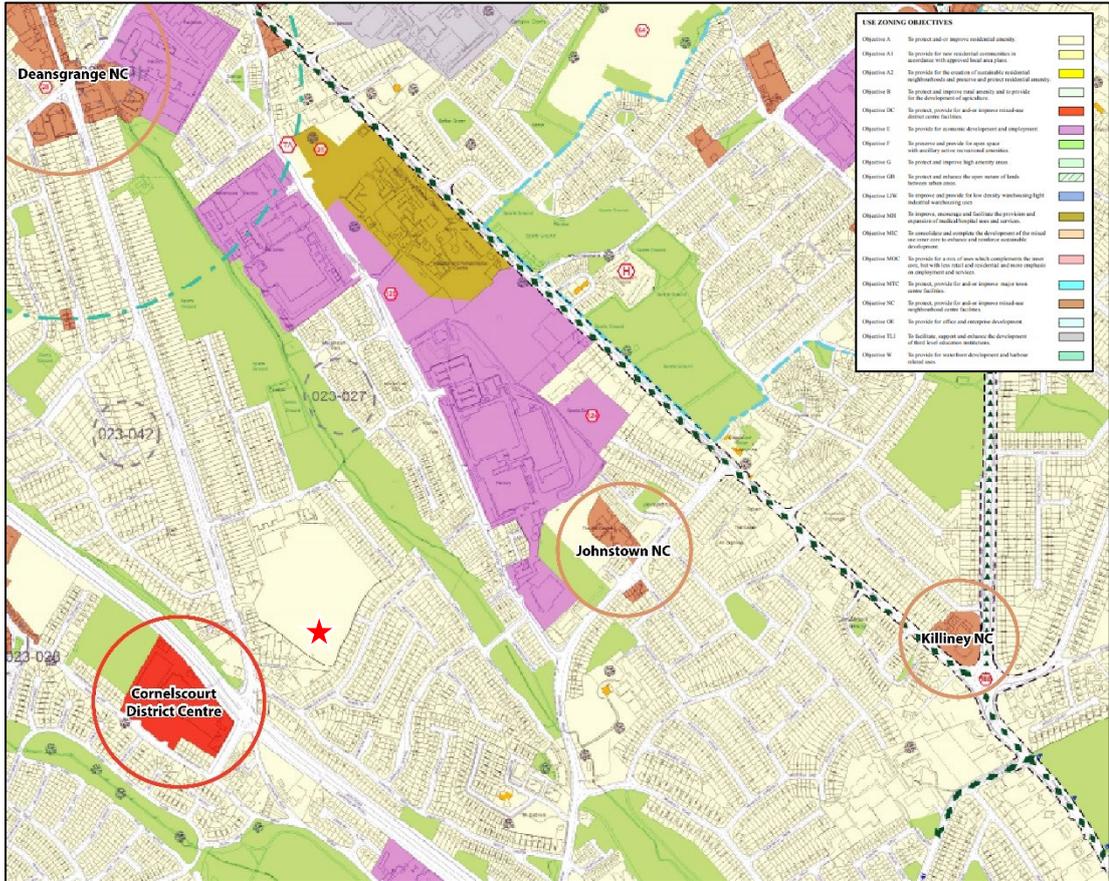


Figure 4.3: Location of retail centres identified in current DLRC Plan (indicated by red and brown circles) in vicinity of subject site (indicated by red star). Source: DRLC/TPA, 2021.



Cornelscourt Shopping Centre



Killiney Shopping Centre



Lidl – Bakers Point



SuperValu – Deansgrange

Table 4.9: Retail Services Infrastructure within c. 2km radius

Type	Facilities
Shopping Centres	Cornelscourt Shopping Centre, Killiney Shopping Centre, Ballybrack Shopping Centre, Park Pointe Retail Centre, Church Place Retail Centre
Supermarkets	Aldi, Dunnes Stores, Lidl (3), Supervalu (2), Tesco (3)
Convenience Shops (selected)	Applegreen, Centra (5), Circle K (3), Daybreak, Euro Saver, Gunning Stores, Londis (2), Maxol, Newsworld, O’Shea’s, Spar (2), Texaco (3)
Other Retail Services (selected)	Deansgrange Post Office, Cabinteely Post Office, Foxrock Post Office, Sallynoggin Post Office, Mounttown Post Office, Bank of Ireland, AIB, Ulster Bank, Core Credit Union

5.0 CONCLUSION

The proposed development site comprises c. 3.3 hectares of zoned residential land within the grounds of the Clonkeen College, located c. 250m east of Cornelscourt Shopping Centre in Deansgrange/Cabinteely, Dún Laoghaire-Rathdown. The development will provide a total of 299 No. units, comprising of 111 No. 1-bedroom units, 120 No. 2-bedroom units, 8 No. 3-bedroom units and 60 No. Duplex units, along with a range of supporting residential amenities including a crèche with a capacity for 50 No. childcare spaces.

The demographic profile of the local ED Study Area (i.e., age, education and economic status) was largely consistent with the rest of Ireland in 2016; however, this area appears to be growing at a slower pace (c. 2% increase) than the rest of Dún Laoghaire-Rathdown (c. 12% increase) from 2006-2016. Population projections for Dún Laoghaire-Rathdown provided by the RSES also estimate that an additional 32,000-39,000 No. people will need to be accommodated within the local authority by 2031.

The majority of residents were ‘Adults’ between the ages of 25-64 (49%), however, a higher percentage of ‘Older Adults’ aged 65+ years were identified (19%) in the study area than elsewhere in Ireland (13%). We note that a significant proportion of the population aged 15 years or older within the study area (43%) had completed ‘Third Level Education’ courses in 2016, with an additional 19% in possession of ‘Postgraduate’ qualifications. The majority of this population (aged 15 years or older) were also ‘At Work’ (50%) or ‘Retired’ (20%) at the time of the Census.

This indicates that a higher proportion of community facilities may be required for the working population and older or retired adults at this time than other demographic groups. As the number of ‘Preschool’ school children aged 0-4 years residing in the area has also increased in



recent years (c. 10% from 2011-2016), additional childcare, playground facilities and other recreational amenities for young children are likely to be desired. We note, however, that the current population figures do not account for the development capacity of additional zoned land within the study area and potential population growth arising from future developments.

With respect to the range of community facilities identified in the study area (comprising a c. 2km radius from the site), there is a sufficient provision of existing social infrastructure within c. 15-minutes' drive to support the proposed development.

The site is served by an existing schools' network of 16 No. primary schools and 11 No. post-primary schools, as well as 37 No. existing childcare facilities operating within c. 2km of the proposed development which held an estimated 20% capacity for new enrolments at the time of the survey.

There is an adequate supply of community and cultural facilities, religious institutions and health care services (incl. 3 hospitals and 8 No. nursing homes) within a reasonable distance of the subject lands, as well as a range of sports and recreational facilities (incl. children's play areas) to serve the growing population. The site's proximity to Cornelscourt Shopping Centre to the west and Deansgrange, Johnstown and Killiney Neighbourhood Centres also ensures an appropriate quantum of retail services for future residents.

On the basis of this audit, potential gaps in the existing social infrastructure serving the catchment area are limited to a broader range of cultural facilities (such as museums and music venue). We note that the proposed development scheme includes a range of supporting residential open spaces and pedestrian links, which will positively contribute to the amenity of the study area once completed. A childcare facility is also proposed to be provided, with capacity for 50 No. childcare spaces which is as per the *Childcare Guidelines, 2001*, that stipulate that planning authorities should require one childcare facility (providing a minimum of 20 No. childcare places) per 75 No. dwellings.



Appendix A: Description of Development

Clonkeen Investments DAC intend to apply to An Bord Pleanála (the Board) for permission for a Strategic Housing Development with a total application site area of c. 3.3 ha, on a site located at Lands Adjoining Clonkeen College, Clonkeen Road, Blackrock, Co. Dublin. The development, with a total gross floor area of c 33,851 sq. m, will provide 299 no. residential units and a 1 no. storey 353 sq. m childcare facility with dedicated play area 231 sq. m. The development will consist of 18 no. ground floor 3-bedroom duplex apartments and 18 no. 2 bedroom apartments above and 12 no. ground floor 2-bedroom apartments with 12 no. 3 bedroom duplex apartments above. The 60 no. duplex units are arranged in 6 no. three storey blocks. The development will also consist of 239 no. apartment units (111 no. 1 bedroom apartments, 120 no. 2 bedroom apartments and 8 no. 3 bed apartments) arranged in 4 no. 6 storey blocks over 1 no. storey basement; public open space, communal open space and private open space (including all balconies, terraces and individual unit gardens at all levels); 614 sq. m communal resident facilities including concierge and welcome area (195 sq. m), residents' flexible work facility (219 sq. m), residents' lounge (100 sq. m) and residents' gym area (100 sq. m).

The development will also provide for the demolition of the 2 no. storey office building ('St. Helen's', Meadow Vale - 470 sq. m) to facilitate new vehicular, pedestrian and cyclist access to the site, to the north of the proposed development via Meadow Vale.

The development will also include the provision of 2 no. designated play areas; internal roads and pathways; bin stores; 248 no. car parking spaces, including 167 no. at basement level and 2 no. shared vehicle (GoCar) spaces, 388 no. bicycle parking spaces, and 10 no. motorcycle parking spaces at basement and surface level; hard and soft landscaping; plant; boundary treatments including the repair and replacement of some existing boundary treatments; the provision of new surface water and foul drainage pipes and any required pipe diversion works or build over works; internal foul pumping station; a new internal access road and paths; changes in level; services provision and related pipework, ducting and cabling; electric vehicle charging points; 4 no. stormwater attenuation tanks; 1 no. ESB substation; photovoltaic panels; SUDS including green roof provision; signage; provision for future pedestrian access to Monaloe Park to the east of the development, including the provision of a pedestrian bridge, extending over the drainage ditch; public lighting and all site development and excavation works above and below ground.



Appendix B: Childcare Facilities Audit – Survey Record – April 2021

Table A - Childcare Facilities Audit - c. 2km study area						
No.	Facility Name	Type	Insp. Date	Inspection Enrolment	Maximum Enrolment	Estimated Capacity ¹²
1	Cocobee Childcare Ref. TU2017DR501	Full Day	15.12.2018	AM - 14 PM - 15	15	0
2	Clonkeen Montessori School Ref. TU2019DR004	Part Time	15.01.2020	AM - 24 PM - 9	25	1
3	Lilliput ChildCare Ref. TU2015DR164	Full Day	19.11.2019	AM - 47 PM - 27	50	3
4	Monaloe Montessori School Ref. TU2015DR100	Sessional	14.02.2019	15	17	2
5	The Park Academy Childcare Cabinteely Ref. TU2015DR077	Full Day	11.12.2019	AM - 105 PM - 85	144	39
6	Miss Judi's IMEB Montessori Ref. TU2016DR005	Sessional	13.01.2020	AM - 11	11	0
7	Tiny Tots Playschool Ref. TU2015DR056	Full Day	10.11.2020	AM - 33 PM - 16	50	17
8	Little Maples Creche Ref. TU2015DR015	Full Day	01.11.2018	AM - 35 PM - 36	38	3
9	Poppet's Childcare Ref. TU2015DR036	Sessional	05.12.2018	AM - 15 PM - 8	22	7
10	Koala Childcare Ref. TU2015DR123	Full Day	05.11.2020	AM - 36 PM - 36	48	12
11	Kids United Creche Ref. TU2015DR044	Full Day	17.06.2019	AM - 38 PM - 16	52	14
12	Auburn Playschool Ref. TU2016DR021	Sessional	04.10.2019	AM - 6	6	0
13	Foxrock Montessori School Ref. TU2016DR013	Part Time	07.01.2020	AM - 26 PM - 26	26	0
14	Jelly Stone Park Day Nursery Ref. TU2015DR075	Full Day	16.09.2020	AM - 24 PM - 19	24	0
15	Sallynoggin Community Playgroup Ref. TU2015DR004	Sessional	15.12.2020	AM - 17	17	0
16	Leap Stone Montessori Ref. TU2016DR003	Part Time	20.05.2019	AM - 19	19	0
17	Magical Days Ref. TU2015DR131	Full Day	08.01.2020	AM - 60 PM - 50	60	0
18	Kildarton Specialised Preschool Ref. TU2016DR019	Sessional	01.02.2019	AM - 14	15	1
19	Room To Grow Ref. TU2015DR065	Full Day	09.11.2020	AM - 40 PM - 39	54	14
20	Noelle's Montessori Ref. TU2015DR120	Sessional	14.09.2020	AM - 12	36	24
21	Plays Cool Pre-school	Sessional	21.11.2018	AM - 12	12	0

¹² Current capacity was calculated using the survey enrolment figure against the maximum enrolment figure recorded during the most recent TUSLA inspection.



	Ref. TU2015DR017						
22	Ballybrack/Killiney Montessori Ref. TU2015DR165	Full Day	16.09.2020	AM - 49 PM - 17	77	28	
23	Playdays Playgroup Ref. TU2015DR124	Sessional	09.11.2018	AM - 16	18	2	
24	Willow Montessori School Ref. TU2015DR048	Sessional	17.05.2018	AM - 15 PM - 16	16	0	
25	Libby McGuire Montessori Ref. TU2016DR022	Part Time	11.11.2019	AM - 19 PM - 15	20	1	
26	Little Star Preschool Ref. TU2015DR172	Sessional	24.10.2018	AM - 17 PM - 17	22	5	
27	Stepping Stones Playschool Ref. TU2015DR049	Sessional	14.01.2020	AM - 12	12	0	
28	Pixies Montessori Ref. TU2015DR014	Part Time	12.12.2018	AM - 21 PM - 16	21	0	
29	Childplay Creche Ref. TU2015DR016	Sessional	13.11.2018	AM - 9 PM - 9	9	0	
30	Preschool Rathdown Jr School Ref. TU2015DR140	Full Day	09.12.2019	AM - 26 PM - 20	37	11	
31	Raglan Child Care Centre Ref. TU2015DR138	Full Day	10.08.2020	AM - 8 PM - 8	8	0	
32	Mounttown EY Service Ref. TU2015DR032	Full Day	28.10.2020	AM - 23 PM - 16	31	8	
33	Wee Care Ref. TU2015DR066	Full Day	11.02.2020	AM - 139 PM - 111	159	20	
34	Monkstown Day Nursery Ref. TU2015DR082	Part Time	13.12.2019	AM - 10 PM - 6	10	0	
35	Hollypark Montessori Ref. TU2015DR064	Part Time	27.02.2019	AM - 21 PM - 14	21	0	
36	Chez Nous Preschool Ref. TU2015DR007	Sessional	18.11.2020	AM - 4	12	8	
37	Willow House Childcare Ref. TU2015DR089	Full Day	21.09.2020	AM - 20 PM - 20	45	25	
Indicative Childcare Provision					1,014	1,259	245