



**ARMSTRONG
FENTON**
ASSOCIATES

PROJECT:

Proposed Large-scale Residential Development (LRD) in the townlands of Bohernabreena, Oldcourt & Killinenny, Dublin 24.

APPLICANT:

Capami Ltd.

REPORT:

Social Infrastructure Assessment

DATE:

September 2024

**Planning &
Development
Consultants**



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1.0 Introduction

1.1. Purpose of Report

This Social Infrastructure Assessment (hereafter ‘*assessment*’) has been prepared by Armstrong Fenton Associates, on behalf of Capami Ltd. (the Applicant) to accompany a planning application in respect of a proposed Large-scale Residential Development (hereafter “LRD”) in the townlands of Bohernabreena, Oldcourt and Killininny, Dublin 24.

This assessment aims to:

1. Review the existing planning policy context in relation to the provision of social and community infrastructure.
2. Identify existing social and community infrastructure in Ballycullen / Bohernabreena / Oldcourt area and neighbouring areas.
3. Consider the social and community infrastructure proposed as part of the subject development.
4. Evaluate the if expected demand will be appropriately met by existing and proposed services.

1.2. Structure of Report

The remainder of this assessment is structured in four sections. Section 2 - provides for an overview of the proposed development; Section 3 - reviews the existing planning policy context in relation to the provision of social and community infrastructure. Section 4 - Social Infrastructure Assessment and Section 5 - provides for conclusions of the assessment.

2.0. Development Overview

2.1. Site Location and Description

2.1.1. The lands subject to this application are located in the townlands of Bohernabreena, Oldcourt and Killininy, Dublin 24. The subject site measures c.20.4 hectares and is located to the east of Bohernabreena Road (L7114), north and east of Bohernabreena cemetery, south/south-east of St. Anne's GAA club, south of the Dodderbrook residential estate, west of the Ballycullen Gate residential development (currently under construction under Planning Ref.s SD17A/0468 & SD22A/0356) and west of Oldcourt Road (R113).



Figure 1: Aerial view of application site, indicatively outlined in red

2.1.6. The current CDP (section 5.4) states that Local Area Plans (LAPs) will be prepared for “areas where new development requires a coordinated approach and in particular for areas that are likely to experience large scale development or that are in need of regeneration”. Furthermore, the CDP contains the following objective: **Objective QDP3 Objective 7** of Chapter 5 of the existing CDP states: “Any development on the RES-N lands (Killinarden and Ballycullen / Oldcourt) abutting the Rural Zone at Map 9 shall be designed, located, scaled and serviced in a manner that does not detract from the character and landscape of the receiving environment bearing in mind its proximity to the HA-DM zone”; while **Objective QDP14 SLO 3** of the same chapter states: “That the provisions of the Ballycullen - Oldcourt Local Area Plan (2014) as extended, in respect of the steep topography in the lands zoned RES-N between Stocking Lane, Ballycullen Road and the M50 (Map 10) remain in force during the lifetime of this Plan having regard to ministerial guidelines”. In addition to the above, it is also noted **Table 7.5** of the existing CDP (Chapter 7 ‘Sustainable Movement’) details road objectives for the Ballycullen-Oldcourt LAP lands.



2.2. Development Proposal

2.2.1. The development proposal is set below:

Capami Ltd. wishes to apply for a seven year planning permission for a Large-Scale Residential Development (LRD) on a site measuring c.20.4Ha, located in the townlands of Bohernabreena, Oldcourt, and Killinenny, Dublin 24. The development site is located to the east of Bohernabreena Road, north and east of Bohernabreena cemetery, south and south-east of St. Anne's GAA club, south and south-west of the Dodderbrook residential estate, west of the Ballycullen Gate residential development (currently under construction) and west of Oldcourt Road (R113).

The proposed development consists of 523 no. residential units comprised of 255 no. 2, 3 & 4 bed, 2 & 3 storey, detached, semi-detached and terraced houses, 206 no. 1, 2 & 3 bed duplex units in 20 no. 2 & 3 storey blocks, and 62 no. 1, 2 & 3 bed apartments in 7 no. 2-3 & 3-4 storey blocks (i.e. Blocks A, B2 & D, and 2 no. Blocks B1 & 2 no. Blocks C), along with a 2 storey childcare facility of c. 457sq.m.

Private amenity space for the residential units is provided in the form of rear gardens for houses and ground floor terraces / upper floor balconies for apartments and duplex units. The proposed development provides for a total of c. 7.3Ha of public open space, and c. 5,505sq.m of communal open space associated with proposed residential units.

Vehicular access to the development will be via 4 no. access points, as follows: (i) from the west of the site, via 2 no. accesses, located off Bohernabreena Road, (ii) from the north of the site, via 1 no. access at Dodderbrook Place, and (iii) from the east of the site, via Oldcourt Road (R113) and via adjoining residential development at Ballycullen Gate. The proposed development includes for pedestrian and cyclist connections and accesses throughout the proposed development and to adjoining lands to the north at Dodderbrook Avenue and to the north-west into St. Anne's GAA club.

The proposed development includes the demolition of all existing structures on site, including 2 no. single storey dwellings and outbuildings/sheds (total demolition area: c. 4,152.06sq.m).

The proposed development provides for (i) all associated site development works above and below ground, including 2 no. underground foul sewerage pumping stations, (ii) public open spaces (c. 7.3Ha), (iii) communal open spaces (c. 5,505sq.m), (iv) hard and soft landscaping and boundary treatments, (v) surface car parking (746 no. car parking spaces, including EV parking), (vi) bicycle parking (1,268 no. bicycle parking spaces), (vii) bin & bicycle storage, (viii) public lighting, and (ix), plant / PV panels (M&E), utility services & 5 no. ESB sub-station/kiosks, all on an overall application site area of c.20.4Ha.

2.3. Residential Development.

The proposed development caters for 523 no. dwellings comprised of 62 no. apartments, 142 no. duplex units, 64 no. urban duplex units (i.e. the E Type urban duplex) and 255 no. houses. Refer to table 1 overleaf for the overall dwelling mix overleaf.



Proposed Residential Development		
Dwelling Type	No. of Units	% Mix
Apartments	62	12%
Duplexes	142	27%
Urban Duplex	64	12%
Houses	255	49%
Total No. Units	523	100%
Unit Mix (Apartments)	No. of Units	% Mix
1 Bed (2 persons)	24	38.71%
2 Bed (3 person)	6	9.68%
2 Bed (4 Person)	25	40%
3 Bed (5 person)	7	11.29%
Total No. Apartments	62	100%
Unit Mix (Duplexes)	No. of Units	% Mix
1 bed (2 person)	0	0%
2 Bed (3 person)	0	0%
2 Bed (4 Person)	71	50%
3 Bed (5 person)	71	50%
Total Duplexes	142	100%
Unit Mix (Urban Duplexes - "E1-E4 types")	No. of Units	% Mix
1 bed (2 person)	27	42.19%
2 Bed (3 person)	5	7.81%
3 Bed (5 person)	32	50%
Total Duplexes	64	100%
Unit Mix (Houses)	No. of Units	% Mix
2 bed (4 person)	61	23.92%
3 Bed (5 person)	159	62.35%
3 Bed (6 person)	1	0.39%
4 bed (7 person)	23	9.02%
4 bed (8 person)	11	4.31%
Total Houses	255	100%
Unit Mix (Total)	No. of Units	% Mix
1 bed	51	10%
2 bed	168	32%
3 bed	270	52%
4 bed	34	6%
Total Units	523	100%

Table 1 – Overall Proposed Dwelling Mix



2.3.2. The proposed development provides for apartments and duplex units of varying size and type. The dwellings will be accommodated in a variety of typologies to create a compact urban layout at an efficient density. In accordance with the National Planning Framework, which recognises the increasing demand to cater for one and two person households, c.10% of the proposed units within the scheme are 1-bedroom units. Consideration has been paid to the locational context of the site on the edge of urban built up area, and within the Ballycullen – Oldcourt area which has seen a lot of new housing being delivered over the last decade, and as such the proposed housing mix is thought to be appropriate and is put forward for consideration.

3.0. Planning Policy

3.0.1. For the purposes of this assessment, Armstrong Fenton Associates have reviewed national, regional, and local planning policy relating to the provision of community infrastructure. These policy documents are discussed in detail in this section of the assessment.

3.1. The National Planning Framework

3.1.1. The National Planning Framework (hereafter NPF) is the Government’s high-level strategic plan for shaping the future growth and development of the country to cater for a projected population increase of c. one million people up to the year 2040. The NPF is accompanied by the National Development Plan, a 10-year capital investment strategy, and together they are known as Project Ireland 2040.

3.1.2. Of relevance to this assessment is the following objective of the NPF:

- **National Policy Objective 31 –**

“Prioritise the alignment of targeted and planned population and employment growth with investment in:

- *A childcare/ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities;*
- *The provision of childcare facilities and new and refurbished schools on well located sites within or close to existing built-up areas, that meet the diverse needs of local populations;*
- *The expansion and consolidation of Higher Education facilities, particularly where this will contribute to wider regional development, and*
- *Programmes for life-long learning, especially in areas of higher education and further education and training where skills gaps are identified.”*

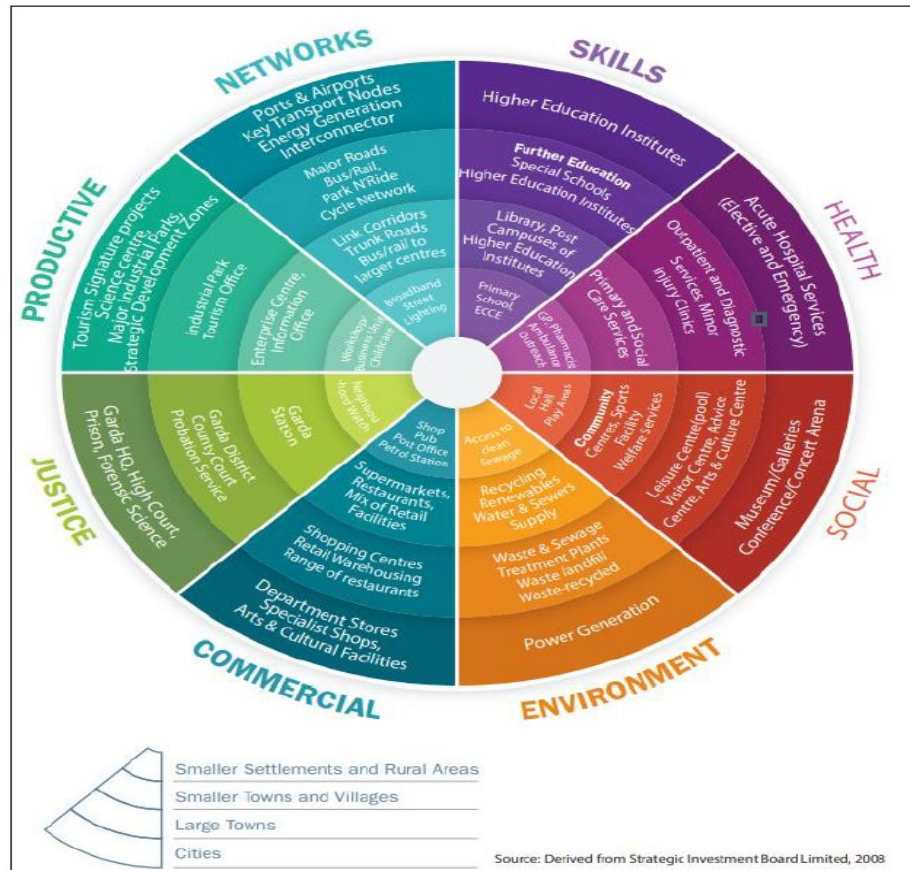


Figure 2: NPF Hierarchy of Settlements and Related Infrastructure.

3.2. Eastern and Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031

3.2.1. The Eastern and Midland Regional Spatial & Economic Strategy 2019 - 2031 (hereafter E&MRSES) is the relevant regional strategy. The E&MRSES is a strategic plan and investment framework which aims to shape the future development of the Eastern and Midland region up to the year 2031 and beyond. The Eastern and Midland region is the smallest in terms of area but the largest terms of population. The region is therefore considered to be the primary economic engine of the State.

3.2.2. The E&MRSES emphasises the important role social infrastructure has in developing strong, inclusive, and successful communities and re-iterates the need for local authorities, service providers, and stakeholders to work together to ensure that future demands for facilities are identified and met proactively.

3.2.3. Of relevance to this assessment are the following objectives of the E&MRSES:

- **Regional Policy Objective 9.13 –**

“Local authorities and relevant agencies shall ensure that new social infrastructure developments are accessible and inclusive for a range of users by adopting a universal design approach and provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives”.

- **Regional Policy Objective 9.20 –**

“Support investment in the sustainable development of the Region’s childcare services as an integral part of regional infrastructure to include:



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

▪ **Regional Policy Objective 9.21 –**

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

3.3. Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024

- 3.3.1** The guidelines on Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities set out the core principles of urban design to ensure development of spaces with distinct identities and a sense of place. The principles contained in the guidelines are to be used by planning authorities in writing their county development plans and in assessing development proposals.
- 3.3.2** The guidelines state that one of the fundamental questions to be addressed during the planning process is *“Ensuring that there is a good mix and distribution of activities around a hierarchy of centres has many benefits in terms of reducing the need to travel and creating active and vibrant places..... (a) In city and town centres and at high capacity public transport nodes and interchanges (defined in Table 3.8), development should consist of high intensity mix-use development (residential, commercial, retail, cultural and community uses) that responds in scale and intensity to the level of accessibility”.*
- 3.3.3** The guidelines also direct planning authorities to ensure efficient and integrated provision of schools, childcare, community centres, healthcare facilities and district/neighbourhood centres be made available for the wider community.
- 3.3.4** The SCIA includes for an assessment of school and childcare capacity and will demonstrate that there is ample provision of existing community, healthcare, and retail infrastructure to support future demand generated by the development.

3.4. Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2023)

- 3.4.1.** The Sustainable Urban Housing: Design Standards for New Apartments Guidelines (2023) update the previous 2015 and 2022 versions of same and were adopted in response to growing demand for apartment living in the State. Of relevance to this assessment the guidelines state that:

*“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the **scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.**” (Emphasis added by Armstrong Fenton Associates)*

- 3.4.2.** The development has had regard to the recommendations of the guidelines.



3.5. Childcare Facilities - Guidelines for Planning Authorities (2001)

3.5.1. The Childcare Facilities - Guidelines for Planning Authorities (2001) direct Planning Authorities to facilitate the provision of childcare facilities as part of the development of sustainable communities. The guidelines define childcare as:

“full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children. Thus, services such as pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups, and after-school groups are encompassed by these Guidelines. Conversely childminding, schools, (primary, secondary and special) and residential centres for children are not covered by these Guidelines”

3.5.2. The guidelines require Planning Authorities to include childcare facilities as part of their County Development Plan objectives as a specific use in ‘appropriate locations/zones’. These locations include for ‘new communities / larger new housing developments.’ The guidelines advise that sites should be identified for such facilities as an integral part of the pre-planning discussions.

3.5.3. In relation to new housing developments, the guidelines state:

“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. Authorities could consider requiring the provision of larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc.”

3.6. South Dublin County Development Plan 2022-2028

3.6.1. The South Dublin Development Plan 2022-2028 (hereafter CDP) is the current statutory development plan relevant to the proposed development. The CDP recognises the need to provide housing in tandem with community infrastructure and defines community facilities to include for schools, community centres, health centres and childcare facilities, religious meeting places, sports and recreation areas, sports facilities, parks, open spaces and walking routes.

3.6.2. Chapter 8 of the CDP has regard for the provision of “Community Infrastructure and Open Space”. Of relevance to this assessment are the following CDP Policies:

COS1 Objective 1: *“To provide appropriate and accessible community facilities to meet the need of all citizens of the County, comprising of a fast-growing young population and including an ageing population, consistent with NPOs 28 and 30 of the NPF.”*

COS2 Objective 1: *“To support the provision of a wide range of community facilities and to ensure that such facilities are provided in new and existing communities in tandem with housing development, with special consideration for a period of review to adapt to the needs of an increasingly multi-cultural and diverse community, in accordance with the phasing requirements of Local Area Plans and Planning Schemes.”*



COS2 Objective 3: *“To protect and enhance existing community facilities, and to support the development and expansion of new and existing facilities and services, in proximity to the populations they serve, where their need is identified.”*

COS2 Objective 5: *“To promote accessible and inclusive social infrastructure for a range of users by adopting a universal design approach where feasible and to provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives, consistent with RPO 9.12 and RPO 9.13 of the RSES and having regard to Building for Everyone: A Universal Design Approach – Planning and Policy’ (2012).”*

COS2 Objective 6 *“To ensure that social, community, cultural and recreational facilities are provided in a manner which reduces climate impact by supporting and promoting the following measures:*

- *Provision of facilities within walkable distances of communities and on public transport routes;*
- *Promotion of walking and cycling and use of public transport via permeability and mobility management measures;*
- *Co-location, clustering and sharing of community facilities to increase efficient use and reduce trips;*
- *Location, siting and design to promote climate mitigation and adaptation for example, taking advantage of solar gain;*
- *Sourcing power from renewables such as wind and solar energy;*
- *Use of alternative energy technologies such as heat pumps;*
- *Energy-proofing of community buildings;*
- *Additional tree planting and adapting management regimes in parks and public open spaces to allow more wild areas in order to increase opportunities for carbon sequestration.”*

3.6.3. Chapter 6 of the CDP has regard for the provision of “Housing”. Of relevance to this assessment are the following CDP Policies:

H1 Objective 1: *“To ensure adequate and appropriate land is zoned to facilitate and implement the aims of the Core Strategy, to deliver affordable sustainable development, and to meet forecast future housing need in the County over the life of the Plan as identified by the Housing Strategy and Interim HNDA.”*

H1 Objective 13: *“To support the provision of a mix of tenure types across the County in creating suitable accommodation for all in promoting sustainable and mixed income communities and discourage an over proliferation of a single tenure (whether private owner occupier, private rental, social rental or affordable purchase and rental) within any local area (within a 10-minute walking distance) or Local Electoral Area, in line with the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December 2020) and the provisions of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA ” .*

3.6.4. Regarding educational facilities, the CDP provide policy for primary and post primary schools, including:
Policy COS8(a): *“Work in conjunction with the Department of Education to promote and support the provision of primary and post-primary schools in the County to reflect the diverse educational needs of communities.”*

3.6.5. Due to the proposed development including a cafe unit, the CDP supports the provision of such uses through:
COS2 Objective 3: *“To protect and enhance existing community facilities, and to support the development and expansion of new and existing facilities and services, in proximity to the populations they serve, where their need is identified.”*



3.7. Policy Conclusions

Having regard to all the foregoing planning policy documents, it is evident that an analysis of the existing social infrastructure available to serve the development should be undertaken. This assessment can be found in Section 4.

4.0. Social Infrastructure Assessment

- 4.0.1.** The SIA aims to evaluate the existing social and community infrastructure in the vicinity of the development which are available to serve the needs of both existing and future residents. To evaluate same, it is first necessary to determine an appropriate catchment area for the SIA. For the purposes of this SIA, it has been deemed appropriate to consider a catchment area of c.2.5 kilometres. It is considered that a c.2.5 kilometres catchment area represents a reasonable distance to / from the development.
- 4.0.2.** The CDP defines community facilities to include for schools, community centres, health centres and childcare facilities, religious meeting places, cemeteries, sports and recreation areas, sports facilities, parks, open spaces and walking routes. The categories have been considered in the following sub-sections.

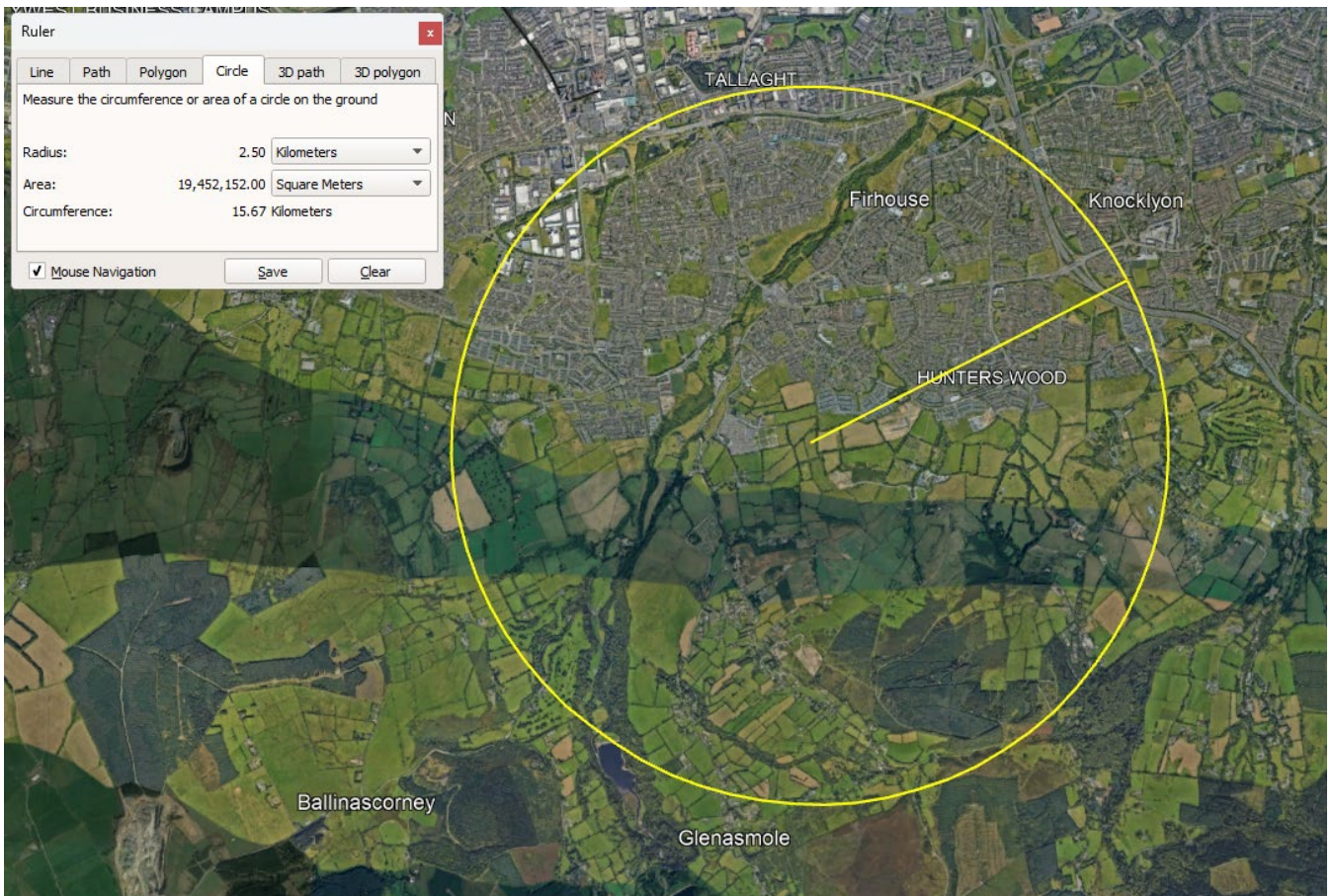


Figure 3 – Subject site identified by red circle and 2.5km radius of same
(Source: Google Earth Pro)

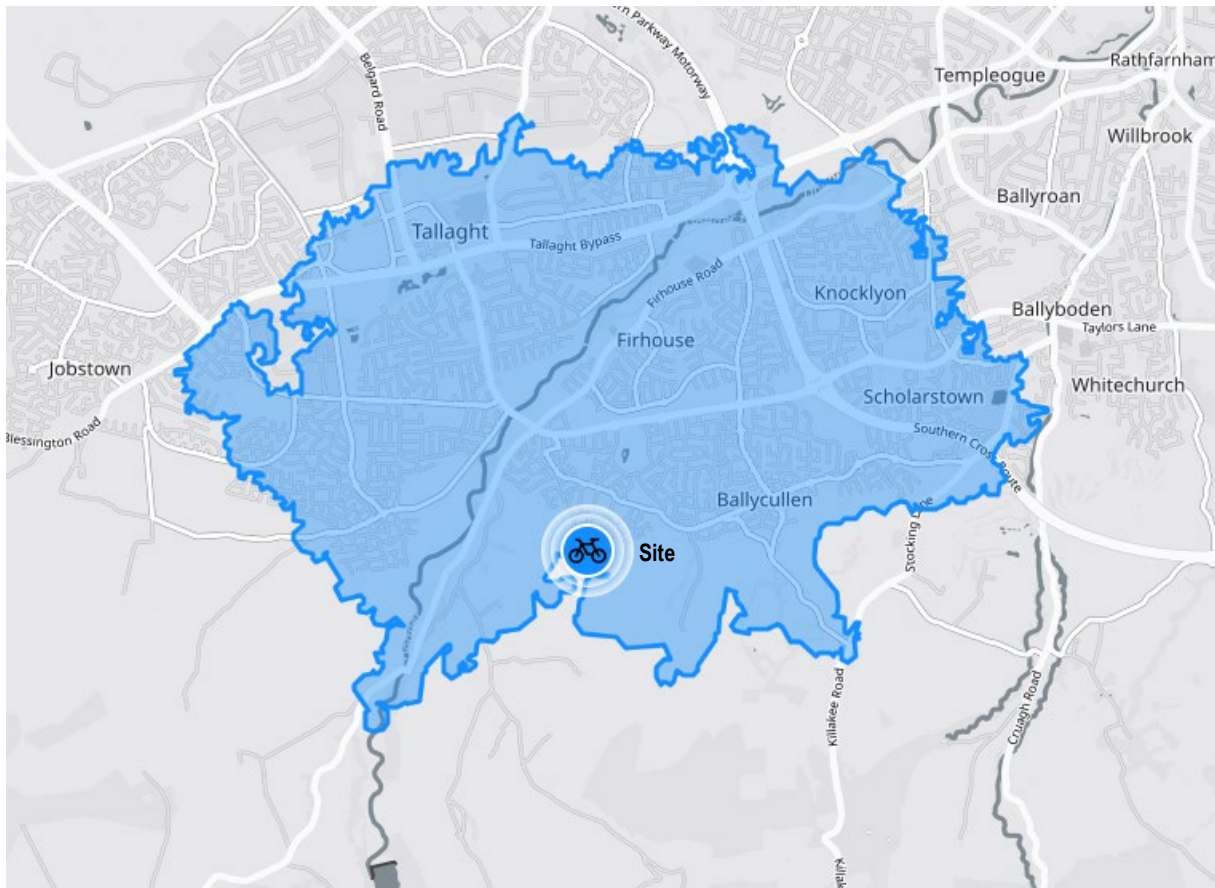


Figure 4 - 15-minute cycle radius from subject site (travelttime.com)

- 4.0.3.** Figure 3 above identifies the 2.5km radius / catchment area of the subject site. Therefore, this SIA will also take Figure 4 into consideration, which illustrates a 15-minute cycle radius from the subject area. Figure 4 gives existing and future residents the opportunity to travel as far as Tallaght, Firhouse, Knocklyon and Scholarstown within 15 minutes.
- 4.0.4.** With both 2.5km radius and 15-minute cycle travel distance, this SIA covers a wide catchment area for future residents of the proposed development in Bohernabreena, Oldcourt & Killininy, Dublin 24.

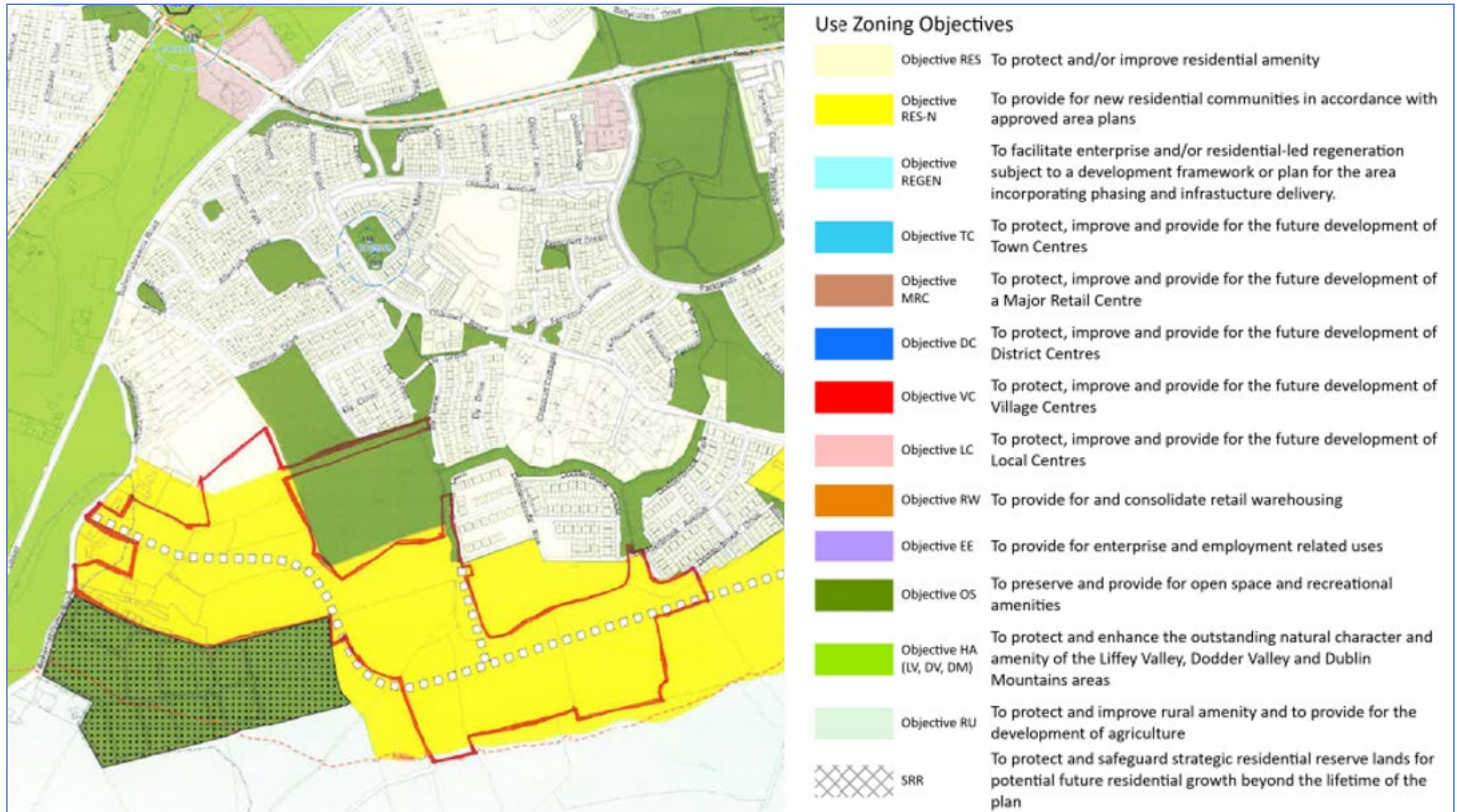


Figure 5: Land Zoning Map with Subject Site. (Source: SDCC 2022-2028)

4.1. Healthcare

4.1.1. This assessment identifies and examines the health care provision in the area under pharmacies, health clinic and centres. Overall, there are 9 no. health care providers in the area. There are identified below.

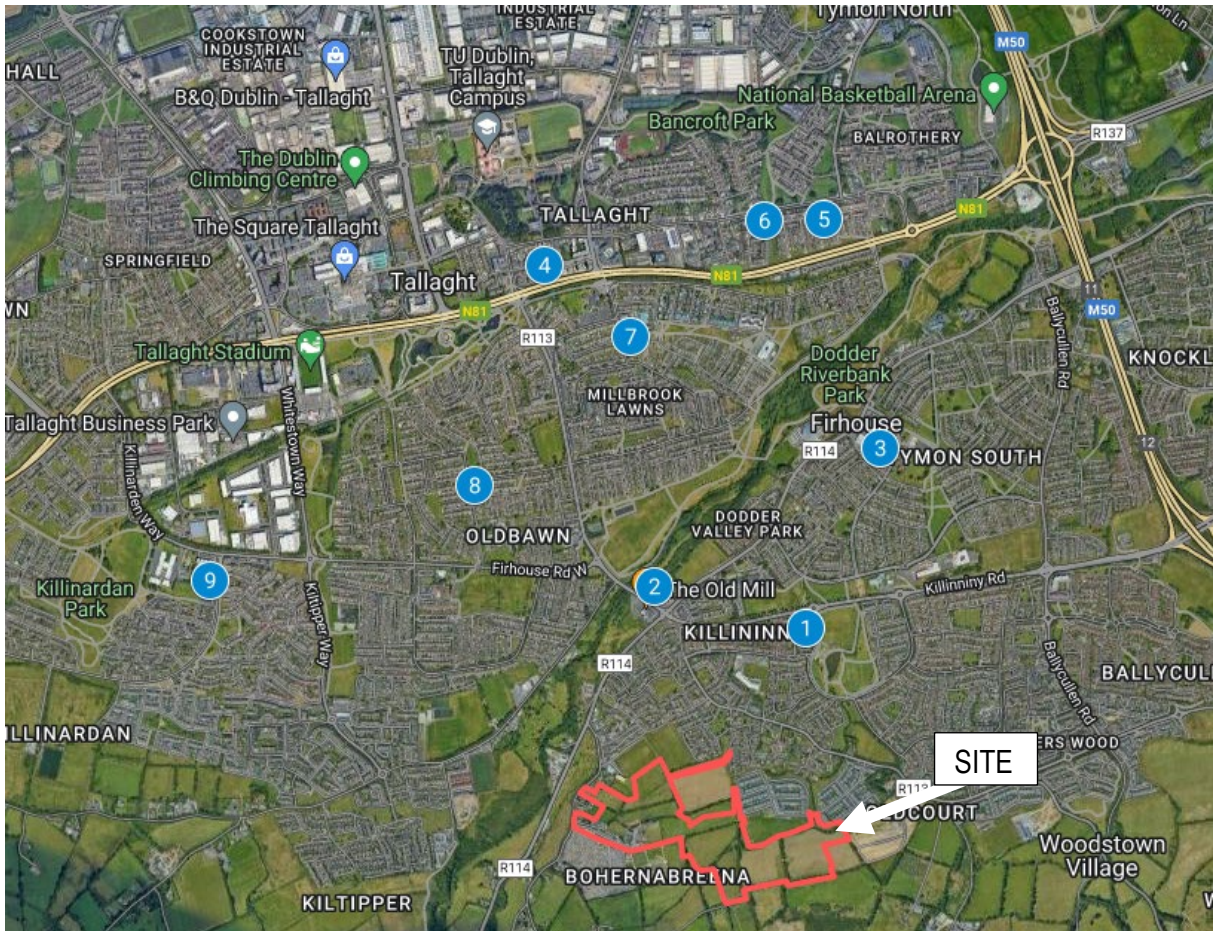


Figure 6 – Health Care Providers in the Area
Source: Google Imagery

Number	Name	Type
1	Ballycullen Medical and Aesthetic Clinic	Clinic
2	Pharmacy O'Regan Tallaght	Pharmacy
3	Moran's Pharmacy Firhouse	Pharmacy
4	Village Green Pharmacy	Pharmacy
5	Meagher's Pharmacy Glenview Park	Pharmacy
6	Glenview Clinic	Clinic
7	Millbrook Lawns Health Centre	Health Centre
8	Dr. Torun's Clinic	Clinic
9	Killinarden Health Centre	Health Centre

Table 5: Health Care Providers in the Area

4.1.2. As outlined above there is a total of 9 no. medical centres, 3 no. clinics, 2 no. health centres and 4 no. pharmacies. It is evident that there is a wide-ranging number and variety of health care facilities in the area. It should be noted that Tallaght Hospital is c.4.5 km (15-minute drive) from the subject site.



4.1.3. It is evident from the above that there is a wide-ranging number and variety of existing health care facilities in close proximity to the subject site which can serve the future population of the development.

4.2. Childcare Facilities

4.2.1 The proposed development includes for one non-residential use; being a proposed childcare facility which measures c. 457sq.m in a standalone 2 storey dedicated facility, located in Neighbourhood Zone 3.

4.2.2 Based on the proposed development of 523 no. residential dwellings and the requirements of the “Childcare Facilities Guidelines for Planning Authorities” (2001), which state provision should be made in new developments for 20 no. childcare places for every 75 no. dwellings, the proposed development would have a requirement to provide for a childcare facility catering for 139 no. childcare places. It is noted; however, that section 4.7 of the Apartment Guidelines states, in relation to childcare facilities: *“One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms”*. The proposed development includes 51 no. one bed units.

4.2.3 Discounting the 51 no. proposed one bed units, the proposed development caters for 472 no. dwellings for the purposes of assessing the childcare requirements and based on the provision of 20 no. childcare places for every 75 no. dwellings, the development therefore has a requirement to provide for a childcare facility catering for 126 no. childcare places.

4.2.4 The proposed childcare facility has been designed to be of a size capable of catering for 126 no. childcare places. The 2001 Guidelines apply a minimum floor space per child of 2.32sq.m, exclusive of kitchen, bathroom and hall, furniture or permanent fixtures. Applying that standard, a childcare facility to serve the proposed development and meeting the requirement for c. 126 childcare spaces would need to be a minimum of c. 292sq.m net floor area.

4.2.5 The location of the childcare facility within the layout has sought to ensure the facility is centrally located within the scheme and easily accessible to all residents. An area of associated outdoor play space, to the rear of the facility has also been provided for, of c.63sq.m.

4.2.6 The proposed floor area of the crèche i.e. 457sq.m therefore exceeds the minimum requirement as set out in the 2001 Childcare Facilities – Guidelines for Planning Authorities by c.165sq.m, and includes sufficient additional floorspace to accommodate toilets, sleep room, reception, staff area, circulation and escape route spaces, furniture and permanent fixtures as required, and can adequately cater for the required 126 no. childcare spaces.

4.2.7 In consideration of the overall gross floor area of the proposed creche, along with the availability of existing childcare facilities in the environs (as scheduled in Table 6 overleaf) and those recently permitted in the LAP area, it is put forward that the proposed creche is of an appropriate size and scale to cater for the proposed development.

4.2.8 In addition to the number of existing childcare providers in the area, we also note that there are extant permissions for childcare facilities in Phases 1 and 2 of the adjoining residential development at Dodderbrook. As part of Phase 1 of Dodderbrook (Ref. SD14A/0180), permission was granted for a creche of c. 177sq.m at the corner of Dodderbrook Drive and Dodderbrook Terrace. Permission for Phase 2 of Dodderbrook (Ref.s SD17A/0121 & PL06S.249294) provides for a crèche facility of c.423 square metres which has the capacity to cater for 80 no. children, and which has been built.

4.2.9 Given all the foregoing, it is respectfully submitted the proposed development caters for the appropriate provision of childcare places and is compliant with the 2001 “Childcare Facilities Guidelines for Planning Authorities”.

4.2.10 In addition to the foregoing, this assessment identifies and examines the childcare provision in the area in relation to the overall number of places, their maximum occupancy and any spaces currently available. This survey was carried out through Google maps, emails, phone call interviews and www.Pobal.ie. Overall, there are 9 no. child-care providers in the area. These are identified below:

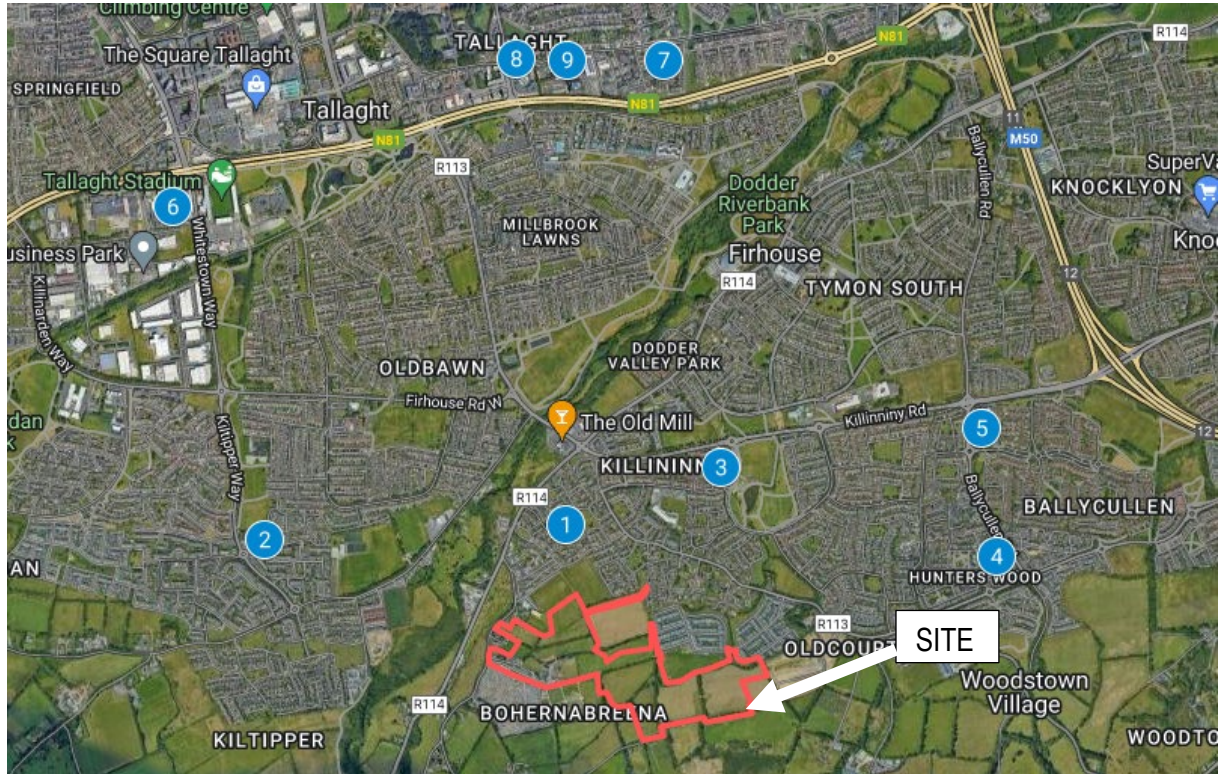


Figure 7: Childcare Providers in the Area (Source: Google Maps)

Number	Name	Capacity	Type
1	Precious Days Childcare Preschool	N/A	Full Day Care
2	Cocoon Childcare	103	Part Time, Sessional
3	Discoveries Creche & Montessori	20	Full Day Care
4	Ballycullen Montessori	21	Sessional
5	The Learning Curve Playschool & Montessori	66	Full Day Part Time, Sessional
6	Once Upon a Time - Tallaght	72	Sessional
7	Glenview Montessori Pre School	n/a	Full Day Part Time, Sessional
8	Little Ladybird Creche	44	Full Day Part Time, Sessional
9	Ashling Nursery & Montessori School	N/A	Part Time, Sessional
Total		326	

Table 6: Childcare Providers in the Area
(Source: Google, pobal.ie, and Survey)

4.2.11 Table 6 above shows additional capacity figures for the surrounding existing childcare facilities. While much of these spaces are designed to be utilised by the residential developments proposed in their permissions, there is potential for these to cater for some of the surrounding area as well. It is assumed that residents in the local area travel to their desired childcare facility, as shown in Figure 7, it is considered that other childcare facilities may be available to serve future residents of the development in settlements outside the catchment area.

4.3. Primary Education

4.3.1. This assessment identifies and examines the primary school provision in the area in relation to the overall number of places, their maximum occupancy and any spaces currently available. This survey was carried out through Google maps, emails, phone call interviews and Education.ie. Overall, there are 7 primary schools in the area. They are identified below:

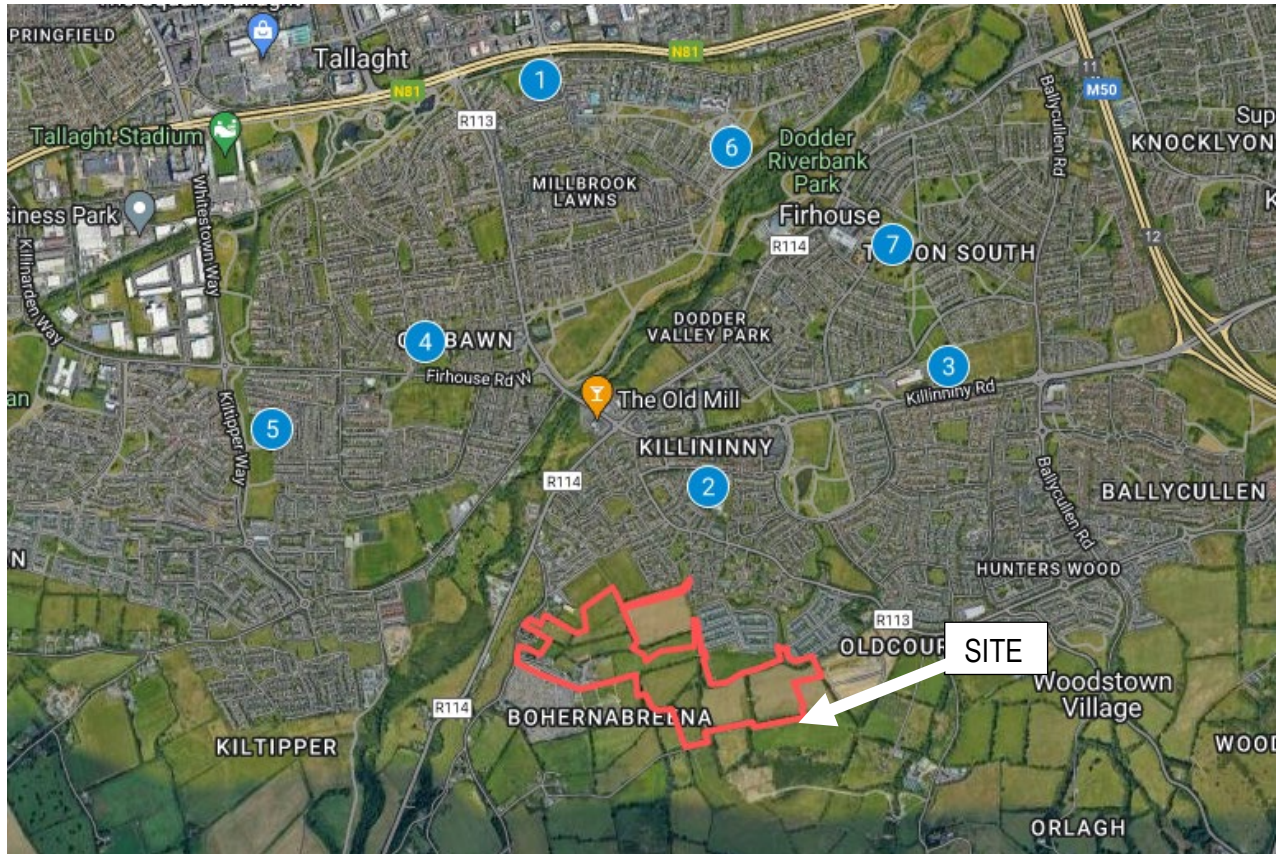


Figure 8: Map of Primary Education Providers in the Area
(Source: Google Maps)

4.3.2. The ‘*Provision of Schools and the Planning System*’ sets out that, for the purposes of calculating schools’ requirements, the Department will assume that 12% of the population is of primary school-going age. In respect of secondary schools’ provision, the Code of Practice identifies that the procedure for establishing demand for new second-level schools may in some cases be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated ‘feeder’ national schools. In discussions with the Department, we have been advised that the Department assumes that 8.5% of the population of a settlement is of secondary school-going age.



4.3.3. Details of existing primary schools found their enrolment figures for the 2023/2024 academic year and their capacity can be found in Table 7 below.

Number	Name	2023/2024 enrolment	Type
1	St. Dominic's National School	408	Mixed
2	Holy Rosary Primary School	547	Mixed
3	Firhouse Educate Together National School	398	Mixed
4	Scoil Maelruain Junior School	374	Mixed
5	St Martin De Porres National School	404	Mixed
6	Scoil Santain	282	Mixed
7	Scoil Treasa	394	Mixed
Total		2,807	

Table 7: Primary Education Providers in Area (Source: Google and Survey)

4.3.4. The existing capacity of the 7 primary schools in the area is 2,807.

4.3.6. It is evident from the above that there are 7 no. primary schools within the designated catchment area of the development which have a total existing enrolment of 2,807 no. students.

4.3.7. The proposed development consists of 523 no. dwellings (including 51 no. 1 bedroom units) and a creche unit measuring c.457sq.m. Based on 523 no. dwellings with an average household size of 2.97 persons in Dublin, the development will likely generate a population of c. 1,553 persons. On the assumption that 12% of the population will be of primary school age this equates to c. 186 no. additional school places generated by the development.

4.3.8. These 7 no. schools have a current enrolment of 2,807 no. students or an average of 350 no. students in each school year. It is therefore considered reasonable to estimate that 350 no. students will leave the primary school system each year from amongst these 7 no. schools.

4.3.9. The number of children expected to leave the primary school system each year in addition to ongoing fluctuating existing vacancies in the 7 no. primary schools indicates that there is an adequate level of existing primary school provision to cater for expected primary school age population generated from the development proposal.

4.3.10. With the number of students graduating to post-primary school every year in the 7 no. primary schools found, it is considered reasonable to assess that there is more than adequate capacity in existing primary schools to cater for the development.

4.4. Post-Primary Education

4.4.1. This assessment identifies and examines the secondary school provision in the area in relation to the overall number of places, their maximum occupancy and any spaces currently available. This survey was carried out through Google maps, emails, phone call interviews and www.education.ie. Overall, there are 3 secondary schools in the area. There are identified below:

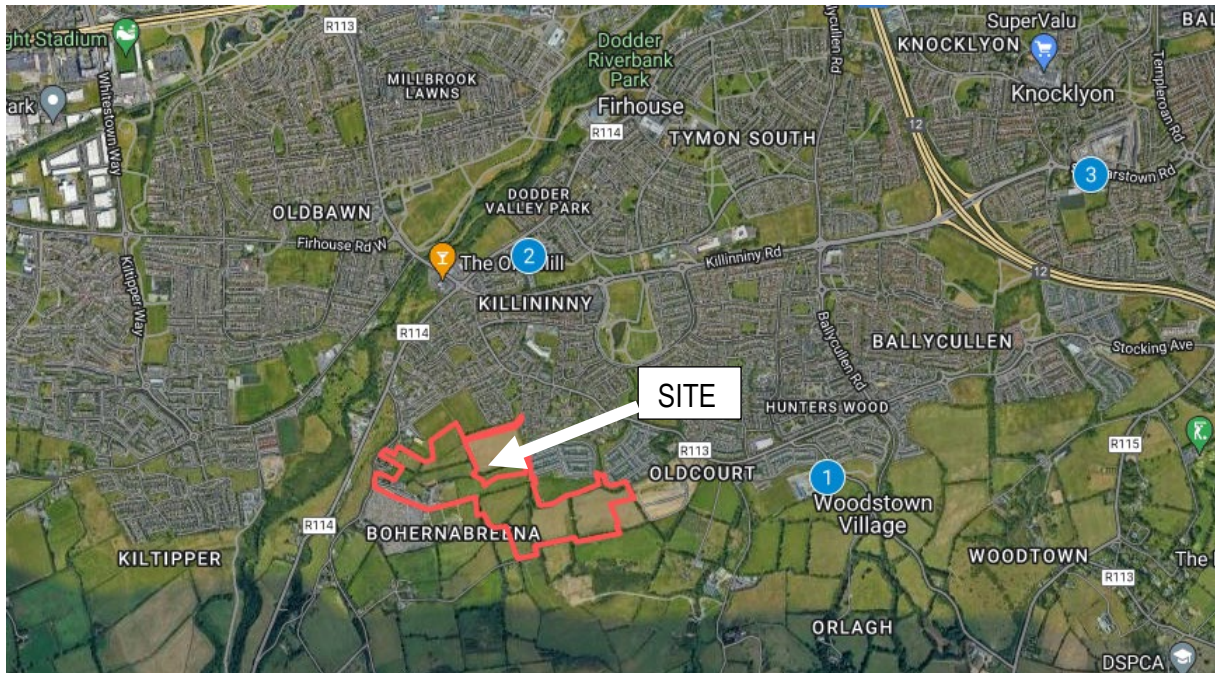


Figure 9: Map of Secondary Education Providers in the Area
(Source: Google Maps)

Number	Name	2023/2024 Enrolment	Type
1	Firhouse Educate Together Secondary School	328	Mixed
2	Firhouse Community College	810	Mixed
3	St. Colmcille's Community School	723	Mixed
Total		1,861	

Table 8: Secondary Education Providers in the Area
(Source: Google and Survey)

4.4.2. The existing capacity of the 3 post primary schools in the area is 1,861

4.4.3. Based on the assumption that there are 3 no. year groups in post-primary schools (1st - 6th year) it is reasonable to assume that there is an average of 310 no. students in each year group in the post-primary school detailed above. It is therefore reasonable to assume that 310 no. students will graduate from the post-primary school system into the labour market/further education each year in the school detailed above.

4.4.4. The proposed development consists of 523 no. dwellings. Based on 523 no. dwellings with an average household size of 2.97 persons, the development will likely generate a population of c. 1,553 persons. On the assumption that 8.5% of the population will be of primary school age this equates to c. 132 no. additional school places generated by the proposed development.



4.4.5. With the number of students graduating from post-primary education every year, taken in combination with the number of vacant places available in the existing post-primary schools, it is considered reasonable to assess that there is more than adequate capacity in existing post-primary schools to cater for the development. It is also believed that students attending secondary school have a tendency to travel further to school comparing to primary school students. The Figure 9 map above highlights post-primary schools outside of the 2.5km radius.

4.4.6. We also note that permission has been granted under Ref. SD23A/0149, permission was granted on 29th April 2024 by the Planning Authority for a new educational campus, comprising:

- 1 no. part 3 storey, 1,000 pupil Post Primary School (Firhouse Educate Together Secondary School: Roll No. 68307J) and includes accommodation for children with special educational needs,
- A multi-purpose hall and all ancillary teacher and pupil facilities, with a gross floor area of c. 11,021sq.m.
- The permitted development also includes and permanently incorporates elements of the temporary two storey post primary school development (permitted under An Bord Pleanála Ref: ABP311141-21; South Dublin County Council Reg. Ref. SD21A/0137), including vehicular access from Oldcourt Road,
- The development will also include 3 additional ball courts and play areas etc.

The temporary permission for a two storey post-primary school i.e. Firhouse Educate Together Secondary School) is comprised of 10 classrooms and 3 specialist classrooms including all ancillary teacher and pupil facilities (2,000sq.m. gross floor area approximately). This currently caters for 328 no. students but the subsequent recent permission for a permanent secondary school will cater for 1,000 pupils across c. 11,021sq.m, which will be a considerable benefit to the local area and increase the number of available school places in the study area.

4.5. Further Education

4.5.1. This assessment identifies and examines the further educational provisions in the area in relation to the overall number of places. In comparison to secondary school students, further educational students most likely travel to their school or college at a greater distance via public transport, bicycle, walking or private vehicles. As shown in Figure 10 below, there are 5 no. further educational institutions outside the 2.5km radius of the subject site. These are identified below:

Number	Name	Distance from Site
1	University College Dublin	16.8 km
2	Trinity College	14 km
3	Dublin City University	17.9 km
4	TU Dublin -Tallaght	3.9 km
5.	TU Dubin – Grangegorman	17.7 km

Table 9: Further Education Providers in the Area
(Source: Google and Survey)

4.6. Community Facilities

4.6.1. This assessment identifies and examines the different community-based facilities in the area and the type of facility they offer. There are 7 community facilities in the area. These are identified over:

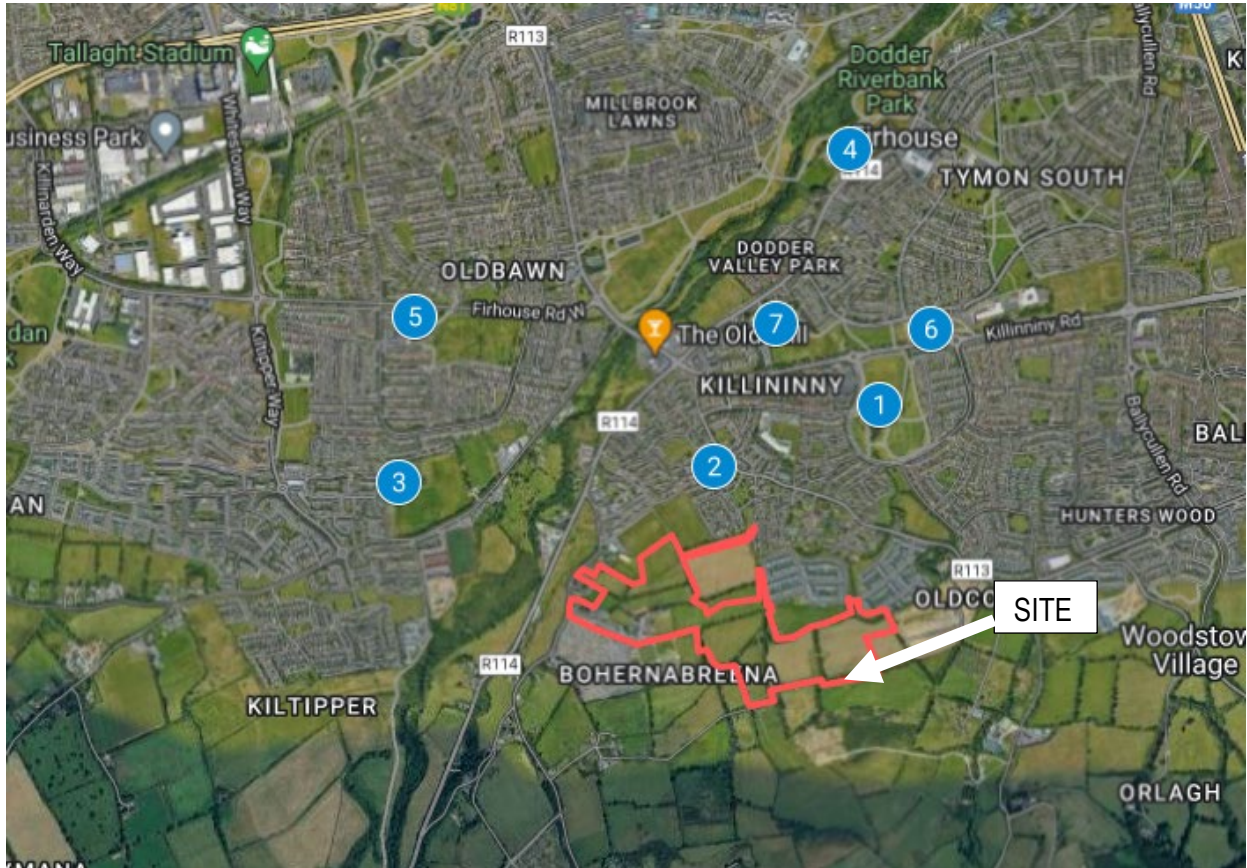


Figure 11: Map of Community Facilities in the Area
(Source: Google Maps)

Number	Name
1	The Park Community Centre
2	Foroige YEW Youth Diversion Project Office
3	Dublin Postal Sports & Social Club
4	Church of Scientology & Community Centre of Dublin
5	St. Martin de Porres
6	Firhouse Community & Leisure Club
7	Firhouse Community College Sports Complex

Table 10: Community Facilities in Area
(Source: Google and Survey)



- 4.6.2** We note there is a phasing requirement of the Ballycullen – Oldcourt LAP whereby the provision of a minimum of 300 sq.m of community floorspace is required as part of Phase 2 of the development of the western Plan lands. In complying same, the following should be noted:
- 4.6.3** The applicant and their representatives have held discussions with Eoin Burke of South Dublin County Council's Delivery Team (Architectural Conservation, Heritage and Land Use Plans) in order to agree a financial contribution in lieu of the provision of community floorspace within the proposed development. The outcome of these discussions has resulted in a financial contribution figure being agreed in principle between the applicant and South Dublin County Council (hereafter "SDCC") based on the estimated cost of constructing an extension to an existing community centre in the area, which is the preference of SDCC's Delivery Team. The estimated cost of constructing such an extension, as agreed with SDCC, is €900,000.00 (inclusive of VAT).
- 4.6.4** The applicant is satisfied to pay the above estimated cost by way of a financial contribution(s) attached to a grant of permission for the proposed LRD. However, as agreed in principle with SDCC, it is considered the cost of constructing such an extension is to be paid on a pro-rata basis. Under the recent permission for 71 no. dwellings to the east, under Ref. SD23A/0083, the pro-rate payment was agreed. Permission was granted for 71 no. dwellings under Ref. SD23A/0083, and condition no. 21 attached to same requires the following:
- "Condition No. 21 - Contribution in lieu of Community Floorspace***
In accordance with the submitted response to the Clarification of Further Information on Item no.5 on 15th December 2023 and prior to occupation of the first 35 units or as otherwise agreed in writing with the Planning Authority, the applicant shall pay a financial contribution of €108, 000 (one hundred and eight thousand euros) towards the delivery of upgrades, extensions and/or new community centres in the area. The financial contribution is in lieu of the provision of community floorspace on-site.
- REASON:*** *To provide for community floorspace in accordance with Policy COS 3, Objective COS3 Objective 1, Objective 2 and Objective 3 of the South Dublin County Development Plan 2022 – 2028".*
- 4.6.5** The above condition is based on the total number of residential units proposed in that application (71 no. dwellings) and the capacity of the applicant's remaining landholding on the western side of the Ballycullen-Oldcourt Local Area Plan lands which are now proposed to be developed as part this LRD application (approximately 523 no. dwellings).
- 4.6.6** The number of residential units proposed in the subject LRD application equates to c.88% the total units to be delivered on the applicant's lands on the western side of the Ballycullen-Oldcourt Local Area Plan lands i.e. 523 no. residential units in the subject application out of a total of 593 no. residential units (the subject application of 523 no. units plus the permitted 71 no. units under Ref. SD23A/0083).
- 4.6.7** In keeping with the agreed principle and the decision of the Planning Authority to attach condition no. 21 to planning permission Ref. SD23A/0083, it is put forward to the Planning Authority that any forthcoming grant of permission for the proposed LRD should attach a financial contribution of €792,000.00 towards the cost of constructing an extension to an existing community centre in the area (i.e. 88% of the €900,000.00 total estimated cost), with the balance of the €900,000.00 estimated cost (i.e. €108,000) to be paid as part of the grant of permission under Ref. SD23A/0083.
- 4.6.8** We confirm that the applicant has no objection to such a condition being attached to a decision to grant permission for the proposed LRD, should the Planning Authority be minded to do so, and it is respectfully suggested that such a condition may be worded as follows:

"In lieu of the provision of community floorspace as referenced in the Ballycullen-Oldcourt Local Area Plan, 2014 (as extended), the developer shall pay to the Planning Authority a financial contribution of €792,000.00 towards

the delivery of upgrades, extensions and/or new community centres in the area. The financial contribution is in lieu of the provision of community floorspace on-site.

REASON: To provide for community floorspace in accordance with Policy COS 3, Objective COS3 Objective 1, Objective 2 and Objective 3 of the South Dublin County Development Plan 2022 – 2028

4.6.9 Notwithstanding the above, for the avoidance of doubt and in the interests of clarity, we wish to state the applicant is fully satisfied to pay a financial contribution in lieu of the provision of community floorspace within the proposed development, to be put towards the cost of extending an existing community centre in the area, in accordance with the objectives of the South Dublin County Development Plan 2022-2028. The applicant will adhere to any such condition relating to a financial contribution for community floorspace attached to a forthcoming grant of permission attached to this LRD and that the payment of such a contribution represents the full and final payment of such a contribution in relation to the provision of a community facility for the Plan lands.

4.7. Sports and Recreation

4.7.1. This assessment identifies and examines the different sports and recreation-based facilities in the area and the type of facility they offer. There are 20 clubs, gyms, green spaces and other facilities in the area. These are identified below and over:



Figure 12: Map of Sports and Recreational Facilities in the Area
(Source: Google Maps)



Number	Name	Type
1	St. Anne's GAA Pitch Ballycullen	Pitch
2	St. Anne's GAA Club	GAA Club
3	Tallaght Rugby Club	Rugby Club
4	Tallaght Rockets Volleyball Club	Volleyball Club
5	Lower Dodder GAA Pitch	Pitch
6	Upper Dodder GAA Pitch	Pitch
7	Dodder Basketball Courts	Basketball
8	Football pitch	Pitch
9	Dodder Jogging Trail	Jogging Trail
10	BRC Shooting Club	Shooting Club
11	Kiltipper Park	Open Space
12	Thomas Davis Astro Pitch	Astro Pitch
13	Thomas Davis GAA Pitch	GAA Pitch
14	Glenville Pitch and Putt Club	Pitch and Putt
15	Bohernabreena Pitch & Putt Club	Pitch and Putt
16	The Park Community Centre	Community Center
17	Tallaght Stadium	Football Stadium
18	The Pilates Room Dublin	Pilates
19	Oldbury Football Club	Soccer Club
20	Knocklyon Park GAA Pitches	GAA pitch

Table 11: Sports and Recreational Facilities in the Area
(Source: Google)

- 4.7.2.** There is an extensive list of sports and recreation-based amenities within the area, in relation to the subject site. The most prominent of these being sports clubs (22) and followed by green spaces (12). There are 3 no. gyms and 1 no. racetrack in the vicinity of the subject site. This is sufficient in relation to the proposed development.
- 4.7.3** It should also be noted that to the east of the application site, our client has developed a new, full size GAA playing pitch, to current standards, off Oldcourt Lane and south of and abutting Ballycullen Green housing estate, under Ref. SD16A/0059 and An Bord Pleanála Ref. PL06S.247693. This new pitch is to be transferred to St. Anne's GAA Club for their use by the applicant, thus replacing and improving on their existing training pitch
- 4.7.4.** The list of sports and recreation facilities detailed in this section is not exhaustive and, given the location of the subject site. It is assumed that residents in the local area travel to their desired sport facility, as shown in Figure 12, it is considered that other sports and recreation facilities may be available to serve future residents of the development in settlements outside the catchment area. Referring to Figure 4, many residents can cycle to most of the highlighted sport and recreational facilities within 15 minutes.

4.8. Retail

4.8.1. The main retail services in the local area include the Square, Tallaght, (a Major Town Centre) which is c.2.5km from the subject site, the Citywest Shopping Centre, which is a district centre, to the northwest of the subject site is c.4km away while local services are available at Woodstown Shopping Centre, located to the north-east, c. 1.2km away. Lidl on Oldcourt Road to the north-east is located c. 500m away.

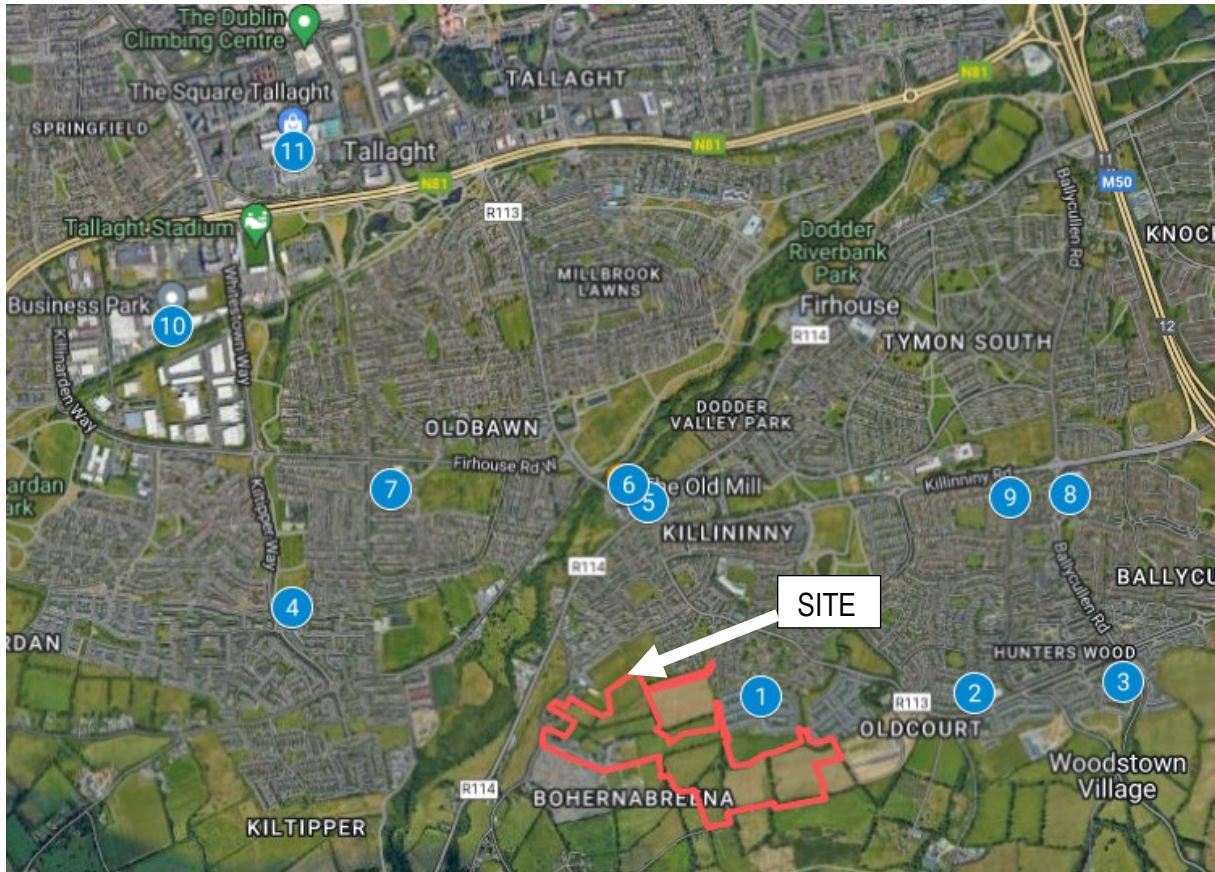


Figure 15: Map of Retail Facilities in the Area
(Source: Google Maps)

Number	Store	Type
1	Dublin Electric bike shop	Bike Store
2	Lidl	Supermarket
3	McCoy Locksmiths	Locksmith
4	MrPRICE Kiltipper	Store
5	All Suits	Clothing
6	Tallaght Tyres	Car Servicing
7	SuperValu	Supermarket
8	SPAR	Convenience Store
9	Woodstown Shopping Centre	Shopping Centre
10	Tallaght Business Park	Business Park
11	The Square Tallaght	Shopping Centre

Table 14: Retail Facilities in the area
(Source: Google)



5.0. Conclusion

5.1. This Social Infrastructure Assessment is put forward in support of the proposed planning application submitted to South Dublin County Council on behalf of Capami Ltd. The assessment aims to:

1. Review the existing planning policy context in relation to the provision of social and community infrastructure;
2. Identify existing social and community infrastructure in proximity of the subject site;
3. Consider the social and community infrastructure proposed as part of the subject development;
4. Evaluate if the expected demand will be appropriately met by existing and proposed services.

5.2. With regard to Aim 1 of the assessment, Section 3 of the assessment reviewed the existing planning policy context in relation to the provision of social and community infrastructure and concluded that an analysis of the existing social and community infrastructure is required as part of the proposed development that is the subject of a planning application submitted to South Dublin County Council.

5.3. With regard to Aims 2 & 4 of the assessment, it has been identified there are a wide range and variety of existing facilities in a catchment area of the subject site to support the development. In total, 71 no. social amenities and facilities were identified, consisting of:

- 9 no. health care providers
- 9 no. childcare providers
- 7 no. primary schools
- 3 no. post-primary schools
- 5 no. further education centres
- 7 no. community facilities
- 20 no. sports and recreation facilities
- 11 no. retail facilities

5.4. Health care, childcare, education, sports and recreation, religious and community facilities are all well-represented in close proximity to the subject site to cater for the existing and future residential population. It is considered that the future population of the development will also benefit from the site's strategic location and transport routes which offer easy accessibility to all parts of the country.

5.5. It is considered that, based on all the information provided in this SIA, the development proposal and its future population will be adequately supported by existing social and community infrastructure.

5.6. Having regard to this SIA, it is considered that the development represents efficient and sustainable development of the site and complies with the zoning objective attached to the site, specifically the requirement.

5.7. It is considered the development represents proper planning sustainable development of zoned lands that are identified as a "Housing Capacity Site" in the CDP. The development complies with the land use zoning objective attached to the site and supports national, regional, and local planning policy, and therefore ought to be granted permission.