

LARGE-SCALE RESIDENTIAL DEVELOPMENT
SOCIAL INFRASTRUCTURE & CHILDCARE
DEMAND REPORT
HOLLYSTOWN-KILMARTIN 4

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**Brady Shipman
Martin**

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CLIENT
Marina Quarter Limited

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1 INTRODUCTION

This Social Infrastructure and Childcare Demand Report has been prepared by Brady Shipman Martin in support of a Large-scale Residential (LRD) development on behalf of Marina Quarter Ltd. The purpose of this report is to provide an overview of the existing community and social infrastructure and childcare services in the existing area, and the proposed development’s contribution to this infrastructure, in order to create a sustainable neighbourhood.

For consistency with previous applications in the area, the lands are referred to as Hollystown-Kilmartin 4 with an overall site area of c. 20.6 ha and a net site development area of c.14.95ha. The site is bound to the north by lands which previously formed part of the former Hollystown Golf Club, and the residential area of Hollystown Park, lands forming part of a permitted Strategic Housing Development (SHD) to the east (ABP Reg. Ref. 312271), Tyrellstown Park to the south, and rural zoned lands to the west.

The proposed development will consist of the development of 580 no. residential units, consisting of 112 no. apartments, duplexes and maisonettes and 468 no. houses ranging from 1 – 3 storeys, and will also include for car parking, cycle parking, new pedestrian/ cycle links, storage, services and plant areas. Landscaping will include for high quality private open space, communal amenity areas and public open space provision.

Please see the accompanying Planning Report & Statement of Consistency prepared by Brady Shipman Martin for a full description of the proposed development.

1.1 Proposed Development Summary

The proposed development comprises 580 no. units. The following table outlines the unit mix below:

	Unit:	Percentage:
1 bed	104	18%
2 bed	232	40%
3 bed	194	33%
4 bed	50	9%
Total	580	100%

Table 1-1: Overview of Unit Mix and Numbers of the Proposed Development (Source: DG Architects, 2022).

1.2 Methodology

Given the location of Hollystown-Kilmartin in an emerging urban area, a 2km catchment (linear distance) has been selected to capture childcare services and primary schools within the immediate area. However the catchment area has been increased to 5km to capture a realistic secondary school provision, when children typically travel further to school.

This methodology is in accordance with Objective DMSO78 of the Fingal Development Plan 2023-2029 which requires an assessment within 1km of the subject site, as further noted below. Social and

Community Infrastructure often serve a wider area therefore a catchment area of up to 4km has been selected as done in the Schools Demand and Childcare Facilities Assessment undertaken for the neighbouring Strategic Housing Development (SHD) Application on Hollystown Site 2 & 3 and Local Centre (ABP Reg. Ref. 312271). The selected catchment areas will show refined results and illustrate services in surrounding areas of Hollystown, Kilmartin and Tyrrelstown.

This report is primarily a desktop-based study, using freely available data and information services to assess the proposed development and its future population, in the context of nearby existing childcare facilities and schools.

Information in relation to the existing childcare providers was obtained from TUSLA's register of early years published in December 2023. Enrolment data was obtained from the most up to date Department of Education and Skills 2022/2023 statistics available on www.gov.ie. Data in relation to the future provision of schools in the area was obtained from the Department of Education and Skills website.

Population data was also obtained from the Central Statistics Office (CSO, 2016) and used to create a demographic profile of the immediate area. The unit numbers and mix are considered to reflect the future composition of the development's population. This information together with the composition of nearby existing residential areas was used to indicate potential future demand arising from the development for pre-school childcare facilities.

2 SITE LOCATION AND CONTEXT

The Hollystown Kilmartin area is a relatively new suburban area comprising a mix of residential and educational uses immediately adjacent to the subject site. Large areas of established employment lands are located to the south, east and west. Lands to the north of the site comprise the former Hollystown Golf Club lands and the more established residential area of Hollystown Park, with new residential at Bellingsmore and Hollywoodrath to the east.

Community uses are located to the south of the site (Tyrrelstown Park, GAA Pitches, Tyrrelstown Cricket Club Grounds) and Tyrrelstown Community Centre to the south-east alongside education uses (St. Luke's National School, Tyrrelstown Educate Together National School and Le Chéile Secondary School). Further to the south-east is the large-scale Northwest and Rosemount Business Parks, and to the southwest Damastown Industrial Park, comprising light industrial and pharmaceutical activities.

The site is accessed via the R121 road which connects Tyrrelstown with the N3, Blanchardstown, and the wider national road network.



Figure 2-1: Site Location within Surrounding Context (Source: Deady Gahan Architects, 2023).

Airport Noise Zones

Fingal County Council has set out Noise Zones in relation to aircraft noise associated with Dublin Airport. The Fingal Development Plan 2023-2029 notes that noise zones were updated in 2019 and set out in Variation No. 1 of the Fingal Development Plan 2017-2023, which still applies to the 2023-2029 Development Plan (page 322).

The subject site is within Dublin Airport Noise Zone B: *The Council will restrict inappropriate development in order to minimise the adverse impact of noise without placing unreasonable restrictions on development and to avoid future conflicts between the community and the operation of the airport.* The layout of the proposed development has therefore been informed by the provisions of the current Fingal Development Plan. Please refer to Aircraft Noise Impact Assessment prepared by AWN Consulting, which accompanies this application documentation, for further details.

In this regard, identified 'noise sensitive uses' are less suitable from a noise perspective in Noise Zone B than Noise Zone C, uses include hospitals, residential care facilities and schools. Therefore childcare facilities and community uses will be delivered on Local Centre zoned lands to the south of the subject lands (located in Noise Zone C where 'noise sensitive uses' are not restricted) permitted under Hollystown Sites 2&3 and Local Centre (ABP Reg. Ref. 312271).

These facilities will serve all residential units within the entire Glenveagh landholding connected through high-quality cyclist and pedestrian links. In addition, the Glenveagh Homes Ltd (of which Marina Quarter Ltd. is a development entity) has recently received permission for the development of a large retail unit (supermarket), 3 no. service retail/ retail units, a café and a medical centre (FCC Reg. Ref F22WA/0169) completing the Local Centre lands. This application is currently under appeal with An Bord Pleanála.

Public Safety Zone

The subject site is located within the Outer Public Safety Zone (Outer PSZ) associated with Dublin Airport and development in these zones face certain restrictions such as high density housing, schools or facilities which attract large numbers of people.

No further development within Category 5 of the ERM Public Safet Zones Report (2005) lands is permitted on lands in the outer PSZ which includes for hospitals, schools, nurseries, care homes and prisons. Therefore childcare facilities for this proposed development and adjacent residential development are proposed outside of the PSZ in the Local Centre lands to the south permitted under ABP Reg. Ref. 312271.

2.1 Phasing and Delivery of Social Infrastructure within Glenveagh’s Landholding

Marina Quarter Limited (the Applicant) is a legal entity of Glenveagh Homes Limited who are the legal landholder of lands at Hollystown Kilmartin. Please refer to Section 1.2 of the Planning Report and Statement of Consistency prepared by Brady Shipman Martin for further details on the phasing and delivery of these lands.

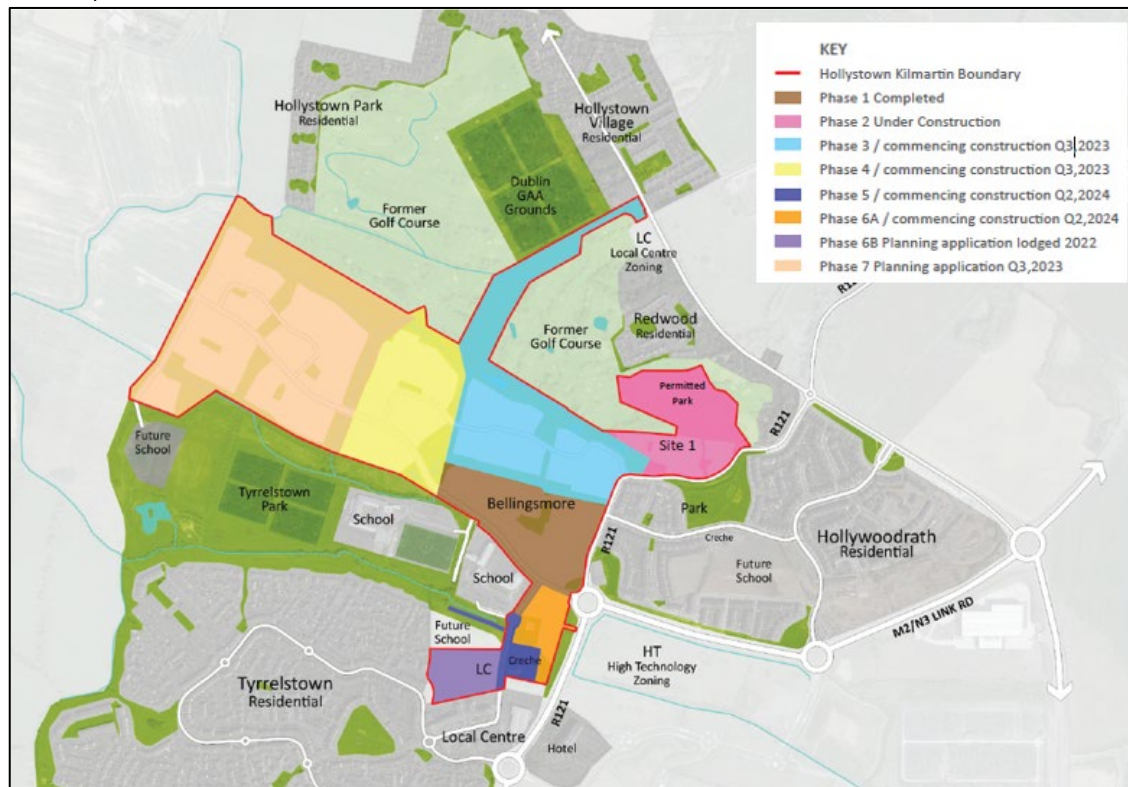


Figure 2-2: Hollystown-Kilmartin Framework Plan Phasing Map (Source: BSM, 2023).

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The Hollystown-Kilmartin lands are identified through 7 individual phases, in summary the status of the phases is as per below:

- Phase 1 Bellingsmore (FCC Reg. Ref. FW13A/0088 (/E1) – Completed
- Phase 2 Site 1 (FCC Reg. Ref. FW21A/0042) – Under Construction
- Phase 3 Hollystown Sites 2&3 (ABP Reg. Ref. 312271) – Construction Commencing Q3 2023
- Phase 4 Hollystown Sites 2&3 (ABP Reg. Ref. 312271) – Construction Commencing Q3 2023
- Phase 5 Hollystown Sites 2&3 and Local Centre (ABP Reg. Ref. 312271) – Construction Commencing Q2 2024 for the delivery of a childcare facility, public realm and street enhancements
- Phase 6A Hollystown Sites 2&3 and Local Centre (ABP Reg. Ref. 312271) – Construction Commencing on local centre lands Q2 2024
- Phase 6B Local Centre (F22A/0169) – Planning Application lodged 2022 and currently subject of Third Party appeal
- Phase 7 Hollystown Site 4 – Planning Application Q3 2023 (subject application)

As stated above, social and community infrastructure is provided for on Local Centre zoned lands due to noise and safety restrictions linked to the Airport Noise Zones, and Airport Public Safety Zone, which are deemed not suitable for educational or childcare facilities.

As part of Hollystown Sites 2&3 and the Local Centre permitted under ABP Reg. Ref. 312271 (Phase 3, 4, 5 and 6A), 3 no. childcare facilities will be delivered comprising 2 no. creches and 1 no. Montessori.

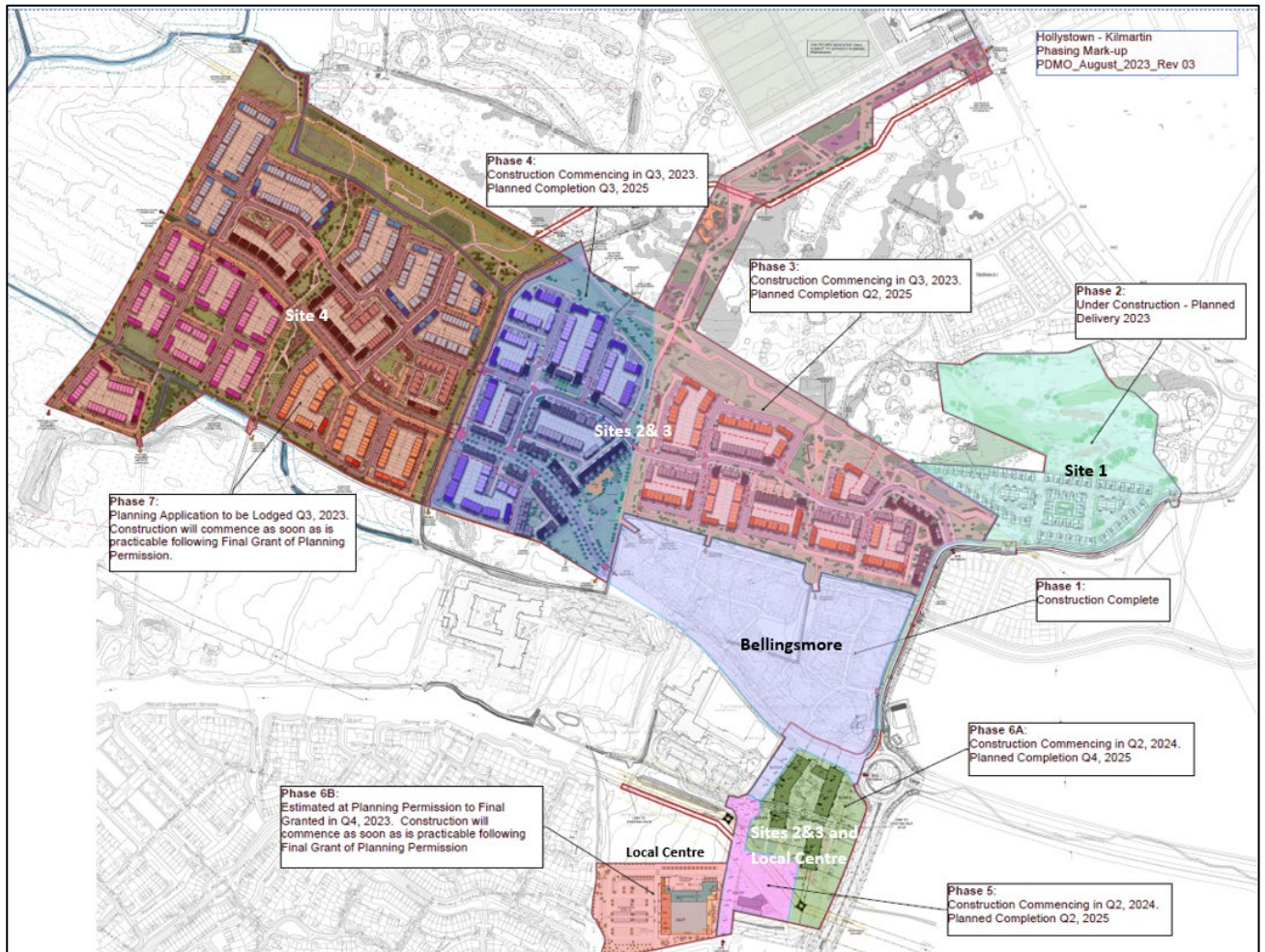


Figure 2-3: Construction Phasing Plan for Hollystown-Kilmartin in the ownership of Glenveagh Homes Limited (GVH, 2023).

It is intended that construction of these facilities will be commenced in Q2 of 2024, to be delivered in conjunction with Hollystown Sites 2&3 SHD residential delivery, and prior to the delivery of housing on the lands subject of this application (see Figure 2-3 above). These childcare facilities will be delivered between Q2 of 2025 and Q4 of 2025.

In addition, a community hub (c. 144.5 sq.m) and café/ retail unit (c. 154 sq.m) is permitted at ground floor level of Block A to be delivered on Local Centre zoned lands to the south of the proposed development (Phase 6A). The community hub and café/ retail unit is expected to begin construction in Q2 of 2024 with planned completion in Q4 of 2025.

On Local Centre lands to the west (Phase 6B in the above phasing diagram), adjacent to the existing Tyrellstown Local Centre, Glenveagh Homes Limited have recently been granted permission for the delivery of a Local Centre which will comprise the following:

- Primary retail unit with c. 1,877 sq.m of floor space,
- 3 no. ground floor retail/ café units; and
- A medical centre at first floor level.

This application is currently subject to Third Party appeal with An Bord Pleanala (ABP Reg. Ref. 317539) and a decision is expected in Q4 of 2023. Construction will commence as soon as practicably possible and will be delivered in a similar manner in conjunction with the delivery of residential units.

Please refer to the Planning Report and Statement of Consistency prepared by Brady Shipman Martin for further details.

3 PLANNING POLICY CONTEXT

3.1 Fingal County Development Plan 2023-2029

Social and Community Infrastructure

Chapter 4 of the Fingal County Development Plan 2023-2029 (Development Plan) sets out a strategy for Placemaking in the County. The Development Plan states that *“healthy placemaking is a key ambition of this Plan and National and Regional policy place a strong emphasis on the need to create urban areas that are well-designed, resilient to change and which provide for high-quality public spaces which add character to an area and which are accessible to all.”*

With regard to existing social and community facilities within the area, it is noted that existing community facilities in the wider area are being further extended to meet the growing community requirements. This is demonstrated by the Development Plan which notes the success of collaboration with existing community centres and Board of Management with regard to Mulhuddart Community Centre. The Development Plan further notes that Fingal County Council is exploring the possibility of extending the Mulhuddart Community Centre to maximise local community facilities in the area. *“This would ensure that the new residents would enjoy the provision of a state-of-the-art community centre as they move into their new community.”* (page 158)

Section 4.5 sets out the strategic aims for achieving sustainable Community and Social Infrastructure,

Objective CIOSO1 – Community Facilities and Social Infrastructure Audit

Support the preparation of a Fingal cross-departmental community facilities and social infrastructure audit of the County.

Objective CIOSP3 – Timely Provision of Community Facilities

Ensure the timely provision in conjunction with housing development of community services, resources and infrastructure, including schools, community, religious, and health facilities, required for the creation of sustainable communities.

This Social Infrastructure and Childcare Demand Report has been prepared in accordance with Objective DMSO77 below:

Objective DMSO77 – Community and Social Infrastructure Audit

Planning applications for large scale residential and mixed-use developments, of 50 or more residential units, shall include a Community and Social Infrastructure Audit. This audit shall assess the

provision of community and social infrastructure within the vicinity of the site and shall identify existing shortcomings in terms of these facilities and assess whether there is a need to provide additional facilities to cater for the proposed development.

A Community and Social Infrastructure Audit shall include the following:

- An assessment of existing community and social infrastructure facilities within 1 km of the subject site.
- An assessment of the need in terms of necessity, deficiency, and opportunities to enhance/share existing facilities based on future population projections for the area
- A justification as to whether or not a new community facility will be provided as part of the proposed development, based on the findings of the audit.

Where new community facilities are required, they shall have regard to Objective DMSO79 above and the following:

- Community facilities shall be flexible in their design and promote optimum/ multi-functional usage, for users of all age and abilities.
- Community facilities shall not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent resident.
- Community facilities shall be provided in conjunction with residential/mixed use development.
- Community facilities shall be accessible by a range of travel modes with an emphasis on walking, cycling and public transport use, while providing appropriate car parking facilities to meet anticipated demand of non-local visitors to the centre.

Childcare Facilities

Regarding childcare facilities, the Development Plan sets out the following objectives:

Objective CIOSO27 – Optimum Childcare Locations

Encourage the provision of childcare facilities in appropriate locations, including residential areas, town and local centres, areas of employment and areas close to public transport nodes. Encourage the co-location of childcare facilities and community facilities where appropriate, such as community centres and schools, with an emphasis on community and not for profit childcare facilities where appropriate.

Objective CIOSO28 – Childcare Facilities and New Development

Require the provision of appropriate childcare facilities as an essential part of new residential and mixed-use developments in accordance with the provisions of the Childcare Facilities Guidelines for Planning Authorities 2001 or any superseding Guidelines, or as required by the Planning Authority. Such facilities should be provided in a timely manner and be an integral part of the development proposal.

Objective CIOSO29 – Community Based Childcare

Promote the establishment of community-based, non-profit, childcare in future Fingal community facilities.

Schools

Fingal County Council will consider school developments having regard to specific requirements of the Department of Education and Skills and guidance set out within *'The Provision of Schools and the*

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Planning System, A Code of Practice for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government, 2008'.

The Development Plan aims to provide for the provision of schools through a series of objectives including:

Objective CIOSO17 – Educational Infrastructure

Encourage the continued use and possible intensification of existing educational infrastructure where appropriate. Facilitate the development of new schools, the re-development of existing schools and extensions planned as part of the Government's School Building Programme.

Objective CIOSO18 – Sites for Primary and Secondary Schools

Identify sites for primary and secondary schools in consultation with the Department of Education based on future population growth projections and in accordance with the Core Strategy and Settlement Hierarchy.

Objective CIOSO19 – Additional Schools

Facilitate the development of additional schools, including Gaelscoileanna and Gaelcholáistí, at both primary and secondary level in a timely manner in partnership with the Department of Education and Skills and/or other bodies.

Objective CIOSO20 – Design of Schools

Require new schools and other education centres to meet the Council's standards regarding quality of design with an emphasis on contemporary design, landscaping and vehicular movement and vehicular parking. Design of schools and other educational centres should also take account of sustainable building practices, water and energy conservation as well as air quality and climate change. Such standards are to be considered and demonstrated in any application for an educational centre.

Objective CIOSO21 – Multiple Usage of School Buildings

Promote and encourage the multiple usage of school buildings and associated infrastructure so that school facilities are also available for use by the local community after school hours.

3.2 Kilmartin Local Area Plan (May 2013) As Extended

The subject site forms part of a wider land bank that was previously governed by the Kilmartin Local Area Plan 2013 (LAP). The LAP was adopted by FCC on May 13th 2013 and was further extended at a Council meeting (Ref. F/119/18) until 11th May 2023. The LAP has since lapsed but remains referenced as the proposed development completes the last phase of the Plan.

Social and Community Infrastructure

Within the LAP the provision of social and community infrastructure is focused on the development of Local Centre Facilities, as stated in Section 4.4.8 of the LAP:

Objective LC01: *Promote the clustering of retail, service, office, education, healthcare, recreational and community facilities within the Local Centre zoning to meet the demand of the future residents of the area.*

Social and Community Infrastructure will be delivered by Glenveagh Homes as part of the Strategic Housing Development (SHD – ABP Reg. Ref TA06F.312271) and a proposed Local Centre development adjacent to adjacent to the existing Tyrrelstown Local Centre to the south (FCC Reg. Ref. F22A/0169).

Childcare Facilities

Within the LAP, Section 4.46 details the approach to childcare facilities in the LAP emphasising that the provision of adequate childcare facilities is a crucial component of social infrastructure for the area:

Objective CF01: *Childcare facilities shall include outdoor play space or have safe and easy access to a safe outdoor play area.*

Childcare provision for the proposed development will be provided within the proposed Local Centre development to the south (ABP Reg. Ref. TA06F.312271), and is discussed further below in section 5

Schools

There are two existing primary schools located adjacent to the lands subject of this application: Tyrrelstown Educate Together School and St Luke’s National School. Le Cheile post-primary school is located adjacent, creating an education hub at the heart of the Kilmartin LAP area (see Fig. 7-1 and 7-2 below).

According to the LAP (page 13), the Department of Education and Skills was consulted with regard to school needs arising from the future development of the lands. An additional primary school site and post primary school site were deemed to be required.

The site for the primary school is located on the Local centre zoned lands immediately south of the existing primary school sites (see Fig. 3-3 below), with the site for the post primary school located on the RA lands east of Church Road. In addition, there is an objective for a school to the immediate south of the subject site, indicated as a primary school location in the LAP (see Fig. 3-3 below).

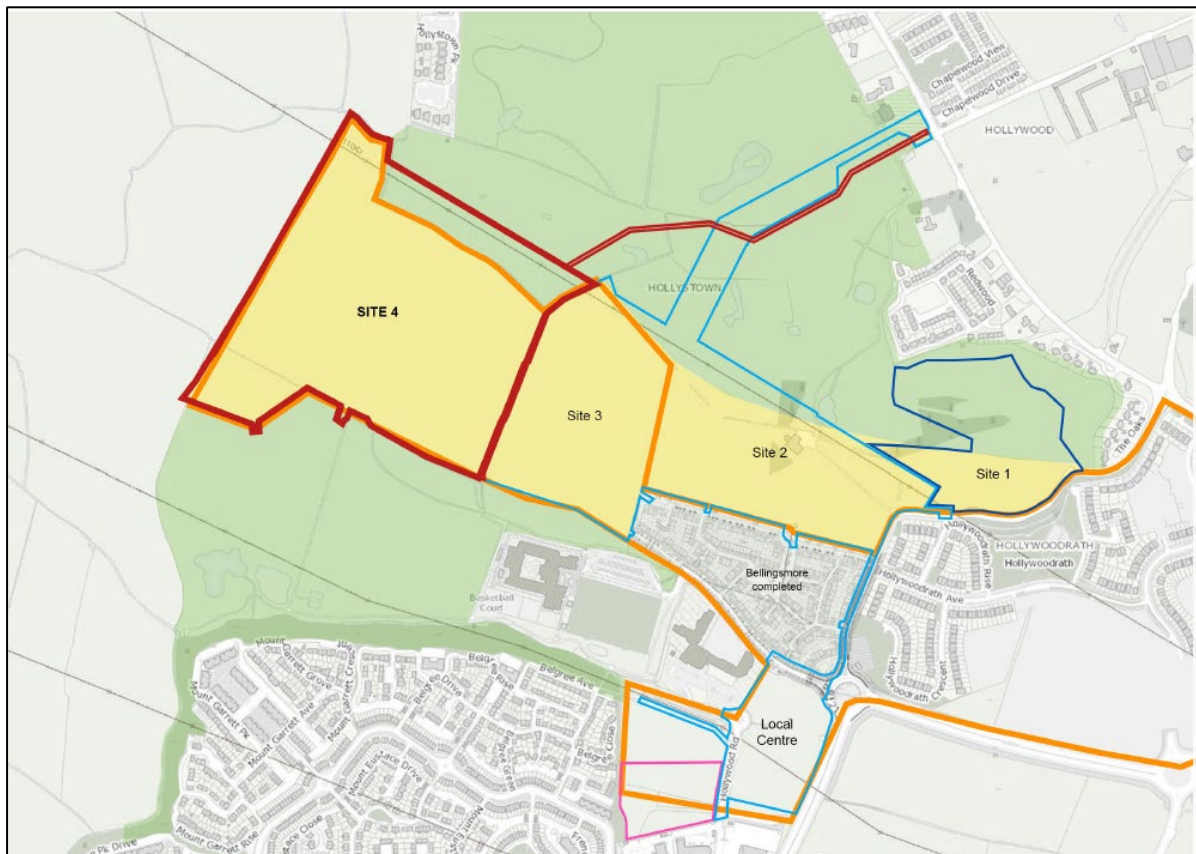


Figure 3-1: Indicative Subject Site Outlined in Red (Source: Deady Gahan Architects, 2023).

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Within the Local Area Plan, the school objective to the south of the proposed development is indicated as being within the Airport Public Safety Zone (PSZ) – see Fig. 3.2 below. ~~As previously illustrated in figure 3-1 above, the~~ The school objective has been relocated within the current Development Plan zoning map to outside of the PSZ. The LAP states that:

Objective ECI01: *Where reservations for schools are no longer required, the sites will revert to a residential land use designation.*

In the event that the reserved sites for schools are no longer required, the sites will revert to the relevant land use designation.

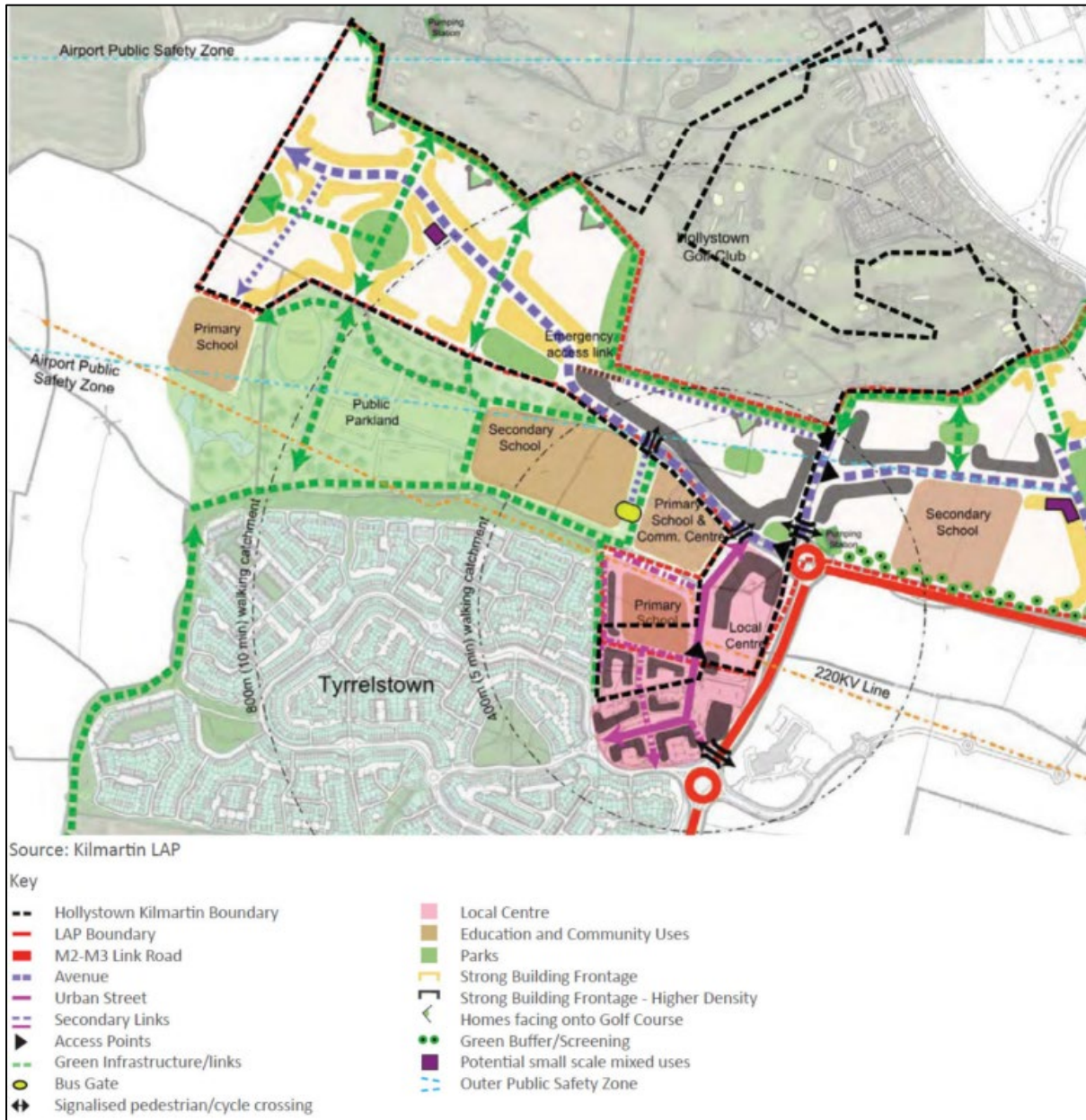


Figure 3-2: Proposed School Sites (Source: Kilmartin Local Area Plan 2013).

3.3 Childcare Facilities Guidelines for Planning Authorities (2001)

Childcare Facilities Guidelines for Planning Authorities, published in June 2001, provides a framework to guide local authorities in preparing development plans and assessing applications for planning permission; and, developers and childcare providers in formulating development proposals.

The Guidelines state that the local authority policies should focus on: *“The identification of appropriate locations for the provision of childcare facilities including city centres, district centres, neighbourhood centres, residential areas, places of employment, and educational institutions and convenience to public transport nodes as a key element in the development of sustainable communities.”*

Appendix 2 of the Childcare Guidelines 2001 sets out the threshold in which childcare facilities should be established based on the geographical distribution of childcare facilities and the emerging

demographic profile of the area stating, 'for housing, a benchmark provision of one childcare facility per 75 dwellings is recommended', providing a minimum of 20 childcare spaces.

It is further noted that any modification to the indicative standard of one childcare facility per 75 dwellings should have regard to *'the make-up of the proposed residential area'*.

Section 2.4 discusses appropriate locations for childcare facilities:

New communities/Larger new housing developments. - Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary such as *"development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments."*

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

3.4 Sustainable Residential Development in Urban Areas (2009)

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) is relevant with regard to school provision. Section 4.4 of the Guidelines states:

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

This Report further responds to the requirements of Section 4.4 of these Guidelines below.

3.5 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022 include specific guidance on childcare provision. This gives an indication of the revised approach currently evolving in relation to childcare facilities particularly in the context of the dated current guidelines.

Section 4.7 of the Guidelines state as follows: *"Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms."* (Emphasis added).

Approximately 18% of units in this proposed development are 1 bedroom units and therefore this emerging policy stance should be considered by Fingal County Council. It should be noted that approximately 82% of the residential units are 2, 3 and 4-bed units, including 15 no. proposed as Later

Living Units, which are not intended for young families, however which are included in the overall unit mix for childcare demand calculations. It is therefore anticipated that the potential for children to be living in the scheme is therefore limited to 476 no. units in accordance with these Guidelines.

	No. Unit	%
1 bed	104	18%
2 bed	232	40%
3 bed	194	33%
4 bed	50	9%
Total	580	100%
<i>Total (exc. 1-beds)</i>	476	100%

Table 3-1: Overview of Unit Mix (Source: Deady Gahan Architects, 2023).

3.6 The Provision of Schools and the Planning System

The Department of the Environment, Heritage and Local Government together with the Department of Education and Science published the policy document “The Provision of Schools and the Planning System” in July (2008).

This document was designed to facilitate the provision of schools and schools related infrastructure within the planning system coupled to new mechanisms for site identification and acquisition.

The Guidelines outline the following actions:

1. Forecasting Future Education Demand
2. Planning for New Schools through Local Authority Development Plans
3. Location of Schools – Planning Considerations
4. Site Development Standards
5. School Development Proposals and the Development Management Process
6. school Site Identification and Acquisition.

In relation to Development Management the Guidelines require planning authorities to:

“Take due account of the requirements of section 4.4 of the draft planning guidelines on Sustainable Residential Development in Urban Areas, which requires planning applications for major housing proposals to be accompanied by assessments of the capacity of local schools to accommodate the proposed development.”

3.7 Better Outcomes, Brighter Futures – The National Policy Framework for Children and Young People 2014-2020 (DCYA, 2014)

Better Outcomes, Brighter Futures represents the first overarching national children’s policy framework comprehending the age ranges spanning children and young people (0 – 24 years). It adopts a whole of Government approach and will be underpinned by a number of constituent strategies in the areas of early years, youth and participation.

3.8 Regional Spatial Economic Strategy (RSES)

The Regional Spatial Economic Strategy (RSES) states that it is important that Local Authorities work collaboratively with service providers and stakeholders including the local community to effectively plan for social infrastructure needs through Local Community Development Committees (LCDCs) and the Local Economic and Community Plans (LECPs) to identify social infrastructure needs and set out an agreed programme of social infrastructure provision with key stakeholders involved in that process.

In the formulation of LECPs Local Authorities should consider demographic trends and patterns when carrying out an assessment of the need for social infrastructure to consider the impact of factors such as an ageing population and the resulting demand for facilities. There are a number of regional policy objectives (RPO's) within the RSES which support the provision of and access to social infrastructure:

RPO 9.16: In areas where significant new housing is proposed, an assessment of need regarding school's provision should be carried out and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations.

- **RPO 9.17:** *EMRA shall work collaboratively with stakeholders including the wide range of service providers through the LECPs to effectively plan for social infrastructure needs.*
- **RPO 9.18:** *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.*

4 DEMOGRAPHIC PROFILE OF THE STUDY AREA

At the time of assessment the Preliminary Census 2022 Results¹ were publicly available. The preliminary results did not provide robust population data for the specific area surrounding the subject site (The Ward ED shown below Figure 4-1), therefore Census 2016 data has been used for the purposes of the assessment.

¹ <https://www.cso.ie/en/csolatestnews/pressreleases/2022pressreleases/pressstatementcensusofpopulation2022-preliminaryresults/>

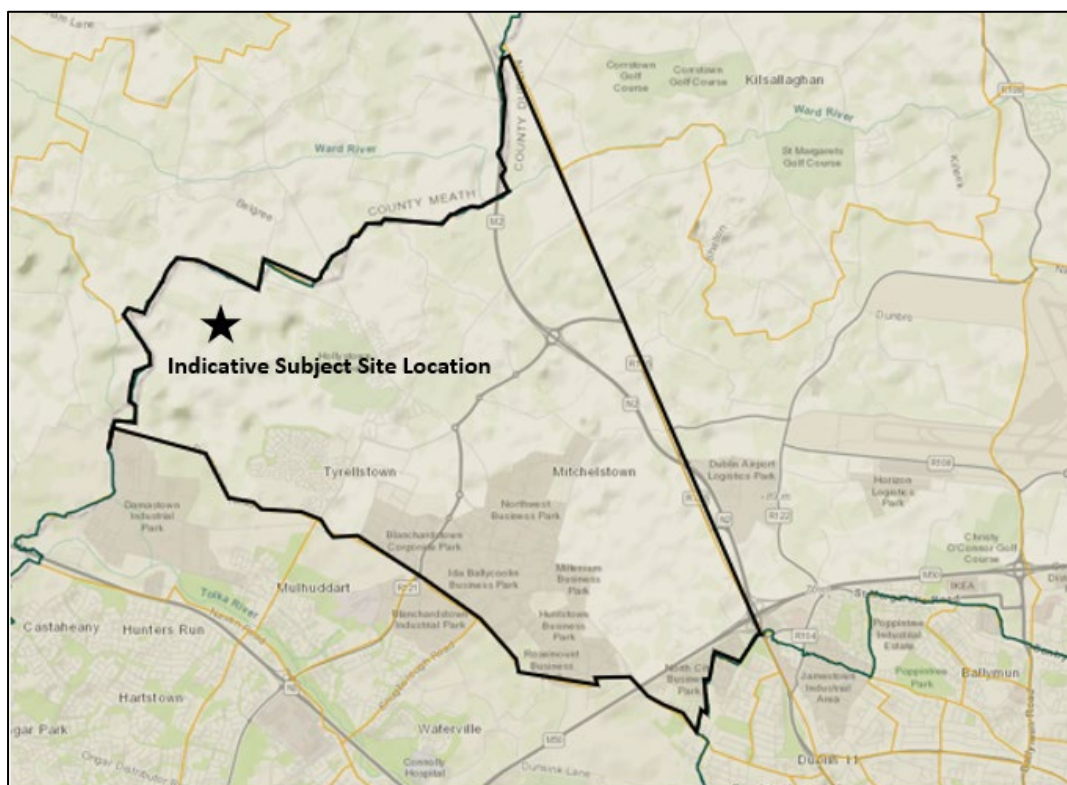


Figure 4-1: The Ward ED (Source: CSO SAP MAP, BSM Annotation)

4.1 Population Profile

Based on population data from the 2016 Census the area has experienced pronounced population growth since the 2006 Census. The area is growing at a rate which is beyond that of The State average and for County Fingal (as per Table 4-1 and 4-2).

Electoral Divisions (ED)	2006	2011	2006-2011 change	2006-2011 % change	2016	2011-2016 change	2011-2016 % change
The Ward (ED 04041)	5,181	8,241	3,060	59.1%	9,602	1,361	16.5%

Table 4-1: Population growth 2006-2016 in The Ward ED (Source: CSO, 2006, 2011, 2016).

	2011	2016	% change
State	4,588,252	4,761,865	3.8%
Fingal	273,991	296,020	8%
The Ward (ED 04041)	8,241	9,602	16.5%

Table 4-2: Subject Electoral Division compared with Fingal and State (Source: CSO 2016).

4.2 Age Profile

In order to assess the proportion of population requiring childcare and are of school going age, see below Table 4-3 which illustrates the age profile (0-18 years old) of The Ward in comparison to the administrative area of Fingal:

	Pre School (0-4 years old)		Primary School (5-12 years old)		Secondary School (13-18 years old)	
	Total	%	Total	%	Total	%
Fingal	24,889	9.1%	39,349	14.3%	22,892	8.3%
The Ward (ED 04041)	1,082	11.2%	1,786	18.6%	710	7.3%

Table 4-3: Age Profile of The Ward ED and Fingal (Source: CSO 2016).

Census 2016 data indicates that the population of pre-school children within The Ward ED is marginally higher (11.2%) than Fingal (9.1%), and primary school aged children comprising 18.6% of the population within The Ward ED and 14.3% of population within Fingal. The Ward ED have a slightly lower percentage of those of secondary school age (7.3%) in comparison to Fingal (8.3%).

Area	0 years old	1 years old	2 years old	3 years old	4 years old	Total	% of total population
Fingal	4,455	4,768	5,056	5,132	5,488	24,889	8.4%
The Ward (ED 04041)	183	195	206	223	275	1,082	11.2%

Table 4-4: Breakdown of 0-4 year olds in Fingal and The Ward ED (Source: CSO 2016).

The Ward ED has a total of 1,082 no. children of preschool age (0-4 years old) which equates to 11.2% of the ED population. This is slightly higher than the 0-4 year old population of Fingal as whole which recorded a total of 24,889 no. children equating to 9.1% of population.

Whilst The Ward ED has increased in population by 16.5% since 2011, the percentage of children of pre-school age (0-4 years old) has fallen by 226 no. children from 1,308 in 2011 to 1,082 no. children in 2016 (17% decrease). This decrease is in line with (albeit larger than) the State trend which has seen a 7% decrease in 0-4 year olds from 356,329 to 331,515 no. children. According to the CSO, this downward trend of the 0-4 year old population is primarily due to a fall in births from 2009.

4.3 Average Household Size

The average household size is calculated using the total number of houses divided by the total number of people within households. Table 4-5 below shows the average household size in Fingal and The Ward ED.

The Ward ED has a higher average household size with 3.47 no. people per household in comparison to the average household size in Fingal with 3.02 no. people per household.

The Census 2016 confirms that the average number of children per family nationally is 1.38.

Area	Households	Persons	Average Household Size
Fingal	96,812	292,989	3.02

The Ward ED	2,735	9,506	3.47
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Table 4-5: Average Household Size 2016 (Source: CSO 2016).

4.4 Population of the Proposed Development

The proposed development is comprised of 580 no. units consisting of 104 no. 1-bed units, 232 no. 2-bed units, 194 no. 3-bed units and 50 no. 4-bed units.

As noted above, the average household size for Fingal is 3.02 people and 3.47 people in The Ward ED.

Area	Calculation	Total
Fingal	580 (no. units) X 3.02 (avg. HH size)	1,751 people
The Ward ED	580 (no. units) X 3.47 (avg. HH size)	2,012 people

Table 4-6: The Population of the Proposed Development (Source CSO 2016, BSM Calculation 2022).

Therefore, it is expected, based on the average household size of The Ward ED and Fingal County, the proposed development will generate a population of approximately 1,751 – 2,012 no. people.

For the purposes of this report, we will continue to assess the demand for childcare services, school provision and demand on social and community infrastructure with reference to the average household size of The Ward ED (3.47) in order to provide a fair representation for the purposes of assessing social infrastructure including childcare and education services.

5 EXISTING AND PROPOSED CHILDCARE PROVISION

As part of this report, we have surveyed the provision of Childcare Services in the area to provide a summary of both existing and permitted childcare facilities in the vicinity.

5.1 Existing Childcare Provision

Figure 5-1 below outlines the number and distribution of childcare facilities within the area. Within 2km of the site there are a total of 12 no. services available with for 475 no. childcare spaces. Within 1km of the subject site there are 9 no. childcare services with a total of 392 no. childcare places equating to c. 82.5% of total spaces available.

The existing childcare facilities are of varying scale and operational services as shown in the corresponding table (Table 5-1). Once Upon A Time located in Hollywoodrath is the largest childcare facility within the area with capacity for c.150 no. childcare facilities (c. 1km from the subject site). A further 4 no. facilities have capacity to accommodate between 30 -65 children per day.

Jonix Educational Services located in St. Luke’s National School is within closest proximity to the site (c.0.59km) and has capacity to accommodate 12 no. children through part time services.

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No.	Childcare Facility Name	Address	Age Profile	Service Type	No. of Children can be accommodated	Distance from the Site (km)
1	Jonix Educational Services	St. Luke's National School, Hollywood Road, Tyrrelstown, Dublin 15	2-6 years	Part Time	12	c.0.59km
2	Early Learning Montessori	St. Luke's National School, Hollywood Road, Tyrrelstown, Dublin 15	2-6 years	Sessional	22	c.0.59km
3	Tyrrelstown Little Stars @ TETNS	Tyrrelstown Educate Together National School, Dublin 15	2-5 years	Sessional	22	c.0.68km
4	Tigers Childcare	Tyrrelstown Community Centre, Tyrrelstown, Dublin 15	2-6 years	Sessional	22	c.0.68km
5	Hollystown Little Scholars	1 Chapelwood Drive, Hollystown, Dublin 15	1-6 years	Full Day	60	c.0.79km
6	Bothar na NÓg	15 Mount Eustace Park, Tyrrelstown, Dublin 15.	2-5 years	Sessional	16	c.0.80km
7	Tyrrelstown Little Stars Creche and Montessori	Unit 1, The Plaza, Tyrrelstown, Dublin 15	0-6 years	Full Day	50	c.0.88km
8	Tyrrelstown Montessori & Afterschool	Unit 2, Block D, Tyrellstown Shopping Centre, Dublin 15	2-6 years	Full Day Part Time Sessional	38	c.0.98km
9	Once Upon a Time	Hollywoodrath Avenue, Blanchardstown, Dublin 15	0-6 years	Sessional, Part Time and Full Time Services	150	c.1.00 km
10	Jonix Educational Services	Gaelscoil an Chuilinn, Powerstown Road, Tyrrelstown, Dublin 15	3-6 years	Part Time	6	c.1.45km
11	Naoinra an Chuilinn	Gaelscoil an Chuilinn, Powerstown Road, Tyrrelstown, Dublin 15	2-6 years	Sessional	55	c.1.45km
12	Powerstown's Little Stars Montessori & Afterschool Care	Powerstown Educate Together, Tyrrelstown, Dublin 15	2-6 years	Sessional	22	c.1.50km

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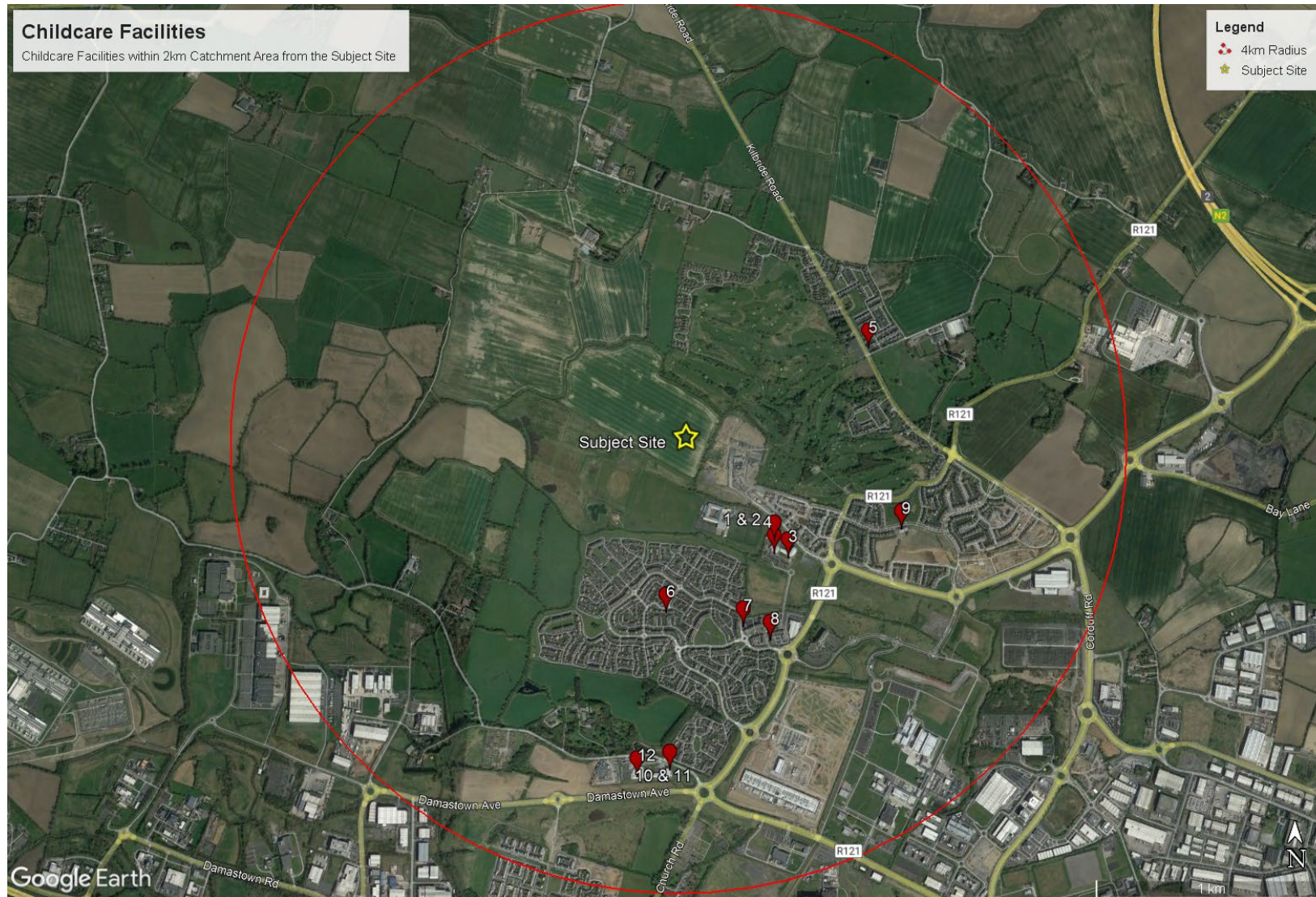


Figure 5-1: Childcare Facilities within 2km Catchment Area from the Subject Site (Source: Google Earth, BSM 2022)

5.2 Proposed Childcare Provision

As part of this report, we have also considered other significant proposed schemes and permitted schemes that are not yet built within the surrounding area, which will contribute to the overall quantum of childcare places available. Details of proposed childcare facilities are shown below in Table 5-2.

Three of the proposed childcare facilities set out below, form part of the SHD application Reg. Ref. 312271 which was permitted by An Bord Pleanala on 23rd March 2023. The provision of these childcare facilities is intended to respond to the broader childcare requirements generated by residential development in the applicant’s land holdings (Glenveagh Homes Ltd).

Reg. Ref.	Address	Application Status	Capacity	Size (sq.m)	Distance from Subject Site
Reg. Ref. PARTXI/012/21	Church Fields, Mulhuddart, Dublin 15.	Permitted	c.114 no. children ²	c.570 sq.m	c.1.75km.
ABP Reg. Ref. 312271	Lands at Hollystown-Kilmartin Sites 2&3 SHD (Montessori Block D)	Permitted	c. 60 no. children	c.280 sq.m	c. 800m
ABP Reg. Ref. 312271	Lands at Hollystown-Kilmartin Sites 2&3 SHD (creche standalone)	Permitted	c. 106 no. children	c.530 sq.m	c. 800m
ABP Reg. Ref. 312271	Lands at Hollystown-Kilmartin Sites 2&3 SHD (Creche Block D)	Permitted	c. 100 no. children	c. 500 sq.m	c. 800m
Total:			380 no. spaces		

Figure 5-2: Proposed Childcare Facilities within the 2km Radius (Source: FCC, 2022).

The standalone creche permitted under ABP Reg. Ref. 312271 with capacity for 106 no. children will be the first facility to be built with construction commencing in Q2 of 2024 and planned completion in 2025. The Montessori (60 no. children) and creche within Block D (100 no. children) will shortly follow with construction commencing in Q2 of 2024 and planned completion in Q4 of 2025. For further details on phased construction please refer to Section 2.1 above and Section 1.2 of the Planning Report & Statement of Consistency prepared by Brady Shipman Martin.

² Indicative figure based off 5 sq.m per child as recommended in the Childcare Facilities Guidelines for Planning Authorities 2001

6 ESTIMATED CHILDCARE DEMAND AND ANALYSIS

As previously noted in Section 5.1, there are 12 no. childcare facilities within 2km of the subject site with a total capacity for c. 475 no. children. In addition to this there are 4 no. proposed childcare facilities within a 2km radius of the subject site with a capacity for approximately 380 no. childcare. Including both existing and proposed childcare facilities there are a total of 855 no. childcare spaces within 2km of the subject site.

6.1 Early Years Sector Profile Report 2020/2021

The Early Years Sector Profile Report 2020/2021 provides an overview of both the Early Learning Care (ELC) and School-Age Childcare (SAC) sector in Ireland for the year 2020/2021 and is the most recent document available.

Since the publication of this report, the 2022/2023 Annual Early Years Sector Profile Survey was issued with entries to be completed by Friday 16th June 2023, but is not yet available. This data will provide an in depth analysis of service detail and provision, capacity and attendance and staffing including staff numbers, retention and turnover.

The majority of childcare services have resumed after the Covid-19 pandemic and information presented in the report was surveyed during 28th May and 18th June 2021. Based on the 2020/2021 report, capacity figures (enrolled and vacant places) within Fingal have decreased from 11,678 no. places to 6,969 no. places between 2018/2019 and 2020/2021 with vacancy rates increasing from 5% to 20% (1,176 no. places).

The Early Years Sector Profile Report 2020/2021 states that the increase in the number of vacant places can be attributed to demographic changes, however it indicates that not all children have returned to childcare after disruptions caused by Covid-19 rather than significant capacity being created.

Table 6-1 below shows capacity and vacancy numbers in Fingal throughout 2020/2021.

County	Enrolled	Capacity	Vacant Places	Vacancy Rate
Dublin – Fingal 2019	11,142	11,678	536	5%
Dublin – Fingal 2022	5,793	6,969	1,176	20%

Table 6-1: Capacity and Vacancy Numbers in Fingal 2020/2021 (Source: Early Years Sector Profile Report 2020/2021).

6.2 Childcare Facilities: Guidelines for Planning Authorities (2001)

As noted above in Section 3, the Childcare Facilities: Guidelines for Planning Authorities (2001) recommend an average of one childcare facility of minimum 20 no. childcare spaces, for each 75 no. dwellings stating:

Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare

provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms’.

The proposed scheme contains c.18% one bed units which, as per the above, should be discounted from the requirement, resulting in a total of 476 no. units as the basis for the calculation of childcare places. The application of 20 places for every 75 no. units would result in a requirement of c.126 no. childcare places. This is also aligned with the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022 (see section 3.5 above).

6.3 Childcare Demand Summary

As noted above, Census 2016 confirms the average number of children per family nationally (CSO Census 2016) to be 1.38. On this basis, the child population of the proposed development would equate to 476 no. of applicable units by average no. of children per family (1.38) giving an anticipated child population of c. 656 children.

With an area specific percentage breakdown on population in 0-4 age group (see section 4.1) of 11.2% this indicates a pre-school childcare potential requirement of approximately 73 no. childcare places. In accordance with the Childcare Guidelines 2001 based on the number of units, a total number of 126 no. childcare places are required. This calculation baseline also includes for the Later Living Units (LLU’s) which are not intended for families with children and therefore the demand will likely be lower than 73 no. childcare places.

Therefore the proposed requirement for pre-school childcare (73 – 126 no. childcare places) as discussed above equates to a total of c. 8.5% - 14.7% of the existing and proposed childcare places (855 no. places) as set out in Section 5.1 and 5.2 of this Report.

Table 6-2 sets out the number of childcare places required to serve the subject site (c.73-126 no. places) in combination with Hollystown Site 2 & 3 and Local Centre (c.74-130 no. spaces). In total approximately 147-256 no. childcare places are required and will be facilitated within the 3 no. proposed childcare facilities located in the recently permitted Local Centre lands of Hollystown Site 2 & 3 and Local Centre (ABP Reg. Ref. 312271).

Development:	Childcare Spaces Required (approx.)	Childcare Spaces Provided (approx.)	Remaining Childcare Spaces (approx.)
Hollystown Site 2 & 3 and Local Centre (Reg. Ref. 312271)	74 - 130 no. spaces	266 no. spaces	136 no. spaces
Hollystown-Kilmartin Site 4	73 - 126 no. spaces	-	-
Total:	147 - 256 no. spaces	266 no. spaces	10 no. spaces

Table 6-2: Childcare Provision - Hollystown Site 2&3 and Hollystown-Kilmartin 4 (Source: Planning Report & Statement of Consistency prepared by BSM, BSM Calculation 2022).

Considering the proposed development’s characteristics, namely unit mix, demographic profile of the area and existing and permitted childcare facilities, we submit that the proposed childcare facilities are sufficient to meet the demand of the future population created by the proposed development. We consider the proposed development to be fully in accordance with Government guidance in relation to

the Fingal County Development Plan 2023-2029 and the Childcare Facilities Guidelines for Planning Authorities June (2001).

7 EXISTING AND PROPOSED SCHOOL PROVISION

As part of this report, we have undertaken a desktop analysis of the provision of primary schools within 2km and secondary schools within a 5km catchment area. As children can often travel further for secondary schools, the catchment area was extended to survey schools within the 5km area.

7.1 Existing Primary School Provision

The primary education sector includes a range of school types, including: state-funded schools, special schools and private primary schools. The state-funded schools include religious schools, nondenominational schools, multi-denominational schools and Gaelscoileanna (Irish-medium schools).

There are 4 no. primary schools as illustrated in Figure 7-1 within the 2km catchment area with a total enrolment of 1,743 no. pupils, with 1,129 no. places (62%) within 1km of the subject site.

No	Primary School	Address	Enrolled Pupils 2021/2022	Enrolled Pupils 2022/2023	Average Class Size 2021/2022 ³	Distance from Site
1	St. Luke's National School	Tyrrelstown, Dublin 15.	585	570	24	c.0.60km
2	Tyrellstown Educate Together National School	Hollywood Road, Tyrellstown, Dublin D15	544	523	24	c.0.69km
3	Gaelscoil an Chuilinn	Powerstown Road, Tyrellstown, Dublin 15	303	293	25	c.1.45km
4	Powerstown Educate Together NS	Powerstown Road, Tyrellstown, Dublin 15	372	357	23	c.1.50km
Total:			1,804	1,743	24	

Table 7-1: Primary Schools within 2km of the Subject Site (Source: Google Earth, Gov.ie, BSM 2022).

Results from the Census 2016 identifies that part of the age cohort of primary school going age (5-9 year olds) has slightly decreased between 2011 and 2016 by 0.4% whilst the primary school enrolments within the 2km catchment area have slightly decreased by 3.3%.

³ 2021/2022 most recent classroom data available.

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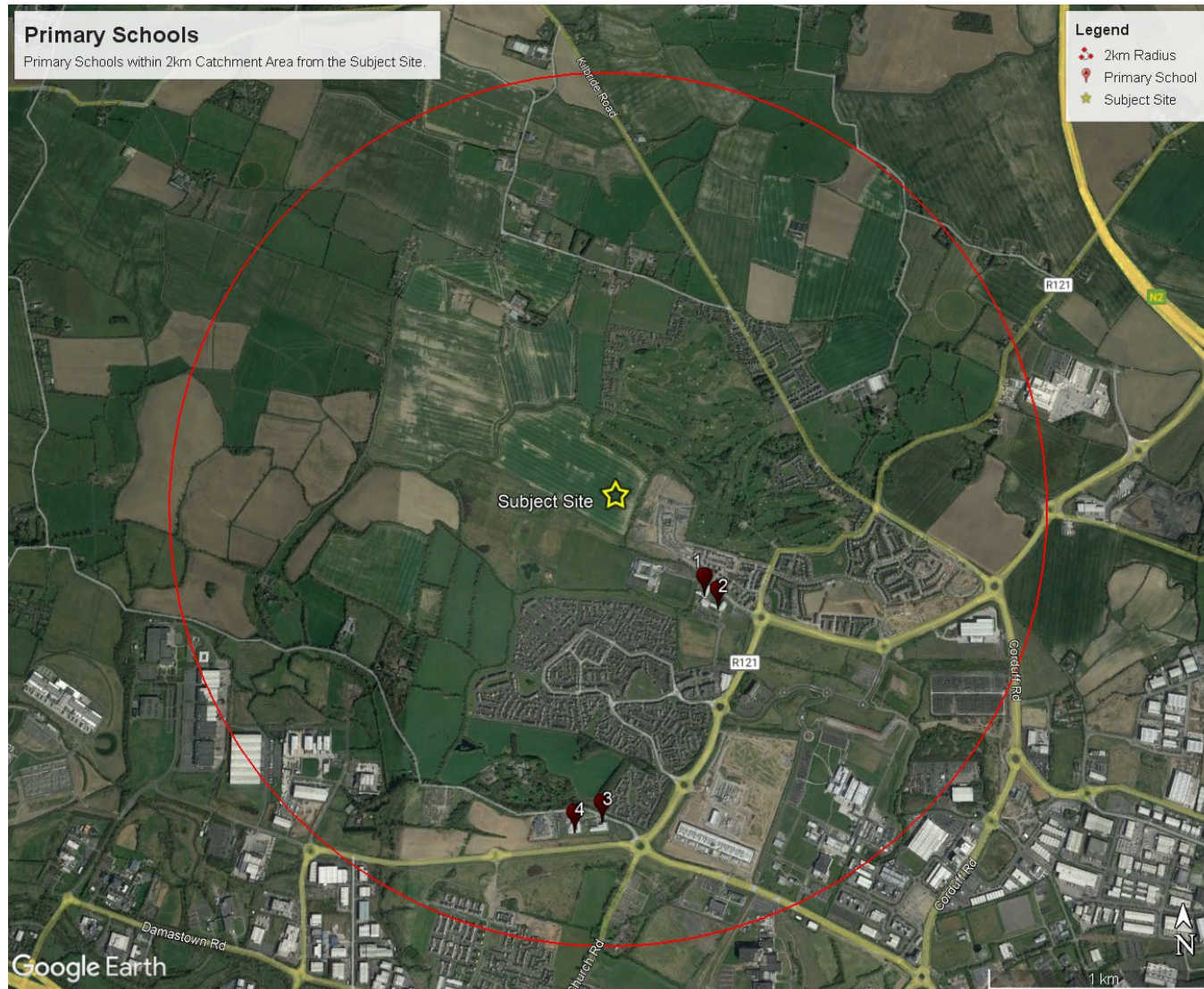


Figure 7-1: Primary Schools within the 2km Catchment Area from the Subject Site (Source: Google Earth, BSM 2022).

7.2 Existing Secondary School Provision

The number and distribution of secondary schools within 5km of the site is illustrated below in Figure 7-2. The secondary schools (as listed in Table 7-2), include a range of schools including boys, girls, all genders and Irish-medium schools.

There are 5 no. secondary schools within the 5km catchment area, with 1 no. school within 1km from the site (Le Cheile Secondary School – with a current enrolment of c. 917 no. pupils). Across 5 no. secondary schools there are a total of 3,763 no. pupils enrolled in 2022/2023. Hartstown Community School (c.3.9km from the subject site) is the largest secondary school in the catchment area with an enrolment of c. 1,113 no. pupils in 2022/2023.

The number of children enrolled in secondary schools within the catchment area has minorly increased by 1.6% between 2021/2022 and 2022/2023.

No	Secondary School	Address	Enrolled Pupils 2021/2022	Enrolled Pupils 2022/2023	Distance from Site
1	Le Cheile Secondary School	Hollystown Road, Tyrellstown, Dublin 15	887	917	c.0.49km
2	Rath Dara Community College	Blanchardstown Road North	234	235	c.2.93km
3	Blakestown Community School	Sheepmoor Avenue, Blanchardstown, Dublin 15	443	448	c.3.65km
4	Hartstown Community School	Hartstown Road, Blakestown, Dublin 15	1,087	1,113	c.3.96km
5	Coláiste Pobail Setanta	Phibblestown, Clonee, Dublin 15	1,053	1,050	c.4.57km
Total:			3,704	3,763	-

Table 7-2: Overview of Secondary Schools within the 5km Catchment Area from the subject site (Source: www.gov.ie).

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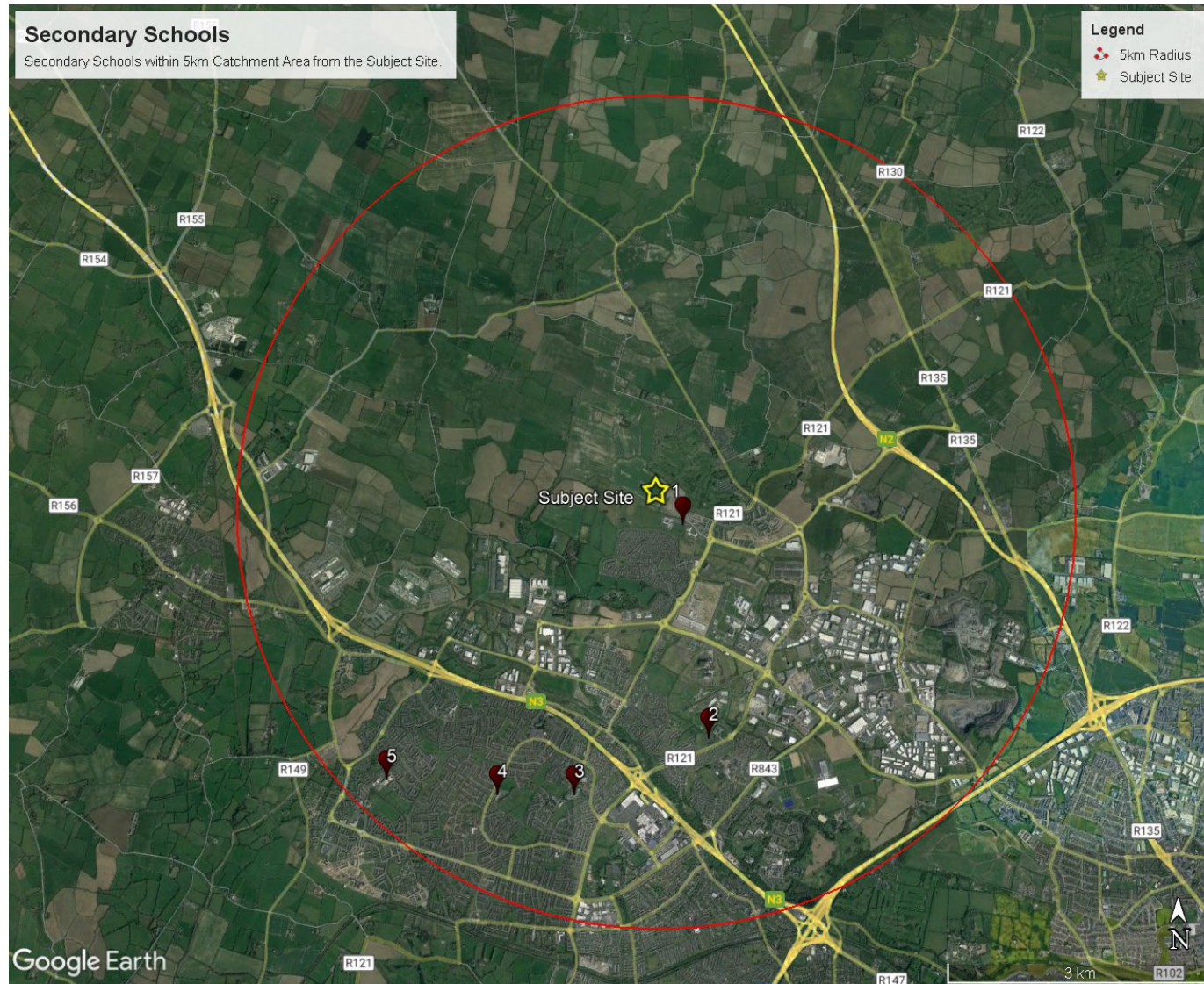


Figure 7-2: Secondary Schools within 5km Catchment Area from the Subject Site (Source: Google Earth, BSM 2022).

7.3 Proposed School Provision

As part of this assessment on school provision in the area, we note areas marked for future school provision within the surrounding area under the Kilmartin Local Area Plan 2013 (as extended).

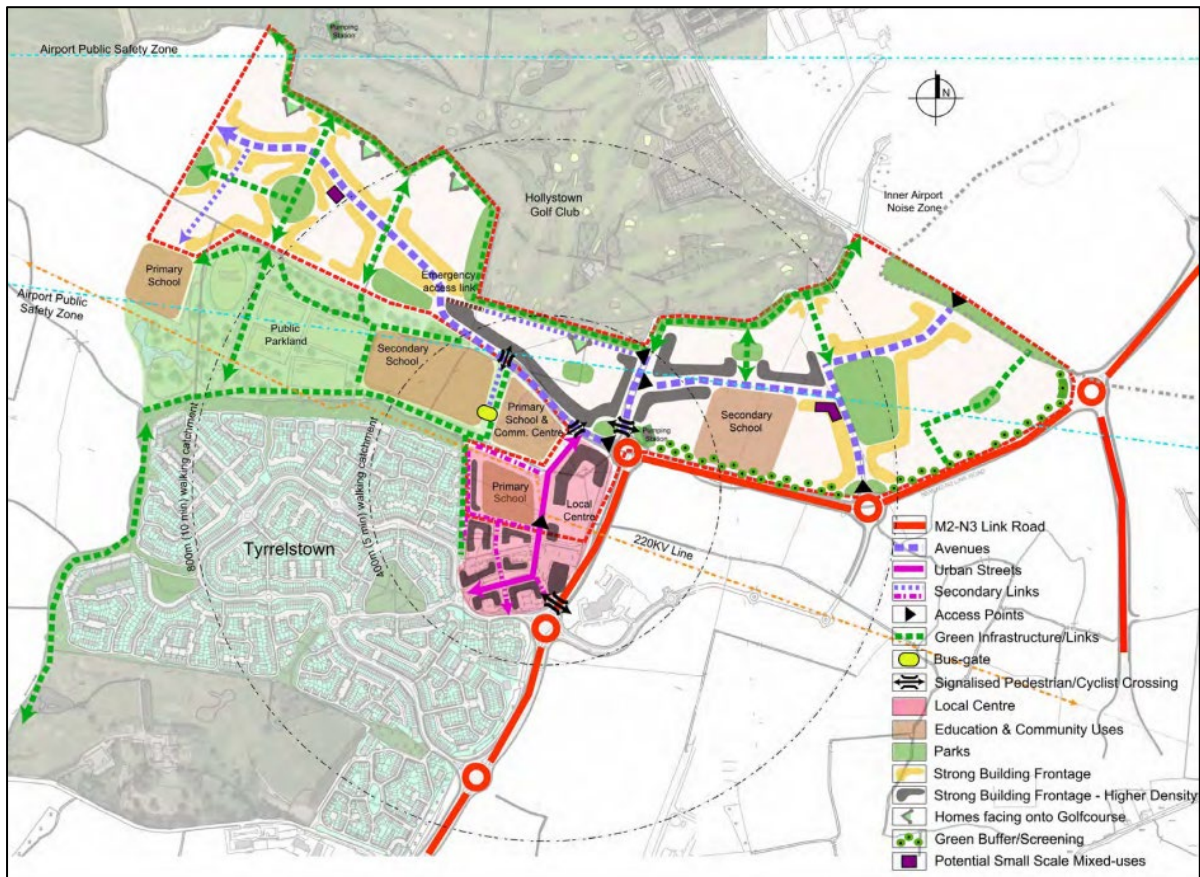


Figure 7-3: Proposed School Sites (Source: Kilmartin LAP 2013 as extended)

Within the LAP there are 2 no. designated primary school sites and 2 no. designated secondary school sites (one of which has been provided i.e. Le Cheile Secondary School), with the LAP stating that the need for both primary and secondary school site reservations are to be assessed on an ongoing basis.

A designated primary school bounds the subject site to the south, as per the LAP, but has been relocated further south within the Fingal Development Plan 2023-2029 to outside of the Airport Public Safety Zone.

As part of the proposed development, a vehicular link to the proposed school site is provided within the red line boundary of the proposed development, alongside cycle and pedestrian links as requested by Fingal County Council. For further details on the connection to the designated school site please refer to the Traffic and Transportation Assessment and associated road traffic layout drawings by DBFL Consulting Engineers.

FCC Reg. Ref. FW22A/0263 (Permitted Primary/ Secondary New School)

Located east of the site on lands bound Hollywoodrath, Hollywoodrath Avenue/ Bay Meadows and Hollywood Crescent, Fingal County Council granted planning permission for the development of a 24 no. classroom primary school on 2nd February 2023.

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The permitted primary school comprises 24 no. classrooms and a gross floor area of c. 4,232 sq.m. The primary school also includes for 2 no. special education needs units including external hard and soft play areas and 2 no. ball courts.

It is intended that the building will serve as decant accommodation whilst remedial works are being undertaken to schools in Tyrrelstown. The 'decant programme' manages the temporary relocation of pupils to alternative accommodation where existing school buildings are in need of essential repair and where the nature of the works cannot be accommodated whilst buildings are in occupation.

The Department of Education selected the site for future school provision to allow for a 24 no. classroom primary school or a 600-800 no. pupil post primary school. Once the school has successfully accommodated schools in remediation, the Department of Education has indicated their intention to use the building as a post primary school. FCC has allowed for flexibility through condition no. 4 of the final grant allowing for either primary or post primary education.

8 ESTIMATED SCHOOL DEMAND AND ANALYSIS

The Minister of Education has set out key priorities during the National Development Plan (NDP) period 2021- 2024 regarding school provision including the delivery of c. 150-200 new school building projects annually to provide necessary additional capacity.

8.1 Estimated Primary School Demand

Within The Ward ED there are a total of 1,780 no. children of primary school age (5-12 years old) and 710 no. children of secondary school age (13-18) as recorded in the 2016 Census, equating to 18.6% and 7.3% of the total population respectively. The 5-12 year old population percentage of 18.6% of the total population within The Ward ED, is slightly higher than County Fingal as a whole (14.3%).

As recorded in the 'Regional Projections of full-time enrolments, Primary and Second Level 2021-2036' produced by the DES in November 2021, it is projected that the Dublin region will see primary school enrolments fall by almost 24% (34,500 pupils) between 2020 and 2036 as illustrated in Figure 8-1.

Primary school figures within The Ward ED have slightly increased between 2020/2021 and 2021/2022 by 0.7% from 1,790 primary school pupils to 1,804 no. primary school pupils.

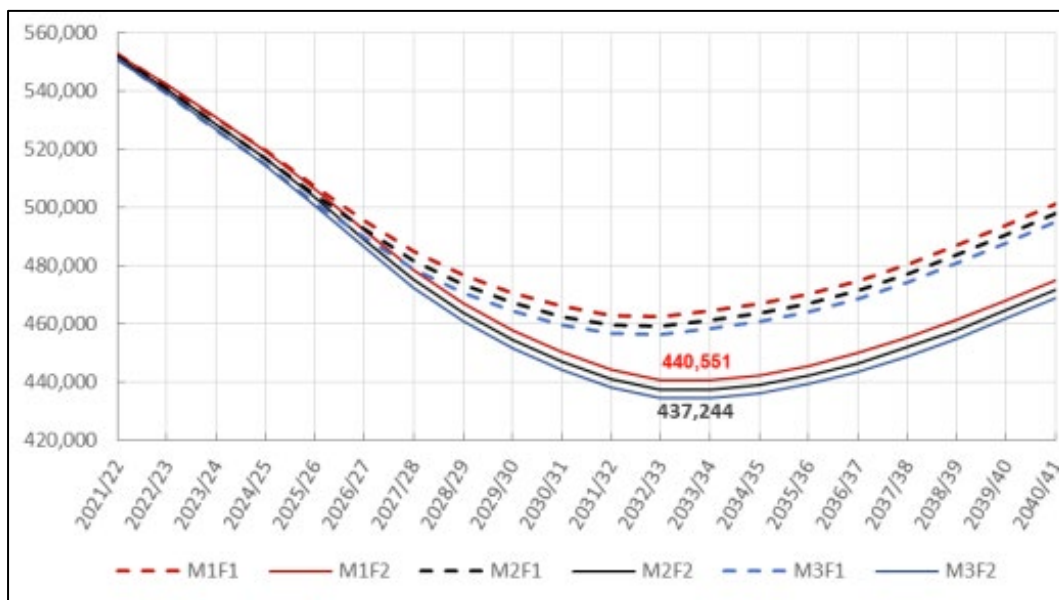


Figure 8-1: Projected Enrolment at Primary School Level 2021-2040 (Source: Department of Education).

As noted in the Provision of Schools and the Planning System: A Code of Practice 2008 it is estimated that an average of 12% of the population are expected to present for primary education. An analysis of the likely primary school demand from the proposed development based on the number of units and the average household size within The Ward ED has been applied in Table 8-1 below:

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Units	Average HH Size (The Ward ED)	Population of the Proposed Development	Projected Primary School Populations (12%)
580 (total units)	3.47	2,012	241
476 (exc. 1 bed units)	3.47	1,651	198

Table 8-1: Estimated Demand of Primary School Population (Source: CSO 2016, BSM Calculation)

The demand for primary school places generated by the proposed development (using total no. of units as per Table 8.1 above) is c. 241 no. places, which equates to c.30 no. places per year group based on an eight-year primary school cycle. Disregarding one-bedroom units as a generator of demand for school places (applying the same methodology as the childcare demand analysis), the proposed development generates the need for c.198 no. primary school places which equates to c.24 no. places per year group. This calculation baseline also includes for the Later Living Units (LLU's) which are not intended for families with children and therefore the demand will likely be lower than 24 no. places per year group.

For the purposes of this assessment, we have taken into account surrounding developments that have been recently constructed which includes Bellingsmore and Hollywoodrath to the south-east of the subject site, see below Table 8-2.

Surrounding Development	Average HH Size (The Ward ED) (approx.)	Units (approx.)	Population of the Development	Projected Primary School Populations (12%)
Bellingsmore	3.47	177 no. units	c. 614 no. people	c. 114 no. children
Hollywoodrath	3.57	435 no. units	c. 1,626 no. people	c. 302 no. children
Total:				416 no. children

Table 8-2: Projected Primary School Population in the surrounding area (Source: FCC, BSM Calculation 2022).

Bellingsmore and Hollywoodrath do not include 1-bedroom units, and therefore generate a demand for approximately 416 no. primary school places, which equates to c. 52no. places per year group based on an eight-year primary school cycle.

Within the 2km catchment area there are c. 1,743 primary school places across 4 no. primary schools, equating to c.54 no. primary school places per primary school year. In addition, the recently permitted primary school on Hollywoodrath Avenue (FCC Reg. Ref. FW22A/0263) will deliver a 24 no. classroom primary school places once built.

Based on this analysis, it is anticipated that the demand for primary school places from the proposed development (c.198 - 241 no. places across all year groups/ c. 24 -30 no. places per year group) can be

facilitated in the permitted and proposed primary schools within the 2km catchment area. Additional demand generated from surrounding areas such as Bellingsmore and Hollywoodrath is further supported by permitted future schools in the immediate area, as discussed above in Section 7.3 and in addition to provision for future schools if deemed appropriate by the Department of Education as previously set out.

8.2 Estimated Secondary School Demand

Within The Ward ED there are a total of c.710 no. children of secondary school age (12-18 years old) equating to 7.3% of the population. Unlike the primary school age cohort, there is a slight lower percentage of population within secondary school age in The Ward ED in comparison to Fingal as a whole (8.3%).

As stated in the ‘Regional Projections of full-time enrolments, Primary and Second Level 2021-2036’ projected secondary school population figures are envisaged, at the State level, to have a total enrolment of 401,584 no. secondary school children, which equates to c. 7.8% of the latest 2022 Census population figure of the State (c. 5.1 million people).

As recorded in the ‘Regional Projections of full-time enrolments, Primary and Second Level 2021-2036’ produced by the Department of Education, it is envisaged that enrolments will increase by 10,694 no. places between 2020 and 2024 as illustrated in Figure 8-2, however will begin to decrease between 2025-2036 by 16,323 no. places. Given the timeline of pre and post construction requirements, it is expected that the proposed development will not be habitable before 2024, and therefore will not contribute to the secondary school population until the figures are expected to decrease in 2024.

Enrolments in the secondary schools within the 5km catchment area have increased between 2020/2021 and 2021/2022 as expected, illustrated below in Figure 8.2.

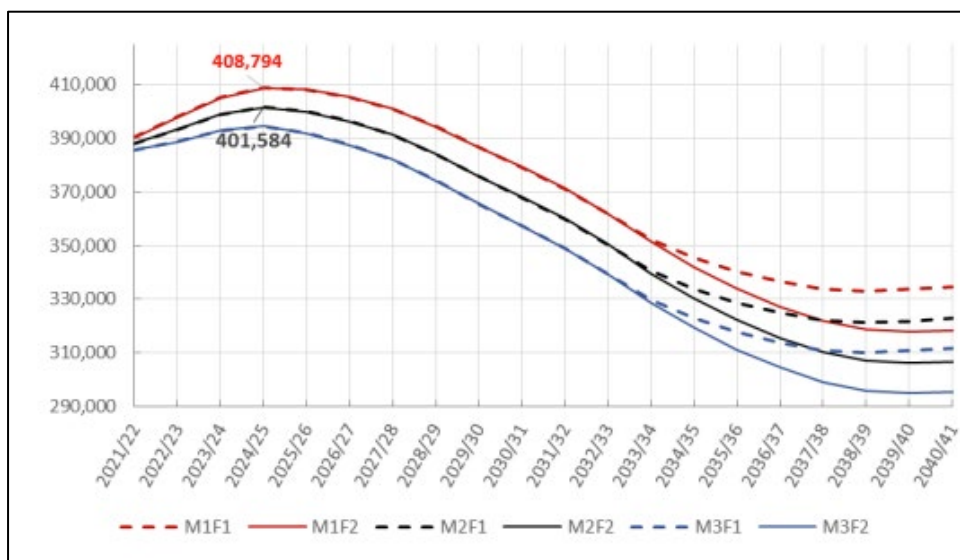


Figure 8-2: Projected Enrolment at Secondary School Level 2021-2040 (Source: Department of Education).

Based on these figures the proposed secondary school population is set out below in Table 8-2.

Units	Average HH Size (The Ward ED) (approx.)	Population of the Proposed Development (approx.)	Projected Secondary School Populations (7.3%) (approx.)

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580 (total units)	3.47	2,012	146 no. children
476 (exc. 1 bed units)	3.47	1,651	120 no. children

Table 8-3: Estimated Demand of Secondary School Population (Source: CSO 2016, BSM Calculation).

The proposed development calculates a demand for c. 120-146 no. secondary school places which equates to c.20 no. school places per year based on a six-year secondary school cycle. This calculation baseline also includes for the Later Living Units (LLU's) which are not intended for families with children and therefore the demand will likely be lower than 20 no. childcare places.

As per section 8-1, developments of Bellingsmore and Hollywoodrath to the southeast have been included in the assessment and generate a demand for c.162 no. secondary school places (as per Table 8-4). Based on a six-year secondary school cycle, there is a demand for approximately 27 no. spaces per year group.

Surrounding Development	Average HH Size (The Ward ED)	Units	Population of the Proposed Development	Projected Secondary School Populations (7.3%)
Bellingsmore	3.47	177 no. units	c. 614 no. people	c. 44 no. children
Hollywoodrath	3.57	435 no. units	c. 1,626 no. people	c. 118 no. children
Total:				c.162 no. children

Table 8-4: Projected Secondary School Population in the Surrounding Area (Source: FCC, BSM Calculation 2022).

Within the 5km catchment area there are 5 no. secondary schools with a total of c.3,704 no. pupils enrolled, equating to c. 617no. pupils per school year.

Based on this analysis, the secondary schools within the catchment area have capacity to facilitate the anticipated demand for secondary school places generated by the proposed development (146 no. spaces – 308 no spaces / 27 – 63 no. spaces per year) as the demand is significantly less than the capacity available.

8.3 Estimated School Demand Summary

To estimate the demand for primary and secondary school places several factors were considered including the available school provision within the catchment area, primary and secondary school age-cohorts within The Ward ED, average household size, unit mix and the projected population from the proposed development.

Overall, the demand for both primary and secondary school places generated by the proposed development is low within the context of school provision within the Hollystown-Kilmartin wider area beyond the selected catchment areas, between approximately 198-241 no. primary school places and 162-380 no. secondary school places. It can be expected that the number of places required may decrease in line with the projected enrolment figures published by the Department of Education.

It is projected that enrolment figures in primary schools will decrease until 2033, and whilst enrolment figures in secondary schools will gradually increase until 2024/2025, it is expected that hereafter enrolments will significantly decrease.

Therefore, both primary and secondary schools within the catchment area will be able to facilitate the anticipated demand for school places by the proposed development.

9 OVERVIEW OF COMMUNITY AND SOCIAL INFRASTRUCTURE

For the purposes of this Application, we have surveyed the provision of social and community infrastructure. This assessment entails an overview of the following essential community and social facilities including:

- **Community facilities:** Key community resources such as community centres, retail locations, and libraries; and, other ancillary facilities such as post offices, credit unions, recycling centre.
- **Health Facilities:** Hospitals, General Practitioners (GP's) and Medical Centres, Pharmacies.
- **Open Space, Leisure and Recreation:** Parks, sport pitches and club facilities, playgrounds, health and fitness centres.
- **Religious:** Areas of worship and churches.
- **Education:** Provision of primary and post primary schools in the area.
- **Transport Links:** Easily accessible public transport.

Information on school provision and childcare facilities are discussed above in Section 8.

9.1 Community Facilities

9.1.1 Introduction

Quality neighbourhoods should be responsive to the needs of local communities, play an important role in quality-of-life factors and foster a wider sense of community and active citizenship. Key community facilities are considered to include local authority offices, welfare services, libraries, Garda and fire stations, and community services.

The Development Plan, Policy Objective CIOSPY 'Variety of Community Facilities', aims to ensure that accessible, adequate, and diverse community facilities and services in new and established areas are provided for the well-being of residents.

9.1.2 Overview of Existing Facilities

The proposed development is located in close proximity to Tyrrelstown Local Centre which provides a number of social and community infrastructure facilities for residents to avail of. The Tyrrelstown area possesses a range of services varying in scale, with key major town centre facilities at Blanchardstown Town Centre, nearby.

In addition to key community facilities, sustainable communities require a range of facilities and services such as state or local authority provided services e.g., bank services, post offices, recycling facilities and general facilities.

Within the 4km catchment area there are a total of 8 no. community facilities as set out below. In addition, future residents are conveniently located c. 0.65km from Tyrrelstown Community Centre which provides a number of sports options and classes including language and dance classes, and sports clubs including basketball, cricket, and jujitsu.

See below Table 9-1 and Figure 9-1 illustrating existing community facilities below.

No.	Name	Address	Community Facility	Distance from Site:
1	Tyrrelstown Community Centre	Hollywoodrath Rise, Dublin 15	Community Centre	c. . 0.65 km
2	Mulhuddart Community Centre	Church Road, Dublin 15	Community Centre	c. 2.53km
3	TU Dublin Blanchardstown Library	University Library, Buzzardstown, Dublin 15	Library	c. 2.64km
4	Mulhuddart Men's Shed	Church Road, Dublin 15	Men's Shed Group	c. 2.67km
5	An Post Mulhuddart	Riverside, Blakestown, Dublin 15	A Post Office	c. 2.83km
6	Corduff Community Resource Centre	Blackcourt Road, Corduff, Dublin 15	Community Centre	c. 3.22km
7	Huntstown Community Centre	Huntstown Way, Blakestown, Dublin 15	Community Centre	c. 3.12km
8	Castaheany Community Centre	Huntstown, Clonee, Dublin 15	Community Centre	c. 3.55km

Table 9-1: Overview of Community Facilities within the 5km Catchment Area (Source: Google Earth, 2022).

Glenveagh Homes Limited has recently received permission for development on Local Centre zoned lands to the south.

To the south of the subject site (c.1.17 km), Glenveagh Homes Limited were granted permission for a Strategic Housing Development of 548 no. residential units including a café/ retail unit, a community hub and 3 no. childcare facilities (ABP Reg. Ref. 312217).

On adjacent lands, Glenveagh Homes Limited recently received permission from Fingal County Council on the 9th June 2023 for a Local Centre development (FCC Reg. Ref. FW22A/0169), currently subject of a Third Party appeal to An Bord Pleanala. The Local Centre will consist of a main retail floor space, 3 no. ground floor/ retail service units, café unit at ground floor level and a medical centre at first floor level.

For further details on the delivery of permitted social and community infrastructure please refer to Section 2.1 of this Report and Section 1.2 of the Planning Report and Statement of Consistency prepared by Brady Shipman Martin.

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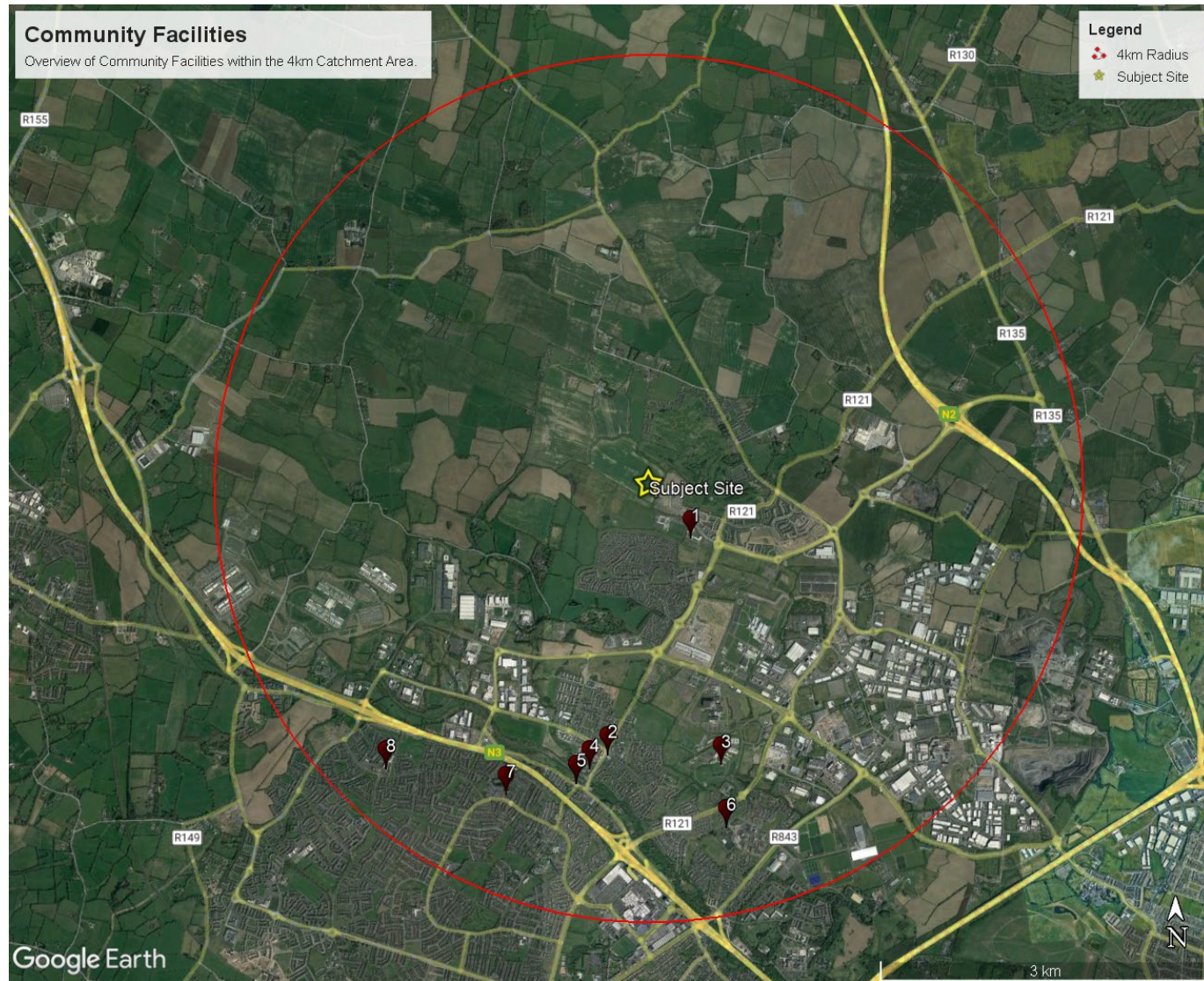


Figure 9-1: Community Facilities within the 4km Catchment Area of the Subject Site (Source: Google Earth, 2022)

9.2 Healthcare

Healthcare within the study area is provided by a range of different organisations including public, voluntary and private agencies. The Health Services Executive is the primary agency responsible for delivering health and personal social services in Ireland. In recent years, primary care has been identified as the most effective and cost-efficient way to treat patients. This offsets dependence on the hospital system allowing most patient care to take place at local, community locations which feature multi-disciplinary teams of healthcare professionals working together.

For specialist services individuals may be willing to travel further. As the proposed development is located within Dublin City and close to the national motorway network, the population has access to national public hospitals, private hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospital and hospices. The wider Dublin area is served by many established healthcare facilities, with the nearest large scale hospital at Connolly Hospital Blanchardstown which is located just outside of the catchment area being used in this assessment (c. 4.4km)

A recently completed primary care centre is located in Corduff. Services available at include GP services, public health nurses, social work and child protection services, child health services, community welfare, disability services, older people services, chiropody, ophthalmic, speech therapy, addiction counselling and treatment, physiotherapy, occupational therapy, psychiatric services, and Home Help.

No.	Name:	Address:	Healthcare Facility:	Distance from Site (km):
1	Hickeys Pharmacy Tyrrelstown	15 Main Street, Tyrrelstown, Dublin 15	Pharmacy	c.0.93km
2	Tyrrelstown Medical Centre Centric GP (Primacare)	Unit 1 Block B, Tyrrelstown Way,	Medical Centre	c. 0.95km
3	Riverside Medical Centre	Navan Road, Buzardstown, Dublin 15	Medical Centre	c. 2.83km
4	Huntstown Medical Centre	Pinewood House, Huntstown Way, Dublin 15	Medical Centre	c. 3.18km
5	Corduff Pharmacy	Corduff Shopping Centre, Dublin 15	Pharmacy	c. 3.28km
6	Corduff Primary Care Centre	Corduff Primary Care Centre, Blackcourt Road, Blanchardstown, Dublin 15	Primary Care Centre	c. 3.32km
7	Blanchardstown Centre Surgery	15 Clonsilla Road, Dublin 15	Medical Centre	c. 3.99km
8	Orale Dentist	Blanchardstown Centre, Dublin 15	Dentist	c. 3.99km

9	McCabes Pharmacy	Blanchardstown Centre, Dublin 15	Pharmacy	c. 3.99km
10	Specsavers	Blanchardstown Centre, Dublin 15	Opticians and Audiologists	c. 3.99km
11	Mairead O’Leary Opticians	Blanchardstown Centre, Dublin 15	Opticians	c. 3.99km
12	Clonee Pharmacy	The Clonee Centre, Dublin 15	Pharmacy	c. 4.00km

Table 9-2: Overview of Healthcare Facilities within the 4km Catchment Area of the Subject Site (Source: Google Earth, 2022).

As noted above, the Applicant has recently received permission for the development of a Local Centre (FCC Reg. Ref. FW22A/0169 – subject of Third Party Appeal ABP Reg. Ref. 317539) to the south of the subject site where a medical centre and retail units (which could accommodate a future Pharmacy) are proposed as part of the facilities provided.

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Figure 9-2: Overview of Healthcare Facilities within the 4km Catchment Area of the Subject Site (Source: Google Earth, 2022).

9.3 Open Space, Leisure and Recreation

9.3.1 Introduction

Quality recreation, leisure and amenity facilities have a fundamental impact on the quality of life in a place. It can improve social integration and cohesiveness. Sporting, recreation and leisure activities are of primary importance to the quality of life enjoyed by residents.

The immediate area has a vast amount of open space suitable for walking/ hiking, running, cycling and sport activities. The area contains a diverse range of open spaces, for the purposes of this study, open space and recreational facilities including recreational walks and areas, parks, playgrounds, multi-use games areas, and sports pitches. In addition, there are multiple gyms and leisure facilities in the area which provide access to many health and fitness resources.

In addition to that already provided in the local and wider area, this application for development proposes significant public open space provision with a variety of play and exercises opportunities designed within this space. Please refer to the Landscape Design Statement prepared by BSLA.

A significant new Dublin GAA Cluster Facility Centre has been recently permitted to the north of the proposed residential development (FCC Reg. Ref. FW22A/0098), on lands provided by the Applicant to Dublin GAA, and will deliver a range of accessible sports facilities and pitches.

9.3.2 Open Space and Recreation

There are 2 no. larger publicly accessible parks within the 4km catchment area of the subject site including the adjacent Tyrrelstown Park and the Tolka Valley Park as shown in Table 9.3 below.

<p>Tyrrelstown Park – c. 0.21km from subject site</p> <p>Located directly south of the subject site, Tyrrelstown Park is approximately 17ha in size and a valuable local amenity with playing fields, multi-use games areas and a children’s playground.</p> <p>Connectivity links to Tyrrelstown Park are provided as part of the proposed development.</p>	
<p>Tolka Valley Park – c. 2.75km from subject site</p> <p>Tolka Valley Park is an important regional park located on both sides of the Tolka River between Pelletstown, Finglas and Glasnevin in Dublin City.</p> <p>The park is spread over 140 hectares and follows the Tolka River Valley for 8km from Mulhuddart to Ashtown. Facilities close to the site include playing fields, a dog park, motocross club, walking trails and cycling trails.</p>	

Table 9-3 – Key Parks within 4km Catchment Area of the Subject Site (Source: Google Earth, FCC, BSM 2022).

As part of the proposed development, 2 no. pedestrian connections into Tyrellstown Park are provided creating strong connectivity links to Tyrellstown Park and lands further to the south.

9.3.3 Existing Sports Clubs, Sports and Leisure Facilities

There are a significant number of leisure and recreation facilities within the 4km catchment area from the subject site for future residents to avail of.

No.	Name	Address	Leisure & Recreation Facility	Distance from Site (km)
1	Tyrellstown FC Soccer & GAA Pitches	Tyrellstown Community Centre, Dublin 15	Sports Pitches	c. 0.30km
2	Tyrellstown Cricket Club Ground	Tyrellstown, Dublin 15	Cricket Club	c. 0.38km
3	Tyrellstown GAA Club	Tyrellstown Community Centre, Hollywood Road, Dublin 15	GAA Club	c. 0.62km
4	Dublin Sonics	Verona FC Sports & Leisure Club	Basketball Club	c. 0.64km
5	McCrudden Fitness	Unit 2, Tyrellstown Way, Dublin 15	Gym	c. 0.91km
6	FUSE Blanchardstown	Unit 1, No. 2 Stemple Exchange, Blanchardstown, Dublin 15	Gym	c. 2.19km
7	All Weather Pitch – IT Blanchardstown	Institute of Technology, Blanchardstown, Dublin 15	All Weather Sports Pitches	c. 2.39km
8	Clonee United FC	Damastown Road, Macetown South, Dublin 15	Football Club	c.2.47km
9	Ger Conroy Fitness Mulhuddart	Parkside House, Buzzardstown, Dublin 15	Gym	c. 2.87km
10	RF Strength & Conditioning	36 Orion Business Centre, NW Business Park, Dublin 15	Gym	c. 2.95km

11	Whitestown All Weather Pitch	Coolmine, Dublin 15	All Weather Sports Pitches	c. 3.33km
12	Corduff Sports Centre	Blackcourt Road, Corduff, Dublin 15	Sports Centre	c. 3.35km
13	National Sports Campus Ireland (incl. National Aquatic Centre & other facilities)	Snugborough Road, Blanchardstown, Co. Dublin 15	Sports Centre	c. 3.50km
14	Erin Go Bragh GAA	Littlepace Gallops, Huntstown, Dublin 15	GAA Club	c. 3.61km
15	CrossFit Powerful	Unit 4C, Rosemount Business Park, Dublin 15	Gym	c. 3.68km
16	Sweat	Unit 9, Rosemount Business Park, Dublin 11	Gym	c. 3.71km
17	Barbarians Limited	Millennium Trade Park, Ballycoolin Road, Dublin 15	Gym	c. 3.75km

Table 9-4: Overview of Sports Clubs, Sports and Leisure Facilities within the 4km Catchment Area of the Subject Site (Source: Google Earth, 2022).

9.3.4 Delivery of Open Space within the Hollystown-Kilmartin Lands

As set out in Section 1.2 of the Planning Report & Statement of Consistency, a surplus of both Class 1 Open Space and Class 2 Open Space is programmed for delivery by Glenveagh Homes on the Hollystown-Kilmartin lands within their land holding.

A total of c. 6.27ha of Class 1 Open Space is programmed for delivery within the Hollystown-Kilmartin lands owned by Glenveagh Homes Ltd resulting in a surplus of Class 1 Open Space over that required by Fingal County Council development standards, of approximately 0.56ha.

Hollystown Site 1 provides a total of c. 3.5ha of Class 1 Open Space which serves the Class 1 Open Space requirement from Site 1, the Local Centre, and Site 4, with a remaining surplus of c. 0.14ha. Hollystown Site 1 (Phase 2) is nearing completion and will be delivered prior to Hollystown Sites 2&3 and the Local Centre, and Site 4. The early delivery of this significant parkland is key to ensuring the creation of a quality residential environment that stitches into the local context.

A total amount of c. 1.9ha of Class 2 Open Space is required for Site 1, Sites 2&3 and the Local Centre, and Site 4 and an overall provision of approximately 4.14ha will be delivered resulting in a surplus of c. 2.24ha of Class 2 Open Space on Glenveagh Homes Ltd lands. Each phase meets their Class 2 Open Space requirement, which will be delivered in tandem with the delivery of housing.

For further details on the delivery of Open Space within the wider Glenveagh Homes Limited landholding, please refer to Section 1.2 of the Planning Report & Statement of Consistency prepared by Brady Shipman Martin, and the Framework Plan prepared by Brady Shipman Martin included with this application documentation. Please see Appendix A which illustrates the breakdown of Open Space within the Hollystown-Kilmartin landbank within the ownership of Glenveagh Homes Limited.

9.4 Religious Facilities

The predominant religion in the Republic of Ireland is Christianity, with the largest church being the Catholic Church. The second largest Christian denomination, the Church of Ireland (Anglican) has more recently experienced an increase, as have other small Christian denominations.

In the 2016 census, 78.8% (3.7 million) of the population identified as Catholic which is 132,220 fewer than the 2011 census when the percentage stood at 84%.

The next largest group after Catholic was "no religion". 10% of the population (468,421 people) had no religion or did not indicate a religious belief according to the census. Other religious recorded in the Census included: Eastern Orthodox (1.3%), Islam (1.3%), Presbyterian (0.5%), Hindu (0.3%), Apostolic or Pentecostal (0.3%) and 'Not Stated' or 'Other' (4.8 %).

Within the 4km catchment area from the subject site, there are a total of 9 no. religious facilities close to the site. The changing demographic and cultural profile of the area means that there may be a need to accommodate different faith groups in the future.

No	Name	Address	Distance from Site (km)
1	Blanchardstown Methodist Church	The Boulevard, French Park, Tyrrelstown, Dublin 15	c. 0.87km
2	St. Thomas' Church	10 Church View, Hollywood, Dublin 15	c. 0.93km
3	Betania Church	Powerstown Road, Tyrrelstown, Dublin 15	c. 1.47km
4	St Luke the Evangelist Catholic Church	Church Road, Buzzardstown Dublin 15	c. 2.38km
5	Blanchardstown Baptist Church	Blanchardstown Road North, Dublin 15	c. 2.88km
6	Church of the Sacred Heart of Jesus	Huntstown Way, Clonsilla, Dublin 15	c. 3.19km
7	St. Patricks Catholic Church, Corduff	Blackcourt Road, Blanchardstown, Dublin 15	c. 3.21km
8	Church of St. Mary's Servant	Blakestown Way, Dublin 15	c. 3.54km
9	Chapel of Ease	Little Pace Shopping Centre, Huntstown, Dublin 15	c. 3.62km

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Table 9-5: Overview of Religious Facilities within the 4km Catchment Area of the Subject Site (Source: Google Earth, 2022).

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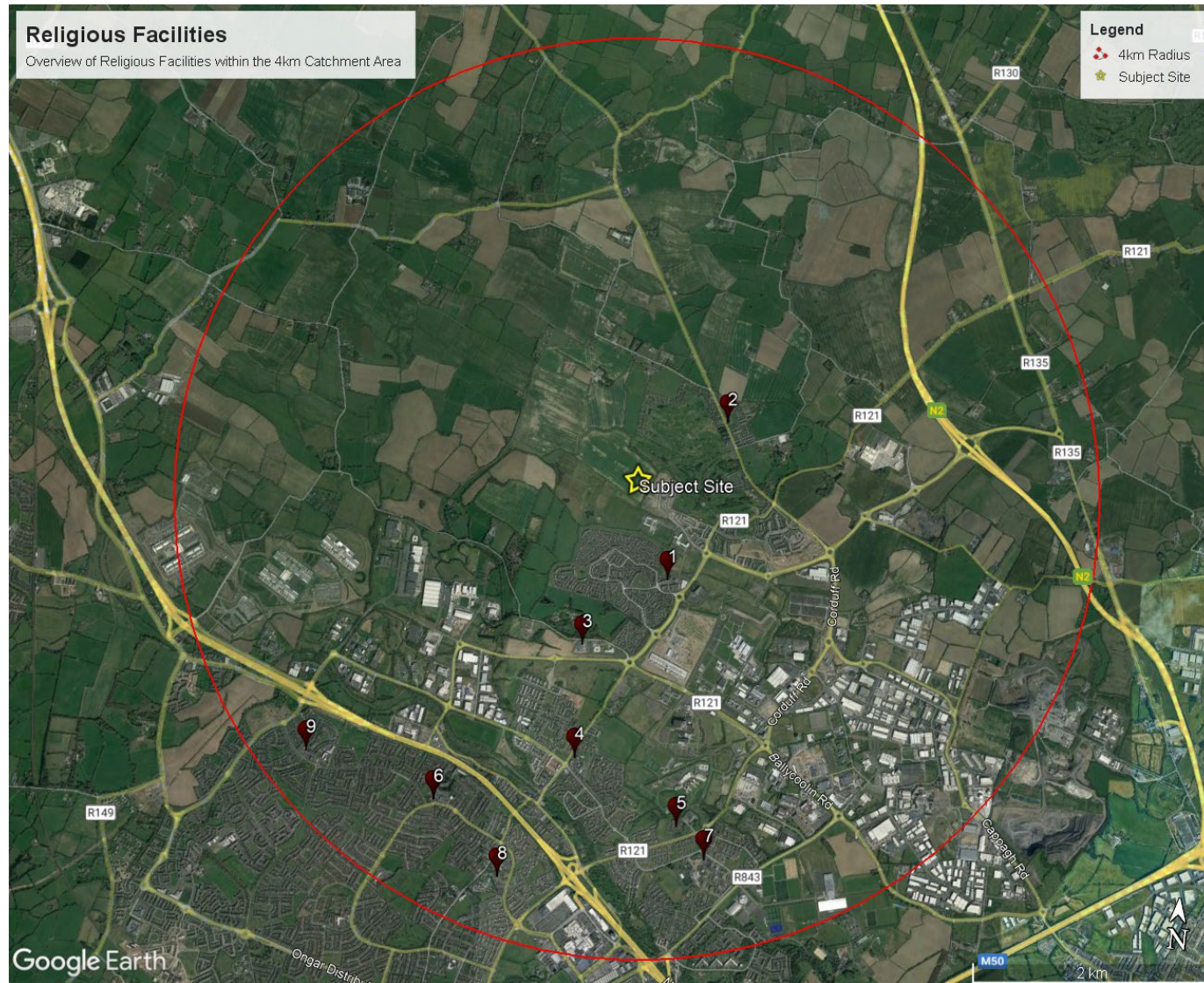


Figure 9-3: Overview of Religious Facilities within the 4km Catchment Area of the Subject Site (Source: Google Earth, 2022)

10 CONCLUSION

The proposed development of the lands at Hollystown-Kilmartin 4 represents an opportunity to deliver new development offering a quality living environment, respectful of its context, site topography, and site character, located in the emerging area of Hollystown and Kilmartin.

Due to the subject site location within Noise Zone B and the Outer Public Safety Zone (OPSZ), associated with Dublin Airport, childcare facilities are deemed non-permitted on the subject lands, and childcare provision is provided within the Hollystown Sites 2&3 and Local Centre development (ABP Reg. Ref. 312271), which is located outside of the Outer Public Safety Zone, and within Noise Zone C.

We consider the proposed development to be fully in accordance with Government guidance in relation to the Fingal Development Plan 2023-2029 policies and objectives; Kilmartin Local Area Plan 2013 (as extended, now expired); the Provision of Schools and the Planning System and the Sustainable Urban Housing – Guidelines for Planning Authorities 2009.

From the assessment of existing and permitted social and community infrastructure, we submit that the proposed development will contribute to the achievement of community objectives within the Hollystown and Kilmartin area which will enable the future vitality of the area.

APPENDIX A

Open Space & Amenity Breakdown (Hollystown-Kilmartin Framework Plan)

Prepared by Brady Shipman Martin

FRAMEWORK PRINCIPLES



- KEY**
- Hollystown Kilmartin Boundary
 - Existing open space/amenity/play
 - High voltage power lines
 - Water features/attenuation areas

OPEN SPACE & AMENITY

In accordance with the Kilmartin LAP and Fingal Development Plan the Framework Plan provides a suite of public open spaces, categorised under class 1 and class 2.

Class 1 provisions include a permitted new park on Former Golf Course lands south of Redwood and new linear park connecting development lands to Hollystown Village & GAA Grounds.

New GAA Grounds being delivered by Dublin GAA will also add to the range of amenity, recreation and leisure areas in the locality.

Class 2 provisions include linear parks, small parks and pocket parks. All Class 2 open space provisions are within 100m walking distance of new homes.

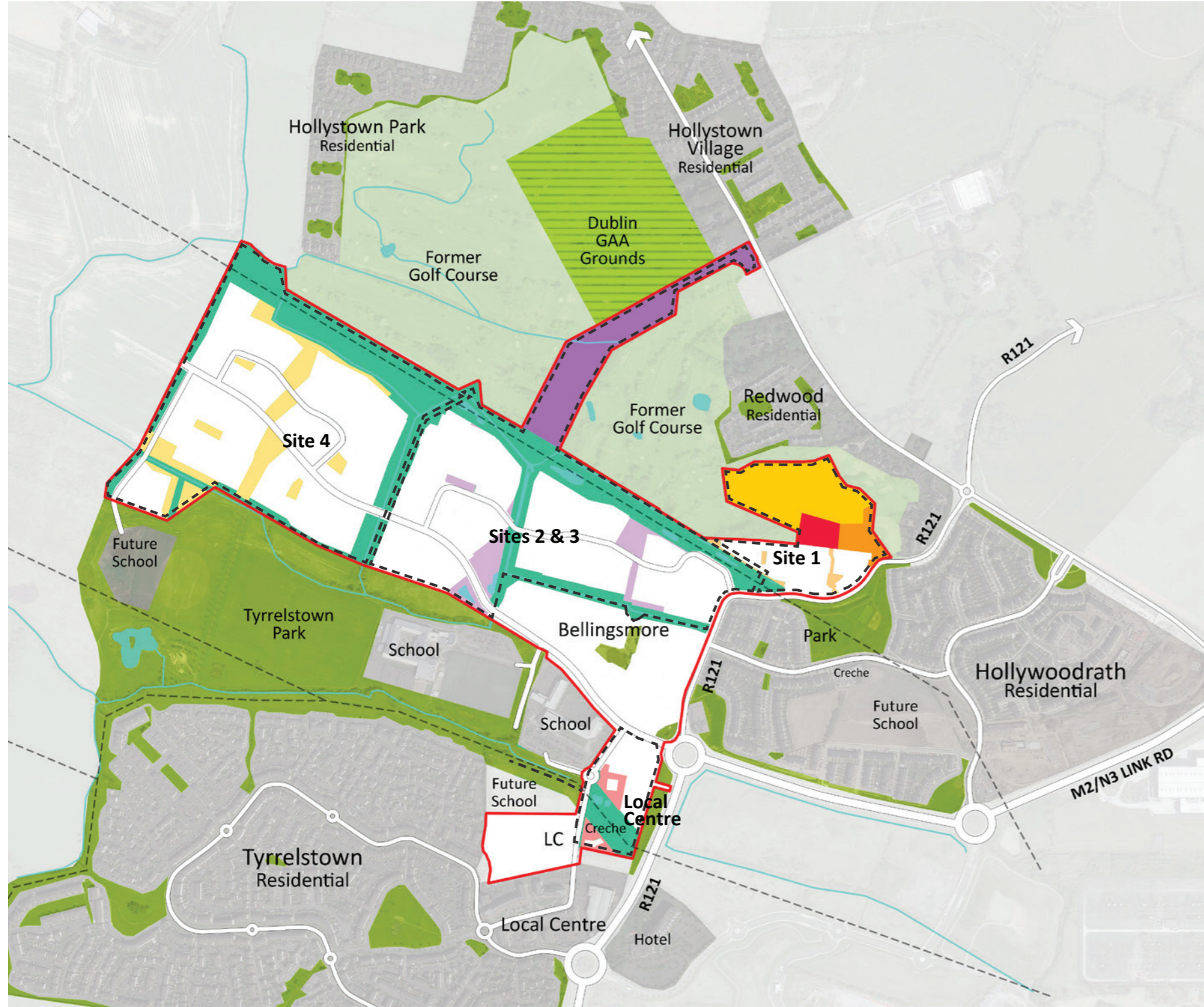
Additional open space is provided along the power line corridors, located to the north and south. These corridors will be enhanced to provide activated amenity, water attenuation features and a network of connected pedestrian and cycle links and routes.

OPEN SPACE PROVISION AND CLASSIFICATION

	Class 1 Open Space Provision (Sites 1, 2,3,4 & Local Centre)	
	Required	5.71 ha
	Total Provided	6.27 ha
	which provides a surplus Class 1 Open Space Provision of 0.56 ha on GVH lands	
	Class 2 Open Space Provision (Sites 1, 2,3,4 & Local Centre)	
	Required	1.9 ha
	Total Provided	4.14 ha
	which provides a surplus Class 2 Open Space Provision of 2.24 ha on GVH lands	
	Lands transferred to Dublin GAA	9.7 ha
	Additional Open Space provided (not counted)	c.10 ha
	which includes:	
	Riparian Zones, Linear Park Areas and other Ancillary Spaces	
	Linear Park along Power Line Corridors	

Note: Calculations are based on overall standard for public open space provision of minimum 2.5 hectares per 1000 population provided at a ratio of 75% Class 1 and 25% Class 2 as per Fingal County Development Plan 2023-2029

FRAMEWORK PRINCIPLES



- KEY**
- Hollystown Kilmartin Boundary
 - Existing open space/amenity/play
 - High voltage power lines
 - Water features/attenuation areas

OPEN SPACE PROVISION BY SITE

Site 1

Class 1 Open Space	
Required	0.40 ha
Provided	3.50 ha which includes Class 1 Open Space provision for:
■ Site 1 Provision	0.40 ha
■ Site 4 Provision	2.55 ha
■ Local Centre Provision	0.41 ha
Surplus Class 1 Open Space	0.14 ha

Class 2 Open Space	
Required	0.13 ha
■ Provided	0.20 ha

Sites 2 & 3

Class 1 Open Space	
Required	2.34 ha
■ Provided	2.77 ha which includes Class 1 Open Space provision for:
Sites 2&3 Provision	2.34 ha
Surplus Class 1 Open Space	0.43 ha

Class 2 Open Space	
Required	0.78 ha
■ Provided	1.42 ha

Site 4

Class 1 Open Space	
Required	2.55 ha
■ Provided 0 ha	(2.55 ha provided within Site 1)

Class 2 Open Space	
Required	0.85 ha
■ Provided	2.25 ha

Local Centre

Class 1 Open Space	
Required	0.41 ha
■ Provided 0 ha	(0.41 ha provided within Site 1)

Class 2 Open Space	
Required	0.14 ha
■ Provided	0.27 ha

■ Additional Open Space provided (not counted)	c.10 ha
■ Lands transferred to Dublin GAA	9.7 ha