



**ARMSTRONG
FENTON**
ASSOCIATES

PROJECT: Proposed Residential Development at
Gordon Park, Old Naas Road, Kingswood

REPORT: Social Infrastructure Assessment:
for proposed residential development on lands at Gordon
Park, Old Naas Road, Kingswood, Dublin

CLIENT: Greenwalk Development Ltd

DATE: 22/04/2022

**Planning &
Development
Consultants**



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1.0. Introduction

1.1. Purpose of Report

1.1.1. This Social Infrastructure Assessment (hereafter 'assessment') has been prepared by Armstrong Fenton Associates, on behalf of Greenwalk Development Ltd. (the Applicant) to accompany the planning application submitted to South Dublin County Council in respect of lands at Gordon Park, Old Naas Road, Kingswood, Dublin

1.1.2. 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 Kingswood and the 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

1.2.1. 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 identifies existing social and community infrastructure in Kingswood. 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 townland of Brownsbarn. The site is occupied by rugby playing pitches and associated clubroom/changing facilities associated with the Clondalkin Rugby Club (RFC). The site is subject to two land use zoning objectives; the north-western part of the site is zoned Objective LC: *To protect, improve and provide for the future development of Local Centres*, while the remainder, and majority, of the site is zoned Objective RES: *To protect and/or improve residential amenity* in the South Dublin County Development Plan 2016-2022.
- 2.1.2. The proposed development site, known as "Gordon Park" is located on the Old Naas Road, Kingswood, Dublin 22, and is home to the Clondalkin RFC. To the south of the site is the Silken Park residential development, to the north and east are other sporting facilities while the Old Naas Road abuts the site along its western boundary. The N7 / Naas Road and Kingswood Interchange are to the north of the site.
- 2.1.3. The environs are comprised of a mix of uses, including residential to the immediate south at Silken Park and to the west at Brownsbarn Wood. To the north-west are a variety of commercial uses including an architectural salvage yard, vehicle testing centre, car sales and hotel and restaurant at "The Address Citywest" and "McGettigan's Cookhouse and bar" respectively. To the north and east are separate sporting facilities and R136 Outer Ring Road. Further south of Silken Park, to the south and south-west, is the Citywest Business Campus.
- 2.1.4. The Old Naas Road links into the N7 Naas Road, to the north of the site at the Kingswood Interchange and also connects to the R136 Outer Ring Road, which provides direct access to Tallaght Town Centre.
- 2.1.5. The site is generally flat with levels at c. 92.5mOD in the north-west corner of the site rising to c. 95mOD in the south-west corner of the site. Running east the west the site is flat. As outlined above, the site fronts onto the Old Naas Road, from where it is proposed to be accessed. There is an existing vehicular entrance at the north-west corner off the Old Naas Road due to infrastructure requirements this is proposed to be closed and new vehicular entrance crated a the south-west corner.



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



- 2.1.6.** The proposed development site is subject to two land use zoning objectives; the north western part of the site is zoned Objective LC: To protect, improve and provide for the future development of Local Centres, while the remainder, and majority, of the site is zoned Objective RES: To protect and/or improve residential amenity in the South Dublin County Development Plan 2016-2022.
- 2.1.7.** There is a specific local objective (SLO) attached to the lands, namely CS6 SLO 2: which states "That a Local Area Plan be initiated for the community of Kingswood (Naas Road) with a view to the sustainability of this community being protected and which provides for retail and other commercial opportunities and amenities, community facilities, employment opportunities and connectivity to the adjoining residential and commercial areas. The preparation of a Local Area Plan for Kingswood to be initiated within two years of the adoption of this County Development Plan".
- 2.1.8.** We note that the Draft South Dublin County Development Plan 2022-2028 was recently on public display and that the subject is proposed to retain the exact same two land use zoning objectives, i.e. LC and RES but that there is no SLO attached to the lands.
- 2.1.9.** We also note that no Kingswood Local Area Plan (LAP) was prepared since the adoption of the current County Development Plan in 2016, therefore it is considered that as we are approaching the end of the lifetime of the current Plan and the fact that no objective to prepare a LAP for Kingswood is identified on the subject site as part of the Draft Plan, that CS6 SLO 2 is not relevant for the purposes of assessing this application for permission.

2.2. Development Proposal

2.2.1. The development proposal is set below:

Greenwalk Development Ltd seeks permission for a residential development on a site area of 2.28Ha, at Gordon Park, Old Naas Road, Kingswood, Dublin 22. The proposed development site is bounded to the west by the Old Naas Road, to the south by the Silken Park development, and is located in the townland of Brownsbarn.

The proposed development consists of 77 no. dwellings, comprised of 63 no. 2 storey houses, and 14 no. apartments & duplex units accommodated in 1 no. 3 storey building. The proposed houses are comprised of 8 no. 2 bed houses & 55 no. 3 bed houses. The proposed apartments & duplex units are comprised of 7 no. 1 bed apartments at ground floor & 7 no. 3 bed duplex units overhead. The proposed development also provides for all associated site development & infrastructural works, car & bicycle parking, open spaces, hard & soft landscaping, boundary treatments, bin & bicycle storage. Access to the development will be via a new vehicular entrance at the south-west corner of the site, off the Old Naas Road. Permission is also sought to demolish the existing building on site, approx. 455m².

2.3. Residential Development

2.3.1 The proposed development caters for 77 no. dwellings comprised of the following mix of units:

- 63 no. houses
- 14 no. apartment and duplex units



	2 bed	3 bed	Total
Unit	8	55	63
Overall	13%	87%	(100%)

Table 1 - Proposed house type mix

	1 bed apartment	Total
Units	7	7
Overall	100%	(100%)

Table 2 - Proposed apartment type mix

	3 bed duplex	Total
Units	7	7
Overall	100%	(100%)

Table 3 - Proposed duplex type mix

Dwelling Type	1 bed	2 bed	3 bed	Total	Percentage %
Houses	0	8	55	63	81.8%
Apartments	7	0	0	7	9.1%
Duplex	0	0	7	7	9.1%
Total	7	8	62	77	100%
Percentage	9.1%	10.4%	80.5%	(100%)	-

Table 4 – Overall Proposed Dwelling Mix

2.3.2. The proposed development provides for apartments, duplex units and houses of varying size and type. The proposed mix of dwelling types is dispersed throughout the site 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.20% of the proposed units within the scheme are 1 or 2 bedroom units. Consideration has been paid to the locational context of the site within the area 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 in 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. Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

3.3.1. The Guidelines on Sustainable Residential Development in Urban Areas (2009) set out the core principles of urban design to ensure the creation of spaces with a distinct identity and 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:

“The relationship and linkages between the area to be (re)developed and established neighbourhoods, including the availability of existing community facilities, and the provision of pedestrian and cycle networks”.



The Guidelines also recommend that "no substantial residential development should proceed without an assessment of existing schools' capacity or the provision of new school facilities in tandem with the development".

3.3.3. As such the guidelines recommend that applications for 200 or more dwellings are accompanied by a report detailing existing school capacity and the impacts of the new developments on same. In tandem with the Childcare Facilities - Guidelines for Planning Authorities (2001) the guidelines also detail that 20 no. childcare places should be provided for every 75 no. new dwellings, however it is noted that existing facilities and demographics of the area should also be taken into consideration.

3.4. Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)

3.4.1. The Sustainable Urban Housing: Design Standards for New Apartments Guidelines (2020) update the previous 2015 version 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 2016-2022

3.6.1. The South Dublin Development Plan 2016-2022 (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, cemeteries, sports and recreation areas, sports facilities, parks, open spaces and walking routes.

3.6.2. Of relevance to this assessment are the following CDP Policies:

C13 Objective 1:

To ensure the highest level of universal accessibility in all new community facilities.

C13 Objective 2:

To improve levels of universal accessibility in all existing community facilities.

C13 Objective 3:

To promote the provision of changing spaces in public community buildings in the County, including all major new community buildings.

3.7. Policy Conclusions

3.7.1. 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.

4.1. Health Care

- 4.1.1.** This assessment identifies and examines the health care provision in the area under medical doctors, dentists, mental health professionals, physiotherapists, podiatrists, optometrists and alternative medicine providers. Overall, there are 11 no. health care providers in the area. There are identified below;



Figure 3 – Health Care Providers in the Area
Source: Google Imagery

Number	Name	Type
1	Saggart Medical Centre	Medical Centre
2	Swiftbrook Medical Centre	Medical Centre
3	Primacare	Medical Centre
4	Mary Mercer Medical Centre	Medical Centre
5	Brookfield Medical Centre	Medical Centre
6	Parkhouse	Doctor
7	Hidden Hearing Limited	Audiologist
8	Elaine Kerin	Physiotherapist
9	Louise O'Rourke	Physiotherapist
10	Xsite Health	Dentist
11	Mary Mercer Health Centre	Medical Centre

Table 5: Health Care Providers in the Area

4.1.2. As outlined above there is a total of 6 no. medical centres, a doctor, 2 no. physiotherapists, a dentist and an audiologist. It is evident that there is a wide-ranging number and variety of health care facilities in the area.

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. 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 22 no. child-care providers in the area. These are identified below:



Figure 4: Childcare Providers in the Area
(Source: Google Maps)



Number	Name	Capacity	Vacancies	Type	Age Group
1	Brookview Childcare Service	44	0	Full Day Care	PS, SAC
2	Loreto Playgroup	66	8	Sessional	PS
3	Kids Inc Scoil	No Response	No Response	Full Day Care	SAC
4	Ard Mor Montessori	22	3	Part Time, Sessional	PS, SAC
5	Toddling Tots	22	6	Sessional	PS
6	Jadd Childcare Service	36	0	Part Time, Sessional	PS, SAC
7	Stepping Stones Creche	55	25	Full Day Care	PS
8	Cocoon Childcare Citywest	No Response	No Response	Full Day Care	PS
9	Care and Cuddles Pre-school	44	2	Full Day Care	PS
10	Kidrama Creche	75	0	Full Day Care	PS, SAC
11	Choice Childcare	40	0	Sessional	PS, SAC
12	An Turas	No Response	No Response	Full Day Care, Part Time	PS, SAC
13	Barnados – Le Cheile Afterschool Service	No Response	No Response	Part Time	SAC
14	Best Start Early Years Service	No Response	No Response	Part Time, Sessional	PS, SAC
15	Co-operative Childcare	22	0	Full Day Care, Part Time	PS, SAC
16	Dara Noonan	No Response	No Response	Full Day Care	PS
17	Headstart Pre-school	48	13	Full Day Care	PS
18	Krafty Kidz	70	0	Part Time	SAC
19	Rainbow House	26	-	Full Day Care, Part Time	PS, SAC
20	Tallaght Childcare Fettercairn	50	0	Full Day Care	PS
21	The Links Creche Southside	120	15	Full Day Care, Part Time	PS, SAC
22	Youth Horizons	No Response	No Response	Full Day Care, Part Time	PS, SAC
Total		740	72		

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

4.2.2. Of the 22 childcare facilities in the area 14 chose to participate in this survey. These 14 facilities have a total capacity of 620 children. In addition, there was a total of 72 vacancies in total. This does not take childcare provided outside the catchment area or the 8 facilities that did not participate into account. These may provide additional spaces.

4.2.3. The 2001 Childcare Facilities Guidelines require the provision of 20 no. childcare places for every 75 units. However, the Guidelines state that when calculating the requirement for childcare spaces the 1 bedroom units may be discounted. Discounting the 1 bedroom units from the proposed development (7 no. units) the proposal falls below the threshold for providing a childcare facility (75 no. units) (proposal seeks permission for 77 no. units, with 7 no. 1 bedroom units).

4.2.4. In addition to the above, there are 3 no. additional permitted creches within the area:

- Ref. ABP-302398-18 included a 327 sqm creche that would cater for 90 children.
- Ref. SD18A/0420 included a childcare facility capable of catering for 29 children.
- Ref. SD16A/0078 included a 203 sqm creche that could cater for up to 40 children.

- Ref. SD15A/0127 included a 615sqm creche that could cater for up to 107 children.

4.2.5. This is an additional 159 childcare spaces in these permissions. 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.

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 12 primary schools in the area. There are identified below



Figure 5: 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 2021/2022 academic year and their capacity can be found in Table 7 below.

Number	Name	2021/2022 Enrolment	Vacancies	Type
1	St. Marys National School	695	-	Mixed
2	Citywest Educate Together National School	424	0	Mixed
3	Citywest/ Saggart Community National School	448	-	Mixed
4	Scoil Aoife Citywest	326	-	Mixed
5	St. Aidan's Senior NS	236	-	Mixed
6	St. Brigid's Junior NS	223	10	Mixed
7	St. Thomas Junior NS	332	50	Mixed
8	St Thomas Senior NS	345	-	Mixed
9	St Anne's Primary School	227	-	Mixed
10	St. Maelruains Primary School	61	10	Mixed
11	St. Marks Junior School	475	-	Mixed
12	St. Marks Senior School	492	-	Mixed
Total		3,984	70	

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

4.3.4. The existing capacity of the 12 primary schools in the area is 3,984.

4.3.5. Since the adoption of the LAP applications have been granted for schools in the area:

- Planning Reg. Ref. SD15A/0132: Permission granted for a 16-classroom primary school. Known as Scoil Aoife Community National School, this schools is located on Fortunestown Lane and officially opened in 2017.

4.3.6. The proposed development is estimated to require c. 23 primary school spaces for its residents in due course, this equates to c. 0.58% of the overall school capacity.

4.3.7. It is evident from the above that there are 12 no. primary schools within the designated catchment area of the development which have a total existing enrolment of 3,984 no. students.

4.3.8. The proposed development consists of 77 no. dwellings. Based on 77 no. dwellings with an average household size of 2.75 persons, the development will likely generate a population of c. 212 persons. On the assumption that 12% of the population will be of primary school age this equates to c. 25 no. additional school places generated by the development.

4.3.9. These 12 no. schools have a current enrolment of 3,984 no. students or an average of 498 no. students in each school year. It is therefore considered reasonable to estimate that 498 no. students will leave the primary school system each year from amongst these 12 no. schools.

4.3.10. The number of children expected to leave the primary school system each year in addition to ongoing fluctuating existing vacancies in the 12 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.

4.3.11. With the number of students graduating to post-primary school every year in the 12 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 Education.ie. Overall, there are 4 secondary schools in the area. There are identified below:



Figure 6: Map of Secondary Education Providers in the Area
(Source: Google Maps)



Number	Name	2021/2022 Enrolment	Vacancies	Type
1	St. Aidan's Community School	391	20	Mixed
2	Killinarden Community School	469	0	Mixed
3	Mount Seskin Community School	327	-	Mixed
4	St. Marks Community School	846	10	Mixed
Total		2,033		

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

- 4.4.2. The existing capacity of the 4 post primary schools in the area is 2,033. The number of vacancies is approximately 30.
- 4.4.3. There may be further capacity in Mount Seskin Community school (as information not available when contacted).
- 4.4.4. Based on the assumption that there are 6 no. year groups in post-primary schools (1st - 6th year) it is reasonable to assume that there is an average of 339 no. students in each year group in the post-primary school detailed above. It is therefore reasonable to assume that 339 no. students will graduate from the post-primary school system into the labour market/further education each year in the school detailed above.
- 4.4.5. The proposed development consists of 77 no. dwellings. Based on 77 no. dwellings with an average household size of 2.75 persons, the development will likely generate a population of c. 212 persons. On the assumption that 8.5% of the population will be of primary school age this equates to c. 18 no. additional school places generated by the proposed development.
- 4.4.6. 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.

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. There are further education institutions in the area. These are identified below:



Figure 7: Map of Further Education Providers in the Area
(Source: Google Maps)

Number	Name
1	Prudence College Dublin
2	An Cosan
3	Citywise Education

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 and the type of facility they offer. There are 10 community facilities in the area. These are identified over:



Figure 8: Map of Community Facilities in the Area
(Source: Google Maps)

Number	Name	Type
1	Tallaght Traveller Community Development Project	Hobby
2	Fettercairn Community Health Project	Hobby
3	Fettercairn Community Centre	Centre
4	Brookfield Community Centre	Centre
5	South Dublin PPN	Hobby
6	St. Mark's Youth Club	Hobby
7	Jobstown Community Centre	Centre
8	Tallaght Community Centre	Centre
9	West Tallaght Resource Centre	Centre
10	Citywest Shopping Centre Community Room	Centre

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

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 28 clubs, gyms and green spaces in the area. These are identified over:

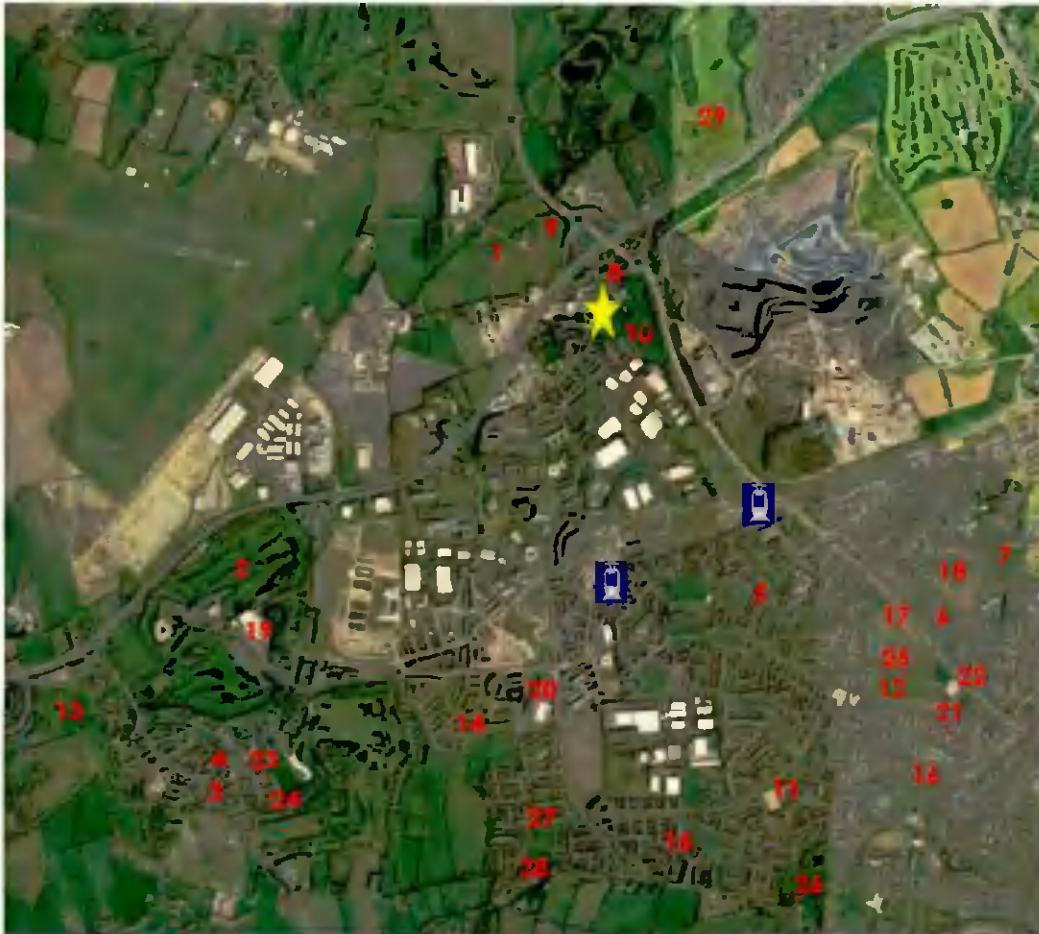


Figure 9: Map of Sports and Recreational Facilities in the Area
(Source: Google Maps)

Number	Name	Type
1	St. Francis Football Club	Club
2	Citywest Golf Club	Club
3	St. Marys GAA Club	Club
4	Saggart Kenpu Karate Club	Club
5	St. Aidans Football Club	Club
6	St. Marks Celtic FC	Club
7	St. Marks GAA Club	Club
8	Shamrock Rover's Football Academy	Club
9	Clondalkin Rugby Club	Club
10	Roadstone Group Sports Club	Club
11	Johnstown All Weather Pitch	Green Space
12	Johnstown Celtic FC	Club
13	Rathcoole Park	Green Space
14	Carrigmore Park	Green Space
15	Belfry Court	Green Space
16	Cloonmare Park	Green Space
17	Jobstown Park	Green Space
18	Oscar Park	Green Space
19	Citywest Fitness and Leisure Club	Club
20	Fit4Less Citywest	Gym
21	Tallaght Leisure Club	Club
22	Fortunestown Swimming Club	Club

23	Saggart Kenpo Karate Club	Club
24	St. Marys Basketball Club	Club
25	Glenshore Park	Green Space
26	Kiltalown Park	Green Space
27	Verschoryle Square	Green Space
28	Corbally Park	Green Space
29	Corkagh Park	Green Space

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 (16) and followed by green space (11). This is sufficient in relation to the proposed development.

4.7.3. The list of sports and recreation facilities detailed in this section is not exhaustive and, given the location of the subject site, 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.

4.8. Other Facilities

4.8.1. This assessment identifies and examines the remaining facilities in the area and the type of facility they offer. There are 10 of these facilities. These are identified below:



Figure 10: Map of Other Facilities in the Area
(Source: Google Maps)



Number	Name	Type
1	South Dublin Mobile Library	Library
2	TLC Centre	Retirement Facility
3	Millbrook Manor	Retirement Facility
4	Church of the Nativity	Church
5	Church of St. Thomas	Church
6	St. Aidan's Parish Church	Church
7	Church of Incarnation	Church
8	St. Mark's Church	Church
9	Citywest Post Office & Shopping Centre	Post Office
10	Saggart Village Heritage and Art Centre	Cultural

Table 12: Other Facilities in Area
(Source: Google and Survey)

The majority of the remaining facilities are churches (5). In addition there are retirement facilities, a cultural centre, a post office and a library. These provide a range of facilities, in conjunction with the other sections, which amounts to a well-served local area.

4.9 Retail

4.9.1. It is worth noting that the Citywest Shopping Centre, which is a district centre, is c.1.85km away to the south west. It is anchored by Dunnes Stores and includes a range of shops and commercial units. In addition, the Square, Tallaght, (a Major Town Centre) is less than c.3km from the subject site and is accessible by public transport (Luas).

Number	Store	Type
1	AIB Bank	Banking
2	Kerry Hanaphy	Aesthetic Clinic
3	Health Matters	Healthcare
4	Specsavers	Opticians
5	House of Colour	Hair Stylist
6	McDonalds	Food
7	Romayos	Food
8	Boyle Sports	Bookmakers
9	Costa Coffee	Coffee Shop
10	Dunnes Stores	Retail
11	Primacare	
12	An Post	Post Office
13	Domino's Pizza	Food
14	McCabe's Pharmacy	Pharmacy
15	Regatta Great Outdoors	Outdoor
16	Eddie Rocket's	Food
17	Cards 'n Things	Cards

Table 13: Stores Located in the Citywest Shopping Centre
(Source: Google)



5.0. Conclusions

- 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 Greenwalk Development Ltd. The assessment aimed 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 the if 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 Aim 3 of the assessment, it is considered that the proposed development falls below the threshold requiring the provision of a childcare facilities as when discounting the number of 1 bedroom units in the proposed development the proposal sits below the Childcare Guidelines threshold of providing a childcare unit to cater for 20 no. children per 75 no. units. The assessment above has demonstrated that there are alternative creche facilities in the catchment area of the subject site which have the capacity to cater for additional need which may occur in the area going forward.
- 5.4. 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, 97 no. social amenities and facilities were identified, consisting of:
- 11 no. health care providers
 - 22 no. childcare providers
 - 12 no. primary schools
 - 03 no. post-primary schools
 - 02 no. further education centres
 - 10 no. community facilities
 - 28 no. sports and recreation facilities
 - 10 no. other community facilities
- 5.5. 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.
- 5.6. 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.
- 5.7. 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

