

COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT

FOR A

PROPOSED LARGE SCALE RESIDENTIAL DEVELOPMENT

AT

AT TAYLORS LANE, BALLYBODEN, DUBLIN 16

PREPARED BY



ON BEHALF OF

SHANNON HOMES DUBLIN UNLIMITED COMPANY

MARCH 2023

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INTRODUCTION

McGill Planning Limited, 22 Wicklow Street, Dublin 2, is instructed by our client Shannon Homes Dublin Unlimited Company, Block 1 Millbank, Laraghcon, Lucan, Co. Dublin to prepare this Community & Social Infrastructure Audit. This audit relates to the development lands located at Taylor's Lane, Ballyboden, Dublin 16 for a proposed Large Scale Residential Development consisting of 402 residential units, with a large creche and 2 retail units.

This report will assess the extent of existing Community and Social Infrastructure in the area which includes a range of services that contribute to the quality of life of residents of an area. These form a key element for the social fabric of the area as well as the physical, and mental wellbeing of the community. This study has conducted a set of inventories that assess the availability and quality of services in relation to the education, childcare, community facilities, healthcare, and other facilities. The services and facilities within a 1km buffer of the site have been mapped.

This Audit has been completed in response to Item number 19 of the Specified Information required in addition to Article 23 of the Planning and Development Regulations (as per Article 16A(7)) listed in the LRD Opinion Report from South Dublin County Council dated the 28th November 2022.

SITE CONTEXT

The subject site is on the former Good Counsel lands and former pitch and putt course at Taylor's Lane, Ballyboden in South Dublin County. The site is zoned for residential use in the South Dublin County Development Plan. The western half of the site currently contains the 3 storey former Augustinian Order buildings that are no longer in use along with some out buildings. These buildings, which will be demolished as part of this application. The eastern half of the site consists of a former pitch and putt that is now overgrown.

The site fronts onto Taylor's Lane to the north and Edmondstown Road to the west. The lands immediately south of the site consist of the recently completed Ballyboden Primary Care centre. The eastern boundary has a treeline of dense cypress and there are some mature trees within the site which will be retained. The southern boundary consists of an old mill race drainage ditch which is now largely overgrown.

To the east and north of the site are predominantly of residential development with some retail and community uses. The residential development in the surrounding area consists primarily of detached and semidetached family housing. There is a neighbourhood centre located directly opposite the site on Taylors Lane, and there are two larger local centres within 10-15 minutes' walk of the site in Whitechurch Shopping Centre and Rosemount Shopping Centre. Taylor's Lane also has some larger commercial sites including building merchants, petrol station and car sales. Edmondstown Road is bounded to the west by trees surrounding the Owendoher River while to the east a more suburban character is developing due to the recent completion of the HSE Centre.

The subject site is located c. 7.5km south west of Dublin City Centre, c. 1km north west of Whitechurch Village, c. 2km south of Rathfarnham Shopping Centre, and c. 3km south west of Nutgrove Retail Park. Dundrum Town Centre is 5km and The Square, Tallaght is within 6km of the site. Sandyford Business Park is 6km from the site and City West Business Park is within 9km of the site. While Marley Park, Edmondstown and St Enda's Park are both within 20-minute walk of the site. As a result, there are significant amounts of excellent commercial, employment and recreational facilities existing in the area of the site.

The site is not located within a Conservation Area or an Architectural Conservation Area. The site is not designated for any nature conservation purposes and there are no habitats of conservation importance recorded within the site. There are no Natura 2000 sites located either within or directly adjacent to the lands at Taylor's Lane. There are also no protected views around this site.

PROPOSED DEVELOPMENT

The development will consist of the demolition of the existing former Institutional buildings and associated outbuildings (c.5,231 sq.m) and construction of a new residential development comprising 402 no. apartments (39 no. 1 beds, 302 no. 2 beds and 61 no. 3 beds) within 3 no. blocks ranging in height from 2 to 5 storeys over basement/ lower ground floor. All residential units will be provided with associated private balconies/terraces to the north/ south/ east/ west elevations. The development will include the following:

- Block A up to 5 storeys over basement/ lower ground floor providing 118 no. units.
- Block B up to 5 storeys over basement providing 123 no. units.
- Block C up to 5 storeys over basement/ lower ground floor providing 161 no. units.

The development will also include a creche (c.656 sq.m) and 2 no. retail units (c.262 sq.m and c.97 sq.m) all located within Block A, along with c.322 sq.m of internal residential communal space located in Block C. The development will include the provision of a new public park in the north of the site along Taylor's Lane.

The development will include 290 no. car parking spaces and 1,054 no. cycle parking spaces provided at basement/surface level. The development will include for a revised vehicular access from Edmondstown Road and an emergency vehicular access from Taylor's Lane along with pedestrian/cyclist accesses to/from the site. The development will include for road improvement works along Edmondstown Road including the existing junction of Scholarstown Road/ Edmondstown Road.

The development will include for all associated site development works, open spaces, landscaping, SuDs features, boundary treatments, plant areas, waste management areas/bin stores, car/cycle parking areas (including EV parking), and services provision (including ESB substation/ kiosks).

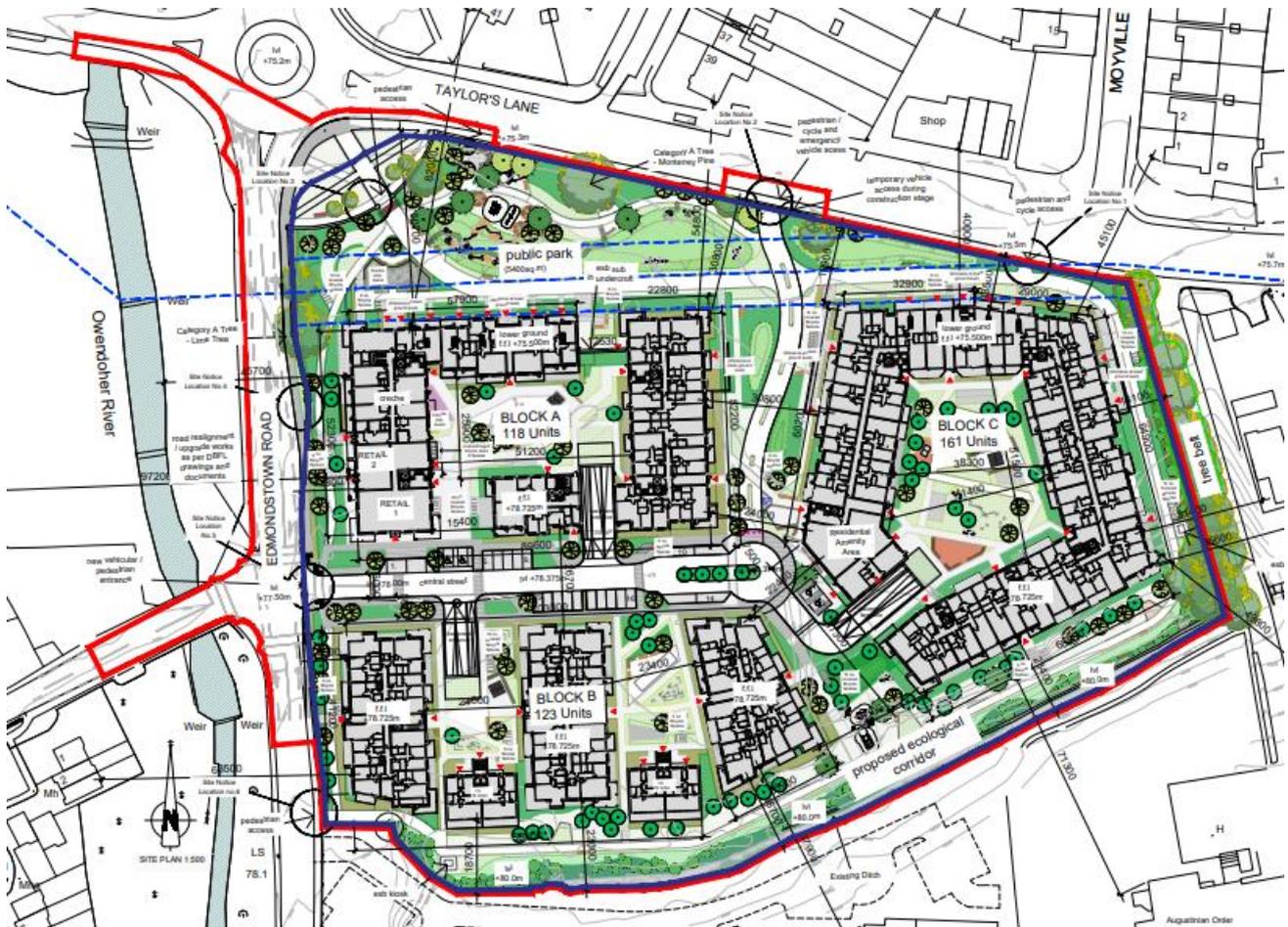


Figure 1 Proposed Site Layout Plan

METHODOLOGY

In order to assess the context of the subject site, a geospatial survey was undertaken to determine the current population demographics and levels of relevant services in the study area. The following datasets were used during the survey:

- 2011 CSO Statistics
- 2016 CSO Statistics
- 2022 Google Maps
- South Dublin County Council website
- Department of Education
- HSE Facilities
- Pobal

The site is within South Dublin County Council jurisdiction area. The South Dublin County Council Development Plan 2022-2028 was consulted throughout the preparation of this document.

For the purposes of analysing the existing facilities that serve the subject site, a general catchment area within 1km from the site (as the crow flies) has been identified. To ensure a robust analysis of facilities readily available to future residents a further 2km (as the crow flies) catchment has been analysed for educational facilities.

As outlined in the planning report submitted by McGill Planning Ltd. RSES promote the concept of the '10-minute settlement'. 1km and 2km catchment areas are included as a 10-minute walk/cycle can be completed within these areas. Guiding Principles set out by RSES along with the NTA and Local Authorities refer to the Integration of Land Use and Transport in a region and highlight the importance of providing facilities and amenities within a short walking/cycling distance.

"Planning at the local level should prioritise walking, cycling and public transport by maximising the number of people living within walking and cycling distance of their neighbourhood or district centres, public transport services, and other services at the local level such as schools." (RSES, 2019)

"Support the '10 minute' settlement concept, whereby a range of community facilities and services are accessible in short walking and cycling timeframes from homes or accessible by high quality public transport to these services in larger settlements." (RSES, 2019)

This principle of a '10 minute' settlement is also supported in the South Dublin Development Plan 2022-2028. Section 5.2.4 of the Development Plan states, *"This County Development Plan aims to strive towards the delivery of connected neighbourhoods and the 10-minute settlement concept through the promotion of a compact settlement form and sustainable movement"*.

AREA DEMOGRAPHICS

For the purpose of this population analysis a local catchment area was selected to include the Electoral Divisions (EDs) within 1km of the subject site. This area is shown in *Figure 2* and will be referred to as the *Local Area*. The EDs were chosen as a basis of analysis as, unlike the Small Area boundaries, the ED boundaries have remained unchanged and therefore can be used to compare population changes over time.

The subject site is located within the Edmondstown ED, at the intersection of three electoral divisions. The Rathfarnham-St. Enda's ED bounds the subject site to the north and the Ballyboden ED bounds the site to the west. There are a further three EDs located within 1km of the subject site – Rathfarnham-Ballyroan, Rathfarnham-Butterfield and Firhouse-Ballycullen. This brings the total study area to six electoral divisions, which will be referred to throughout this section as the Local Area.

Combined these six EDs had a population of 28,792 in the 2016 census, an increase of 2.4% on the 2011 population. This is a slower population increase compared to the national average, Leinster and Dublin. The census data shows that the population of Ireland increased by 3.8% from 2011 and 2016 to a total population of 4,761,865. Leinster and Dublin both experienced a higher population growth than the national average (5.2% and 5.8% respectively).

These statistics are somewhat outdated, and a new census results are due to be released in Q3/Q4 of 2022. The CSO provided an estimation of the population in August 2022. This indicated that the country's total population was likely c. 5,100,200 and that the Dublin population was c. 1,451,000. The 2016 population for the local area was 2.14% of the total Dublin population. Assuming this proportion remained the same in 2022, the local area's population in 2022 was likely c. 31,052. These estimations indicate that the state, county and local area populations are continuing to increase.

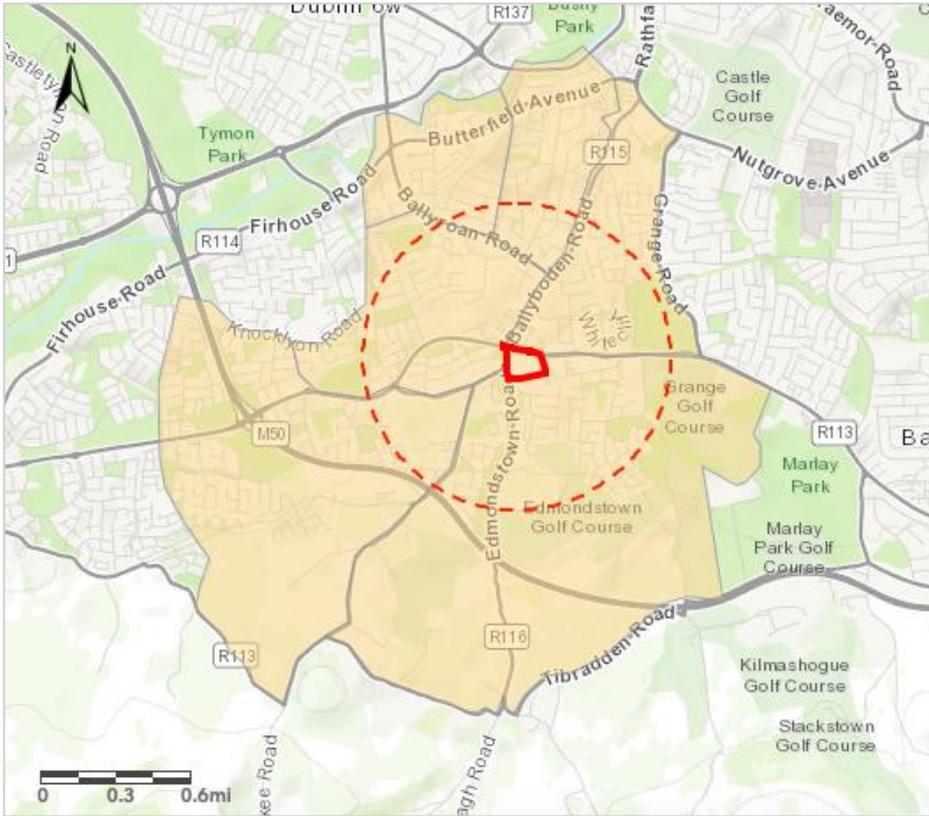


Figure 2 Electoral Divisions within 1km of Subject Site

Electoral Divisions	2011 Population	2016 Population
Firhouse-Ballycullen	7,773	8,230
Ballyboden	5,085	5,028
Rathfarmham-Ballyroan	2,493	2,612
Rathfarnham-Butterfield	3,206	3,288
Rathfarnham-St.Edna's	3,843	3,877
Edmondstown	5,712	5,757
Total	28,112	28,792

Table 1: Census Population Data for Electoral Divisions in chosen catchment area. Data Source: CSO

Area	2011	2016	% Change 2011-2016
Ireland	4,588,252	4,761,865	3.8%
Leinster	2,504,814	2,634,403	5.2%
Dublin	1,273,069	1,347,359	5.8%
Local Area	28,112	28,792	2.4%

Table 2: 2011 and 2016 Census Data for Ireland, Dublin and the Local Area. Data Source: CSO

Area	Estimated 2022 Pop	% Change 2016-2022
Ireland	5,100,200	7.1%
Dublin	1,451,000	7.7%
Local Area	34,824*	20.9%

*Calculated by finding 2.4% of Dublin’s estimated population (1,451,000*0.024)

Table 3 Estimated 2022 Population. Source: CSO

These statistics are somewhat outdated, and a new census results are due to be released in Q3/Q4 of 2023. The CSO provided an estimation of the population in August 2022. This indicated that the country’s total population was likely c. 5,100,200 and that the Dublin population was c. 1,451,000. The 2016 population for the local area was 2.14% of the total Dublin population. Assuming this area’s population rose proportionately with the Dublin population, the local area’s population in 2022 was likely c. 31,052. These estimations indicate that the state, county and local area populations are continuing to increase.

The Local Area has a strong representation (59.5%) of working age people (20-64) living in the area. This is in line with the national average of 59.1% people aged 20-64.

The Local Area’s age profile changed in the period 2011-2016 to a more slightly more stable population pyramid. This is indicated by the generally similar proportion of all age groups up to 55-59 in the 2016 pyramid.

There has been an increase in all age groups from 55 and above. This is indicative of an ageing population, which is a trend that is seen in many areas nationwide and is likely to continue into the future.

There has been a notable decrease in the 25-29 age group and a slight decrease in those aged 30-34. These decreases are likely due to out-migration as children of existing families mature and move away for higher education, jobs etc. or due to the lack of appropriate housing or housing choice in the area.

There has also been a decrease in the number of children aged 0-4, which shows a decrease in the number of new young families in the area.

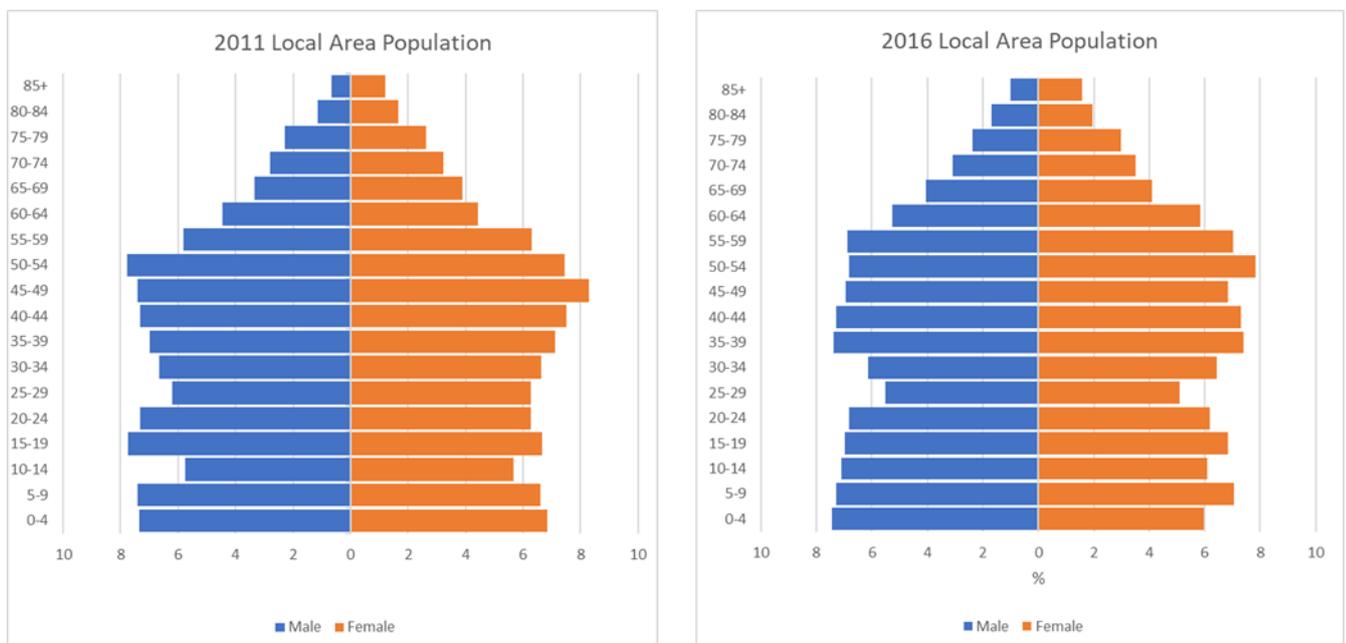


Figure 3: Local Area 2011 and 2016 Population Pyramids. Data Source: CSO

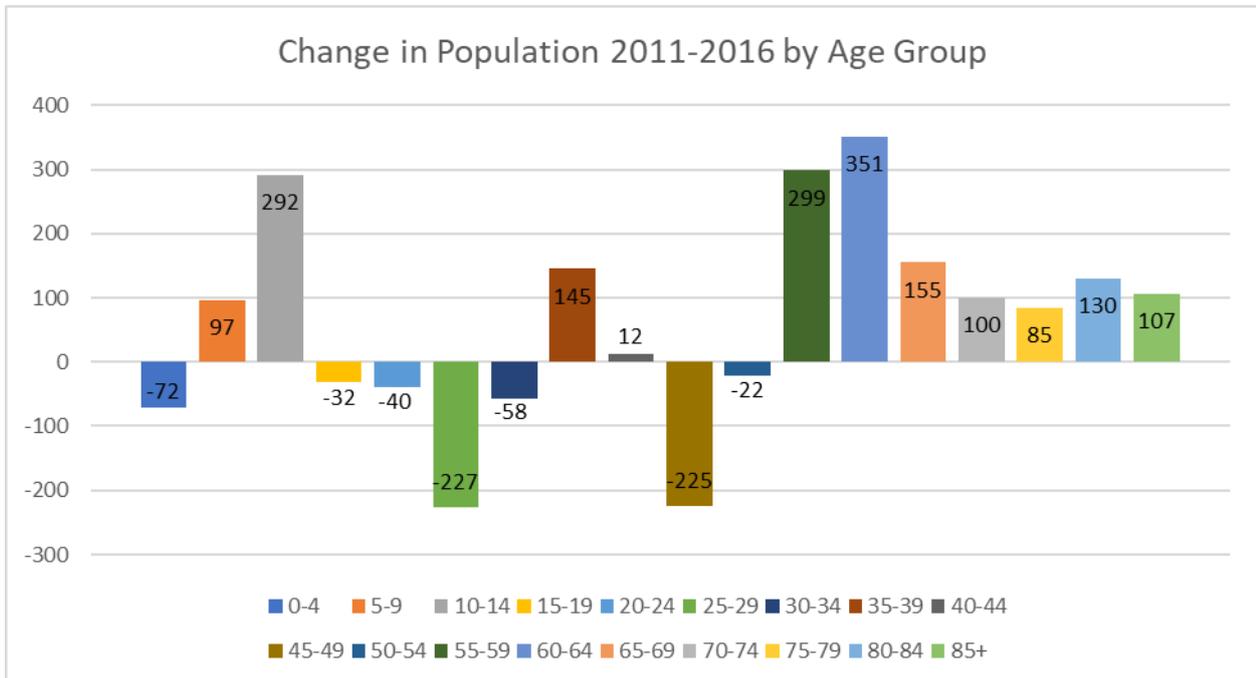


Figure 4: Raw Change in population by Age Group

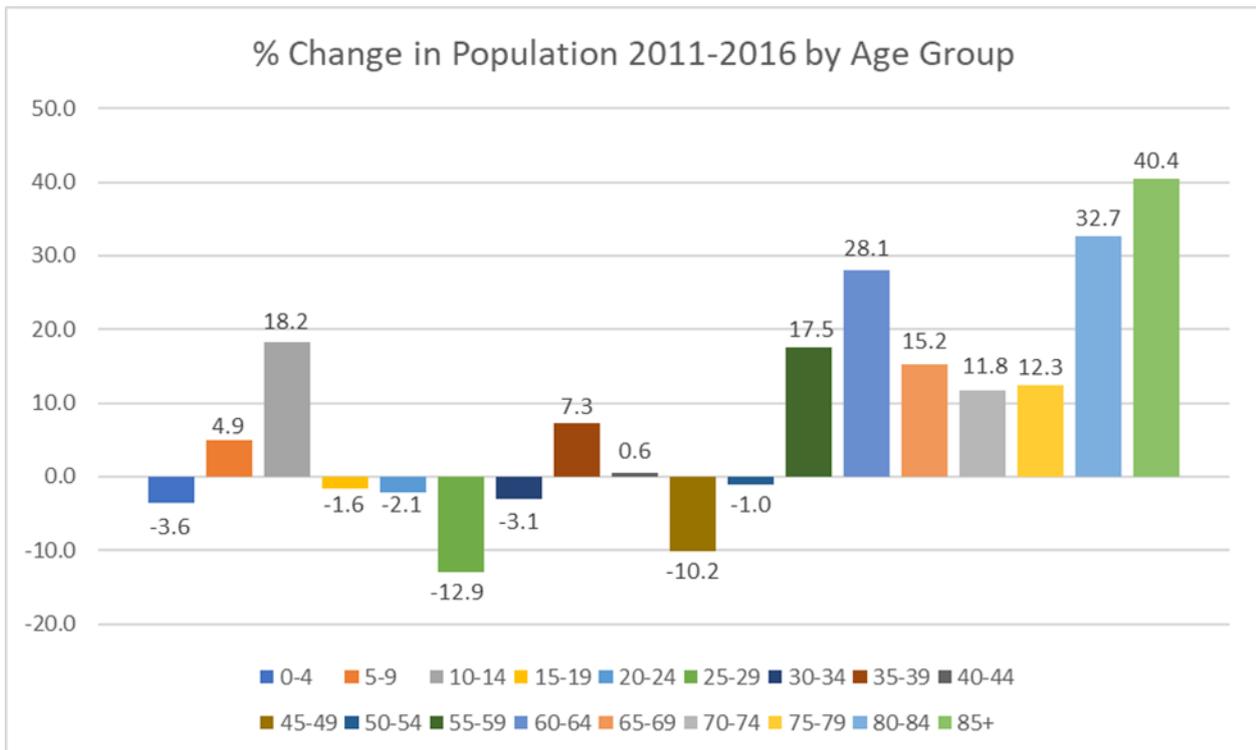


Figure 5: % Change in Population from 2011-2016 by Age Group. Data Source: CSO

POLICY CONTEXT

Regional Spatial and Economic Strategy 2019-2031

The RSES along with the NTA and Local Authorities have developed Guiding Principles for Integration of Land Use and Transport in the region. These include:

- For urban-generated development, the development of lands within or contiguous with existing urban areas should be prioritised over development in less accessible locations. Residential development should be carried out sequentially, whereby lands which are, or will be, **most accessible by walking, cycling and public transport – including infill and brownfield sites – are prioritised.**
- The management of space in town and village centres should deliver a high level of priority and permeability for walking, cycling and public transport modes to **create accessible, attractive, vibrant and safe, places to work, live, shop and engage in community life.** Accessibility by car does need to be provided for, but in a manner, which complements the alternative available modes. Local traffic management and the location / management of destination car parking should be carefully provided.
- Planning at the local level should prioritise walking, cycling and public transport by maximising the number of **people living within walking and cycling distance of their neighbourhood or district centres**, public transport services, and other services at the local level such as schools.
- Support the **'10 minute' settlement concept**, whereby a range of community facilities and services are accessible in short walking and cycling timeframes from homes or accessible by high quality public transport to these services in larger settlements.
- Cycle parking should be appropriately designed into the urban realm and new developments at an early stage to ensure that adequate cycle parking facilities are provided.

The proposed development will benefit from its location close to significant social infrastructure, service, facilities, and employment opportunities within walking/cycling distance. These existing destinations in the area will support the '10-minute settlement' concept promoted by RSES.

The proposal also includes sufficient cycle parking facilities to help encourage a modal shift away from car dependency.

South Dublin County Development Plan 2022-2028

Section 8.4.1 of the County Development Plan outlines specific standards which must be met with regards to projected population growth as a result of new development. The proposed development will provide 402 no. residential units throughout the subject site. As a result of this residential provision the scheme must provide a childcare facility under guidelines set out by section 8.4.1 of the DP below.

The following social infrastructure facilities have been examined and standards applied to ensure alignment with projected population growth for new development areas:

- *Primary Care Centres – 1 centre per 7,000-10,000 population in accordance with Department of Health standards;*
- ***Childcare Facilities – 1 facility providing for 20 places per 75 dwellings in new residential areas in accordance with the Childcare Facilities Guidelines for Planning Authorities (2001), subject to certain flexibility which may be applied under Circular PL3 / 2016;***
- *Schools – Department of Education standard that 11.5% of the population will require a primary school place and 7.5% will require a post primary school place;*

- *Community Centres – 1 large multifunctional centre of approximately 1,200-1,800 sq m per 8,000 population and / or smaller local community centres (350-650 sq m) as may be identified by the local authority to meet local need. Such local need may be determined by demographic, accessibility or other factors;*
- *Public Open Space and Parks – 2.4 hectares per 1,000 population.*

The subject site is situated on a large infill site within a built-up area of South Dublin. Developing this large, serviced site will create a more attractive sustainable neighbourhood/community.

The subject site is highly accessible and is served by five bus routes (15B, 15D, 61, 161 & 175) which connect the site with numerous locations including UCD, Rathmines, Rathgar, Ranelagh, Marley Park, City West, Dundrum, Dublin Airport and the City Centre.

The site has the benefit of existing segregated cycle routes along Taylors Lane and Ballyboden Way which connects the site in an east west direction. While there are shared cycle lanes along the Ballyboden Road and Edmondstown Road connecting the site in a north south direction. These routes connect into the wider cycle network including Dublin including the Dodder River Greenway which connects the site to the Dublin Docklands.

There is a new Primary Care Centre built immediately to the south of the subject site. There are also retail facility and community services within a 10-minute walk of the site. These are detailed in this report.

The proposal includes a new public open space that will serve the wider community. It has been designed with high-quality materials and facilities and will be accessible to all. There are also several existing large public parks within walking distance of the site including St Enda’s Park, Edmondston Park and Marley Park.

The proposed development will provide one, two and three bed units which will cater for a wide variety of groups such as empty nesters, working professionals, couples and small families.

SOCIAL INFRASTRUCTURE OVERVIEW

The study area surrounding the site comprises of the site at Taylors Lane and the surrounding areas. The existing community and social infrastructure in the study area has been coded as shown in *Table 4* below and is described in more detail in sections to follow.

All of the facilities are identified as being either within 1 km or c. 2km from the site. This area is generated by a 1km/2km “as the crow flies” buffer zone. Due to the existing urban layout, the walking/cycling distances to some facilities is slightly further than 1km/2km. However, all facilities listed are within a 2km walking/cycling distance (equating to a 20-minute walk/ 10 minute cycle). The tables below list the facilities within 1km and 2km as the crow flies and also provide an approximate walking/cycle route distance.

Category	Description
Open Space	Parks, Pitches, Residential Green Areas, Playgrounds
Sport and Recreation	Sports Clubs, Stadiums, Racetracks, Swimming Pools, Gyms
Education	Primary Schools, Post-Primary Schools, Other Educational Facilities
Community/Cultural Facilities	Community Centres, Libraries, Theatres, Museums/Galleries, Concert Halls, Memorials, Religious Facilities
Health Services	GPs, Pharmacies, Health Centres, Hospitals
Retail Services	Supermarkets, Convenience Shops, Speciality Services, Restaurants/Takeaways, Pubs

Table 4 Infrastructure Categories

Open Space

There are two large parks, St. Edna’s Park and Edmondstown Park, within 10-15 minute walk of the subject site. Elkwood Playing Fields and Marlay Park are located slightly further away but would provide further open space for the residents in the area. Marlay Park is c. 20 minutes’ walk away while the site is located in the foothills of the Dublin Mountains, with easy access to the range of forests, walks and hikes within a 20-minute drive of the site.

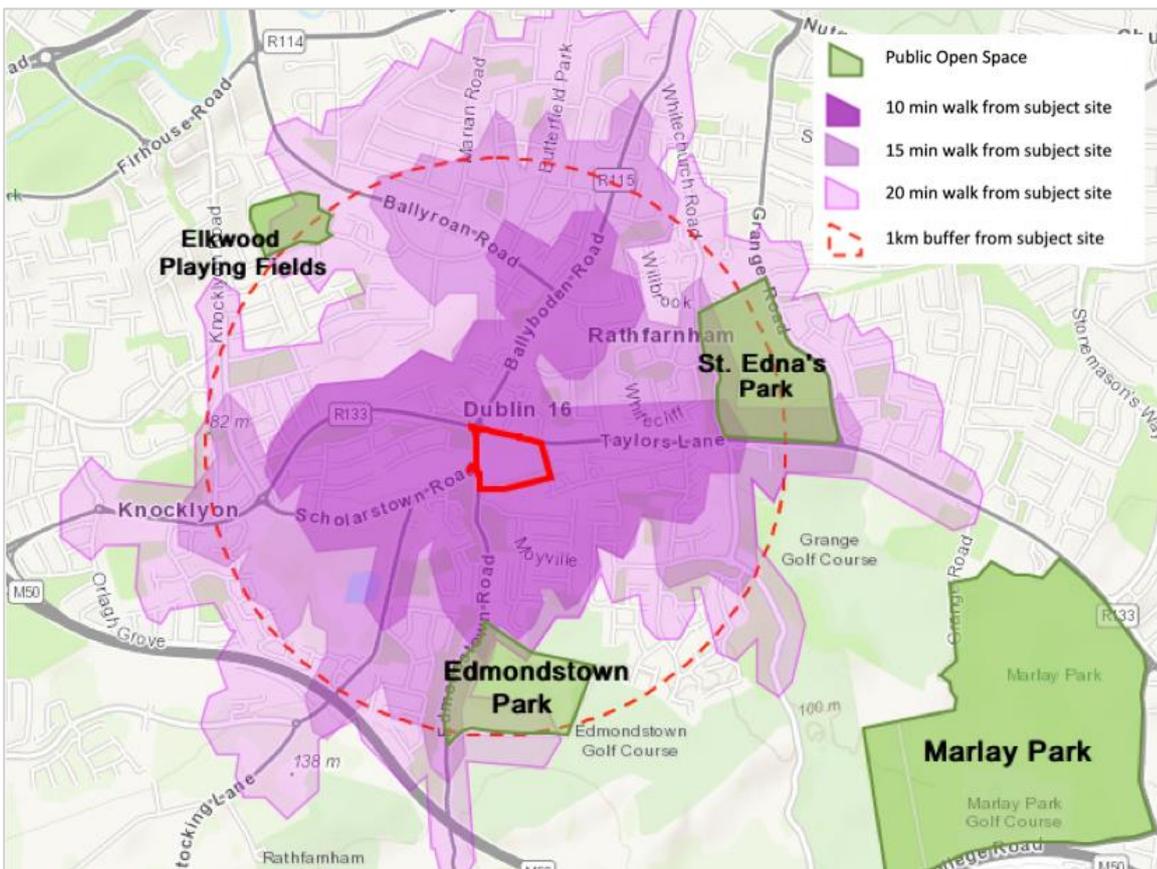


Figure 6: Open Space within 1km of Subject Site

Childcare

Desktop research was carried out analysing information provided by Pobal and South Dublin County Childcare Committee. A catchment area comprising of a 1km buffer from the subject site was chosen as the basis for analysing the childcare provision in the area.

Pobal has employed Census 2016 data to map childcare facilities within Ireland, enabling a more objective analysis of childcare provision and the targeting of areas where facilities may be needed in the future. This data was used to locate the existing facilities in the chosen childcare catchment area, which found that there are 13 no. childcare facilities operating within 1km of the subject. These facilities are shown in *Figure 7*. A further 16 no. childcare facilities are located within the Local Area population catchment area.

	Childcare Facility Within 1km Radius	Location
1.	Sadie Matthews/ Moyville Montessori	32 Moyville Estate
2.	Ballyboden Family Centre – Scoil Mhuire Pre-School	Scoil Mhuire, Glenmore Court
3.	The Lodge Montessori School	1 Templeroan Lodge, Rathfarnham
4.	Giddy-Ups Preschool	24 Templeroan Park
5.	Young Days Montessori	85 Templeroan Avenue
6.	Crescent Hill Pre-School Ltd.	Scoil Naoimh Padraig, Ballyraon Crescent
7.	Kinds Inc Rathfarnham	Coláiste Éanna, Hillside Park
8.	Usher Montessori Pre-School	87 Ballyroan Crescent
9.	Kids Play Montessori School	52 Ballyroan Crescent
10.	Chestnut Montessori	Ballyroan Community Centre
11.	Ballyboden's Childcare Centre	29 Whitechurch Way
12.	Cocoon Childcare Rathfarnham	20a Fonhill Abbey
13.	Parkside Childcare	20a Fonhill Abbey

Table 5: Childcare Facilities within 1km of Subject Site

This is a well-established residential area; it is expected that many of the existing childcare facilities are at or near capacity. The proposed development is therefore providing a new creche that can accommodate up to 124 children. This is considered sufficient to cater for the population created by the proposed development as well as providing some additional spaces for the existing residents in the area.

An analysis of the local area's population indicates that c. 7% of the local population is aged 0-4.

Electoral Divisions	2016 Population	Pop Aged 0-4	% of Total Pop Aged 0-4
Firhouse-Ballycullen	8,230	682	8%
Ballyboden	5,028	283	6%
Rathfarmham-Ballyroan	2,612	161	6%
Rathfarnham-Butterfield	3,288	169	5%
Rathfarnham-St.Edna's	3,877	214	6%
Edmondstown	5,757	412	7%
Total	28,792	1921	7%

Table 6: Electoral Divisions Population Aged 0-4. Source: CSO

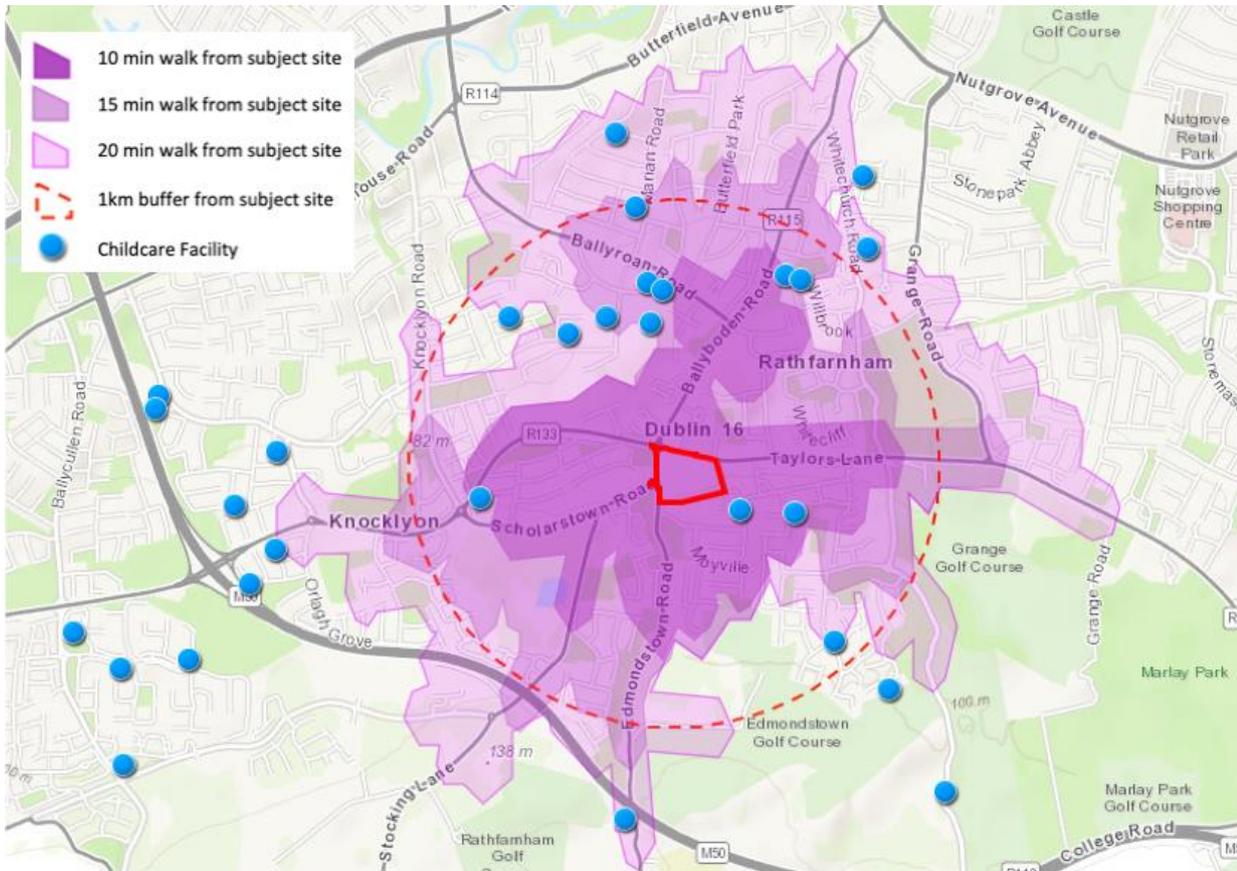


Figure 7: Childcare Facilities within 1km of Subject site and within Local Area

The analysis of the 2016 population data for the local area shows that c. 7% of the population is aged 0-4. The proposed development will provide 402 no. residential units and is likely to result in a 0-4 aged population of c. 78 no. children at most, but when one beds are omitted it is likely to be c.70 children.

	Projected population of the development	7% of Total Population	Development's Projected Population
Population Aged 0-4	1,106	7%	78
Population Aged 0-4 omitting 1 beds	998	7%	70

Education

Desktop research of the schools in the area was carried out using the available information from The Department of Education and Google Maps.

A 1km Catchment Area was chosen as the basis for examining the schools in the area. Within this catchment, there are three primary schools and two post-primary schools. There are a further four primary schools and two post-primary schools located within the Electoral Division Catchment Area.

The Department of Education provides enrolment information for all primary and post primary schools in the country. The 2022/23 enrolment figures for the schools in the area are shown in the tables below.

Primary Schools	Gender	2022/23 Enrolment	
		Boys	Girls
Ballyroan Boys National School	Boys	403	0
Gaelscoil Naomh Pádraig	Mixed	119	405
Scoil Mhuire	Mixed	122	106
Post-Primary Schools	Gender	2022/23 Enrolment	
Coláiste Éanna	Boys	604	0
Sancta Maria College	Girls	0	552

Table 7: Schools within 1km Catchment of Subject Site

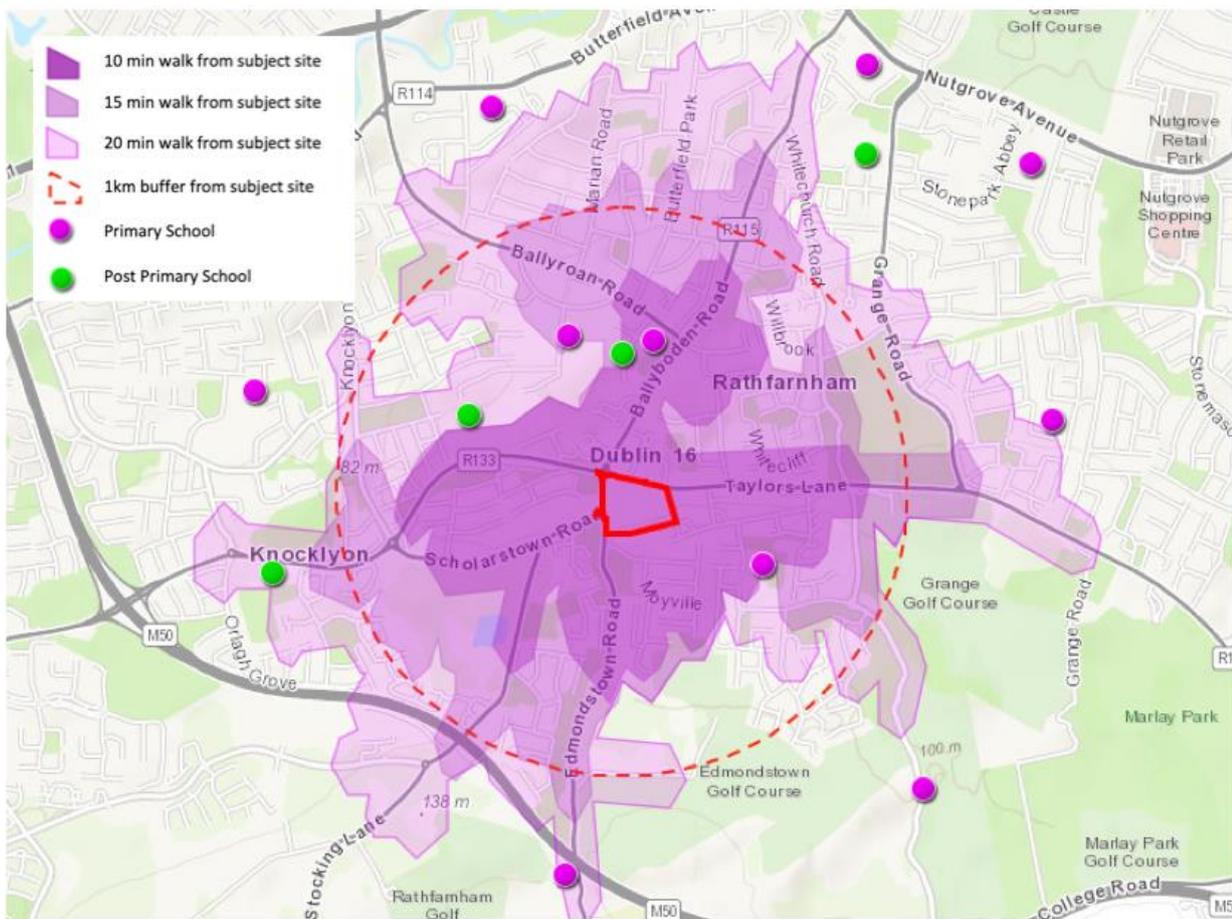


Figure 8: Locations of Primary and Post-Primary Schools. Purple Dots indicate Primary Schools and Green Dots indicate Post-Primary Schools

Primary Schools	Gender	2022/23 Enrolment	
		Boys	Girls
Edmondstown National School	Mixed	46	40
St. Mary's Boys National School	Boys	419	0
Rathfarnham Parish National School	Mixed	122	104
Whitechurch National School	Mixed	115	92
Post-Primary Schools	Gender	2022/23 Enrolment	
Loreto High School	Girls	0	634
St. Colmcille's Community School	Mixed	386	341

Table 8: Schools within 6 Electoral Divisions used to calculate the Local Population

The Department of Education maintains a status record on all school building projects around the country as part of its school building programme. As published on 28th February 2023 the Current Status of the following large-scale school projects in the area are noted:

- The Loreto Primary School, Rathfarnham which is at Stage 2b (Detailed Design);
- The Gaelcholáiste an Phiarsaigh, Rathfarnham, which is at Stage 2b (Detailed Design), and
- Gaelscoil Cnoc Liamha, Knocklyon, which status is 'On Site'.

When complete in the coming years these projects will deliver additional places to serve the existing area and the proposed development.

The 2016 census indicates the share of population in the Primary School (4-11) and Post Primary School (12-18) years. This percentage share is to estimate the number of primary and post-primary school children the proposed development would generate.

An analysis of the 2016 Census information shows that the total population for identified Local Catchment Area (consisting of five Electoral Divisions) was 28,792 people, of which 2,812 were of primary school age and 2,735 were of post-primary school age. This equates to approximately 10% of the population as primary school age and approximately 9% as post-primary school age.

Local Area Catchment	Number of People	% Total 2016 Population
Primary School Age (5-11)	2,812	10%
Post Primary School Age (12-18)	2,735	9%
Total 2016 Population	28,792	100%

Table 9: Breakdown of 2016 Local Population

The national household size, according to the 2016 census, is 2.75 people. The proposed residential development contains 402 no. units and will have an expected population of c. 1,106 when mature. Using the percentages explained above, the estimated maximum primary school going population that would be generated by the development is a maximum of c. 111 and c. 100 students for post-primary.

	Projected Population for Development when Mature
Total Population	1,106
Primary School Age (5-11)	c.111
Without 1 beds	c.100
Post Primary School Age (12-18)	c.100
Without 1 beds	c.89

Table 10: Projected School Aged Population of Development

It is noted that this is an apartment development of primarily 1 and 2 bedroom apartments, and noting the general trend for smaller family sizes going forward, it is considered unlikely that the proposed development will generate the same demand for school places at any time as traditionally was the case in previous generations in suburban Dublin.

Furthermore, even assuming the development will generate a total population as estimated above, the proposed development will not generate this level of school demand instantly given that the development will initially be occupied by those predominately in the earlier family cycles (e.g. young, singles, newlyweds), empty nesters or young professionals. Initially the demand will be for childcare mainly, hence the inclusion of a large creche as part of the development. Over the course of approximately 10 years primary school demand will increase gradually and then secondary school demand incrementally.

In addition, the enrolment levels in schools continue to change over time and national enrolment projections estimate decreasing enrolment numbers first at primary school and 5 years later at post primary school. These national projections have been carried out and published by the Department of Education and Skills.

The Department of Education published *Projections of Full-Time Enrolment Primary and Second Level 2021-2036* in November 2021 which outlined 4 possible scenarios for the future enrolment in schools. Enrolment projections show that primary school enrolment numbers reached their peak in 2021 and that a continuous decline in enrolment until 2034 is expected. The projected enrolment for post-primary schools is not expected to peak until 2024 or 2025, which is then expected to be followed by a continuous decline until 2036.

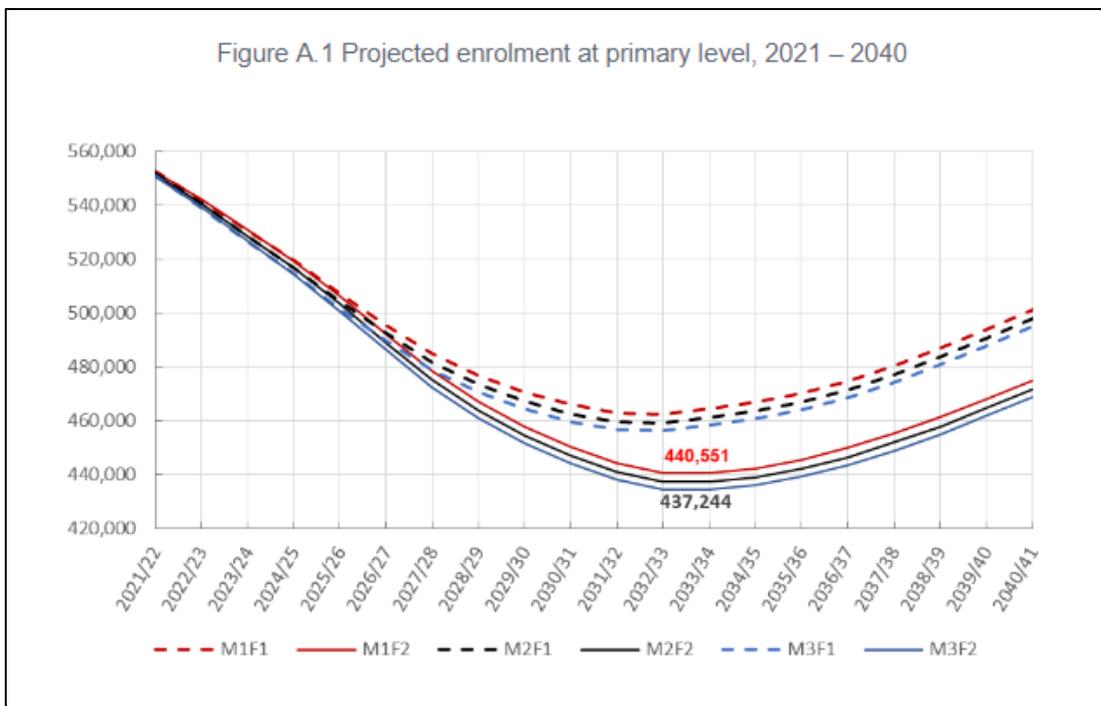


Figure 9: projected Primary School Enrolment. Source: Dept. of Education and Skills

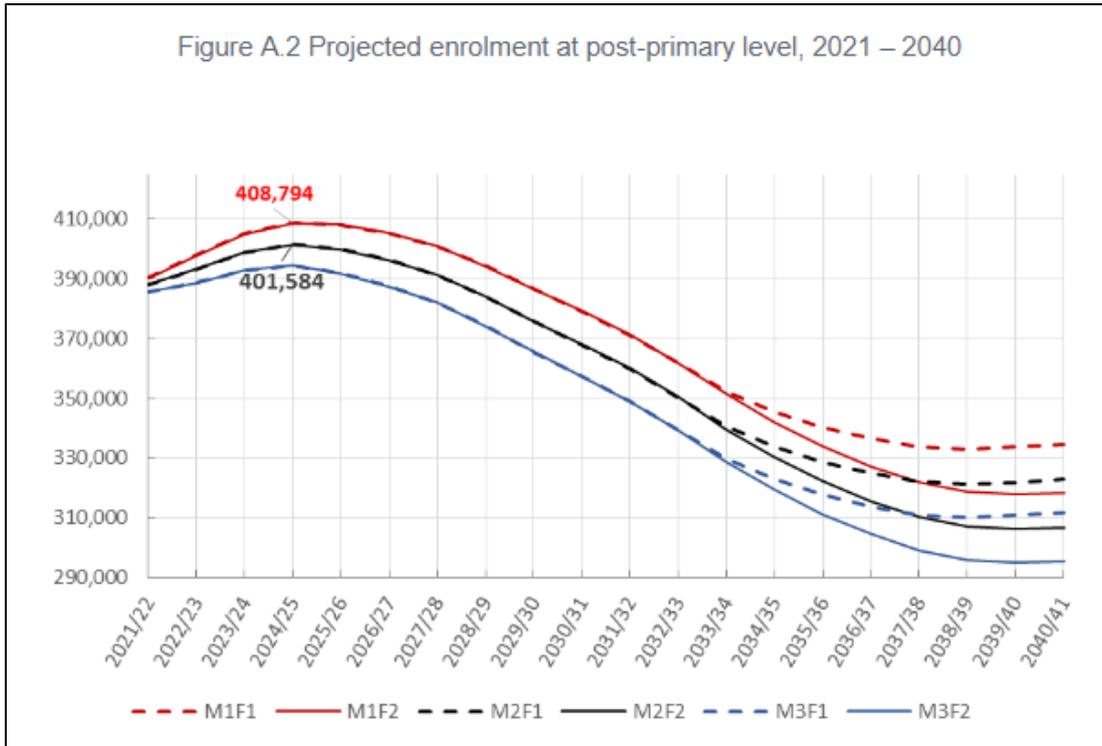


Figure 10: Projected Post-Primary Enrolment. Source: Dept. of Education and Skills

Given the above it is considered that the capacity of existing and planned additional school places in the area will be sufficient to serve the proposed development.

RETAIL AND COMMUNITY FACILITIES

A desktop survey of the retail and community services within a 1km buffer of the site was carried out. Particular attention was given to facilities and services within a 10-minute walk of the subject site, as this is the distance people will commonly walk before availing of other modes of transport. The key areas retail areas are identified as blue in Figure 11 and are numbered 1-8. The table below provides a list of these areas and the approximate walking time from the subject site.

South Dublin County Council Development Plan 2022-2028 identifies five levels as part of their Retail Hierarchy. This Retail Hierarchy includes Metropolitan Centre, Major Town Centres, Town/District Centres, Key Service Centres, Neighbourhood Centres, Local Centres, Villages and Corner Shops and Local Shops. Knocklyon Shopping Centre (number 8) is identified under level 4 which is classified as a 'Neighbourhood Centres, Local Centres-Small Towns and Villages' and is located c. 1.4km from the subject site. Whitechurch Shopping Centre (number 4), Rosemount Centre (number 5) and Eden Centre (number 6) are not listed within the Retail Hierarchy for the region and therefore would be considered to fall under level 5 which consists of 'Corner Shops / Small Villages Local shops'.

Whitechurch Shopping Centre (number 4) and Rosemount Shopping Centre (number 5) provide the most services and facilities within 1km of the subject site. Rosemount Shopping Centre provides a range of food shops, a supermarket, pharmacy, hairdressers, a doctor's surgery, and restaurants/cafes. Whitechurch Shopping Centre provides a small local shop, a post office and a range of restaurants/take-aways. Due to the

street layout in the area, despite being located within 1km, these two shopping centres are located a c. 10 - 15-minute walk away from the subject site. Eden Centre (number 6) is further than 1km from the subject site but due its location along Taylors Lane it is within a 15-minute walk of the site. This centre provides a funeral director, pub, betting shop, a café and a small number of retail units. There is also a set of neighbourhood shops directly opposite the site on Taylors Lane identified as number 1.

Numbers 1, 2 and 3 together provide: two petrol stations, one local shop, one pharmacy, one doctors surgery, one restaurant, one pub, two hairdressers and one car wash.

The permitted SHD application on Scholarstown Road (ABP Ref: 305878-19) will provide two new retail units and two new café/restaurant units when complete. This SHD application site is located c.1km west of the subject site and once complete it will provide further facilities within a 15-minute walk of the subject site.

The permitted neighbourhood centre (SD19A/0345) at the lands south of Stocking Avenue is in operation. Currently operating from the neighbourhood centre is a Tesco store along with a 2 storey Safari childcare facility from desktop research.

It is also noted that this proposed development will also provide two new retail units which will service the development as well as the wider area.

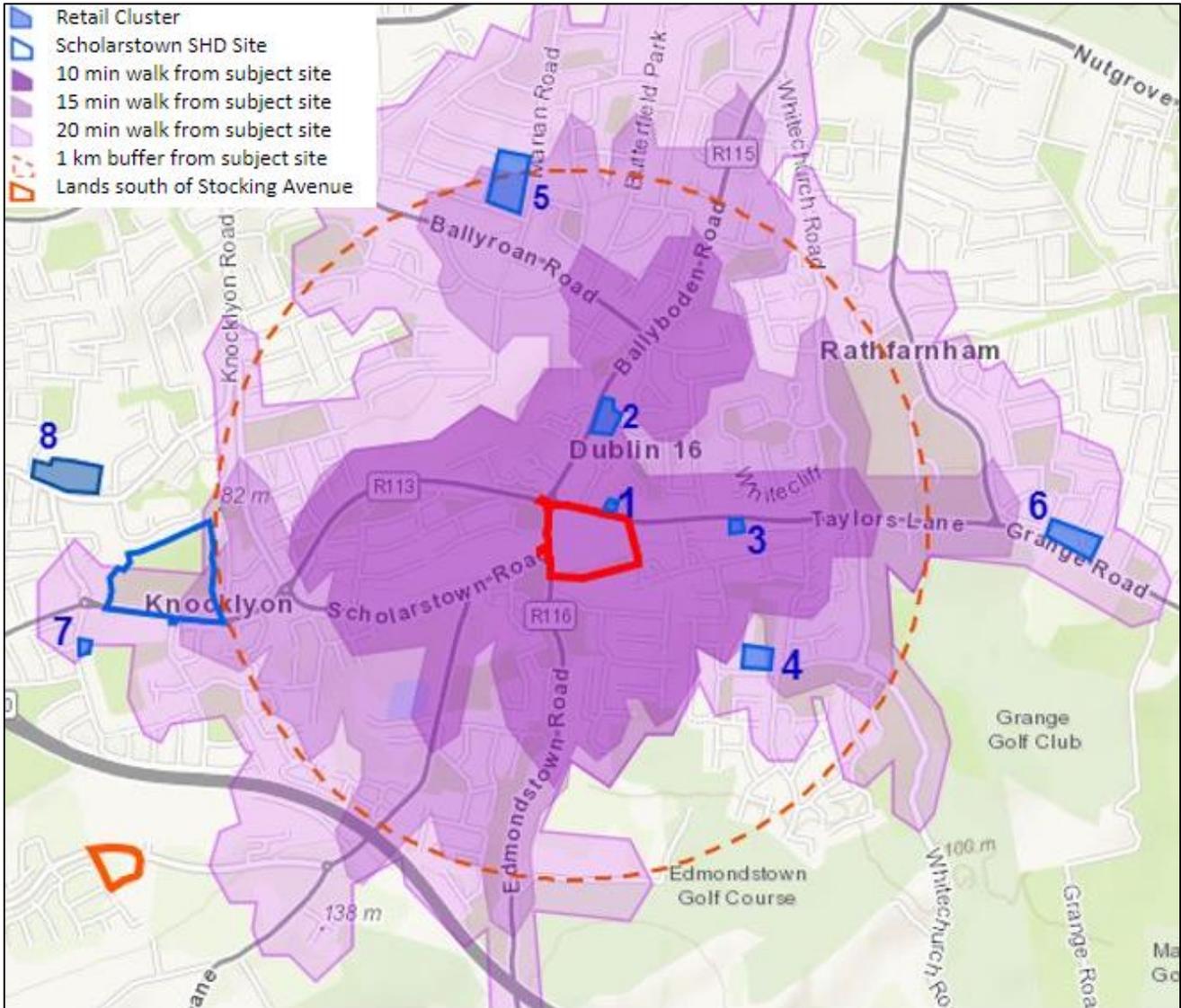


Figure 11: Retail clusters within 1km of the subject site

Map Number	Location	Walk Time from Site
1	Ballyboden Shopping Centre	<5 minutes
2	Ballyboden Road	<10 minutes
3	Taylor's Lane, east of subject site	<10 minutes
4	Whitechurch Shopping Centre	15 minutes
5	Rosemount Shopping Centre	15 minutes
6	Eden Centre	15 minutes
7	Orlagh Park Shopping Centre	15 minutes
8	Knocklyon Shopping Centre	>15 minutes

There are six doctor surgeries located within 1km of the subject site. One of these is located in Rosemount Shopping Centre and another is located in Ballyboden Shopping Centre. Ballyboden Primary Care Centre (SD13A/0222, amended by SD20A/0320) directly southeast of the subject site has recently opened its doors to patients. This centre provides an array of services from public health nursing to adult and children occupational therapy, all of which would be easily accessible to residents of this scheme.

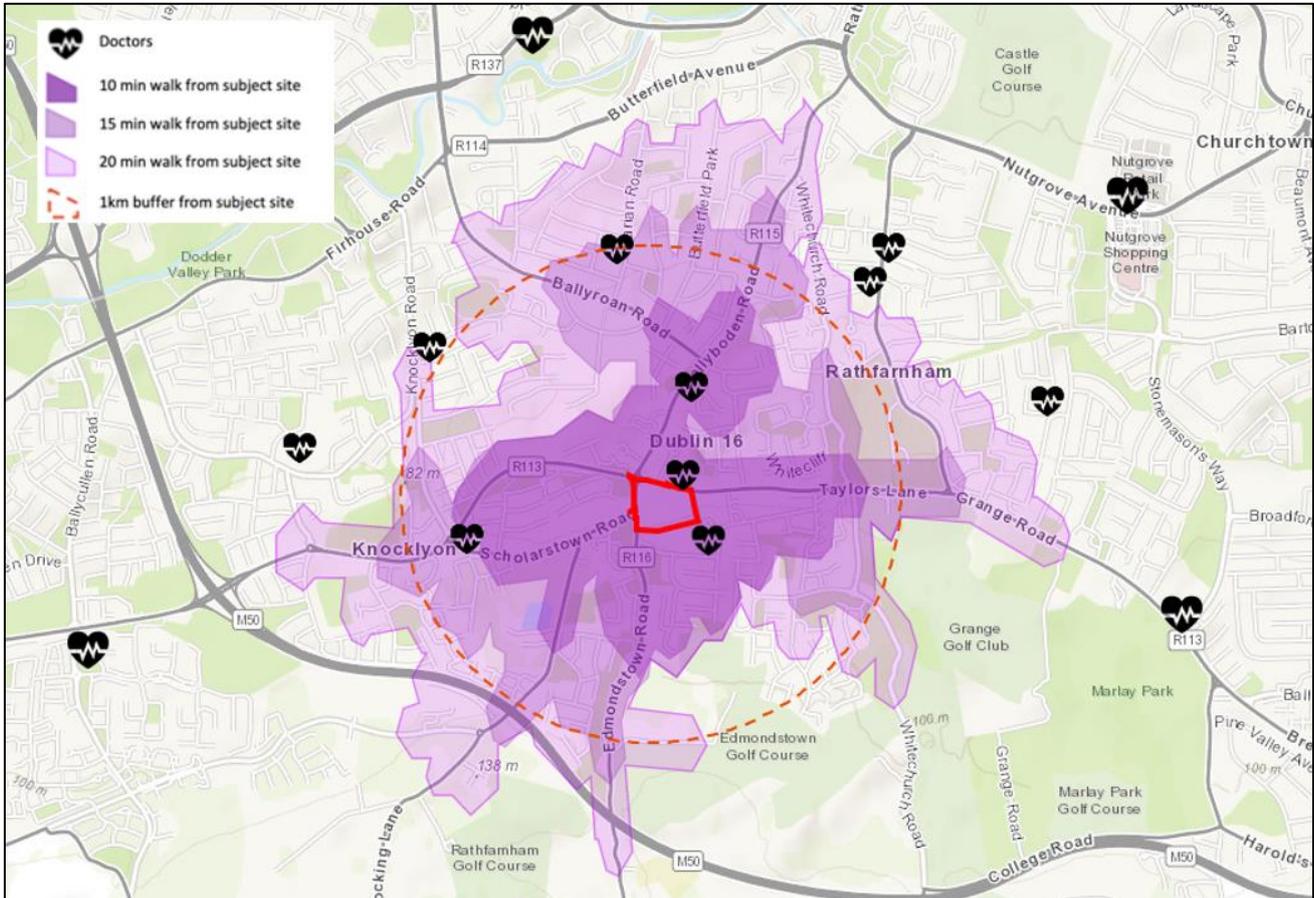


Figure 12: Doctor Surgeries within 1km of the Subject Site

A more detailed list of retail and community facilities is available below. All of which are within a 1km distance (as the crow flies) from the subject site.

Facilities within 1km of Subject Site	Location
Retail	
Costcutter	Ballyboden Shopping Centre
Centra	Whitechurch Shopping Centre
SuperValu	Rosemount Shopping Centre
Get Fresh (Fruit and Veg Store)	Rosemount Shopping Centre
Ray's Catch	Rosemount Shopping Centre
Rosemount Meats Family Butchers	Rosemount Shopping Centre
Cafes/Restaurant	
Pizza Hut	Ballyboden Road
Cinelli's Whitechurch	Whitechurch Shopping Centre
Mr Spice	Whitechurch Shopping Centre
Tang Garden Chinese Take-away	Whitechurch Shopping Centre
Mandarin Inn	Rosemount Shopping Centre
Truly Scrumptious	Rosemount Shopping Centre
Pub	

Bugler Ballyboden House	Ballyboden Road
The Furry Bog	Whitechurch Shopping Centre
Open Space	
St. Edna's Park	Taylor's Lane
Edmondstown Park	Edmondstown Road
Elwood Playing Fields	Knockcullen Drive
Community Hall/Centre	
Community and Youth Centre	Rosemount Shopping Centre
Parish Church	Rosemount Shopping Centre
Parish Pastoral Centre (?)	Rosemount Shopping Centre
Medical	
Haven Pharmacy	Ballyboden Shopping Centre
Ballyboden Medical Practice	Ballyboden Shopping Centre
Rathfarnham Medical	Ballyboden Road
Scholarstown Family Practice	Scholarstown Road
Dr. Luke B. Brady	Knockcullen Drive
Ballyboden Primary Care Centre	Edmondstown Road

Table 11: List of facilities within 1km of the subject site

CONCLUSION

It is considered that there is ample existing provision of community, educational and social infrastructure in the surrounding area of the site to serve the proposed development. There are also sufficient open spaces, sports and recreation facilities, educational facilities, community and cultural facilities, health services, and retail services to support the proposed development.

The proposed development will give further support to the viability and vitality of the area through the increase in population and spending availability while also providing a new public open space for the existing residents to use.

Furthermore, the proposed development includes additional retail and childcare facilities as part of the proposed development as well as a new public park. Overall, this will ensure that the planned future population will be served by sufficient services and facilities on site and in the vicinity.

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