

Community &
Social
Infrastructure
Audit
Report

Proposed Residential
Development

At lands in the
Townlands of
Porterstown and
Kellystown, Dublin 15.

For Castlethorn
Developments
Luttrellstown Limited

MAY 2025

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1 INTRODUCTION

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26/27 Upper Pembroke Street, Dublin 2, have undertaken an Audit of Community Infrastructure as part of a proposed planning applications for residential development within the Eastern Development Area of the Kellystown Local Area Plan within the Fingal County Council administrative area.

This document has been prepared in compliance with the provisions of Policy Objective DMSO78 of the Fingal Development Plan 2023 - 2029, which states:

“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 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.”*

This Audit provides a breakdown of infrastructure and community services in the area around the application site. Community infrastructure includes a wide range of services and facilities, including health, education, community, cultural, play, faith, recreation and sports facilities that contribute to quality of life.

Specifically, this Audit has been produced to address the needs relating to particular infrastructure types, which are outlined below in this Report.

The audit also provide a childcare needs assessment for the lands.

The study area of the Audit covers lands within a 1km radius of the subject site, with special attention paid to those services and resources located within 500m of the site

2 PROPOSED DEVELOPMENT & SITE CONTEXT

This Community & Social Infrastructure Audit Report has been prepared in respect of applications relating to Plot 1 (Luttrellstown Gate Phase 2) and Plot 2 (St. Mochta’s LRD).

In summary, the developments proposed comprise of:

Luttrellstown Gate Phase 2 (Plot 1)

Castlethorn Developments Luttrellstown Limited intends to apply for Permission for a development at a site (c. 3.72ha) at lands in the Townland of Kellystown.

The proposed development comprises 99no. residential units in a mix of houses and duplex units consisting of 71no. 2 storey houses (66no. 3-bedroom and 5no. 4-bedroom), 16no. 3 storey houses (16no. 4-bedroom), 4no. 1-bedroom duplex units and 8no. 2-bedroom duplex units and all associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including public open space; public lighting; surface car parking spaces; bicycle parking spaces/stores for mid-terrace units; bin stores.

The proposed development includes a minor amendment to development permitted under Reg. Ref. ABP-312318-21, as amended by Reg. Ref. LRD0034-S3, with minor adjustment proposed to the permitted surface water attenuation pond. Vehicular access to the proposed development is provided by the road network permitted under Reg. Ref. ABP-312318-21, as amended by Reg. Ref. LRD0034-S3.

St Mochta's LRD (Plot 2)

Castlethorn Developments Luttrellstown Limited intends to apply for Permission for a development at a site (c. 4.38ha) at lands in the Townland of Porterstown.

The proposed development comprises 302no. residential units in a mix of houses, duplex and apartment units consisting of 62no. 2 storey, 3-bedroom houses and 35no. 3 storey, 4-bedroom houses; 205no. Duplex / Apartment Units (98no. 1-bed, 88no. 2-bed and 19no. 3-bed) across 4no. blocks comprising: Block D ranging in height from 5-7 storeys accommodating 57no. apartment units; Block E ranging in height from 5-7 storeys accommodating 77no. apartment units; Block F ranging in height from 4-5 storeys accommodating 39no. apartment and duplex units; Duplex Blocks G1, G2, G3 & G4 3 storeys in height accommodating 32no. apartment units; and all associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including public open space; public lighting; surface car parking spaces; bicycle parking spaces/stores for mid-terrace units; bin stores. Vehicular access to the proposed development is provided by the road network permitted under Reg. Ref. ABP-312318-21, as amended by Reg. Ref. LRD0034-S3.

2.1 Site Description & Surrounding Context

2.1.1 Site Description

The application sites are located in the townlands of Kellystown and Porterstown, in the suburb of Clonsilla, Dublin 15. It lies within the administrative boundaries of Fingal County Council.

Luttrellstown Gate Phase 2 consists of greenfield lands whilst the St. Mochta's LRD site is currently occupied by St. Mochta's FC. The residential development area of the site is zoned for residential use in the Fingal County Development Plan. That part of the site to the south of the existing and permitted 'Kellystown Link Road' is zoned 'open space', where alterations to the permitted attenuation pond within the larger public park is proposed.

We refer the Planning Authority to the Architect's Design Statement prepared by O'Mahony Pike Architects, that provides an illustrative description of the site and its surrounding context.



Figure 1: Extracts from Plot 1 & 2 Layout Plans, prepared by O'Mahony Pike Architects showing the outline of Plot 1 (Luttrellstown Gate Phase 2) and Plot 2 (St Mochta's LRD) combined in the context of the overall masterplan site.

2.2 Surrounding Area

Kellystown is located approximately 2km south west of Blanchardstown town centre. It is approximately 10km north west of Dublin city centre (O'Connell Bridge). Luttrellstown Gate Phase 2 (Plot 1) has been traditionally been in agricultural use and is a greenfield site whilst St Mochta's LRD (Plot 2) is currently in use as football pitches and associated facilities by St Mochta's Football Club.

Luttrellstown Castle Resort and associated golf course are located south of the existing Luttrellstown Road. However, the Kellystown lands form a logical, sequential western extension of established urban development at Porterstown/Diswellstown/Carpenterstown, to the south of Clonsilla.

The sites forms part of a wider area subject of the Kellystown Local Area Plan objective of the County Development Plan, for a planned new residential neighbourhood. The Kellystown LAP 2021 was adopted in January 2021. The proposed developments lie within the 'Eastern Development Area' (DA1) for early phase development within the Kellystown LAP lands.

The application sites are generally bounded by Diswellstown Road/ Dr. Troy Bridge to the east, the Royal Canal and the Dublin-Maynooth Railway Line to the north, development consented under An Bord Pleanála Reg. Ref. ABP-312318-21 as amended by Reg. Ref. LRD0034-S3 to the south and residential zoned lands within the Eastern Development Area (DA1) of the Kellystown Local Area Plan to the west.

East of Diswellstown Road Overpass is the built up housing area of Porterstown / Diswellstown. Building height at Porterstown / Diswellstown to the east ranges from 2-3 storey houses and 4-5 storey apartment buildings.

The Royal Canal and Dublin- Maynooth(-Sligo) rail line lies to the north of the application site. The site is located within approximately 1.5km of both Coolmine and Clonsilla commuter rail stations, to the east and west respectively. The NTA and Iarnród Eireann are seeking to upgrade this rail line, which includes the electrification of the line to allow for DART trains and more frequent and higher capacity services as part of the DART+ West Programme. The preferred option includes the closure of the level crossing and construction of a pedestrian and cyclist bridge over the rail line at Porterstown Road, to the north of the application site. No provision is made for a new train station at Porterstown.

To the north of the rail line are Clonsilla and Blanchardstown. Clonsilla village, which includes a range of neighbourhood scale shops, is located approximately 500m to the north. Blanchardstown major town centre is approximately 2km to the north.

Scoil Choilm National School, Luttrellstown Community College and Porterstown Scout Den are located in a campus style layout to the south-east of the application site, at lands provided by Castlethorn Construction. This campus is bounded by the Diswellstown Road Overpass to the east and Luttrellstown Road to the south. Castlethorn Construction has also provided lands for the associated roads, the burial grounds and the Beechpark public park, which will serve the new residential community at Kellystown. It

A short spur road (i.e. the initial section of the 'Kellystown Link Road') has been extended west from the junction of Diswellstown Road to serve the school campus, the cemetery access road and to connect with the existing Porterstown Road.

3 DEMOGRAPHIC PROFILE

The application sites are located within 'Lucan North' Electoral Division. For the purpose of this report however, small area population data will be analysed. The site is within Small Area '267102001'. A number of Small Areas also lie (wholly or partly) within the 1km catchment area and will also be examined.

Census 2022 data indicates that, at a national level, the population grew by 8.1% over the period 2016 – 2022. The population of Dublin City grew by 6.9% for the same period (2016 – 2022).

Census 2016 data indicates that at a national level, the population grew by 2.3%, over the period 2011– 2016. In the same period, the population of Dublin City grew by 5.1%.

This shows that population growth for the state and Dublin City has increased.

Census 2022 data indicates that Lucan North ED has a population of 1,765 persons, compared to a population of 1,436 persons in 2016. This amounts to a percentage population increase of 18.6% in contrast to the overall population growth of Dublin City (6.9%) for the same period.

For convenience, the following table summarizes the population changes discussed above: -

Category	% Change 2011 – 2016	% Change 2016 – 2022
National	2.3%	8.1%
Dublin City	5.1%	6.9%
Lucan North ED	5.4%	18.6%

Table 1: Population change from 2011-2016 and 2016-2022.

The immediately surrounding electoral divisions are Blanchardstown-Blakestown, Castleknock-Knockmaroon, Lucan Heights, Lucan-St. Helens and Leixlip. Below is a breakdown of the population as per the last recorded Census:

Electoral Divison	2011 Census	2016 Census	2022 Census	Population Change (2011-2016)	Population Change (2016-2022)	% Change (2011-2016)	% Change (2016-2022)
Lucan North	1,358	1,436	1,765	+78	+329	+5.4%	+18.6%
Blanchardstown-Blakestown	36,057	38,894	43,905	+2,837	+5,011	+7.9%	+11.4%
Castleknock-Knockmaroon	18,071	19,027	20,967	+956	+1,940	+5.3%	+9.3%
Lucan Heights	5,217	5,196	5,131	-21	-65	-0.4%	-1.3%
Lucan-St. Helens	9,450	10,658	16,805	+1,208	+6,147	+12.7%	+36.6%
Leixlip	15,597	15,576	16,755	-21	+1179	+0.1%	+7%
Total EDs	85,750	90,787	105,328	+5,037	+17,541	+5.9%	+16.2%
Dublin City	527,612	554,554	592,713	+26,942	+38,159	+5.1%	+6.9%

Table 2: Population change in surrounding Electoral Divisions from 2011-2022.

Within the 2022 Census, the Lucan North ED recorded a population increase of 18.6% from 2016. Blanchardstown-Blakestown recorded a population increase of 11.4%, Castleknock-Knockmaroon recorded a population increase of 9.3% and Leixlip recorded growth of 7% within the same period.

By comparison, Lucan-St. Helens reported significant population growth of 36.6% within this time period. The population growth in Lucan-St. Helens may be partly explained by the build out and occupation of the the Adamstown Strategic Development Zone in recent years.

Overall, the area comprising these Electoral Divisions saw an average of 16.2% population growth between 2016 and 2022, which is significantly higher comparatively to the growth experienced within the administrative area of Dublin City (6.9%) and nationally (8.1%).

In terms of age cohorts, overall, the study area comprising the Electoral Divisions has seen a significant increase in the young dependent cohort (0–19-year-olds), and a moderate percentage increase in the working age cohort (20-64 years) and older dependent (65+ years) cohorts, between the 2016 and 2022 Census periods.

As may be seen from the tables below, the population trends in the study area is relatively similar from those of the wider administrative area of Dublin City. In the wider Dublin City area, between the 2016 and 2022 Census, there was a moderate percentage growth of younger dependent age cohort (0-19yrs).

Within the study area we can see a minor decrease of 3% with the Lucan Heights Electoral Division, minor growth in Leixlip and moderate growth seen in Blanchardstown-Blakestown and Castleknock-Knockmaroon.

We note significant growth within Lucan North and Lucan-St Helen Electoral Districts, with moderate growth across all remaining Electoral Divisions within the working age cohort (20-64yrs).

We also note a significant increase in the number of older dependents (65yrs +), with Lucan North, Castleknock-Knockmaroon, Lucan-St. Helens and Leixlip each having greater than a 46% increase in older dependents. Lucan Heights ED seen a significant increase of 15.2% within the older dependent age cohort, while Blanchardstown-Blakestown ED seen moderate increase of 6.9%.

At State level, 26% of the population was recorded as being between the age of 0-19 years in 2022. 15% were of the population were recorded as being over 65 years in 2022 at State level.

We note a large increase across all age cohorts within Lucan-St.Helen's ED, due to the development within the Adamstown Strategic Development Zone discussed previously.

Census 2016	0-19 Years	20-64 Years	65+ Years	Total Persons
Lucan North	539	744	153	1,436
Blanchardstown-Blakestown	13,675	23,863	1,356	38,894
Castleknock-Knockmaroon	5,631	11,946	1,450	19,027
Lucan Heights	1,231	2,949	1,016	5,196
Lucan-St. Helens	3,108	6,458	1,092	10,658
Leixlip	4,213	9,443	1,920	15,576
Dublin City and Suburbs	285,869	739,924	147,386	1,173,179

Table 3: Population by Age group in Lucan North and Electoral Divisions Census 2016.

Census 2022	0-19 Years	20-64 Years	65+ Years	Total Persons
Lucan North	594	947	224	1,765
Blanchardstown-Blakestown	14,284	27,015	2,606	43,905
Castleknock-Knockmaroon	5,842	12,799	2,356	20,967
Lucan Heights	1,194	2,767	1,170	5,131
Lucan-St. Helens	5,101	10,088	1,616	16,805
Leixlip	4,232	9,667	2,856	16,755
Dublin City and Suburbs	299,102	791,463	172,654	1,263,219

Table 4: Population by Age group in Lucan North and Electoral Divisions Census 2022.

Electoral Divison	0-19 Years % Change	20-64 Years % Change	65+ Years % Change
Lucan North	10.2%	27.3%	46.4%
Blanchardstown-Blakestown	4.5%	13.2%	6.9%
Castleknock-Knockmaroon	3.7%	7.1%	62.5%
Lucan Heights	-3%	6.2%	15.2%
Lucan-St. Helens	64.1%	56.2%	48%
Leixlip	0.5%	2.4%	48.8%
Dublin City and Suburbs	4.6%	7%	17.1%

Tables 5: Demographic data Electoral Divisions from 2016-2022.

4 METHODOLOGY

The Audit of Community Infrastructure consists of three stages: -

1. Establishing what the 'Existing Provision' of Community Infrastructure is in the Audit area.
2. Determining what the 'Future Needs' in terms of Community Infrastructure are in the Audit area.
3. Making outline recommendations on identified requirements, including consideration of key priority focus areas.

5 COMMUNITY INFRASTRUCTURE TYPES

The Audit catchment extends to lands within a c. 1000m radius of the site, with special emphasis paid to those services and resources within a c.500m radius of the site. A 500m walk is generally considered to take 5-6 minutes; a 1000m walk 10-12 minutes.

The audit seeks to identify how well met the needs of the local population are in terms of community infrastructure within this catchment area. For the purpose of this audit, community infrastructure generally includes the following facilities and amenities:

- Education/Training - including pre-schools, primary, secondary, third level and upskilling workshops, adult education, evening course, traineeships etc.;
- Health - including health centres, GPs, health nurses, dentists and other health care professionals;
- Sports & Recreation - including parks, sports centres, sports clubs, play areas, playing pitches etc.;
- Social/Community Services - including local authority services, statutory welfare services, public libraries and community services;
- Arts & Culture - including museums, heritage attractions, theatres, performance areas, art and music centres etc.;
- Faith - including churches, related community halls and centres;
- Other - including post offices, credit unions and transport.

6 EXISTING PROVISION

6.1 Education and Training

Primary School Within 500m

- Scoil Choilm Community National School
- St. Mochta's National School

Within 1000m

- Scoil Oilbheir

In addition to this, there is two Secondary Schools within 0.5 kilometres:

- Luttrellstown College
- Colaiste na Tulchann

There are 30no. primary schools and 13no. post-primary schools in the surrounding Dublin 15 area. Of these, 4 no. primary schools and 1 no. post primary schools are within 1000m of the subject site. These are outlined in the following Map and shaded in green in Table 6 below:

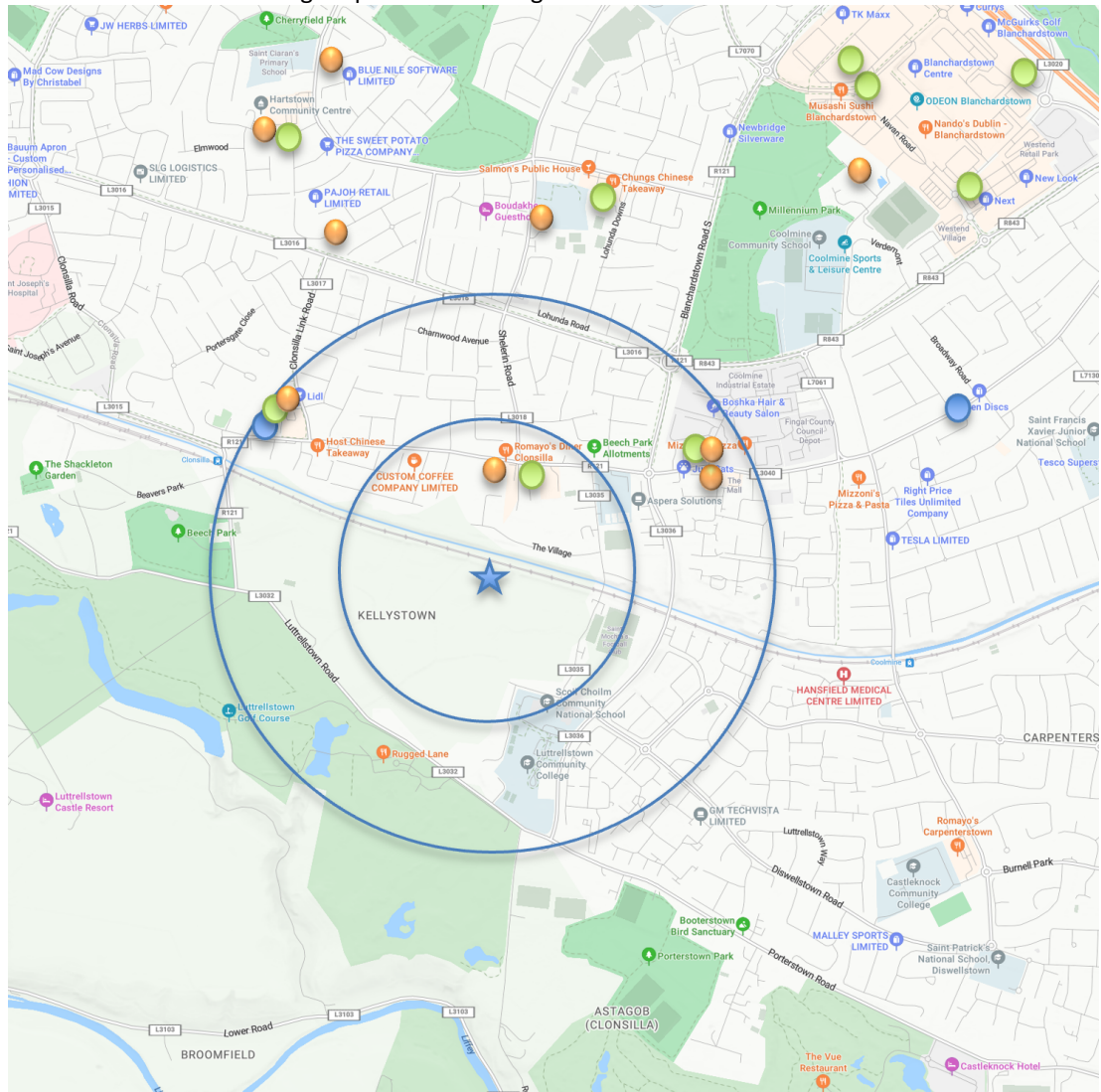


Figure 2: Map showing Education and Training Facilities

6.1.1 Assessment of Schools Demand Arising from Proposed Development

A crude assessment of the demand arising from the proposed development was determined by multiplying the proposed number of units (401no.) by the projected Average Household Size for Dublin City in 2022. An average household size of 2.5 in Dublin City is derived from the 2022 Census.

An analysis of census data confirms that the following percentages for the estimated population is utilised to determine the likely population of school going age: -

- Primary School: 10.8%.
- Post-Primary: 7.6%.

It would be reasonable to assume that the proposed studios and 1-bed units are unlikely to generate demand for schools, similar to the methodology for childcare provision. However, on the basis of the 302no. total units in the proposed scheme and an average household size of 2.5 persons, the projected population is c. 1002.5 persons. Using the figures above, that population across the proposed scheme is estimated to produce a demand for c. 108no. spaces for primary schools and c. 76no. spaces for post primary schools.

Completion of the development is not expected before 2027. Any increase in population in the area would not therefore be felt immediately by school infrastructure in the vicinity. The occupancy lag would allow time for the DES and the Planning Authority to plan to accommodate any estimated surge in demand for school places arising from residential development in this area through the development plan process. In their recent report on enrolment projections ('Regional Projections of full-time enrolments Primary and Second Level, 2019 – 2036') the Department of Education and Skills findings indicate a peak demand for primary and post primary enrolments up to 2019 which is expected to drop off year on year up to 2036.

The Department of Education and Skills have determined 'School Planning Areas' which would generally delineate the catchment area for a proposed residential development. At the time of this audit a 'School Planning Area' map was not available for the development area, so for the purposes of this study, a desk-based assessment was conducted into the existing and planned provision of primary and post- primary schools in Dublin 15 having regard to the Department of Education website.

Primary School Capacity

Roll Number	Primary School Name	Address	Total enrolments Academic Year Sept 2022-2023	Total enrolments Academic Year Sept 2023-2024	Total enrolments Academic Year Sept 2024-2025	Additional capacity / Spaces available
19644C	St Ciarans N S	Hartstown, Dublin 15, D15ED83	601	562	554	702
20186F	Castaheany Educate Together Ns	Ongar Village, Dublin 15, D15AE61	406	405	401	486
20231H	St Benedicts National School	Ongar, Dublin 15, D15PY61	634	618	622	648
00697S	St Brigids Mxd N S	Beechpark Lawn, Castleknock, Dublin 15, D15P820	924	900	878	1,269
16675V	Scoil Naomh Lucais	Hollywood Road, Tyrellstown, Dublin 15, D15CH64	570	567	517	621
18046A	Scoil Bride B	Church Avenue, Blanchardstow, Dublin 15, D15H329	264	240	209	351
18047C	Scoil Bride C	Church Avenue, Blanchardstow, Dublin 15, D15R271	280	268	231	405
18623M	Scoil Naisunta Chnuacha	Main Street, Castleknock, Dublin 15, D15PV38	209	201	199	243
18778S	S N Naomh Mochta	Porterstown Road, Clonsilla, Dublin 15, D15Y316	856	837	835	864
19435Q	St Francis Xavier J N S	Roselawn Road, Castleknock, Dublin 15,	376	382	388	405

		D15CX84				
19470S	St Francis Xavier Senior N S	Roselawn, Castleknock, Dublin 15, D15WY02	369	378	376	405
19601H	St Philip The Apostle Junior N S	Mountview, Clonsilla, Dublin 15, D15V124	206	196	201	270
19605P	Scoil Nais Mhuire Sois	Blakestown, Mulhuddart, Dublin 15, D15F293	207	195	183	243
19636D	St Patricks Senior School	Corduff, Blanchardstow, Dublin 15, D15W261	222	213	205	243
19643A	St Philips Senior N S	Mountview Road, Clonsilla, Dublin 15, D15RC56	282	251	229	243
19694R	Scoil Mhuire Sin	Blakestown, Mulhuddart, Dublin 15, D15YK58	274	253	233	324
19755L	Sacred Heart N S	Huntstown, Mulhuddart, Dublin 15, D15KF65	732	707	661	810
19769W	Scoil Thomais	Laurel Lodge, Castleknock, Dublin 15, D15VW02	675	653	640	702
19850F	Ladyswell N S	Dromheath, Gardens, Mulhuddart, Dublin 15, D15DD40	459	419	434	486
20098I	Castleknock Educate Together Ns	Beechpark Avenue, Castleknock, Dublin 15, D15X094	414	424	409	459
20137P	Mary Mother Of Hope Senior NS	Littlepace, Castaheany, Dublin 15, D15PH93	429	423	429	432
20201V	Tyrellstown Educate Together National School	Hollywood Road, Tyrellstown, Dublin 15, D15X938	523	495	482	567
20241K	Scoil Choilm Community NS	Porterstown Road, Clonsilla, Dublin 15, D15X582	806	804	747	837
20247W	Scoil Ghrainne Community National School	Phibblestown, Clonee, Dublin 15, D15Y5PR	617	592	576	675

20383H	Hansfield Educate Together National School	Barnwell Road, Hansfield, Dublin 15, D15H1FC	616	599	582	675
20384J	Powerstown Educate Together National School	Powerstown Road Tyrrelstown Dublin 15 D15VR80	356	337	331	459
20392I	Pelletstown ETNS	Rathborne Vale, Ashtown, Dublin 15, D15X63X	399	391	388	459
19545A	St. Patrick's Junior Ns	Blackcourt Road Corduff Blanchardstown Dublin 15 D15KD21	171	173	174	216
20130B	St Patricks Ns	St. Patrick's, National School, Diswellstown Lawn, Castleknock, Dublin 15, D15PH21	853	867	891	918
20309S	Mary Mother Of Hope Junior National School	St Charles ,Houben Building, Littlepace, Clonee, Dublin 15, D15TA49	420	389	378	432
Total			14,150	13,739	13,383	15,849
Roll Number	Special School Name	Address	Total enrolments Academic Year Sept 2022-2023	Total enrolments Academic Year Sept 2023-2024	Total enrolments Academic Year Sept 2024-2025	Capacity / Spaces Data Not Available
20548N	Danu Community Special School	Blanchardstown Road North, Blanchardstown, Dublin 15, D15P380	36		36	
			36	336	36	
Roll Number	Post-Primary School Name	Address	Total enrolments Academic Year Sept 2021	Total enrolments Academic Year Sept 2022	Total enrolments Academic Year Sept 2024	Capacity data not available
60100Q	Castleknock College	College Rd, Castleknock, Dublin 15, D15PD95	741	771	775	
68083N	Le Cheile Secondary School	Hollystown Road, Tyrrelstow, Dublin 15, D15NX98	917	918	959	
91339F	Hartstown Community School	Hartstown, Clonsilla, Dublin 15, D15X049	1,113	1,106	1,124	

91316Q	Blakestown Community School	Sheepmoor Avenue, Blanchardstown, Dublin 15, D15F978	448	484	521	
70081V	Rath Dara Community College	Blanchardstown Road North, Dublin 15, D15P380	233	297	297	
68101M	Hansfield ETSS	Barnwell Road, Hansfield, Dublin 15, D15TF6F	828	852	848	
76062B	Castleknock Community College	Carpenterstown Road, Castleknock, Dublin 15, D15A996	1,244	1,274	1,290	
76574F	Eriu Community College	Barnwell Road, Hansfield, Dublin 15, D15X4XT	129	161	194	
68306H	Edmund Rice College	Phoenix Park Racecourse, Navan Road, Dublin 15	516	678	813	
76098W	Coláiste Pobail Setanta	Colaiste Pobail Setanta, Phibblestown, Clonee, Dublin 15, D15EY17	1,050	1,051	1,069	
76130P	Luttrellstown Community College	Porterstown Road, Clonsilla, Dublin 15, D15DY29	984	981	998	
			8,203	8,573	8,888	

*Numbers derived from Gov.ie figures

Table 6: Department of Education and Skills, primary and post-primary schools enrolments for the academic years 2022, 2023 & 2024. (source: www.gov.ie).

An estimation of the available capacity within each school can be determined based on the Pupil to Teacher Ratio (PTR). According to the DES, the recommended PTR for primary level education is 1no. teacher for every 27no. pupils. To calculate the capacity for each Primary School the number of classrooms in each school was determined by reference to the data available on the DES website (www.education.ie - information on Class Size- Individual Class Data). The number of classrooms in each school was then multiplied by 27, to determine the maximum capacity of the school. This figure was then subtracted from the enrolment figure to ascertain the number of additional spaces available.

Table 6 above indicates an overall decline in enrolment in primary schools in the general area since 2022. This is also true for the primary schools identified within the 1.5km catchment of the application site. With regard to primary school capacity to absorb the proposed development, Table 5 indicates that there is 2,466 spaces available within the existing primary schools within the Dublin 15 area.

Regard should also be had to the likely enrolment projections for Primary and Post-Primary Schools as set out by DES. The projections indicate that Primary School enrolment is in decline and will be in decline until 2033 (Projections of Full-Time Enrolment: Primary and Second Level 2021-2040, DES). This is shown in table 7 below.

	M1F2	M2F2
2020	561,411	561,411
2021	552,491	551,668
2022	542,192	540,662
2023	530,683	528,562
2024	519,526	516,932
2025	506,325	503,377
2026	492,180	488,994
2027	478,548	475,243
2028	467,373	464,065
2029	457,970	454,662
2030	450,345	447,037
2031	444,224	440,917
2032	440,781	437,473
2033	440,551	437,244

Figure 3 : Department of Education and Skills – Projected enrolments in primary schools, 2021-2040

This is reflected in a published Statistical Bulletin Overview of Education 2003/04- 2023/23 (DES, August 2024) which notes that there has been a national decrease in primary school enrolments between September 2023 and 2024.

The expected completion date of the proposed development is not before 2027. Any theoretical increase in demand for school places would not therefore be immediately felt by the educational facilities within the catchment area. The completion would coincide with a steady decline in demand for primary school spaces in Dublin.

Having regard to the demand for primary school places potentially arising from the proposed development (108no. spaces), the estimated additional pupil capacity (2,466 no. spaces within 1.5km), and the planned schools under the DES Schools Building Programme, it is anticipated that the existing and planned primary schools would comfortably cater for the consented and proposed developments.

Post Primary

With regard to post primary schools, the Forward Planning Unit of the DES assess the demand for Post-Primary Schools by using information obtained from long-term enrolment figures for ‘feeder schools’ (i.e. primary schools within the catchment area of the post-primary school) and projected population forecasts for an area. Unfortunately, this information is not available to the general public. Therefore we are unable to assess the demand or capacity of post primary schools in this manner.

Regard should also be had to the likely enrolment projections for Post-Primary Schools as set out by DES. The projections indicate that Post- Primary School enrolment is set to decline from 2024 (Projections of Full-Time Enrolment: Primary and Second Level 2021-2040, DES). This is shown in the table below.

	M1F2	M2F2
2020	379,184	379,184
2021	390,317	388,037
2022	397,837	393,286
2023	405,156	398,973
2024	408,794	401,584
2025	408,208	400,035
2026	405,297	396,324
2027	401,003	391,404
2028	394,329	384,104
2029	386,621	375,881
2030	379,192	368,051
2031	371,287	359,858
2032	361,856	350,246
2033	351,438	339,753
2034	342,109	330,423
2035	334,043	322,357
2036	327,240	315,554
2037	321,817	310,131
2038	318,625	306,939
2039	317,696	306,010
2040	318,169	306,484

Figure 4: Department of Education and Skills – Projected enrolments in post-primary schools, 2021-2040

Post primary school enrolment in the area has generally increased in recent years in the study area. Table 6 shows evidence of some increase in enrollment figures for the post primary schools within 1.5km of the application site, since 2022. However, it is generally accepted that travel distances to post primary schools can be longer than those to primary schools. The availability of public transport facilities in the area would support this. Therefore a wider range of options for post primary schools exists and this suggests that there is capacity to absorb potential additional demand for post primary school places arising from the consented and proposed development.

6.1.2 Third Level Education

Worth noting that being located on the western edge of the City Centre, the site is reasonably accessible to a number of 3rd level colleges, including TU Dublin Grangegorman and Trinity College Dublin.

6.2 Health

The following private and HSE nursing homes are identified in the Dublin 15 area:

Private Nursing Homes	HSE Nursing Homes
Cherryfields Housing-with-Care, Cherryfield Lawn, Hartstown, D15DH9C	Marymount Care Centre, Westmanstown , Lucan, K78 FD29
Elm Green Nursing Home, New Dunsink Ln, Castleknock, D15 E403	
Mount Hybla Private Nursing Home, Farmleigh, Castleknock	

Rathborne Nursing Home, Ashtown, D15 CAA4	
Grace Healthcare - Head Office	
Block 1, Ballycoolin Rd, Blanchardstown, Dublin, 15 D15 AKK1	

Table 7: Private and HSE Nursing Homes in the Dublin 15 Area (source: www.hse.ie)

The following healthcare facilities are identified within the **500m** catchment:

- Clonsilla Pharmacy
- CarePlus Pharmacy Clonsilla
- Oakwood Medical Clinic

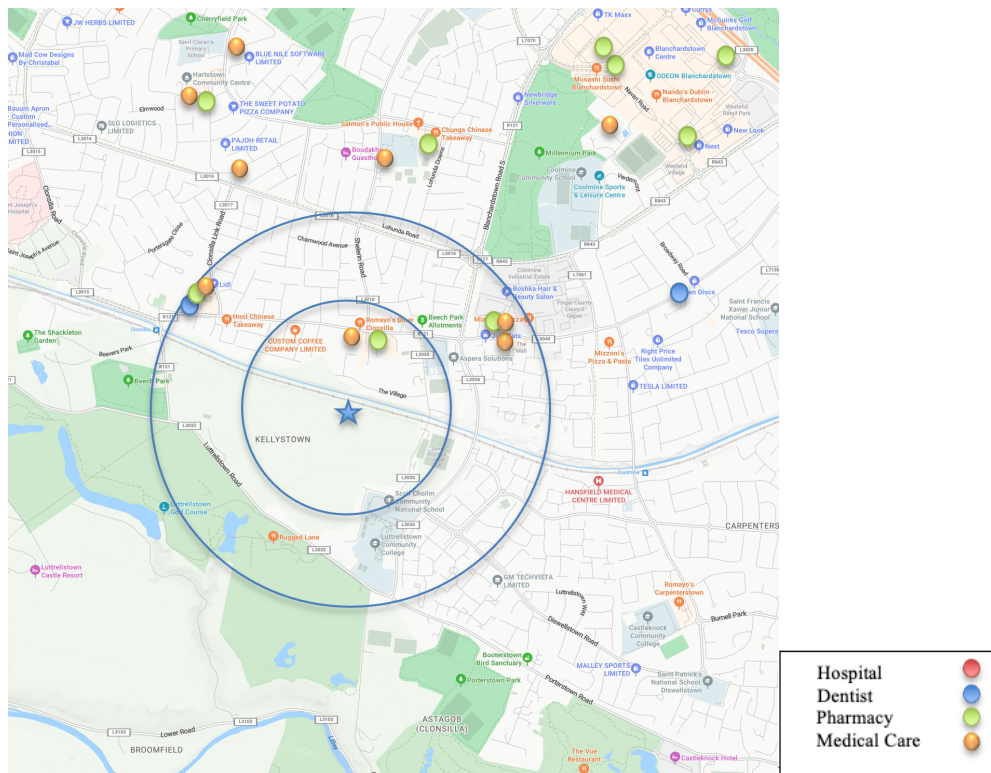


Figure 5: Map showing location of healthcare and medical facilities.

Within 1000m:

- McCabes Pharmacy Carpenterstown
- Parks Medical Centre
- St Joseph's Centre
- Queen Healthcare Agency
- Oakwood Medical Clinic
- Harstown Pharmacy
- Complete Care Pharmacy Clonsilla

We also note Connolly Hospital Blanchardstown is located at a 15 minute drive away within Dublin 15.

6.3 Sports & Recreation

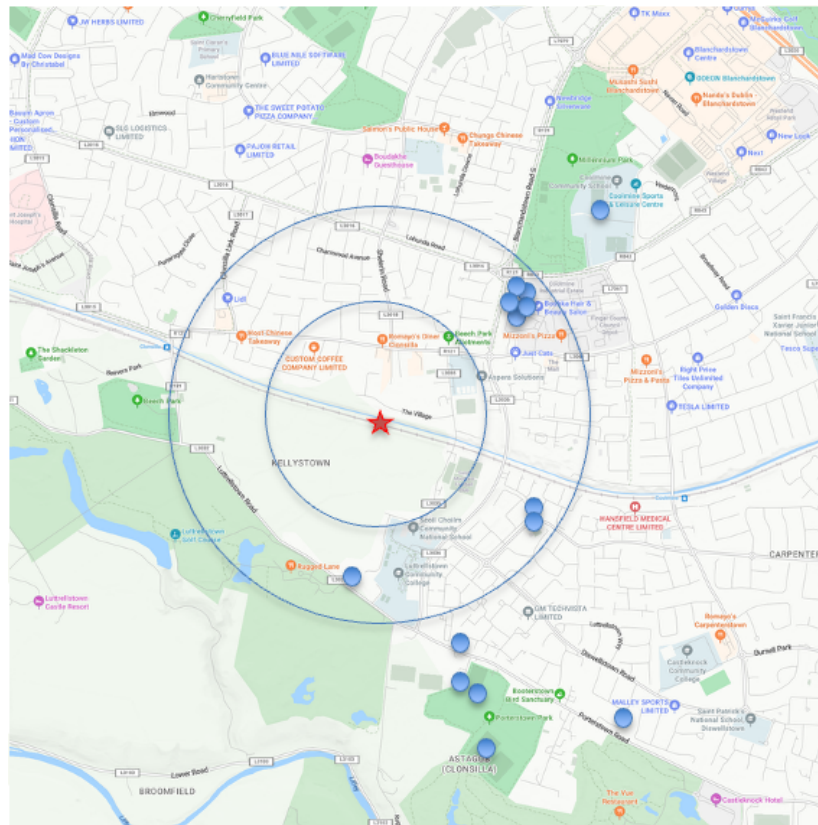


Figure 6: Map showing location of sport & recreation facilities. Each facility is represented by a blue dot.

Within 1000m:

- Porterstown Park GAA Pitches
- Flyefit
- Fyre Gym
- Studio M
- Bikersm Yoga D15
- Pure Health
- D15 Academy Jiu Jitsu

A number of additional sports facilities exist within reasonable proximity of the site, such as the Castleknock Cricket Club, Castleknock Golf Club, Luttrellstown Castle Gold Course, Porterstown Park, Metro St. Broigths Athletic Club and Coolmine Sports and Leisure complex, all within 3km of the subject site.

6.4 Social & Community Services

Within 1000m:

- Lohunda Lodge Clonsilla
- Blanchardstown Community Training Centre

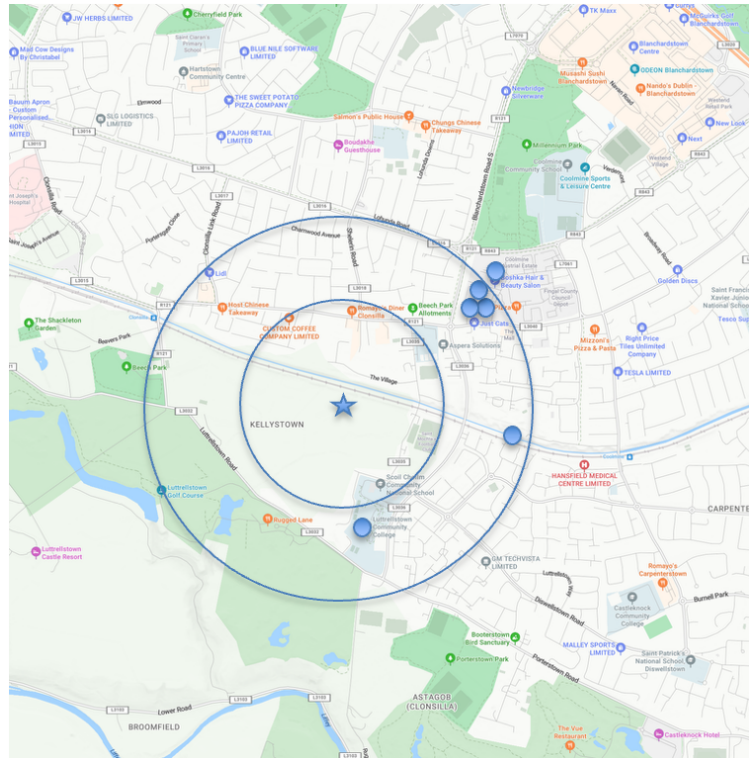


Figure 8: Map showing location of arts and culture facilities. Each facility is represented by a blue dot.

It is worth noting that a number of additional cultural facilities exist within reasonable proximity of the site, such as the Maestro Music Academy and Porterstown Park.

6.6 Faith Services

Within 500m:

- The Church of Jesus Christ of the Latter Day Saints

Within 1000m:

- Saint Mary's Church
- St. Mochta's Church
- Philip – Mountview
- True Buddha School
- Saint Mochta's Church
- Islamic Centre of Ireland
- Dublin West Adventist Church and Community Centre
- Betesda Dublin - Biserica Pentecostala

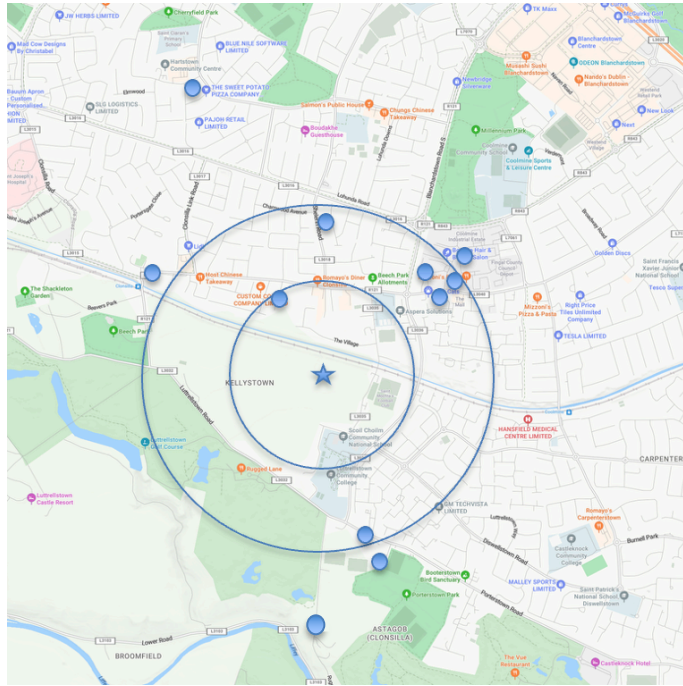


Figure 9: Map showing location of faith services. Each facility is represented by a blue dot.

It is worth noting that a number of additional faith facilities exist within reasonable proximity of the site, such as the Saint Mary's Church and Church of Saint Ciaran.

6.7 Other Services

Within 500m:

- Heuston Station
- Dublin Bus routes 37, 39 , L52
- LUAS Red Line

Within 1500m:

- Coolmine Railway Station
- Breda Cullivan & Company Solicitors
- Blanchardstown Fire Station

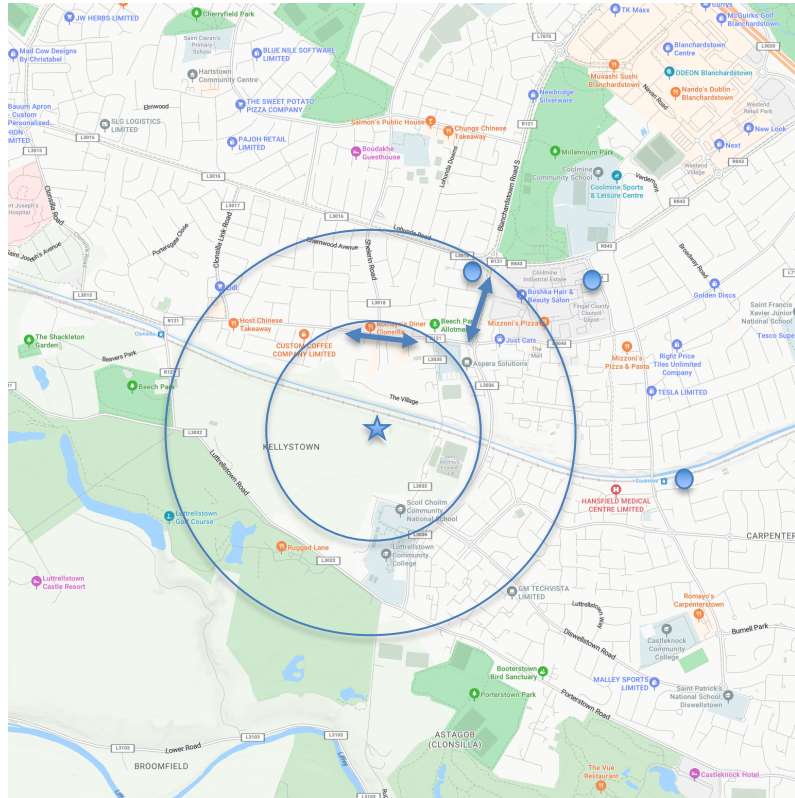


Figure 10: Map showing location of other services and facilities. Each facility is represented by a blue dot and Dublin Bus routes are represented by the blue arrows.

7 CHILDCARE FACILITIES: GUIDELINES FOR PLANNING AUTHORITIES (2001)

These Guidelines set out general standards and guidance for the land use planning of childcare facilities in Ireland. It advocates a more proactive role by the planning authority in the promotion and management of childcare provision in their area.

Section 2.4 of the Guidelines sets out the appropriate locations for childcare facilities, stating that:

“Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary or where there are adequate childcare facilities in adjoining developments.”

The Childcare Guidelines recommend the provision of 1no. childcare facility, or 20no. childcare spaces, for every 75no. dwellings in a permitted residential scheme.

There is, however, flexibility under the Guidelines that childcare facilities are not required in every instance of new residential development, having regard to local circumstances.

The Childcare Guidelines acknowledge the factors associated with determining the appropriate level of childcare facilities required in an area, namely:

- The current provision of childcare in the area.
- The nature of emerging new communities.
- Current demographic trends.

The Guidelines specifically state that:

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

7.1 Circular Letter PL3/2016

The Department of Environment, Community & Local Government issued a Circular Letter (PL3/2016 – *Childcare facilities operating under the Early Childhood Care Education (ECCE) Scheme (Planning System support for childcare post September 2016-Implementation of the Childcare Facility Guidelines for Planning Authorities 2001)*, in which it is noted that the Early Childhood Care Education (ECCE) has been expanded to make it available to all children from the age of 3 years until they transfer to primary school.

Planning Authorities have been asked that:

“...insofar as is possible, consideration of all planning applications or Section 5 declaration submissions in respect of childcare facilities in order to facilitate the expansion of required capacity as appropriate.”

While we note that emphasis is placed on ‘*expansion of required capacity as appropriate*’. This would suggest that some demand analysis within a given catchment is appropriate, in order to determine whether capacity expansion is required.

This Circular further requests that Planning Authorities exclude, from their consideration of planning applications, matters relating to the childcare facility design standards outlined in Appendix 1 of the Childcare Guidelines 2001. TUSLA, as opposed to the Planning Authority, is responsible for enforcing compliance with the Childcare (Pre-School Services) Regulations 2006.

7.2 Sustainable Urban Housing: Design Standards for New Apartments (2023)

The Apartment Guidelines (2023) introduce some further clarification and flexibility to the blanket requirement of the Childcare Guidelines 2001 to provide 1no. childcare facility (20no. spaces) for every 75no. new dwellings.

The Apartment Guidelines state that the threshold for provision of childcare 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.”

7.3 Existing Childcare Facilities

A total of 20 no. active childcare facilities were identified within a c. 1.5km radius of the application sites at as indicated below. The catchments used are 1km and 1.5 km buffers from the site .

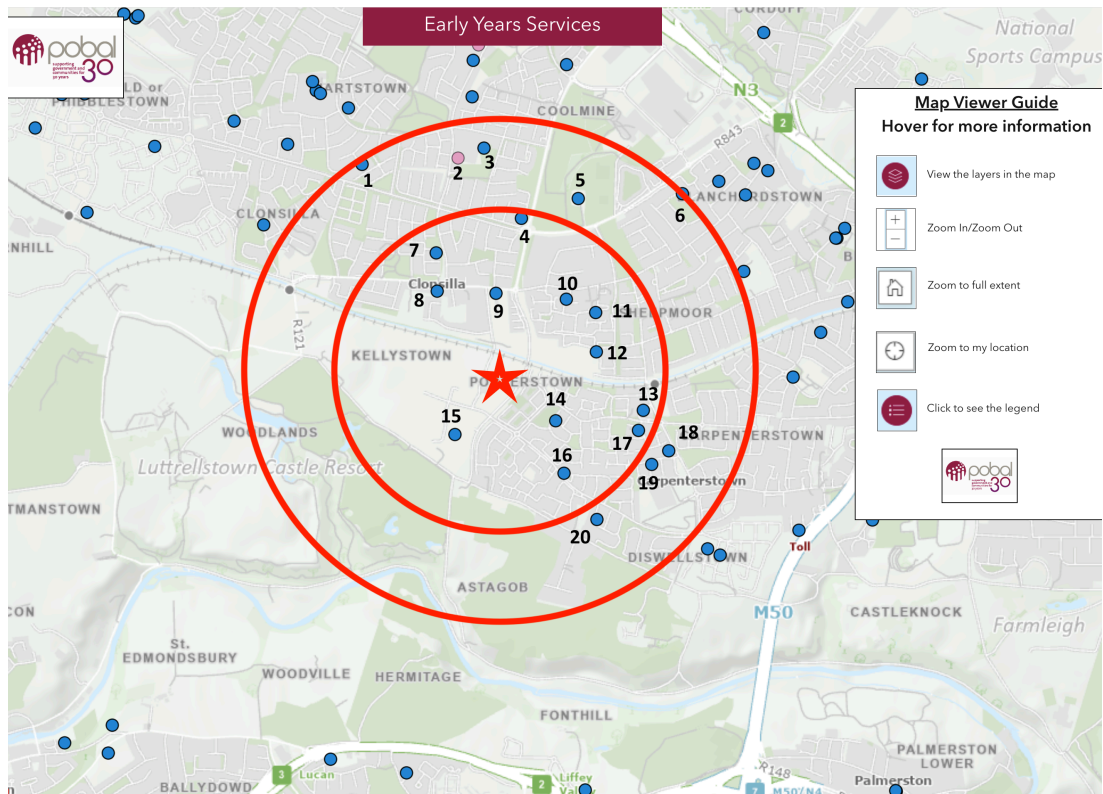


Figure 11: Extract from Pobal Maps which identifies private and community childcare facilities. The childcare facilities, private and community, are numbered to reference the table above. The subject site is identified (red star) with indicative 1km and 1.5 km radii delineated in red (Overlay by SLA).

Pobal Map No.	Name	Address	Capacity	Distance from Site
1	Eileen's Little Scholars	39 Willow Wood Grove, Hartstown, Clonsilla, Dublin 15	11	1.4km
2	Blakestown and Mountview NYP Creche	Shelerin Road, Clonsilla, Blanchardstown, Dublin 15	33	1.2km
3	Hope Montessori Autism Care Centre	Mountview Youth & Community Centre, Lohunda Downs, Clonsilla, Dublin 15	33	1.3km

4	Teach na bPáistí	1 Lohunda Close, Clonsilla, Dublin 15	22	900m
5	Scoil Oilibhéir	Baile an Bhlaicigh Cluain Saileach, Dublin 15	-	1.2km
6	Mi Casa Montessori Pre School	15 Summerfield Meadows, Dublin 15	11	1.5km
7	Castlefield Montessori	59 Castlefield Woods, Clonsilla, Dublin 15	28	850m
8	Willow Tree Afterschool	Clonsilla Community Hall, Weaver's Row, Clonsilla Road, Clonsilla, Dublin 15	-	750m
9	Tigers Childcare	St Mochta's National School White School Building, Clonsilla Road, Clonsilla, Dublin 15	33	650m
10	Daisy Montessori	2 St. Mochta's Chase, Clonsilla, Dublin 15	22	700m
11	Gingerbear Daycare	Portersfield, Clonsilla, Dublin 15	38	800m
12	Giraffe Childcare Clonsilla	Station Road Court, Clonsilla Road, Clonsilla, Dublin 15	148	750m
13	Magic Years Creche & Montessori (Carpenterstown)	Station View, Carpenterstown Road, Dublin 15.	100	950m
14	Little Apples Pre School	21 Riverwood Chase, Castleknock, Dublin 15	18	500m
15	Phoenix Childcare	Luttrellstown Community Centre, Porterstown Road, Clonsilla, Dublin 15	44	500m
16	Playdays Playschool	48 Luttrellstown Way, Castleknock, Dublin 15	22	750m
17	Parkview Creche	1 Luttrellpark View, Castleknock, Dublin 15	28	950m
18	Luttrell House Creche	Carpenterstown Road, Castleknock, Dublin 15	65	1.1km
19	Parkview Creche	21 Warren Avenue, Carpenterstown, Dublin 15	25	1.1km
20	Luttrellstown Tots	42 Luttrellstown Drive, Castleknock, Dublin 15	11	1.1km

Table 8: Summary of the availability of spaces in childcare facilities identified by Pobal early years maps and registered with Tulsa in 2025 within 1.5km from the subject site (sources: www.pobal.ie and www.tusla.ie)

Note: *Calculations are based on existing capacity only on the basis of Tulsa capacity figures reported in February 2025.

A catchment of 1.5km as the furthest extent was chosen as this equates to approximately 15 minutes walking time, which is considered a reasonable journey time for accessing childcare. Of the facilities identified, 8no. are between 1.0 and 1.5km from the subject site, 10no. are between 0.5 and 1.0km of the site. Within this area there are 20 Pobal registered childcare facilities as indicated by figure 10. There are 2no. facilities within 0.5km of the subject site.

	Overall Capacity of Facilities
Total	692

Table 9: Summary of the total capacity of childcare facilities identified in Table 1.

The above childcare facilities were identified from the current Pobal Early Years Services (pobal.ie website). It is acknowledged that this may not be exhaustive and that there may be a wide range of other unregistered or informal child-minding services in operation in this catchment area, or in the wider Dublin 15 area.

Figure 10 above indicates the location of each of the identified childcare facilities within the defined catchment area of the application site. It is evident that this area is well served by existing registered childcare facilities.

7.4 Permitted Childcare Facilities

A creche is permitted in the adjoining development permitted under Reg. Ref. ABP-312318-21, as amended by Reg. Ref. LRD0034-S3 and it is proposed that the permitted creche would also serve this proposed development.

The permitted creche is on the ground floor of Block B, located on the primary circulation loop through the Eastern Development Area, as identified in the Kellystown LAP. It is also adjacent to the Porterstown Road Green Link, which provides pedestrian and cycle connectivity between the local schools and Clonsilla village. The creche measures c. 528sq.m., and caters for c. 74 full-time childcare places. A drop off zone for parents is provided to the south of Block B, along with some parking for childcare staff. The entrance to the childcare facility is beside the drop off zone, where bicycle parking is also provided.

7.5 Population & Childcare Demand

Having established the existing childcare spaces available within proximity of the site, a review of population data for the 0-4 year old age range is provided to identify how local population trends might influence the need for childcare provision in this area.

The following analysis is based on Census 2016 and Census 2022 data.

Area	0-4 Year Old Census 2016 Total	0-4 Year Old Census 2016 as % of Population	0-4 Year Old Census 2022 Total	0-4 Year Old Census 2022 as % of Population
National	331,515	7%	295,415	5.7%
Dublin	91,125	6.8%	81,294	5.5%
Fingal	24,889	8.4%	21,017	6.3%

Table 10: Census data for 0-4 year old age range on a national, city and local scale

As illustrated in Table 10 above, in comparison to the 2016 census, there has been a slight reduction in 0-4 year olds in the most recent 2022 census, with 5.7% of the population of Ireland occupying the 0-4 year old age bracket.

7.6 Childcare Services in County Dublin and Dublin City Council Administrative Area

The availability, capacity and usage of childcare facilities should not be the sole determinant of illustrating the geographical profile of childcare provision in an area, other provision services should be examined as shown in the table below.

Sex	Region	Age	Type of Childcare	Census 2016	Census 2022
Both sexes	Dublin County	0-4	Not in Childcare	47%	52%
Both sexes	Dublin County	0-4	Unpaid relative or family member	16%	8%
Both sexes	Dublin County	0-4	Paid relative or family member	3%	2%
Both sexes	Dublin County	0-4	Childminder(In childminders' home)	4%	4%
Both sexes	Dublin County	0-4	Au pair/nanny/childminder (in child's home)	4%	3%
Both sexes	Dublin County	0-4	Creche/Montessori/playgroup/after school	25%	31%
Both sexes	Dublin County	0-4	Other (including special needs facility, breakfast club)	1%	0%
Both sexes	Dublin County	0-4	Type of childcare not stated	0%	0%

Table 11: Childcare services in County Dublin from the 2016 & 2022 Census Data

Childcare facilities services such as Creches/Montessori rose by 6% between the 2016 to 2022 census. While this is an important incremental rise, it is salient to note that the vast majority of childcare is still provided outside childcare amenities and facilities with 75% in 2016 and 69% in 2022. Additionally, it is assumed that those not in childcare are being taken care by a parent/partner. This portion rose by 5% from 2016 to 2022 in County Dublin. This trend is similarly conveyed for Childcare services in Fingal County Council, the administrative area in which the proposed development is located, as illustrated in Table 6 and the chart profile below.

Census Year	Sex	Administrative County	Age	Type of Childcare	Census 2016	Census 202
2022	Both sexes	Fingal County Council	0-4	Not in Childcare	62%	52.4%
2022	Both sexes	Fingal County Council	0-4	Unpaid relative or family member	17%	8.7%
2022	Both sexes	Fingal County Council	0-4	Paid relative or family member	3%	2%
2022	Both sexes	Fingal County Council	0-4	Childminder(In childminders' home)	-	4.9%
2022	Both sexes	Fingal County Council	0-4	Au pair/nanny/childminder (in child's home)	13%	1.9%
2022	Both sexes	Fingal County Council	0-4	Creche/Montessori/playgroup/after school	19%	29.5%

2022	Both sexes	Fingal County Council	0-4	Other (including special needs facility, breakfast club)	1%	0.2%
2022	Both sexes	Fingal County Council	0-4	Type of Childcare Not Stated	-	0.4%
Total					100%	100%

Table 12: Childcare services in Fingal County Council 2022 Census

Childcare facilities services such as Creches/Montessori rose by 10.5% between the 2016 to 2022 census. While this is an important incremental rise, it is salient to note that the vast majority of childcare is still provided outside childcare amenities and facilities with 81% in 2016 and 70.5% in 2022.

7.7 Childcare Requirement

As per the assessment above, there are a range of existing childcare facilities in proximity to the subject sites, however, their existing capacity is not known. As part of this assessment, we, Stephen Little & Associates contacted Fingal Childcare Committee to confirm existing childcare capacity in the area. Whilst it was suggested there was not a plentiful supply of childcare spaces, as the facilities are private enterprises, their existing capacity is not known.

Within Kellystown, the proposed 2no. developments providing 401no. dwellings, in combination with adjoining permitted development of 374no. dwellings (permitted under Reg. Ref. ABP-312318-21, as amended by Reg. Ref. LRD0034-S3), results in a total number of 775no. dwellings within the Eastern Development Area of the LAP.

We note The Apartment Guidelines state that the threshold for provision of childcare 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.”*

Table 13 below provides a summary of childcare requirement, taking into account the percentage of the population within the 0-4 age range as well as further refinement to acknowledge the percentage of 0-4 year old who attend creches.

Acknowledging the above text in the Apartment Guidelines (2023), we consider the childcare requirement for the 3 sites in combination to be 28no. childcare spaces. This has been calculated through the omission of studio and one bed units within the scheme, calculating the population equivalent within the 0-4 age range bracket and then making further refinement to illustrate the quantum of spaces required based on the most recent census date.

Noting that the creche is permitted in the adjoining development permitted under Reg. Ref. ABP-312318-21, as amended by Reg. Ref. LRD0034-S3, measures c. 528sq.m., and caters for c. 74 full-time childcare places, this facility can easily cater for these three interconnected developments.

Even when a worse case scenario is considered, where all units are applied to the calculation (studios and one beds are not omitted) and a significantly larger percentage of 50% is used to identify the extent of the 0-4 age range in childcare facilities, the childcare requirements for the permitted and proposed scheme amounts to 60no. childcare spaces.

	2001 Guidelines	Apartment Guidelines	Apartment Guidelines	Apartment Guidelines
	All Units	Without Studios and 1 beds	Without Studios, 1 beds + 50% 2 beds	3+ beds only
Calculation Based on 2001 Guidelines				
No. of units	775no. units	577no. units	453 no. units	330no. units
2001 Guidelines (20 no. spaces/75 no. units)	206.6no. spaces	153.8no. spaces	121no. spaces	88no. spaces
Refined calculation based on population analysis as advised in the Apartment Guidelines				
Total Population generated (2.7 per household)	2,092.5 persons	1,557.9 persons	1,220.4 persons	891 persons
Population 0-4 (5.7% of Pop)	119 persons	89 persons	70 persons	51 persons
Childcare Requirements for all 0-4 year olds				
Childcare Space Requirement (31%)	37no. childcare spaces	28 no. childcare spaces	22 no. childcare spaces	16 no. childcare spaces
Worst case scenario Childcare Space Requirement (50%)	60 no. childcare spaces	45 no. childcare spaces	35 no. childcare spaces	26 no. childcare spaces

8 FUTURE NEEDS ASSESSMENT

The purpose of the community audit is to determine if the Kellystown area is well served by community related facilities to support the future residents of the proposed development.

Section 3 of this report discusses the demographic profile of the area, it can be seen that there is an overall population increase in the young dependent cohort (0–19-year-olds), and a moderate percentage increase in the working age cohort (20–64 years) and older dependent (65+ years) cohorts, between the 2016 and 2022 Census periods.

Section 2 identifies the nature of the proposed scheme. Section 6 identifies the existing services within a 500m and 1000m catchment area of the site, which are broad ranging.

The audit finds that the area is well serviced in terms of community infrastructure, as examined in Section 6 above.

Having regard to the schools assessment conducted which is outlined in Section 6.1 of this report, in our professional opinion, the demand created for school places by the proposed development will be comfortably absorbed by the existing educational facilities in proximity to the application site.

The most recent Department of Education and Skills enrolment data on primary schools indicates that there has been a general decrease in enrolment figures for primary schools in the study area over the past number of years. Our assessment of existing primary schools capacity indicates that there is sufficient capacity to absorb any demand for primary school places arising from the consented and proposed development, both within the 1.5km catchment and in the wider Dublin 15 area.

Post primary school enrolment in the area has generally increased in recent years in the study area. Table 5 shows evidence of some increase in enrolment figures for the post primary schools within 1.5km of the application site, since 2021. However, it is generally accepted that travel distances to post primary schools can be longer than those to primary schools. The availability of public transport facilities in the area would support this. Therefore a wider range of options for post primary schools exists and this suggests that there is capacity to absorb potential additional demand for post primary school places arising from the consented and proposed development.

Given the likely timeframe for construction and occupation of the consented and proposed development in its entirety, the DES would have an opportunity to consider local demand for school places and any requirement to expand existing or provide new facilities in this area in the next tranche of its Capital Investment for Schools Infrastructure, should the need arise. It is therefore concluded that the existing provision of schools in the area is sufficient to cater for the proposed development.

Similarly, there is flexibility provided in the national guidance on the provision of new childcare facilities, rather than a rigid blanket approach. It is possible to demonstrate in accordance with the relevant policy, whether a childcare facility is required, based on an analysis of the existing and proposed level of childcare provision and the demographic structure of the area. Essentially, the delivery of childcare facilities needs to be balanced on the specific circumstances within a geographical area. Given the timeframe for development will be over a time period of 3 to 4 years, the demand for childcare will not be generated at once and create a large peak demand, instead be a smaller, steady demand over many years. Those in childcare in the initial stages of the development will not be in childcare as the later occupants move in. It is therefore proposed that the demand for childcare generated by the proposal can be met by the childcare facility approved under Reg. Ref. ABP-312318-21, as amended by Reg. Ref. LRD0034-S3

The subject site is well located, with convenience (including Dunnes Stores supermarket) and comparison shopping available at nearby Blanchardstown retail park located approximately 1.5 kilometre from the subject site, as well as Coolmine retail park located within 500m of the subject site. The audit area has a range of existing amenities which can be accessed by future residents of the proposed development.

The urban structure of the audit area is strong as the site benefits from proximity to a wide array of services at Coolmine retail park and Blanchardstown Retail park. The site is also to a wide range of community and social infrastructure and amenities. Additionally, there is a broad spectrum of health-related facilities within the immediate catchment area which affords a choice of services. Other numerous amenity facilities are situated around the immediate locality which residents can avail of such as sports clubs, gyms and parks.

As the population density in the audit area grows in accordance with strategic planning policy, it will become more important for services to be clustered and accessible.

It is considered that the application site at Kellystown is accessible to a good range of leisure facilities including sports grounds and clubs, Porterstown Park; a number of existing education facilities, including five primary schools, two secondary schools within the 1km study area, health services, arts and cultural facilities such as museums, distilleries and art galleries and a quantum of community facilities located throughout the Dublin 15 area. As such the facilities in the area provide a good offering will be able to support the future residents of the proposed Kellystown development.

STEPHEN LITTLE & ASSOCIATES

May 2025