

SOCIAL INFRASTRUCTURE AUDIT – DUNDRUM CENTRAL SHD

FOR ASSESSMENT OF PROPOSED STRATEGIC HOUSING DEVELOPMENT
(SHD) ON LANDS AT CENTRAL MENTAL HOSPITAL, DUNDRUM, DUBLIN 14



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1.0 EXECUTIVE SUMMARY

The Land Development Agency (LDA)¹ is seeking permission for a potential Strategic Housing Development (SHD) on an infill site of c. 9.6 hectares of land at Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14. The subject lands are comprised of zoned ‘A1’ – Residential Amenity’ land adjoining the Dundrum Road (R117). The site is located c. 1km north of Dundrum Village and within c. 450 m of the LUAS Green Line station at Windy Arbour to the west by road.



Figure 1.1: Indicative Site Location, aerial view. Source: ESRI Satellite Base Map/TPA, 2021.

The proposed development will comprise 977 No. units, including 53 No. studio units, 423 No. 1-bedroom units, 357 No. 2-bedroom units and 144 No. units of 3-bedrooms or more as indicated in Table 1.1, along with supporting residential amenities, including the adaptive reuse of the heritage buildings on site. See Appendix A for full description of development.

Table 1.1: Proposed Schedule of Accommodation - Dundrum Central SHD		
Unit Type	No. of Units	% of Total
Studio	53	5%
1-bedroom	423	43%
2-bedroom	357	37%
3-bedrooms or more	144	15%
Total Units	977	100%

¹ Land Development Agency, 2nd Floor Ashford House, Tara Street, Dublin 2, Dublin, D02 VX67



Figure 1.2: Extract of Proposed Site Layout Plan. Source: Dwg Ref. DCD-RAU-06-SW_XX-DR-A-0500, prepared by Reddy Architecture + Urbanism, 2022.

1.1 Social Infrastructure Audit Methodology

With respect to this development, the LDA has requested that a *Social Infrastructure Audit* be undertaken by Tom Phillips + Associates (TPA) for the site, using geospatial survey methods. This audit was initially conducted in March-April 2021, which has been updated in March 2022 and identified more than 250 No. relevant social infrastructure facilities in the vicinity of the subject proposal for further assessment. A large number of public and private geospatial datasets were used in the course of the survey, including but not limited to:

- 2016 and 2011 Census Boundaries and Statistics
- 2021 Eircode Address Database (ECAD)
- 2021 OSM Ireland POI Datasets
- 2021 OSi and ESRI Ireland Basemaps
- 2021-2022 Department of Education and Skills - Irish Schools
- 2021 Department of Education and Skills - Providers of Higher Education
- 2021 Tusla Early Years Inspectorate Reports – Registered Childcare Facilities
- 2021 HSE Records – ‘Find Your Local Health Service’

This survey demonstrated that there is an adequate supply of education, childcare, community and cultural, healthcare, religious and retail facilities within c. 15-20 minutes’ drive of the subject lands, as well as a variety of recreational grounds and sports clubs. Potential gaps in the existing service provision of the area are limited to a broader range of cultural facilities (such as museums and art galleries) and special education facilities in the immediate area.

1.2 Local Area Context

The subject site is located within the established residential area of Windy Arbour/Dundrum, c. 1.6km north of Dundrum Town Centre by road. Dundrum is identified as a ‘Major Town Centre’ within the *Dún Laoghaire-Rathdown County Development Plan 2016 – 2023 (DLRC Plan)* and the *Draft Dún Laoghaire-Rathdown County Development Plan 2022-2028 (Draft DLRC Plan)*.

The subject site is located on lands zoned for ‘Objective A’ within the *Dún Laoghaire-Rathdown Development Plan 2016-2022 (DLRC Plan)* to protect or improve residential amenity, with designation for institutional uses. The site is located approximately 450m from the Windy Arbour LUAS Station by road and is served by Dublin Bus Routes 17, 44 and 61 from the R117/Dundrum Road which adjoins the site to the west (see Figure 1.3).

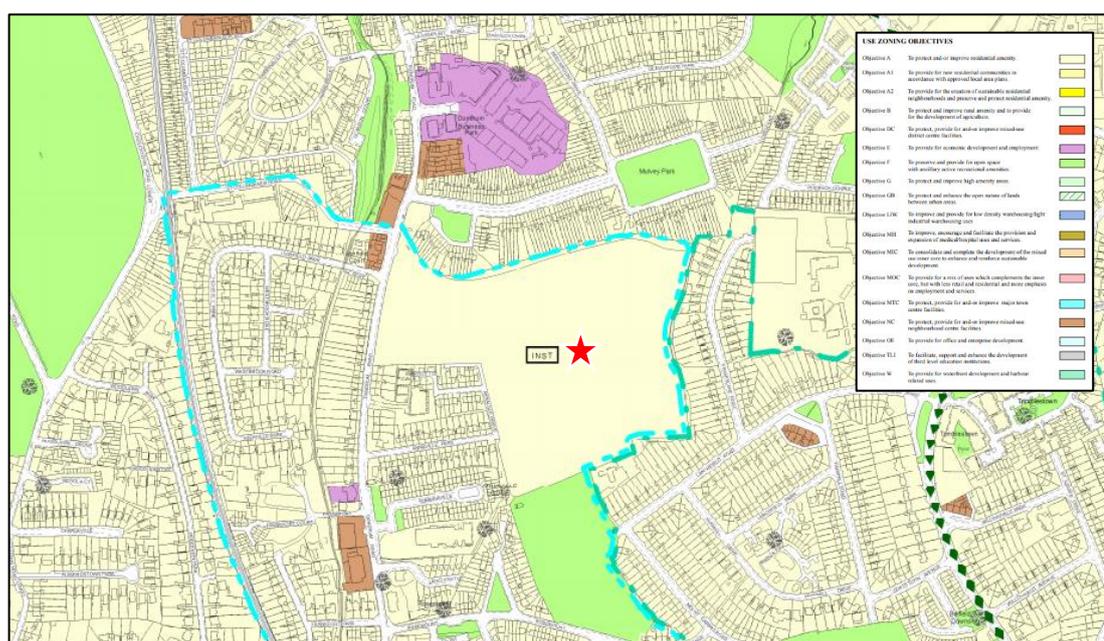


Figure 1.3: Extract of Land Use Zoning Map 1, Dún Laoghaire-Rathdown Development Plan 2016-2022. Location of subject site indicated by red star. Source: DLRC, 2016.

For the purposes of the demographic analysis, the study area comprises 2 No. distinct enumeration areas identified by the Central Statistics Office (CSO) of relevance to the subject development, as follows:

- 1) The local Electoral Division (ED) Study Area to which the subject site belongs, comprised of 10 No. ED’s within a c. 1km radius² of the site; and
- 2) The larger Dún Laoghaire-Rathdown local authority (LA) administrative boundary.

These enumeration areas are identified in Figure 1.4 and provide demographic information for the local and regional populations which are likely to be impacted by the subject development.

² ED Study Area comprised of Clonskeagh-Windy Arbour, Clonskeagh-Milltown, Clonskeagh- Belfield, Clonskeagh-Roebuck, Clonskeagh-Farranboley, Dundrum-Kilmacud, Dundrum-Taney, Dundrum-Sweetmount, Churchtown-Orwell and Churchtown-Woodlawn.



Figure 1.4: Extent of CSO enumeration areas utilised in demographic analysis. Location of subject site within the ED Study Area indicated by red polygon. Source: CSO/TPA, 2021.

2.0 DEMOGRAPHIC ANALYSIS

The subject site is located within the ‘Clonskeagh-Windy Arbour’ Electoral Division, which comprised some 2,736 No. persons at the time of the 2016 Census (see Table 2.1). The total population of the ED Study Area (comprising a c. 1km radius from the subject site) grew approximately 6% between 2011 and 2016, which is on par with growth recorded in Dún Laoghaire-Rathdown (c. 6%) and slightly higher than the national average (c. 4%) for the same period.

While the immediate area surrounding the subject site (represented by Clonskeagh-Windy Arbour ED) appears to be growing slower than the rest of the Local Authority at c. 9% (2006-2016), the larger ED Study Area is growing at relatively the same pace (c. 11%) as the rest of the LA and State (c. 12% increase).

Table 2.1: Recent Population Trends (CSO)						
Level	Name	2006	2011	2016	5-yr	10-yr
ED	Clonskeagh-Windy Arbour	2,510	2,521	2,736	+8.5%	+9.0%
Study Area	c. 1km Radius	21,035	22,205	23,575	+6.2%	+10.7%
LA	DLR	194,038	206,261	218,018	+5.7%	+12.4%
State	Ireland	4,239,848	4,588,252	4,761,865	+3.8%	+12.3%

More recent population projections for Dún Laoghaire-Rathdown were included in the *Regional Spatial and Economic Strategy (RSES)* for the Eastern and Midlands Regional Assembly (EMRA). It is estimated that an additional 32,000-39,000 No. people will need to be accommodated within the local authority by 2031 and an additional 202,000 – 242,500 No. people within the larger Eastern Strategic Planning Area (SPA) (see Table 2.2).

Location	2016 Base Year	2026 (low-high)	2031 (low-high)
Dún Laoghaire-Rathdown	218,000	241,00 – 245,000	250,500 – 257,000
Dublin SPA	1,347,500	1,489,000 – 1,517,500	1,549,500 – 1,590,000

2.1 Age Profile

The majority of the study area population falls within the Adult (24-64 years) age cohort, comprising 48% of the total population, which is slightly lower than the national average for this group. The ‘Young Adults’ (19-24 years) cohort was the second largest group, comprising a much higher portion of the population (17%) within the study area than elsewhere in the State (8%), followed by the ‘Older Adults’ cohort (15%). The remaining cohorts, ‘Preschool’ (0-4 years), ‘Primary’ (5-12 years) and ‘Secondary’ (5-12 years) each comprise less than 10% of the total study area population and were lower than their comparable national cohorts.

Age Cohort	ED Study Area	% Total	Ireland	% Total
Preschool (0-4 years)	1,293	5%	331,515	7%
Primary (5-12 years)	1,982	8%	548,693	12%
Secondary (13-18 years)	1,579	7%	371,588	8%
Young Adults (19-24 years)	4,019	17%	331,208	8%
Adults (25-64 years)	11,220	48%	2,541,294	53%
Older Adults (65+ years)	3,482	15%	637,567	13%
Total	23,575	100%	4,761,865	100%

At the county level, the ‘Older Adults’ cohort increased by c. 16% from 2011-2016, followed by a c. 10% increase in the ‘Primary’ group and a c. 5% increase in the ‘Preschool’ group (Table 2.5a). The other cohorts, including ‘Secondary School’, ‘Young Adults’ and ‘Adults’ grew by a more moderate 2-3% during the 5-year period.

At the local level, we note that all age cohorts were recorded as having increased from 2011-2016, with the largest growth rates recorded for the ‘Primary School’ (13%) and ‘Young Adults’ (13%) populations over all. The ‘Older Adults’ cohort, which demonstrated the largest increase at the county level (16%), also increased by c. 9% within the study area (Table 2.4b).

Table 2.4a: Dún Laoghaire-Rathdown Population – Changing Age Profile (CSO)			
Age Group	2011 Population	2016 Population	% Change
Preschool (0-4 years)	13,155	13,810	+5%
Primary (5-12 years)	19,284	21,302	+10%
Secondary (13-18 years)	15,334	15,651	+2%
Young Adults (19-24 years)	18,695	19,088	+2%
Adults (25-64 years)	109,921	113,498	+3%
Older Adults (65+ years)	29,872	34,669	+16%
Total	206,261	218,018	+6%

Table 2.4b: ED Study Area Population – Changing Age Profile (CSO)			
Age Group	2011 Population	2016 Population	% Change
Pre-school (0-4 years)	1,224	1,293	+6%
Primary School (5-12 years)	1,757	1,982	+13%
Secondary School (13-18 years)	1,554	1,579	+2%
Young Adults (19-24 years)	3,569	4,019	+13%
Adults (25-64 years)	10,921	11,220	+3%
Older Adults (65+ years)	3,180	3,482	+9%
Total	22,205	23,575	+6%

2.2 Educational Attainment

With respect to the levels of educational attainment within the study area, the largest proportion of residents had completed ‘Third Level’ education (44%) in 2016, compared to only 38% in the rest of the country. We note that 27% of the population had also completed ‘Post-graduate Education or higher’³ at the time of the Census, compared to 10% elsewhere, and that less than 1% were recorded as having ‘No Formal Education’. These figures indicate higher levels of educational attainment within the study area population compared to the national average.

Table 2.5: Population aged 15+ years by highest level of education completed (CSO 2016)				
Education Level	ED Study Area	% Total	Ireland	% Total
No Formal Education	142	<1%	52,214	2%
Primary Education	1,278	5%	334,284	11%
Secondary Education	5,794	20%	1,023,409	33%
Third Level Education	12,414	44%	1,175,611	38%
Postgraduate or higher	7,696	27%	312,866	10%
Not stated	992	4%	198,668	6%
Total	28,316	100%	3,097,052	100%

³ Comprised of the following CSO sub-categories: Postgraduate Diploma or Degree, Doctorate (Ph.D) or higher.

2.3 Economic Status

The economic profile of the study area is similar to the national population, with 48% of the population over the age of 15 being categorized as 'At work' in 2016. However, a larger proportion of the population was recorded as having 'Student' status (24%) within the local study area than elsewhere in the county. Some 15% of the population categorized as 'Retired' within the study area, with the remaining economic cohorts (comprising the 'Unemployed', homemakers and jobseekers, etc.) each form less than 10% of the population overall (see Table 2.6). We also note that a lower proportion of the population in the study area (3%) was categorized as 'Unemployed' in the study area in 2016 than elsewhere in the State (7%).

Principal Economic Status	ED Study Area	% Total	Ireland	% Total
At work	19,168	48%	2,006,641	53%
Looking for first job	234	<1%	31,434	<1%
Unemployed	1,132	3%	265,962	7%
Student	9,708	24%	427,128	11%
Looking after home/family	2,580	7%	305,556	8%
Retired	5,988	15%	545,407	15%
Unable to work	768	2%	158,348	4%
Other	114	<2%	14,837	<1%
Total	39,692	100%	3,755,313	100%

2.4 Demographic Summary

The demographic profile of the local ED Study Area (i.e., age, education and economic status) was largely consistent with the rest of Ireland in 2016 and this area appears to be growing at a similar rate (c. 6% increase from 2011-2016) as the rest of Dún Laoghaire-Rathdown. Population projections for Dún Laoghaire-Rathdown provided by the RSES also estimate that an additional 32,000-39,000 No. people will need to be accommodated within the local authority by 2031.

The majority of residents were 'Adults' between the ages of 25-64 (48%), however, a higher percentage of 'Young Adults' aged 19-24 years were identified (17%) in the study area than elsewhere in Ireland (8%), potentially due to the proximity of the site to University College Dublin (UCD) to the east. We note that a significant proportion of the population aged 15 years or older within the study area (44%) had completed 'Third Level Education' courses in 2016, with an additional 27% in possession of 'Postgraduate' qualifications. The majority of this population (aged 15 years or older) were 'At Work' (48%) or 'Students' (24%) at the time of the Census.

This indicates that a higher proportion of community facilities may be required for the working population and higher education students at this time (i.e., third level or higher), than other demographic groups. As the number of 'Primary' school children aged 5-12 years residing in the area has also increased in recent years (c. 13% from 2011-2016), additional playground facilities and other recreational amenities for young children are likely to be desired. We note, however, that the current population figures do not account for the development capacity of

additional zoned land within the study area and potential population growth arising from future developments.

3.0 RELEVANT PLANNING GUIDANCE

3.1 *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas*

This audit has regard to the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (DoEHLG, 2009)* set out the following categories of community infrastructure as being most relevant in the development of new residential areas: schools, childcare, community centres, healthcare facilities and district centres (see Table 3.1).

These criteria were considered in the development of the comprehensive infrastructure categories applied during the course of the study area audit, as set out in Section 4.0 to follow.

Table 3.1: Community Infrastructure Categories as per DoEHLG Guidelines	
Infrastructure Types	Sample Facilities
Schools	Primary, Post-Primary, Special Education, Third-Level Institutions
Childcare	Registered Facilities (Full Time, Part Time, Sessional)
Community Centres	Community Centres, Resource Centres, Sports Centres, Youth Centres, Training Centres
Healthcare Facilities	General Practitioners, Healthcare Centres, Hospitals, Nursing Homes
District Centres	Supermarkets, Shops, Convenience Shops

3.2 *Regional Spatial and Economic Strategy 2019-2031 (EMRA)*

We note that the *Regional Spatial and Economic Strategy 2019-2031 (RSES)* prepared by the Eastern & Midland Regional Assembly (EMRA) was published 28 June 2019 and supersedes the previous *Regional Planning Guidelines for the Greater Dublin Area 2010-2022*. The study area is located in the Dublin Metropolitan Area, in the City Centre corridor within the M50 and is included in the *Dublin Metropolitan Area Spatial Plan (MASP)*.

With respect to the provision of social infrastructure within the Dublin Metropolitan Area, the RSES – Dublin MASP states:

“The MASP supports ongoing collaboration with regional stakeholders to ensure that social infrastructure such as education, health and community facilities are provided in tandem with the development of strategic development areas, and in particular to ensure that opportunities for social as well as physical regeneration are realised...”

[Our emphasis. - RSES, Dublin MASP, Section 5.5]

More specific policy objectives for the development of social infrastructure within the region, including the Dublin MASP and the Dundrum study area, are included in Sections 9.6 and 9.7 of the RSES, as follows:

Table 3.2: Select Regional Policy Objectives for Social Infrastructure (RSES)	
RPO 9.20 Childcare	<p>Support investment in the sustainable development of the Region's childcare services as an integral part of regional infrastructure to include:</p> <ul style="list-style-type: none"> • Support the Affordable Childcare Scheme. • Quality and supply of sufficient childcare places. • Support initiatives under a cross Government Early Years Strategy. • Youth services that support and target disadvantaged young people and improve their employability.
RPO 9.21 Schools	<p>In areas where significant new housing is proposed, an assessment of need regarding schools' provision should be carried out in collaboration with the DES and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations.</p>
RPO 9.22 Third Level	<p>To support the role of Higher Education Institutions and Educational Training Boards in addressing skills shortages and life-long learning needs in the Region, and to support the further development of multi-campus Technological Universities to drive research and innovation.</p>
RPO 9.23 Healthcare	<p>Facilitate the development of primary health care centres, hospitals, clinics, and facilities to cater for the specific needs of an ageing population in appropriate urban areas in accordance with RSES settlement strategy and core strategies of development plans.</p>
RPO 9.24 Arts & Culture	<p>Promote and facilitate the role of arts and culture in recognition of its importance to people's identity and the potential for economic development through a unique cultural tourism offering throughout the Region.</p>
RPO 9.25 Arts & Culture	<p>Seek to work with all relevant stakeholders to promote equality of access to and engagement with arts and cultural services and in the promotion of culture and heritage led urban and rural regeneration.</p>
Sections 9.6-9.7, RSES - Our emphasis.	

3.3 **Dún Laoghaire-Rathdown County Development Plan 2016-2022 (DLRC Plan)**

Dún Laoghaire-Rathdown County Council published the *Dún Laoghaire-Rathdown County Development Plan 2016 – 2022* (DLRC Plan) on 16th March 2016, which includes guidance for the sustainable development of the area, including Dundrum. The DLRC Plan sets out Dún Laoghaire-Rathdown County Council's policies for the development of the County up to 2022, including social, community and cultural development.

This audit has regard to the policies and objectives contained within the DLRC Plan, which acknowledges a wide range of community infrastructure typologies in Chapter 7.1, as follows:

*“Dún Laoghaire-Rathdown County Council recognises that facilities which cater for social and community needs are an essential component in designing for sustainable communities. **Meeting halls and community centres, along with schools, health centres, doctor surgeries, libraries, community playgrounds, day care facilities for older and disabled people and churches provide a communal resource through which the residents of a neighbourhood can gain information, education, medical or welfare assistance and social contact.***

The Council will endeavour to ensure that an appropriate range of community facilities is provided across the County, to ensure that the vitality and sustainability of residential neighbourhoods in Dún Laoghaire-Rathdown is fostered.”

*[DLRC Plan, Ch. 7, Section 7.1.3 – **Our emphasis.**]*

Chapter 7.1 of the DLRC Plan also contains a number of relevant policies for the delivery of additional social and community infrastructure throughout the County, which are summarised in Table 3.3 as follows:

Table 3.3: Select Policies for Community Services and Facilities	
Policy	Description
SIC6 Community Facilities	<i>It is Council policy to support the development, improvement and provision of a wide range of community facilities distributed in an equitable manner throughout the County.</i>
SIC7 New Dev. Areas	<i>It is Council policy to ensure that proper community infrastructure and complementary neighbourhood facilities are provided concurrently with the development of new residential growth nodes in the County.</i>
SIC8 Schools	<i>It is Council policy to ensure the reservation of primary and post-primary school sites in accordance with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools throughout the County.</i>
SIC9 Third Level	<i>It is Council policy to support the development and ongoing provision of Further and Higher-Level Institutions in the County...</i>
SIC10 Healthcare	<i>It is Council policy to support the Health Service Executive and other statutory and voluntary agencies in the provision of appropriate healthcare facilities - including the system of hospital care and the provision of community-based primary care facilities, mental health and wellbeing facilities....</i>
SIC11 Childcare	<i>It is Council policy to encourage the provision of affordable and appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities across the County. In general, at least one childcare facility should be provided for all new residential developments subject to demographic and geographic needs....</i>
SIC12 Arts and Culture	<i>It is Council policy to facilitate the continued development of arts and cultural facilities throughout Dún Laoghaire-Rathdown in accordance with the County 'Arts Development Policy, 2011-2014' and any subsequent County Arts Development Policy.</i>
SIC13 Libraries	<i>It is Council policy to promote and develop the County Library Service in accordance with the National objectives laid down in the draft 'Strategy for Public Libraries, 2013-2017' prepared by the Department of the Environment, Community and Local Government. The County's network of Carnegie Libraries shall be retained for public and community use.</i>
DLRC Plan, Section 7.1.3 - Our emphasis.	

We note that a *Dundrum Local Area Plan 2019-2025 (DLAP)*, is also proposed to be prepared for the study area; however, this document was still at the 'Issues Paper' stage as of February 2021 and had not been suitably advanced for review.

4.0 SOCIAL INFRASTRUCTURE AUDIT

For the purposes of the audit, 7 No. categories of social infrastructure were utilised for assessment which take into account the guidance provided in this respect in the national and regional planning guidance (incl. the *Dún Laoghaire-Rathdown County Development Plan*

2016-2022) and summarise the range of existing facilities and services available to residents of the local study area:

Table 4.1: Social Infrastructure Categories Applied During Audit	
Category	Sample Facilities
Education and Training	<i>Primary, post-primary, special education, third-level and training</i>
Childcare Facilities	<i>Registered childcare facilities (i.e., full time, part time, sessional)</i>
Community and Cultural	<i>Community centres, meeting rooms, libraries, arts facilities</i>
Religious and Burial	<i>Religious institutions and other facilities incl. burial grounds</i>
Healthcare Services	<i>General practitioners, healthcare centres, hospitals, nursing homes</i>
Open Space and Recreation	<i>Playgrounds, parks, sports centres, clubs, pitches etc.</i>
Retail Centres and Services	<i>Shopping centres and supermarkets, post offices, etc.</i>

With respect to these infrastructural categories, a geospatial survey was undertaken using GIS-software which identified more than 250 No. relevant social infrastructure facilities in the vicinity of the subject proposal for further assessment, as summarised in Figure 4.1 overleaf. The facilities identified in each category are described in more detail in Sections 4.1 through 4.7.

In our opinion, there is sufficient provision of existing social infrastructure in the vicinity of the subject site to support the proposed development (i.e., within a c. 2km radius equivalent to a c. 15-20 minutes' drive). The site is served by an existing schools' network of 14 No. primary schools and 14 No. post-primary schools, as well as 32 No. existing childcare facilities within c. 2km of the proposed development which held an estimated 14% capacity for new enrolments at the time of the survey.

There is an adequate supply of community and cultural facilities, religious institutions and health care services (incl. 9 No. nursing homes) within a reasonable distance of the subject lands, as well as a range of sports and recreational facilities (incl. children's play areas) to serve the growing population. The site's proximity to Dundrum Town Centre c. 1.6km by road to the south and Nutgrove Shopping Centre and Retail Park c. 2.2km by road to the west also ensures an appropriate quantum of retail services for future residents.

Potential gaps in the network of services are limited to a broader range of cultural facilities (such as museums and art galleries) and additional special education facilities in the immediate area. We note that the subject scheme includes proposed community, amenity and enterprise uses, including a dedicated community centre (1,587 sq. m), a number of retail/café units and a medical unit, as well as a number of supporting residential open spaces and pedestrian links, which will positively contribute to the amenity of the area once completed. A purpose-built childcare facility (501 sq. m) is also proposed to be provided within the development.

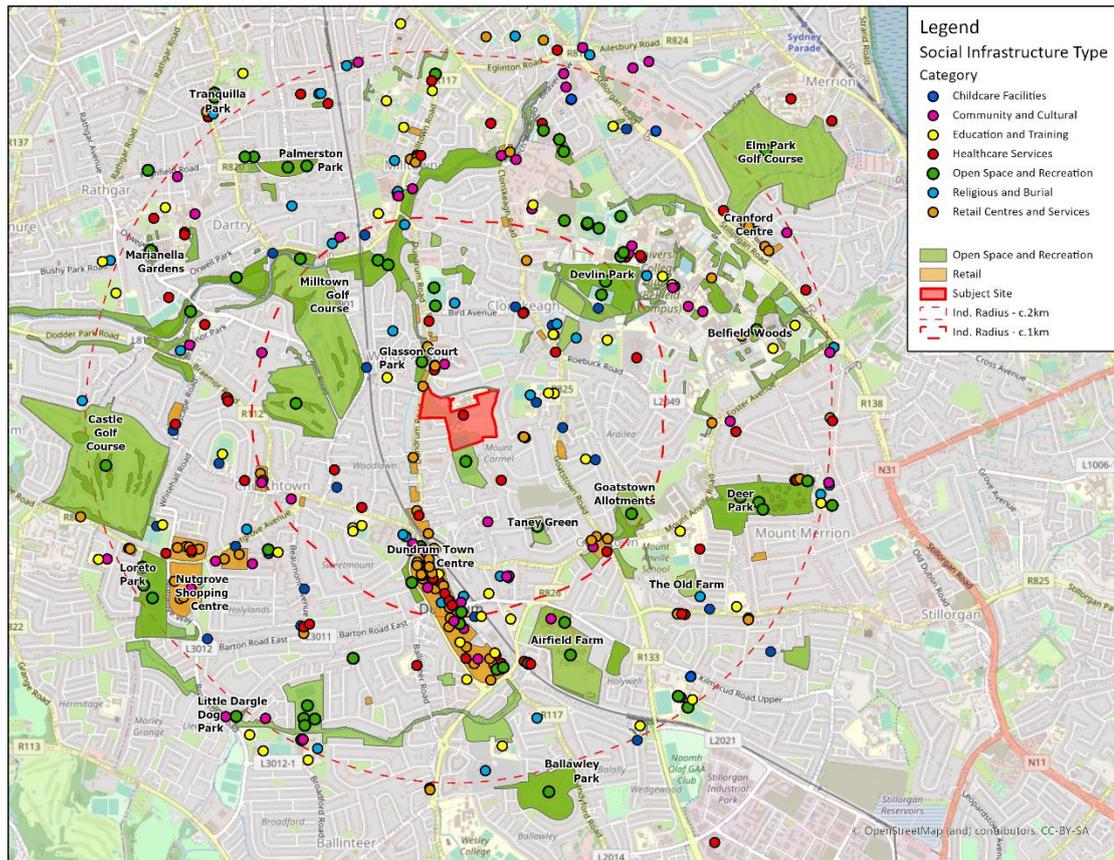


Figure 4.1: Indicative location of 250+ No. social infrastructure facilities identified in the vicinity of subject site. Indicative 1km and 2km radius from subject site provided in red dash. Source: TPA, 2022.

4.1 Education and Training Facilities

The study area is served by 14 No. existing primary schools (incl. Our Lady’s National School, Our Lady’s Grove Primary School and the Islamic National School) and 14 No. post primary schools (incl. Our Lady’s Gove Secondary School) located within a c. 2km radius of the proposed development site. There was also 1 No. special education facility operating within a c. 2km, St. Peter’s School.

The substantial university campus of University College Dublin (incl. Belfield and Richview facilities) is located within c. 1km to the northeast of the subject site including the NIBRT and Nova UCD research and innovation centres, with other training facilities such as the Emerald Cultural Institute, the College of Further Education Dundrum and Open Training College also available to local residents.



Our Lady’s Grove Primary School



Mount Anville Secondary School



UCD Belfield Campus



Emerald Cultural Institute

Table 4.2: Education and Training Infrastructure within c. 2km	
Type	Facilities
Primary	Our Lady's National School, Our Lady's Grove Primary School, Islamic National School, Good Shepherd National School, Mount Anville National School, Gaelscoil Na Fuinseoige, Taney National School, Holy Cross National School, St. Olaf's National School, Scoil San Treasa, Zion Parish Primary School, Rathfarnham Educate Together, St. Attracta's Jr National School, Scoil Naithi
Post-Primary	Jesus and Mary College (Our Lady's Grove), St. Killian's German School, Mount Anville Secondary School, De La Salle College, Ashfield College, The Teresian School, Gonzaga College, The High School Dublin, Alexandra College, St. Tiernan's Community School, Ballinteer Educate Together, St. Benildus College, Goatstown Educate Together, Ballinteer Community School
Special Education	St. Peter's School
Third Level and Training Facilities	University College Dublin, NIBERT (UCD), Nova UCD, Emerald Cultural Institute, College of Further Education Dundrum, Further Education Centre Dundrum, Open Training College, Dundrum Adult Training Education (DATE), Lynch Training & Development, Churchtown Institute of Beauty & Holistic Training

4.1 Childcare Facilities

A total of 32 No. operational childcare facilities were identified within a c. 2km radius of the subject site (equivalent to a c. 15-20 minutes' drive time) during the course of the audit (March 2022), as shown in Figure 4.2. Current capacity of these facilities was estimated using the most recent Inspection Report available for each facility (dating c. 2018 to 2021) through the Tusla Early Years Inspectorate Portal⁴, which suggest that more than 1,660 No. childcare places are on offer in these existing facilities with an estimated 241 No. vacant places (c. 14% of total capacity).

⁴ Source: <https://www.tusla.ie/services/preschool-services/creche-inspection-reports/>, accessed March 2022.

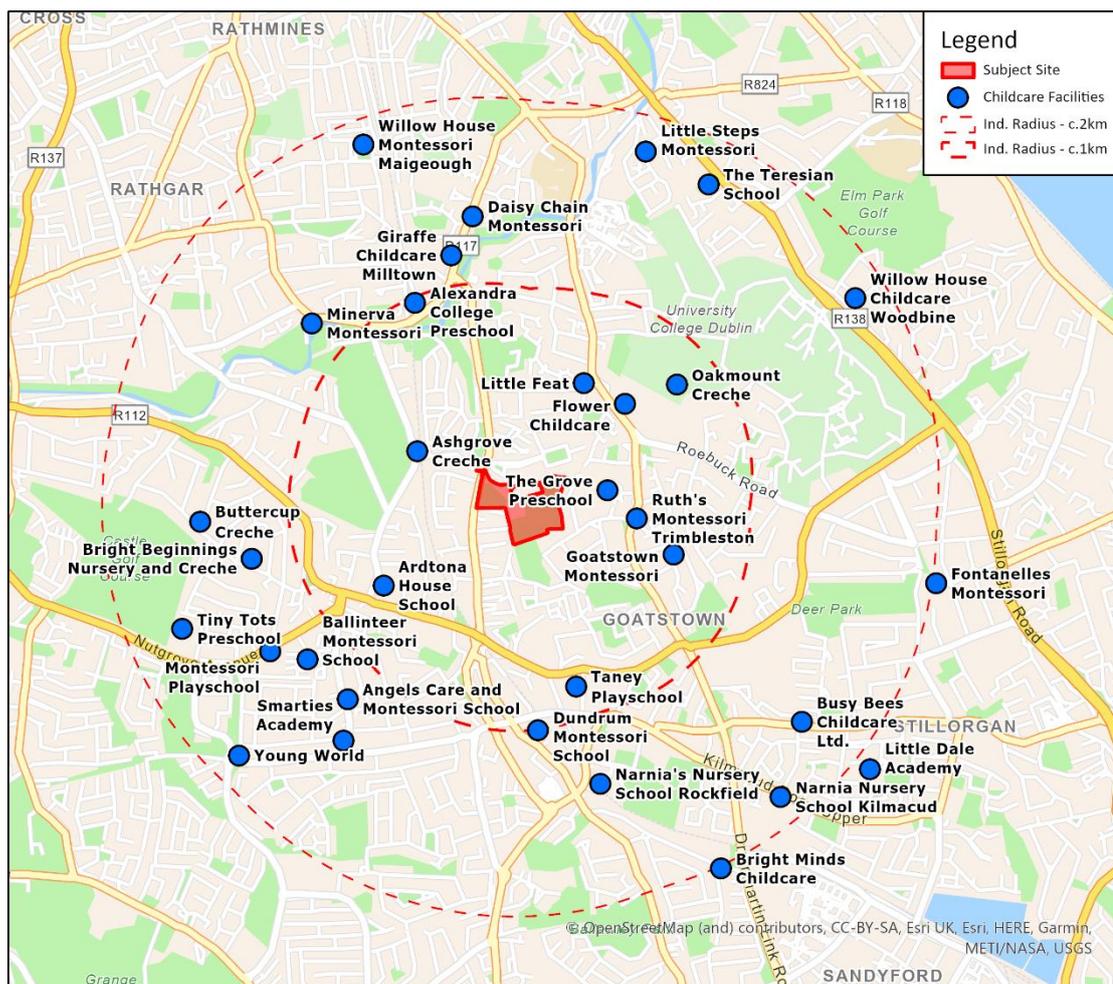


Figure 4.2: Location of existing childcare facilities (shown in blue) within study area. Indicative 1km and 2km radius from subject site provided in red dash. Source: TUSLA/TPA, 2022.

However, as some of the inspection reports were published more than 1-year prior and a number of operators could not be reached for updated enrolment figures, the capacity figures provided with this report are indicative. See Appendix B for full details of audit. We note that a representative of the DLR Childcare was consulted prior to the completion of this assessment in 2021⁵ regarding childcare needs in the Goatstown/Dundrum area, but could not provide any recent, localised data for the subject location.

⁵ By email with DLRC Childcare Development Officer, December 2020.



Table 4.3 - Childcare Facilities Audit - c. 2km Radius Study Area

No.	Facility Name	Service Type ⁶	Maximum Capacity ⁷	TPA Survey	AM Capacity ⁸	PM Capacity ⁹	Full Day Capacity ¹⁰
1	Flower Childcare TU2015DR145	Full Day	26	2 AM space and 5 PM spaces	2	5	2
2	Oakmount Creche Ltd TU2015DR117	Full Day	131	2021 Inspection report	78	78	78
3	The Teresian School TU2015DR184	Full Day	52	no response	7	9	7
4	Willow House Childcare Woodbine (Coco's Childcare) TU2015DR143	Full Day	36	2021 Inspection report	11	11	11
5	Giraffe Childcare Milltown TU2015DY313	Full Day	116	no available spaces	0	0	0
6	Bright Minds Childcare (Clever Clogs) TU2015DR023	Full Day	55	no available spaces	0	0	0
7	Bright Beginnings Nursery and Creche TU2015DR097	Full Day	100	2021 Inspection report	11	12	11
8	Dundrum Montessori School TU2015DR095	Full Day	82	2021 Inspection report	7	7	7
9	Alexandra College Preschool TU2015DY394	Full Day	44	2021 Inspection report	11	n/a	11
10	The Grove Preschool (formerly Our Lady's Grove Montessori) TU2015DR119	Full Day Part Time Sessional	44	2021 Inspection report	13	37	13
11	Daisy Chain Montessori TU2015DY310	Full Day Part time Sessional	73	2021 Inspection report	26	39	26

⁶ Data obtained from the TUSLA Register of Early Years Services for Dublin, January 2022. Available at: <https://www.tusla.ie/services/preschool-services/list-of-pre-school-services-by-county/>

⁷ The maximum capacity refers to the registered enrolment capacity of each childcare facility from the TUSLA Register of Early Years Services for Dublin, January 2022. Available at: <https://www.tusla.ie/services/preschool-services/list-of-pre-school-services-by-county/>

⁸ Refers to an indicative day time capacity calculated using the difference between TPA Survey data/AM inspection enrolment data and the Maximum Capacity figures.

⁹ Refers to an indicative afternoon capacity calculated using the difference between TPA Survey data/PM inspection enrolment data and the Maximum Capacity figures.

¹⁰ Refers to an indicative full day capacity, using the lowest capacity between AM and PM Capacity figures.



12	Little Feat TU2015DR136	Full Day Part time Sessional	52	<i>no available spaces</i>	0	0	0
13	Busy Bees Childcare Ltd TU2015DR033	Full Day Part Time Sessional	81	<i>no available spaces</i>	0	0	0
14	Little Dale Academy TU2015DR059	Full Day Part Time Sessional	83	<i>2021 Inspection report</i>	17	21	17
15	Narnia Nursery School Rockfield TU2015DR028	Full Day Part Time Sessional	46	<i>no response</i>	9	30	9
16	Young World TU2015DR086	Full Day Part time sessional	29	<i>no available spaces</i>	0	0	0
17	Buttercup Creche Churchtown TU2015DR026	Full Day Part Time Sessional	38	<i>no response</i>	21	22	21
18	Ashgrove Creche TU2015DR074	Full Day Part Time	40	<i>2021 Inspection report</i>	6	7	6
19	Narnia Nursery School Kilmacud TU2015DR029	Full Day Part Time	65	<i>no response</i>	17	25	17
20	Smarties Academy TU2015DR192	Full Day Part Time	25	<i>2021 Inspection report</i>	5	5	5
21	Angels Care Nursery and Montessori School TU2015DR114	Full Day Sessional	75	<i>no available spaces</i>	0	0	0
22	Ruth's Montessori Trimbleston TU2016DR034	Part-Time	54	<i>no response</i>	28	46	-
23	Ardtona House School TU2015DR151	Part Time Sessional	27	<i>2021 Inspection report</i>	2	2	-
24	Willow House Montessori Maigeough TU2016DY032	Part Time Sessional	33	<i>no response</i>	2	6	-
25	Ballinteer Montessori School TU2015DR035	Part time Sessional	48	<i>2021 Inspection report</i>	18	n/a	-
26	Minerva Montessori TU2015DY324	Part Time Sessional	65	<i>no response</i>	28	45	-
27	Goatstown Montessori TU2016DR014	Sessional	11	<i>no response</i>	2	n/a	-
28	Taney Playschool TU2015DR087	Sessional	22	<i>no response</i>	2	n/a	-



29	Little Steps Montessori TU2015DY365	Sessional	22	no response	0	n/a	-
30	Fontanelles Montessori TU2015DR062	Sessional	22	2021 Inspection report	1	n/a	-
31	Montessori Playschool TU2015DR103	Sessional	5	2021 Inspection report	1	n/a	-
32	Tiny Tots Preschool TU2015DR021	Sessional	62	no response	7	n/a	-
Indicative childcare capacity			1664		93	407	241

4.1.1 Potential Childcare Uptake

The average household size in the State was 2.75 No. persons per unit¹¹ at the time of the most recent Census, which generates an indicative population of 2,687 No. persons when applied to the proposed development. The average number of children per family recorded in the State at that time was 1.38, which is equivalent to 691 No. children (0-18 years) when applied to the 501 No. units of 2-bedrooms or more within the development that can reasonably accommodate families. Of this number, an estimated 187 No. children would be considered preschool age (0-4 years) with respect to the age cohorts recorded for Dún Laoghaire-Rathdown¹² (see Table 4.4).

Age Group	2016 Population	% of Total Cohort
Preschool children (0-4 years)	13,810 persons	27%
Primary school children (5-12 years)	21,302 persons	42%
Secondary school children (13-18 years)	15,651 persons	31%
All children (0-18 years)	50,763 persons	100%

The demographic profile outlined above indicates that some 187 No. pre-school children (0-4 years) will occupy the development once completed. However, if the average rate of non-parental childcare uptake for this age-group in the Dublin Region (incl. DLR) is applied (46%, see Figure 4.3¹³) to the proposed development population, it is estimated that 86 No. children would be likely to avail of childcare in the area. If the lower average rate of uptake for crèche, Montessori, playgroup and after-school services for the Dublin Region is applied (25%)¹⁴, it is estimated that only 41 No. children would be likely to avail of childcare in the area.

¹¹ <https://www.cso.ie/en/releasesandpublications/ep/p-cp4hf/cp4hf/hhlds/>

¹² <https://www.cso.ie/px/pxeirestat/Statire/SelectVarVal/Define.asp?maintable=E3003&PLanguage=0>

¹³ QNHS Childcare Module Quarter 3 2016 - Table 3: <https://www.cso.ie/en/releasesandpublications/er/q-chi/qnhschildcarequarter32016/>

¹⁴ QNHS Childcare Module Quarter 3 2016 - Table 3: <https://www.cso.ie/en/releasesandpublications/er/q-chi/qnhschildcarequarter32016/>

Table 3: Types of childcare used by children by school-going status and region, Quarter 3 2016 % of children¹

Type of childcare	Pre-school children								
	Border	Midland	West	Dublin	Mid-East	Mid-West	South-East	South-West	State
Parent / Partner	65	56	59	62	65	51	67	65	62
Unpaid relative or family friend	16	13	18	16	16	16	20	22	17
Paid relative or family friend	2	5	2	3	5	1	4	2	3
Childminder / Au Pair / Nanny	13	18	21	8	13	13	13	12	13
Creche / Montessori / Playgroup / After-school facility	15	14	15	25	14	28	17	16	19
Other	1	<1	<1	1	<1	1	1	1	1
Total pre-school children using non-parental childcare	45	47	49	46	45	53	45	45	46
<i>Unweighted sample</i>	196	136	234	525	244	189	230	316	2,072

Figure 4.3: Types of childcare used by status/region (% children) Source: QNHS, Quarter 3 2016, CSO.

4.1.2 Planning Policy Requirements

The *Childcare Facilities: Guidelines for Planning Authorities (2001)* produced by the Department of Housing, Planning and Local Government require that a new childcare facility be provided for new housing areas, as follows:

“Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate...”

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

[Our emphasis, Section 2.4, p. 5]

As the total proposed development comprises 501 No. unit types which can accommodate families (i.e., 2-bedrooms or more), the *Childcare Guidelines, 2001*, stipulate that planning authorities should require one childcare facility (providing a minimum of 20 No. childcare places) per 75 No. dwellings. On this basis, the proposed development of 501 No. units (studios and 1-bedrooms excluded) would be required to provide a childcare facility for approximately 131 No. childcare spaces¹⁵.

However, as the potential childcare uptake of the proposal is likely to only be 44-86 No. places and the local childcare network had indicative capacity of c. 14% in 32 No. existing facilities, we submit that the total number of childcare places to be accommodated by this facility could potentially be reduced with respect to the geographical distribution of existing childcare facilities and the emerging demographic profile of the area evidenced by the childcare audit, subject to the agreement of the Planning Authority. We note that a substantial childcare facility of 463 sq. m is proposed to be provided as part of the subject development, with sufficient indicative capacity to accommodate the additional demand generated by the scheme.

¹⁵ (501 No. units / 75 No. units) x 20 spaces = 134 No. places required

4.2 Community and Cultural Facilities

The subject site is supported by a number of local community facilities, including the Dlr Meadowbrook Leisure Centre (Dundrum Family Recreation Centre), St. Nathy's Community Centre, Rosemount Family Resource Centre, Rosemount Community Room and Taney Parish Centre. The Dundrum Library is located within c. 1km to the south and a range of institutional libraries including UCD's James Joyce and Richview libraries were also identified within the study area to the east.



Dundrum Library



Dlr Meadowbrook Leisure Centre



Rosemount Family Resource Centre



St. Nathy's Community Centre Churchtown

Other cultural facilities located within c. 2km of the proposed development include the Movies @ Dundrum cinema and Mill Theatre within Dundrum Town Centre, the Ashfield Heritage Experience to the south, as well as the Student Centre Cinema, Dramsoc Theatre and Astra Hall at UCD. Smaller arts facilities identified within the area include the Encore School of Performing Arts, Giddy Studios and Rave Review Theatre Company. Civic supports include the Dundrum Garda Station, Citizen's Information Centre Dundrum (Town Centre) and Rathfarnham Fire Station.



Movies @ Dundrum



Mill Theatre Dundrum

Table 4.5: Community Infrastructure within c. 2km radius	
Type	Facilities
Community and Conference Centres	dlr Meadowbrook Leisure Centre (Dundrum Family Recreation Centre), Rosemount Family Resource Centre, Rosemount Community Room, Taney Parish Centre, Nullamore Youth Club & Study Centre, Cleraun Study Centre, St. Nathy’s Community Centre, Loreto Community Facility, Beechwood Community Centre, Monk Gibbon Hall, Milltown Pastoral Parish Centre, Mount Merrion Community Centre, Hillview Community Resource Centre
Cultural Facilities and Organisations	Movies @ Dundrum, Mill Theatre Dundrum, Airfield Heritage Experience, UCD Student Centre & Cinema, UCD Dramsoc Theatre, UCD Astra Hall, Encore School of Performing Arts, Giddy Studios, Rave Review Theatre Company, Irish Board of Speech and Drama
Civic Services	Citizens Information Centre Dundrum, Rathfarnham Fire Station, Dundrum Garda Station
Libraries	Dundrum Library, UCD Richview Library, UCD James Joyce Library, National Folklore Collection, St. Luke’s Institute of Cancer Research Library

4.3 Religious and Burial Facilities

A range of religious organisations were also identified within the local community, such as the Church of the Miraculous Medal to the north of the proposed development site, the Islamic Cultural Centre of Ireland and Carmelite Monastery to the east and Christchurch Taney, St. Nathi’s Church and Hope Baptist Church to the south. Burial grounds within the area include St. Nathi’s Graveyard and Mount Anville Cemetery.



Church of the Miraculous Medal



Islamic Cultural Centre of Ireland



Christchurch Taney



St. Nathi’s Church and Graveyard

Table 4.6: Religious Infrastructure within c. 2km radius	
Type	Facilities
Religious Institutions	Holy Cross Church, Christchurch Taney, Church of the Miraculous Medal, Carmelite Monastery of the Immaculate Conception, St. Nathi's Church, Hope Baptist Church, Gort Muire Carmelite Order, Islamic Cultural Centre of Ireland, Mageough Chapel, Saint Attracta's Oratory, Saint Therese's Church, Our Lady Seat of Wisdom Church, Church of the Holy Name, Pallottine Father's, The Good Shepherd Church, Saints Collumbanus and Gall Church, Saint Phillip's Church, Al Hussein House, The Church of Ireland Theological Institute, Nullamore Church, Alexandra College Chapel, St. Thomas' Church, Zion Church, Church of the Sacred Heart, The Representative Church Body Library
Burial Grounds	St. Nathi's Graveyard, Mount Anville Cemetery

4.4 Healthcare Facilities

The subject site is located within a c. 2km radius of St. Luke's Hospital to the north, St. Vincent's University and Private Hospital's to the east and c. 2.5km from Beacon Hospital to the south, as well as the mental health facilities of Lucena Clinic and Glenmalure Day Hospital. The site is served locally by the HSE Primary Care Centres at Churchtown and Ballaly, the UCD Student Health Service and Dundrum Medical Centre (Centric Health), as well as a range of smaller GP services and family clinics.



St. Luke's Hospital



St. Vincent's Hospital

We note that a number of other specialty clinics are also available within Dundrum, such as Carroll Opticians, Dundrum Dental Surgery and Milltown Dental Clinics, as well as many supporting pharmacies. There are also 9 No. long-term and day care facilities which provide residential services for older and disabled persons within the area, including the Mount Carmel Community Hospital (rehabilitation), the Holy Family Residence, Clonskeagh Hospital and Cherryfield Lodge Nursing Home.



Mount Carmel Community Hospital



Holy Family Residence

Table 4.7: Healthcare Infrastructure within c. 2km radius	
Type	Facilities
Hospitals	St. Luke’s Hospital, St. Vincent’s University Hospital, St. Vincent’s Private Hospital, Beacon Hospital, Lucena Clinic (mental health), Glenmalure Day Hospital (mental health)
Health Centres and GP Clinics (selected)	HSE Balally Primary Care Centre, HSE Churchtown Primary Care Centre, Dundrum Medical Centre (Centric Health), Mount Merrion Medical Clinic, UCD Student Health Service, Rowan Family Practice, Woodlawn Medical Centre, Priority Medical Clinic, Drummartin Clinic, Braemor Family Practice, Churchtown Family Practice, Ailesbury Clinic, Dr Stephen Mulvey GP, Dr Ciaran Bent GP, Dr Abdul Bhutta GP, Dr Adnan Ahmad GP
Specialty Clinics and Pharmacies (selected)	Carroll Opticians, Dundrum Dental Surgery, Glenville Dental, Clifford Dental Care, The Fresh Breath Clinic, Smiles, Milltown Dental Clinic, Finnegan’s Pharmacy, UCD Pharmacy, Lloyd’s Pharmacy, Gormley Pharmacy, Medipharm, Life Pharmacy, Bradley’s Pharmacy, Rockfield Pharmacy, Phelan’s Pharmacy, Milltown Pharmacy, Goatstown Pharmacy, Healthwave, etc.
Nursing Homes and Care Facilities	Clonskeagh Hospital, Mount Carmel Community Hospital (rehabilitation), Gascoigne House Nursing Home, The Maigeough Care Centre, Simpson’s Hospital, Cherryfield Lodge Nursing Home, Orwell Private Nursing Home, Cedar House Nursing Home, Holy Family Residence

4.5 Open Space, Sport and Recreation

Extensive open space and recreational grounds were identified within the Dundrum study area, including the Milltown and Castle Golf Clubs to the west and the University College Dublin (UCD) sports facilities, swimming pool and playing pitches at Belfield to the east. Public park facilities in the immediate area include Rosemount Green, Glasson Court Park and Taney Green/Playground, as well as the Dodder River Walk to the north.



Milltown Golf Club



UCD Sports Grounds



Taney Park and Playground

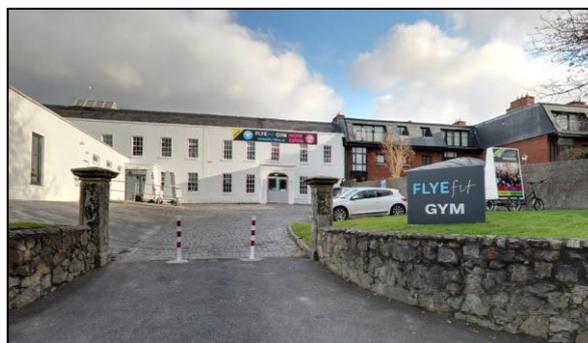


Rosemount Park/Rosemount Mulvey FC

A range of other sports centres and gym facilities are also located within c. 2km of the site, including the dlr Meadowbrook Leisure Services and Pitches, the David Lloyd Dublin Riverview Centre, Flyefit Dundrum and Educogym. We note that the area is also home to the Airfield Farm and Goatstown Allotments, which provide educational and recreation opportunities related to food growing, gardening and livestock management.



David Lloyd Dublin Riverview



Flyefit Dundrum

Table 4.8: Open Space and Recreational Infrastructure within c. 2km radius	
Type	Facilities
Parks, Playgrounds and Open Space (selected)	Taney Park and Playground, Rosemount Park, Deer Park and Playground, Palmerstown Park and Playground, Dartry Park, Loreto Park and Playground, Dodder Waterfall Garden, Marianella Gardens and Playground, Sweetmount Park, Devlin Park, Orwell Park, Belfield Woods, Ballawley Park, Patrick Doyle Road Playground, Airfield Playground, Dundrum Town Centre Playground, Dodder River Walk, Slang River Greenway
Sports Grounds and Golf Courses (selected)	Rosemount Mulvey FC, Beech Hill United FC, Ballinteer St. John's GAA, CUS Rugby Club, Mount Merrion YFC, Deer Park Pitches, Meadowbrook Pitches, Brookfield Tennis Club, Deerpark Tennis Club, Glasson Court Park, Elm Park Golf Course, Castle Golf Course, Milltown Golf Club, UCD Bowl, UCD Rugby Grounds
Sports Centres and Gyms (selected)	dlr Meadowbrook Leisure Centre and Swimming Pool, The Dartry Health Club, St. Benildus College Sports Hall, UCD Sport and Fitness (incl. 50m Swimming Pool), Powerhouse Fitness, Yoga Dublin Studios, Flyefit Dundrum, David Lloyd Dublin Riverview, Educogym, Rainforest Golf (pitch and putt)
Other Facilities	Airfield Farm & Estate, Goatstown Allotments

4.6 Retail Centres and Services

The proposed development site is located c. 1.6km by road to the north of Dundrum Town Centre, which is identified as a 'Level 2 – Major Town Centre' within the Retail Hierarchy for the Greater Dublin Area (GDA) set out in the *Dún Laoghaire-Rathdown County Development Plan 2016-2022*. Retail centres of this scale provide a full range of retail services (comparison and convenience) and a high level of mixed uses including arts and cultural facilities. We note that Nutgrove, located c. 2.2km by road to the west, is also identified as a 'Level 3 – Town and District Centre' within the *DLRC Plan* and is characterised by a foodstore anchor (Tesco Superstore) together with a range of comparison shopping, as well limited other retail services, leisure facilities and community structures.

With respect to local retail provision, there is a small range of convenience retail units to the north of the site on Dundrum Road/Arbourfield Terrace, including Ecologic Organic Food

Store, Costcutter and Medipharm, and to the east on Farmhill Road, including Roebuck Pharmacy and Lynam’s Fine Foods. The nearest substantial supermarket to the subject site is the Lidl within Dundrum Village, located c. 1.2km by road to the south.



Dundrum Town Centre



Nutgrove Shopping Centre



Nutgrove Retail Park

Table 4.9: Retail Services Infrastructure within c. 2km radius	
Type	Facilities
Shopping Centres	Dundrum Town Centre, Dundrum Shopping Centre, Nutgrove Shopping Centre, Nutgrove Retail Park
Supermarkets and Greengrocers	Ecologic Organic Food Store, Lynam’s Fine Foods, Polonez, Tesco - Dundrum and Nutgrove, Aldi Nutgrove, Lidl - Dundrum Village and Nutgrove, Supervalu - Churchtown, Ballinteer and Mount Merrion, Clonskeagh Grocery
Convenience Shops (selected)	Costcutter (multiple), Spar (multiple), Daybreak, Centra (multiple, incl. UCD), Dundrum Village XL, Circle K (multiple), McGuire’s, Applegreen, MACE, etc.
Other Retail Services (selected)	Windy Arbour Post Office, Dundrum Post Office, Churchtown Post Office, Nutgrove Post Office, Drummartin Post Office, Roebuck Post Office, Belfield Post Office, Milltown Clonskeagh Credit Union, Bank of Ireland, Ulster Bank, KBC, etc.

5.0 CONCLUSION

The proposed development site comprises c. 9.6 hectares of residential (institutional) land at Central Mental Hospital, located c. 1.6km by road to the north of Dundrum Town Centre, adjacent the Dundrum Road in Dún Laoghaire-Rathdown. The development will provide a total of 977 No. units, including 53 No. studio units, 423 No. 1-bedroom units, 357 No. 2-bedroom units and 144 No. units of 3-bedrooms or more, along with a range of supporting residential amenities, including the adaptive reuse of the heritage buildings on site.

The demographic profile of the local ED Study Area (i.e., age, education and economic status) was largely consistent with the rest of Ireland in 2016 and this area appears to be growing at a similar rate (c. 6% increase from 2011-2016) as the rest Dún Laoghaire-Rathdown. Population projections for Dún Laoghaire-Rathdown provided by the RSES also estimate that an additional 32,000-39,000 No. people will need to be accommodated within the local authority by 2031.

The majority of residents within the study area were 'Adults' between the ages of 25-64 (48%) at the time of the 2016 Census; however, a higher percentage of 'Young Adults' aged 19-24 years were identified (17%) in the vicinity than elsewhere in Ireland (8%), potentially due to the proximity of the site to University College Dublin (UCD) to the east. We note that a significant proportion of the population aged 15 years or older within the area (44%) had completed 'Third Level Education' courses, with an additional 27% in possession of 'Postgraduate' qualifications.

This indicates that a higher proportion of community facilities may be required for the working population and higher education students at this time (i.e., third level or higher), than other demographic groups. As the number of 'Primary' school children aged 5-12 years residing in the area has also increased in recent years (c. 13% from 2011-2016), additional playground facilities and other recreational amenities for young children are likely to be desired.

With respect to the range of community facilities identified in the study area (comprising a c. 2km radius from the site), there is a sufficient provision of existing social infrastructure within c. 15-20 minutes' drive to support the proposed development. The subject site is served by an existing schools' network of 14 No. primary schools and 14 No. post-primary schools, as well as 32 No. existing childcare facilities within a c. 2km radius of the proposed development which held an estimated 14% capacity for new enrolments at the time of the survey.

There is an adequate supply of community and cultural facilities, religious institutions, health care services (incl. 9 No. nursing homes) within a reasonable distance of the subject lands, and as well as a range of sports and recreational facilities (incl. children's play areas) to serve the growing population. The site's proximity to Dundrum Town Centre to the south (c. 1.6km by road) and Nutgrove Shopping Centre and Retail Park to the west (c. 2.2km by road) also ensures an appropriate quantum of retail services for future residents.

On the basis of this audit, potential gaps in the existing social infrastructure serving the catchment area are limited to a broader range of cultural facilities (such as museums and art galleries) and additional special education facilities. We note that the subject scheme includes proposed community, amenity and enterprise uses, including a dedicated community centre (1,684 sq. m), a number of retail/café units and a medical unit, as well as a number of supporting residential open spaces and pedestrian links, which will positively contribute to



the amenity of the area once completed. A purpose-built childcare facility (463 sq. m) is also proposed to be provided within the development.

Appendix A: Description of Development SHD at Central Mental Hospital, Dundrum, Dublin 14

The Land Development Agency intend to apply to An Bord Pleanála (the Board) for a 10-year permission for a Strategic Housing Development with a total application site area of c.9.6 ha, on lands at the Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14. The subject site is in the immediate setting and curtilage of a number of proposed protected structures, namely the 'Asylum' (RPS No. 2072), the 'Catholic Chapel' (RPS No. 2071) and the 'Hospital Building' (RPS No. 2073).

The development will consist of the demolition of existing structures associated with the existing use (3,736 sq m), including:

- Single storey former swimming pool / sports hall and admissions unit (2,750 sq m);
- Two storey redbrick building (305 sq m);
- Single storey ancillary and temporary structures including portacabins (677 sq m);
- Removal of existing internal sub-divisions/ fencing, including removal of security fence at Dundrum Road entrance;
- Demolition of section of porch and glazed screens at Gate Lodge building (4 sq m);
- Removal of walls adjacent to Main Hospital Building;
- Alterations and removal of section of wall to Walled Garden.

The development will also consist of alterations and partial demolition of the perimeter wall, including:

- Alterations and removal of section of perimeter wall adjacent to Rosemount Green (south);
- Formation of a new opening in perimeter wall at Annville Grove to provide a pedestrian and cyclist access;
- Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including reduction in height of section, widening of existing vehicular access, provision of a new vehicular, cyclist and pedestrian access;
- Alterations and removal of section of perimeter wall adjacent to Mulvey Park to provide a pedestrian and cyclist access.

The development with a total gross floor area of c. 106,770 sq m (c. 106,692 sq m excluding retained existing buildings), will consist of 977 no. residential units comprising:

- 940 no. apartments (consisting of 53 no. studio units; 423 no. one bedroom units; 37 no. two bedroom (3 person) units; 317 no. two bedroom (4 person) units; and 110 no. 3 bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 6 storeys in height (with a lower ground floor to Block 03 and Block 10, resulting in part 7 storey), together with private (balconies and private terraces) and communal amenity open space provision (including courtyards and roof gardens) and ancillary residential facilities;
- 17 no. duplex apartments (consisting of 3 no. 2 bedroom units and 14 no. 3 bedrooms units located at Blocks 02, 08 and 09), together with private balconies and terraces.
- 20 no. two and three storey houses (consisting of 7 no. three bedroom units and 13 no. 4 bedrooms units) and private rear gardens located at Blocks 02, 08 and 09).

The development will also consist of 3,889 sq m of non-residential uses, comprising:



- Change of use and renovation of existing single storey Gate Lodge building (reception/staff area) to provide a café unit (78 sq m);
- 1 no restaurant unit (307 sq m) located at ground floor level at Block 03;
- 6 no. retail units (1,112 sq m) located at ground floor level at Blocks 03, 06 and 07;
- 1 no. medical unit (245 sq m) located at ground floor level at Block 02;
- A new childcare facility (463 sq m) and associated outdoor play area located at ground floor level at Block 10; and
- A new community centre facility, including a multi-purpose hall, changing rooms, meeting rooms, storage and associated facilities (1,684 sq m) located at ground and first floor level at Block 06.

Vehicular access to the site will be from the existing access off Dundrum Road, as revised, and from a new access also off Dundrum Road to the south of the existing access.

The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, pathways and boundary treatments, street furniture, wetland feature, part-basement, car parking (547 no. spaces in total, including car sharing and accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections (including connection into existing surface water sewer in St. Columbanus Road); ducting; plant (including external plant for district heating and pumping station); waste management provision; SuDS measures (including green roofs); attenuation tanks; sustainability measures (including solar panels); signage; public lighting; any making good works to perimeter wall and all site development and excavation works above and below ground.



Appendix B: Childcare Facilities Audit – Survey Record – February 2022



Table B – Survey of Childcare facilities within 2km from subject site.											
No.	Facility Name	Service Type ¹⁶	Inspection Date ¹⁷	Inspector's Notes ¹⁸	Inspection Enrolment ¹⁹		Maximum Capacity ²⁰	TPA Survey	AM Capacity ²¹	PM Capacity ²²	Full Day Capacity ²³
					AM	PM					
1	Flower Childcare TU2015DR145	Full Day	26.02.2021	-	13	13	26	2 AM space and 5 PM spaces	2	5	2
2	Oakmount Creche Ltd TU2015DR117	Full Day	26.08.2021	The current hours of operation are Monday to Friday 8.30am to 5pm.	53	53	131	2021 Inspection report	78	78	78
3	The Teresian School TU2015DR184	Full Day	20.01.2020	-	45	43	52	no response	7	9	7
4	Willow House Childcare Woodbine (Coco's Childcare) TU2015DR143	Full Day	29.03.2021	-	25	25	36	2021 Inspection report	11	11	11

¹⁶ Data obtained from the TUSLA Register of Early Years Services for Dublin, January 2022. Available at: <https://www.tusla.ie/services/preschool-services/list-of-pre-school-services-by-county/>

¹⁷ Dates refer to dates of the latest available TUSLA Inspection reports used for this survey. Accessed at: <https://www.tusla.ie/services/preschool-services/creche-inspection-reports/>

¹⁸ This column contains extracts from the relevant TUSLA Inspection reports relating to any relevant comments relating to the effects of the pandemic, and type of childcare facility.

¹⁹ This column represents Inspection enrolment data as reported within the latest TUSLA Inspection Reports as of 15th March 2022.

²⁰ The maximum capacity refers to the registered enrolment capacity of each childcare facility from the TUSLA Register of Early Years Services for Dublin, January 2022. Available at: <https://www.tusla.ie/services/preschool-services/list-of-pre-school-services-by-county/>

²¹ Refers to an indicative day time capacity calculated using the difference between TPA Survey data/AM inspection enrolment data and the Maximum Capacity figures.

²² Refers to an indicative afternoon capacity calculated using the difference between TPA Survey data/PM inspection enrolment data and the Maximum Capacity figures.

²³ Refers to an indicative full day capacity, using the lowest capacity between AM and PM Capacity figures.



5	Giraffe Childcare Milltown TU2015DY313	Full Day	15.12.2020	Temporarily operating reduced hours due to the pandemic.	90	91	116	<i>no available spaces</i>	0	0	0
6	Bright Minds Childcare (Clever Clogs) TU2015DR023	Full Day	10.02.2021	-	26	-	55	<i>no available spaces</i>	0	0	0
7	Bright Beginnings Nursery and Creche TU2015DR097	Full Day	28.04.2021	-	89	88	100	<i>2021 Inspection report</i>	11	12	11
8	Dundrum Montessori School TU2015DR095	Full Day	21.04.2021	-	75	75	82	<i>2021 Inspection report</i>	7	7	7
9	Alexandra College Preschool TU2015DY394	Full Day	31.05.2021	-	33	n/a	44	<i>2021 Inspection report</i>	11	n/a	11
10	The Grove Preschool (formerly Our Lady's Grove Montessori) TU2015DR119	Full Day Part Time Sessional	29.09.2021	-	31	7	44	<i>2021 Inspection report</i>	13	37	13
11	Daisy Chain Montessori TU2015DY310	Full Day Part time Sessional	21.09.2021	-	47	34	73	<i>2021 Inspection report</i>	26	39	26
12	Little Feat TU2015DR136	Full Day Part time Sessional	09.02.2021	-	24	24	52	<i>no available spaces</i>	0	0	0
13	Busy Bees Childcare Ltd TU2015DR033	Full Day Part Time Sessional	24.01.2020	-	74	66	81	<i>no available spaces</i>	0	0	0
14	Little Dale Academy TU2015DR059	Full Day Part Time Sessional	22.11.2021	-	66	62	83	<i>2021 Inspection report</i>	17	21	17



15	Narnia Nursery School Rockfield TU2015DR028	Full Day Part Time Sessional	23.11.2020	-	37	16	46	No response	9	30	9
16	Young World TU2015DR086	Full Day Part time sessional	21.07.2020	-	14	14	29	no available spaces	0	0	0
17	Buttercup Creche Churchtown TU2015DR026	Full Day Part Time Sessional	17.08.2020	-	17	16	38	No response	21	22	21
18	Ashgrove Creche TU2015DR074	Full Day Part Time	27.08.2020	Deemed to have adequate space to accommodate a maximum of 44 children on a parttime or full day care basis.	34	33	40	2021 Inspection report	6	7	6
19	Narnia Nursery School Kilmacud TU2015DR029	Full Day Part Time	20.02.2020	-	48	40	65	No response	17	25	17
20	Smarties Academy TU2015DR192	Full Day Part Time	13.04.2021	-	20	20	25	2021 Inspection report	5	5	5
21	Angels Care Nursery and Montessori School TU2015DR114	Full Day Sessional	04.02.2021	-	42	40	75	no available spaces	0	0	0
22	Ruth's Montessori Trimbleston TU2016DR034	Part-Time	10.09.2020	-	26	8	54	no response	28	46	-
23	Ardtona House School TU2015DR151	Part Time Sessional	18.05.2021	-	25	25	27	2021 Inspection report	2	2	-
24	Willow House Montessori Maigeough TU2016DY032	Part Time Sessional	08.10.2020	-	31	27	33	no response	2	6	-



25	Ballinteer Montessori School TU2015DR035	Part time Sessional	09.09.2021	-	30	n/a	48	2021 Inspection report	18	n/a	-
26	Minerva Montessori TU2015DY324	Part Time Sessional	31.07.2018	-	37	20	65	no response	28	45	-
27	Goatstown Montessori TU2016DR014	Sessional	11.03.2020	-	9	n/a	11	no response	2	n/a	-
28	Taney Playschool TU2015DR087	Sessional	25.11.2020	-	20	n/a	22	no response	2	n/a	-
29	Little Steps Montessori TU2015DY365	Sessional	21.01.2020	-	27	n/a	22	no response	0	n/a	-
30	Fontanelles Montessori TU2015DR062	Sessional	23.04.2021	-	21	n/a	22	2021 Inspection report	1	n/a	-
31	Montessori Playschool TU2015DR103	Sessional	25.03.2021	-	4	n/a	5	2021 Inspection report	1	n/a	-
32	Tiny Tots Preschool TU2015DR021	Sessional	30.01.2020	-	55	n/a	62	no response	7	n/a	-
Indicative childcare capacity							1664		93	407	241