

SOCIAL INFRASTRUCTURE AUDIT – DALGUISE LRD

FOR ASSESSMENT OF PROPOSED LARGE-SCALE RESIDENTIAL DEVELOPMENT
(LRD) AT DALGUISE HOUSE, MONKSTOWN, CO. DUBLIN, A94 D7D1



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DATE: October 2022

TOWN PLANNING CONSULTANTS



1.0 EXECUTIVE SUMMARY

GEDV Monkstown Owner Limited intends to apply for permission for development on a site of c. 3.58 hectares at Dalguise House (Protected Structure RPS No. 870), Monkstown Road, Monkstown, County Dublin, A94 D7D1 (the lands including A94 N3A1 Garage; A94 R9T1 Gate Lodge; A94 TP46 Dalguise Lodge (No. 71 Monkstown Rd); A94 V6V9 White Lodge); and on-street car parking in front of Nos. 6 and 7 Purbeck (A94 C586 and A94 HT99, respectively), with the provision of vehicular and pedestrian access and egress at two points on Monkstown Road: the existing entrance to Dalguise; and at Purbeck.



Figure 1.1: Indicative Site Location, aerial view. Source: GEP/TPA, 2022.

The proposed development will comprise 491 No. units (3 conventional units and 388 BTR units), including 2 No. studio units, 288 No. 1-bedroom units, 185 No. 2-bedroom units and 16 No. units of 3-bedrooms or more as indicated in Table 1.1, along with supporting residential amenities on site. See Appendix A for full description of development.

Table 1.1: Proposed Schedule of Accommodation – Dalguise LRD		
Unit Type	No. of Units	% of Total
Studio	2	0.4%
1-bedroom	288	58.7%
2-bedroom	185	37.7%

3-bedrooms or more	16	3.3%
Total Units	491	100%



Figure 1.2: Extract of Proposed Site Layout Plan. Source: Dwg Ref. MKS-ZZ-XX-00-DR-RAU-AR-002, prepared by Reddy Architecture and 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 conducted in March 2022 and updated in September 2022 identified more than 400 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
- 2022 Eircode Address Database (ECAD)
- 2022 OSM Ireland POI Datasets
- 2022 OSi and ESRI Ireland Basemaps
- 2021-2022 Department of Education and Skills
- 2022 Tusla Early Years Inspectorate Reports – Registered Childcare Facilities
- 2022 Tusla Register of Early Years Services - Dublin

This survey demonstrated that there is an adequate supply of education, childcare, community and cultural, healthcare, religious and retail facilities within c. 15-minutes' drive of the subject lands, as well as a variety of recreational grounds and sports clubs.

1.2 Local Area Context

The subject site is located within the established residential area of Monkstown, with the proposed site entrance being located c. 200m from the centre of Monkstown which is a town within the Metropolitan Area of the County and is in close proximity to Dun Laoghaire which is identified as a Major Centre within the *Dún Laoghaire-Rathdown Development Plan 2022-2028 (DLRC Plan)*.

The subject site is located on lands zoned for 'Objective A' within the *Dún Laoghaire-Rathdown Development Plan 2022-2028 (DLRC Plan)* which aims:

'To provide residential development and improve residential amenity while protecting the existing residential amenities.'

The site is located approximately 400 m walking distance from the Salthill/Monkstown Dart Station forming direct links to Howth, Bray and Malahide and is directly served by Dublin Bus Routes 7 and 7A, which both travel northbound towards Mountjoy Square, and southbound towards Brides Glen and Loughlinstown Park respectively. There are other TFI buses that serve the wider area such as, the Dublin bus routes 4, 84, 46E/A which establishes connections to the Dublin Airport, Newcastle (Co. Wicklow), Dublin City Centre and Pheonix Park respectively; and the Go-ahead bus route 63 and 75 which establishes connections to Kilternan and Dundrum/Tallaght respectively.

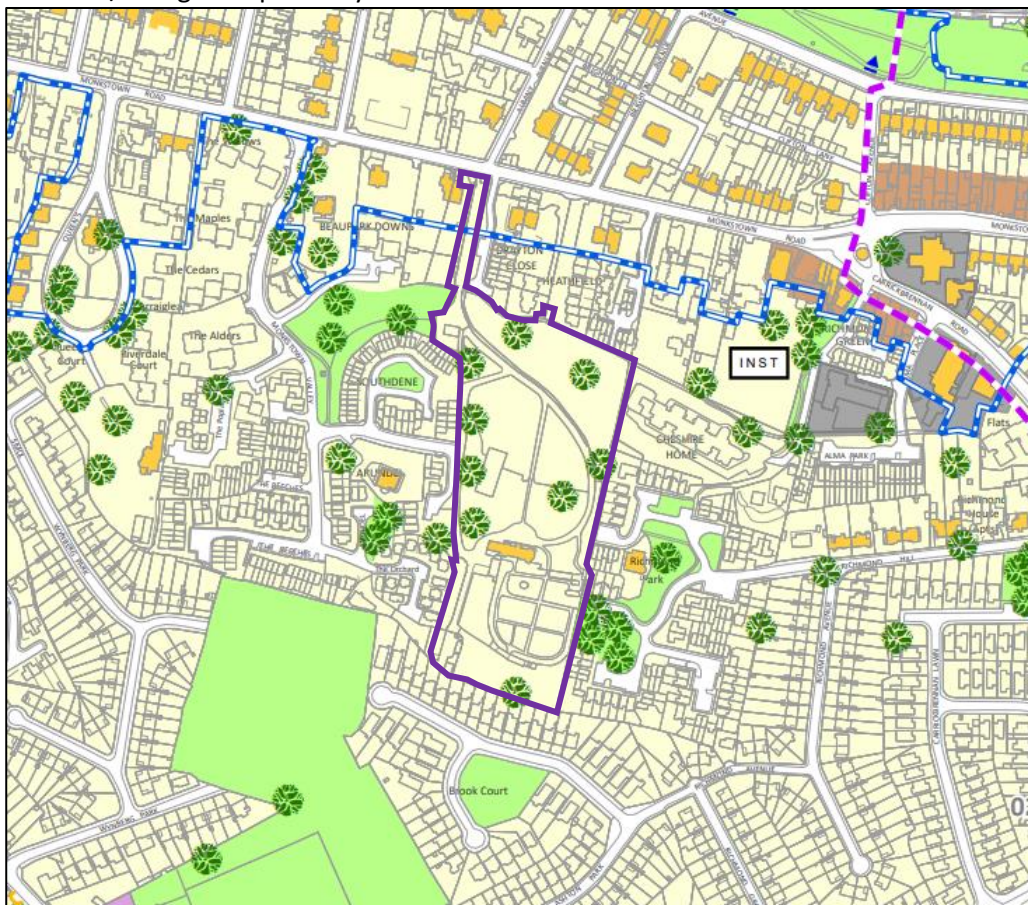


Figure 1.3: Extract of Land Use Zoning Map 3, *Dún Laoghaire-Rathdown Development Plan 2022-2028*. Indicative site boundary of subject site shown in purple. Source: DLRC, 2022. Cropped and annotated by TPA 2022.

2.0 DEMOGRAPHIC ANALYSIS

2.1 Demographic Enumeration Areas

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 19 No. ED's within a c. 2km radius¹ 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.

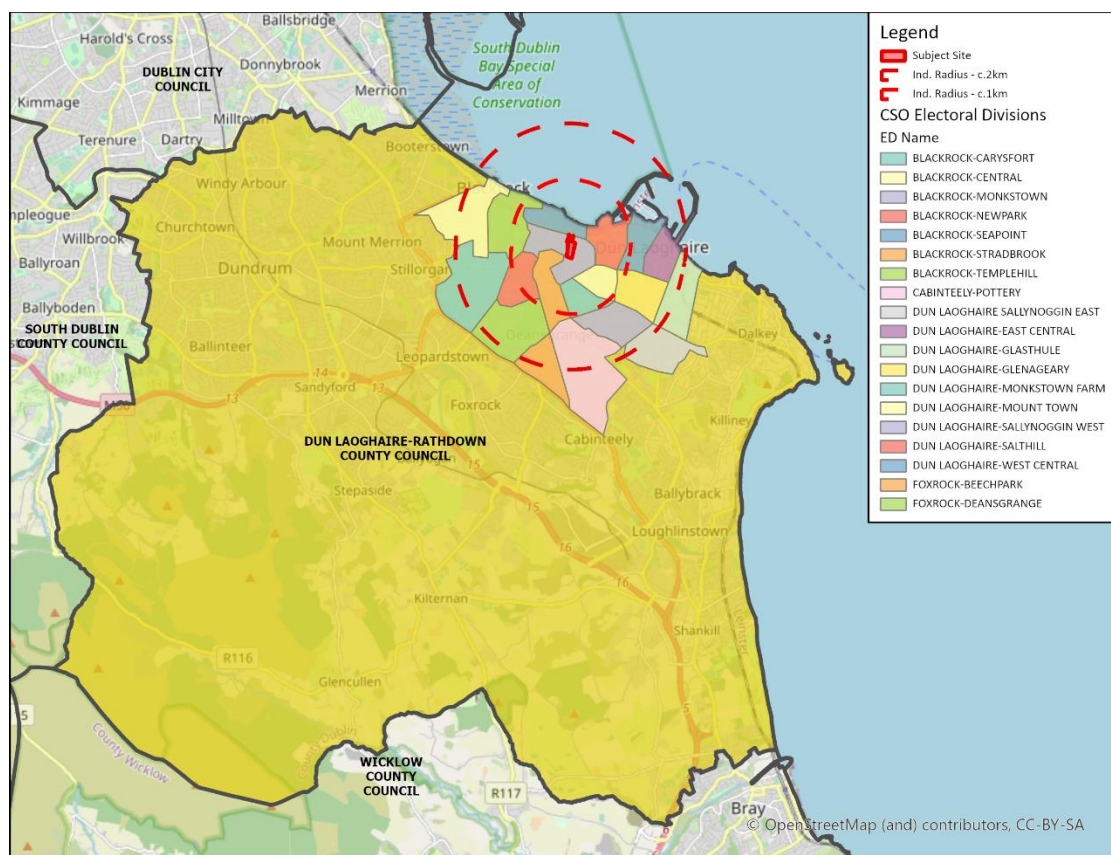


Figure 2.1: Extent of CSO enumeration areas utilised in demographic analysis. Location of subject site within the ED Study Area indicated by red polygon. Source: CSO/TPA, 2022.

¹ ED Study Area comprised of Dún Laoghaire-Monkstown Farm, Blackrock-Newpark, Dún Laoghaire-Sallynoggin East, Dún Laoghaire-Glenageary, Dún Laoghaire-West Central, Foxrock-Beechpark, Cabinteely-Pottery, Dún Laoghaire-Glasthule, Dún Laoghaire-Mount Town, Blackrock-Templehill, Foxrock-Deans Grange, Blackrock-Seapoint, Dún Laoghaire-East Central, Blackrock-Stradbroom, Dún Laoghaire-Sallynoggin West, Dún Laoghaire-Salthill, Blackrock-Monkstown, Blackrock-Central, and Blackrock-Carysfort.

2.2 Population Trends

The subject site is located within the 'Blackrock-Monkstown' Electoral Division, which comprised some 3,370 No. persons at the time of the 2022 Preliminary Census (see Table 2.1). The total population of the ED Study Area (comprising a c. 2km radius from the subject site) grew approximately 4% between 2016 and 2022, which lower than the growth seen at the Local Authority level during the same period (7.1%) and state level (7.6%). However, it is worth noting that the cumulative population of the study area appears to have grown at a higher rate than the local and state levels, with a 10% growth in population.

Table 2.1: Recent Population Trends (CSO)						
Level	Name	2011	2016	2022 ²	6-yr	11-yr
ED	Blackrock-Monkstown	3,073	3,239	3,370	+4.0%	+9.66%
Study Area	c. 2km Radius	50,068	52,695	57,960	+10.0%	+15.76%
LA	DLR	206,261	218,018	233,457	+7.1%	+13.19%
State	Ireland	4,588,252	4,761,865	5,123,536	+7.6%	+11.67%

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).

Table 2.2: Population Projections 2016 – 2031 (RSES - EMRA)			
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

2.3 Age Profile

The majority of the study area population falls within the 'Adult' (24-64 years) age cohort, comprising 52% of the total population, which is slightly lower than the national average for this group (53%). The 'Older Adults' (65+ years) cohort was the second largest group, comprising a higher portion of the population (18%) within the study area which is higher than elsewhere in the State (13%). The remaining cohorts, 'Preschool' (0-4 years), 'Primary' (5-12) 'Secondary' (13-18 years) and 'Young Adult' (19-24 years) each comprise less than 10% of the total study area population and were lower than their comparable national cohorts.

² As per the Preliminary Census 2022 figures published by CSO in June 2022. The remaining themes of demographic data have been extracted from the 2016 Census as the Preliminary Census 2022 figures did not include data relating to age profile, educational attainment, etc.

Table 2.3: Population by Age Cohort (CSO 2016)						
Age Cohort	ED Study Area	% Total	LA	% Total	Ireland	% Total
Preschool (0-4 years)	3,245	6%	13,810	6%	331,515	7%
Primary (5-12 years)	4,969	9%	21,302	10%	548,693	12%
Secondary (13-18 years)	3,624	7%	15,651	7%	371,588	8%
Young Adults (19-24 years)	4,021	8%	19,088	9%	331,208	8%
Adults (25-64 years)	27,585	52%	113,498	52%	2,541,294	53%
Older Adults (65+ years)	9,251	18%	34,669	16%	637,567	13%
Total	52,695	100%	218,018	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 2.4a). 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 almost all age cohorts were recorded as having increased from 2011-2016, with the largest growth rates recorded for the 'Primary School' (12%) population. The only age cohorts to show a decrease in population within the ED study area are between 2011 and 2016 are 'Secondary School' and 'Young Adults', which saw a 2% and 4% decrease in population respectively.

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)	2,920	3,245	+11%
Primary School (5-12 years)	4,422	4,969	+12%
Secondary School (13-18 years)	3,701	3,624	-2%
Young Adults (19-24 years)	4,179	4,021	-4%
Adults (25-64 years)	26,511	27,585	+4%
Older Adults (65+ years)	8,335	9,251	+11%
Total	50,068	52,695	+5%

2.4 Educational Attainment

With respect to the levels of educational attainment within the study area, the largest proportion of residents had completed 'Third Level' education (41%) in 2016, compared to only 38% in the rest of the country. We note that 23% 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	280	1%	52,214	2%
Primary Education	2,006	6%	334,284	11%
Secondary Education	8,435	24%	1,023,409	33%
Third Level Education	14,719	41%	1,175,611	38%
Postgraduate or higher	8,333	23%	312,866	10%
Not stated	1,749	5%	198,668	6%
Total	35,522	100%	3,097,052	100%

2.5 Economic Status

The economic profile of the study area is similar to the national population, with 53% of the population over the age of 15 being categorized as 'At work' in 2016. Approximately 13% of the ED population are categorized as students, which is slightly above the national average. Some 19% 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 (4%) was categorized as 'Unemployed' in the study area in 2016 than elsewhere in the State (7%).

Table 2.6: Population aged 15+ years by principal economic status (CSO 2016)				
Principal Economic Status	ED Study Area	% Total	Ireland	% Total
At work	22,981	53%	2,006,641	53%
Looking for first job	224	<1%	31,434	<1%
Unemployed	1,729	4%	265,962	7%
Student	5,603	13%	427,128	11%
Looking after home/family	3,368	8%	305,556	8%
Retired	8,139	19%	545,407	15%
Unable to work	1,154	3%	158,348	4%
Other	137	<1%	14,837	<1%
Total	43,335	100%	3,755,313	100%

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

2.6 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. The study area appears to have grown at a higher rate (c. 10% increase from 2016-2022) than the rest of LA during the same period. 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 (52%). The remaining cohorts, 'Preschool' (0-4 years), 'Primary' (5-12) 'Secondary' (13-18 years) and 'Young Adult' (19-24 years) each comprise less than 10% of the total study area population and were lower than their comparable national cohorts. We note that a significant proportion of the population aged 15 years or older within the study area (41%) had completed 'Third Level Education' courses in 2016, with an additional 23% in possession of 'Postgraduate' qualifications. The majority of this population (aged 15 years or older) were 'At Work' (53%) or 'Retired' (19%) 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 'Preschool' children aged 0-4 years and '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
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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	Support investment in the sustainable development of the Region’s childcare services as an integral part of regional infrastructure to include: <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	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.
RPO 9.22 Third Level	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.
RPO 9.23 Healthcare	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.
RPO 9.24 Arts & Culture	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.
RPO 9.25 Arts & Culture	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.
Sections 9.6-9.7, RSES - Our emphasis.	

3.3 **Dún Laoghaire-Rathdown County Development Plan 2022-2028 (DLRC Plan)**

Dún Laoghaire-Rathdown County Council published the *Dún Laoghaire-Rathdown County Development Plan 2022– 2028* (DLRC Plan) which came into effect on 21st April 2022 which includes guidance for the sustainable development of the area, including Dun Laoghaire. The DLRC Plan sets out Dún Laoghaire-Rathdown County Council's policies for the development of the County up to 2028, 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. Chapter 4 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 Objective	Description
PHP5 Community Facilities	<i>Support the development, improvement and provision of a wide range of community facilities throughout the County where required.</i>
PHP6 Childcare	<i>Encourage the provision of 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> <i>Encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage.</i>
PHP7 Schools	<i>It is a Policy Objective to protect existing schools and their amenities and ensure the reservation of primary and post-primary school sites in line with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools for educational and other sustainable community infrastructure uses throughout the County.</i>
PHP8 Further and Higher Education Facilities	<i>It is a Policy Objective to support the development and ongoing provision of Further and Higher Level Institutions in the County including University College Dublin (Belfield and Blackrock campuses), Dún Laoghaire Institute of Art, Design and Technology and Blackrock Further Education Institute (formerly Senior College Dún Laoghaire) Dún Laoghaire Further Education Institute (formerly Dún Laoghaire College of Further Education), Sallynoggin College of Further Education, Stillorgan College of Further Education, Dundrum College of Further Education and any new Further and Higher Level Institutions - including Irish colleges or major overseas universities whether within established campuses or in new campuses.</i>
PHP9 Healthcare	<i>Support the Health Service Executive and other statutory and voluntary agencies in the provision and/or improvement 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> <i>Encourage the integration of appropriate healthcare facilities within new and existing communities.</i>

PHP10 Music, Arts and Cultural Facilities	<i>Facilitate the continued development of arts and cultural facilities throughout Dún Laoghaire-Rathdown in accordance with the County Arts Development Plan, 2016- 2022 and any subsequent County Arts Development Policy.</i> <i>Facilitate the implementation of the DLR Culture and Creativity Strategy 2018-2022.</i>
PHP11 Libraries	<i>Promote and develop the County Library Service in accordance with the national objectives laid down in the strategy 'Our Public Libraries 2022'.</i> <i>Support the retention and appropriate re-use of the County's network of Carnegie libraries.</i>
OSR2 Hierarchy of Parks and Public Open Space	<i>It is a Policy Objective to provide a hierarchy of attractive parks and public open spaces, which vary in size and nature, are all inclusive, by being readily accessible and at a convenient distance from people's home and/ or places of work.</i>
DLRC Plan, Chapter 4.	

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 2022-2028*) 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 400 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-minutes' drive). The site is served by an existing schools' network of 16 No. primary schools and 8 No. post-primary schools, as well as 31 No. existing childcare facilities within c. 2km of the proposed development at the time of the survey.

There is an adequate supply of community and cultural facilities, religious institutions and health care services (incl. 4 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 Blackrock Village Centre to the northwest and Dun Laoghaire Shopping Centre to the northeast also ensures an appropriate quantum of retail services for future residents.

We note that the subject scheme includes proposed residential and support amenities such as, yoga studio, gym, residents' lounge, club room, music room, library and coworking spaces, as well as several communal open spaces such as roof gardens and public open spaces which will further enhance access to community infrastructure to the future residents of the proposed development. In addition to this, there is also provision for restaurant/cafe use (c. 275 sqm). With regards to childcare, there is a substantial childcare facility (c. 540 sqm.) which is proposed as part of this development.

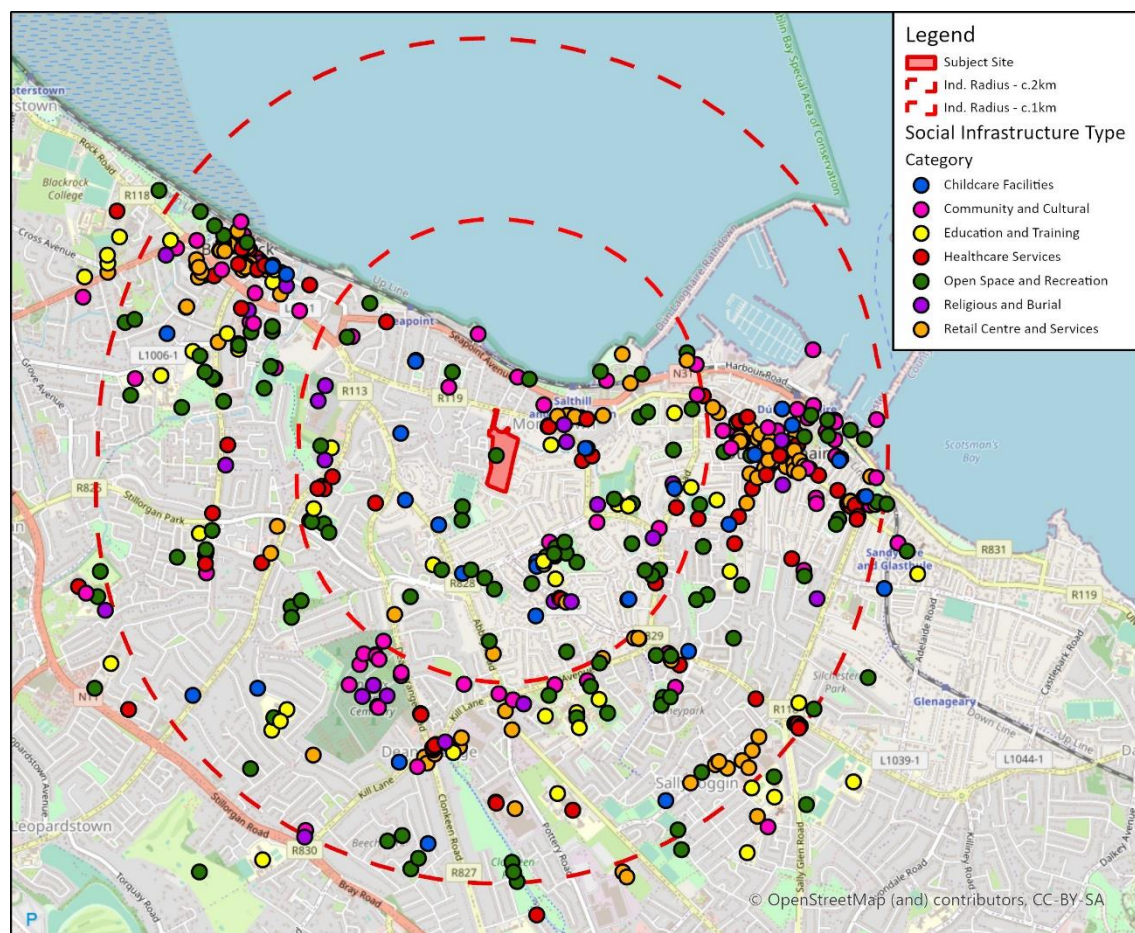


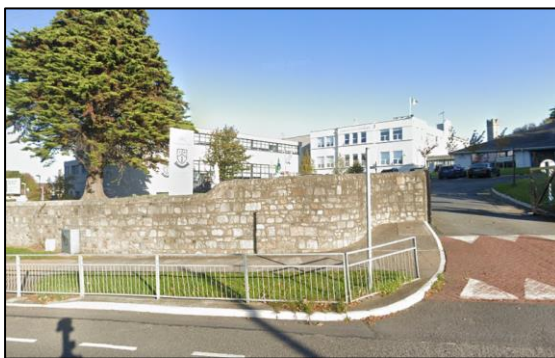
Figure 4.1: Indicative location of 350+ No. social infrastructure facilities identified in the vicinity of subject site. Indicative 1km and 2km radius from subject site provided in red dash. Source: TPA, 2022.

4.1 Education and Training Facilities

The study area is served by 16 No. existing primary schools (incl. 7 No Special education schools) and 8 No. post primary schools located within c. 2km of the proposed development site. There was also 7 No. special education facility operating within c. 2km.

Other adult education and training facilities such as the Lumen Dominican Centre, Dun Laoghaire Community Training Centre, Tivoli Training Centre, and Blackrock Education Centre are also available to local residents.

Additionally, there are also third level institutions such as the National Film School, UCD Michael Smurfit Graduate Business School and the Dun Laoghaire Institute of Art, Design, and Technology which are located within 1-2km from the subject lands.



1. Christian Brothers College



2. St. Oliver Plunkett Special School



3. Dún Laoghaire Further Education Institute



4. Guardian Angels National School

Table 4.2: Education and Training Infrastructure within c. 2km

Type	Facilities
Primary	Clochar San Dominic (Mixed), All Saints N S (Mixed), Carysfort Ns (Mixed) Scoil Lorcaín (Mixed), Kill-O'-The-Grange Ns (Mixed), Scoil Padraig Naofa (Boys), St Patricks Gns (Girls), Scoil Na Aingeal (Mixed), Dun Laoghaire Etns (Mixed), Holy Family School (Mixed), St Josephs (Mixed), St Kevins N S (Mixed), Monkstown Educate Together Ns (Mixed), The Harold School (Mixed), Gaelscoil Laighean (Mixed), Booterstown N S (Mixed), Sallynoggin ETNS
Post-Primary	Newpark Comprehensive School (Mixed), Rockford Manor Secondary School (Girls), Christian Brothers College (Boys), Holy Child Community School (Mixed) Clonkeen College (Boys), Rathdown School (Girls), Loreto College Foxrock (Girls), Dominical College (Girls)

Special Education	St Oliver Plunkett Sp Sc, Red Door Special School, Carmona Special National School, Our Lady Of Lourdes School, Setanta Special School, St Augustine's School, Benincasa Special School
Third Level and Training Facilities	National Film School, UCD Michael Smurfit Graduate Business School, Dun Laoghaire Institute of Art, Design, and Technology, Dun Laoghaire Community Training Centre, Tivoli Training Centre, Blackrock Education Centre, Dun Laoghaire Further Education Institute, Lumen Dominican Centre

4.2 Childcare Facilities

A total of 31 No. operational childcare facilities were identified within a c. 2km radius of the subject site (equivalent to a c. 15-minutes' drive time) during the course of the audit, as shown in Figure 4.2. Current capacity of these facilities was estimated using the most recent TUSLA Register of Services available for Dublin⁴, which suggest that more than 1400 No. childcare places are on offer in these existing facilities.



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.

⁴ Source: <https://www.tusla.ie/services/preschool-services/creche-inspection-reports/>, accessed 28th September 2022.



Table 4.3: List of existing childcare facilities within the study area				
No.	Facility Name	Type	Age Group	Max Capacity⁵
1	Coco's Creche and Montessori School	Full Day	0-6 years	37
2	The Magic Roundabout	Full Day	0-6 years	58
3	Raglan Child Care Centre	Full Day	1-6 years	12
4	Tir Na Nog Creche & Montessori	Full Day	0-6 years	43
5	Willow House Childcare Newtown Park Limited	Full Day	1-6 years	40
6	Magical Days	Full Day Part Time	0-6 years	57
7	Wee Care Day Nursery	Full Day Part Time Sessional	0-6 years	177
8	Mounttown Early Years Service	Full Day Part Time Sessional	0-6 years	58
9	Once Upon A time Nursery & Montessori	Full Day Part Time Sessional	0-6 years	80
10	Jelly Stone Park Day Nursery	Full Day Part Time Sessional	0-6 years	42
11	Saint Nicholas Montessori School	Full Day Part Time Sessional	2-6 years	86
12	Links Childcare	Full Day Part Time Sessional	0-6 years	240
13	Rowan House Montessori	Full Day Part Time Sessional	2-6 years	38
14	Little Apples Academy	Full Day Part Time Sessional	2-6 years	51
15	Foxrock Montessori School	Part Time	3-6 years	28
16	Manorbrook Montessori & After School Club	Part Time	2-6 years	21
17	Barnardos Tivoli Child & Family Centre	Part Time	2-6 years	21
18	Hollypark Montessori	Part Time	2-6 years	24
19	Clonkeen Montessori School	Part Time	2-6 years	25
20	Simbas Montessori	Part Time	2-6 years	38
21	Monkstown Day Nursery Community Playgroup Ltd.	Part Time Sessional	2-6 years	22
22	Monkstown Grove Montessori School	Part Time Sessional	2-6 years	22
23	Leap Stone Montessori	Part Time Sessional	2-6 years	22

⁵ TUSLA Register of Early years services – Dublin, July 2022. Available at: <https://www.tusla.ie/services/preschool-services/list-of-pre-school-services-by-county/> accessed on 28th September 2022.



24	Blackrock Community Playgroup	Part Time Sessional	2-6 years	30
25	Monkstown Montessori School	Sessional	2-6 years	33
26	Guardian Angels Montessori School	Sessional	2-6 years	22
27	Kildarton Specialised Preschool	Sessional	2-6 years	16
28	Casa Rosa Dominical Montessori Preschool	Sessional	2-6 years	36
29	Naionra Lorcaín	Sessional	3-6 years	18
30	Simbas Playgroup & Montessori	Sessional	2-6 years	39
31	Dún Laoghaire Montessori School	Sessional	2-6 years	16
Total				1452

4.2.1 Potential Childcare Uptake

The average household size in the State was 2.75 No. persons per unit at the time of the most recent Census⁶, which generates an indicative population of 1,350 No. persons when applied to the proposed development. However, it is likely that the proposed development will not generate the aforementioned indicative population as only 201 no. units within the development are capable of accommodating families.

The average number of children per family recorded in the State at that time was 1.38, which is equivalent to 277 No. children (0-18 years) when applied to the 201 No. units of 2-bedrooms or more within the development that can reasonably accommodate families. Of this number, an estimated 75 No. children would be considered preschool age (0-4 years) with respect to the age cohorts recorded for Dún Laoghaire-Rathdown⁷ (see Table 4.4).

Table 4.4 - Dún Laoghaire-Rathdown Population Under 18 Years of Age (CSO 2016)		
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 75 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 4.3⁸) to the proposed development population, it is estimated that 35 No. children would be likely to avail of childcare in the area. If the rate of uptake for crèche, Montessori,

⁶ <https://www.cso.ie/en/releasesandpublications/ep/p-cp4hf/cp4hf/hhlds/>

⁷ <https://www.cso.ie/px/pxeirestat/Statire/SelectVarVal/Define.asp?maintable=E3003&PLanguage=0>

⁸ QNHS Childcare Module Quarter 3 2016 - Table 3: <https://www.cso.ie/en/releasesandpublications/er/q-chi/qnhschildcarequarter32016/>

playgroup and after-school services for the Dublin Region is applied (25%)⁹, it is estimated that only 19 No. children would be likely to avail of childcare in the area.

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

Type of childcare	Pre-school children									% of children ¹
	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	
Unweighted sample	198	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.
*percentages add up to more than 100% because some children used more than one type of childcare.

4.2.2 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 201 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 (studios and 1-bedrooms excluded) would be required to provide a childcare facility for approximately 54 No. childcare spaces¹⁰.

However, as the potential childcare uptake of the proposal is likely to only be 19-35 No. places and the local childcare network has the combined registered capacity of 1,452 No. spaces, we submit that the childcare demand generated by the proposed development will most likely be absorbed by the existing local childcare network as well as the substantial childcare facility (c.540 sqm) proposed within the development.

⁹ QNHS Childcare Module Quarter 3 2016 - Table 3: <https://www.cso.ie/en/releasesandpublications/er/q-chi/qnhschildcarequarter32016/>

¹⁰ (201 No. units / 75 No. units) x 20 spaces = 53.6 No. places required

4.3 Community and Cultural Facilities

The subject site is supported by a number of local community facilities, including the Urban Junction, Central Dun Laoghaire Senior Citizens, The Beat Youth Café, Blackrock Community Men's Shed, Kill o' the Grange Parish Hall, Boylan Community Centre, Foxrock Parish Pastoral Centre, Holy Family Parish Resource Centre, Mountown Community Facility. The Blackrock Library and the DLR Lexicon are located just over 1km from the subject site.



1. Comhaltas Ceoltóirí Éireann



2. Newtownpark Pastoral Centre



3. Dún Laoghaire Lexicon Library



4. Urban Junction

Other cultural facilities located within c. 2km of the proposed development include the Pavilion Theatre, Lambert Puppet Theatre, IMC Dun Laoghaire, and the National Maritime Museum of Ireland. There are also several artwork installations across the study area. Civic supports include the An Post Blackrock Sorting Office, Deansgrange Post Office, Blackrock Post Office, Sallynoggin Post Office, Oliver Plunkett Road Post Office, Dún Laoghaire Post Office, Blackrock Garda Station, Dún Laoghaire Garda Station, and Dún Laoghaire Fire Station.



1. IMC Dún Laoghaire



2. Pavilion Theatre

Table 4.5: Community Infrastructure within c. 2km radius	
Type	Facilities
Community and Conference Centres	Urban Junction, Central Dun Laoghaire Senior Citizens, The Beat Youth Café, Blackrock Community Men's Shed, Kill o' the Grange Parish Hall, Boylan Community Centre, Foxrock Parish Pastoral Centre, Holy Family Parish Resource Centre, Mountown Community Facility, Dún Laoghaire District Court, General Delegation of Palestine, Dún Laoghaire-Rathdown County Hall
Cultural Facilities and Organisations	Pavilion Theatre, Lambert Puppet Theatre, IMC Dun Laoghaire, National Maritime Museum of Ireland
Civic Services	An Post Blackrock Sorting Office, Deansgrange Post Office, Blackrock Post Office, Sallynoggin Post Office, Oliver Plunkett Road Post Office, Dún Laoghaire Post Office, Blackrock Garda Station, Dún Laoghaire Garda Station, Dún Laoghaire Fire Station
Libraries	Blackrock Library, Deansgrange Library, dlr Lexicon, UCD Blackrock Library, St. John of God Hospital Library

We note that the proposed development is designed to deliver additional community facilities such as a library as well as supporting facilities for the future residents of the scheme such as co-working spaces, gym and library.

4.4 Religious and Burial Facilities

A range of religious organisations were also identified within the local community, such as St John's, Church of the Guardian Angels, Religious Society of Friends (Quakers), Monkstown Church of Ireland, St Patricks, Dún Laoghaire Presbyterian Church, Kingdom Hall of the Jehova's Witnesses and the Daughters of Charity which are all located within c. 1km from the subject site. There are also a few burial grounds within the study area with the most significant being the Dean's Grange Cemetery along with the Friends Burial Ground and Carrickbrennan Graveyard located under c.1km from the subject site.



1. Church of Ireland Monkstown



2. St. Patricks Church



3. Quaker Meeting House



4. Saint John's Church and Presbytery

Table 4.6: Religious Infrastructure within c. 2km radius	
Type	Facilities
Religious Institutions	Church of the Holy Family, St John's, Dun Laoghaire Methodist Church, Church of the Guardian Angels, Religious Society of Friends (Quakers), Monkstown Church of Ireland, St Patricks, St Michael's, All Saints, Kill o' the Grange, St Andrew's, St John the Baptist Church, Church of Our Lady of Perpetual Succour, Carrickbrennan Graveyard, Dún Laoghaire Presbyterian Church, Christ Church, Dun Laoghaire Evangelical Church, Kingdom Hall of the Jehova's Witnesses, Church of Ireland Chapel, Roman Catholic Chapel, Daughters of Charity
Burial Grounds	Friends Burial Ground, Blackrock Hospital Cemetery, Dean's Grange Cemetery, St John of God Cemetery

4.5 Healthcare Facilities

The subject site is located within c. 2km of the St. Michael's Hospital to the northeast along with several other health centres such as Generation Health Medical Clinic, HSE Dun Laooghaire Health Centre, and the Blackrock Medical Practice which are all within c.1km from the subject lands. In addition to this, there are several pharmacies located just 1 km from the subject lands such as, Rockville Pharmacy, Hickey's Pharmacy, Allcare Pharmacy and the Cosgrove's Pharmacy.



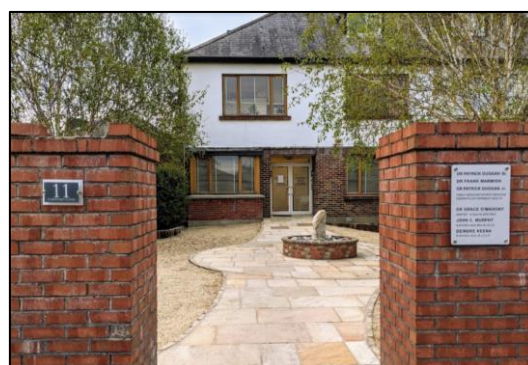
1. St. Michael's Hospital



2. National Rehabilitation Hospital



3. Beechlawn Medical Centre



4. Carysfort Clinic

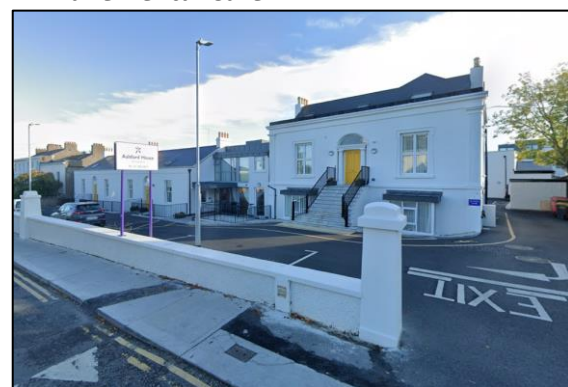
We note that a number of other specialty clinics are also available in close proximity to the subject lands such as Newpark Orthodontics, Monkstown Surgery, Carne Dental Surgery and Seapoint Clinic. There are also a few nursing homes such as Aclare House Nursing Home, Coiscéim, Ashford House Nursing Home, and the Centre for Living within the study area along with the Ferndene Nursing Home which is located closest to the subject site.



1. Killane Dental Care



4. Monkstown Surgery, Monkstown Farm



3. Ashford House Nursing Home, Dún Laoghaire



4. Blackrock Hospice

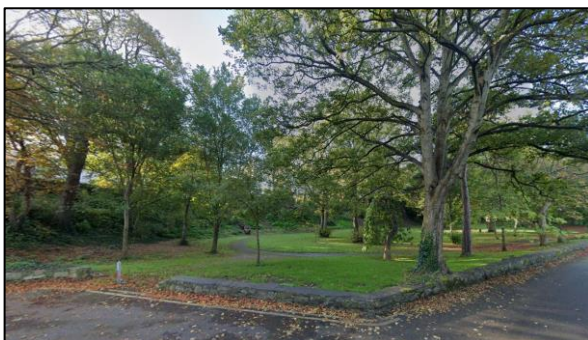
Table 4.7: Healthcare Infrastructure within c. 2km radius	
Type	Facilities
Hospitals	National Rehabilitation Hospital, Saint John of God Hospital, Saint Michael's Hospital

Health Centres and GP Clinics (selected)	Blackrock Health Centre, HSE Dun Laoighaire Health Centre, TheClinic.ie, HSE Our Lady's Clinic, Carysfort Clinic, Deansgrange Medical Clinic, Blackrock Family Practice, Blackrock Medical Centre, Blackrock Medical Practice, Dr. Mary Short, Blackrock Medical Clinic, Dr. Padraic Doherty GP, Tropical Medical Bureau, Womens Health Clinic, E Doc, Sheehan Medical Practice, Beechlawn Medical Centre, Harbour Health
Specialty Clinics and Pharmacies (selected)	Blackrock Hospice, Dun Laoghaire Surgery, Deansgrange Dental Clinic, Dun Laoghaire Dental, Blackrock Dental, Newpark Orthodontics, McMahon Dental, Jack Grennan Dental Surgery, Killane Dental Care, Carne Dental Surgery, Seapoint Clinic, Smiles, Monkstown Surgery
Nursing Homes and Care Facilities	Aclare House Nursing Home, Coiscéim, Ashford House Nursing Home, Ferndene Nursing Home, Centre for Living
Pharmacies	Boots, Dun Laoghaire Pharmacy, Newtown Park Pharmacy, Macken's Pharmacy, Grange Life Pharmacy, Quigley's Pharmacy, Lloyds Pharmacy, Rockville Pharmacy, Brennans Pharmacy, Finnegan's Pharmacy, Cara Pharmacy, McCaffrey's Pharmacy, Hickey's Pharmacy, Allcare Pharmacy, Burnett, O'Mahony & Ennis Pharmacy, Hilton's Allcare Pharmacy, Chemist Warehouse, Pure Pharmacy, Cosgrove's Pharmacy
Veterinary	Park Lane Vets, Ark Vetcare, Blackrock Veterinary Clinic

4.6 *Open Space, Sport and Recreation*

Extensive open space and recreational grounds were identified within the Dun Laoghaire study area. There are several parks such as Dunedin Park, Vesey Gardens, Temple Park, De Vesce Gardens, Soldiers and Sailors Park, Longford Park, Belgrave Square, and Apna Park (Picnic site) along with the Soldiers and Sailors playground which are located under 1km from the subject lands.

There are also a number of sports facilities such as the Monkstown Pool & Fitness Centre, Blackrock College RFC, Newpark School Sports Centre, Newpark Swimming Pool, Harbour Splash and the Monkstown Swimming Pool in close proximity the subject lands.



1. Vesey Public Park



2. People's Park



3. Rockfield Park



4. Soldiers and Sailors Park

A range of other sports centres and gym facilities are also located within c. 1km of the site, such as The Martial Arts Academy, The Lab Performance and Nutrition, Monkstown Lawn Tennis Club, Victory Fitness, Energie Fitness Dun Laoghaire, Primal X Fitness, Underground Fitness, and Dlr Leisure Monkstown.



1. Irish National Powerboat Sailing School



2. Bluepool Pitches



3. TEK United F.C



4. Dún Laoghaire Bowling Club

Table 4.8: Open Space and Recreational Infrastructure within c. 2km radius	
Type	Facilities
Parks, Playgrounds and Open Space (selected)	Dunedin Park, Newtown Park, People's Park, Clonkeen Park, Vesey Gardens, Clarinda Park. Crosthwaite Park, Temple Park, De Vesci Gardens, Soldiers and Sailors Park, Carysfort Park, Longford Park, Belgrave Square, Rockfield Park, Blackrock Park, Moran Park, Quadrangle Courtyard, Honeypark, Crimean War Cannon Park, Cualanor Park, Apna Park, Blackrock Park Playground, People's Park Playgorund, Carysfort Park Playground, Pirate playground, Newtown Park Playground, Honeypark Playground, Cualanor Park Playground, Soldiers and Sailors Park Playground, Pearse Park Playground



Sports Grounds and Golf Courses (selected)	St John of Gods Hospital Golf Course, Newtown Park Tennis Club, De Vesci Lawn Tennis Club, T.E.K. United, Stradbrook Rugby Club, St. John of God Hospital Pitch, Avoca Hockey Club, St. Patrick's GNS Sports Ground, Carraig Lawn Tennis Club, Dun Laoghaire Bowling Club, Carysfort NS grounds, Monkstown Educate Together NS School Grounds, Monkstown skatepark, Honeypark Public Basketball Court, Dun Laoghaire Fire Station Pitch, Rockford Manor SS Pitches, Dominican Convent Pitch, Dun Laoghaire ETNS Grounds, Holy Child Community School and Saint Kevin's Primary school pitches, St Joseph's NS Pitch, Monkstown Park Junior School Grounds, Christian Brothers College Grounds, Guardian Angel's NS Pitch
Sports Centres and Gyms (selected)	Irish National Powerboat Sailing School, Monkstown Pool & Fitness Centre, Blackrock College RFC, National Yacht Club, Newpark School Sports Centre, Blackrock Bowling and Tennis Club, Blackrock Athletics Club, Victory Fitness, Energie Fitness Dun Laoghaire, Westwood Club, F45 Training dun Laoghaire, Primal X Fitness, Results Fitness, Anytime Fitness Dun Laoghaire, Underground Fitness, Dlr Leisure Monkstown, Educogym Blackrock, Crossfit 536, First Class Fitness Gym, Leigh Wrafter
Other Facilities	Bluepool Pitches, Newpark Swimming Pool, Harbour Splash, Monkstown Swimming Pool, St. Augustine's Swimming Pool, 29th Dublin Blackrock Scout Group

We note that the proposed development scheme is also designed to deliver additional recreational facilities such as a yoga studio, gym, and several communal open and public spaces across the development.

4.7 Retail Centres and Services

The study area is located within c.2km from a number of larger retail centres such as Dún Laoghaire Shopping Centre, Bloomfields Shopping Centre, Frascati Shopping Centre, Blackrock Village Centre, and the Park Pointe Retail Centre along with a few marketplaces such as the Blackrock Market The People's Park Sunday Market and the Blackrock Food Market.

There are also a number of supermarkets and greengrocers such as, Tesco, SuperValu, ALDI, Lidl, Avoca Food Market, Dunnes Stores, and T. Murphy along with local convenience shops such as, Spar, Day-Today, On A Platter, Centra, Asian Foods, Texaco, Centra, Gunning Stores, Euro Saver, Cornerstone Express, Circle K, Maxol, Londis, Blackrock Central, and Applegreen within the study area.

Several other retail shops such as clothing stores, department stores, florists, bookshops and garden centres are spread across the coast to the north of the study area along George's Street and Frascati Road. There are also several banks that serve the area such as, Ulster Bank, EBS, Bank of Ireland, Blackrock Credit Union, Permanent TSB, Core Credit Union Monkstown Village, Glashule/Dun Laoghaire Credit Union, Core Credit Union Dún Laoghaire, and AIB.



1. Frascati Shopping Centre



2. Blackrock Village Centre



3. Blackrock Market



4. People's Park Sunday Market

Table 4.9: Retail Services Infrastructure within c. 2km radius	
Type	Facilities
Shopping Centres	Dún Laoghaire Shopping Centre, Bloomfields Shopping Centre, Frascati Shopping Centre, Blackrock Village Centre, Blackrock Market, Park Pointe Retail Centre, The People's Park Sunday Market, Blackrock Food Market
Clothes Retail	Khan, Blue, Coins and Ties, Designer Vintage, Fran & Jane, Dashiki, Monica Peters, Renaissance, Seagreen, No2moro, Next, Lisa Perkins, Diffney, Slaughterhouse Vintage, Frewen & Aylward, Barbara Kosznik, Florence Lingerie, Biju, Vero Moda, Diffney, Name It, Jack & Jones, Corrs Uniforms, Victoria Redford, Shaws, Primark
Supermarkets and Greengrocers	Tesco, SuperValu, ALDI, Lidl, Avoca Food Market, Dunnes Stores, T. Murphy
Convenience Shops (selected)	Spar, Day-Today, On A Platter, Centra, Asian Foods, Texaco, Centra, Gunning Stores, Euro Saver, Cornerstone Express, Circle K, Maxol, Londis, Blackrock Central, Applegreen
Other Retail Shops (selected department stores, florists, furniture shops, Garden Centres and bookshops)	Marks & Spencer, Debenhams, Homecare DIY, Knobs & Knockers, Woodies DIY, Costello's Hardware, Irish Building Supply Ltd., Chadwicks, Bathroom World, Stone Emporium, The Wardrobe Man, Flexa, Blackrock Upholstery, D. Mc Callig French Polishers and Repairs, KA International, Eden: Home & Garden, Bespoke Sofa, M. Kelly Interiors, Just Beds, Windyridge Garden Centre, Blooms & Bows, Mimosa Flowers, Flower Lane, Lulabelle Flowers, Flowers By Dee, Flowers By Knight, Greene's Florist, Raven Books, Blackrock Market Books, Super Hero Comics, Naughton Bookshop, Dubray Books, Eason, Book Deals, Bookstation, Opening Minds



Banks	Ulster Bank, EBS, Bank of Ireland, Blackrock Credit Union, Permanent TSB, Core Credit Union Monkstown Village, Glasthule/Dun Laoghaire Credit Union, Core Credit Union Dún Laoghaire, AIB
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5.0 CONCLUSION

GEDV Monkstown Owner Limited intends to apply for permission for development on a site of c. 3.58 hectares at Dalguise House. The development will provide a total of 491 No. units, including 2 No. studio units, 288 No. 1-bedroom units, 185 No. 2-bedroom units and 16 No. units of 3-bedrooms or more, along with a range of supporting residential amenities 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. The study area appears to have grown at a higher rate (c. 10% increase from 2016-2022) than 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 (52%) at the time of the 2016 Census; The remaining cohorts, 'Preschool' (0-4 years), 'Primary' (5-12) 'Secondary' (13-18 years) and 'Young Adult' (19-24 years) each comprise less than 10% of the total study area population and were lower than their comparable national cohorts. We note that a significant proportion of the population aged 15 years or older within the area (41%) had completed 'Third Level Education' courses, with an additional 23% in possession of 'Postgraduate' qualifications.

This indicates that a 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 'Preschool' children aged 0-4 years and 'Primary' school children aged 5-12 years residing in the area has also increased in recent years (c. 11% and 12% respectively 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-minutes' drive to support the proposed development. The subject site is served by an existing schools' network of 16 No. primary schools and 8 No. post-primary schools, as well as 31 No. existing childcare facilities within c. 2km of the proposed development at the time of the survey.

There is an adequate supply of community and cultural facilities, religious institutions, health care services (incl. 4 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 Blackrock Village Centre to the northwest and Dun Laoghaire Shopping Centre to the southeast also ensures an appropriate quantum of retail services for future residents.



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-minutes' drive).

We note that the subject scheme will further improve provision of community and social infrastructure as it aims to deliver residential and support amenities such as, yoga studio, gym, residents' lounge, library and coworking spaces, as well as several communal open spaces such as roof gardens and public open spaces. In addition to this, there is also provision for restaurant/cafe use (c. 275 sqm). With regards to childcare, there is a substantial childcare facility (c. 540 sqm.) which is proposed as part of this development.

Appendix A: Description of Development

GEDV Monkstown Owner Limited intends to apply for permission for development on a site of c. 3.58 hectares at Dalguise House (Protected Structure RPS No. 870), Monkstown Road, Monkstown, County Dublin, A94 D7D1 (the lands include the following structures identified as Garage (A94 N3A1); Gate Lodge (aka Brick Lodge) (A94 R9T1); Dalguise Lodge (aka Entrance Lodge) (No. 71 Monkstown Rd, A94 TP46); White Lodge (A94 V6V9)); and on-street car parking in front of Nos. 6 and 7 Purbeck (A94 C586 and A94 HT99, respectively), with the provision of vehicular and pedestrian access and egress at two points on Monkstown Road: the existing entrance to Dalguise; and at Purbeck.

Alterations will be made at Purbeck including the relocation of 4 No. existing car parking spaces to facilitate the construction of a new vehicular and pedestrian bridge over the Stradbroke Stream.

The development, with a total gross floor area of approximately 46,940 sq m (including a basement of 5,230 sq m and undercroft parking of 1,344 sq m) (of which some 45,712 sq m is new build, and 1,228 sq m retained existing buildings), will consist of the construction of 491 No. residential units, consisting of 484 No. new build and 7 No. residential units (the latter within existing structures (repurposed from Dalguise House, Gate Lodge (Brick Lodge) and Coach House)).

The residential provision will comprise: 3 No. two storey 3-bed terraced houses (GFA 569 sq m), and 488 No. Build-to-Rent units (consisting of 2 No. studio units; 288 No. 1-beds; 32 No. 2-beds/3 persons; 153 No. 2-beds/4-persons; and 13 No. 3-beds) (with an option for the use of 4 No. of the BTR Units to cater for short-term stays of up to 14 days at any one time to cater *inter alia* for visitors and short-term visits to residents of the overall scheme) residential amenities and residential support facilities; a childcare facility; and restaurant/café.

The development will consist of: the demolition and partial demolition of existing structures (total demolition area 967 sq m, comprising: two residential properties (White Lodge (A94 V6V9), a 2 storey house (192 sq m); and a residential garage (A94 N3A1) and shed to the southwest of Dalguise House (285 sq m)); swimming pool extension to the southeast of Dalguise House (250 sq m); lean-to structures to the south of the walled garden (142 sq m); part-demolition of Lower Ground Floor at Dalguise House (9 sq m); single storey extension to the south of the Coach House (29 sq m) and three ancillary single-storey structures (8 sq m, 8 sq m, and 31 sq m) within the yard; potting shed (13 sq m); removal of 2 No. glasshouses; and alterations to, including the creation of 3 No. opes and the removal of a 12.4 m section of the walled garden wall to the east); the construction of: 11 No. residential blocks (identified as: Block A (total GFA 2,015 sq m) 7 storey, comprising 19 No. apartment units (15 No. 1-beds, 4 No. 2-beds) and a childcare facility (540 sq m over Ground and First Floor Levels); Block B (total GFA 3,695 sq m) 7 storey over undercroft car parking, comprising 48 No. apartment units (33 No. 1-beds, 6 No. 2-beds/3 persons, 9 No. 2-beds/4-persons); Block C (total GFA 3,695 sq m) 7 storey over undercroft car parking, comprising 48 No. apartment units (33 No. 1-beds, 6 No. 2-beds/3 persons, 9 No. 2-beds/4-persons); Block D (total GFA 4,150 sq m) 7 storey over basement level car park, comprising 50 No. apartment units (24 No. 1-beds, 26 No. 2-beds); Block E (total GFA 5,904 sq m) 9 storey over basement level car park, comprising 66 No. apartment units (40 No. 1-beds, 26 No. 2-beds), with residents' support facilities (75 sq m) and residents' amenities (gym, yoga studio, residents' lounge/co-working space; lobby 494 sq m) at Ground Floor Level, and residents' amenities (residents' lounge; games room; screen room; private lounge; kitchen 333 sq m) with roof terrace (106 sq m) at Eighth Floor Level; Block F (total GFA 5,469 sq m) 7 storey over basement level car park, comprising 76 No. apartment units (46 No. 1-beds, 5 No. 2-beds/3 persons, 23 No. 2-beds/4-persons, 2 No. 3-beds); Block G (total GFA 5,469 sq m) 7 storey over basement level car park, comprising 76 No.

apartment units (46 No. 1-beds, 5 No. 2-beds/3 persons, 23 No. 2-beds/4-persons, 2 No. 3-beds); Block H (total GFA 4,252 sq m) 5 storey over Lower Ground Floor, comprising 54 No. apartment units (30 No. 1-beds, 5 No. 2-beds/3 persons, 17 No. 2-beds/4-persons, 2 No. 3-beds); Block I1 (total GFA 1,038 sq m) 3 storey, comprising 12 No. apartment units (3 No. 1-beds, 2 No. 2-beds/3 persons, 7 No. 2-beds/4-persons); Block I2 (total GFA 1,038 sq m) 3 storey, comprising 12 No. apartment units (3 No. 1-beds, 2 No. 2-beds/3 persons, 7 No. 2-beds/4-persons); and Block J (total GFA 1,844 sq m) 4 storey, comprising 20 No. apartment units (13 No. 1-beds and 7 No. 3-beds)); the refurbishment, adaptation and reuse of: two storey Dalguise Lodge (Entrance Lodge) (GFA 55 sq m) comprising residential support facilities; a single storey Gate Lodge (GFA 55 sq m) comprising 1 No. 1-bed unit; and two storey Coach House and single storey Stableman's House (GFA 319 sq m) to provide 3 No. apartment units (1 No. 1-bed, 2 No. 2-bed/4 persons); the refurbishment, adaptation and change of use of Dalguise House (GFA 799 sq m) from a single residential dwelling to provide: 3 No. apartment units (2 No. studios and 1 No. 2-bed/3 person) at First Floor Level; a restaurant/cafe at Lower Ground Floor Level (GFA 273 sq m); and residents' amenities at Ground Floor Level (library, residents' lounge, events space, bar/bookable room, 157 sq m); works to the existing structures include: removal of existing internal partitions and doors, alterations to internal layout including provision of new partitions and doors to Dalguise Lodge (Entrance Lodge); the removal of the western chimney and chimney breast, removal of existing internal partitions and doors, and alterations to internal layout including provision of new partitions and doors to Gate Lodge (Brick Lodge); replacement of existing roof, windows and doors, non-original mezzanine floor and stairs of Coach House, creation of new internal and external opes, reconstruction of chimney, construction of new stairs, provision of new internal partitions and doors, replacement of the demolished single storey structure to south of Coach House with a 42 sq m single storey extension, including construction of a link between Coach House and Stableman's House; replacement of existing roofs, windows, doors, creation of new external opes and provision of new internal partitions and doors to Stableman's House; restoration of Coach House yard walls; removal of security bars from windows, internal partitions, doors, two secondary staircases, non-original fireplaces; and the reconfiguration of internal layout including introduction of new partitions, doors and fireplaces, in-fill of former secondary staircases; removal of an existing window at rear facade of Lower Ground Level, alterations to ope and replacement with a new external door; reinstatement of external wall fabric in place of demolished lean-to at the rear facade; and removal of external door to swimming pool on eastern facade and closure of ope at Dalguise House).

The development will also consist of: the construction of a garden pavilion; the provision of balconies and terraces, communal open space including roof gardens, public open spaces, hard and soft landscaping, landscaping works including the removal of trees, alterations to boundaries; the provision of: 224 No. car parking spaces (148 No. at basement level; 20 No. at undercroft; and 56 No. at surface level); motorbike spaces; level changes; ESB Substations (at Block D and Block H); plant areas; waste storage areas; provision of cycle parking (including cargo bike spaces) at basement and surface level; and all ancillary site development works above and below ground.

Provision is made in the landscaping proposals for potential future pedestrian and cycle connections that would facilitate permeability through the site boundaries with the residential estates of Arundel and Richmond Park, respectively, and the former Cheshire Home site, subject to agreement with those parties and/or Dún Laoghaire-Rathdown County Council, as appropriate.