

SOCIAL INFRASTRUCTURE AUDIT – DUNDRUM CENTRAL

FOR ASSESSMENT OF PROPOSED PART 10 APPLICATION FOR LANDS AT
CENTRAL MENTAL HOSPITAL, DUNDRUM, DUBLIN 14



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1.0 EXECUTIVE SUMMARY

Dún Laoghaire Rathdown County Council, in partnership with the Land Development Agency, is making this Part 10 Application on a site of c. 9.7Ha at the Former Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14 (including parts of Dundrum Road and St Columbanus Road). The subject lands are comprised of zoned 'A' 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, as indicated by red line boundary, aerial view. (Source: ESRI Satellite Base Map, as mapped by Tom Phillips + Associates, 2024.)

The proposed development will comprise 934 No. units, including 342 No. 1-bedroom units, 450 No. 2-bedroom units, 140 No. 3-bedroom units, and 2 No. 5-bedroom assisted living units as indicated in Table 1.1, along with the provision of a café (78sqm), restaurant (266sqm), 3 no. retail units (1,160sqm), medical unit (288sqm), childcare facility (716sqm), management suite (123sqm), and community centre (1,749sqm). See Appendix A for full description of development.

Table 1.1: Proposed Schedule of Accommodation		
Unit Type	No. of Units	% of Total
1-bedroom	342	36.6%
2-bedroom (3 person)	98	10.5%
2-bedroom (4 person)	352	37.7%
3-bedroom (apartment)	134	14.3%
3-bedrooms (duplex)	6	0.6%
5-bedroom (assisted living)	2	0.2%
Total Units	934	100%



Figure 1.2: Site Plan Proposed. (Source: Source: Dwg Ref. DCD-RAU-02-SW-ZZZ-DR-RAU-AR-1002, prepared by Reddy Architecture + Urbanism, 2024.)

1.1 Social Infrastructure Audit Methodology

This *Social Infrastructure Audit* was undertaken by Tom Phillips + Associates (TPA) using geospatial survey methods. This audit was conducted in May/June 2024 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 2022 Census Boundaries and Statistics
- 2024 Eircode Address Database (ECAD)
- 2024 OSM Ireland POI Datasets
- 2024 OSi and ESRI Ireland Basemaps
- 2023-2024 Department of Education and Skills - Irish Schools
- 2024 Department of Education and Skills - Providers of Higher Education
- 2024 Tusla Early Years Inspectorate Reports – Registered Childcare Facilities
- 2024 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. 25-30 minute walk of the subject lands, as well as a variety of recreational grounds and sports clubs, as is detailed in Section 4 of this Report.

The subject site is well connected to public transport, which provides ease of access to the existing social infrastructure within the study area for those with limited mobility and also to a wide range of social infrastructure located outside of the study area. The proposed development also improves permeability in the area through the provision of new routes in and out of the site to the north, south and west, which will improve connections for the existing community.

1.2 Local Area Context

The subject site is located within the established residential area of Windy Arbour/Dundrum, c. 1km north of Dundrum Town Centre. Dundrum is identified as a ‘Major Town Centre’ within the *Dún Laoghaire-Rathdown County Development Plan 2022-2028*.

The subject site is located on lands zoned for ‘Objective A’ within the *Dún Laoghaire-Rathdown Development Plan 2022-2028* (the Development Plan) to provide residential development and improve residential amenity while protecting the existing residential amenities. The site is located approximately 450m from the Windy Arbour LUAS Station by road and is served by Dublin Bus Routes 44 and 44D from the R117/Dundrum Road which adjoins the site to the west (see Figure 1.3).

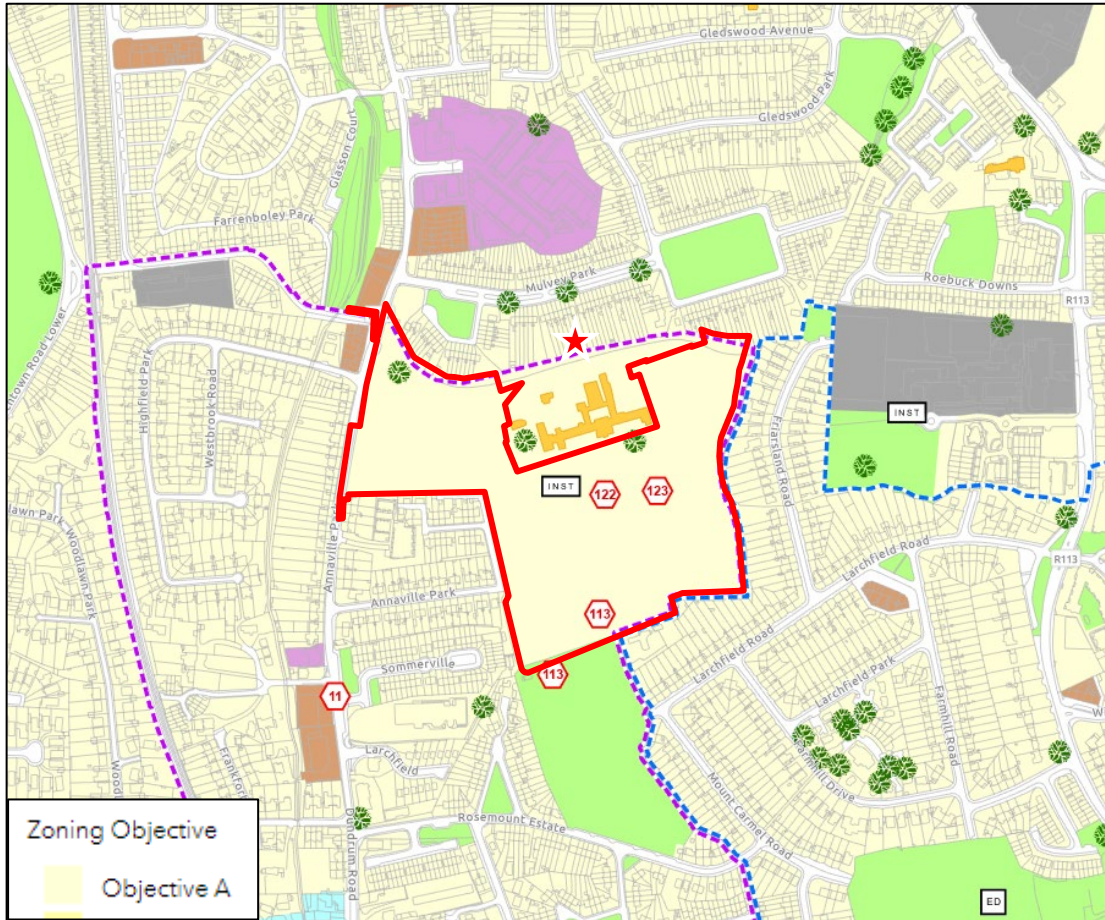


Figure 1.3: Land Use Zoning for the subject site (outlined in red), as extracted from the *Dún Laoghaire-Rathdown Development Plan 2022-2028* as annotated by Tom Phillips + Associates, (2024).

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 8 No. ED's within a c. 1km 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.

¹ ED Study Area comprised of the Electoral Divisions which have over 50% of their land area located within the 1km radius of the subject site.

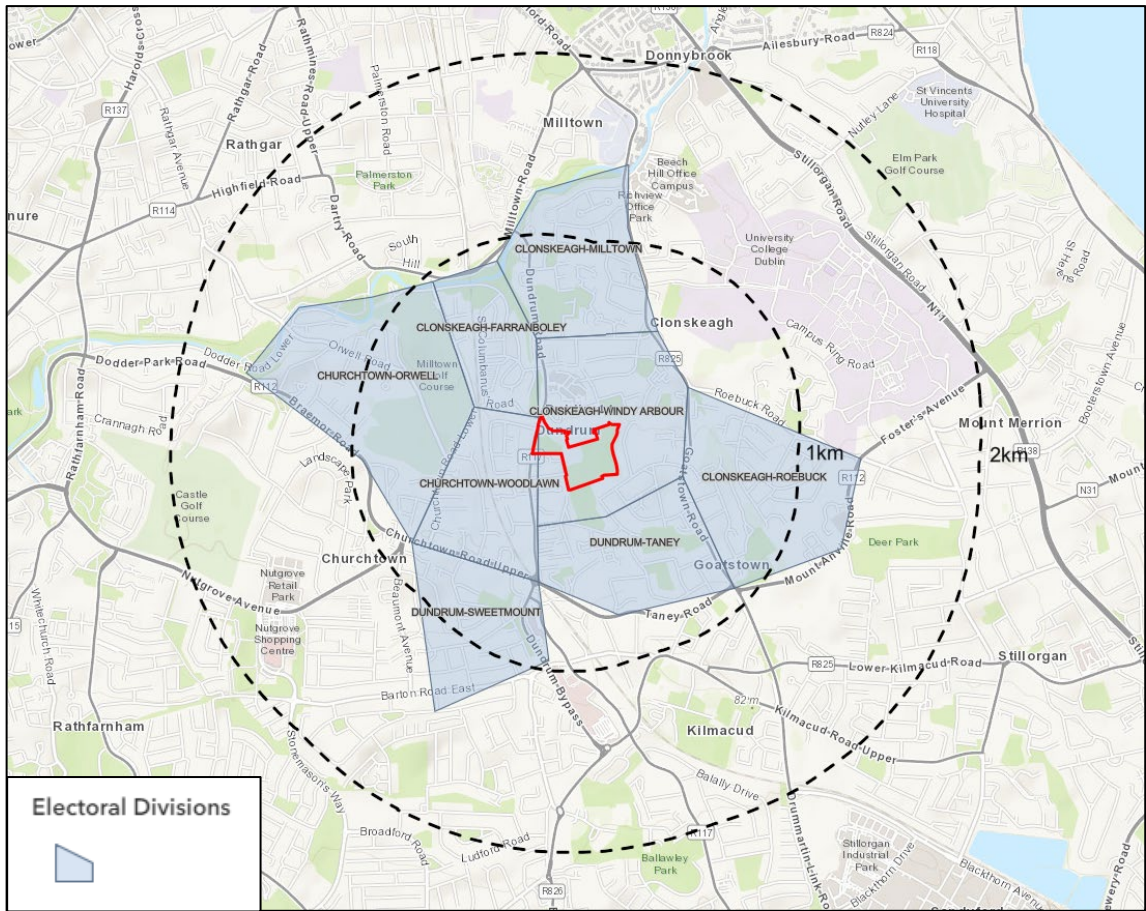


Figure 1.4: Extent of ED Study Area utilised in demographic analysis. Location of subject site within the ED Study Area indicated by red polygon. (Source: CSO/TPA, 2024.)

The 1km ED Study Area is comprised of the following Electoral Divisions:

- Churchtown-Orwell (ID. 267045)
- Churchtown-Woodlawn (ID. 267046)
- Clonskeagh-Milltown (ID. 267055)
- Clonskeagh-Farranboley (ID. 267057)
- Clonskeagh-Roebruck (ID. 267058)
- Clonskeagh-Windy Arbour (ID. 267059)
- Dundrum-Sweetmount (ID. 267081)
- Dundrum-Taney (ID. 267082)

The subject site is located within the Clonskeagh-Windy Arbour Electoral Division (ED ID. 267059).

2.0 DEMOGRAPHIC ANALYSIS

The subject site is located within the ‘Clonskeagh-Windy Arbour’ Electoral Division, which comprised some 3,020 no. persons at the time of the 2022 Census (see Table 2.1).

While the immediate area surrounding the subject site (represented by Clonskeagh-Windy Arbour ED) appears to be growing faster than the rest of the Local Authority at 19.8% (2011-2022), the larger ED Study Area is also growing at a higher rate (18.8%) than the rest of the LA and State (13.4% and 12.2% increase respectively).

Level	Name	2011	2016	2022	5-yr	10-yr
ED	Clonskeagh-Windy Arbour	2,521	2,736	3,020	10.4%	19.8%
Study Area	c. 1km Radius	16,269	17,179	19,322	12.5%	18.8%
LA	DLR	206,261	218,018	233,860	7.3%	13.4%
State	Ireland	4,588,252	4,761,865	5,149,139	8.1%	12.2%

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 51.9% of the total population, which is slightly lower than the national average for this group. The ‘Young Adults’ (19-24 years) cohort comprise a higher portion of the population (9.4%) within the study area than elsewhere in the State (7.2%). The ‘Older Adults’ cohort (16.5%) for the study area is slightly higher than that of the state (15.1%). The remaining cohorts, ‘Preschool’ (0-5 years), ‘Primary’ (6-12 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 (0-5 years)	1,300	6.7%	359,441	7.0%
Primary (6-12 years)	1,650	8.5%	504,158	9.8%
Secondary (13-18 years)	1,320	6.8%	421,720	8.2%
Young Adults (19-24 years)	1,822	9.4%	371,739	7.2%
Adults (25-64 years)	10,033	51.9%	2,715,766	52.7%
Older Adults (65+ years)	3,197	16.5%	776,315	15.1%
Total	19,322	100%	5,149,139	100%

At Local Authority level, there was an overall 7.3% population increase between 2016 and 2022. The only age cohort to see a decrease in population in the LA during this period was ‘Primary School’, which saw a 1.9% decrease in population. The ‘Young Adult’ population saw a small increase of 0.9%. The ‘Secondary School’ and ‘Adults’ population cohorts in the LA saw an increase of less than 10% during this period (9.3% and 6.8% respectively). The ‘Pre-school’ population increased by 12.4% during this period and the ‘Older Adults’ population increased by 15.1% during this period.

Within the study area, we note that all age cohorts were recorded as having increased from 2016-2022, bar the ‘Young Adult’ population which saw no change. The largest growth rates recorded for the ‘Secondary School’ (22.9% increase) and ‘Primary School’ (17.9%) cohorts. The ‘Pre-School’ cohort saw only a 4.5% increase during this period. The ‘Adults’ and ‘Older Adults’ cohorts saw a 14.6% and 10.1% increase respectively. The subject ED saw an overall population increase of 12.5% between 2016 and 2022.

Overall, the ED study area saw a more rapidly increasing population between 2016-2022 compared to Dún Laoghaire-Rathdown. This is particularly visible in the ‘Primary School’ and ‘Secondary School’ age groups.

Age Group	2016 Population	2022 Population	% Change
Pre-school (0-5 years)	13,810	15,522	12.4%
Primary School (6-12 years)	21,302	20,888	-1.9%
Secondary School (13-18 years)	15,651	17,111	9.3%
Young Adults (19-24 years)	19,088	19,256	0.9%
Adults (25-64 years)	113,498	121,165	6.8%
Older Adults (65+ years)	34,669	39,918	15.1%
Total	218,018	233,860	7.3%



Age Group	2016 Population	2022 Population	% Change
Pre-school (0-5 years)	1,244	1,300	4.5%
Primary School (6-12 years)	1,400	1,650	17.9%
Secondary School (13-18 years)	1,074	1,320	22.9%
Young Adults (19-24 years)	1,822	1,822	0%
Adults (25-64 years)	8,735	10,033	14.6%
Older Adults (65+ years)	2,904	3,197	10.1%
Total	17,179	19,322	12.5%

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 (42.9%) in 2022, compared to 40.0% in the rest of the country. We note that 31.2% of the study area population had completed ‘Postgraduate Education or higher’² at the time of the Census, compared to 12.3% elsewhere. Less than 1% of the study area population were recorded as having ‘No Formal Education’, compared to 2.4% in the state. These figures indicate higher levels of educational attainment within the study area population compared to the national average.

Education Level	ED Study Area	% Total	Ireland	% Total
No Formal Education	107	0.8%	81,280	2.4%
Primary Education	416	3.3%	251,219	7.4%
Secondary Education ³	2,249	17.8%	1,059,485	31.3%
Third Level Education ⁴	5,422	42.9%	1,354,706	40.0%
Postgraduate or higher ⁵	3,947	31.2%	417,628	12.3%
Not stated	493	3.9%	220,311	6.5%
Total	12,634	100%	3,384,629	100%

² Comprised of the following CSO sub-categories: Postgraduate Diploma or Degree, Doctorate (Ph.D) or higher.

³ Includes those who listed ‘lower secondary’ or ‘upper secondary’ as their highest level of educational attainment.

⁴ Includes those who listed ‘Technical or vocational qualification’, ‘Advanced certificate/Completed apprenticeship’, ‘Higher certificate’, ‘Ordinary bachelor degree or national diploma’, or ‘Honours bachelor degree, professional qualification or both’ as their highest level of educational attainment.

⁵ Includes those who listed ‘Postgraduate diploma or degree’ or ‘Doctorate (Ph.D) or higher’ as their highest level of educational attainment.



2.3 Economic Status

The economic profile of the study area is similar to the national population, with 55.6% of the population over the age of 15 being categorized as ‘At work’ in 2022, compared to 56.1% of the national population. However, a larger proportion of the population was recorded as having ‘Student’ status (14.5%) within the local study area than elsewhere in the county (11.1%). Smaller proportions of the ED study area population were listed as ‘Unemployed’ or ‘unable to work’ (combined 5.3%), compared to the state (combined 9.1%). The quantum of the ED study area population who are retired was slightly higher than that seen in the state (17.3% and 15.9% respectively).

Principal Economic Status	ED Study Area	% Total	Ireland	% Total
At work	8,841	55.6%	2,320,297	56.1%
Looking for first job	95	0.6%	34,526	0.8%
Unemployed ⁶	419	2.6%	176,276	4.3%
Student	2,313	14.5%	459,275	11.1%
Looking after home/family	980	6.2%	272,318	6.6%
Retired	2,745	17.3%	657,790	15.9%
Unable to work	433	2.7%	189,308	4.8%
Other	77	0.5%	27,062	0.7%
Total	15,903	100%	4,136,852	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 2022, however this area appears to be growing at a faster rate (12.5% increase from 2016-2022) compared to 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 in the study area were ‘Adults’ between the ages of 25-64 (51.9%), however, a higher percentage of ‘Young Adults’ aged 19-24 years were identified (9.4%) in the study area than elsewhere in Ireland (7.2%), 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 (42.9%) had completed ‘Third Level Education’ in 2022, with an additional 31.2% in possession of ‘Postgraduate’ qualifications. The majority of this population (aged 15 years or older) were ‘At Work’ (55.6%) or ‘Students’ (14.5%) at the time of the Census.

⁶ Includes those who list ‘Short-Term Unemployed’ or ‘Long-Term Unemployed’ as their principle economic status.



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 years residing in the area has also increased in recent years (17.9% between 2016 and 2022), additional playground facilities and other recreational amenities for young children are likely to be desired. Similarly, the number of 'Secondary School' students rose by 22.9% during this period, therefore the provision of social infrastructure suitable for this age group will be vital, such as sports facilities and youth clubs. 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 Childcare Facilities: Guidelines for Planning Authorities

The *Childcare Facilities: Guidelines for Planning Authorities* (2001) produced by the Department of Housing, Planning and Local Government (DoEHLG) state the following with respect to the provision of new communities/larger new housing developments:

Section 2.4

“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]

Appendix 2 of the Guidelines highlights the situations whereby a deviation from this standard may be appropriate:

“Any modification to the indicative standard of one childcare facility per 75 dwellings should have regard to:

- 1. The **make-up of the proposed residential area, i.e. an estimate of the mix of community the housing area seeks to accommodate.** (If an assumption is made that 50% approximately of the housing area will require childcare then in a new housing area of 75 dwellings, approximately 35 will need childcare. One facility providing a minimum of 20 childcare places is therefore considered to be a reasonable starting point on this assumption. **Other assumptions may lead to an increase or decrease in this requirement.**)*
- 2. The **results of any childcare needs analysis** carried out as part of a county childcare strategy or carried out as part of a local or action area plan or as part of the development plan in consultation with county childcare committees, which will have identified areas already well-served or alternatively, gap areas where there is underprovision, will also contribute to refining the base figure.”*
[Our Emphasis.]

The demographic profile of the area is addressed in Section 2.0 above, with full assessment of the geographical distribution of existing childcare facilities provided in Section 4.2 below.

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

The *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* (2023) also includes specific guidance with respect to childcare provision in the design and development of apartment schemes, as follows:

Section 4.7

*“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one childcare facility (equivalent to a **minimum of 20 child places**) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. **One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.**” [Our Emphasis.]*

Section 3.6 of the standards highlights that 2 bedroom (3-person) units may be appropriate to certain social housing needs such as sheltered housing:

Section 3.6

*“Accordingly, planning authorities may also consider a two-bedroom apartment to accommodate 3 persons, with a minimum floor area of 63 square metres, in accordance with the standards set out in *Quality Housing for Sustainable Communities* (and reiterated here in Appendix 1). This type of unit may be particularly suited to certain social housing schemes such as sheltered housing.” [Our Emphasis]*

The unit mix of the proposed development is outlined in Section 1.0 above. The existing provision of childcare facilities within the surrounding context of the subject site is set out in Section 4.2 of this Report, with an assessment against the likely impact of the proposed development on this existing childcare provision.

We note that as part of our assessment, in line with the extract above, we have not included one-bedroom units or two bedroom-three person units as part of the calculation of the likely childcare demand resulting from the proposed development, as the latter are generally suitable for particular housing needs. We therefore contend that these units should not be calculated as part of the childcare demand assessment. For the purpose of this assessment, we have also omitted the proposed 2 no. five-bed Assisted Living Units from the childcare demand calculation.

3.3 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:

RPO 9.20 Childcare	<i>Support investment in the sustainable development of the Region’s childcare services as an integral part of regional infrastructure to include: - Support the Affordable Childcare Scheme. - Quality and supply of sufficient childcare places. - Support initiatives under a cross Government Early Years Strategy. - Youth services that support and target disadvantaged young people and improve their employability.</i>
RPO 9.21 Schools	<i>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.</i>
RPO 9.22 Third Level	<i>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.</i>
RPO 9.23 Healthcare	<i>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.</i>
RPO 9.24 Arts & Culture	<i>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.</i>
RPO 9.25 Arts & Culture	<i>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.</i>
Sections 9.6-9.7, RSES - Our emphasis.	

3.4 Dún Laoghaire-Rathdown County Development Plan 2022-2028

The *Dún Laoghaire-Rathdown County Development Plan 2022-2028* (the Development Plan) was adopted on 21st April 2022.

Development Plan sets out that residential development should be provided in tandem with the provision of social infrastructure.

Section 12.3.4.4

“No large developments over 100 residential units shall be permitted unless it can be demonstrated that adequate provisions for specified physical and social infrastructural requirements, including: roads, sewers, water mains, community, recreational and sporting facilities (indoor and outdoor), public transport, first and second level schools and shops are available at completion to support development.”

Policy Objective PHP1

“That increased delivery of housing throughout the County will be subject to the Strategic Policy Objective to: ... To embed the concept of neighbourhood and community into the spatial planning of the county by supporting and creating neighbourhoods and ensuring that residential development is delivered in tandem with the appropriate commensurate enabling infrastructure, including access to sustainable neighbourhood infrastructure, sustainable modes of transport, quality open space and recreation, and employment opportunities”

Policy Objective PHP3 - Planning for Sustainable Communities

“It is a Policy Objective to:

- Plan for communities in accordance with the aims, objectives and principles of ‘Sustainable Residential Development in Urban Areas’ and the accompanying ‘Urban Design Manual – A Best Practice Guide’ and any amendment thereof.*
- Ensure that an appropriate level of supporting neighbourhood infrastructure is provided or that lands are reserved for Sustainable Neighbourhood Infrastructure (SNI), in conjunction with, and as an integral component of, residential development in new residential communities as identified in the Core Strategy (see Figure 2.9, Chapter 2).*
- Identify, provide and/or improve (as appropriate) supporting sustainable neighbourhood infrastructure in tandem with residential development in renewal/ redevelopment areas and existing residential neighbourhoods.*
- Create healthy and attractive places to live consistent with NPO 4 of the NPF and RPO 9.10 of the RSES.”*

The purpose of this ‘Social Infrastructure Audit’ is to set out the existing social infrastructure within the area surrounding the subject site and the new social infrastructure proposed as part of the subject application, setting out our rationale for why this provision is appropriate in the context of the proposed residential units as part of the subject application.

Section 12.3.2.1 of the Development Plan sets out the specific requirement for the provision of social infrastructure, which is defined as:

“land or buildings that serve the needs of the local and wider community for social, educational, health, religious, recreational and leisure, cultural, and civic needs”.

Section 12.3.2.2(ii) - Sustainable Neighbourhood Infrastructure – Existing Built Up Areas

Section 12.3.2.2 provides policy for ‘New Residential Communities’ and ‘Existing Built Up Areas’, New Residential Communities are those identified as such in Figure 2.9 of the Development Plan. The subject site and Dundrum is not identified as a ‘New Residential Community’ and thus it falls under the ‘Existing Built Up Area’ category. The Development Plan states the following in respect of the delivery of Sustainable Neighbourhood Infrastructure in ‘Existing Built Up Areas’:

“For residential schemes within the existing built up area, the Council will consider a development contribution under the Council Section 48 Levy Scheme for the provision and/or improvement of community, cultural or civic facility that the residents of the proposed development will benefit from.

Where the Community Audit (See Section 4.2.1.4 Policy Objective PHP5: Community Facilities) has identified a deficit in an area the Council may require the applicant to accommodate an SNI facility to address this deficit.

In both new residential community areas, and the existing built up area where a future school has been identified within or immediately adjoining the subject site, the applicant shall engage with the Department of Education (DoE) in order to ascertain their requirements in relation to site provision.

Where a question arises as to whether a site falls within the built up area or within a new residential community area as set out in the Core Strategy and Figure 2.9 the decision shall be solely at the discretion of the Planning Authority.”

The proposal complies with Section 12.3.2.1 as it provides a range of uses to support the new community and local neighbourhood including a childcare facility (716 sqm) café (78sqm), restaurant (266sqm), 3 no. retail units (1,160sqm), medical unit (288sqm), and new community centre (1,749sqm). The new community centre will feature a large multipurpose hall, changing rooms, meeting rooms, storage, and associated facilities. The proposed scheme also improves permeability between the site and adjoining lands.

In accordance with Section 12.3.2.2(ii) this Social Infrastructure Audit identifies that there is a range of social infrastructure in the local area and the proposed development will contribute to this through the provision of a significant area of additional Public Open Space, and the facilities listed above.

The site does not fall within, or adjacent to, a site where a future school has been identified. We note in this regard that a Planning Application has been made for two new permanent schools at the former Irish Glass Bottle site to the southeast of the site, and the Dundrum LAP identifies the former Notre Dame site as the appropriate location for a further national school.

The chosen facilities have also had regard to the *Dundrum Local Area Plan* and the *Dundrum Community, Cultural, and Civic Action Plan*, which are set out in further detail in the Sections below.

The proposal therefore complies with Section 12.3.2.1 and 12.3.2.2 in respect of the provision of sustainable neighbourhood infrastructure.

The Development Plan also sets out the following Policy Objectives, specifically relating to the provision community facilities:

Policy Objective PHP5 - Community Facilities

“It is a Policy Objective to:

- *Support the development, improvement and provision of a wide range of community facilities throughout the County where required.*
- *Facilitate and support the preparation of a countywide Community Strategy.”*

Policy Objective PHP6 - Childcare Facilities

“It is a Policy Objective to: 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. Encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage.”

The subject application seeks to provide a range of community and social infrastructure, in tandem with the proposed residential units, as outlined above.

3.5 Dundrum Local Area Plan (2023)

The *Dundrum Local Area Plan 2023* came into effect on 21st November 2023. The purpose of the Local Area Plan (LAP) is as follows:

“Put simply the LAP looks at both existing and future Dundrum and aims to set out a framework to guide future development and make sure that there are enough schools, open spaces, childcare and community facilities, shops and employment to serve the needs of the community.”

Section 3.2.1 of the LAP states that the overarching objective of the Plan is to ensure that the needs of the existing and future population of Dundrum are adequately catered for in terms of sustainable neighbourhood infrastructure.

The subject site, the former Central Mental Hospital, is listed as one of four Key Development Areas (KDAs) within the Dundrum LAP. The following Site Development Framework Guiding Principles are provided in relation to the subject site:

Section 2.8.5.3

- *“To develop a predominantly residential neighbourhood with a mix of unit size and tenure and with a strong sense of place which builds on the natural and heritage assets of the site.*
- *To require the suitable protection and reuse of the protected structures at an early phase in the redevelopment of the site.*
- **To provide new community facilities on site.**
- **To provide new childcare facilities on site.**
- *To allow more visual connections into the land parcel.*
- *To reduce the severance, by increasing the pedestrian and cycle access and egress points and to improve walking and cycling connectivity through the area by way of new pedestrian and cycle routes.*
- *To provide a high quality public realm that prioritises use by pedestrians and cyclists and which enhances the sense of place.*
- *To achieve an appropriate plot ratio for the accessible location while also balancing with the institutional objective to retain the open and sylvan character of the lands.*
- *To provide a network of open space which integrates with the amenities and biodiversity on site and suitably incorporates SuDS measures.” [Our Emphasis.]*

Similarly, Objective CMH10 relates to the redevelopment of the subject site:

“Any redevelopment shall:

- *Provide for residentially focused mixed uses which includes residential development and a range of other complementary uses as per the ‘A’ zoning Objective and SLO 122 of the County Development Plan 2022 - 2028 including offices (SLO 122), **medical centre, childcare, educational, local retail, cafe and community uses.***
- *Provide for a range of housing typologies, including houses, apartments, own door units and housing suitable for older persons and people with a disability (See Objective H2 in Chapter 3).*
- *Provide an accessible and inclusive **community facility of c.1,600 sq. metres** in a building **adjoining Rosemont Green**. The uses should include a **multipurpose hall, changing rooms, meeting rooms**, unless otherwise agreed with dlr County Council.*
- *Provide for play facilities both formal (minimum of 2 playgrounds) and informal.”*
[Our Emphasis.]

Objective P4, as extracted from the Dundrum Local Area Plan, relates to the provision of a new community facility as part of the redevelopment of the subject site:

Objective P4 – Multi-functional community and leisure facility

“It is an Objective to provide for a multi-functional community and leisure/indoor sports facility on the former Central Mental Hospital (CMH) site. The location and design of any such facility shall ensure provision of good pedestrian and cycle accessibility and demonstrate links to the wider area.”



The subject application includes the provision of a new community centre facility, including a multi-purpose hall, changing rooms, meeting rooms, storage and associated facilities (1,749 sqm), in accordance with Objective P4 to provide for a multi-functional community and leisure/sports facility at the Former Central Mental Hospital site. The proposed location of the new community facility is within the south-western corner of the subject site, directly north of Rosemont Green. We note that new pedestrian access between the subject site and Rosemont Green is proposed as part of the subject application. In compliance with Objective CMH10, the proposed community facility is in excess of 1,600sqm and includes a multipurpose hall, changing rooms, and meeting rooms.

Additionally, the proposed development includes the provision of the following non-residential components: childcare facility (716sqm), café (78sqm), restaurant (266sqm), 3 no. retail units (1,160sqm total), 1 no. medical unit (288sqm), and management suite (123sqm).

Therefore, the proposed development is deemed to accord with the Guiding Principles relating to social and community infrastructure, as set out in Section 2.8.5.3 of the LAP, as well as Objective CMH10, through the provision of a range of social infrastructure as part of this mixed-use development.

Policy DLAP17, as extracted from the LAP outlines the requirement for higher density developments to be balanced by the sufficient provision of social infrastructure and public amenities:

Policy DLAP17 – Residential Density

“It is Policy to promote and support residential densities in line with Policy Objective PHP 18 of the County Development Plan 2022 – 2028 (or any subsequent Plan). High density proposals should ensure a balance between the protection of existing residential amenities and the established character of the surrounding area. On the CMH and OSCS where net densities in excess of 80 u/p/h are being sought any application must demonstrate the following:

- *Provision of adequate social and community infrastructure.*
- *Appropriate design response that considers the characteristics of the site, any development constraints and prevailing character.*
- *Appropriate mix of uses and housing typologies.*
- *The provision of high quality public open space and public amenities.”*

Net densities in excess of 80 uph are sought (refer to the enclosed *Planning Report and Statement of Consistency including Dundrum LAP Statement of Consistency* for further details), therefore Policy DLAP17 applies. As outlined above, the subject application seeks the provision of a range of social and community infrastructure, including the provision of a large community facility, childcare facility, café, restaurant, retail units, and medical unit. Additionally, the subject application seeks the provision of c. 2.9 ha of public open space.



In addition to the social and community infrastructure being provided as part of the subject application, this document outlines the extensive existing provision of social and community infrastructure which is available in the area surrounding the subject site.

Please refer to the 'Planning Report' prepared by Tom Phillips + Associates for a full assessment of the proposed residential density.

Policy DLAP14 of the LAP highlights the need for developments to be designed in an age friendly manner, with social infrastructure which meets all life stages.

Policy DLAP14 – Age Friendly Strategy

"It is Policy to support and facilitate the 4 Strategic Priorities set out within the Dún Laoghaire-Rathdown Age Friendly Strategy 2022-2028, in particular Strategic Priority 1. In this regard:

- *Public realm should seek to facilitate social interaction and healthy lifestyles.*
- *Safe and accessible transport and infrastructure will be promoted (see Chapter 4).*
- *Lifetime adaptable housing options will be facilitated (see Section 3.3.5)."*

The landscaping has been designed to facilitate social interaction and provides for paths through the mature landscaping, which are segregated from vehicular traffic. Formal and informal play spaces are provided, as are seating areas.

The provision of the proposed large community facility will be multi-functional, allowing for sporting activity, as well as community and social events.

As outlined in Section 1.2 of this Report, the subject site is extremely well connected to public transport, located c. 450m from the Windy Arbour Luas station, as well as being served by a number of bus routes.

The subject application seeks the provision of 2 no. assisted living units, which will have 5 bedrooms each. A variety of unit types are provided for including units designed to Universal Design standards, units allocated to right sizing units, and a variety of own door units, all of which will appeal to different occupants needs and preferences.

Section 3.2.3 of the LAP refers to the *Dundrum Community, Cultural and Civic Action Plan*:

3.2.3 - Dundrum Community, Cultural and Civic Action Plan (CCCAP)

"The purpose of the CCCAP was to focus on Dundrum and the immediately surrounding areas in order to identify any undersupply of community infrastructure. This could then inform the forward planning and development management processes regarding the requirement for community facilities, including the preparation of this LAP for the Dundrum area."

The *Dundrum Community, Cultural and Civic Action Plan* is examined in further detail in Section 3.5 below.

3.6 Dundrum Community, Cultural and Civic Action Plan (2020)

The *Dundrum Community, Cultural and Civic Action Plan* (referred to as the ‘Action Plan’ herein) was published in May 2020. The Action Plan sought to address undersupply in areas where population has outstripped or will outstrip the capacity of existing facilities, up to the year 2040.

Section 1.3 of the Action Plan lists the following specific objectives:

- *“Report on the current community, civic and cultural context for Dundrum and environs, identify key needs, requirements and opportunities to support on-going community development over the next 20 years.*
- *Forecast population increase, the changing overall demographic profile of the area and changing urban form.*
- *Make recommendations in relation to key sites in Dundrum which may be undergoing redevelopment in the near future and may have the potential to provide community infrastructure.*
- *Provide detail on specific community facility needs and options appraisals including site location, capital costs and ongoing financing options.*
- *Prepare an Addendum Report which would provide a more general broad-based methodology or “toolkit” to guide the provision of community, civic, and cultural facilities, to be used to inform land use policy for the wider County, primarily through the County Development Plan and Local Area Plan mechanisms.”*

Table 4, as extracted from the Action Plan, outlines the types of facilities which were assessed as part of the study, categorised into ‘community’, ‘civic’, and ‘cultural’ facilities.

Category	Facilities
Community	Community meeting space, indoor sports and recreation, parish centres, youth clubs, scouts’ dens, clubhouses, family resource centres.
Civic	Public administration offices for Dún Laoghaire-Rathdown county council/ other public services, post office, credit union, citizen information.
Cultural	Library, theatre, gallery, artist space

Figure 3.1: Types of facilities assessed as part of the *Dundrum Community, Cultural and Civic Action Plan (2020)*.

Section 5.3 of the Action Plan highlights a lack of publicly-owned and secular community facilities available to the public, restricting access. Of the nine indoor sports and recreation facilities, two are in the Council’s ownership, and the remainder are private.

Section 5.3 of the Action Plan sets out the following estimates current provision of community, cultural, and civic facilities within the Dundrum area:

- Community and Parish Centres – c. 3,112.9sqm GFA
- Community Services incl. Youth – c. 1,036sqm GFA
- Indoor Sports and Recreation – c. 9,905sqm GFA
- Schools – c. 73,133sqm GFA
- Places of Worship – c. 15,000sqm GFA
- Cultural – c. 1,977sqm GFA
- Civic – c. 6,707sqm GFA

Based upon the current population, there is an estimated overall deficit of c. 884sqm of community facility GFA. Section 6.4 of the Development Plan estimates that an additional c. 2,483sqm of community facility GFA will be required to meet the projected population of Dundrum by 2040.

Clonskeagh-Windy Arbour is noted as being “poorly served with facilities”, with an existing deficit of c. 167sqm of community space, however, it is noted that the area is very well served by public transport. The Action Plan highlights the Central Mental Hospital as a key opportunity site for the provision of new social infrastructure. The plan proposed the provision of a new ‘shared multi-functional community and leisure/indoor sports facilities’, as well as the opening up of permeability between the site and Rosemount Green to the south. The plan notes the potential use of the Protected Structures on site for cultural or artistic use.

Section 7.3 of the Action Plan provides the following vision for Dundrum:

“To provide for the community, civic and cultural infrastructural needs of Dundrum and wider area in a manner that serves the needs of existing and future generations, and fosters development of social cohesion and sustainable communities.”

A *Community Planning Toolkit* was developed by Dún Laoghaire-Rathdown County Council in conjunction with the Action Plan. The toolkit provides a facilities scoring matrix, with Dundrum scoring 16 out of a total possible 24, indicating a ‘good’ provision of community facilities, however there is scope for improvement.

As noted above, the Dundrum area is considered to have a ‘good’ provision of community facilities, however the ‘Clonskeagh-Windy Arbour’ area is deemed to be poorly served.

The subject application seeks the provision of a new purpose-built community facility measuring 1,749sqm, which will comprise a multi-purpose hall, meeting rooms, storage, and associated facilities. The provision of this new community facility will greatly improve the provision of community infrastructure within ‘Clonskeagh-Windy Arbour’, not only meeting, but greatly exceeding the deficit identified in the Action Plan. This facility will be of a scale whereby it will form a key piece of social infrastructure serving the wider population, not just that of the residents of the proposed development. The proposed community facility will be non-secular, increasing the provision of non-secular community facilities within Dundrum.



The subject application also includes the provision of new pedestrian access to Rosemount Green to the south, as promoted by the Plan. This will also allow ease of access between the subject site and the former Irish Glass Bottle Site, which is in the ownership of the Department of Education, and for which planning permission is currently sought for the development of two permanent schools.

The Protected Structures within the grounds of the Central Mental Hospital are not included as part of the subject application. The redevelopment of these structures will form part of a future planning application.

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	Primary, post-primary, special education, third-level and training
Childcare Facilities	Registered childcare facilities (i.e., full time, part time, sessional)
Community and Cultural	Community centres, meeting rooms, libraries, arts facilities
Religious and Burial	Religious institutions and other facilities incl. burial grounds
Healthcare Services	General practitioners, healthcare centres, hospitals, nursing homes
Open Space and Recreation	Playgrounds, parks, sports centres, clubs, pitches etc.
Retail Centres and Services	Shopping centres and supermarkets, post offices, etc.

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 located within the 'Goatstown-Stillorgan' School Planning Areas, which has an existing schools' network of 9 no. primary schools and 4 no. post-primary schools, as well as 36 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 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 (1,749 sqm), 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 (716 sqm) is also proposed to be provided within the development.

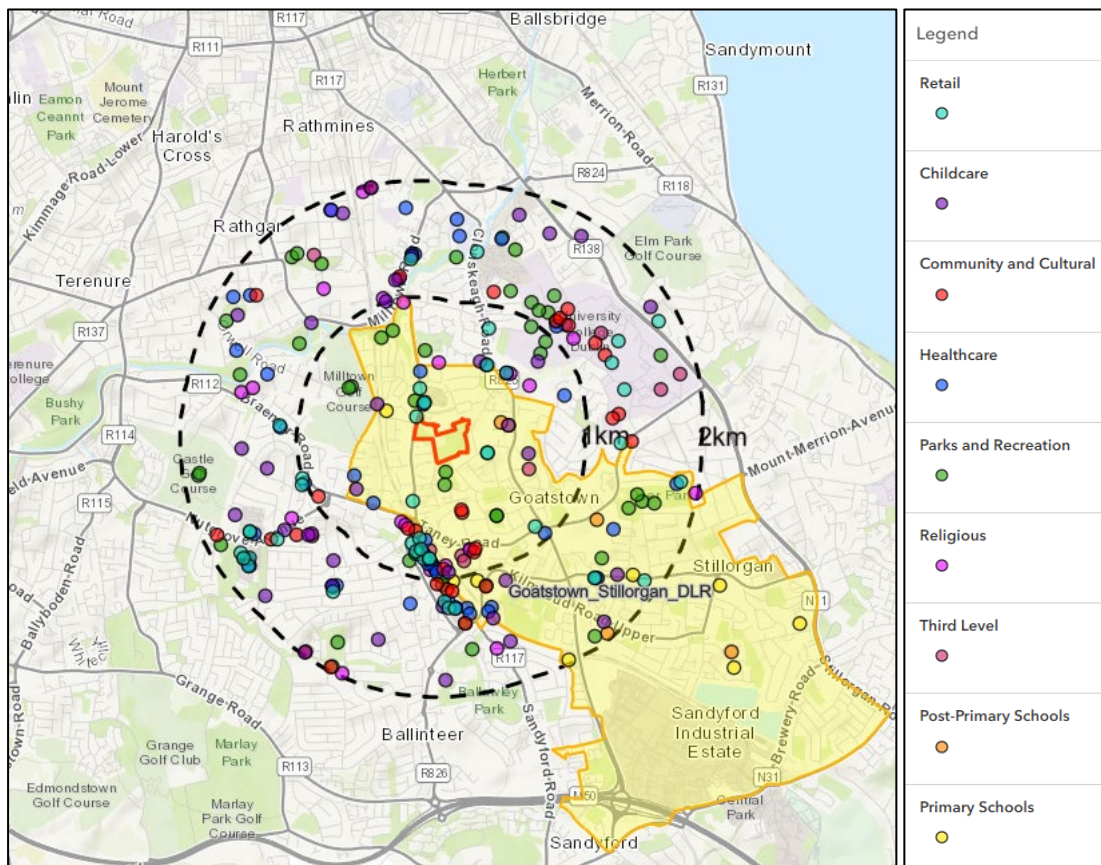


Figure 4.1: Indicative location of 250+ No. social infrastructure facilities identified within the study area for the subject site. (Source: Tom Phillips + Associates, 2024.)

Third-Level Education

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.

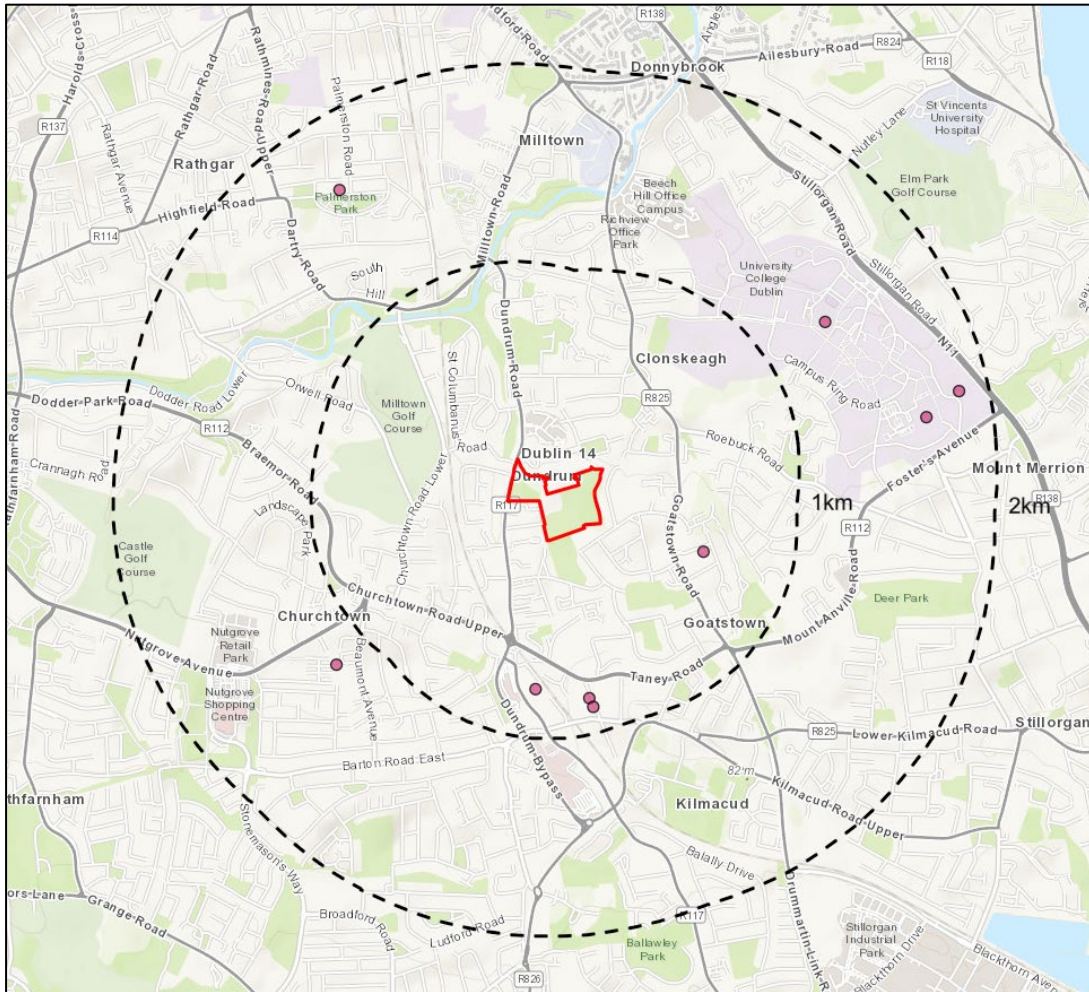


Figure 4.4: Third level and training providers within 2km of the Former Central Mental Hospital. (Source: Tom Phillips + Associates, 2024.)

Table 4.2: Third Level Institutes within c. 2km	
Type	Facilities
Third Level and Training Facilities	University College Dublin, NIBERT (UCD), Nova UCD, Emerald Cultural Institute, Dundrum College of Further Education, Further Education Centre Dundrum, Open Training College, Dundrum Adult Training Education (DATE), Bronwyn Conroy Beauty School

4.2 Childcare Facilities

A total of 36 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 2024), 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. 2021 to 2024) through the Tusla Early Years Inspectorate Portal⁷, which suggest that more than 1,842 No. childcare places are on offer in these existing facilities with an estimated 287 No. vacant places (c. 14% of total capacity).

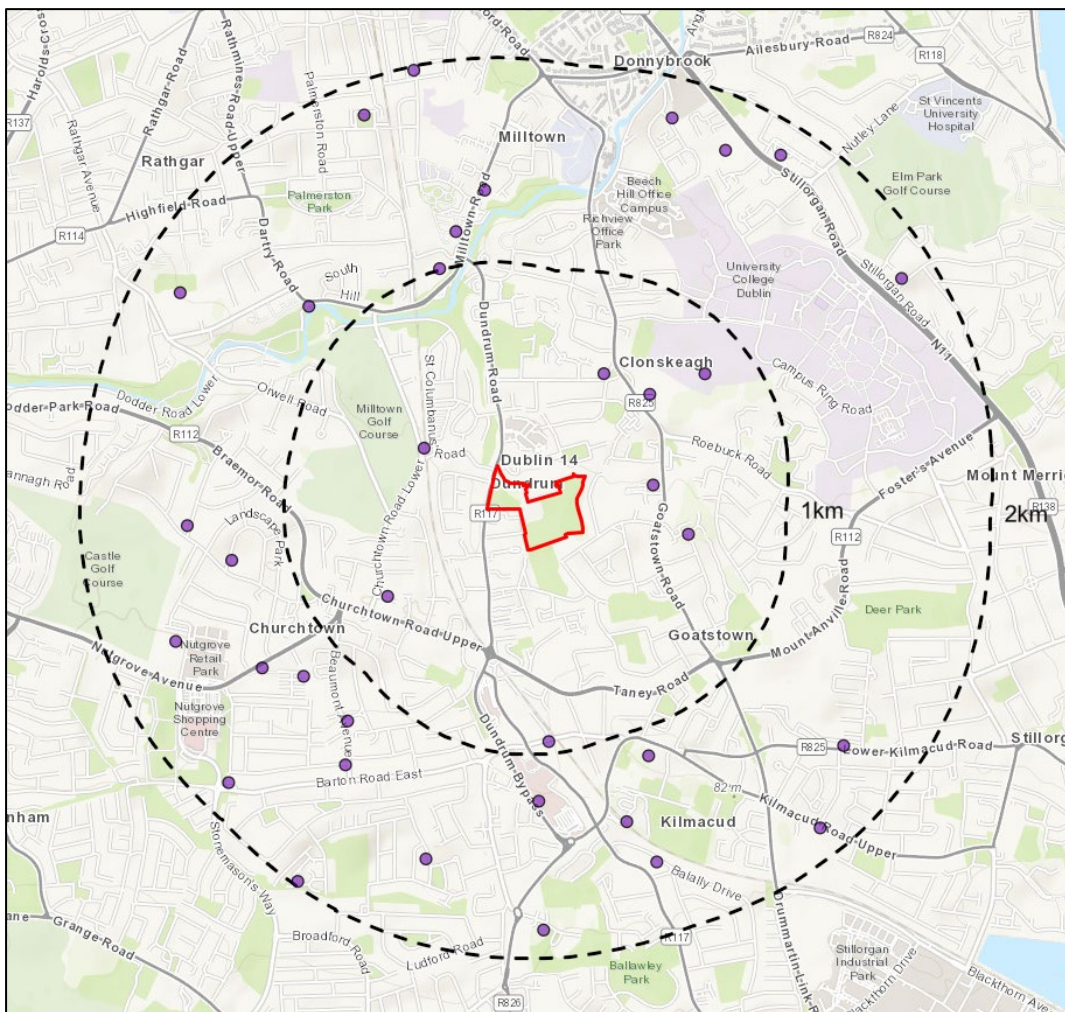


Figure 4.5: Location of existing childcare facilities within 2km of the Former Central Mental Hospital. (Source: TUSLA, as mapped by Tom Phillips + Associates, 2024.)

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.

⁷ Source: <https://www.tusla.ie/services/preschool-services/creche-inspection-reports/>, accessed May 2024.



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

No.	Facility Name	Service Type ⁸	Maximum Capacity ⁹	TPA Survey	AM Capacity ¹⁰	PM Capacity ¹¹	Full Day Capacity ¹²
1	Flower Childcare TU2015DR145	Full Day	23	No response	17	15	17
2	Oakmount Creche Ltd TU2015DR117	Full Day	131	131 (email)	102	102	131
3	The Teresian School TU2015DR184	Full Day	52	No response	35	33	35
4	Willow House Childcare Woodbine (Coco's Childcare) TU2015DR143	Full Day	36	36 (phone)	28	28	36
5	Giraffe Childcare Milltown TU2015DY313	Sessional	116	No response	83	83	83
6	Bright Beginnings Nursery and Creche TU2015DR097	Full Day	100	No response	73	78	78
7	Dundrum Montessori School TU2015DR095	Full Day	82	No response	42	20	42
8	The Grove Preschool (formerly Our Lady's Grove Montessori) TU2015DR119	Full Day, Part Time, Sessional	44	32 (email)	32	9	32
9	Daisy Chain Montessori TU2015DY310	Full Day, Part Time, Sessional	73	44 (phone)	44	37	44
10	Little Feat TU2015DR136	Full Day, Part Time, Sessional	52	No response	35	31	35
11	Busy Bees Childcare Ltd TU2015DR033	Full Day, Part Time, Sessional	81	76 (email)	65	62	76
12	Narnia Nursery School Rockfield TU2015DR028	Full Day, Part Time, Sessional	46	40 (Email)	36	20	36
13	Young World TU2015DR086	Full Day, Part Time, Sessional	29	No response	22	20	22
14	Buttercup Creche Churchtown TU2015DR026	Full Day, Part Time, Sessional	45	45 (Email)	38	37	45
15	Ashgrove Creche TU2015DR074	Full Day, Part Time	44	44 (phone)	34	34	44
16	Narnia Nursery School Kilmacud TU2015DR029	Full Day, Part Time	65	64 (Email)	45	44	64
17	Smarties Academy TU2015DR192	Full Day, Part Time	25	18 (phone)	15	12	18

⁸ 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/>

⁹ 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/>

¹⁰ Refers to an indicative day time capacity calculated using the difference between TPA Survey data/AM inspection enrolment data and the Maximum Capacity figures.

¹¹ Refers to an indicative afternoon capacity calculated using the difference between TPA Survey data/PM inspection enrolment data and the Maximum Capacity figures.

¹² Refers to an indicative full day capacity, using the lowest capacity between AM and PM Capacity figures.



18	Angels Care Nursery and Montessori School TU2015DR114	Full Day, Sessional	75	75 (phone)	45	37	75
19	Ruth's Montessori Trimbleston TU2016DR034	Sessional	31	32 (phone)	30	30	32
20	Ardtona House School TU2015DR151	Part Time, Sessional	27	27 (email)	25	25	27
21	Willow House Montessori Maigeough TU2016DY032	Part Time, Sessional	33	No response	15	14	15
22	Ballinteer Montessori School TU2015DR035	Full Day, Part Time, Sessional	54	54 (email)	37	13	54
23	Minerva Montessori TU2015DY324	Full Day	65	59 (phone)	60	19	59
24	Alexandra College Preschool TU2015DY394	Full Day, Part Time, Sessional	44	30 (email)	29	18	30
25	Little Steps Montessori TU2015DY365	Sessional	22	22 (phone)	10	N/A	22
26	Montessori Playschool TU2015DR103	Childminder	5	No response	5	5	5
27	Tiny Tots Preschool TU2015DR021	Sessional	62	42 (phone)	38	N/A	42
28	Little Treasures Playschool TU2015DY289	Sessional	36	No response	23	N/A	23
29	Giraffe Childcare Rathgar TU2023DY001	Full Day	98	110 (Phone)	30	31	110
30	Hillview Community Resource Centre TU2015DR130	Sessional	28	26 (phone)	2	N/A	26
31	Little Willow Academy TU2015DR058	Full Day, Part Time	37	No response	34	29	34
32	Once Upon A Time - Dundrum TU2015DR069	Full Day, Part Time, Sessional	85	85 (phone)	71	61	85
33	Maries Playgroup TU2021DR003	Childminder	5	5 (Email)	4	N/A	5
34	RTE Childcare TU2015DY287	Full Day	91	No response	53	50	53
35	The Little School TU2020DR002	Full Day	52	No response	20	N/A	20
36	Ready Steady Play Dundrum Branch ¹³ TU2015DR180	Drop-in	N/A	N/A	N/A	N/A	N/A
Indicative childcare capacity			1,842				1,555

¹³ Ready Steady Play is a drop-in service for shoppers within Dundrum Town Centre and does not take enrolments, therefore we have not assessed their capacity as part of this Audit.

4.2.1 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]

For the purpose of calculating the childcare demand for the future population of the proposed development, we have considered the two-bedroom (four person), three-bedroom apartments, and three-bedroom duplexes proposed as part of the subject application, which equates to 492 no. units. Section 4.7 of the *Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities* outlines that one-bedroom units should not be assessed for the purposes of childcare demand and that in certain cases, units of two-bedrooms or more may also be omitted (refer to Section 3.2 above). We note that the *Design Standards for New Apartments* (2023) outlines that two-bedroom (three person) units are typically suitable for specific need such as older people or for sheltered housing, we therefore contend that these would not be units which are likely to produce childcare demand. We have also omitted the proposed assisted living units, as it is not anticipated that any children will live in these units.

As the total proposed development comprises 492 no. unit types which are to be assessed for childcare demand purposes, 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 would be required to provide a childcare facility for approximately 132 No. childcare spaces¹⁴.

A childcare facility measuring 716sqm is proposed as part of the subject application, which will provide 132 no. childcare spaces, in line with that required when the proposed unit mix is compared against the requirements of the *Childcare Facilities: Guidelines for Planning Authorities* (2001).

In spite of this provision, which we contend will meet the needs of the future population of the proposed development, we highlight the existing estimated 14% capacity in the existing childcare network within 2km of the subject site, which equates to 287 no. spaces. We therefore contend that the subject application will not result in any adverse impact on the existing childcare network in the surrounding area.

¹⁴ (494 No. units / 75 No. units) x 20 spaces = 157 No. places required

4.3 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 Hub, Taney Parish Centre, Cleraun Study Centre, St. Nathy's Community Centre, Beechwood Community Centre, Milltown Pastoral Parish Centre, Hillview Community Resource Centre, Nutgrove and Loreto Men's Shed, Dundrum Windy arbour Men's Shed
Cultural Facilities and Organisations	Movies @ Dundrum, Mill Theatre Dundrum, Airfield Heritage Experience, UCD Student Centre & Cinema, UCD Dramsoc Theatre, UCD Astra Hall, UCD Ad Astra Performing Arts Studio, Encore School of Performing Arts, Miss Ali Stage School, 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, UCD Health Sciences Library, National Folklore Collection, St. Luke's Institute of Cancer Research Library

4.4 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, 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 Columbanus and Gall Church, Saint Phillip's Church, Ahlul Bayt Islamic Centre, The Church of Ireland Theological Institute, Alexandra College Chapel, The Representative Church Body Library, Christ Church (Church of Ireland), Crossroads Church Dublin
Burial Grounds	St. Nathi's Graveyard, Mount Anville Cemetery

4.5 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, Clonskeagh Hospital, Lucena Clinic (mental health), Glenmalure Day Hospital (mental health), Milltown Mental Health Services, Mount Carmel Community Hospital (rehabilitation)
Health Centres and GP Clinics (selected)	Donnybrook Primary Care Centre, 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 Ciaran Bent GP
Specialty Clinics and Dentists	Carroll Opticians, Specsavers Opticians & Audiologists – Dundrum, Specsavers Opticians & Audiologists – Nutgrove, Kearney & MacNally Opticians, Healthwave, Hennessy Orthodontics, Dundrum Dental Surgery, Glenville Dental, Clifford Dental Care, Smiles, Milltown Dental Clinic
Pharmacies	UCD Pharmacy, Lloyd’s Pharmacy - Bird Avenue, Lloyd's Pharmacy - Braemor Road, Lloyd's Pharmacy - Nutgrove Shopping Centre, Boots Pharmacy - Nutgrove Shopping Centre, Gormley Pharmacy, Medipharm, Life Pharmacy, Mulvey’s Pharmacy, Staywell Gormley Pharmacy, Haven Pharmacy Farmers Dundrum, Rockfield Pharmacy, Milltown Pharmacy, McCabes Pharmacy Dundrum SC, Goatstown Pharmacy
Nursing Homes and Care Facilities	Gascoigne House Nursing Home, Simpson’s Hospital, Cherryfield Lodge Nursing Home, Orwell Private Nursing Home, Cedar House Nursing Home, Holy Family Residence

4.6 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

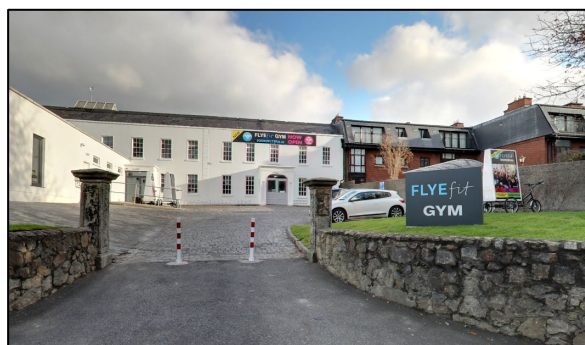


Rosemount Park/Rosemount Mulvey FC

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 Dunrum

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 Green, Deer Park and Playground, Palmerstown Park and Playground, Dartry Park, Loreto Park and Playground, Glasson Court Park, Marianella Gardens and Playground, Sweetmount Park, Billings Park UCD, Orwell Park, Belfield Woods, Leahy Meany Bent Park, Windy Arbour Playground, Dundrum Town Centre Playground, Taney Playground, Dodder River Walk, Slang River Greenway
Sports Grounds and Golf Courses (selected)	Rosemount Mulvey FC, Beech Hill United FC, CUS Rugby Club, Mount Merrion YFC, Kilmacud Crokes Deerpark Pitch, Meadowbrook Pitches, Brookfield Tennis Club, Deerpark Tennis Club, Castle Golf Course, Milltown Golf Club, UCD Bowl, UCD Rugby Grounds, UCD GAA Pitch, UCD Tennis Courts, National Hockey Stadium, UCD Astro 5-a-side Soccer Pitches, UCD Athletics Track
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), Flyefit Dundrum, David Lloyd Dublin Riverview, Educogym
Other Facilities	Airfield Farm & Estate, Goatstown Allotments

4.1 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 2022-2028. 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 Development 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 Superstore – Dundrum, Tesco Superstore – Nutgrove, Aldi - Nutgrove, Lidl - Dundrum Village, Lidl - Nutgrove, Supervalu - Churchtown, Clonskeagh Grocery
Convenience Shops (selected)	Costcutter – Arbour Terrace, Costcutter – Roebuck Hill, Spar – Gledswood Drive, Spar – Belfield, Spar – Braemor Road, Spar – Lower Kilmacud Road, Eurospar – Milltown Shopping Centre, Daybreak – Dundrum, Daybreak – Churchtown, Centra – Kildunne, Centra – UCD, Circle K – Apollo, Circle K – Nutgrove, Circle K – Taney, McGuire's, Applegreen, MACE
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, Heritage Credit Union Windy Arbour, Bank of Ireland – Dundrum, AIB – UCD, AIB – Clonskeagh, AIB – Dundrum, AIB Dundrum Town Centre, PTSB - Dundrum

5.0 CONCLUSION

The proposed development site comprises c. 9.7 hectares of 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 934 No. units, including 342 No. 1-bedroom units, 450 No. 2-bedroom units, 140 No. 3-bedroom units, and 2 No. 5-bedroom assisted living units, 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 2022 and however this area has seen an increase in population which is greater than that seen in the Dún Laoghaire-Rathdown and the State between 2011 and 2022. 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 (51.9%) at the time of the 2022 Census. A higher percentage of 'Young Adults' aged 19-24 years were identified (9.4%) in the study area than elsewhere in Ireland (7.2%), potentially due to the proximity of the site to University College Dublin (UCD) to the east. The study area population showed high levels of educational attainment, with 74.1% of the population having a third level education, postgraduate degree or higher, compared to 52.3% of the overall Irish population in 2022.

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. The two age cohorts within the study area which saw the largest percentage increase between 2016 and 2022 were primary school (6-12 years) and secondary school (13-18 years) age children, therefore additional playgrounds, sports facilities and other facilities for young people 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 11 no. primary schools and 5 no. post-primary schools, as well as 36 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. 6 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



(1,749 sqm), 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 (716 sqm) is also proposed to be provided within the development.

APPENDIX A: DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development comprises:

In accordance with Section 175(4) and Section 177AE(4) of the Planning and Development Act, 2000 (as amended) Dún Laoghaire Rathdown County Council, in partnership with The Land Development Agency, gives notice of its intention to make an application for approval to An Bord Pleanála under Section 175(3) and Section 177AE(3) of the Planning and Development Act, 2000 (as amended) for a ten year approval to carry out the following proposed development which is located on a total application site area of c. 9.7 ha, located on the former Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14 and areas of Dundrum Road and St. Columbanus Road, Dublin 14. The subject site is in the immediate setting and curtilage of a number of 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 construction of a residential scheme of 934 no. dwellings on an overall site of c. 9.7 ha.

The development will consist of the demolition of existing structures associated with the existing use (3,677 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 (618sq 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, and provision of a new vehicle, 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. 94,058 sq m (c. 93,980 sq m excluding retained existing buildings), will consist of 934 no. residential units comprising:

- 926 no. apartments (consisting of 342 no. one bedroom units; 98 no. two bedroom (3 person) units; 352 no. two bedroom (4 person) units; and 134 no. three bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 8 storeys in height (with a lower ground floor to Blocks 02 and Block 10 and Basements in Blocks 03 and 04), together with private balconies and private terraces and communal amenity open space provision (including courtyards) and ancillary residential facilities, including an 130 sq m internal residential amenity area at the Ground Floor Level of Block 3;

- 6 no. three bedroom duplex apartments located at Block 02, together with private balconies and terraces.
- 2 no. 5 bedroom assisted living units and private rear gardens located at Block 02.

The development will also consist of 4,380 sq m of non-residential uses, comprising:

- Change of use and renovation of existing single storey Gate Lodge building (former reception/staff area) to provide a café unit (78 sq m);
- 1 no. restaurant unit (266 sq m) located at ground floor level at Block 03;
- 3 no. retail units (1,160 sq m) located at ground floor level at Blocks 03 and 07;
- 1 no. medical unit (288 sq m) located at ground floor level at Block 02;
- A new childcare facility (716 sq m) and associated outdoor play area located at lower ground and ground floor level at Block 10;
- A management suite (123 sq m) 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 (1,749 sq m) located at ground and first floor level at Block 06.

Vehicular access to the site will be from a new signalised access off Dundrum Road to the south of the existing access and the existing access of Dundrum Road will be retained for emergency vehicle, pedestrian and cyclist access only. 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, active travel routes for cyclists and pedestrians, pathways and boundary treatments, street furniture, wetland features, part-basement, car parking (524 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 Air Source Heat Pumps and associated internal heating plantrooms); waste management provision; SuDS measures (including green roofs, blue roofs, bio-retention areas); 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 – JULY 2024

Table A – Survey of Childcare facilities within 2km from subject site.									
No.	Facility Name	Service Type ¹⁵	Inspection Date ¹⁶	Maximum Capacity ¹⁷	Inspection Enrolment ¹⁸		TPA Survey ¹⁹	Estimated Maximum Enrolment ²⁰	Estimated Operating Level % ²¹
					AM	PM			
1	Flower Childcare TU2015DR145	Full Day	07/02/2024	23	17	15	No response	17	74%
2	Oakmount Creche Ltd TU2015DR117	Full Day	07/11/2022	131	102	102	131 (email)	131	100%
3	The Teresian School TU2015DR184	Full Day	11/10/2022	52	35	33	No response	35	67%
4	Willow House Childcare Woodbine (Coco's Childcare) TU2015DR143	Full Day	07/02/2024	36	28	28	36 (phone)	36	100%
5	Giraffe Childcare Milltown TU2015DY313	Sessional	19/04/2023	116	83	83	No response	83	72%

¹⁵ Data obtained from the TUSLA Register of Early Years Services for Dublin, May 2024. Available at: <https://www.tusla.ie/services/preschool-services/list-of-pre-school-services-by-county/>

¹⁶ 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/>

¹⁷ The maximum capacity refers to the self-stated maximum enrolment as provided by service providers as part of the TPA survey. Where no response was provided the registered enrolment capacity of each childcare facility from the TUSLA Register of Early Years Services for Dublin (June 2024) was utilised. Available at: <https://www.tusla.ie/services/preschool-services/list-of-pre-school-services-by-county/>

¹⁸ This column represents Inspection enrolment data as reported within the latest TUSLA Inspection Reports as of June 2024.

¹⁹ An email survey was sent to all childcare providers within 2km of the subject site on 18th June 2024, this was followed up by a phone survey on 2nd July 2024.

²⁰ Refers to an indicative full day operating level, using the results of the TPA survey where provided, otherwise the the highest capacity between AM and PM Capacity figures from the most recent Tusla Inspection was utilised.

²¹ Estimated maximum enrolment as a percentage of the maximum capacity.



6	Bright Beginnings Nursery and Creche TU2015DR097	Full Day	05/09/2023	100	73	78	No response	78	78%
7	Dundrum Montessori School TU2015DR095	Full Day	17/10/2023	82	42	20	No response	42	51%
8	The Grove Preschool (formerly Our Lady's Grove Montessori) TU2015DR119	Full Day, Part Time, Sessional	06/03/2024	32	32	9	32 (email)	32	100%
9	Daisy Chain Montessori TU2015DY310	Full Day, Part Time, Sessional	30/08/2022	44	44	37	44 (phone)	44	100%
10	Little Feat TU2015DR136	Full Day, Part Time, Sessional	11/01/2023	52	35	31	No response	35	67%
11	Busy Bees Childcare Ltd TU2015DR033	Full Day, Part Time, Sessional	03/10/2023	81	65	62	76 (email)	76	94%
12	Narnia Nursery School Rockfield TU2015DR028	Full Day, Part Time, Sessional	01/12/2022	44	36	20	40 (Email)	36	82%
13	Young World TU2015DR086	Full Day, Part Time, Sessional	31/05/2022	29	22	20	No response	22	76%
14	Buttercup Creche Churchtown TU2015DR026	Full Day, Part Time, Sessional	29/01/2024	45	38	37	45 (Email)	45	100%
15	Ashgrove Creche TU2015DR074	Full Day, Part Time	27/10/2022	44	34	34	44 (phone)	44	100%
16	Narnia Nursery School Kilmacud TU2015DR029	Full Day, Part Time	01/02/2024	64	45	44	64 (Email)	64	100%
17	Smarties Academy TU2015DR192	Full Day, Part Time	06/03/2023	18	15	12	18 (phone)	18	100%
18	Angels Care Nursery and Montessori School TU2015DR114	Full Day, Sessional	11/05/2022	75	45	37	75 (phone)	75	100%
19	Ruth's Montessori Trimbleston TU2016DR034	Sessional	14/03/2023	32	30	30	32 (phone)	32	100%
20	Ardtona House School TU2015DR151	Part Time, Sessional	18/05/2021	27	25	25	27 (email)	27	100%



21	Willow House Montessori Maigeough TU2016DY032	Part Time, Sessional	14/12/2023	33	15	14	No response	15	45%
22	Ballinteer Montessori School TU2015DR035	Full Day, Part Time, Sessional	17/01/2022	54	37	13	54 (email)	54	100%
23	Minerva Montessori TU2015DY324	Full Day	09/01/2023	65	60	19	59 (phone)	59	91%
24	Alexandra College Preschool TU2015DY394	Full Day, Part Time, Sessional	14/09/2023	32	29	18	30 (email)	30	94%
25	Little Steps Montessori TU2015DY365	Sessional	16/01/2023	22	10	N/A	22 (phone)	22	100%
26	Montessori Playschool TU2015DR103	Childminder	30/11/2023	5	5	5	No response	5	100%
27	Tiny Tots Preschool TU2015DR021	Sessional	08/12/2022	62	38	N/A	42 (phone)	42	68%
28	Little Treasures Playschool TU2015DY289	Sessional	06/12/2021	36	23	N/A	No response	23	64%
29	Giraffe Childcare Rathgar TU2023DY001	Full Day	05/04/2023	110	30	31	110 (Phone)	110	100%
30	Hillview Community Resource Centre TU2015DR130	Sessional	10/07/2023	26	2	N/A	26 (phone)	26	100%
31	Little Willow Academy TU2015DR058	Full Day, Part Time	03/08/2023	37	34	29	No response	34	92%
32	Once Upon A Time - Dundrum TU2015DR069	Full Day, Part Time, Sessional	17/05/2022	85	71	61	85 (phone)	85	100%
33	Maries Playgroup TU2021DR003	Childminder	11/11/2021	5	4	N/A	5 (Email)	5	100%
34	RTE Childcare TU2015DY287	Full Day	29/01/2024	91	53	50	No response	53	58%
35	The Little School TU2020DR002	Full Day	06/05/2021	52	20	N/A	No response	20	38%



36	Ready Steady Play Dundrum Branch ²² TU2015DR180	Drop-In	04/11/2021	20	N/A	2	N/A	N/A	N/A
Total				1,842				1,555	86%

²² Ready Steady Play is a drop-in service for shoppers within the Dundrum Town Centre. This facility does not accept enrolments, therefore would not be a reliable long-term childcare provider for families who require regular childcare. We have therefore omitted this facility from calculations of existing childcare capacity in the study area.