



**ARMSTRONG  
FENTON**  
ASSOCIATES

**PROJECT:**

**Proposed Large-scale Residential Development (LRD) in the  
townland of Boherboy, Saggart, Dublin 24.**

**APPLICANTS:** **Kelland Homes Ltd & Evara Developments Ltd.**

**REPORT:** **Social Infrastructure Assessment**

**DATE:** **December 2025.**

**Planning &  
Development  
Consultants**



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## 1.0 Introduction

### 1.1. Purpose of Report

This Social Infrastructure Assessment (hereafter 'SIA') has been prepared by Armstrong Fenton Associates, on behalf of Kelland Homes Ltd and Evara Developments Ltd (the Applicants) to accompany a planning application in respect of a proposed Large-scale Residential Development (hereafter "LRD") on lands at Boherboy, Saggart, Co. Dublin.

This SIA aims to:

1. Review the existing planning policy context in relation to the provision of social and community infrastructure.
2. Identify existing social and community infrastructure in Boherboy area and neighbouring areas.
3. Consider the social and community infrastructure proposed as part of the subject development.
4. Evaluate the if expected demand will be appropriately met by existing and proposed services.

### 1.2. Structure of Report

The remainder of this SIA is structured in four sections. Section 2 - provides for an overview of the proposed development; Section 3 - reviews the existing planning policy context in relation to the provision of social and community infrastructure. Section 4 - Social Infrastructure Assessment and Section 5 - provides for conclusions of this SIA assessment.

## 2.0. Development Overview

### 2.1. Site Location and Description

2.1.1. The lands subject to this application is located on a site measuring c.18.7 hectares located in the townland of Boherboy, Saggart, Dublin. To the immediate north of the site is the Carrigmore residential estate, to the west are agricultural lands and a single dwelling, to the east is the Corbally residential estate while to the south is the Boherboy Road. To its immediate north-east the site abuts Carrigmore Park while north-east of same is the Citywest Shopping Centre and Fortunestown Luas stop.



Figure 1: Aerial view of application site, indicatively outlined in red

2.1.2. The subject site at Boherboy was previously part of / subject to the Fortunestown Local Area Plan, 2012 (now expired). However, the current South Dublin County Development Plan, 2022-2028 (hereafter "CDP") recognises that "*the new district at Fortunestown is identified for residential growth*". The CDP also acknowledges that "*The relatively new district area, in Fortunestown / Citywest has been developing over the last number of years at a significant pace and is subject to a Local Area Plan. Its proximity to the Citywest Business Park has facilitated the delivery of housing and jobs beside each other which is supported by the Red Luas Line. The level 3 District Centre of Citywest shopping centre forms the centre of the new district area within and contiguous to the Dublin City and suburbs boundary. It has been one of the most active areas in terms of the delivery of housing for the County during the 2016-2022 Development Plan period. The delivery of commensurate levels of social and physical infrastructure to match recent and continued growth will be promoted in this area*".

## 2.2. Development Proposal

### 2.2.1. The development proposal under the subject LRD planning application is set below:

**Kelland Homes Ltd. and Evara Developments Ltd.** wish to apply for permission for a Large-scale Residential Development (LRD) on a site located at Boherboy, Saggart, County Dublin. To the immediate north of the site is the Carrigmore residential estate, to the west are agricultural lands and a single dwelling, to the east is the Corbally residential estate and Carrigmore Park, while to the south is the Boherboy Road.

The proposed development consists of 611 no. dwellings, comprised of 306 no. 2, 3, 4 & 4-5 bed, 2 & 3 storey, detached, semi-detached & terraced houses, 133 no. 1, 2 & 3 bed duplex units in 12 no. 2-3 storey blocks, and 172 no. 1, 2 & 3 bed apartments in 5 no. buildings ranging in height from 4-5 & 5 storeys. The proposed development also includes a 2-storey crèche (c.630m<sup>2</sup>).

Access to the development will be via one no. new vehicular access point from the Boherboy Road, along with new vehicular connections to adjoining developments at Corbally Heath to the east and Carrigmore Green to the north. Ten no. houses in the south-east part of the site will be accessed from Corbally Glade to the east. The proposed development includes for pedestrian and cyclist connections throughout the proposed development and accesses into adjoining lands at Carrigmore Park, Corbally Heath and Corbally Glade to the east and Carrigmore Green to the north.

Private amenity space for the residential units is provided in the form of rear gardens for houses and ground floor terraces / upper floor balconies for apartments and duplex units. The proposed development provides for a total of c. 2.3Ha of public open space, and c. 4,750sq.m of communal open space associated with proposed development.

The proposed development also provides for (i) all associated site development works above and below ground, including surface water attenuation & an underground foul sewerage pumping station at the northern end of the site, (ii) public open spaces (c.2.3Ha), (iii) communal open spaces (c.4,750sq.m), (iv) hard & soft landscaping and boundary treatments, (v) surface car parking (861 no. car parking spaces), (vi) bicycle parking (711 no. bicycle parking spaces), (vii) bin & bicycle storage, (viii) diversion of all existing overhead ESB lines underground, (ix) public lighting, and (x), plant / PV panels (M&E), utility services & 8 no. ESB sub-stations, all on an overall application site area of c.18.7Hha. In accordance with the South Dublin County Development Plan (2022-2028), an area of c.1.03Ha within the site is reserved as a future school site.

### 2.3. Residential Development.

Proposed Development:		
Dwelling Type	No. of Units	% Mix of Total
Apartments	172	28%
Duplexes	133	22%
Houses	306	50%
<b>Total No. Units</b>	<b>611</b>	<b>100%</b>
Unit Mix (Apartments)		
1 Bed (2 persons)	46	27%
2 Bed (3 person)	1	1.00%
2 Bed (4 Person)	123	72%
3 Bed (5 person)	2	1.00%
<b>Total No. Apartments</b>	<b>172</b>	<b>100%</b>
Unit Mix (Duplexes)		
1 bed (2 person)	11	8%
2 Bed (4 Person)	46	35%
3 Bed (5 person)	76	57%
<b>Total Duplexes</b>	<b>133</b>	<b>100%</b>
Unit Mix (Houses)		
2 bed	30	9.8%
3 Bed	243	79.4%
4 bed	26	8.50%
4 bed / 5 bed	7	2.29%
<b>Total Houses</b>	<b>306</b>	<b>100%</b>
Unit Mix (Total)		
1 bed	57	9
2 bed	200	33
3 bed	321	53
4 bed	26	4
4 bed / 5 bed	7	1
<b>Total Units</b>	<b>611</b>	<b>100%</b>

Table 1 – Overall Proposed Dwelling Mix

**2.3.2.** The proposed development provides for houses, apartments and duplex units of varying size and type. The dwellings will be accommodated in a variety of typologies to create a compact urban layout at an efficient density. In accordance with the National Planning Framework, which recognises the increasing demand to cater for one and two person households, c.42% of the proposed units within the scheme are 1 and 2 bedroom units. Consideration has been paid to the locational context of the site on the edge of urban built up area, and within the area which has seen a lot of new housing being delivered over the last decade, and as such the proposed housing mix is thought to be appropriate and is put forward for consideration.

### 3.0. Planning Policy

3.0.1. For the purposes of this SIA, Armstrong Fenton Associates have reviewed national, regional, and local planning policy relating to the provision of community infrastructure. These policy documents are discussed in detail in this section of the SIA.

#### 3.1. The National Planning Framework

3.1.1. The National Planning Framework (hereafter NPF) is the Government's high-level strategic plan for shaping the future growth and development of the country to cater for a projected population increase of c. one million people up to the year 2040. The NPF is accompanied by the National Development Plan, a 10-year capital investment strategy, and together they are known as Project Ireland 2040. The First Revision to the NPF was issued in April 2025.

3.1.2. The NPF considers that the provision of good access to a range of quality education and health services, relative to the scale of an individual region, city, town, or community, is a defining characteristic of attractive, successful, and competitive places. While the NPF provides no guidance on what infrastructure is required to serve new developments of different sizes, a hierarchy of settlements and related infrastructure notes that cities, i.e. central and/or urban locations, may provide all infrastructure within accessible walking area or accessible to transport networks. It is considered that the proposed development is well served by a range of services and facilitates given its location and this SCIA will demonstrate that there is ample provision of existing infrastructure within a proximate distance of the development.

3.1.3. Of relevance to the SCIA is the following objective of the Revised NPF:

- **National Policy Objective 41** - *"Prioritise the alignment of targeted and planned population and employment growth with investment in:*
  - *A childcare/ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities;*
  - *The provision and timely delivery of childcare facilities and new and refurbished schools on well-located sites within or close to existing built-up areas, including in support of infill and brownfield development, that meet the diverse needs of local populations and act as a key enabler for housing development, thereby contributing to the development of sustainable communities;*
  - *The expansion and consolidation of Further and Higher Education facilities, particularly where this will contribute to wider regional development, and*
  - *Programmes for life-long learning, especially in areas of higher education and further education and training where skills gaps are identified."*



Figure 2: NPF Hierarchy of Settlements and Related Infrastructure.

### 3.2. Eastern and Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031

**3.2.1.** The Eastern and Midland Regional Spatial & Economic Strategy 2019 - 2031 (hereafter E&MRSES) is the relevant regional strategy. The E&MRSES is a strategic plan and investment framework which aims to shape the future development of the Eastern and Midland region up to the year 2031 and beyond. The Eastern and Midland region is the smallest in terms of area but the largest in terms of population. The region is therefore considered to be the primary economic engine of the State.

**3.2.2.** The E&MRSES emphasises the important role social infrastructure has in developing strong, inclusive, and successful communities and re-iterates the need for local authorities, service providers, and stakeholders to work together to ensure that future demands for facilities are identified and met proactively.

**3.2.3.** Of relevance to this SIA are the following objectives of the E&MRSES:

- **Regional Policy Objective 9.13 –**

*“Local authorities and relevant agencies shall ensure that new social infrastructure developments are accessible and inclusive for a range of users by adopting a universal design approach and provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives”.*

- **Regional Policy Objective 9.20 –**  
*“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 across Government Early Years Strategy.*
  - *Youth services that support and target disadvantaged young people and improve their employability”.*
- **Regional Policy Objective 9.21 -**  
*“In areas where significant new housing is proposed, an assessment of need regarding schools provision should be carried out in collaboration with the Department of Education and Skills and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations”.*

### 3.3. **Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024**

- 3.3.1 The guidelines on Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities set out the core principles of urban design to ensure development of spaces with distinct identities and a sense of place. The principles contained in the guidelines are to be used by planning authorities in writing their county development plans and in assessing development proposals.
- 3.3.2 The guidelines state that one of the fundamental questions to be addressed during the planning process is *“Ensuring that there is a good mix and distribution of activities around a hierarchy of centres has many benefits in terms of reducing the need to travel and creating active and vibrant places..... (a) In city and town centres and at high capacity public transport nodes and interchanges (defined in Table 3.8), development should consist of high intensity mix-use development (residential, commercial, retail, cultural and community uses) that responds in scale and intensity to the level of accessibility”.*
- 3.3.3 The guidelines also direct planning authorities to ensure efficient and integrated provision of schools, childcare, community centres, healthcare facilities and district/neighbourhood centres be made available for the wider community.
- 3.3.4 This SIA includes for an assessment of school and childcare capacity and will demonstrate that there is ample provision of existing community, healthcare, and retail infrastructure to support future demand generated by the development.

### 3.4. **Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2025)**

- 3.4.1. The Sustainable Urban Housing: Design Standards for New Apartments Guidelines (2025) update the previous 2015 and 2022 versions of same and were adopted in response to growing demand for apartment living in the State. Of relevance to this SIA the guidelines state that:

*“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 child-care 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.**” (Emphasis added by Armstrong Fenton Associates).*

**3.4.2.** The development has had regard to the recommendations of the guidelines.

**3.4.3.** Notwithstanding the issuing of these Section 28 Ministerial Guidelines in 2025, we understand that the High Court is to hear a legal challenge in December to these guidelines and so for the purposes of this, we also refer to the preceding Guidelines that were issued by the Minister in 2023, as outlined below.

**3.5. Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2023)**

**3.5.1** The Sustainable Urban Housing: Design Standards for New Apartments Guidelines (2023) update the previous 2015 and 2022 versions of same and were adopted in response to growing demand for apartment living in the State. Of relevance to this assessment the guidelines state that:

*"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 child-care 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." (Emphasis added by Armstrong Fenton Associates)*

**3.5.2** The development has had regard to the recommendations of the guidelines.

**3.6 Childcare Facilities - Guidelines for Planning Authorities (2001).**

**3.6.1** The Childcare Facilities - Guidelines for Planning Authorities (2001) direct Planning Authorities to facilitate the provision of childcare facilities as part of the development of sustainable communities. The guidelines define childcare as:

*"full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children. Thus, services such as pre-schools, naónraí (Irish language playgroups), day-care services, crèches, playgroups, and after-school groups are encompassed by these Guidelines. Conversely childminding, schools, (primary, secondary and special) and residential centres for children are not covered by these Guidelines"*

**3.6.2** The guidelines require Planning Authorities to include childcare facilities as part of their County Development Plan objectives as a specific use in 'appropriate locations/zones'. These locations include for 'new communities / larger new housing developments.' The guidelines advise that sites should be identified for such facilities as an integral part of the pre-planning discussions.

**3.6.3** In relation to new housing developments, the guidelines state:

*"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. Authorities could consider requiring the provision of larger units catering for up to 30/40 children in areas"*

of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc.”

### 3.7 South Dublin County Development Plan 2022-2028

3.7.1 The South Dublin Development Plan, 2022-2028 is the current statutory development plan (CDP) relevant to the proposed development. The CDP recognises the need to provide housing in tandem with community infrastructure and defines community facilities to include for schools, community centres, health centres and childcare facilities, religious meeting places, sports and recreation areas, sports facilities, parks, open spaces and walking routes.

3.7.2 The current CDP contains a number of objectives applicable to lands in the new Fortunestown district, within which the subject site at Boherboy is located. These include, as relevant:

Chapter 5 contains the following objective: **Objective QDP14 SLO1:** “*To ensure the sustainable long-term growth of Citywest that promotes and facilitates the development of the Citywest/Fortunestown area in accordance with the Fortunestown Local Area Plan ensuring that phasing is not contravened and that appropriate levels of services, social and sports infrastructure, facilities and economic activity is met to meet the needs of the current and future population growth*”.

3.7.3 Chapter 6 of the CDP has regard for the provision of “Housing”. Of relevance to this SIA are the following CDP Policies:

**H1 Objective 1:** “*To ensure adequate and appropriate land is zoned to facilitate and implement the aims of the Core Strategy, to deliver affordable sustainable development, and to meet forecast future housing need in the County over the life of the Plan as identified by the Housing Strategy and Interim HNDA.*”

3.7.4 **H1 Objective 13:** “*To support the provision of a mix of tenure types across the County in creating suitable accommodation for all in promoting sustainable and mixed income communities and discourage an over proliferation of a single tenure (whether private owner occupier, private rental, social rental or affordable purchase and rental) within any local area (within a 10-minute walking distance) or Local Electoral Area, in line with the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December 2020) and the provisions of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA*”

3.7.5 Chapter 8 of the CDP has regard for the provision of “Community Infrastructure and Open Space”. Of relevance to this SIA are the following CDP Policies:

**COS1 Objective 1:** “*To provide appropriate and accessible community facilities to meet the need of all citizens of the County, comprising of a fast-growing young population and including an ageing population, consistent with NPOs 28 and 30 of the NPF.*”

**COS2 Objective 1:** “*To support the provision of a wide range of community facilities and to ensure that such facilities are provided in new and existing communities in tandem with housing development, with special consideration for a period of review to adapt to the needs of an increasingly multi-cultural and diverse community, in accordance with the phasing requirements of Local Area Plans and Planning Schemes.*”

**COS2 Objective 3:** “*To protect and enhance existing community facilities, and to support the development and expansion of new and existing facilities and services, in proximity to the populations they serve, where their need is identified.*”

**COS2 Objective 5:** “To promote accessible and inclusive social infrastructure for a range of users by adopting a universal design approach where feasible and to provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives, consistent with RPO 9.12 and RPO 9.13 of the RSES and having regard to *Building for Everyone: A Universal Design Approach – Planning and Policy*’ (2012).”

**COS2 Objective 6** “To ensure that social, community, cultural and recreational facilities are provided in a manner which reduces climate impact by supporting and promoting the following measures:

- Provision of facilities within walkable distances of communities and on public transport routes;
- Promotion of walking and cycling and use of public transport via permeability and mobility management measures;
- Co-location, clustering and sharing of community facilities to increase efficient use and reduce trips;
- Location, siting and design to promote climate mitigation and adaptation for example, taking advantage of solar gain;
- Sourcing power from renewables such as wind and solar energy;
- Use of alternative energy technologies such as heat pumps;
- Energy-proofing of community buildings;
- Additional tree planting and adapting management regimes in parks and public open spaces to allow more wild areas in order to increase opportunities for carbon sequestration.”

**3.7.6** Chapter 8 also contains a number of specific local objective, with the following relevant ones being:

**COS2 SLO 1:** “That Citywest / Fortunestown areas are provided (from within their own community) public, purpose built and suitable amenities including:

- Library;
- Community centre and a community café;
- Accessible playgrounds / playspaces, teenspaces and youth amenities (such as a skate park);
- Designed green spaces including a managed public park with adequate, accessible public seating and that can host festivals and community events;
- Greater biodiversity in the area and more tree coverage;
- Adequate numbers of pitches and clubhouses / pavilions for sports;
- Adequate public childcare and afterschool facilities;
- School sites”.

**COS3 SLO 2:** “To deliver a community centre / community facilities within Citywest as part of the delivery of infrastructure identified in the Fortunestown Local Area Plan”.

**COS5 SLO 2:** “To require the provision of public open space and to ensure that the location, layout and design of the public open space facilitates the delivery of a sports pitch to facilitate multiuse within the Boherboy lands in the south part of the Fortunestown LAP lands, alongside the residential development that is permitted on these lands”.

In relation to the above specific local objective: **COS5 SLO 2**, it should be noted that South Dublin County Council (SDCC) approved a Part 8 scheme to satisfy this SLO on 11<sup>th</sup> December 2023. The Part 8 approves extensive upgrades to the facilities at Carrigmore Park to fully satisfy the SLO. Refer to Figure 3 overleaf and schedule of approved works listed below under said approved Part 8 scheme:

- Provision of a pump track and calisthenics area.
- Provision of a boules court/active age area.
- Upgrading of existing footpaths, to involve the removal and realignment of existing paths.

- Installation of goal posts onto existing soccer pitch.
- The provision of a new sports pitch area (65m x 40m).
- Retaining existing entrances and upgrading where required.
- Provision of a new pedestrian entrance.
- Provision for new entrances to the development lands to the west.
- Renovation of existing hedgerows.
- Planting new trees, hedgerows, and other planting.
- Removal of 12 trees.
- Planting of trees along the verge outside of park.
- Provision of 2 wetland attenuation areas to provide drainage for pitch and enhance biodiversity.
- Planting of a mini woodland for enhanced biodiversity.
- Planting of pleached *Tilia* trees along existing basketball court.
- All associated landscape works including furniture and planting.
- All ancillary works.



Figure 3: Extract from Design Report from Part 8 Approval for Carrigmore Park Upgrades

**3.7.7** Regarding educational facilities, the CDP provides policy for primary and post primary schools, including:

**Policy COS8(a):** “Work in conjunction with the Department of Education to promote and support the provision of primary and post-primary schools in the County to reflect the diverse educational needs of communities.”

3.7.8 The current CDP identifies that the western part of the subject site at Boherboy should accommodate a school site. This is considered to be a legacy from the now expired Fortunestown LAP which also identified that the Boherboy Neighbourhood shall include the provision of a primary school site that measures at least one hectare. In compliance with the aforementioned, the subject LRD proposal reserves a school site of c.1.03Ha in the north-western part of the site. This site shall remain reserved to accommodate a potential 8-16 classroom school upon confirmation of the need for same from the Department of Education and Skills and the Applicants have agreed this reservation in principle with the Department of Education and Skills prior to submitting this application for permission.

3.7.9 The CDP supports the provision of such uses through:

**COS2 Objective 3:** *"To protect and enhance existing community facilities, and to support the development and expansion of new and existing facilities and services, in proximity to the populations they serve, where their need is identified."*

3.7.10. Appendix 12 of the current CDP collates "the key objectives specific to each particular Neighbourhood Area" which provides an overall vision for the plan. The subject site is located within the "Citywest, Saggart, Rathcoole & Newcastle" neighbourhood area which is located 13 km west of Dublin City Centre.

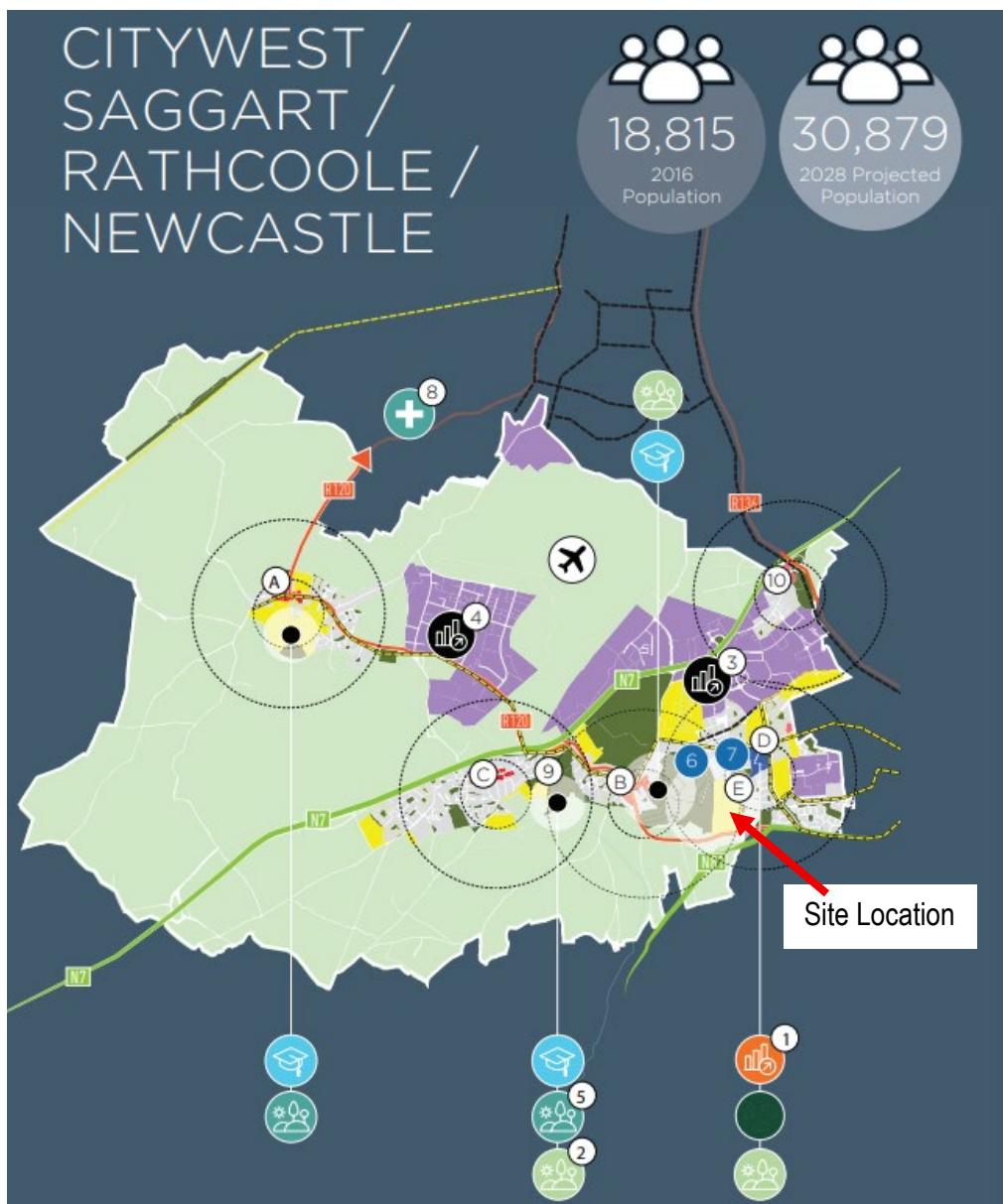


Figure 4: Extract from Appendix 12 of CDP.

**3.7.11.** Section 1 of Appendix 12 identifies 4 no. distinct settlements within the above neighbourhood area. The subject site is located within the Citywest / Fortunestown settlement area which has a projected population of 15,900 for 2028.

**3.7.12.** Section 8 of Appendix 12 states that “*successful and sustainable neighbourhoods are supported by a range of community facilities that are fit for purpose, accessible and adaptable now and into the future*” and states that “*This Neighbourhood Area has a number of existing Community facilities with a number of new facilities committed or planned over the plan period to cater for the existing and future population of the area*”, including provision made in the three year capital programme for a Fortunestown LAP Community Centre. Section 8 of Appendix 12 provides a list of facilities/uses that are existing and/or to be provided / upgraded in the vicinity of the subject site at Boherboy during the lifetime pf the plan. These include:

- Retail / Citywest Shopping Centre / Avoca
- Citywest Business Campus for various employment opportunities
- Green Infrastructure
- Parks and Recreation
- Schools

### **3.8. Policy Conclusions**

Having regard to all the foregoing planning policy documents, it is evident that an analysis of the existing social infrastructure available to serve the development should be undertaken. This assessment can be found in Section 4.

## 4.0. Social Infrastructure Assessment

**4.0.1.** The SIA aims to evaluate the existing social and community infrastructure in the vicinity of the development which are available to serve the needs of both existing and future residents. To evaluate same, it is first necessary to determine an appropriate catchment area for the SIA. For the purposes of this SIA, it has been deemed appropriate to consider a catchment area of c.2.5 kilometres. It is considered that a c.2.5 kilometres catchment area represents a reasonable distance to / from the development.

**4.0.2.** The CDP defines community facilities to include for schools, community centres, health centres and childcare facilities, religious meeting places, cemeteries, sports and recreation areas, sports facilities, parks, open spaces and walking routes. The categories have been considered in the following sub-sections.

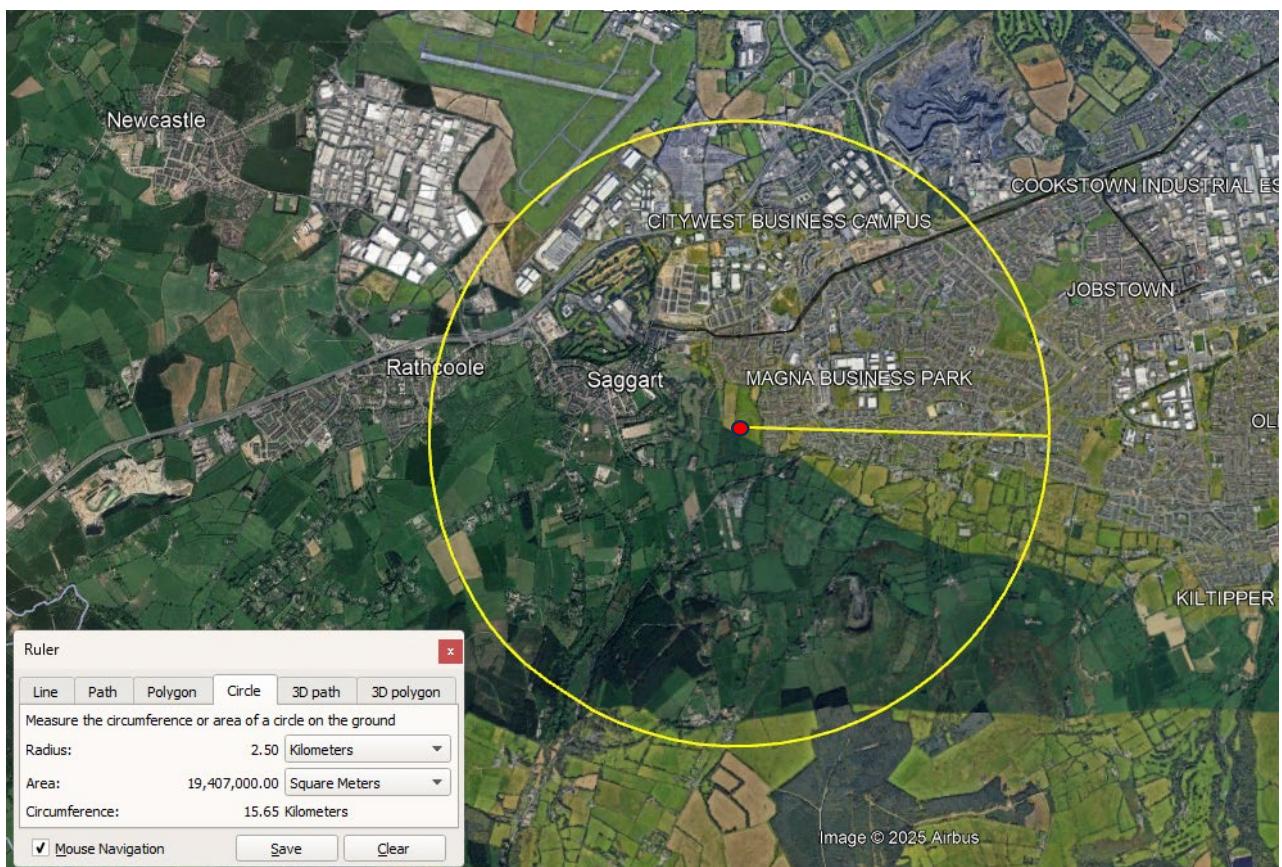


Figure 5 – Subject site identified by red circle and 2.5km radius of same (Source: Google Earth Pro)

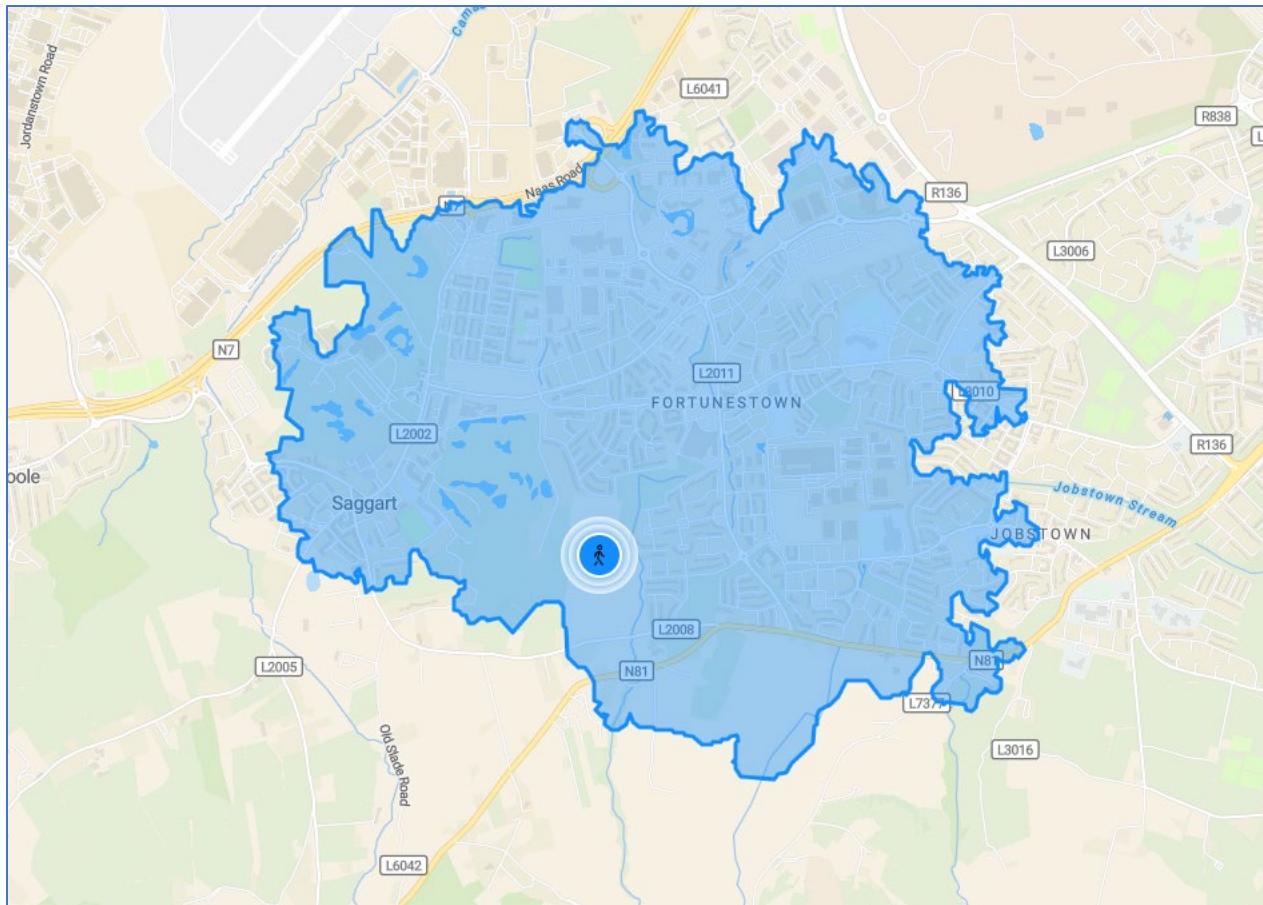


Figure 6 - 30-minute walk radius from subject site (traveltime.com)

**4.0.4.** Figure 5 above identifies the 2.5km radius / catchment area of the subject site. Therefore, this SIA will also take Figure 6 into consideration, which illustrates a 30-minute walking radius from the subject area. Figure 6 gives existing and future residents the opportunity to travel as far as Saggart, Fortunestown and Jobstown, within 30 minutes.

**4.0.5.** With both 2.5km radius and 30-minute walking distance, this SIA covers a wide catchment area for future residents of the proposed development in Boherboy, Saggart, Dublin.

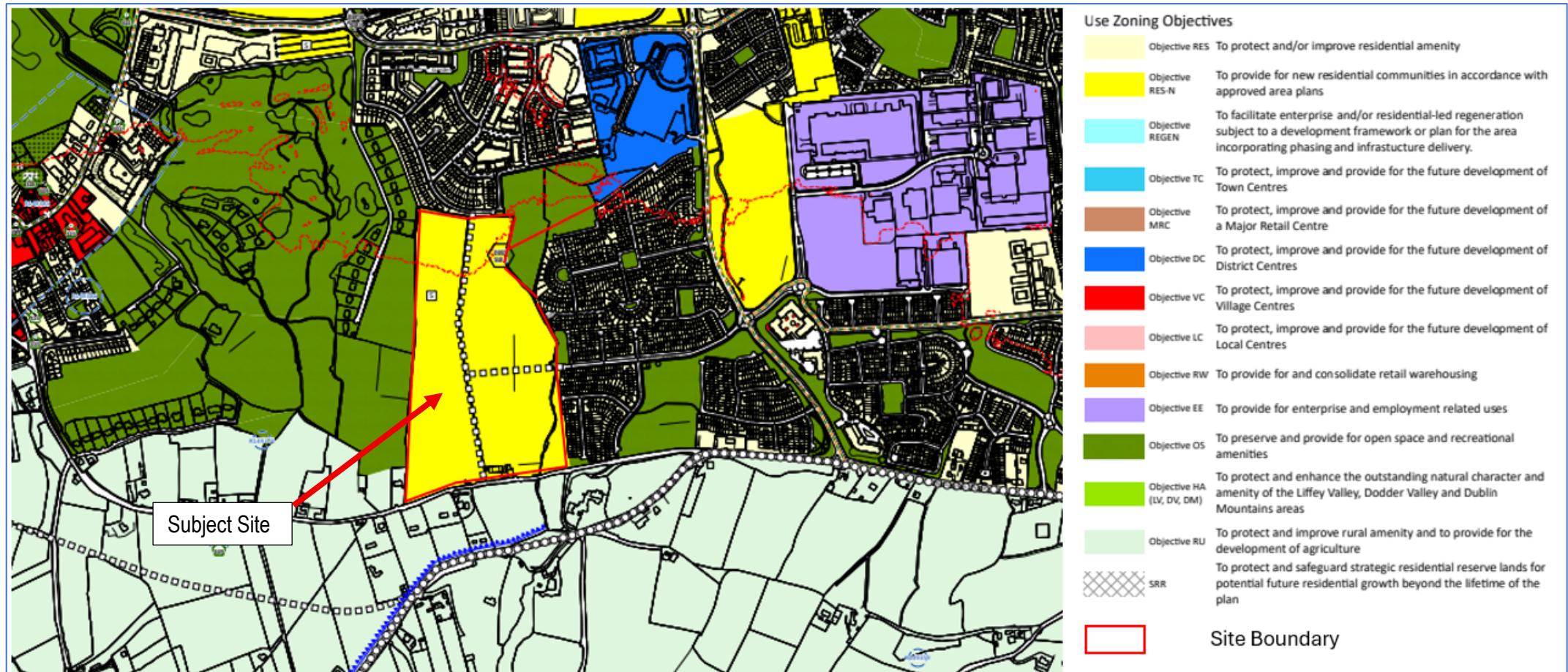


Figure 7: Land Zoning Map with Subject Site. (Source: SDCC 2022-2028)

#### 4.1. Healthcare

4.1.1. This assessment identifies and examines the health care provision in the area under pharmacies, health clinic and centres. Overall, there are 8 no. health care providers in the area. There are identified below.

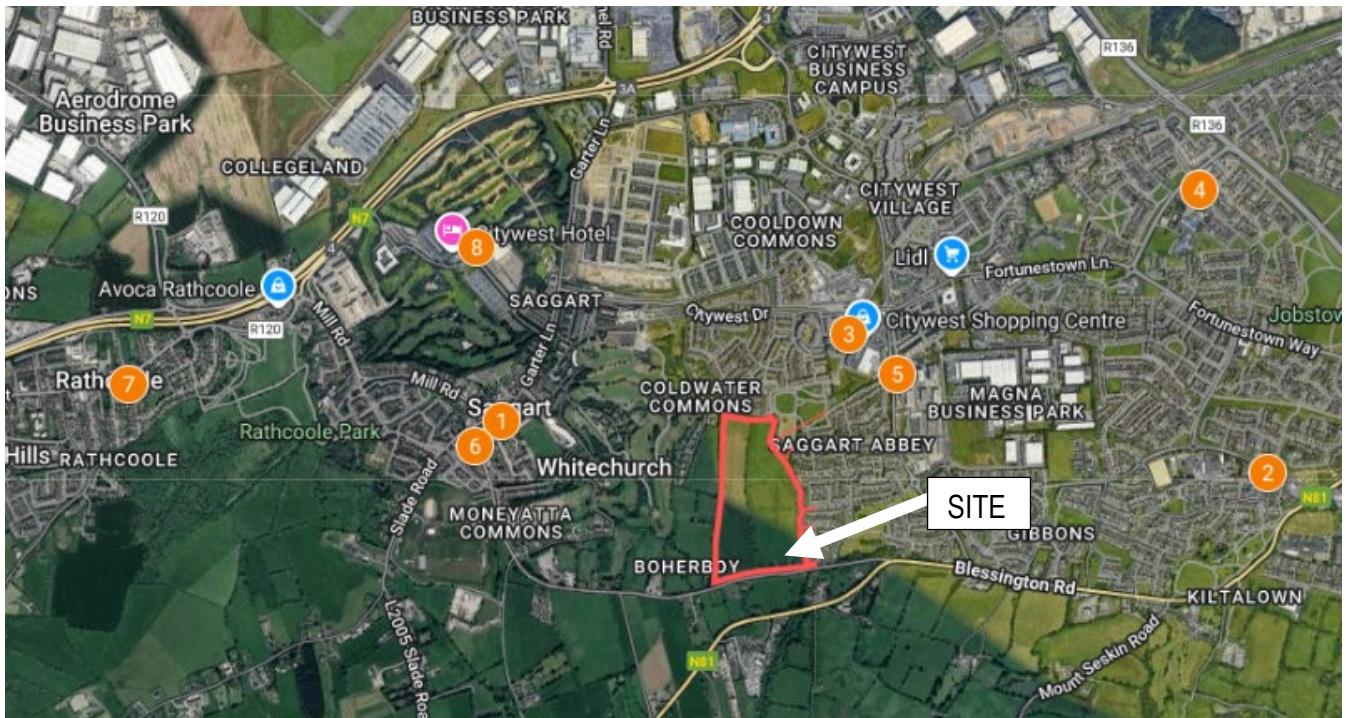


Figure 8 – Health Care Providers in the Area Source: Google Imagery

Number	Name	Type
1	Saggart Medical Centre GP Medical Service	Medical Centre
2	Mary Mercer Health Centre	Medical Centre
3	Citywest Medical	Medical Centre
4	Rossfield Pharmacy	Pharmacy
5	McCabes Pharmacy Citywest SC	Pharmacy
6	Saggart Pharmacy	Pharmacy
7	totalhealth Pharmacy	Pharmacy
8	The Physical Therapy & Sports Injury Clinic	Physiotherapy

Table 2: Health Care Providers in the Area

4.1.2. As outlined above there is a total of 3 no. medical centres, 4 no. pharmacies and 1 no. physiotherapist & sports injury clinic. It is evident that there are a wide-ranging number and variety of health care facilities in the area. It should be noted that Tallaght Hospital is c.5.1 km (15-minute drive) from the subject site.

4.1.3. It is evident from the above that there is a wide-ranging number and variety of existing health care facilities in close proximity to the subject site which can serve the future population of the development.

## 4.2. Childcare Facilities

**4.2.1** The proposed development includes for one non-residential use; being a proposed childcare facility which measures c. 630sq.m in a standalone 2 storey dedicated facility, located in north-astern part of the site (adjacent to proposed apartment blocks A1 and B1).

**4.2.2** Based on the proposed development of 611 no. residential dwellings and the requirements of the “Childcare Facilities Guidelines for Planning Authorities” (2001), which state provision should be made in new developments for 20 no. childcare places for every 75 no. dwellings, the proposed development would have a requirement to provide for a childcare facility catering for 163 no. childcare places. It is noted; however, that section 4.7 of the Apartment Guidelines states, in relation to childcare facilities: “*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*”. The proposed development includes 57 no. one bed units.

**4.2.3** Discounting the 57 no. proposed one bed units, the proposed development caters for 554 no. dwellings for the purposes of assessing the childcare requirements and based on the provision of 20 no. childcare places for every 75 no. dwellings, the development therefore has a requirement to provide for a childcare facility catering for c.148 no. childcare places.

**4.2.4** The proposed childcare facility has been designed to be of a size capable of catering for 148 no. childcare places. The 2001 Guidelines apply a minimum floor space per child of 2.32sq.m, exclusive of kitchen, bathroom and hall, furniture or permanent fixtures. Applying that standard, a childcare facility to serve the proposed development and meeting the requirement for c. 148 childcare spaces would need to be a minimum of c. 343sq.m net floor area.

**4.2.5** The location of the childcare facility within the layout has sought to ensure the facility is centrally located within the scheme and easily accessible to all residents. Two areas of associated outdoor play space dedicated to the proposed creche have also been provided for totalling c.314sq.m.

**4.2.6** The proposed floor area of the crèche is c.630sq.m and therefore exceeds the minimum requirement as set out in the 2001 Childcare Facilities – Guidelines for Planning Authorities by c.287sq.m, and includes sufficient additional floorspace to accommodate toilets, sleep room, reception, staff area, circulation and escape route spaces, furniture and permanent fixtures as required, and can adequately cater for the required 148 no. childcare spaces.

**4.2.7** In consideration of the overall gross floor area of the proposed creche, along with the availability of existing childcare facilities in the environs (as scheduled in Table 3 overleaf) it is put forward that the proposed creche is of an appropriate size and scale to cater for the proposed development.

**4.2.8** Given all the foregoing, it is respectfully submitted the proposed development caters for the appropriate provision of childcare places and is compliant with the 2001 “Childcare Facilities Guidelines for Planning Authorities”.

**4.2.9** In addition to the foregoing, this assessment identifies and examines the childcare provision in the area in relation to the overall number of places, their maximum occupancy and any spaces currently available. This survey was carried out through Google maps, emails, phone call interviews and [www.Pobal.ie](http://www.Pobal.ie). Overall, there are 6 no. child-care providers in the area. These are identified overleaf:

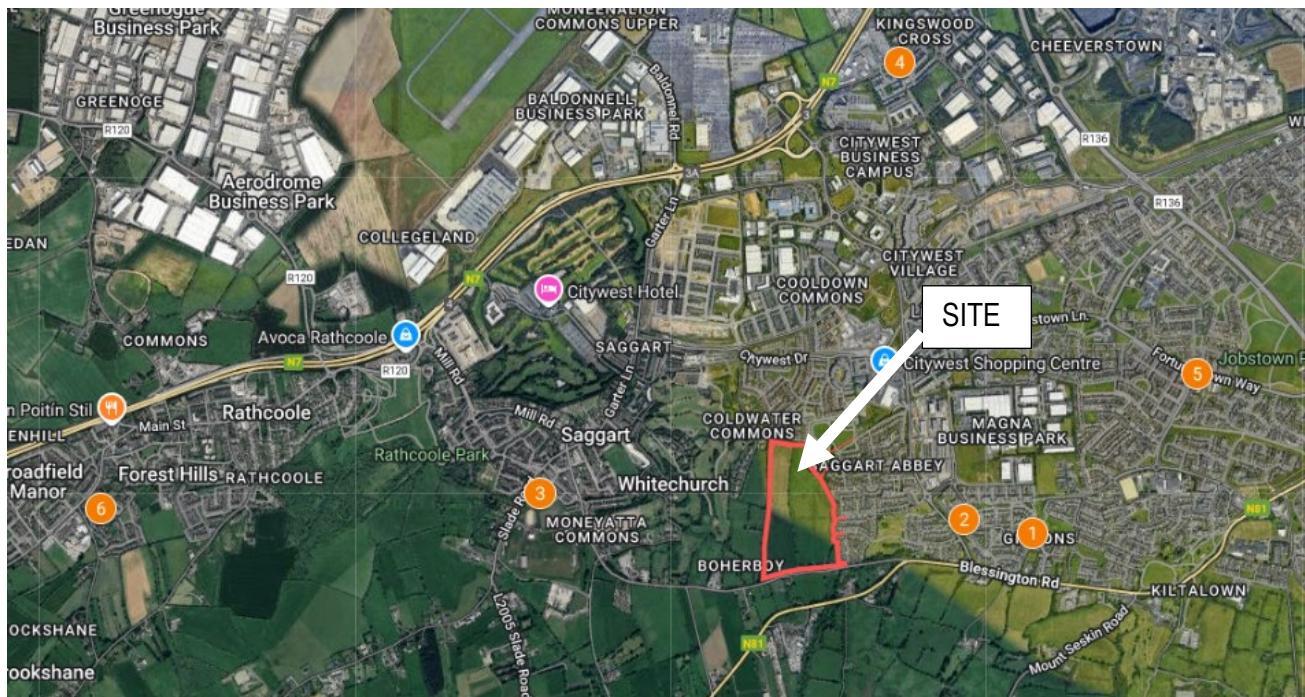


Figure 9: Childcare Providers in the Area (Source: Google Maps)

Number	Name	Capacity	Type
1	Steppingstones Creche	55	Part time, Sessional (Morning)
2	Cocoon Childcare	103	Part Time, Sessional
3	Kidorama Creche & Montessori	75	Full time, Part time, Sessional (Morning)
4	Links Childcare Citywest	N/A	Afterschool, Breakfast Club, Full Daycare, Part Time
5	An Turas - Jobstown Childcare Centre	N/A	Full time
6	Happy Feet Early Learning Centre	59	Sessional
<b>Total</b>		<b>292</b>	

Table 3: Childcare Providers in the Area (Source: Google, pobal.ie, and Survey)

**4.2.10** Table 3 above shows additional capacity figures for the surrounding existing childcare facilities. While much of these spaces are designed to be utilised by the residential developments proposed in their permissions, there is potential for these to cater for some of the surrounding area as well. It is assumed that residents in the local area travel to their desired childcare facility, as shown in Figure 9, it is considered that other childcare facilities may be available to serve future residents of the development in settlements outside the catchment area.

#### 4.3. Primary Education

4.3.1. This assessment identifies and examines the primary school provision in the area in relation to the overall number of places, their maximum occupancy and any spaces currently available. This survey was carried out through Google maps, emails, phone call interviews and Education.ie. Overall, there are 8 primary schools in the area. They are identified below:



Figure 10: Map of Primary Education Providers in the Area (Source: Google Maps)

4.3.2. The '*Provision of Schools and the Planning System*' sets out that, for the purposes of calculating schools' requirements, the Department will assume that 12% of the population is of primary school-going age. In respect of secondary schools' provision, the Code of Practice identifies that the procedure for establishing demand for new second-level schools may in some cases be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated 'feeder' national schools. In discussions with the Department, we have been advised that the Department assumes that 8.5% of the population of a settlement is of secondary school-going age.

4.3.3. Details of existing primary schools found their enrolment figures for the 2024/2025 academic year, and their capacity can be found in Table 4 below.

Number	Name	2024 / 2025 enrolment	Type
1	Citywest Educate Together National School	378	Mixed
2	Knockmore Junior School	146	Mixed
3	Holy Family National School	699	Mixed
4	St Thomas Senior National School Tallaght	357	Mixed
5	Tallaght Community National School	142	Mixed
6	St. Brigid's Junior National School	212	Mixed
7	St. Aidan's Senior National School	244	Mixed
8	Citywest & Saggart Community National School	419	Mixed
9	Scoil Aoife Community National School	336	Mixed
<b>Total</b>		<b>2,933</b>	

Table 4: Primary Education Providers in Area (Source: Google and Survey)

4.3.4. The existing attendance (2024 / 2025) of the 9 primary schools in the area is c.2,933.

**4.3.6.** It is evident from the above that there are 9 no. primary schools within the designated catchment area of the development which have a total existing enrolment of 2,933 no. students.

**4.3.7.** The proposed development consists of 611 no. dwellings (including 57 no. one bed units) and a creche unit measuring c.630sq.m. Based on 554 no. dwellings (excluding one bed units) with an average household size of 2.97 persons in Dublin, the development will likely generate a population of c. 1,645 persons. On the assumption that 12% of the population will be of primary school age this equates to c. 197 no. additional school places generated by the development.

**4.3.8.** These 9 no. schools have a current enrolment of 2,933 no. students or an average of 366 no. students in each school year. It is therefore considered reasonable to estimate that 366 no. students will leave the primary school system each year from amongst these 9 no. schools.

**4.3.9.** The number of children expected to leave the primary school system each year in addition to ongoing fluctuating existing vacancies in the 9 no. primary schools indicates that there is an adequate level of existing primary school provision to cater for expected primary school age population generated from the development proposal.

**4.3.10.** With the number of students graduating to post-primary school every year in the 9 no. primary schools found, it is considered reasonable to assess that there is more than adequate capacity in existing primary schools to cater for the development.

**4.3.11** The proposed development also reserves a site of c.1.03Ha that may accommodate a potential 8-16 classroom primary school in the future which would also serve the new community in Boherboy.

#### 4.4. Post-Primary Education

**4.4.1.** This assessment identifies and examines the secondary school provision in the area in relation to the overall number of places, their maximum occupancy and any spaces currently available. This survey was carried out through Google maps, emails, phone call interviews and [www.education.ie](http://www.education.ie). Overall, there are 3 secondary schools in the area. There are identified below:

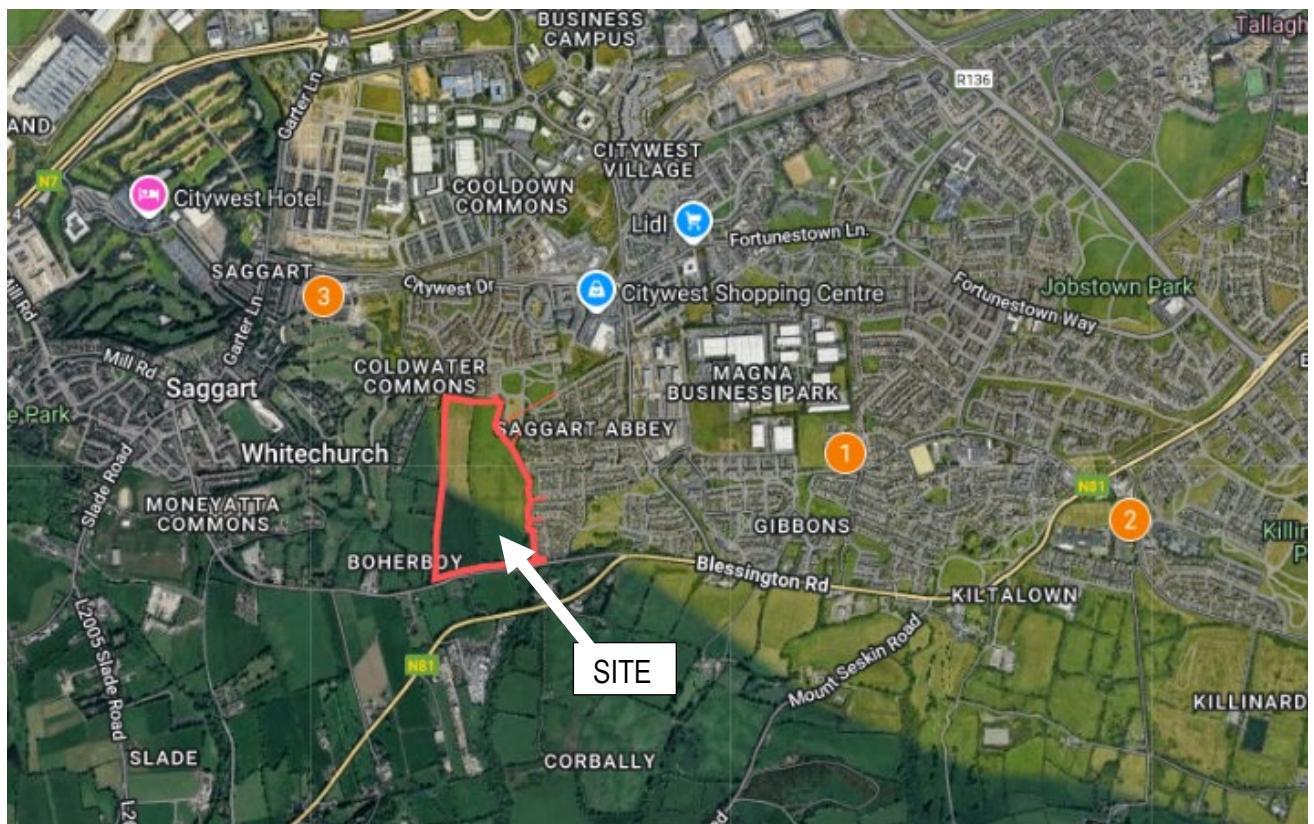


Figure 11: Map of Secondary Education Providers in the Area (Source: Google Maps)

Number	Name	2024/2025 Enrolment	Type
1	Mount Seskin Community College	327	Mixed
2	Killinarden Community School (KCS)	508	Mixed
3	Colaiste Pobail Fola	658	Mixed
<b>Total</b>		<b>1,493</b>	

Table 5: Secondary Education Providers in the Area (Source: Google and Survey)

**4.4.2.** The existing attendance (2024/2025) of the 3 post primary schools in the area is 1,493

**4.4.3.** Based on the assumption that there are 6 no. year groups in post-primary schools (1<sup>st</sup> - 6<sup>th</sup> year) it is reasonable to assume that there is an average of 248 no. students in each year group in the post-primary school detailed above. It is therefore reasonable to assume that 248 no. students will graduate from the post-primary school system into the labour market/further education each year in the school detailed above.

**4.4.4.** The proposed development consists of 611 no. dwellings, however, if one bed units are discounted (57 no.) then 554 no. dwellings would be expected to generate a school need. Based on 554 no. dwellings with an average household size of 2.97 persons, the development will likely generate a population of c. 1,645 persons. On the

assumption that 8.5% of the population will be of post-primary school age this equates to c. 140 no. additional school places generated by the proposed development.

**4.4.5.** With the number of students graduating from post-primary education every year, taken in combination with any vacant places available in the existing post-primary schools, it is considered reasonable to assess that there is more than adequate capacity in existing post-primary schools to cater for the development. It is also believed that students attending secondary school have a tendency to travel further to school comparing to primary school students.

**4.4.6.** In addition to both the primary and secondary schools provision as outlined the above, it should also be noted that there is an extant permission under Ref. SD19AA/0393 which was granted on 9<sup>th</sup> March 2021 to the Department of Education and Skills for a new educational campus of 2 new school buildings comprised of (i) a 1 part three storey, 1000 pupil post primary school including 4 classroom special educational needs unit, sports hall and all ancillary teacher and pupil facilities; and (ii) a 1 two storey 16 classroom primary school and 2 classroom special educational needs unit; a general purpose hall and all ancillary teacher and pupils facilities. This permitted school campus will be accessed off Fortunestown Lane and is located c.600m north-west (as the crow flies) or c. 920m of the subject site at Boherboy. We note that various compliance details attached to this permission have been submitted to the Planning Authority, as recently as this year, so it is presumed that construction of this new school campus will commence in the short term. It is also our understanding that the permitted schools will be known as the Citywest Educational Campus – Gaelscoil Lir and Colaiste Pobail Fola. Part of this permitted development replaces the existing temporary facilities on this site.

## 4.5. Further Education

**4.5.1.** This assessment identifies and examines the further educational provisions in the area in relation to the overall number of places. In comparison to secondary school students, further educational students most likely travel to their school or college at a greater distance via public transport, bicycle, walking or private vehicles. There are 5 no. further educational institutions outside the 2.5km radius of the subject site. These are identified below:

Number	Name	Distance from Site
1	University College Dublin	20.8 km
2	Trinity College	16.5 km
3	Dublin City University	25.9 km
4	TU Dublin -Tallaght	7 km
5.	TU Dublin – Grangegorman	23.4 km

Table 6: Further Education Providers in the Area (Source: Google and Survey)

## 4.6. Community Facilities

4.6.1. This assessment identifies and examines the different community-based facilities in the area and the type of facility they offer. There are 7 community facilities in the area. These are identified:

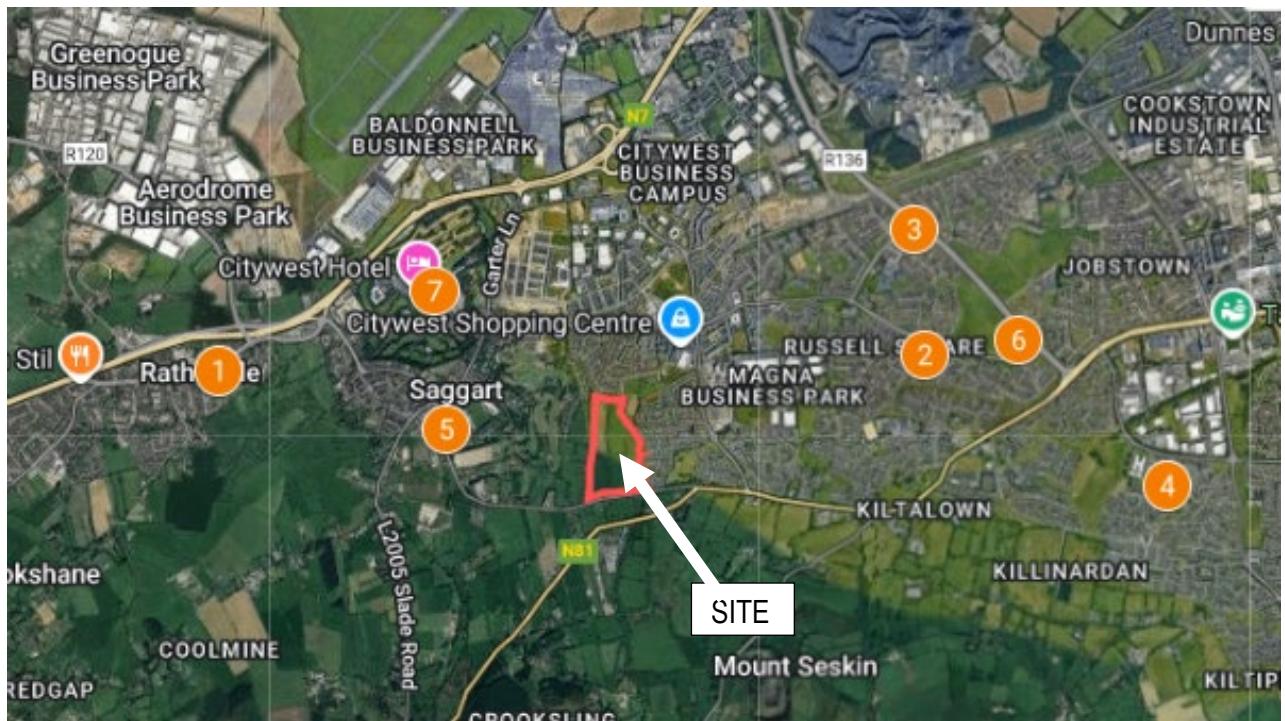


Figure 12: Map of Community Facilities in the Area (Source: Google Maps)

Number	Name
1	Rathcoole Garda Station
2	Jobstown Community Centre Limited
3	Brookfield Youth and Community Centre
4	Killinarden Community Centre
5	Saggart Schoolhouse Community Centre
6	SCD Leisure Tallaght (Tallaght Leisure Centre)
7	Citywest Health & Leisure Club

Table 7: Community Facilities in Area (Source: Google and Survey)

4.6.5 Whilst expired, we note that objective LUD1 of the 2012 Fortunestown LAP included a requirement which sought that a minimum of 300sqm of community floorspace be provided for every new 1,000 new dwellings delivered, i.e. *"Provide community facilities, which shall include youth specific facilities, across the Plan Lands at a rate of 300 sq.m per 1,000 dwellings. (Objective LUD1)"*.

4.6.6 We also note that the current CDP contains a number of policies/objectives referring to the provision of community infrastructure, such as:

- **Policy COS3: Community Centres** - Ensure that communities across the county have access to multifunctional and intergenerational community centres that provide a focal point for community activities.

- **COS3 Objective 1:** *To investigate, where new provision is required to meet the needs of the population, the feasibility of extending existing community centres on suitable sites, where siting, layout, design, access and other planning considerations allow.*
- **COS3 Objective 2:** *To ensure the provision of new community centres in new and existing development areas or where provision is the responsibility of the developer, the Council will ensure the developer provides, in proximity to the population they serve and in accordance with the standard of one centre per 8,000 population with a size of approximately 1,200-1,800 sq.m, or dependent on specific local demographic or other needs, smaller centres at a more local level, generally between 350-650 sq.m in size at the discretion of the Council, or as may be updated by any future community centre strategy carried out by the Council.*
- **COS3 Objective 3:** *To provide discretion to the Council to require residential or mixed used developments in new development areas to provide a pro rata contribution towards the provision of a community centre, in accordance with the standards set out in COS3 Objective 2 and in line with the Development Contribution Scheme.*

**4.6.7** In the LRD Opinion issued by the Planning Authority for this proposed LRD (Ref. LRDOP00325), item 7 of the information to be addressed / submitted with the final LRD application states: **“Community Infrastructure - The applicant is strongly encouraged to engage with the SDCC Planning Delivery Team regarding the provision of community floorspace prior to submitting the final planning application, with the aim of reaching agreement on the quantum to be levied in lieu of on-site delivery”**.

**4.6.8** The Applicants and their representatives have held discussions with Eoin Burke, Director of Planning and Transport in South Dublin County Council (SDCC) in order to agree a financial contribution in lieu of the provision of community floorspace within the proposed development. The outcome of these discussions has resulted in a financial contribution figure being agreed in principle between the Applicants and SDCC, based on the estimated cost of constructing a new community facility in Citywest, which is the preference of SDCC. We understand that the planned Citywest Community Space will be 1,026.9sq.m in floor area, and SDCC has informed us that the rate of constructing same per square metre is €2,921.40 per sq.m.

**4.6.9** Given the previous objective in the now expired Fortunestown LAP, i.e. *“Provide community facilities, which shall include youth specific facilities, across the Plan Lands at a rate of 300 sq.m per 1,000 dwellings. (Objective LUD1)”*, the proposed development of 611 no. dwellings equates to 61% of this requirement, which would also equate to a community facility of c.183sq.m required to serve the proposed development of 611 no. units. In applying the current rate of €2,921.40 per sq.m to the provision of a facility of 183sq.m, equates to €534,616.20.

**4.6.10** In line with the aforementioned policy and objectives of the CDP, i.e. Policy COS 3, Objective COS3 Objective 1, Objective 2 and Objective 3, the Applicants are satisfied to pay the above cost of **€534,616.20** by way of a financial contribution(s) attached to a grant of permission for the proposed LRD. We confirm that the Applicants have no objection to such a condition being attached to a decision to grant permission for the proposed LRD, should the Planning Authority be minded to do so, and it is respectfully suggested that such a condition may be worded as follows:

*“In lieu of the provision of community floorspace as referenced in the 2022-2028 South Dublin County Development Plan in relation to same, the developer(s) shall pay to the Planning Authority a financial contribution of €534,616.20 towards the delivery of a new community centre in the area. The financial contribution is in lieu of the provision of community floorspace on-site. REASON: To provide for community floorspace in accordance with Policy COS 3, Objective COS3 Objective 1, Objective 2 and Objective 3 of the South Dublin County Development Plan 2022 – 2028”.*

**4.6.11** Notwithstanding the above, for the avoidance of doubt and in the interests of clarity, we wish to state the Applicants are fully satisfied to pay a financial contribution in lieu (of €534,616.20) of the provision of community floorspace within the proposed development, to be put towards the cost of providing a community centre in the area, in accordance with the objectives of the South Dublin County Development Plan, 2022-2028. The Applicants will adhere to any such condition relating to a financial contribution for community floorspace attached to a forthcoming grant of permission attached to this LRD and **that the payment of such a contribution of €534,616.20 represents the full and final payment of such a contribution in relation to the provision of a community facility for the subject site at Boherboy.**

#### 4.7. Sports and Recreation

**4.7.1.** This assessment identifies and examines the different sports and recreation-based facilities in the area and the type of facility they offer. There are 15 clubs, gyms, green spaces and other facilities in the area. These are identified below:

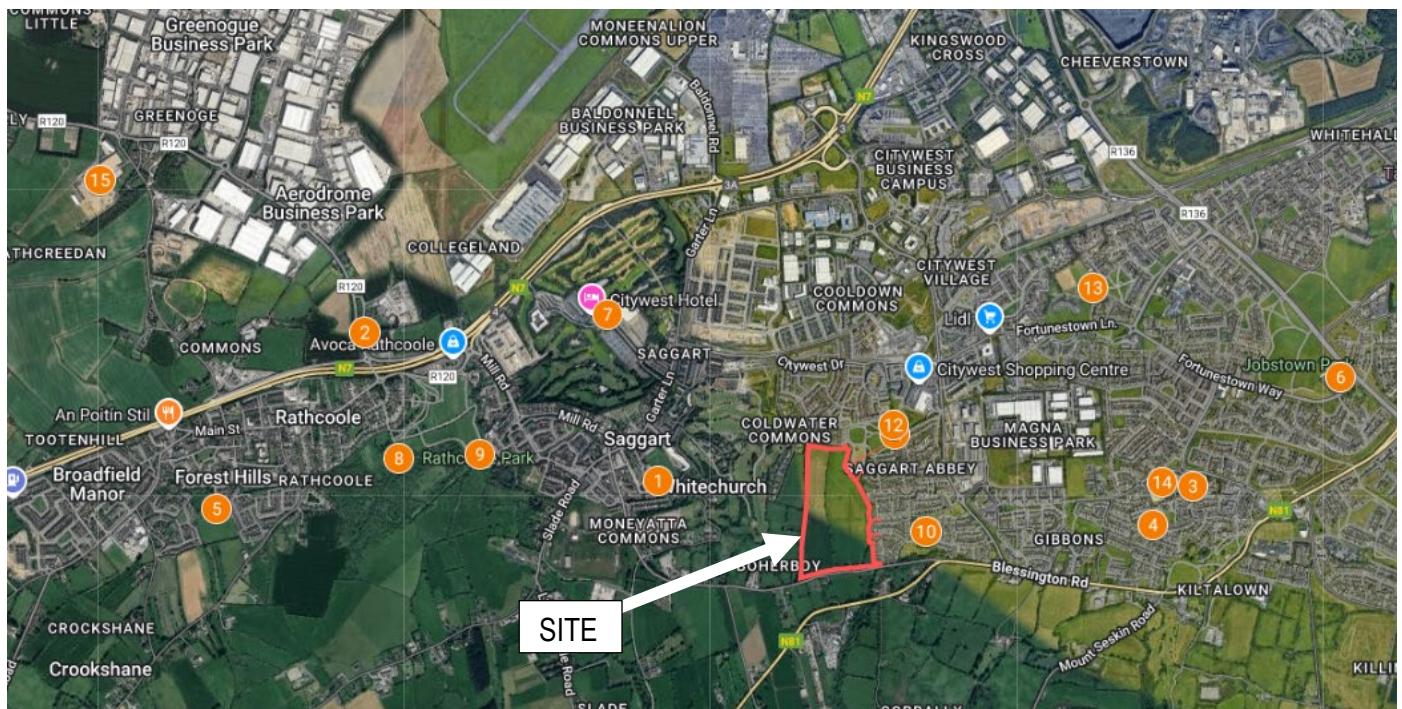


Figure 13: Map of Sports and Recreational Facilities in the Area (Source: Google Maps)

Number	Name	Type
1	St. Mary's GAA Club	GAA Club
2	Commercials Hurling & Camogie Club	GAA Club
3	Golden Cobra Boxing Club	Boxing Club
4	Jobstown Boxing Club	Boxing Club
5	Rathcoole Football Club	Football Club
6	SCD Leisure Tallaght (Tallaght Leisure Centre)	Leisure Centre
7	Citywest Health & Leisure Club	Leisure Centre
8	Four Districts Woodlands	Green Space / Park
9	Rathcoole Park	Green Space / Park
10	Corbally Park	Green Space / Park
11	Athletic Field	Athletic Facility
12	Carrigmore Park	Green Space / Park
13	Black panther Kickboxing and martial arts club	Martial arts club
14	Jobstown Celtics All Weather Pitch	All Weather Pitch
15	Greenogue Equestrian	Equestrian Club

Table 8: Sports and Recreational Facilities in the Area (Source: Google)

**4.7.2.** There is an extensive list of sports and recreation-based amenities within the area, in relation to the subject site. The most prominent of these being sports clubs (7) and followed by green / recreational spaces (6). There are also gyms and an all-weather pitch in the vicinity of the subject site. in addition, Carrigmore Park abuts the subject site, which as outlined above, has the benefit of permission (Part 8) for improvements and upgrades to same which will be a benefit to the local community. Taking all of the forgoing into account, it is considered that there is sufficient sports and recreation facilities available in the locality that may serve the proposed development.

**4.7.3** The list of sports and recreation facilities detailed in this section is not exhaustive and, given the location of the subject site, it is assumed that residents in the local area travel to their desired sport facility, as shown in Figure 13, it is considered that other sports and recreation facilities may be available to serve future residents of the development in settlements outside the catchment area. Referring to Figures 5 and 6, many residents may walk / cycle to most of the highlighted sport and recreational facilities within 15-30 minutes.

## 4.8. Retail

4.8.1. The main retail services in the local area include the Square, Tallaght, (a Major Town Centre) which is c.2.5km from the subject site and the Citywest Shopping Centre, which is a district centre, to the north-east of the subject site and is within distance of the subject site.



Figure 14: Map of Retail Facilities in the Area (Source: Google Maps)

Number	Store	Type
1	Citywest Shopping Centre	Shopping Centre
2	Dunnes Stores Saggart	Supermarket
3	Homescape Holdings Limited	Department Store
4	Car Battery Replacement Service	Garage
5	Spar	Convenience Store
6	Green mile motors	Garage
7	Dunnes Stores	Supermarket
8	Circle K City Avenue	Convenience Store
9	Lidl	Supermarket
10	Avoca Rathcoole	Supermarket

Table 9: Retail Facilities in the area (Source: Google)

## 5.0. Conclusion

**5.1.** This Social Infrastructure Assessment is put forward in support of the proposed planning application submitted to South Dublin County Council on behalf of Kelland Homes Ltd and Evara Developments Ltd (the Applicants). This SIA aims to:

1. Review the existing planning policy context in relation to the provision of social and community infrastructure;
2. Identify existing social and community infrastructure in proximity of the subject site;
3. Consider the social and community infrastructure proposed as part of the subject development;
4. Evaluate if the expected demand will be appropriately met by existing and proposed services.

**5.2.** With regard to Aim 1 of the SIA, Section 3 of the SIA reviewed the existing planning policy context in relation to the provision of social and community infrastructure and concluded that an analysis of the existing social and community infrastructure is required as part of the proposed development that is the subject of this LRD planning application submitted to South Dublin County Council.

**5.3.** With regard to Aims 2 & 4 of the SIA, it has been identified there are a wide range and variety of existing facilities in a catchment area of the subject site to support the development. In total, 62 no. social amenities and facilities were identified, consisting of:

- 8 no. health care providers
- 6 no. childcare providers
- 9 no. primary schools
- 3 no. post-primary schools
- 5 no. further education centres
- 7 no. community facilities
- 15 no. sports and recreation facilities
- 10 no. retail facilities

**5.4.** Health care, childcare, education, sports and recreation, religious and community facilities are all well-represented in close proximity to the subject site to cater for the existing and future residential population. It is considered that the future population of the development will also benefit from the site's strategic location and transport routes which offer easy accessibility to all parts of the country.

**5.5.** It is considered that, based on all the information provided in this SIA, the development proposal and its future population will be adequately supported by existing social and community infrastructure.

**5.6.** Having regard to this SIA, it is considered that the development represents efficient and sustainable development of the site and complies with the zoning objective attached to the site, specifically the requirements to provide for new residential development and reserve a school site for the potential accommodation of a primary school which awaits confirmation of uptake from the Department of Education and Skills.

**5.7.** It is considered the development represents proper planning sustainable development of zoned lands that are identified as a "Housing Capacity Site" in the CDP. The development complies with the land use zoning objective attached to the site and supports national, regional, and local planning policy, and therefore ought to be granted permission.