

Community and Social Infrastructure Audit

To accompany a planning application for

Residential Development of 193
Dwellings and a Creche facility

At

(Part of) The Former Teagasc Centre,
Malahide Road,
Kinsealy,
Dublin 17

Submitted on Behalf of

The Land Development Agency

February 2025

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1 INTRODUCTION

This Community and Social Infrastructure Assessment accompanies a Large Scale Residential Development (LRD) application made on behalf of the Land Development Agency seeking permission for a residential development of 193 units (153 two storey houses and 40 duplexes), a creche facility, public open spaces and all other ancillary works to facilitate development, on a site comprising part of the former Teagasc Research Centre, Malahide Road, Kinsealy, Dublin 17.

The purpose of this Community and Social Infrastructure Audit (CSI Audit) is to establish the baseline of existing social and community facilities in proximity to the development lands and to establish future requirements for the Kinsealy community.

This CSI Audit provides a detailed review of the statutory, strategic and policy context that relates to the provision of community and social infrastructure for the purposes of:

- Identifying the existing range of social infrastructure within the vicinity of the site;
- Determining if the existing social infrastructure provision supports the needs of the existing population; and
- Offering insights into the capacity of the existing and proposed services and facilities to support future residents associated with the proposed development.

This approach is consistent with the requirements of the Fingal County Development Plan (FCDP) 2023-2029.

This CSI Audit addresses the adequacy of education, childcare, health, community and recreational facilities in the area, having particular regard to the following requirements of the FCDP 2023-2029:

Objective DMS078 – Community and Social Infrastructure Audit

Planning applications for large scale residential and mixed-use developments, of 50 or more residential units, shall include a Community and Social Infrastructure Audit. This audit shall assess the provision of community and social infrastructure within the vicinity of the site and shall identify existing shortcomings in terms of these facilities and assess whether there is a need to provide additional facilities to cater for the proposed development. A Community and Social Infrastructure Audit shall include the following:

- *An assessment of existing community and social infrastructure facilities within 1 km of the subject site.*
- *An assessment of the need in terms of necessity, deficiency, and opportunities to enhance/share existing facilities based future population projections for the area.*
- *A justification as to whether or not a new community facility will be provided as part of the proposed development, based on the findings of the audit.*

Where new community facilities are required, they shall have regard to Objective DMS079 above and the following:

- *Community facilities shall be flexible in their design and promote optimum/ multi-functional usage, for users of all age and abilities,*
- *Community facilities shall not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent resident,*

- *Community facilities shall be provided in conjunction with residential/mixed use development,*
- *Community facilities shall be accessible by a range of travel modes with an emphasis on walking, cycling and public transport use, while providing appropriate car parking facilities to meet anticipated demand of non-local visitors to the centre.'*

1.1 Community and Social Infrastructure

Community and social infrastructure includes a wide range of services and facilities that contribute to quality of life. It is a key part of the fabric of an area, not just in terms of wellbeing, but also in terms of creating a sense of place for the population of the area and forming a part of the local identity.

For the purposes of this Report, a range of services and facilities defined as social infrastructure have been categorised into the following typologies:

Table 1.1 Community Infrastructure Categories applied to Audit.

Category	Facility Type
Educational Facilities	Primary, Post-Primary, Further Education and Training Centres.
Childcare Facilities	Registered Childcare Facilities incl. Full Day, Part-Time and Sessional services.
Healthcare Facilities	Hospitals, Healthcare centres, Doctors and Speciality Clinics, Nursing homes, Mental health services and other therapy providers..
Sports and Fitness Clubs, Open Space and Recreation	Parks, Playing Pitches, Playgrounds, Sports centres and clubs, leisure centres, studios, gyms, and training facilities.
Community Facilities	Community Centres and Meeting Halls, Libraries, Senior and Youth Centres/Cafes, Civic Centres, Credit Unions, Post offices, Garda Stations Churches and other Places of Worship.

There are also other additional services located in the wider area including banks and retail centres.

1.2 Report Structure

This report will comprise a further six sections.

- **Section 2** provides site context, a description of the Study Area and details in relation to the proposed development.
- **Section 3** sets out the demographic profile of the Study Area, the subsequent trends within and how that compares to the Fingal and the State.

- **Section 3** sets out the demographic profile of the Study Area, the subsequent trends within and how that compares to the wider Fingal Area and the State.
- **Section 4** reviews national, regional, and local level planning policy relating to social infrastructure.
- **Section 5** provides a detailed assessment of the existing level of social and community infrastructure within the Study Area.
- **Section 6** provides a Schools and Childcare Audit, to assess the level of existing capacity in schools currently operating within the Study Area and identify if there is adequate capacity to accommodate demand generated by the proposed scheme.
- **Section 7** provides an overview of the analysis and the subsequent conclusions derived from each section within this community and social infrastructure audit.

2 SITE CONTEXT

2.1 Site Location

The site is located to the south of Kinsealy Village centre, approximately 4km south-east of Swords and 9.5km north of Dublin City Centre. The village is located mid-way between Malahide to the north and Balgriffin to the south. The village centre, located immediately north of the subject site, is centred on the parish church, established dwellings and the recently developed lands at St. Olave's local centre and residential development.

Figure 2.1 Subject Site Location within Kinsealy

(Source: CCK, Architectural Design Statement)

Kinsealy is a village settlement within the Metropolitan Area with a strong visual identity and landscape quality formed by the Sluice River, running east-west through the village, and by the stone walls and mature trees associated with the nearby Abbeville Demesne. The Malahide Road (R107) runs north-south to the west of the village centre.

The site is approximately 8.2 hectares and is bound to the north and northeast by recently completed residential developments (Kinsealy Manor, Beechwood and Newpark), to the south east by agricultural lands, to the south by a mix of uses including St Nicholas of Myra National School, playing pitches and a commercial/logistic use, and to the west by the R107 Malahide Road and the temporary Malahide Portmarnock Educate Together National School (MPETNS) located in the former Teagasc Headquarter Building (a Protected Structure).

2.2 Overview of Proposed Development

This section sets out the details of the proposed scheme, including the various typologies of units and the mix of uses. A summary of the development description has been set out below.

The proposed development consists of the demolition of existing buildings and structures on a site associated with the former Teagasc Research Centre, and the construction of 193 residential dwellings comprising 153 two storey houses (consisting of 30 two-bed; and 123 three-bed terraced houses) and 40 duplex units (comprising 20 two-bed ground floor apartments with 20 three-bed duplexes above) arranged in three storey blocks.

The proposed development includes a single storey childcare facility (approx. 283 sqm gross floor area) with the capacity for approximately 50 children.

The proposed development incorporates approximately 1.65 ha of dedicated public open space comprising a series of open spaces and a central east-west green route linear park and parklands along the east boundary. In addition, 2.2 ha of green belt lands are included to the south and south-east of the residential development area to accommodate a playing pitch.

Vehicular access to the site will be via a new vehicular entrance at Gandon Lane to the north (providing access to the northern part of the site) and a new vehicular access from the Malahide Road, located to the south of the existing Malahide Portmarnock Educate Together National School (providing access to the southern part of the site).

The proposed development includes 229 car parking spaces (comprising 193 residential spaces, 4 childcare drop off spaces, 3 childcare staff spaces, and 29 visitor spaces), and 345 bicycle parking spaces (201 private secure on-curtilage spaces for houses without independent garden access, 100 private secure spaces and 20. visitor spaces for duplex units, 20 childcare drop-off spaces, and 4 childcare staff spaces).

The proposed development facilitates pedestrian and cycle links to existing and proposed adjoining developments, including the provision of an east-west greenway connecting residential lands to the east of the site at Newpark to the Malahide Road and the provision of a north-south link connecting Beechwood in the north to the green belt lands in the south, with provision for a future link to the St Nicholas of Myra national school.

The proposed development has an overall site area of 8.2 ha, and includes bin storage, internal roads, boundary treatments, public lighting, 3 ESB unit substations, water supply, surface water drainage and foul water drainage infrastructure, and all associated and ancillary site and development works.

The proposed development provides for a wide range of house types including apartments and duplex units, terraced, semi-detached and detached dwellings. A breakdown of residential units is provided in Table 2.1 below.

Table 2.1 Breakdown of Residential Unit Types

Description	Quantity	Total per Type	Mix Percentage
2 Bed Apartments	20	50	26%
2 Bed Houses	30		
3 Bed Duplex Units	20	143	74%
3 Bed Houses	123		
Total	193	193	100%

Figure 2.2 Proposed Site Layout Plan

(Source: CCK)

The design intent for the application site is to create a high quality and appropriate landscape for future residents which will meet their recreational needs and provide an attractive visual setting and associated social amenity spaces. The principles of inclusivity for all age groups, universal accessibility and sustainable development are applied to ensure an inclusive and environmentally responsible design solution.

The development includes a network of connected open spaces providing a range of active and passive recreational amenities for a range of users is proposed serve the development.

2.3 Transport Access

Kinsealy is strategically located, benefiting from its position on the North-South Strategic Corridor. The DART expansion, which is to be delivered by 2027, will increase capacity on the northern commuter line and will further support and strengthen connectivity. The site is located approx. 2.5km from Portmarnock Train Station.

Kinsealy is located approximately 10 km from Dublin City Centre and benefits from good connectivity to the City Centre, the wider City Region and its international ports and airports via the M1 multimodal

transport corridor, high capacity rail and road networks. Dublin City Centre, Swords and Dublin Airport are the primary locations for employment in the wider area.

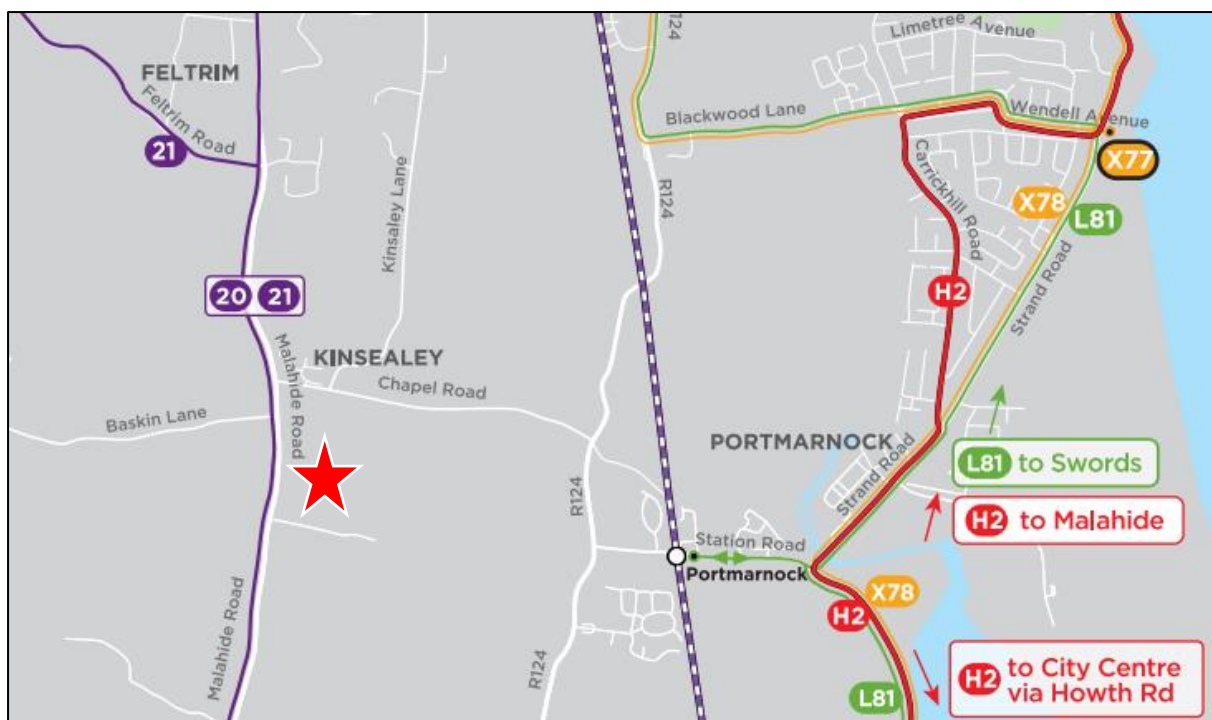
The proposed scheme is adequately served by public transport with access to a number of bus stops within walking distance from the site.

- Dublin Bus no. 42: Dublin City Centre – Kinsealy – Portmarnock.
- Dublin Bus no. 43: Dublin City Centre – Kinsealy – Swords.
- Dublin Bus no. 102c: Sutton – Malahide – Kinsealy – Balgriffin.

The nearest bus stop is located an approximately 25m walk from the subject site. Further improvements to the Dublin bus network are proposed as part of Bus Connects. Relative to the development site, the most relevant are the proposed 20 and 21 radial bus routes as per the current Bus Connects network proposals. The 20 bus route will connect Kinsealy to Malahide and the City Centre at 30-minute intervals in each direction. The 21 will provide connections from Swords Business Park to the City Centre via Kinsealy at peak times.

The proposed development has been set in the context of the emerging active travel network as set out in the Kinsealy Local Area Plan (LAP) 223-2029 and currently being further progressed by FCC as part of the Kinsealy Walking & Cycling Scheme¹. This Kinsealy Walking & Cycling Scheme aims to develop high quality walking and cycling facilities from Kinsealy to Portmarnock by constructing a new section greenway and significantly upgrading Station Road to provide safer walking and cycling facilities. The project will improve access to Portmarnock and the DART station and to connect with existing cycle infrastructure there.

¹ Kinsealy Walking & Cycling Scheme Emerging Preferred Route subject to public consultation from 2 December 2024 to 10 January 2025.

Figure 2.3 Public Transport Accessibility within the Study Area**Figure 2.4 Extract from BusConnects Route Map with connections through Kinsealy**

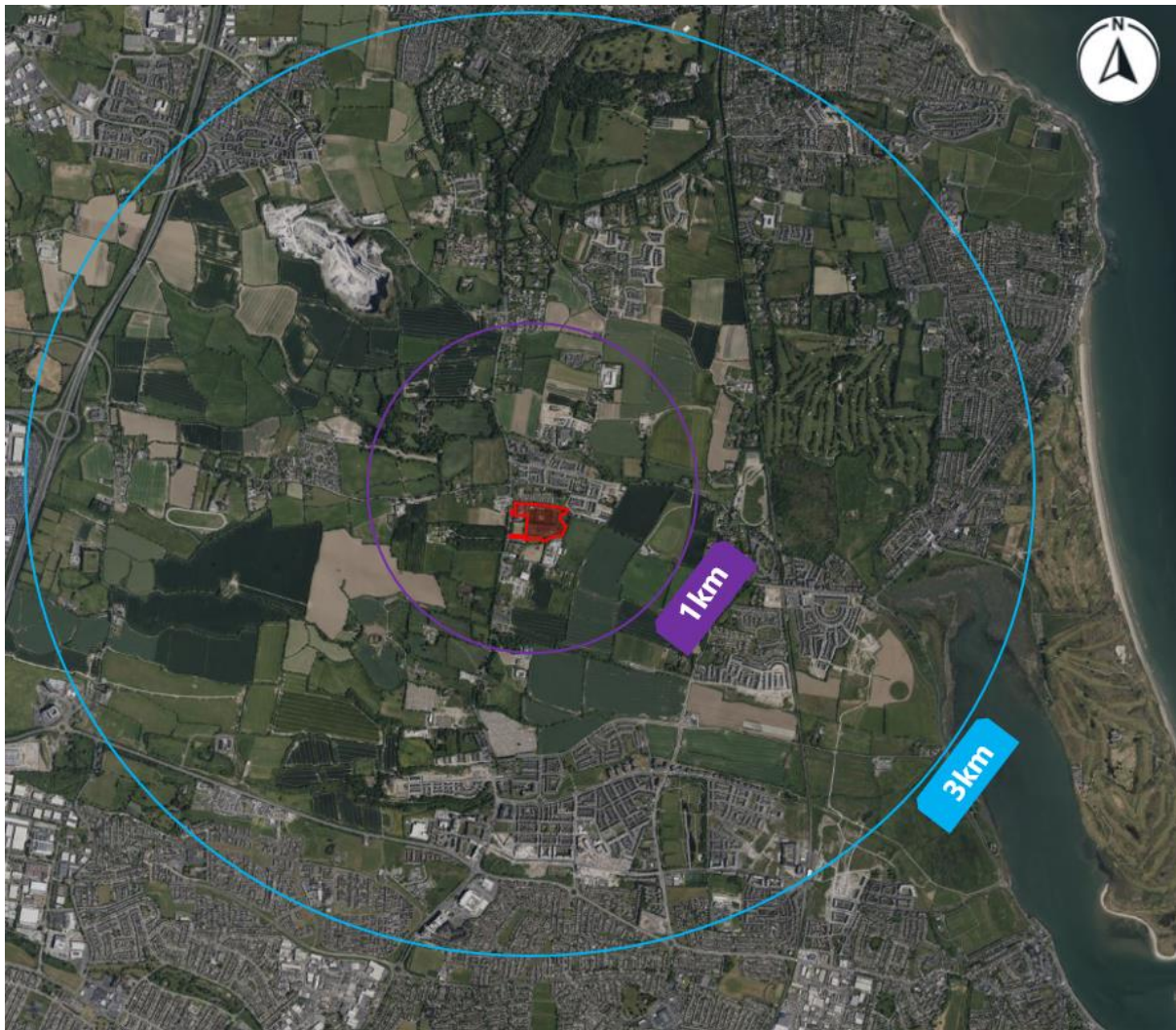
As illustrated above, the subject site would encourage active travel due to its position within Kinsealy village centre within walking distance but is also suitably located close to multiple bus stops and Portmarnock Train Station which has frequent services to and from the city centre.

3 DEMOGRAPHICS AND POPULATION CHARACTERISTICS

This section sets out the demographic profile of the study area and captures subsequent trends in relation to the various characteristics of the local population and their backgrounds. The Study Area provides insight into the composition of the local population and relevant demographic trends. Specifically, the study reviews the population's age profile, household characteristics and economic status to best understand the needs of the population regarding social and community services and facilities.

This Study Area (based on the CSO Settlement Area) is also compared to wider trends within Fingal County and the State.

Figure 3.1 Study Area for the Community and Social Infrastructure Audit.



3.1 Defining the Study Area

While Objective DMS078 of the FCDP 2023-2029 seeks '*an assessment of existing community and social infrastructure facilities within 1km of the subject site*', given the sites location and proximity to larger towns such as Swords and Portmarnock, it is considered that a wider study area, with a radius of 3km would be appropriate, which would include school, community, healthcare and recreational facilities in Portmarnock which are accessible from the subject site.

To give a fair representation of accessible childcare facilities, it is considered that the built-up area of Kinsealy is a reasonable study area. For further details in this regard, please refer to Childcare Capacity Assessment prepared in Section 6.2.

Figure 3.1 above identifies the Kinsealy settlement boundary along with the 1km radius from the site, and an expanded 3km site boundary.

The Demographic profile is based on population data from the Census 2022. The site is located within the administrative area of Fingal and within the settlement of Kinsealy which form the main demographic profile of the area surrounding the site.

Therefore, in order to remain consistent with the principle of the 15-minute walking city concept as well as to comply with the requirements set out for the assessment of community and social infrastructure in the area – the study area has been defined by:

- A 1000m radius boundary; and
- A wider 3000m radius boundary.

3.2 Population Profile and Characteristics

3.2.1 Population Profile

To fulfil the strategic priorities of Fingal County Council, it is essential that all areas have a strong sense of community, provide access to natural surroundings, and are well integrated with essential services, public amenities and open spaces. This will contribute to fostering a healthy, resilient and sustainable community. To gain insights into the specific requirements of the local residents, an in-depth examination of the demographic features of both the Study Area and the broader Fingal County has been conducted using data from the Census of 2016 and 2022.

This analysis aims to identify the significant traits of the local population. According to the 2022 Census, Ireland's population reached 5,149,139 in April 2022 – representing growth of 8.1% from the previous Census in 2016. Fingal's population stood at 330,506 at the time, an increase from 2016 of 11.6%, or just over 34,000 people. The County hence accounts for 6.4% of Ireland's population, with only Dublin City and Cork City and County accounting for higher proportions.

According to the 2022 Census of Population, the population of the State showed a steady growth of around 8.2% from its 2006 level until 2011, with a significant reduction in growth during the period between 2011 and 2016 to 3.8%, and then an increase between 2016-2022 of 8.13%.

As demonstrated in Table 3.1, Kinsealy and Fingal have both experienced a more rapid rate of population growth than that of the State. It is noted that the CSO Boundary for Kinsealy changed between 2016 and 2022, and therefore there is a substantial increase in population between the 2016 and 2022 Census findings. The total population of Kinsealy recoded in the 2022 Census was 906 persons.

Strong population growth for Kinsealy is indicative of its strategic location providing good access to Dublin City Centre, alongside significant employment opportunities in the County. Primarily this growth can be attributed to greater economic activity, increased job opportunities and continued migration.

Table 3.1 Population Change from 2006-2022 (Source: CSO, 2022)

Area	2006	2011	% Change 2006-2011	2016	% Change 2011-2016	2022	% Change 2016-2022
State	4,239,848	4,588,252	8.22%	4,761,865	3.78%	5,149,139	8.13%
Fingal	239,992	273,051	13.775%	296,020	8.42%	330,506	11.65%
Kinsealy	-	214	-	234	9.35%	906	287%

Fingal's population is expected to continue to grow with the Fingal Development Plan 2023–2029 forecasting that the County's population will increase by approximately 73,000 people by 2031 (+22.1% versus 2022).

3.2.2 Age Profile

Table 3.2 below provides a breakdown of the recorded population, categorised by age to allow a more detailed overview of the specific as detailed in the 2022 Census. Different age cohorts of the population have different requirements, with young families more likely to be in need of childcare and educational facilities, while a strong working age population will require more significant employment opportunities than those of retirement age, who more likely will require care and health services.

Table 3.2 below details the resulting population profile of the urban area of Kinsealy, together with Fingal and the State based on age ranges from the 2022 Census results.

Table 3.2 Age Profile 2022 – Kinsealy, Fingal and the State

Geographic Areas	Kinsealy		Fingal Administrative Region		State	
Age Cohort	No. of Persons	% of Total	No. of Persons	% of Total	No. of Persons	% of Total
Age 0-4	84	9.27%	21,017	6.35%	295,415	5.7%
Age 5-9	76	8.38%	25,315	7.6%	342,670	6.7%
Age 10-14	54	5.96%	27,716	8.38%	374,202	7.3%
Age 15-19	33	3.64%	22,876	6.92%	337,628	6.6%
Age 20-34	160	17.66%	59,268	17.93%	935,174	18.16%
Age 35-64	360	39.74%	137,770	41.68%	2,087,735	40.55%
Age 65+	139	15.34%	36,544	11.06%	776,315	15.08%
Total	906	100%	330,506	100%	5,149,139	100%

Analysis of Table 3.2 show that 29.3% of the Fingal population was under 18 years old in 2022, while some 47.2% were under 35. The proportion of the population under 35 years of age in Fingal was higher than the national average, where 44.5% of the population was under 35.

Kinsealy has a higher proportion of its population in younger age brackets. Kinsealy has a higher proportion of its population in the 0-4 and 5-9 age brackets than either Fingal or the State. However, Kinsealy has a lower proportion of children in the 10-14 and 15-19 age cohorts compared to both the State and the rest of Fingal.

Compared with the State and Fingal, Kinsealy has a slightly lower proportion of adults in the 20-34 and 35-64 age brackets. Cumulatively, 57.4% of Kinsealy population falls between the 20 to 64 age bracket, compared to 59.6% in Fingal and 58.7% in the State. The proportion of Kinsealy's population aged 65+ (15.3%) is similar to the State (15.1%), but significantly higher than Fingal (11.1%).

Figure 3.2 Population Pyramid of Kinsealy (Source: CSO, 2022)



3.3 Household Characteristics

The average household size is calculated using the number of houses divided by the total number of people within the households. Table 3.3 below compares the average household size in Fingal, Kinsealy and the State.

The Census 2022 data reveal Ireland has an average household size of 2.74 people, which is a small decrease compared with the 2016 average, which stood at 2.75. The average household size in Fingal remained the same at 3.02 people per household. The Kinsealy average household size, at 2.82, was slightly higher than the national average but lower than the County average.

Table 3.3 Household Size Comparison (Source: CSO, 2022)

Area	Households	Persons	Av Household Size
Kinsealy	293	825	2.82
Fingal	107,846	325,642	3.02
State	1,841,152	5,046,681	2.74

As illustrated below in Table 3.4, Kinsealy has a similar percentage of one or two person households (one person, married or cohabiting couples without children) than the State average, which is notably higher than that recorded at County level. In the State, 22.5% of households were one person, married or cohabiting couples without children, compared to 17% at County level and 23.5% in Kinsealy.

Cohabiting and Married couples with children accounted for the largest proportion of households at State (49.8%) and County (53.2%). A higher proportion of the households in Kinsealy (54.5%) comprised Cohabiting and Married couples with children than the State and County level.

Table 3.4 Composition of Private Households by Type (Source: CSO, 2022).

Composition of Households	Kinsealy		Fingal		State	
One Person	46	5.6%	17,099	5.3%	425,974.00	8.4%
Married Couple	112	13.6%	29,516	9.1%	548,834.00	10.9%
Cohabiting Couple	36	4.4%	8,820	2.7%	159,824.00	3.2%
Married Couple and Children	382	46.3%	153,732	47.2%	2,212,579.00	43.8%
Cohabiting Couple and Children	68	8.2%	19,666	6.0%	303,164.00	6.0%
Father and Children	6	0.7%	3,475	1.1%	66,550.00	1.3%
Mother and Children	43	5.2%	28,146	8.6%	419,872.00	8.3%
Couple and others	14	1.7%	7,768	2.4%	95,897.00	1.9%
Couple, Children and others	46	5.6%	18,311	5.6%	210,334.00	4.2%
Father, Children and others	7	0.8%	1,494	0.5%	19,137.00	0.4%
Mother, Children and others	9	1.1%	6,401	2.0%	84,498.00	1.7%
Two or more family units	17	2.1%	10,003	3.1%	123,069.00	2.4%
Non-family households and relations	7	0.8%	5,464	1.7%	100,571.00	2.0%
Two or more non related persons	32	3.9%	15,747	4.8%	276,378.00	5.5%
Total	825	100.0%	325,642	100.0%	5,046,681.00	100.0%

3.4 Demographic Summary

Strong growth recorded in Kinsealy over the 2016 to 2022 was in part due to changes in the CSO boundary between the two Censuses. Notwithstanding, the strong population growth is indicative of the villages' strategic location with good access to Dublin City Centre, significant employment opportunities in the County and general population growth due to continued migration.

Kinsealy has a higher proportion of its population in younger age brackets (0-9) than either Fingal or the State. Compared with the State and Fingal, Kinsealy has a slightly lower proportion of adults in the 20 to 64 age bracket. According to *Health in Ireland – Key Trends* (2022), the proportion of people over 65 will decrease from five to one, to three to one, in the next 20 years. Notwithstanding, Fingal continues to be one of the counties with the youngest age on average.

The average household size recorded in Kinsealy was slightly higher than that at State or County level at 2.82. The majority of households in Kinsealy comprise families with children. There is a significantly higher proportion of one and two person households in Kinsealy compared to County Level.

4 POLICY CONTEXT

For the purposes of this Community and Social Infrastructure Audit, a range of national, regional and local planning policies relating to the provision of social infrastructure have been reviewed. These documents provide guidance with respect to the provision of new social and community facilities in residential development areas in a number of categories, including education and childcare services, healthcare facilities, cultural institutions, recreational facilities and other key services.

4.1 National Planning Framework 2020

The National Planning Framework (NPF), under Project Ireland 2040, forms the overarching framework for the spatial development of Ireland to 2040. A key focus of the NPF is on sustainable and compact development within pre-existing urban areas and the provision of accessible services and facilities for all communities. Chapter 6 of the NPF states that the *"ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment"* is intrinsic to providing a good quality of life for new and existing communities.

Given its focus on sustainable development, the NPF includes a number of points related to social infrastructure inclusive of 'National Strategic Outcome 10: Access to Quality Childcare, Education and Health Services' which seeks to provide good accessibility to quality health services, childcare and education facilities, supported by compact growth in urban areas.

Figure 4.1 Hierarchy of Settlements and Related Infrastructure. Source: (NPF, 2018)



Furthermore, Chapter 6 of the NPF states that the “ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment” is intrinsic to providing a good quality of life for new and existing communities. Chapter 6 additionally includes a Hierarchy of Settlements and Related Infrastructure that indicates the services and facilities necessary within settlements of different size to serve their populations (Figure 4.1).

The NPF 2040 sets out National Policy Objectives (NPOs) in order to deliver the overall vision outlined in the framework. The NPO in relation to childcare services and schools, both primary and secondary, is set out below:

NPO 31: “Prioritise the alignment of targeted and planned population and employment growth within investment in the provision of childcare facilities and new and refurbished schools on well-located sites within or close to existing built-up areas, that meet the diverse needs of local populations.”

4.2 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (Compact Settlements Guidelines) set national planning policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development

and the creation of compact settlements. The Compact Settlement Guidelines acknowledge the need for intensive use of previously developed land and infill sites.

The Compact Settlement Guidelines replaced the *Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities*, 2009 (now revoked). The new guidelines encourage the concept of Compact Growth and describes its benefits with regards to Social and Community Infrastructure as follows:

'These neighbourhoods tend to offer improved access to services and amenities, better integration with existing infrastructure and public transport, more efficient use of land, and facilitate and support a transition to lower carbon living. The term '15 minute city' has been used in recent years to describe compact neighbourhoods with a range of local services and amenities and access to public transport all within a short walk or cycle of homes.'

4.3 Childcare Facilities: Guidelines for Planning Authorities (2001)

The Childcare Facilities: Guidelines for Planning Authorities (the Childcare Guidelines) state with regard to facilities 'in new communities/larger new housing developments':

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.

Section 3.3.1 of the Childcare Guidelines reference a standard of 20 childcare places per approximately 75 dwellings for new residential developments and go on to state that this is not a strict requirement, and the provision of childcare facilities will depend on the particular circumstances of each individual site and development.

Appendix 2 of the Childcare Guidelines states that 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'.*
- 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 under provision, will also contribute to refining the base figure.*

Using the guideline of 20 spaces per 75 dwellings, the proposed residential development of 193 dwellings would generate a requirement for approximately 51 childcare spaces. The proposed childcare facility is approx. 283 sq.m in size and could accommodate 50 children.

4.4 The Provision of Schools and the Planning System July (2008)

In July 2008, the Department of the Environment, Heritage and Local Government together with the Department of Education and Science published a code of practice document entitled '*The Provision of Schools and the Planning System*'.

The code of practice document sets out the best practice approaches that should be followed by Planning Authorities in ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll out of school facilities by the Department of Education and in line with the principles of proper planning and sustainable development.

The main focus of the document details the procedures to be adopted by Planning Authorities in integrating schools planning issues into their development planning process.

As the proposed development is a mixture of unit sizes, it is expected that a number of school going children will arise from the subject development. A full appraisal of existing school facilities is provided below to illustrate the range of schools available in the area, alongside a forecast projection of school going children.

4.5 Department of Education Statement of Strategy 2023-2025

The Department of Education Statement of Strategy (2023-2025) sets out the direction and high-level work programme that the Department of Education plans to undertake over the period to active the key ambitions of the Programme of Government.

The overarching mission of the Department as articulated in the Statement of Strategy is '*to ensure that all children and young people have access to a positive learning experience and to facilitate them, through learning to realise their full potential and contribute to Ireland's social, economic and cultural development*'.

In pursuing that mission, the Statement of Strategy outlines strategic goals for the period 2023 to 2025 as follows:

1. Enable the provision of high-quality education and improve the learning experience to meet the needs of all children and young people, in schools and early learning and care settings;
2. Ensure equity of opportunity in education and that all children and young people are supported to fulfil their potential;
3. Together with our partners, provide strategic leadership and support for the delivery of the right systems and infrastructure for the sector; and
4. Organisational Excellence and Innovation.

The Statement of Strategy 2023–2025 seeks to support the delivery of an extensive school infrastructure programme, which ensures an appropriate place for all children and young people.

4.6 Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region (EMRA) 2019-2031

The *Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031* (RSES) sets out a 12-year strategic development framework for the Eastern and Midland Region. Supportive of the

implementation of the NPF, the RSES reflects its focus on the provision of accessible services and facilities for communities within the Eastern and Midland Region.

The RSES notes that a key challenge facing the region is the continued growth rates of household formation coupled with a severe slowdown in the development of new housing stock during the recession, resulting in housing supply and affordability pressures in both sale and rental markets, particularly in Dublin and urban areas but affecting all of the region.

Section 9.1 of the RSES details that the availability of, and access to, services and facilities, inclusive of healthcare services, education facilities and community/recreational facilities is key to creating healthier places.

Section 9.6 of the RSES sets out the importance of Social Infrastructure in developing strong and inclusive communities. It states that:

'Successful places also support a wide range of services and facilities that meet local and strategic needs and contribute towards a good quality of life. These include facilities in relation to health, education, libraries, childcare, community centres, play, youth, recreation, sports, cultural facilities, policing, places of worship, burial grounds, and emergency facilities.'

This is supported by Regional Policy Objective 9.14 which calls for Local Authorities to:

'support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve.'

In addition, the Metropolitan Area Strategic Plan (MASP) set out in the RSES emphasises the need to provide accessible services and facilities and supports *"ongoing collaboration between 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"*.

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

The *Sustainable Urban Housing: Design Standards for New Apartments* (Apartment Guidelines) acknowledges the provision of 1 childcare facility (equivalent to a minimum of 20 child places) for every 75 proposed residential units – as set out in the Childcare Guidelines (2001). However, the Guidelines also states that the threshold for the 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. This has been reiterated below:

'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'. [Section 4.7, pg. 33].

The Apartment Guidelines specifies the provision of 1 childcare facility (equivalent to a minimum of 20 child places) for every 75 proposed residential units and provides that the application of this standard should be informed by the demographic profile of the area and the existing capacity of childcare facilities.

4.8 Fingal County Development Plan 2023-2029

The Fingal County Development Plan 2023-2029 was made on 22 February 2023 and came into effect on 5 April 2023. The Development Plan recognises the important role that social and community infrastructure facilities play, in functioning as a focal point in neighbourhoods and enabling social activities and events. With regard to this, the Plan requires the careful assessment of a Community and Social Infrastructure Audit, as set out below:

Objective DMSO78 – Community and Social Infrastructure Audit *Planning applications for large scale residential and mixed-use developments, of 50 or more residential units, shall include a Community and Social Infrastructure Audit. This audit shall assess the provision of community and social infrastructure within the vicinity of the site and shall identify existing shortcomings in terms of these facilities and assess whether there is a need to provide additional facilities to cater for the proposed development.*

A Community and Social Infrastructure Audit shall include the following:

- An assessment of existing community and social infrastructure facilities within 1 km of the subject site.*
- An assessment of the need in terms of necessity, deficiency, and opportunities to enhance/share existing facilities based future population projections for the area.*
- A justification as to whether or not a new community facility will be provided as part of the proposed development, based on the findings of the audit.*

Where new community facilities are required, they shall have regard to Objective DMSO79 above and the following:

- Community facilities shall be flexible in their design and promote optimum/ multi-functional usage, for users of all age and abilities.*
- Community facilities shall not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent resident*
- Community facilities shall be provided in conjunction with residential/mixed use development.*
- Community facilities shall be accessible by a range of travel modes with an emphasis on walking, cycling and public transport use, while providing appropriate car parking facilities to meet anticipated demand of non-local visitors to the centre.*

The Development Plan recognises the important role that social and community infrastructure facilities play, in functioning as a focal point in neighbourhoods and enabling social activities and events. With regard to childcare facilities, the Development Plan states that:

Objective CIOSO28 – Childcare Facilities and New Development *Require the provision of appropriate childcare facilities as an essential part of new residential and mixed-use developments in*

accordance with the provisions of the Childcare Facilities Guidelines for Planning Authorities 2001 or any superseding Guidelines, or as required by the Planning Authority. Such facilities should be provided in a timely manner and be an integral part of the development proposal.

The Development Plan recognises the important role that social and community infrastructure facilities play, in functioning as a focal point in neighbourhoods and enabling social activities and events. With regard to healthy placemaking and the development of community facilities, the Development Plan states that:

Objective SPQHO61 – Rural Village Services *Promote the provision of essential services within Rural Villages to serve the local community including childcare, social infrastructure, employment and retailing services, health, recreation and leisure amenities.*

Policy SPQHP1 – Healthy Placemaking *The Council will support the development and creation throughout Fingal of successful and sustainable settlements which endorse the principles of healthy placemaking and which through a multi-faceted approach to planning, design and management continue to ensure the development of attractive high-quality places to live, work, recreate, visit and invest in, served by a range of local services, provision of quality public realms, diverse and accessible community facilities for all genders, non-binary or none and open spaces for the benefit of the community.*

Objective CIOSO5 – Residential Developments and Community Facilities

Ensure proposals for large scale residential developments include a community facility, unless it can be established that the needs of the new residents can be adequately served within existing or committed community facilities in the area.

4.9 Kinsale Local Area Plan 2019 - 2025

The Kinsale Local Area Plan 2019-2025 (the LAP) sets out the principal guidance for the physical development of the village. The Vision Statement for the Village seeks to:

‘Enhance and consolidate the village centre whilst ensuring the sustainable expansion of Kinsale at a level appropriate to and integrated with the existing village in which the housing, socioeconomic and civic aspirations of the community are met while retaining its distinctive character and sense of identity and ensuring maximum environmental protection’.

The LAP identifies the former Teagasc research facility as ‘an opportunity for brownfield development’ and designates the site as Development Area 3 (DA3), one of six development areas within the RV zoned area. The Plan includes a Visual Development Framework Plan for DA3 that states:

‘Given the scale of the site and its significant development potential, Development Area 3 represents an exceptional opportunity to deliver a unique living environment for future residents. It also represents an opportunity to deliver amenities that will enhance the quality of life for all current/future residents of Kinsale’.

It is an objective of the LAP to encourage the provision of full-day care and crèche facilities as part of any new residential development:

Objective 8.12 *Require the provision of appropriate childcare facilities in line with national guidelines.*

5 AUDIT OF EXISTING SOCIAL & COMMUNITY FACILITIES

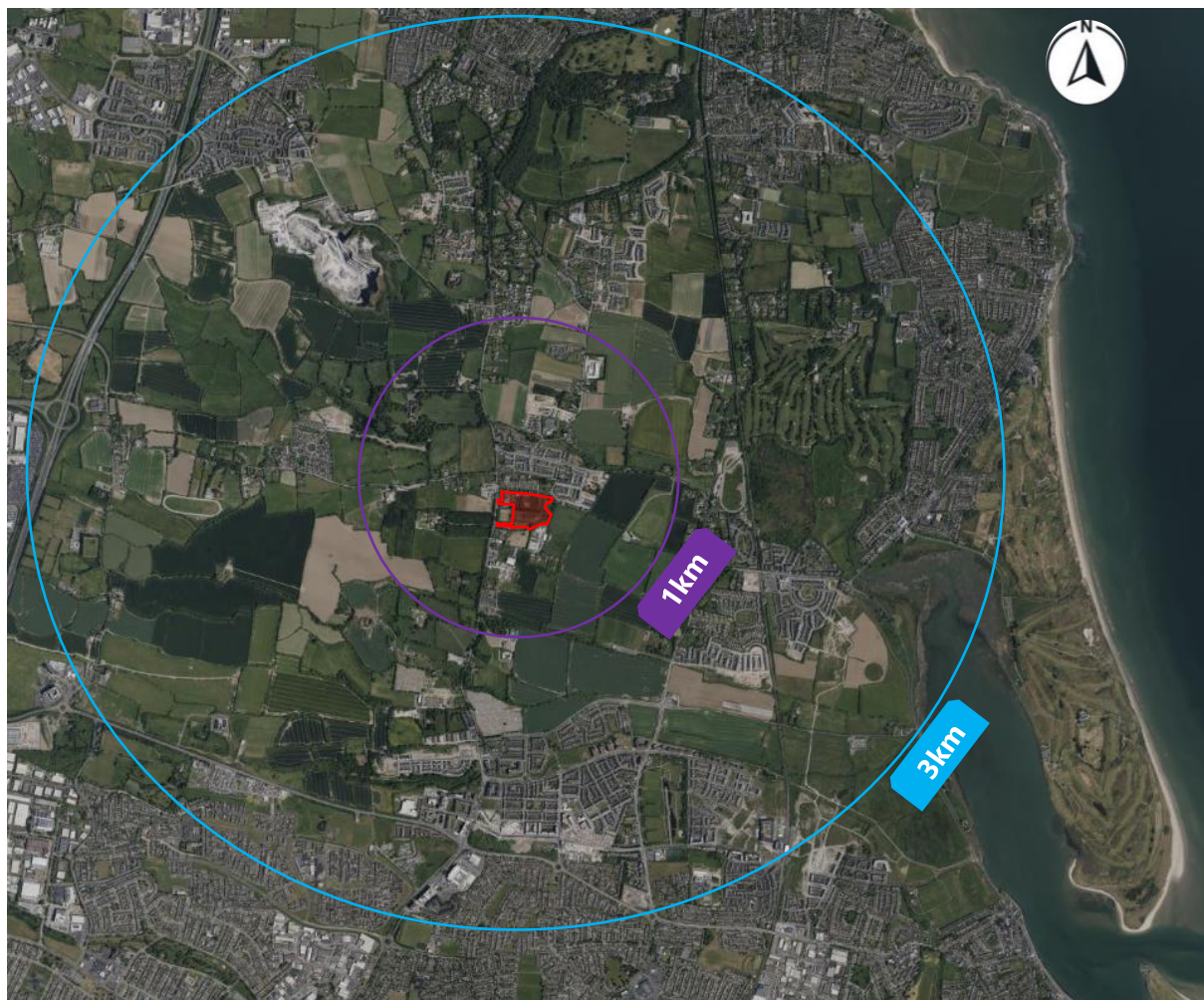
The Infrastructural Study Area for this assessment is defined by a 1km radius surrounding the subject site to remain consistent with requirements of the Fingal County Development Plan as set out by Objective **DMS078** which requires:

'An assessment of existing community and social infrastructure facilities within 1 km of the subject site.'

However, as set out in section 3.1 of this Audit, it is considered that an additional 3km radius is a fair representation of accessible community and recreational facilities given the location of the site, proximity to large towns such as Portmarnock, Malahide and Balgriffin. The 1km and 3km site boundaries are illustrated below in Figure 5.1.

For creches and childcare facilities the scope of the search is kept to the urban area of Kinsealy reflecting the accessibility for the proposed population within easy walking distances. Please refer to the Childcare Capacity Assessment detailed below in Section 6.2.

Figure 5.1 Study boundaries for social infrastructure audit.



5.1 Educational Facilities

The number and distribution of schools within the settlement boundary are illustrated below in Figure 5.2.

Figure 5.2 Educational Facilities within the Study Area

5.1.1 Primary Level

From a review of the Department of Education database, the following National Schools serve Kinsealy and the wider area:

Table 5.1 Primary Schools within the Study Area

School	Female	Male	Enrolment (2023/2024) ²	No. Classrooms	Anticipated Spare Capacity*	Anticipated Spare Capacity**
Malahide Portmarnock Educate Together N.S	211	193	404	15	0	16
St. Nicholas of Myra National School	84	109	193	8	0	31
Saint Oliver Plunkett School	422	447	889	33	0	35
Scoil na Duinnínigh	213	190	403	16	0	45
St. Marnocks National School	304	325	629	24	0	43
Belmayne Educate Together N.S	212	206	418	16	0	30
St. Helens National School	156	158	314	13	0	50
St. Andrews National School	111	104	215	8	0	9
St. Sylvesters Infant Catholic School	170	211	381	15	0	39
St. Francis Senior National School	202	234	436	16	0	12
Our Lady Immaculate SNS	93	108	201	11	52	107
Darndale Junior School	74	85	159	13	140	205

² There are no figures for 2024/2025 on the Governments Primary School Enrolment website - <https://www.gov.ie/en/collection/primary-schools/>.

Gaelscoil Ghráinne Mhaol	18	11	29	2	17	27
Total	2,290	2,381	4,671	190	209	649
*Spare capacity measured at 23 pupils per classroom **Spare capacity measured at 28 pupils per classroom						

The Department has advised that a standard of 23 students per classroom should be encouraged. When examined at a rate of 23 students per classroom³, there is spare capacity for 209 students across the 13 schools.

However, research has shown that for the academic year of 2023-2024⁴, only approximately a third (33.8%) of primary school children in Ireland attended classroom sizes that range from 20-24 pupils as advocated by the Department. For that period, approximately 37.4% of primary school children attended classroom sizes that range from 25-29 pupils, while 9.2% attended classroom sizes that range from 30-34 pupils.

Having regard to current classroom sizes, assuming a higher pupil per classroom rate of 28 pupils per class would result in a spare capacity of 649 pupil spaces across the 13 schools identified in the 3km radius of the site.

Furthermore, it is noted that the former Teagasc research building, located just west of the site boundary, currently accommodates the Malahide Portmarnock Educate Together N.S (MPETNS) on a temporary basis. The site will continue to be used as an interim primary school until such time as the permanent school facility at Broomfield is completed. Permission is currently being sought by the Department of Education under Reg. Ref. F24A/0541E for a new 16 classroom and 4 classroom special educational needs unit primary school on lands at Broomfield, Malahide, Co. Dublin. The location of the proposed school is indicated on Figure 5.2 and is located with the 3km radius of the site. The capacity of this proposed school has not been included in Table 5.1 or in the capacity calculations above.

It is further noted that the lands associated with the temporary MPETN are within the ownership of the Department of Education. The Kinsealy Local Area Plan 2019-2025 provides a clear policy basis for the provision of a new or enlarged school on those lands under the control of the Department of Education. In this respect, and subject to the identified of required capacity by the Department of Education, this site has the capacity to continue to provide primary school spaces should the MPETN relocate to a new facility.

³ Department of Education Circular 0011/2024

⁴ ED105 – www.data.cso.ie

5.1.2 Post-Primary Level

A review of the data published by the Department of Education on individual schools indicated that there are 6 post-primary school within the Study Area.

Table 5.2 Post Primary Schools within the Study Area

School	Female	Male	Enrolment 2023/2024 ⁵
Malahide Portmarnock Educate Together Secondary School	201	287	488
Coláist Dhulaigh Post Primary	81	93	174
Grange Community College	239	247	486
Malahide Community College	623	621	1,244
Portmarnock Community School	428	538	966
Gaelcholáiste Reachrann	255	248	503
Total	1,827	2,034	3,861

The most recent Government update on the current status of Large School Projects being delivered under the School Building Programme (November 2024) states that the next Phase of the Malahide/Portmarnock Educate Together Secondary School is currently under construction.

There are also numerous projects in the surrounding area to be constructed as part of the School Building Programme including:

- Brackenstown Senior NS, Swords,
- Broadmeadow Community National School, Mooretown, Swords
- St Finian's CC, Swords, and
- Portmarnock Community School, Portmarnock.

There is also a Youthreach school and an overseas education school just outside the boundary of the study area, they are:

- **Coolock Youthreach:** a Department of Education programme for early school leavers aged 15 – 20. It offers young people the opportunity to identify options within adult life and provides them with opportunities to acquire certification. After Youthreach young people can go on to further education, apply for apprenticeships or confidently enter the world of work. The facility offers the following accredited subjects : Information Technology, Word Processing, Application

⁵ There are no figures for 2024/2025 on the Governments Post-Primary School Enrolment website - <https://www.gov.ie/en/collection/post-primary-schools/>.

of Numbers, Maths, Personal and Interpersonal Skills, Communications, Work Experience, Short Order Cooking, Teamwork, Breakfast Cookery, Health Related Fitness, Painting, Outdoor Vegetable Crop Production, Literacy, numeracy and digital literacy support is offered using BKSBB (Basic Key Skills Builder).

- **Levit Overseas Education:** an India-Ireland based overseas educational consultancy.

5.1.3 Third Level Education & Further Education

Kinsealy village does not contain any third level or further education facilities.

However, Malahide Community College, the Grange Community College and Portmarnock Community College are all within the study area which offer a wide range of evening classes and course for adults. Grange Community College in Donaghmede is also a further education campus offering full time classes for students.

Given its proximity to Dublin City, and good connectivity and accessibility to the City's third level and further institution facilities, a third level education facility is not necessary or appropriate for an urban settlement at the scale and context of Kinsealy.

5.1.4 Special Needs Education Schools:

There is one solely dedicated special needs school within the study area, it is the:

- **Foxfield Special School, Swords, Co. Dublin (3km distance)** - a multi-denominational, co-educational school for children with a dual diagnosis of Autism Spectrum Disorder and a moderate general learning disability.

There are also three special education schools within close proximity to the site (with 5 km) to cater for children of all needs and abilities, they include:

- **St Michaels House, Darndale, Co. Dublin (4km distance)** - which provides a comprehensive range of services and supports to men, women, and children with intellectual disabilities and their families in 170 locations in the greater Dublin Area. It supports c. 2,300 people and this has an impact on thousands of family members. St. Michael's House is a company funded by the HSE, TUSLA and the Department of Education.
- **St. Pauls Special School, Beaumont, Co. Dublin (5km distance)** – which provides education to children with an Autistic Spectrum Disorder.
- **Abacas Special School, Kilbarrack (4.5km distance)** - a co-educational, evidence-based school for autistic children and young adults.

5.2 Childcare Facilities

As part of this Audit, Declan Brassil & Company have carried out a detailed assessment of the existing capacity of early childcare and creche capable of catering the proposed development, as well as future demand for these facilities with respect to the existing demographics and trending, and the influx of population arising from the proposed scheme.

This childcare review indicated that there are currently 4 registered childcare facilities in Kinsealy, excluding unregistered child-minding services. It is noted that these facilities were identified within a 500 metre radius of the subject lands. It is also noted that the proposed development also provides for

a purpose built creche facility of 283 sq.m with 4 dedicated classrooms – which could accommodate in the order of 50 children.

On the basis that there was no publicly available data that identifies the capacity of childcare facilities or available spaces, a childcare review and capacity assessment was undertaken by Declan Brassil & Co. in January 2025, which is detailed below in Section 6.2.

Figure 5.3 Map of Childcare Provision within the Study Area



Table 5.3 List of Registered Childcare Providers in the Study Area

No. on Map	Childcare Facility	Tusla ID	Address
1	Nzone	TU2015FL235	Posie Row, Kinsealy, Co. Dublin.
2	The Links Creche & Montessori Limited	TU2015FL145	Malahide Road, Kinsealy, Co. Dublin.
3	Kinsealy Woods Creche and Montessori	TU2022FL006	8 Cooper's Wood, Chapel Road, Kinsealy, Co. Dublin.
4	Cheeky Monkeys Playschool	TU2015FL061	Churchview, Chapel Road, Kinsealy, Co. Dublin.

5.3 Healthcare & Medical Services

Healthcare within the catchment area is provided by a range of public and private organisations. A variety of healthcare services are provided within the 3km catchment area as detailed below.

For specialist services, individuals are normally willing to travel further. The proposed development is located in close proximity to Dublin's wide range of health facilities (20 minute drive to the city centre) and is close to the national motorway network and public transport provision either by bus or by rail. This provides access to national public hospitals, private hospitals, high-tech hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospitals and hospices. Beaumont Hospital is also located approx. 5km from the proposed development.

In terms of Primary Health Care Provision, Kinsealy is served by the following medical practices and primary care centres:

Table 5.4 Medical Services & Facilities within the Study Area

Hospitals, Medical Practices and Services	
1	The Mater Private Day Hospital – an integrated multi-speciality service located at Newenham House, which forms part of the Mater Private Network. The Hospital has 17 listed consultants.
2	Portmarnock GP Clinic – provides a full range of services from GP visits and vaccinations to antenatal care and chronic disease management. The clinic has 4 full time doctors and 2 full time nurses.
3	Portmarnock Family Practice – is a modern computerised surgery that offers a full range of services with 6 full time doctors.
4	Kingsford Medical – offers a full range of general practice services to public and private patients, serving the local and surrounding communities including routine and acute GP

	consultations, blood tests, vaccines and disease management. The centre has 4 full time doctors.
5	Kinsealy Medical Centre – offers a full range of general practice services with 5 full time doctors.
6	Northern Cross Medical Centre – offers a comprehensive range of services for all age groups, from childhood to retirement. The centre has one full time doctor listed.
7	Ardara Family Practice – offers a wide range of services, including routine check-ups, preventive care, diagnosis and treatment of acute and chronic conditions; with 4 full time doctors, 2 full time nurses and a healthcare assistance.
8	The Medical Centre - offers a wide range of services, including routine check-ups, preventive care, diagnosis and treatment of acute and chronic conditions. The centre has 3 full time doctors and 3 full time nurses.
9	Darndale Health Centre – A HSE facility that offers a comprehensive range of services for all.
10	Clongriffin Medical Centre – a purpose built modern surgery located on the Main Street in Clongriffin.
11	The Meridian Clinic Clarehall – offers a full range of services, along with a complete range of occupational health services.
12	The Specialist Clinic – offers a full range of services.

Regarding Mental Health, it is noted that such services can be obtained from specific GP and Primary Healthcare Centres in Kinsealy, together with the following dedicated practices:

Mental Health Services	
13	The Mindful Space / Martello Counselling – Maureen Treanor is an experienced Therapist with over 25 years of working therapeutically with people in the area of support, transformation and change.
14	Breda Dooley Psychology – offers online, by phone or face to face therapy.
15	Chuala Counselling – Karin Jordan has worked extensively with women dealing with postnatal depression and maternal mental health issues over the past eight years.
16	Anne Marie Kelly Brady Psychotherapy and Counselling – a wide variety of services, including, anxiety, depression, bereavement and loss, abuse, bullying, hurt, anger, rage, relationship issues, intrusive thoughts, OCD, eating disorders, self-harm and suicide ideation, personal development, addiction recovery and more.

17	Stephen Keogh Counselling and Psychotherapy - a wide variety of services, including, depression, low mood, stress, anxiety, panic attacks, bereavement loss, work issues, family, and gender issues.
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Kinsealy is also served by a number of Dental Practices.

Dentistry	
18	Portmarnock Dental Surgery – provides a comprehensive range of dental treatments.
19	Blessing Dental Surgery – located in Portmarnock, the service offers dental treatment, periodontal treatment, restorations, root canal and aesthetic treatments.
20	Northern Cross Dental - a specialist dental practice and we provide treatment in: orthodontics, dental implants, cosmetic dentistry, periodontology, oral surgery and endodontics.
21	Rose-Marie Daly Dentistry for Children – offers a bespoke dental service for children of all ages.
22	Clongriffin Dental – located on the main street, the Dentistry has 3 full time dentists and offers a full range of services.

Kinsealy is also served by other healthcare services including:

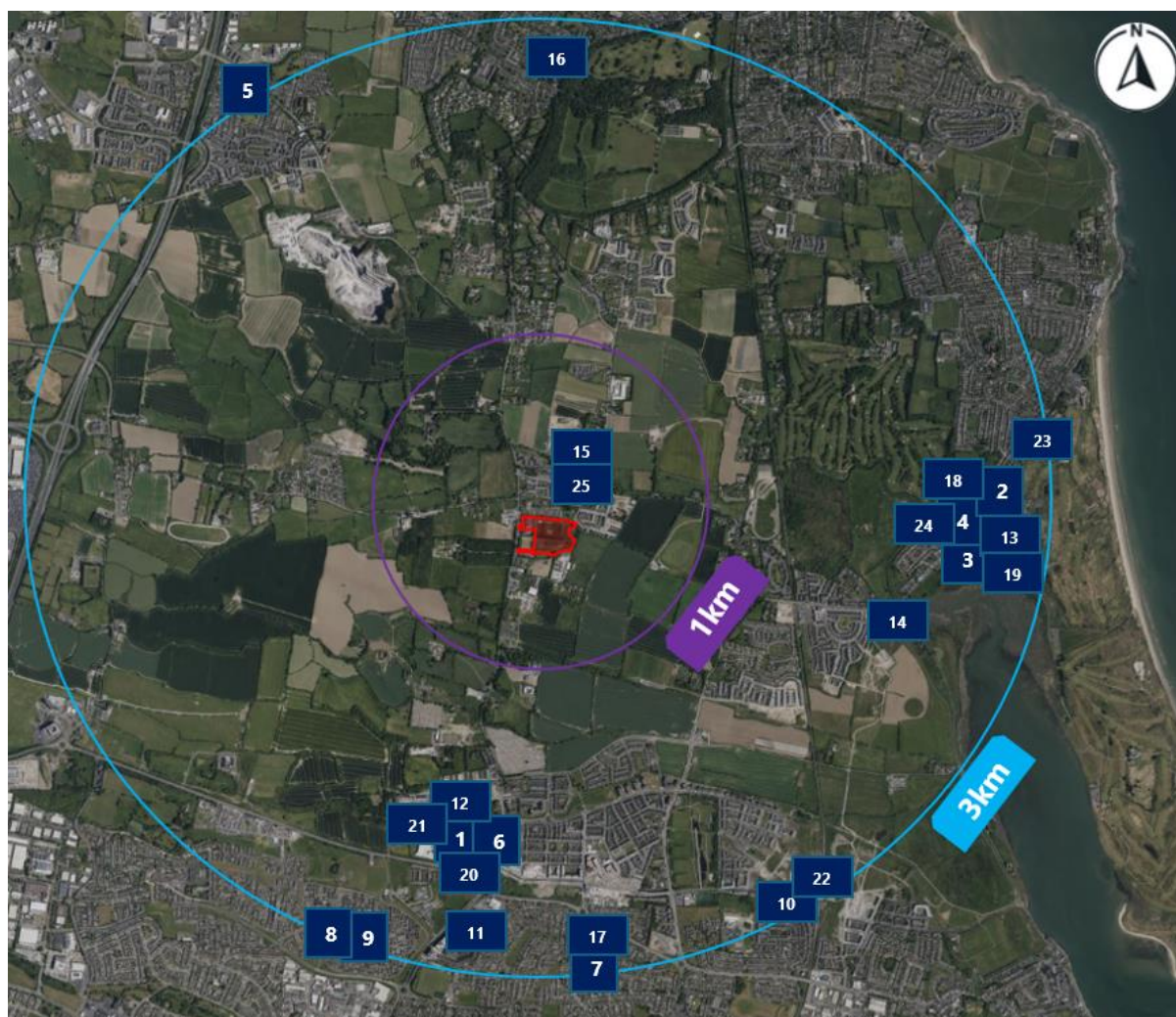
Somatics and Physiotherapy Services	
23	Clinical Somatics – located in Portmarnock, they offer CSE to provide an effective method for resolving chronic muscular pain.
24	Portmarnock Physio – is an ISCP Chartered Physiotherapy which specialises in sports traumatology and pitch side accident and emergency care.
25	ASAP Physiotherapy Treatments Limited – offers therapeutic massage, manual therapy, physio, functional electrical stimulation, dry needling, and post hospital physiotherapy.

Kinsealy is served by a range of pharmacies including:

- **McCabes Pharmacy Clarehall** – located in Clarehall Shopping Centre.
- **StayWell Kinsale Pharmacy** – located in Drinan, Swords.
- **McCartans Pharmacy** – located in the Dunnes Stores Shopping Centre, Portmarnock.
- **Clearlys Pharmacy** – located in the strand centre, Portmarnock.
- **Donnelly's Pharmacy Portmarnock** – located at Kingsford Cross, Portmarnock.
- **Stacks Pharmacy Clongriffin** – located on Main Street, Clongriffin.
- **Scanlons Pharmacy** – located in Burnell Court, at Northern Cross.

- **Docmorris Pharmacy** – located on Main Street, Belmayne.

Figure 5.4 Map of Healthcare facilities within the Study Area



Other Healthcare Facilities:

The Fertility HQ – a service that provides at-home fertility hormone testing is also located within Kinsealy.

There are also other services provided in the surrounding lands beyond the 3km border such as chiropractors, opticians and veterinarians, including Portmarnock Chiropractic Clinic, The Chiropractic Clinic, Malahide Chiropractic Spine & Joint Specialists, O'Sullivan Optical, Vision Express Options, Dublin Bay Vets and Portmarnock Veterinary Clinic.

5.4 Open Space, Sports & Recreational Facilities

Quality recreation, leisure and amenity facilities have a fundamental impact on the quality of life in a place. It can improve social integration and cohesiveness.

A full list of the sports clubs, gyms and studios located within the study area are described below in Table 5.5

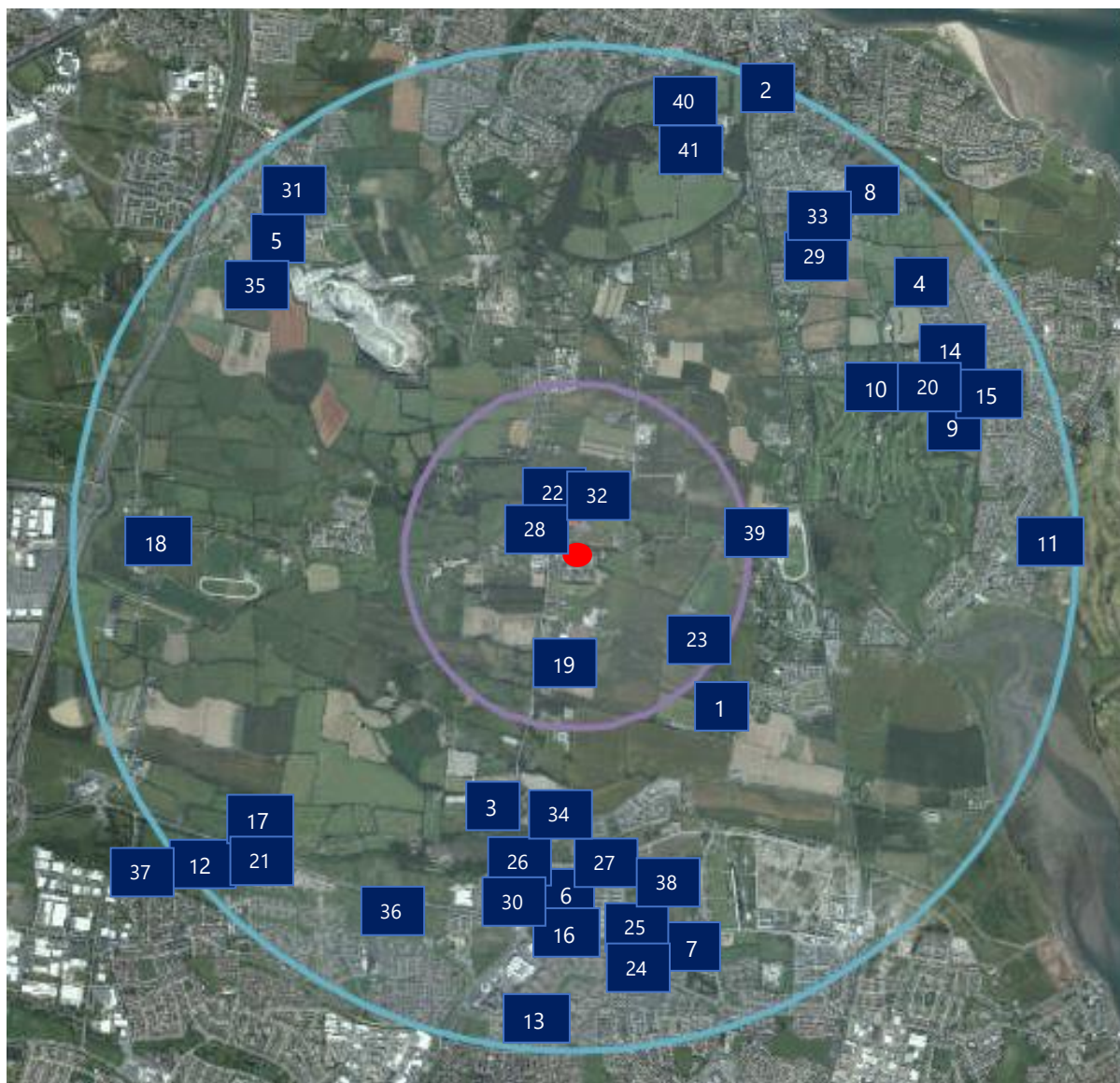
Table 5.5 List of Sports Clubs, Gyms and Recreational Facilities / Amenities within the Study Area

Sports Clubs	
1	Trinity Gaels GAA Club – a Gaelic games club with over 20 teams located in Drumnigh.
2	St. Sylvesters GAA Club – a Gaelic games (hurling and football) club located in Malahide. Their function room can also be booked and hosts over 250 people.
3	Innisfalls GAA Club – a GAA team located in Balgriffin.
4	Naomh Mearnog GAA Club – a GAA club located in Portmarnock.
5	Kinsaley United Football Club – a football club located in Kettles Park.
6	Trinity Donaghmede Football Club – a football team located in Father Collins Park.
7	Clarehall Celtic FC – a football team located in Donaghmede Park.
8	Malahide Fingal Hockey Club – a women's hockey club that cater from 6 to senior ages.
9	Red Rox Baseball – A youth and adult Baseball team located in Portmarnock.
10	Malahide Golf Club – an 18 hole links golf course with a full clubhouse.
11	Portmarnock Golf Club – a links golf course which has hosted many major professional and amateur events including multiple Irish Open Championships, the Walker Cup, the Irish Amateur Close Championship and the British Amateur Championship.
12	Dean Swift Sports Club – a 9 hole pitch and putt course located in Priorswood Park.
13	Ayrfield Boxercise Club – a boxing club that caters to all levels located in Ayrfield Community Centre.
14	Portmarnock Squash Club – located in the Portmarnock Sports and Leisure Club.
15	Padel PSLC Portmarnock – a padel club with two floodlit outdoor padel courts, a comprehensive coaching programme tailored for all ability levels, available to all PSLC members and non-members.
16	Clongriffin Athletics Club – an athletics club located in Donaghmede Park.
17	Craobh Chiarain GAA – GAA pitches located in Belcamp.
Gyms, Leisure Clubs and Studios:	
18	AUL Complex - the Athletic Union Leagues North Dublin venue caters for a large number of football games, leagues, and competitions on it's numerous playing fields. The facility

	has multiple full sized grass pitches as well as floodlit astro pitches which are available for hire from the complex.
19	Nzone – a sports facility and after school club which is equipped with a host of sports facilities for children in a 20,000 sq. ft indoor sports arena and is the only centre of its kind in Ireland.
20	Portmarnock Sports and Leisure Club – the centre includes a full length swimming pool, gym a bar and function rooms.
21	St. Michael's House Leisure Centre & Swimming Pool – a wellness centre which includes a 19 metre wheelchair accessible pool.
22	Evolution Fitness – located in Kinsealy, this state-of-the-art gym with a particular focus on training, nutrition and motivation.
23	EXCAPE Portmarnock – facilities private and semi-private group training in Portmarnock.
24	Trinity Sports & Leisure Club & Bar - provides sporting and leisure amenities for the local catchment area, including a 25 metre swimming pool, sports hall and lounges.
25	Hero's Gym – a large commercial gym located in the Trinity Sports and Leisure Club.
26	Block 9 Health and Fitness – a commercial gym with a range of classes located on the Malahide Road.
27	Energie Fitness Clarehall – a commercial gym located in the Clarehall Retail Park.
28	Shine in Yoga – a yoga studio located in Kinsealy with both morning and evening classes.
29	Óga Yoga – a yoga studio located in Malahide.
30	Hot Yoga Dublin – a boutique studio that offers Pilates, yoga and MBSR at a hot temperature to get deeper into postures and prevent injuries.
31	Wild Soul – Yoga and Wellness – a yoga and wellness studio located in Drynam Hall.
32	Performance Therapy Ireland - a Health & Fitness facility located in Kinsealy, that offers group training, personal training and individualised programming within the group setting.
33	Malahide Regional Bridge Club – a bridge club which hosts competitions and coffee mornings.
34	Balgriffin Table Tennis Club – a table tennis club for all levels located in Balgriffin Hall.

Other Open Space and Recreation:	
35	Kettles Memorial Park – close to Drynam estate, the memorial park has two soccer pitches, a GAA pitch along with footpaths and benches. Easter and Summer camps are also held here.
36	Darndale Park - has a playground, soccer pitches and a pond. The pond provides freshwater habitats and wetlands for wildlife and is also a location for fresh water fishing.
37	Belcamp Park – has soccer and GAA pitches, tennis courts, pitch and putt and a 7-a-side all weather pitch.
38	Father Collins Park - has soccer pitches, a GAA pitch, a playground and a skatepark.
39	Lakeside Memorial Park - located on the Trotting Track in Portmarnock will be a place where people can remember and celebrate the lives of loved ones who have died.
40	Malahide Botanic Gardens – Set on 260 acres of parkland, the gardens and Butterfly House at Malahide Castle. The West Lawn and Walled Botanical Gardens are open all year round.
41	Malahide Playground and Park – Malahide Castle Demesne and parkland boasts pleasant walks, play areas, sporting facilities including a large children's playground, mature 9-hole par 3 golf course, 18-hole pitch & putt course, sports pitches, tennis courts, cricket pitch and exercise trail. Malahide Cricket Club is also situated in the Lady Acre field of Malahide Castle grounds. The grounds have also hosted international cricket matches.

Figure 5.5 **Location of Sports and Fitness Clubs, Open Space and Recreation facilities in wider Study Area**



5.5 Other Community Facilities and Services

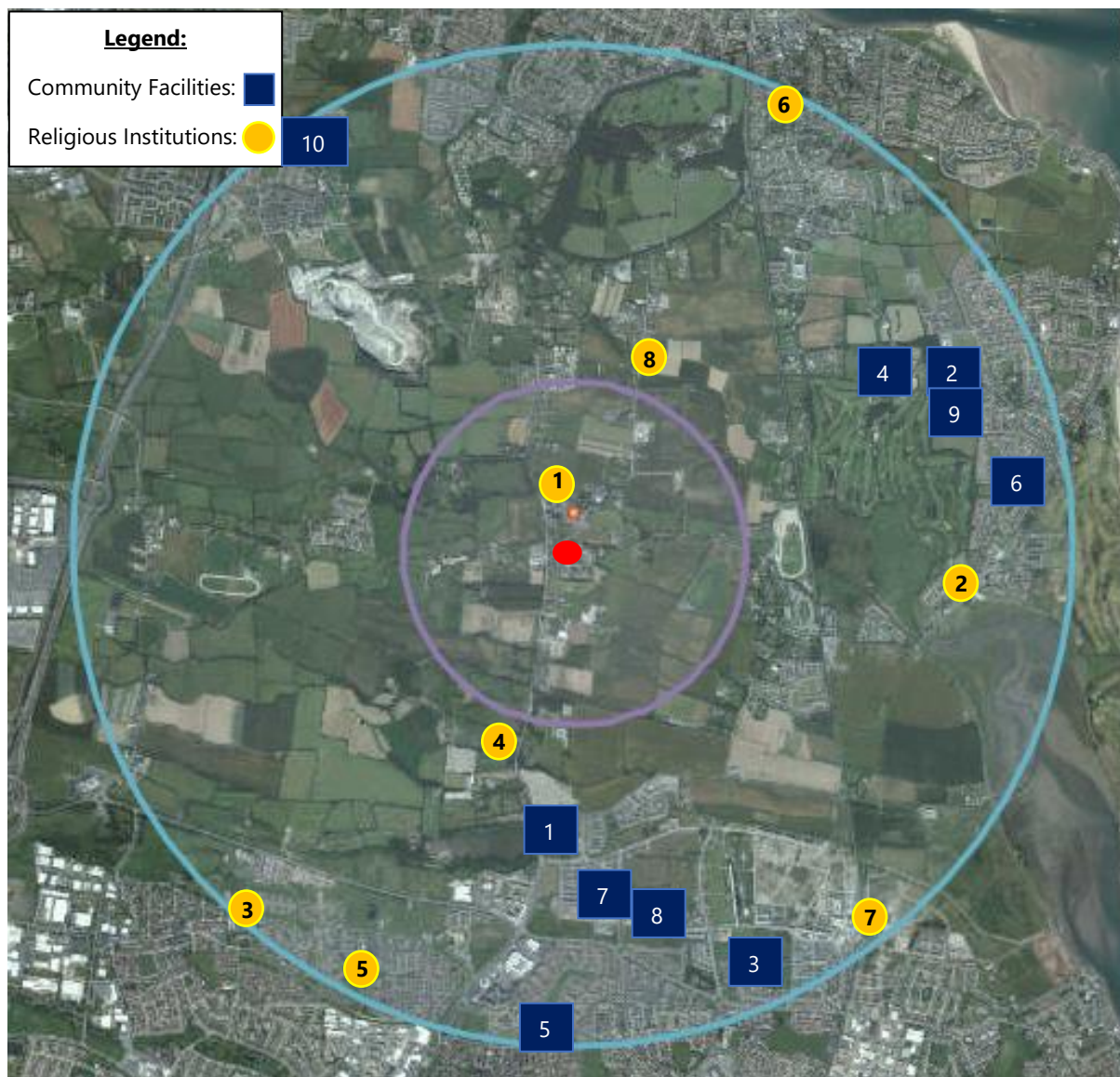
Quality neighbourhoods should be responsive to the needs of local communities, which play an important role in quality of life factors and foster a wider sense of community and active citizenship. Key community facilities are considered to include local authority offices, welfare offices, libraries, Garda and fire stations and community services.

A review of publicly available information has been conducted to establish the range of such facilities throughout Kinsealy and the wider area, together with an outline of the various community groups and clubs in the town, including the following:

Table 5.6 List of Art/Culture and Community Facilities within the Study Area

Art/Culture and Community Facilities:	
1	Balgriffin Hall – hosts multiple community events, classes and groups including: <ul style="list-style-type: none"> ○ <i>Carolán School of Irish Dancing</i> – offers Irish dance classes for all standards and grades. ○ <i>Dublin Art Classes</i> - offers a wide range of art courses and workshops in oil painting, acrylic painting, watercolour painting, and mixed media for all levels.
2	Portmarnock Community School – hosts a variety of classes including languages for beginners, yoga, pickleball, Latin dance, sustainable fashion, emergency first aid courses, CPR classes, digital skills, gardening, bridge, guitar, cooking and woodworking.
3	Grange Community College – offers part time adult courses including addiction studies, ESOL and early learning & care.
4	Curtain Call Stage School – located in Portmarnock, provides children with professional level training in dance, speech & drama and singing.
5	Ayrfield Community Centre – a community centre which hosts musical nights, poker evenings and classes.
6	Carrickhill Little Free Library – a library in Portmarnock that is part of a nonprofit organisation – Little Free Library.
7	Belmayne Community Hub – newly refurbished community space which is used for training programmes, community initiatives, events, afterschool projects and youth work programmes.
8	Belmayne Allotments – a 2 acre allotment site and community garden.
9	Portmarnock Scouts and Guide Centre – a fully wheelchair accessible den which is used for summer camps and hosts Portmarnock Athletics Club, Irish dancing classes, Taekwondo classes, a knitting group, Bricks-4-kids camps, and regional Scout and Girl Guide meetings. The facilities utilise Blackwood Forest for scouts games and training.
10	The Riasc Centre – a state of the art facility that hosts conferences, training, graduation ceremonies, choral and musical presentations. The Riasc centre also offers several multi-purpose meeting and training rooms and has free parking with WI-FI and is fully wheelchair accessible.

The proposed development is supported by many local social and community services. Figure 5.6 below, illustrates the location of each facility relative to the site.

Figure 5.6 Map of Community Facilities within the Study Area

There are numerous places of worship in the wider area, which will allow the new community of Kinsealy to intersect with and contribute to the existing faith communities. There are three Roman Catholic Churches, three Protestant Churches, a Mosque and Hindu Place of Worship within the study area as detailed in Table 5.7.

Table 5.7 List of Religious Institutions within the Study Area

Religious Institutions	
1	St. Nicholas of Myra Catholic Church – located within Kinsealy village.
2	St. Annes Catholic Church Portmarnock – located on Strand Road, Portmarnock.
3	St. Francis of Assisi Catholic Church – located in Clonshaugh.

4	St. Doulagh's Church (Church of Ireland) - the oldest stone-roofed church still in use in Ireland, located in Saintdoolaghs, south of Kinsealy village.
5	Church of Our Lady Immaculate Belcamp - A Presbyterian Church located in Belcamp.
6	St. Andrews Church – An Anglican Church located in Malahide.
7	Clongriffin Masjid – a Mosque located on the Clongriffin Road.
8	Nondaloy – a Krishna Temple located on the Malahide Road.

In addition to key community facilities, sustainable communities require a range of ancillary facilities and services such as state or local authority provided services. Facilities include:

- An Post Darndale – located in the Clarehall Shopping Centre.
- Kinsealy Parish Hall – offers a space for community meetings and classes, such as the Kinsealy Comhaltas Ceoltoiri Eireann classes.
- Bottle Banks – there are multiple bottle and clothes bank facilities across the study area.
- Clarehall Shopping Centre – a large shopping centre with a variety of comparison and convenience including Tesco Extra, Barbers, clothes shops and a butchers.
- Feltrim Shopping Centre – a shopping court which includes Eurospar, takeaways, a restaurant and pharmacy.

For other facilities such as Garda Stations, Fire Stations, Recycling Centres and Credit Unions are located within the built up areas of Swords and Malahide just outside of the study area.

Large retail areas such as Airside Retail Park, Northside Shopping Centre, Donaghmede Shopping Centre, and Santry Retail Park are located just outside of the study area.

6 COMMUNITY & SOCIAL INFRASTRUCTURE DEMAND ASSESSMENT

Objective DMS078 of the FCDP 2023-2029 requires:

- *An assessment of the need in terms of necessity, deficiency, and opportunities to enhance/share existing facilities based future population projections for the area,*
- *A justification as to whether or not a new community facility will be provided as part of the proposed development, based on the findings of the audit.*

As a starting point this audit reviewed the relevant policy context for the provision of schools. It is noted that the Department of Education and Science published *The Provision of Schools and the Planning System* July 2008 providing guidance on the provision of schools.

Following on from the above, a 3km radius from the site has been determined as the catchment area for the assessment of educational facilities given the areas proximity to large built-up areas such as Portmarnock and Balgriffin.

6.1 Educational Facilities Demand Assessment

6.1.1 Primary Level

The Department of Education provides details of primary school enrolment, number of classrooms and class sizes for the 2023/2024 academic year.

Assuming a maximum class size in each school of 23 and/or 28 students per classroom provides for a potential spare capacity ranging between 209 and 649 spaces (refer to Table 5.1, above) without any additional classroom provision.

Table 6.1 Historic Enrolment (Primary Schools)

School Name	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year Change
Malahide Portmarnock Educate Together N. S	260	307	348	373	404	+144
St. Nicholas of Myra National School	211	202	202	194	193	-18
Saint Oliver Plunkett School	916	917	922	911	869	-47
Scoil na Duinnínigh	450	433	429	412	403	-47
St. Marnocks National School	630	648	665	639	629	-1
Belmayne Educate Together N.S.	437	442	434	419	418	-19

St. Helens National School	357	336	328	334	314	-43
St. Andrews National School	223	221	223	218	215	-8
St. Sylvesters Infant Catholic School	410	401	396	389	318	-92
St. Francis Senior National School	455	458	456	447	436	-19
Our Lady Immaculate SNS	193	202	195	215	201	+8
Darndale Junior School	213	199	193	173	159	-54
Gaelscoil Ghráinne Mhaol	N/A	N/A	9	16	29	+29
Total	4,755	4,766	4,800	4,740	4,671	-84

Historic enrolment trends for the Study Area indicated a steady decrease in 10 of the 13 primary school enrolment numbers, with one of the increases being Gaelscoil Ghráinne Mhaol which opened in 2020 and the temporary MPETNS located immediately adjacent to the subject site.

Given that in 2022/23 the schools in the area had a total enrolment of 4,800, which is 129 pupils more than 2023/2024, it can be assumed that the primary schools within the study area can at a minimum accommodate an additional 129 pupils.

Capacity associated with the proposed primary level school at Broomfield has not been included in the above calculations.

6.1.2 Post-Primary Level

The study area surrounding the subject site and Kinsealy hosts 6 post primary schools, with multiple school building projects underway to increase their capacity at both Portmarnock Community School and the Malahide Portmarnock Educate Together Secondary School.

Table 6.2 below highlights the 5-year change across the 6 schools with regards to enrolment numbers.

Table 6.2 Historic Enrolment (Post- Primary Schools)

School Name	2019/2020	2020/21	2021/22	2022/23	2023/24	5 Year Change
Malahide Portmarnock Educate Together Secondary School	67	114	207	347	488	+421
Coláist Dhulaigh Post Primary	155	144	186	171	174	+19
Grange Community College	280	334	394	450	486	+206
Malahide Community College	1,219	1,204	1,232	1,224	1,244	+25
Portmarnock Community School	929	929	921	918	966	+37
Gaelcholáiste Reachrann	443	489	498	510	503	+60
Total	3,093	3,214	3,438	3,620	3,861	+768

Enrolment increased across all 6 post primary schools. However, expansions proposals provided for under the Governments school building programme, which are well advanced, will facilitate future growth.

6.1.3 Third Level Education & Further Education

Kinsealy does not contain any third level or further education facilities, however given its proximity to Dublin City Centre, approximately 10 km and good connectivity and accessibility to the City's third level and further institution facilities, a third level education facility is not deemed necessary for the urban settlement of Kinsealy.

6.1.4 Proposed School Provision in Kinsealy

Section 4.7 of the Kinsale Local Area Plan (LAP) 2019 states that a site needs to be set aside in Kinsealy for a new National School. It is anticipated that the Malahide/ Portmarnock Educate Together National School, will relocate to a permanent site closer to the school's catchment (currently subject to ongoing planning application under Reg. Ref. F24A/0541E), and a new local school serving the growing local population in tandem with the existing National School of St. Nicholas of Myra will be provided to serve the village. The LAP identifies that the new school will be accommodated within the Teagasc land bank and will utilise the former Teagasc building, with an expanded footprint and incorporating outdoor sports facilities.

Figure 6.1 Extract from the Kinsale Local Area Plan highlighting the objective for a new school



Part of the former Teagasc site is controlled by the Department of Education and comprises the location for a new school site as identified by the LAP. In this respect, and subject to the identified of required capacity by the Department of Education, the wider former Teagasc landholding has the capacity to continue to provide primary school spaces should the MPETN relocate to a new facility.

6.1.5 Future Growth Projections

The latest Department of Education report on '*Projections of Full-Time Enrolment: Primary and Secondary level 2023-2042*'⁶ was published in March 2024. This Report is one of a series of reports published regularly by the Department covering national and regional projections of enrolments at primary and post-primary level. This Report updates the previous reports, i.e., national, and regional projections, published in 2021.

The national projections indicate that primary school enrolments peaked in 2018 and a peak in post primary school enrolments by 2026, however these peaks are not universal across all primary and post primary schools. Changes in enrolments in both primary and post primary schools are directly related to changes in population in the areas that they serve

Primary Level

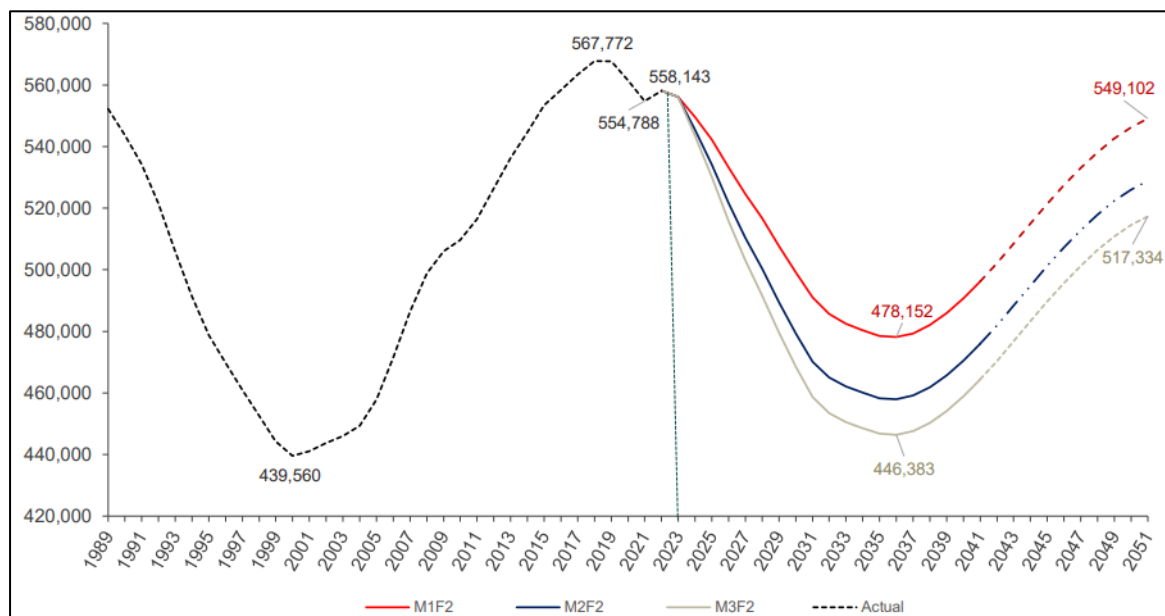
The Report notes that the national trend for primary school enrolments shows a peak in 2018, this enrolment trend is not universal across all primary schools. It must be noted that enrolments in 21% of individual primary schools have not reached peak enrolment and continue to rise.

The Report finds that enrolments in primary schools in Ireland in 2022 stood at 558,143, up by over 3,500 on 2021 (554,788). This increase was due to increased inward migration, including recent enrolments of Ukrainian pupils who arrived since the crisis began. In general, as a reflection of the school

⁶ Department of Education (2024) '*Projections of Full Time Enrolment – Primary and Post Primary Level 2023-2042*.'

age population demographic trends, the enrolments are projected to fall over the coming years under all scenarios, and based on the most likely scenario as identified by the Report, will reach a low point of 478,152 by 2036.

Figure 6.2 Actual and Projected Enrolments in Primary Schools 1989-2051



The longer-term projections illustrate how the projected falls in enrolments will be temporary in nature. The graph clearly demonstrates the cyclical nature of the rises and falls in projected pupil numbers in Ireland for the coming thirty years.

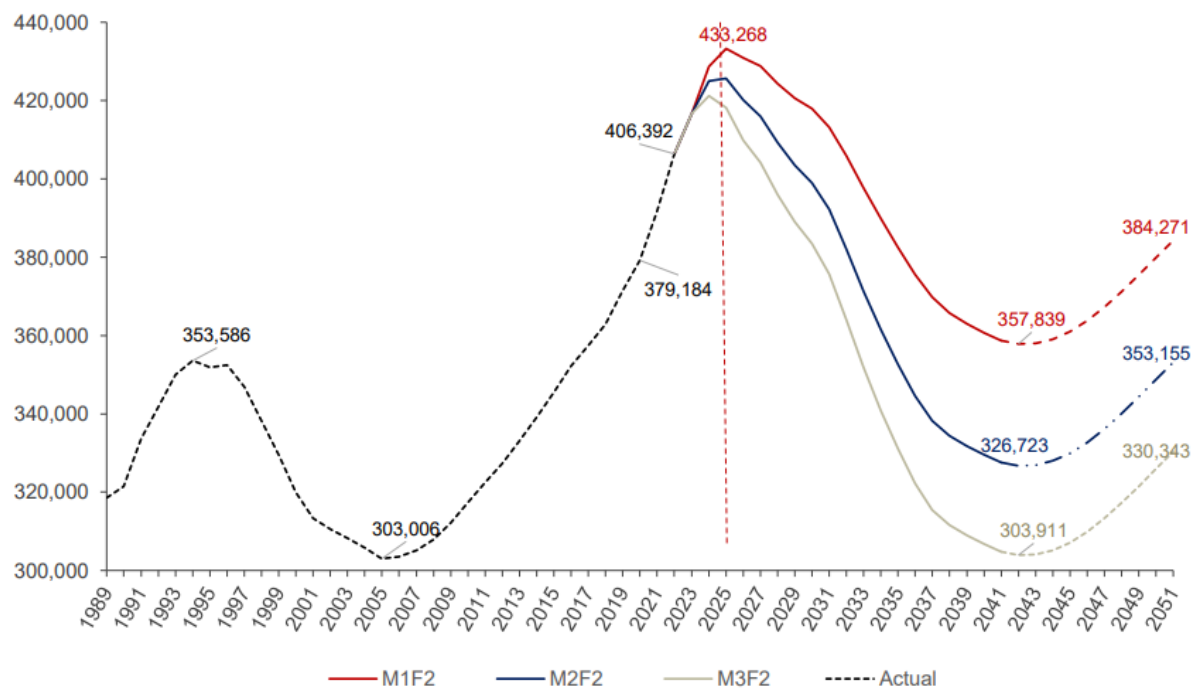
Post Primary

The Report notes that the national projections indicate a peak in post primary school enrolments by 2026 however enrolments in 29% of area are projected to peak in 2026 and beyond.

The Report finds that enrolments in post-primary schools have risen by 43,493 (12%) from 2018 to 2022 and are projected to continue rising over the short term. Under the most likely scenario as identified by the Report it is projected that post-primary enrolment will peak in 2025 with 433,268 pupils, 26,876 higher than in 2022. The projection is illustrated below in Figure 6.3.

With respect to post primary school enrolments, the Report states:

'The number of pupils entering first year is projected to fall by 2,854 between 2023 and 2024. Numbers will then begin to fluctuate until 2029, with a greater fall from 2030 to 2033, and will show further fluctuations again until 2042. By the end of the projection period, there will be 14,800 fewer pupils entering first year than in 2022'.

Figure 6.3 Actual and Projected Enrolments in Post Primary Schools, 1989-2051**6.1.6 Potential Impact on Schools within the Study Area**

Using the projected enrolment figures produced in the Report, future enrolments for the 2023-24 to 2028-2029 academic years (5-year period) for the existing primary and secondary schools were derived for the Study Area. The report projects the national enrolment figures in primary schools to drop by 7.08% between academic years 2023/24 and 2028/29.

When applied to the current total enrolment of schools within the Study Area, it is estimated that the total enrolments in the 13 primary schools identified in the school's assessment are set to reduce by a combined 331 spaces by 2028/29 academic year.

At the post-primary level, the report projects the national enrolment figures to increase only marginally (+1.83%) in the next 5 years between academic years 2023/24 and 2028/29. This would result in an increase of around 71 students in the 6 post primary schools identified in the study area by 2028/29 academic year.

Table 6.3 Projected Enrolment Trends for the 5-year Interval between 2023/24 and 2027/28

Kinsealy Study Area	Enrolment Year		Future Trends	
	2023/2024	2028/2029	% Change	Est. Change
Primary Schools (13)	4,671	4,340	-7.08%	-331
Post Primary Schools (6)	3,861	3,932	+1.83%	+71

It is also noted that the change in the enrolment for the existing schools is only indicative of the potential enrolment in each school and is based on the national population projections set out in the DES report. These projected enrolment figures, hence, may not be fully illustrative of the actual localised values.

Now that the historic and future trends for the schools within the Study Area has been established, the potential demand generated by the proposed scheme will be estimated to identify whether the existing schools within and bordering Kinsealy are in a position to accommodate the subsequent demand. However, it is believed that the multiple school building projects underway to increase the capacity at both Portmarnock Community School and the Malahide Portmarnock Educate Together Secondary School would facilitate the anticipated growth in post primary school enrolment.

6.1.7 Potential Demand Generated by the Proposed Development

The proposed development will comprise a maximum of 193 units. The average household size recorded by the Census 2022 was 3.02 persons per household within Fingal. This generates a total indicative population of c. 583 persons when applied to the proposed scheme.

The national average number of children per family (including childless families) recorded during Census 2022 was 1.34 children which would generate an indicative resident child population of 259 children (between the ages of 0-18 years) when applied to the total number of units proposed (could be lower given the proportion of two bedroom units).

An estimation of the total children of Primary and Post Primary age groups expected to reside in the development has been determined on the basis of the total portion of children under this age group residing within the study area by estimating the proportion of children by age group in the 2022 Census.

Table 6.4 Composition of Children Population in the 0-18 Age Category

Age Group	Fingal Study Area Population	% of Total Cohort	Indicative Resident Child Population
Pre-School (0-4 years)	21,017	23%	60
Primary School (5-12 years)	41,945	45%	117
Secondary School (13-18 years)	29,387	32%	82
Total	92,349	100%	259

Of this figure, an estimated 177 children would be considered school age (including 117 primary school children and 82 post-primary school children), as per the age cohorts recorded for Fingal in the Census 2022. Therefore, there would be 60 children within the 0-4 age category.

6.1.8 Summary of School Place Demand Assessment

The above analysis suggests that the proposed scheme has the potential to generate an additional c. 583 persons within the area, including an estimated 259 children between the age of 0-18 years of which 117 are expected to be of primary school age and 82 of post-primary age group. However, these figures may be lower when taken in the high proportion of 2 bedroom units (26% of development) within the proposal which would have smaller household sizes and therefore are less likely to comprise school going children.

There are thirteen primary and six post-primary schools surrounding Kinsealy with a combined total enrolment of 4,671 and 3,861 students, respectively.

A further analysis of the historic and future trends for the schools within the study area was carried out and included assessing trends in enrolment over the past 5 year period, to determine the previous and on-going enrolments within schools in the past and expectations for the future.

The Department of Education Report *Projections of Full-Time Enrolment: Primary and Second Level, 2023-2042* projects the national enrolment figures in primary schools to drop by 7.08% between academic years 2023/24 and 2028/29, ensuing a drop in enrolment of approximately 331 students.

At the post-primary level, on the other hand, the report projects the national enrolment figures to increase, although marginally (+1.83%), in the next 5 years between academic years 2023/24 and 2028/29 which would see an increase in enrolment of approximately 71 students.

As highlighted in Table 5.1, there is an estimated spare capacity of 209 within the primary schools surrounding Kinsealy (when the spare capacity is measured at a rate of 23 pupils per classroom). From the analysis above, and the study of the school's historic enrolment and the expected decrease in school going projections listed above, there may be a decrease of 331 enrolments in the next 5 years, giving an additional capacity – to a total of 540. Given that the proposed development is likely to generate 117 children of primary school going age it is evident that given the current capacity of the schools surrounding Kinsealy, that the potential demand generated by this proposed development will be accommodated by the local schools provided.

At the post-primary level, the report projects the national enrolment figures to increase, although marginally (+1.83%), in the next 5 years between academic years 2023/24 and 2028/29 resulting in an extra demand of 71 spaces. The proposed development is likely to generate an additional 82 children of post primary school going age. It is submitted the six post primary schools, combined with the new phase of the Malahide/Portmarnock Educate Together Secondary School and other building programme projects within a 3km radius of the proposed development will provide additional capacity to accommodate the proposed demand.

6.2 Childcare Demand Assessment

The purpose of this Childcare Capacity Assessment is to establish the baseline of existing childcare facilities in proximity to the site and to establish childcare future requirements for the Kinsealy community.

Objective CIOSO28 of the Fingal County Development Plan 2023-2029 states:

Objective CIOSO28 – *Require the provision of appropriate childcare facilities as an essential part of new residential and mixed-use developments in accordance with the provisions of the Childcare Facilities Guidelines for Planning Authorities 2001 or any superseding Guidelines, or as required by the Planning Authority. Such facilities should be provided in a timely manner and be an integral part of the development proposal.*

The *Childcare Facilities Guidelines for Planning Authorities, June 2001*, provides a framework to guide Planning Authorities and developers in assessing and formulating development proposals for childcare facilities. It is noted that these are a planning guidance document only, and standards set down in relevant childcare legislation take precedence.

Section 2.4 of the Guidelines consider appropriate locations for childcare facilities, including new communities/larger new housing developments; in the vicinity of concentrations of workplaces, such as

industrial estates and business parks; in the vicinity of schools; in neighbourhood/district/town centres and adjacent to public transport corridors, park-and-ride facilities, pedestrian routes and dedicated cycle ways.

With reference to facilities *'in new communities/larger 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.'

Section 3.3.1 of the Guidelines goes on to state that *'in relation to new housing areas, a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate. This is a guideline standard and will depend on the particular circumstances of each individual site.'*

Appendix 2 of the Guidelines states that 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'.*
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 under provision, will also contribute to refining the base figure'.*

A desktop review of childcare facilities within the study area identified 4 registered childcare facilities, excluding unregistered child-minding services. The locations of these facilities are indicated in Figure 5.3 above. A telephone survey was undertaken in January 2025 by Declan Brassil & Co. to inform a capacity assessment of these facilities.

Table 6.5 Childcare Facilities within Kinsealy

No. on Map	Childcare Name	Service Type	Age Range	Current Enrolment	Spare Capacity
1.	Nzone	Full Day	0-6 years	80	0
2.	The Links Creche & Montessori Limited	Full Day	0-6 years	110	0
3.	Kinsealy Woods Creche and Montessori	Full Day	1-6 years	35	0
4.	Cheeky Monkeys Playschool	Part Time	2-6 years	N/A	N/A

Total Capacity of 4 Childcare Facilities:	225	
Total Spare Capacity in January 2025:		0

Due to the understandably busy and cautious nature of childcare facility owners and managers to disclose such information, a 100% response rate was not secured. 1 childcare provider was not able to be contacted or chose not to participate in the survey and are omitted from the results. The telephone survey above indicates that there were zero available childcare spaces across the 4 facilities within the study area in January 2025.

6.2.1 Potential Demand Generated by Proposed Development

Different age cohorts of a population have different requirements, with young families in need of childcare and educational facilities, a strong working age population requiring employment opportunities, and those of retirement age in need of care and health services.

Given the proposed development is 26% two – bedroom units, this number is likely to be a lot lower, as these typologies are not expected to give rise to a high number of families with young children.

As established in Table 6.3 above, the proposed development is likely to generate 60 children within the age cohort of 0-4.

6.2.2 Factors Influencing Demand

Although the analysis indicates that the proposed development will produce approx. 60 children aged 0-4 years, there are important factors to consider that will influence how this is expressed as demand for childcare spaces. These should be considered closely for the reasons set out below:

Types of Childcare

It should also be noted that under the Child Care Act 1991, a person minding more than three preschool children from different families is obliged to notify the HSE of their childminding service. Childcare services minding three or less pre-school children within the Study Area are, therefore, not included in the Tusla dataset. Thus, there may be additional childcare capacity within and bordering the study area.

Consequently, any lack of available capacity for the existing childcare facilities identified within and bordering the Study Area to cater for the residents of the proposed development may be provided for when the smaller providers and non-responding providers are considered. They can be found through a website search of MindMe.ie – found at

<https://www.mindme.ie/search.php?ct=All&st=Kinsealy,%20County%20Dublin,%20Ireland>.

The 2022 Census includes data on children in childcare and types of childcare utilised for the state and Fingal. Table 6.6 below is an adaption of the CSO data, and it shows the range of methods parents utilise for the purposes of childcare for their pre-school children, and the variances in each region.

Table 6.6 Childcare Types – Ireland and Fingal

Childcare Type	State		Fingal	
	0-4 in Childcare	% of Total	0-4 in Childcare	% of Total
Unpaid relative or family member	28,635	19.2%	2,926	27.6%
Paid relative or family member	6,427	4.3%	566	5.3%
Childminder	22,644	15.2%	1,366	12.9%
Au pair/nanny/childminder (in child's home)	6,084	4.1%	670	6.3%
Creche/Montessori/playgroup/after school	83,536	56.0%	4,801	45.2%
Other (including special needs facility, breakfast club)	686	0.5%	159	1.5%
Type of childcare not stated	1,084	0.7%	126	1.19%
Total	149,096	100%	10,614	100%

As detailed in Table 6.6 above, 45.23% of those in childcare in Fingal are accommodated in a registered formal childcare facility (Creche/Montessori/playgroup/after school), lower than that of the State average (56%). Approximately 23.5% of childcare in the State is undertaken by unpaid or paid relative, increasing to 32.9% at County Level. At both State and County level just under 20% of childcare is by an au pair, nanny or childminder. Based on the above, it is expected that 27 of the 60 expected children aged (0-4) generated within the development will require a formal childcare facility.

6.2.3 Summary of Childcare Capacity Assessment

The above analysis suggests that the proposed scheme has the potential to generate an additional c. 583 persons within the area, including an estimated 60 children within the age cohort of 0-4.

It is noted that these figures may be lower when taken into account the number of 2 bedroom units (26%) within the proposal which would have smaller household sizes.

Based on Section 3.3.1 of the Childcare Guidelines (2001) where there is an assumption that 75 dwelling would accommodate 20 childcare spaces, the proposed development of 193 units would generate a demand for 51 childcare spaces. The proposed development includes a childcare facility of 283 sq.m which could accommodate in the order of 50 children.

It is submitted that the 4 existing childcare facilities can accommodate in the order 225 children each year. Due to difficulties in contacting the respective childcare facility operators it is not possible to determine the level of capacity within the existing facilities. However, given the number of childcare places available each year within the Study Area, along with the construction of a large childcare facility on the site, combined with the likely level of demand generated by the proposed development - it is

considered that existing and proposed childcare services within the surrounding areas will accommodate the demand generated by the proposed development.

6.3 Healthcare & Medical Services Demand Assessment

The 2022 Census provides information on the perceived health of individuals, which can provide an overview of the health of the general population. Information on the health of the population of Kinsealy are presented in Table 6.7 below, with data for the State and Fingal provided for comparison.

In general, the Study Area shows a higher percentage of people who have identified as having Very Good health, and a similar percentage of people in the Bad to Very Bad categories compared to Leinster. This corresponds directly with the younger age profile in the Study Area and Fingal in comparison to other areas in Leinster

Table 6.7 General Health of the Population (Source: CSO, 2022).

General Health	State	Fingal	Kinsealy
Very Good	53.2%	55.4%	60.5%
Good	29.7%	28.8%	21.4%
Fair	8.6%	7.15%	7%
Bad	1.4%	1.16%	1.9%
Very Bad	0.3%	0.25%	0.3%
Not Stated	6.7%	7.24%	8.9%

There are no national standards for health provision in Ireland relating to the provision of primary care centres or the number of doctors in an area. However, the HSE has confirmed that a typical primary care centre can serve a population between 10,000-20,000 people, subject to appropriate resourcing. The Department of Health recommends a ratio of four GPs per 5,000 population or 1 GP per 1,250 head of population.

The Study Area had a population of 906 in the 2022 Census. The additional population generated by the proposed development (583 persons) would result in a revised population of c. 1,489. The Department's standard of 1 GP per 1,250 population generates a requirement for 2 physicians to serve the existing population, together with the additional population arising from the proposed development. There is currently 12 Hospitals, Medical Practices and GP Services operating within the wider study area. Based on the Departments standard of 1 GP per 1,250 population, it is submitted that there is an adequate supply of GP's in the surrounding area to serve the proposed development.

There are currently 5 Dentist Surgeries serving the wider catchment population of the study area. According to sub-section 8.4 of the Department of Health's '*Smile Agus Sláinte - National Oral Health Policy*' there are 58 dentists per 100,000 of the population available to work, although 61 per 100,000 are registered. From this comparison (and as seen above in Table 5.4) it is clear that Kinsealy is well served by dentists and could accommodate the generated population from the proposed development.

From the audit undertaken is evident that Kinsealy is well served by a range of health and medical services. It is submitted that the existing medical services in study area are more than adequate to serve the increased population provided by the proposed development..

6.4 Open Space, Sports & Recreational Facilities Demand Assessment

Section 4.5.2.3 of the FCDP states the open space requirements for all developments with a residential component, describing that *'the overall standard for public open space provision is a minimum 2.5 hectares per 1000 population. In general, this shall be provided at a ratio of 75% Class 1 and 25% Class 2'.*

- Class 1 Open Space includes Regional Parks over 50 hectares, Urban Neighbourhood Parks between 20-50 hectares and Local Parks between 2-20 hectares.
- Class 2 Open Space includes Pocket Parks between 500 sq.m - 0.2 hectares and Small Parks between 0.2-2 hectares.

For new residential development on greenfield sites/LAP lands the Development Plan states a minimum public open space standard of 12% - 15% of the development site area.

A total of 16,484sqm (1.65ha) of public open space is proposed serving the proposed residential development, comprising 7,993 sqm on that part of the site zoned RV, and a further 8,491 sqm on lands zoned GB (Green Belt). These areas provide a comprehensive network of open spaces that will provide a range of passive and active recreational amenities for future residents of the proposed development.

An additional 2.2 ha of green belt lands are included to the south and south-east of the residential development area to accommodate a playing pitch as provided for under the LAP. The proposed landscape proposals provide for both passive and active recreation opportunities across the range of proposed open spaces.

The proposed development, and the wider urban settlement of Kinsealy are well served by existing open space, sports & recreational facilities.

Figure 6.4 Open Space Strategy

(Source: CCK Thematic Design Manual)

6.5 Other Community Facilities & Services Demand Assessment

Kinsealy is supported by many local social and community services. A full list of the facilities can be found in Section 5.5 above, with both the Riass Centre, Belmayne Community Hub and Ayrfield Community Centre all providing a wide range of facilities and activities. This Community and Social infrastructure Audit has identified that approximately an additional 583 people will be generated from the proposed development. It is considered that the available social and community facilities in the vicinity will be capable of accommodating this additional growth.

Religious Facilities

The predominant religion in the Republic of Ireland is Christianity, with the largest church being the Catholic Church. The second largest Christian denomination, the Church of Ireland (Anglican) has more recently experienced an increase, as have other small denominations. In the 2022 census, 64% (3.29 million) of the population identified as Catholic which is a decrease from the 2016 census.

The next largest group after Catholics was "no religion" which was 11% of the population. Other religions recorded in the census included: Church of England (2%), Eastern Orthodox (0.69%), Islam (0.85%), Presbyterian (0.29%), Hindu (0.15%), Apostolic or Pentecostal (0.15%) and Other/Not Stated (0.24%). Table 6.6 shows the population of Kinsealy by religion.

The number of people who reported having no religion increased to 736,210, over 14% of the population. This was an increase of 63% since the 2016 census, and of 187% since the 2011 census.

Table 6.8 Religious Denomination by Area as per the 2022 CSO.

Religion	State	Fingal	Kinsealy
Catholic	69%	59.5%	63.9%
Other Stated Religion	10.5%	16.2%	9.3%
No Religion	14%	17%	18.1 %
Not Stated	6.5%	7.3%	8.7%
Total	100%	100%	100%

Given the current trends indicated above, the changing demographic and cultural profile of the area, is estimated that the current level of provision which includes for Catholic, Anglican, Muslim, Hindu and Presbyterian beliefs within the surroundings of Kinsealy would satisfy the proposed development.

7 CONCLUSION

This Community and Social Infrastructure Audit has addressed the requirements of Objective DMSO78 of the FCDP by providing:

'An assessment of the need in terms of necessity, deficiency, and opportunities to enhance/share existing facilities based future population projections for the area'; and

'A justification as to whether or not a new community facility will be provided as part of the proposed development, based on the findings of the audit.'

This CSI Audit provides an in-depth analysis of the existing provision of social and community infrastructure within the environs of the site. Where appropriate, this study was confined to a 1km radius and the Kinsealy settlement boundary, reflecting a reasonable walking distance to services (approximately 10-15 minutes). This approach is in accordance with best practice and seeks to ensure that social infrastructure provision is considered through an inclusive and sustainable approach.

The wider study area was included due to Kinsealy's proximity to larger towns including Portmarnock and Swords, with a range of accessible public transport options.

The Audit provided a baseline understanding on the capacity of social infrastructure provision within the study area. This, along with best practice guidance, informed the design of the proposed development in terms of the type, quantity, and variety of social infrastructure provided and enabled by the proposed development.

The demand assessment concluded:

- There is significant spare capacity in the primary schools surrounding Kinsealy. The proposed MPETNS at Broomfield, subject to ongoing application Reg. Ref. F24A/0541E, and the planned

future school under the Kinsaley Local Area Plan will provide significant additional capacity for the wider area.

- The analysis of demographics, historic enrolment and Department of Education projections indicates that the current capacity of the post-primary schools in the study area, combined with the anticipated expansion under the Governments School Building Programme, will ensure sufficient capacity to accommodate the potential demand generated by the proposed development within local post-primary schools.
- The development includes a childcare facility (total GFA approximately 283 sqm) with capacity for approximately 50 children. The proposed development will accommodate demand generated by the proposed development and any oversupply of childcare capacity will be available to the wider community.
- The settlement area accommodates a range of healthcare providers including GPs, dentists and pharmacies. The existing medical services are adequate to serve the increased population provided by the proposed development.
- Kinsealy and its environs have a wide range of religious institutions to serve the existing population and the proposed development.
- Kinsealy and the surrounding area are well served by open space, recreational and community facilities including the Belmayne Community Hub and the Riasc Centre which has a wide variety of uses and users. The area is supported by a wide variety of sports teams and clubs. development.

This CSI Audit has provided a robust evidence base and analysis and concludes that the proposed development is adequately served by existing and planned social, educational and childcare infrastructure and includes adequate capacity to accommodate demand generated by the proposed development.