



THORNTON O'CONNOR
TOWN PLANNING

Community and Social Infrastructure Audit (incl. Schools and Childcare)

**To support a Planning Application for a
Proposed Large Scale Residential
Development at Milltown Park, Sandford
Road, Dublin 6**

Prepared on Behalf of Sandford Living Limited

December 2025

Contents

1.0	INTRODUCTION	1
1.1	Approach	2
1.2	Study Area and Accessibility	3
1.3	Proposed Development	6
1.4	Layout of this Report	7
2.0	RELEVANT POLICY GUIDANCE	9
2.1	National Planning Policy	9
2.1.1	National Planning Framework – First Revision - Project Ireland 2040 (April 2025)	9
2.1.2	Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (January 2024)	10
2.1.3	Planning Design Standards for Apartments Guidelines for Planning Authorities (July 2025)	11
2.1.4	Action Plan for Education (Statement of Strategy 2023-2025)	12
2.1.5	The Provision of Schools and the Planning System: A Code of Practice (2008)	12
2.1.6	Childcare Facilities: Guidelines for Planning Authorities (2001)	13
2.2	Regional Planning Policy	13
2.2.1	Regional Spatial and Economic Strategy for the Eastern and Midland Region	13
2.3	Local Planning Policy	14
2.3.1	Dublin City Development Plan 2022-2028	14
3.0	DEMOGRAPHIC ASSESSMENT	18
3.1	Population and Age	19
3.2	Household Composition	20
3.3	Education	21
3.4	Affluence and Deprivation	21
3.5	Employment	22
3.6	Religion, Transport and Diversity	22
3.7	Summary	22
4.0	FACILITIES AUDIT	24
4.1	Education Facilities	26
4.1.1	Existing Infrastructure Analysis	26
4.1.1	Primary Schools	28
4.1.3	Post Primary Schools	30
4.1.4	Existing 3rd Level Education and Training Centres	33
4.1.5	Future Demand Analysis	33
4.1.6	Conclusion	37
4.2	Childcare	39
4.2.1	Evaluation	41
4.2.2	Justification for Proposed Crèche	43
4.3	Social and Community Facilities	44
4.5	Healthcare and Emergency Services	47
4.6	Open Space and Recreation	51
4.7	Faith Institutions	54
4.8	Retail Centres and Services	57
5.0	CONCLUSIONS AND RECOMMENDATIONS	59

1.0 INTRODUCTION

This Community and Social Infrastructure Audit (CSA) has been prepared by Thornton O'Connor Town Planning on behalf of Sandford Living Limited in support of a Planning Application for a Large Scale Residential Development at Milltown Park, Sandford Road, Dublin 6. The Report provides a detailed review of the statutory, strategic and policy context that relates to the provision of Social Infrastructure with the following aims:

- To provide a survey and audit of existing Community and Social Infrastructure, Open Space and Amenities serving the identified Study Area and the subject site;
- Catalogue all infrastructure under the facilities categories identified through policy guidance;
- Establish if suitable Social Infrastructure is provided in the area to support the needs of the existing population; and
- Assess the nature of the infrastructure and likelihood of the capacity of the existing facilities to support the needs of future residents.

This approach has been set out in line with the requirements of Sections 15.8.2 of the *Dublin City Development Plan 2022-2028*. This Report, therefore, includes

- An assessment of the community and social infrastructure available in the surrounding 750m - 1km of the proposed development.

The Development Plan requires that, where a community and social infrastructure assessment is carried out, it should address the following:

- *"Identify the existing community and social provision in the surrounding area covering a 750m radius."*
- *"Assess the overall need in terms of necessity, deficiency, and opportunities to share/enhance existing facilities based on current and proposed population projections."*
- *"Justify the inclusion or exclusion of a community facility as part of the proposed development having regard to the findings of the audit."*

As part of the community and social audit, an assessment of the childcare facilities in the surrounding 1km radius of the proposed should also be included. The analysis should have regard to:

- *"The make-up of the proposed residential area, i.e. an estimate of the mix of community that the housing area seeks to accommodate (if an assumption is made that 50% approximately of the housing area will require childcare, how does the proposal contribute to the existing demand in the area)."*
- *"The number of childcare facilities within walking distance (i.e. 1km) of the proposal."*
- *"The capacity of each childcare facility and the available capacity by completion of the project."*
- *"The results of any childcare needs analysis carried out as part of the city childcare strategy or carried out as part of a local or area action plan or as part of the development plan in consultation with the city 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."*

This Report, therefore, identifies existing Community Facilities in the local area and includes an

analysis and identification of potential shortfalls in infrastructure. The evaluation has been prepared with regard to the development context of the area, the provisions of the *Dublin City Development Plan 2022-2028*, in particular, the key objectives set out in Chapter 15 of the *Dublin City Development Plan 2022-2028* related to community and social infrastructure.

1.1 Approach

As part of this Planning Application, an assessment of the existing facilities in the area has been carried out in order to assess the need for Social and Community Infrastructure. A desktop study was used to collect the baseline information. The facilities in each category were recorded in an Excel Table, and then mapped using the ArcGIS Ecosystem. A large number of public and private geospatial datasets were used in the course of the survey, including but not limited to:

- 2025 Google Places Dataset;
- 2025 ESRI and Mapbox Ireland Basemaps;
- 2011, 2016 and 2022 Census Boundaries and Small Area Population Statistics;
- 2010-2025 Department of Education and Skills – Irish Schools;
- 2025 Quality and Qualifications Ireland (QQI) Register of Private Higher Education Institutions in Ireland;
- 2025 Tusla Early Years Inspectorate Reports – Registered Childcare Facilities; and
- 2025 HSE – ‘Find Your Local Health Service’.

Social Infrastructure (SI) includes a range of services and facilities that contribute to quality of life. SI 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 purpose of this Report, the array of services and facilities defined as Social Infrastructure have been categorised into a defined number of typologies that correspond to those set out the *Dublin City Development Plan 2022-2028* (Table 1.1).

Category	Facility Type
Education and Training Facilities	Primary, Post-Primary, Third Level, Further Education And Other Lifelong Training Centres
Childcare Facilities	Registered Childcare Facilities Incl. Full Day, Part-Time And Sessional Services
Healthcare Facilities	Hospitals, Health Centres, Primary Care Centres, Doctors And Specialty Clinics, Dental, Physiotherapy, Counselling, Optician, Pharmacy
Sports and Recreation Facilities	Parks, Playing Pitches, Playgrounds, Sports Centres And Clubs, Leisure Centres, Gyms And Training Facilities, Swimming Pools
Social, Community and Faith Facilities	Community Centres, Libraries, Senior And Youth Centres, Post Offices, Banks And Credit Unions, Areas Of Worship, Churches, Cemeteries, Museums, Galleries, Theatres, Cinemas, Music Venues, Historical Cultural Sites, Artist Workspaces (manufacturing, performing arts, rehearsal spaces, music recording studios)

Convenience and Comparison Retail	District, Neighbourhood And Local Centres, and Relevant Retail Offering
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Table 1.1 Social and Community Infrastructure Categories Applied to Audit

(Source: Thornton O'Connor Town Planning, 2025)

A radius of 1km from the subject site was used as the focus for this assessment as it is considered a relatively short distance for residents to access via foot, bicycle or public transport, and reflects the site's location proximate to Dublin City Centre. This was further refined to 750 metres (where relevant) to align with the development standards outlined in Section 15.8.2 of the *Dublin City Development Plan 2022-2028* (outlined in greater detail in Section 2).

A localised demographic analysis was carried out to benchmark population against infrastructure need. The analysis of demographic characteristics utilises The Central Statistics Office (CSO) Census 2016 and 2022 Small Area Population Statistics data to establish the key characteristics of the local population and provide recommendations for what social infrastructure could be provided as part of the subject proposal to address this any deficits identified.

1.2 Study Area and Accessibility

The subject site, which measures c. 4.26 ha, is located on the corner of Sandford Road and Milltown Road (Figure 1.1). It lies approximately 3.3km south of the city centre and falls within the administrative area of Dublin City Council. The subject site is strategically situated within an established urban setting that is highly accessible to the City Centre, Donnybrook, Ranelagh, Clonskeagh and Ballsbridge.

The site is bound by Sandford Road and Norwood Park to the north, Cherryfield Lodge Nursing Home and remaining Jesuits lands to the south, Milltown Road to the east and Cherryfield Avenue Upper and Lower to the west. It benefits from very good accessibility with its close proximity to numerous bus routes and Beechwood and Ranelagh Luas stops.



Figure 1.1: Site Location (Developable Site)

(Source: Bing Maps, Annotated By Thornton O'Connor Town Planning, 2025)

The Study Area for this assessment is defined by a c. 1 km metre radius of the subject site, equivalent to a c. 10- to 12-minute walking distance considered accessible to future residents of the proposed development. A distance of c. 750 metres has also been defined by Dublin City Council within the *Dublin City Development Plan 2022-2028* (Section 15.8.4) as the development standard for future community and social audits. Given that the subject site is located within an urban inner-city context, a combined catchment of c. 1km has been included in the study to capture, survey and include relevant infrastructure that lies tangent to, or immediately outside of this study area.



Figure 1.2: Study Area (Developable Site)

(Source: Bing Maps, Annotated By Thornton O'Connor Town Planning, 2025)

The proposed scheme is adequately served by public transport with access to the Luas Green line and a number of bus stops within walking distance from the subject site. The Luas provides excellent connectivity between Dublin city and Dundrum, with connections also provided to the Luas Red Line from the city centre.

The site is directly served by the bus routes 11 and 44 and is also located close to the BusConnects future bus routes 86, 87 and 88 that will pass along Sandford Road, adjacent to the subject site (see Figure 1.2). These routes further provide links to other branch, orbital and city bound routes, connecting the site to different parts of the city and beyond.

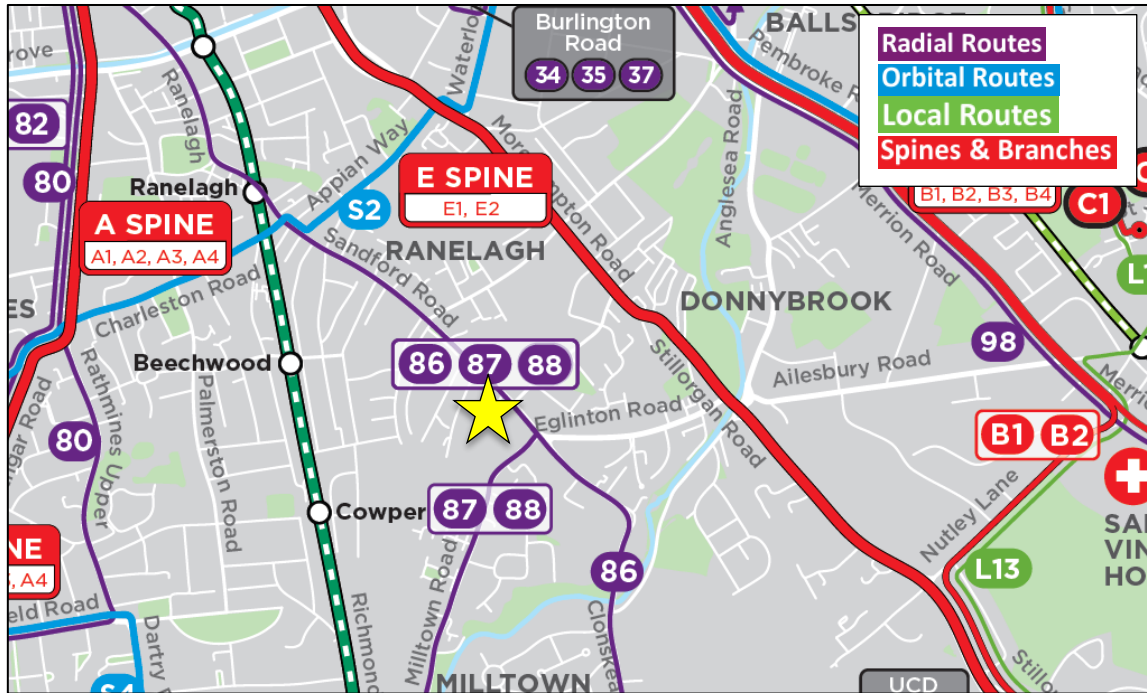


Figure 1.3: BusConnects Future Bus Routes in Proximity to the Subject Site (Indicative Location Indicated by a Yellow Star)

(Source: www.busconnects.ie, Annotated by Thornton O'Connor Town Planning, 2025)

1.3 Proposed Development

Permission, as described in the Statutory Notices, is sought by Sandford Living Limited for the following:

'Sandford Living Limited intend to apply for permission for a Large-Scale Residential Development at a c. 4.26 hectare site at Milltown Park, Sandford Road, Dublin 6, Do6 V9K7. Works are also proposed on Milltown Road and Sandford Road to facilitate access to the development including improvements to pedestrian facilities on an area of c. 0.16 hectares. The development's surface water drainage network shall discharge from the site via a proposed 300mm diameter pipe along Milltown Road through the junction of Milltown Road / Sandford Road prior to outfalling to the existing drainage network on Eglinton Road (approximately 200 metres from the Sandford Road / Eglinton Road junction), with these works incorporating an area of c. 0.32 hectares. The development site area, road works and drainage works areas will provide a total application site area of c. 4.74 hectares.

The development will principally consist of: the demolition of c. 4,847.5 sq m of existing structures on site including Milltown Park House (880 sq m), Milltown Park House Rear Extension (2,031 sq m), the Finlay Wing (622 sq m), the Archive (1,240 sq m) and the Link Building between Tabor House and Milltown Park House Rear Extension to the front of the Chapel (74.5 sq m); the refurbishment and reuse of Tabor House (1,575 sq m) and the Chapel (768 sq m) and the provision of a single storey glass entrance lobby to the front and side of the Chapel (52 sq m); and the provision of 562 No. residential units comprising 6 No. three-bed courtyard houses and 556 No. apartment units (70 No. studios, 176 No. one-bed units, 267 No. two-bed units and 43 No. three-bed units).

Block A1 will range in height from 5 No. storeys to 8 No. storeys and will comprise 81 No. apartment units; Block A2 will range in height from 6 No. storeys to 8 No. storeys and will comprise 139 No. apartment units; Block B will range in height from 3 No. to 7 No. storeys and will comprise 74 No. apartment units; Block C will range in height from 4 No. storeys to 7 No. storeys and will comprise 151 No. apartment units; Block D will range in height from 3 No. storeys to 5 No. storeys and will comprise 30 No. apartment units; Block E will be 2 No. storeys in height and will comprise 6 No. courtyard type houses; and Block F will range in height from 5 No. storeys to 7 No. storeys and will comprise 81 No. apartment units.

The development also includes the provision of: cultural/community space within Tabor House (4 No. storeys including lower ground floor level) and the Chapel (2 No. storeys including lower ground floor level and mezzanine level) (1,698 sq m) with associated outdoor space (248 sq m); a café/restaurant (179 sq m) and a creche (375 sq m) within Block F with associated outdoor creche play area; ancillary residents' amenities and facilities (274 sq m) within Blocks B & C; and a single storey bin store and substation adjacent to Block F (101 sq m).

The development also provides a new access from Milltown Road (which will be the principal vehicular entrance to the site) in addition to utilising and upgrading the existing access from Sandford Road as a secondary access principally for deliveries, emergencies and taxis; new pedestrian access points; pedestrian/bicycle connections through the site; 319 No. car parking spaces (288 No. at basement level and 31 No. at surface level); set down area for deliveries; bicycle parking; 22 No. motorcycle spaces; bin storage; boundary treatments; private balconies and terraces facing all directions; hard and soft landscaping including public open space and communal open space; green/blue roofs; PV panels; substations; lighting; plant; lift cores and overruns; and all other associated site works above and below ground.

The proposed development has a gross floor space of c.50,196 sq m above ground level over a partial basement (under part of Blocks A1 and A2 and under Blocks B and C) measuring c. 10,550 sq m, which includes parking spaces, bin storage, bike storage and plant.'

Unit Type	Units	% of Total
Studio Units	70	12%
1-bed Units	176	31%
2-bed Units	267	48%
3-bed Units	49	9%
4-bed Units	0	0%
Total units	562	100%

Table 1.2: Schedule of Accommodation

(Source: Thornton O'Connor Town Planning, 2025)

1.4 Layout of this Report

The remaining Sections of this Report will follow the approach outlined in Section 1.1 as a structural framework with the identification and categorisation of all current Community, Recreational and Social Infrastructure in the area, followed by a demographic analysis that provides valuable insight into the characteristics of the population of the Study Area, prior to determining the potential demand impacts of the proposed development. The Report will comprise a further four Sections:

- **Section 2.0** provides the policy context and considers standards against which provision can be assessed;

- **Section 3.0** provides an overview of the population and demographic profile of the Study Area and assesses the likely future demographic trends as a result of the implementation of the proposed development;
- **Section 4.0** reviews existing local Community, Recreational and Social Infrastructure; and
- **Section 5.0** identifies gaps in the existing provision of Community Infrastructure and makes recommendations to address deficiencies.

2.0 RELEVANT POLICY GUIDANCE

For the purposes of this Community and Social Infrastructure Audit, a range of National, Regional and Local Planning Policies relating to Social Infrastructure have been reviewed, including those within the *Dublin City Development Plan 2022-2028*. 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. The key points relating to this study, as derived from each policy document, will be highlighted in this Section.

2.1 National Planning Policy

2.1.1 National Planning Framework – First Revision - Project Ireland 2040 (April 2025)

The National Planning Framework is the Government’s high-level strategic plan for shaping the future growth and development of our country out to the year 2040. It includes Social and Community development within its outlined National Strategic Outcomes, in terms of access to social infrastructure as the marker of a successful settlement.

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.

The *NPF* includes National Strategic Outcome 10 which seeks to provide access to quality childcare, education and health services. This requires an evidence-led planning approach. While there is no guidance on what infrastructure is required to service developments of different sizes, the *NPF* does provide a hierarchy of settlements and related infrastructure.

Chapter 4 ‘Making Stronger Urban Places’ makes reference to the importance of community in urban places alongside adequate access to services. National Policy Objective 12 aims to ‘*ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.*’

In relation to the elderly in particular, NPO 40 states: ‘*Local planning, housing, health facilities and services, transport/ accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans.*’

In relation to children and young people, the *NPF* states that ‘*The number of people aged 15 or under will continue to increase until the mid-2020’s and decline only slowly thereafter. This means that the continued provision and enhancement of facilities and amenities for children and young people, such as early learning and childcare services, schools, playgrounds, parks and sportsgrounds, remains necessary and will need ongoing investment to ensure alignment with future needs.*’ Under this section the *NPF* makes reference to the support for national policy including ‘Better Outcomes, Brighter Futures’. Despite a predicted decline in the number of children in Ireland in the coming years, the *NPF* stresses that ‘*childcare provision in Ireland is reaching capacity for some age groups and in some parts of the country, and new planning approaches and sustained investment*

will be required, particularly in areas of disadvantage and population growth, and noting the promotion of infill and brownfield housing development in existing settlements as set out in this Framework, to increase capacity and enable existing services to meet regulatory and quality requirements.' It also infers that 'childcare' includes school-age childcare and early Childhood Care and Education (ECCE).

With the lack of alternative guidance and in order to provide a policy and evidence-based approach to the Assessment, within this Report we use the *NPF* hierarchy to assess the infrastructure but defer to catchment specification prescribed in Local Development Plan Policy.

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

The *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities* provide national planning policy and guidance on sustainable residential development and the creation of compact settlements in both urban and rural areas in Ireland. The aim is to promote environmentally friendly practices, efficient land use, and community-focused development. The guidelines recognise the importance of compact growth in urban areas and the importance of walkable well-designed neighbourhoods that can meet day-to-day needs of residents within a short 10 to 15 minute walk of homes. These day-to-day needs refer to social infrastructure, including access to educational facilities and childcare, as essential to good quality of life, and state that new development should take into consideration the SI needs of the community and the existing provision of same. Under the chapter titled 'Sustainable and Compact Settlements', the process for the delivery of successful quality placemaking is reviewed and the provision of key community facilities such as amenities, schools, crèches and other community services are referenced as forming essential elements. In applying this methodology, the guidelines note it will be necessary to make an "*informed estimate of net developable area taking account of factors such as the need for roads and parks, schools*" and planning for same.

The Guidelines promote a move away from segregated land use areas (residential, commercial and employment) that have reinforced unsustainable travel in favour of mixed-use neighbourhoods. Ensuring that there is a good mix and distribution of activities around a hierarchy of centres has many benefits in terms of reducing the need to travel and creating active and vibrant places. It states that specific key principles (noted below) should be applied in the preparation of local plans and in the consideration of individual planning applications:

- a) *"In city and town centres and at high capacity public transport nodes and interchanges (defined in Table 3.8), development should consist of high intensity mix-use development (residential, commercial, retail, cultural and community uses) that responds in scale and intensity to the level of accessibility. At major transport interchanges, uses should be planned in accordance with the principles of Transport Orientated Development.*
- b) *In city and town centres, planning authorities should plan for a diverse range of uses including retail, cultural and residential uses and for the adaption and re-use of the existing building stock (e.g. over the shop living). It is also important to plan for the activation of outdoor spaces and the public realm to promote more liveable city and town centres. Much of this can be achieved through the implementation of urban enhancement and traffic demand management measures that work together to free up space for active travel and create spaces that invite people to meet, mingle and dwell within centres.*
- c) *In areas that are less central, the mix of uses should cater for local services and amenities focused around a hierarchy of local centres that support residential communities and with opportunities for suitable non-residential development throughout.*

- d) *In all urban areas, planning authorities should actively promote and support opportunities for intensification. This could include initiatives that support the more intensive use of existing buildings (including adaptation and extension) and under-used lands (including for example the repurposing of car parks at highly accessible urban locations that no longer require a high level of private car access).*
- e) *It will be important to align the integration of land uses and centres with public transport in order to maximise the benefits of public transport.*
- f) *The creation of sustainable communities also requires a diverse mix of housing and variety in residential densities across settlements. This will require a focus on the delivery of innovative housing types that can facilitate compact growth and provide greater housing choice that responds to the needs of single people, families, older people and people with disabilities, informed by a Housing Needs Demand Assessment (HNDA) where possible. Development plans may specify a mix for apartment and other housing developments, but this should be further to an evidence-based Housing Needs and Demand Assessment.”*

This audit has regard to these Guidelines which set out the distribution of uses and community infrastructure as being most relevant in the development of new residential areas. These criteria were considered in the development of the comprehensive infrastructure categories applied during the course of the study area audit.

2.1.3 Planning Design Standards for Apartments Guidelines for Planning Authorities (July 2025)

Planning Design Standards for Apartments Guidelines for Planning Authorities (July 2025) also includes specific guidance with respect to childcare provision in the design and development of apartment schemes, as follows:

“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), which are subject to review, 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, 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 on-site childcare provision and subject to the factors above, this may also apply in part or whole, to units with two or more bedrooms.”

The document specifies the provision of 1 No. childcare facility (equivalent to a minimum of 20 No. child places) for every 75 No. proposed residential units. The application of this standard is however informed by the demographic profile of the area and the existing capacity of childcare facilities.

In line with the above National Guidelines, any studio units or one-bedroom units within the proposed development would have been discounted in estimating the total number of minors (children aged 0–4 years) and school going children (5–18 years) expected to reside within the development. Instead, the 316 No. two, and three bedroom units have been included. The estimation of children population and the likely demand for childcare services arising from them has been further detailed in the Audit in Section 4.0.

In addition to guidance on childcare facilities, Section 4.7 of the standards relate to the provision of Communal, Community and Cultural Facilities. The section notes that cultural facilities should not be required on a threshold basis in relation to individual apartment schemes. The provision of

such facilities is likely to have significant implications for viability of the development and in terms of management and maintenance costs for future residents and/or local authorities. Moreover, Specific Planning Policy Requirement 6 outlines: *"The provision of new Communal, Community and Cultural facilities within apartment schemes shall only be required in specific locations identified within the development plan and shall not be required on a blanket threshold-based approach in individual apartment schemes"*. This application has been developed in accordance with the above National Guidelines.

2.1.4 Action Plan for Education (Statement of Strategy 2023-2025)

The Department of Education has operated an *Action Planning Framework* to provide an overview of the activity associated with the strategic progress of the 2021-2023 strategy and priorities since 2021. The plan sets out key priorities on an annual basis, with the most recent Plan published in September 2023. This Plan translates the strategic priorities to actions and makes progress towards achieving the high-level goals for the Department and the sector. The high-level roadmap of how to achieve the Department's priorities over 2023–2025 are:

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;
4. Organisational Excellence and Innovation

The *Action Plan for Education (Statement of Strategy 2023–2025)* provides useful insights into the requirements for new schooling infrastructure and the standards to ensure high-quality learning for all students.

2.1.5 The Provision of Schools and the Planning System: A Code of Practice (2008)

The Provision of Schools and the Planning System: A Code of Practice is part of a wider package of initiatives designed to facilitate the provision of schools and schools-related infrastructure within the planning system and in line with the principles of proper planning and sustainable development. The following core objectives aim to provide an effective integration of schools in relation to the planning system:

1. Schools provision should be an integral part of the evolution of compact sustainable urban development and the development of sustainable communities;
2. The provision of any new schools (both primary and post-primary) should be driven by and emerge from an integrated approach between the planning functions of Planning Authorities and the Department of Education; and,
3. Local Authorities, as Planning Authorities, will support and assist the Department in ensuring the timely provision of school sites.

The document provides guidance when assessing future development potential of certain areas and establishing demand for schools. This document states that in some cases it *"may be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated 'feeder' national schools."*

The Code of Practice stipulates the methodology for forecasting future education demand. Identification of future primary school demands should be based upon:

- *"The anticipated increase in overall population for the city/county plan area over the next nine years (as set out in relevant development or local area plans);*
- *The current school-going population based on school returns;*
- *The increase in school going population, assuming that an average of 12% of the population are expected to present for primary education; and*
- *The number of classrooms required in total derived from the above."*

The Report addresses reasonable estimates of future demand based on the influx of population arising from the proposed development in a manner that is consistent with national and regional estimates sourced by CSO results.

2.1.6 Childcare Facilities: Guidelines for Planning Authorities (2001)

Appendix 2 of the *Childcare Facilities: Guidelines for Planning Authorities (2001)* produced by the Department of Housing, Planning and Local Government state the following with respect to the provision of new communities/larger new housing developments (Paragraphs 2.4 and 3.3.1 also refer to this standard):

"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."

This document establishes an indicative standard of 1 No. childcare facility per 75 No. dwellings in new housing areas, where the facility provides a minimum of 20 No. childcare places. However, the guidance acknowledges that other case-specific insights may lead to an increase or decrease in this requirement. Appendix 2 of the Guidelines states that the threshold and level of potential provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of an area.

The results of any childcare needs analysis carried out as part of a County Childcare Strategy should also be considered.

2.2 Regional Planning Policy

2.2.1 Regional Spatial and Economic Strategy for the Eastern and Midland Region

The *Regional Spatial and Economic Strategy* (Eastern and Midland Regional Assembly) ('RSES') states that Social Infrastructure plays an important role in developing strong and inclusive communities. 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. The RSES includes the following Regional Policy Objectives which relate to access to Social Infrastructure and its overall improvement:

RPO 9.14 – *"Local authorities shall seek 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."*

RPO 9.18 – *"Support the implementation of local authority Local Economic and Community Plans, in collaboration with Local Community Development Committees (LCDCs) and through the use of spatial planning policies, to seek to reduce the number of people in or at risk of poverty and social exclusion in the Region."*

RPO 9.19 – *"EMRA shall work collaboratively with stakeholders including the wide range of service providers through the LECPs to effectively plan for social infrastructure needs."*

Regarding childcare facilities and schools, the RSES states that Local Authorities should consider demographic trends and patterns when carrying out an assessment of the need for Social Infrastructure.

RPO 9.20 – *"Support investment in the sustainable development of the Region's childcare services as an integral part of regional infrastructure to include:*

- *Support the Affordable Childcare Scheme.*
- *Quality and supply of sufficient childcare places.*
- *Support initiatives under a cross Government Early Years Strategy.*
- *Youth services that support and target disadvantaged young people and improve their employability."*

RPO 9.27 – *"In areas where significant new housing is proposed, an assessment of need regarding schools provision should be carried out in collaboration with the Department of Education and Skills and the statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations."*

Section 9.7 highlights that SI should be easily accessible by walking, cycling and public transport. Shared use and co-location of facilities should be encouraged, in order to align service provision, use land more efficiently and facilitate opportunities for further inclusion and community participation.

The RSES has been consulted in this Community and Social Infrastructure Audit to ensure the range of services, community facilities, and standards deemed to improve quality of life are considered.

2.3 Local Planning Policy

2.3.1 Dublin City Development Plan 2022-2028

The *Dublin City Development Plan 2022-2028* provides the overarching planning policy that applies to the subject site and its immediate environs. The subject site is zoned under land use zoning objective Z12: Institutional Land (Future Development Potential). The Z12 objective is "to ensure existing environmental amenities are protected in the predominantly residential future use of these lands". Where lands zoned Z12 are to be developed, a minimum of 25% of the site, incorporating landscape features and the essential open character of the site, will be required to

be retained as accessible public open space. The predominant land-use on lands to be re-developed will be residential, and this will be actively encouraged. A key priority of the Development Plan is to provide for the creation of mixed-use residential and enterprise communities, while promoting the principle of a 15-minute city. The 15-minute city concept envisages that within 15 minutes on foot or bike from where they live, that people should have the ability to access most of their daily needs.

"QHSN11 - 15-Minute City: *To promote the realisation of the 15-minute city which provides for liveable, sustainable urban neighbourhoods and villages throughout the city that deliver healthy placemaking, high quality housing and well designed, intergenerational and accessible, safe and inclusive public spaces served by local services, amenities, sports facilities and sustainable modes of public and accessible transport where feasible.*

Given the aforementioned key priority of the Council to create sustainable neighbourhoods, the Development Plan includes several policies relating to the provision schools, childcare, and other community and social infrastructure, including but not limited to:

"QHSN47 - High Quality Neighbourhood and Community Facilities: *To encourage and facilitate the timely and planned provision of a range of high-quality neighbourhood and community facilities which are multifunctional in terms of their use, adaptable in terms of their design and located to ensure that they are accessible and inclusive to all. To also protect existing community uses and retain them where there is potential for the use to continue."*

"QHSN48 - Community and Social Audit: *To ensure that all residential applications comprising of 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and identify whether there is a need to provide additional facilities to cater for the proposed development. Refer to Section 15.8.2 of Chapter 15: Development Standards."*

"QHSN50 - Inclusive Social and Community Infrastructure: *To support the development of social and community infrastructure that is inclusive and accessible in its design and provides for needs of persons with disabilities, older people, migrant communities and children and adults with additional needs including the sensory needs of the neurodiverse."*

"QHSN51 - Amenities and Retail: *To ensure all areas of the city, including those that have Local Area Plans, deliver social infrastructure, sports and recreational facilities, retail outlets, schools and infrastructure in accordance to an agreed phasing programme to ensure large neighbourhoods are not left isolated without essential services."*

"QHSN53 - Education Provision: *(i) To support the provision of new schools and the expansion of existing school facilities having regard to the requirements of the DES. (ii) To protect and retain the entire curtilage of school sites, including buildings, play areas, pitches and green areas, that may be required for the expansion of school facilities in the future, unless the Council has determined in agreement with the Department of Education that the use of the site for school provision is no longer required. (iii) To support the ongoing development and provision of third level education, further education and lifelong learning in the city."*

"QHSN55 - Childcare Facilities: *To facilitate the provision of appropriately designed and sized fit-for-purpose affordable childcare facilities as an integral part of proposals for new residential and mixed-use developments, subject to an analysis of demographic and geographic need undertaken by the applicant in consultation with the Dublin City Council Childcare Committee, in order to*

ensure that their provision and location is in keeping with areas of population and employment growth."

"QHSN56 - Places of Worship and Multi-faith Facilities: *To support and facilitate the development of places of worship and multi-faith facilities at suitable locations within the city and to liaise and work with all stakeholders where buildings are no longer required to find suitable, appropriate new uses and to retain existing community facilities where feasible. To ensure that new regeneration areas respond to the need for the provision of new faith facilities as part of their masterplans/Local Area Plans/SDZs where such need is identified."*

"QHSN58 - Culture in Regeneration: *To recognise culture as an important mechanism in regeneration, with the potential to act as a catalyst for integration, community development and civic engagement."*

"QHSN60 - Community Facilities: *To support the development, improvement and provision of a wide range of socially inclusive, multi-functional and diverse community facilities throughout the city where required and to engage with community and corporate stakeholders in the provision of same."*

The Development Plan has placed renewed emphasis on the provision of sufficient infrastructure for Community, Arts, and Culture. It includes targeted policy objectives aimed at promoting and supporting essential social infrastructure within SDRAs and Large Scale Developments. According to the Plan, Culture is a universal and essential aspect of the human experience, playing a pivotal role in defining society and the City. As such, a key objective relating to the proposed development and the provision of community, arts and culture infrastructure is outlined below:

"CUO25 - SDRAs and large Scale Developments; *All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area* must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need.*

**Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector."*

This objective specifies minimal thresholds for community, arts and culture spaces, and has been used as a benchmark in determining social infrastructure allocation as part of the proposed development.

The methodology for the assessment of Community and Social Audits has been developed in accordance with the development standards outlined in Section 15.8.2 of the *Dublin City Development Plan 2022-2028*. The details of these provisions are further described below;

Development Standards for Community and Social Audits - Section 3.2 of Appendix 3 of the Development Plan states that *"All proposals for higher densities must demonstrate how the proposal contributes to healthy place making, liveability and the identity of an area, as well as the provision of community facilities and/or social infrastructure to facilitate the creation of sustainable*

neighbourhoods". Whilst higher densities are not defined, it can be reasonably assumed that the proposal constitutes a higher density scheme through its proposed density in excess of c. 135 uph. This report outlines the contribution which is made toward the surrounding area and the existing provision of social and community facilities. Section 15.8.2 of the *Development Plan* outlines the criteria for a Community and Social Audit, as per below:

- *"Identify the existing community and social provision in the surrounding area covering a 750m radius."*
- *"Assess the overall need in terms of necessity, deficiency, and opportunities to share/enhance existing facilities based on current and proposed population projections."*
- *"Justify the inclusion or exclusion of a community facility as part of the proposed development having regard to the findings of the audit."*

In the interest of robustness, this report has assessed the existing surrounding infrastructure within a 750 metre and 1km radii. It is respectfully submitted that this provides greater detail as to the level of facilities which are available that residents may avail of. Where it is determined that new facilities are required the following design criteria should be considered:

- *"The design of the facility should allow for multi-functional use."*
- *"Community facilities must be located so that they are conveniently accessible by both residents and others who may have reason to use the facility."*
- *"Community facilities should be well integrated with pedestrian and cycle routes and, where they serve a wider community, located on or close to a quality public transport route."*
- *"Re-development proposals on sites containing a pre-existing community use / and / or recreational use should ensure that this use in terms of floor / ground space is no less than that on-site prior to redevelopment, and if possible, should represent increased provision."*
- *"Community facilities must be accessible to all members of society including persons with disabilities and the elderly."*

This CSA has been completed by using the polices above to review the existing capacity of community facilities in the area that DCC deem vital to creating healthier communities. Please refer to Section 4.0 of the report for the results of the audit.

Each of the relevant National, Regional and Local Guidelines and Policy Documents outlined above have been consulted in the development of this Community and Social Infrastructure Audit to review the existing capacity of community facilities within the Study Area.

3.0 DEMOGRAPHIC ASSESSMENT

To fulfil the strategic priorities of Dublin City Council, it is essential that all areas have a strong sense of community, provides access to natural surroundings, and is 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 Dublin City region has been conducted using data from the Census of 2016 and 2022. This analysis aims to identify the significant traits of the local population.

The assessment of the subject lands was examined using the Census 2016 and 2022 results, as the latest Census available on the CSO website. The scope of the assessment was determined by overlaying a 1 km radius buffer zone over the application lands and assessing the relevant Small Area Population Statistics (SAPS) Statutory Boundaries. For the subject site, the CSO Small Area (SA) Statistical Unit (as outlined in purple in Figure 3.1) was selected as the optimal measurement of local level demand. The Study Area selected refers to the aggregated data of 92 Small Area statistical units. Specifically, the study reviews the population’s age profile, education attainment and economic status, to best understand the needs of the population regarding social and community facilities. This Study Area is also compared to larger trends within Dublin City.

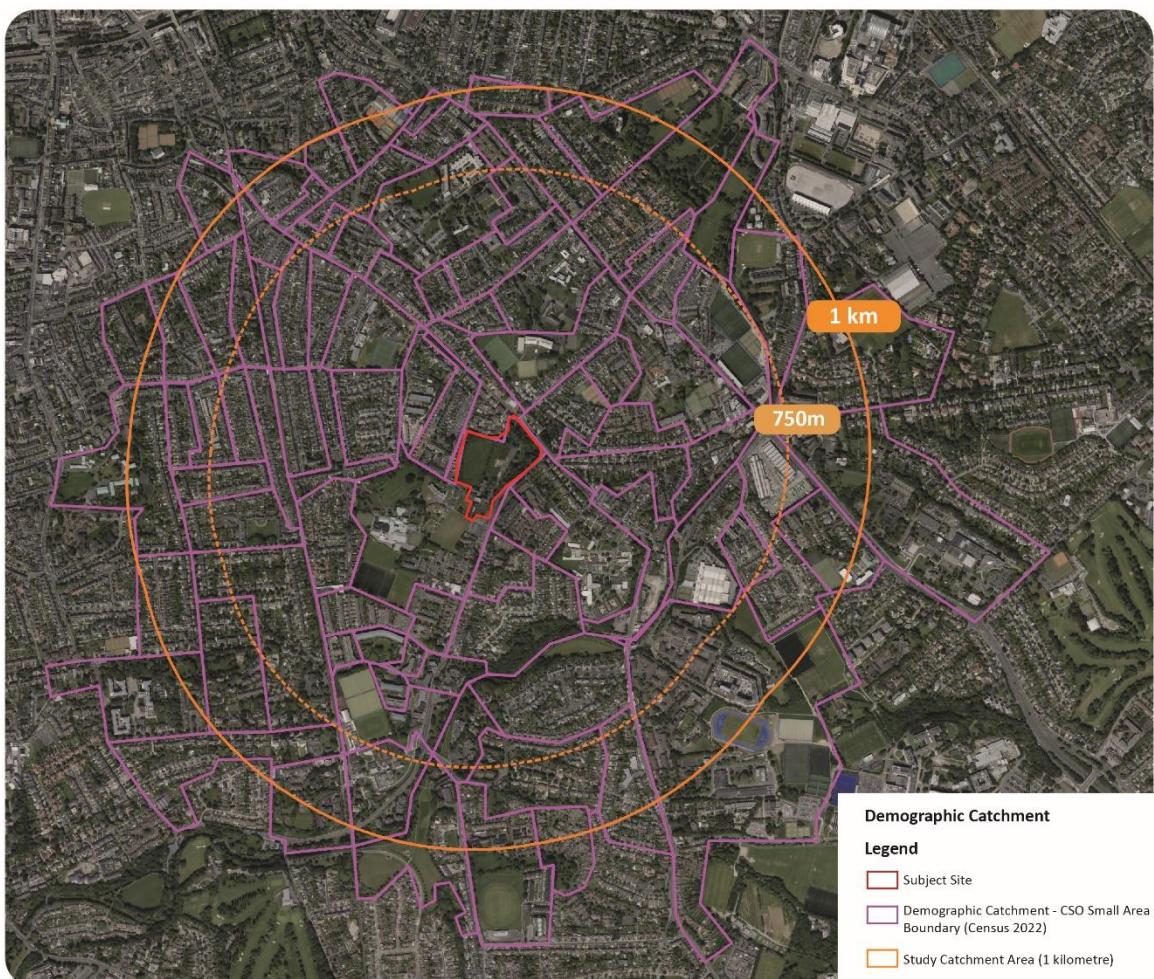


Figure 3.1: Extent of Demographic Study Area Comprising 92 No. of the CSO Defined Small Area Boundaries relevant to the Subject Site (Developable Area)
 (Source: CSO, 2022, and Thornton O'Connor Town Planning, 2025)

3.1 Population and Age

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. Dublin City’s population stood at 592,713 at the time, an increase from 2016 of 6.9%, or just over 38,000 people, and accounts for 11.5% of Ireland’s population (Table 3.1). The NPF Implementation Roadmap identifies a minimum target population of between 638,500-655,000 for Dublin City by 2031, representing a 8-11% population growth range over the 9 year period between 2022 and 2031. Further breakdowns show that 18.8% of the City population in 2022 was 18 years old or under, while 233,837 people (37.7%) were under 30. This compares to 19.0% of the population under 18 years old and 39.1% under 30 years old in 2016.

Area	Population, 2016	Population, 2022	2016-2022 Change (Number)	2016-2022 Change (%)
Study Area - 1 kilometre	22,112	22,622	510	2.3%
Dublin City	554,554	592,713	38,159	6.9%

Table 3.1: Population Change 2016-2022

(Source: CSO, 2022)

Over the same period, the population within the Study Area grew at a significantly slower rate of 2.3% (510 No. additional persons). The analysis of the CSO data illustrates a strong representation of working age population within the 20–65 age groupings, with 63.8% of the total resident population classified within these age cohorts. The 20–49 age cohort further highlights this concentration of young professionals, with 48.6% of the total population classified in this group. The area has a low average age at 38.1 years with a lower proportion of population older age cohorts. Some 13.9% of the population is aged under 14 years old, while 14.5% of the population are aged over 65 years old.

Age Cohort	Study Area 2016 (Number)	Study Area 2016 (% Total)	Study Area 2022 (Number)	Study Area 2022 (% Total)
0-4	1,061	4.80%	977	4.32%
5-9	1,047	4.73%	1,061	4.69%
10-14	968	4.38%	1,115	4.93%
15-19	1,344	6.08%	1,746	7.72%
20-24	2,047	9.26%	1,909	8.44%
25-29	2,524	11.41%	2,278	10.07%
30-34	2,474	11.19%	2,129	9.41%
35-39	1,830	8.28%	1,702	7.52%
40-44	1,445	6.53%	1,533	6.78%
45-49	1,198	5.42%	1,442	6.37%
50-54	1,173	5.30%	1,245	5.50%
55-59	1,044	4.72%	1,205	5.33%
60-64	969	4.38%	1,000	4.42%
65-69	818	3.70%	907	4.01%
70-74	635	2.87%	803	3.55%
75-79	495	2.24%	637	2.82%
80-84	465	2.10%	434	1.92%
85+	575	2.60%	499	2.21%

Total	22,112	100.00%	22,622	100.00%
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Table 3.2: Number and Percentage of the Total Population each Age Cohort 2016-2022

(Source: CSO, 2022)

In terms of cohort stability, the working age population has remained static in the period since 2016, increasing by just 0.9% or 141 persons. The proportion of population over 65 years of age has increased more significantly since 2016, with 292 more persons in the catchment, representing 14.5% of total population. By contrast, the population under the age of 14 has remained identical representing 13.9% of total population in 2016, and 13.9% in 2022, increasing in real numbers by 77 No. persons since 2016. Lowering concentrations of population in younger age groups would indicate a decreasing demand for facilities and services such as childcare and sport and recreation. It also indicates reduced demand for schooling and childcare infrastructure into the future. A higher than average proportion of population in older age groups indicates potential increased demand for health facilities and aged care in the Study Area. The population over 65 years of age has seen the largest demographic growth, indicating an increased need for more health and community infrastructure for retired cohorts into the future.

The local area would be classified as a major employer, given the proximity to Dublin City Centre, and the retail centres of Rathmines and Ranelagh, as well as a large academic institution (University College Dublin). Given these employment opportunities the Study Area will continue to attract population of working age.

3.2 Household Composition

The Study Area predominantly consists of family houses with 60.3% of dwelling units in 2022 registered as such, and apartments accounting for 38.8% of units. Some 48.0% of households are owner-occupied, with 38.7% of households privately rented, and the remaining a further 2.7% socially rented. The average household size in 2022 was 2.39 persons per household, below the average for Dublin City (2.48 persons per household). Some 29.5% of all households consist of 1 No. person, with a further 34.9% consisting of 2 person households, and just 20.7% of all households consisting of 4 No. or more persons living together (Table 3.3). Both Dublin City and the Study Area have a similar profile of persons per household but the Study Area has higher concentrations of 2 person households.

Household Type	Study Area Households 2022	Dublin City Households 2022
1 Person Households	29.5%	28.3%
2 Person Households	34.9%	32.0%
3 Person Households	14.9%	17.1%
4 Person Households	11.9%	13.2%
5+ Person Households	8.7%	9.4%
Total	100.0%	100.0%

Table 3.3: Persons Per Household in the Study Area and Dublin City – 2022

(Source: CSO, 2022)

Compositional data indicates that 46.8% of all households consist of either a 'single' person, or

'non-related' persons living in Group Accommodation (Shared), with household formation data indicating that just 47.3% of households have any children. Some 21.2% of all households are classified as 'retired' or 'empty nest' indicative of mature neighbourhoods. Taken collectively, the data suggests that the unit typology of the catchment area is mixed, with single young professionals living in apartments closer to the City Centre, with other areas of Milltown, Rathmines and Donnybrook that have concentrations of family houses, predominantly comprising families with children or retired households.

3.3 Education

The largest proportion of residents had completed 'Third Level' education (41.4%) in 2022. This is significantly higher than the levels of educational attainment in Dublin City (32.0%), and is significantly higher than the national average. It should be noted that a further 35.4% of the population have also completed 'Post-Graduate Education or Higher' at the time of the Census, compared to 15.5% in Dublin City, and just 0.6% were recorded as having 'No Formal Education'. Taken together, these figures indicate an extremely well educated population in the Study Area, that surpasses attainment in the wider county and nationally.

Education Level	Study Area	% of Total	Dublin City	% of Total
No Formal Education	94	0.6%	5,807	1.5%
Primary Education	272	1.8%	43,102	11.3%
Secondary Education	1,690	11.2%	100,278	26.3%
Third Level Education (Any Level)	6,265	41.4%	131,339	34.5%
Postgraduate or Higher	5,362	35.4%	58,960	15.5%
Not Stated	1,467	9.7%	41,268	10.8%
Total	15,150	100.0%	380,754	100.0%

Table 3.4: Population Aged 15+ Years by Highest Level of Education Completed

(Source: CSO, 2022)

3.4 Affluence and Deprivation

The purpose of an affluence and deprivation index is to assess social conditions using a single indicator. The Pobal HP Deprivation Index (2022) is used by public bodies across Ireland to identify potentially disadvantaged communities and target investment/policy to improve the quality of life and access to opportunities for those living in them. The subject site is located in an area (based on Small Areas) that is classified in aggregate as 'Affluent'. This catchment area includes Milltown, but also the nearby suburbs of Ranelagh, Donnybrook and Rathmines. Index scores do not vary greatly within the 1km catchment, with the majority of Small Area falling into the 'Affluent' category. Taken as a whole the Pobal HP Deprivation Index (2022) indicates that the area is very prosperous with higher than average educational attainment, low unemployment, low age dependency, lower rates of disability, etc. relative to other parts of the country.

3.5 Employment

The economic profile, based on Census 2022, indicates a young population with a large cohort of the population in the 20-49 age cohorts. The area continues to have an active workforce age bracket, with a high proportion of the population at work. The majority of the population over 15 years of age are categorised as 'At Work' in 2022 (59.0%). The percentage of people unemployed in the area is lower (3.3%) than Dublin City (8.4%). The number of people retired in the Study Area is marginally greater (14.4%) to that of Dublin City (13.5%). The percentage of students (16.3%) in the Study Area is also significantly higher than the percentage of students in Dublin City (11.3%), owing to its proximity to University College Dublin.

The catchment area would be classified as a major employer, given the proximity to the City Centre, and University College Dublin Campus. The daytime population of the Study Area was registered at 27,179 No. persons in 2016. This refers to those persons that are typically located within the area during the daytime hours for school, work or living and not leaving for work. Some 13,636 No. persons are employed within the Study Area, classifying it a larger employment destination in Dublin City. Those working in the area largely do so in either 'education, human health and social work activities' (17.9%), 'information and communication, financial' (38.4%), or 'other service activities' (12.3%). Given these employment opportunities the Study Area will continue to attract population of working age.

3.6 Religion, Transport and Diversity

Within the Study Area, 26.2% of the population identify as 'Not Religious' with the remaining 63.8%¹ identifying as religious and likely have some need for religious place of worship. Equally, ensuring there is adequate SI to help diverse communities feel included and empowered is critical. The Study Area has a comparably large international community with 29.8% of the local population born outside of Ireland.

A majority (54.4%) of the resident population rely on green modes of transport for daily activities, with 'Bike' (12.4%), 'Walking' (24.3%), and 'Public Transport' (17.7%) making up a large portion of total transportation trips. Daily commuting patterns show 53.6% of trips to work/school are under 30 minutes, with just 3.4% indicating a travel time of over an hour. Trips by 'Private Car (Driver or Passenger)' constitute the minority (23.4%) of all daily movements indicating a free community. Only 23.0% of households do not access to a Car with 26.4% of all households having 2 or more Cars.

3.7 Summary

The majority of the population in the catchment of the Study Area are living in lower density family housing, interspersed with apartment units concentrated near the suburban centres. They are more likely to live in owner-occupied family houses, rather than private or socially renting, than recorded nationally. Population growth in the catchment was stagnant between 2016 and 2022, growing by 2.3% No. persons, largely living within the 112 No. new units recorded as completed since 2016. The population has a comparably high ethnic diversity, with an above average number of residents from EU accession countries and countries outside of Europe, aligning with a lower than average proportion of persons stating their country of birth as Ireland.

¹ 10.0% of the population did not state their religion in 2022, which constitutes the remaining percentage value.

The population of the Study Area is characterised by an aging population with a strong active workforce with families and children, but a large and growing retired community. Jobs in the catchment reflect the major employers in the area (education, health and retail) requiring a mix of lower skilled residents and those with higher educational attainment. The resident population of the catchment is very highly educated with a plurality commuting outside of the catchment area to Dublin City for employment. The area is classified as 'Affluent' in terms of affluence and deprivation, signifying higher than average rates employment, in higher skilled occupations, within more cohesive family structures, and usually indicate higher disposable income, and high demand for social infrastructure, but also higher social mobility and means to travel.

The demographic assessment indicates that a higher proportion of health and community facilities may be required for the older populations, in addition to the continued demand by families with school-aged children in this area for social infrastructure, sporting, school and childcare facilities.

4.0 FACILITIES AUDIT

The subject site, which measures c. 4.26 ha, is located on the corner of Sandford Road and Milltown Road (Figure 1.1). It lies approximately 3.3km south of the city centre and falls within the administrative area of Dublin City Council. The subject site is strategically situated within an established urban setting that is highly accessible to the City Centre, Donnybrook, Ranelagh, Clonskeagh and Ballsbridge. The site is bound by Sandford Road and Norwood Park to the north, Cherryfield Lodge Nursing Home and remaining Jesuits lands to the south, Milltown Road to the east and Cherryfield Avenue Upper and Lower to the west. It benefits from very good accessibility with its close proximity to numerous bus routes and Beechwood and Ranelagh Luas stops.

The Study Area for this assessment is defined by a c. 1 km metre radius of the subject site, equivalent to a c. 10- to 12-minute walking distance considered accessible to future residents of the proposed development. A distance of c. 750 metres has also been defined by Dublin City Council within the *Dublin City Development Plan 2022-2028* (Section 15.8.4) as the development standard for future community and social audits. Given that the subject site is located within an urban inner-city context, a combined catchment of c. 1km has been included in the study to capture, survey and include relevant infrastructure that lies tangent to, or immediately outside of this study area.

The survey identified a large range of community facilities within the Study Area. A total of 6 No. categories of facilities that align with the Policies set out in the *Development Plan* were utilised for this Audit. Some 162 No. social infrastructure facilities were identified as part of this Audit within a radius of 1 km of the subject site.

Category	Facility Type
Education and Training Facilities	Primary, Post-Primary, Third Level, Further Education And Other Lifelong Training Centres
Childcare Facilities	Registered Childcare Facilities Incl. Full Day, Part-Time And Sessional Services
Healthcare Facilities	Hospitals, Health Centres, Primary Care Centres, Doctors And Specialty Clinics, Dental, Physiotherapy, Counselling, Optician, Pharmacy
Sports and Recreation Facilities	Parks, Playing Pitches, Playgrounds, Sports Centres And Clubs, Leisure Centres, Gyms And Training Facilities, Swimming Pools
Social, Community and Faith Facilities	Community Centres, Libraries, Senior And Youth Centres, Post Offices, Banks And Credit Unions, Areas Of Worship, Churches, Cemeteries, Museums, Galleries, Theatres, Cinemas, Music Venues, Historical Cultural Sites, Artist Workspaces (manufacturing, performing arts, rehearsal spaces, music recording studios)
Convenience and Comparison Retail	District, Neighbourhood And Local Centres, and Relevant Retail Offering

Table 4.1: Community Infrastructure Categories Applied to Audit

(Source: Thornton O'Connor Town Planning, 2025)

Figure 4.1: Map of Subject Site, and Catchment Area (Developable Area)

(Source: Google Maps API, Thornton O'Connor Town Planning, 2025)



4.1 Education Facilities

A Schools Demand Assessment has been carried out to examine the capacity of existing primary and post-primary school facilities located in the vicinity of the subject site, alongside the demographic demands, to understand the direction of demand and the resulting need for additional schooling infrastructure in the future.

A methodology for the assessment of educational facilities and schools has been developed in accordance with the directions provided in planning policy, and it involves the following steps:

1. Defining a Study Area using relevant School Planning Areas (SPA) as developed by the Department of Education (DES);
2. A demographic and socio-economic evaluation of the composition of population within the Study Area;
3. Determining the extent and provision of existing educational facilities and schools within the Study Area; and
4. Estimating the level of demand for schools that may arise from the development proposal.

In accordance with current guidelines, the following Section provides an examination of local need for educational facilities at the subject site and its wider surroundings. Accordingly, the latest data was obtained from the Department of Education and Skills, Primary Online Database (POD)² and the National School Census, for existing educational facilities in the locality. Reporting also provides detail on the current and future capacity of existing and planned schools in the area. The aim of this assessment is to establish projected demand for school places within the existing schools network generated by the proposed development.

4.1.1 Existing Infrastructure Analysis

4.1.1.1 School Catchment Area

In order to plan for school provision and analyse the relevant demographic data, the country is divided into 314 school planning areas by the Department of Education. A Geographical Information System, using data from a range of sources, including school enrolments, Child Benefit records and information on residential development is used to identify where the pressure for school places across the country will arise. With this information, nationwide demographic exercises are carried out to determine where additional school place provision is needed at primary and post-primary level.

The proposed development is located within the D6 Clonskeagh School Planning Area (SPA), as identified by the Department of Education and Skills and indicated in Figure 4.2 below. The D6 Clonskeagh SPA, to which the subject site belongs, is bounded to the north by the Dublin 8 SPA, to the east by the Dublin 2 Dublin 4 SPA, to the south by the Rathfarnham SPA and to the west by the Dublin 6W SPA.

This SPA comprises 14 No. existing primary schools, and 9 No. post-primary school.

² Department of Education and Skills – National School Annual Census for 2024/2025, which is returned via the Primary Online Database (POD). This includes both the Census and the Special School Annual Census. Only schools aided by the Department of Education and Skills are included in this list. Data was published July 2025.

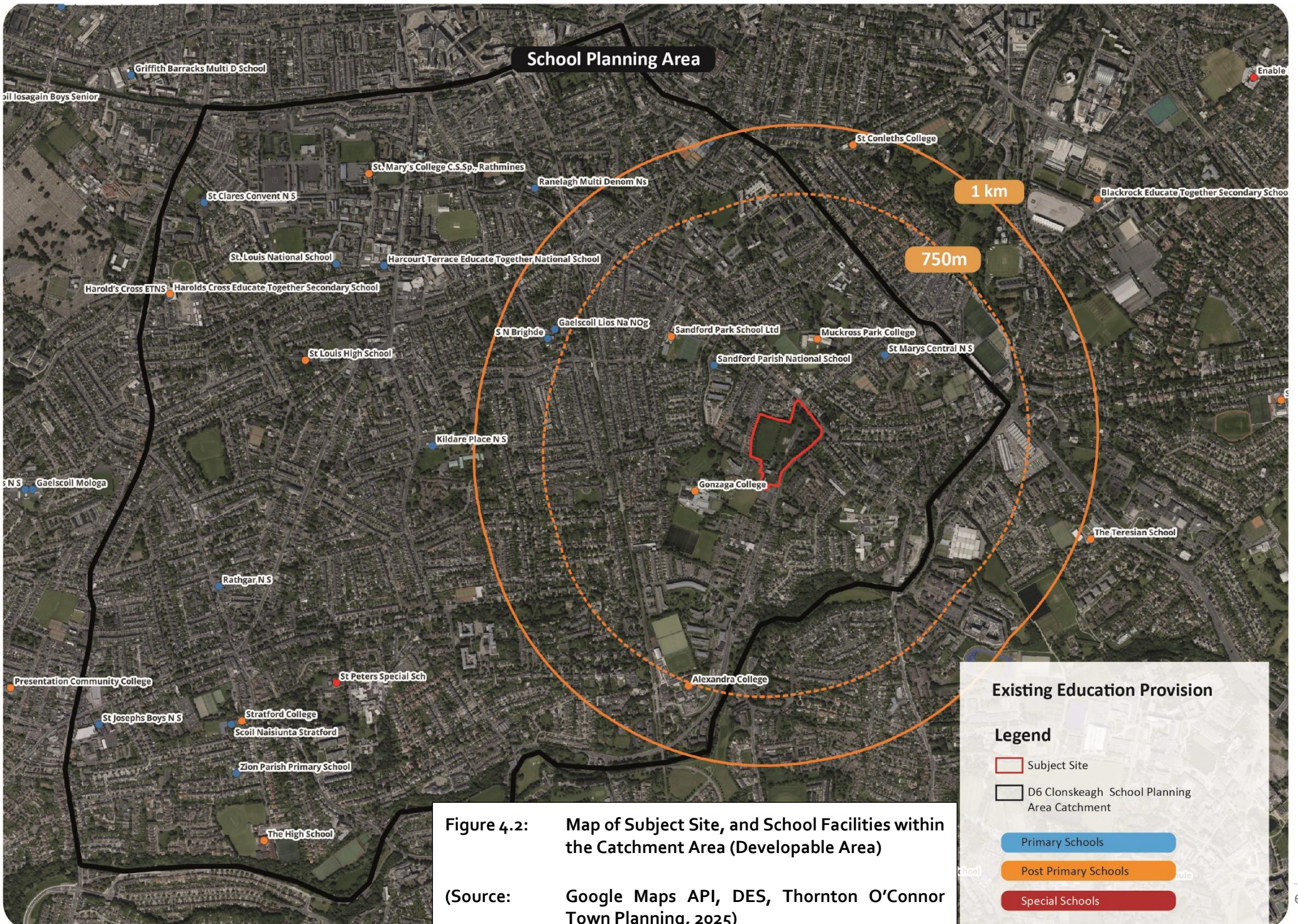


Figure 4.2: Map of Subject Site, and School Facilities within the Catchment Area (Developable Area)
 (Source: Google Maps API, DES, Thornton O'Connor Town Planning, 2025)

Existing Education Provision

Legend

- Subject Site
- D6 Clonskeagh School Planning Area Catchment
- Primary Schools
- Post Primary Schools
- Special Schools

4.1.1 Primary Schools

The 14 No. existing primary schools identified within the D6 Clonskeagh SPA held a combined provisional enrolment of 3,580 No. students during the 2024/2025 school year as per the Department of Education and Skills (DES) records. The majority of the schools identified are co-educational (mixed) schools. SANDFORD PARISH National School (highlighted in blue in Table 4.2) is located nearest the subject site and an enrolment of 200 No. students in 2024/2025.

Supplementary to the enrolment information acquired from the DES, a review of the schools' websites and the 2026/2027 Schools' Admission Notice was carried out in September 2025 by Thornton O'Connor Town Planning to ensure that available spaces in classes are captured in this audit. Table 4.2 provides a detailed breakdown of this available capacity per school. As per Section 63 of the Education (Admissions to School) Act³, in 2018, the schools are required to publish an Annual Admissions Notice each year with key information about the annual admissions process.

This review helped determine the trend in schools for admitting students into the classes each year. For the 2026/2027 academic year, the admissions notices for primary schools indicated a total enrolment capacity of 497 No. students in the catchment (456 No. spaces for Junior Infants, and 41 spaces for Other Years). These 497 No. places refer to the places made available each academic cycle resulting from graduating students, rather than any additional capacity to the overall schooling infrastructure. Where schools have not provided sufficient information on their intake for the next academic year, these have been assumed to be zero.

No.	Roll No.	School Name	Distance from Site (km)	Females	Males	2024-2025 Enrolment	Available Capacity per School Websites (2026/27)		
							Junior Infants	Other Years	Total
1	09750S	ST JOSEPHS BOYS N S	2.6	0	379	379	46	0	46
2	12755W	KILDARE PLACE N S	1.2	103	88	191	23	0	23
3	14717B	RATHGAR N S	2	46	48	94	12	0	12
4	14917J	ZION PARISH PRIMARY SCHOOL	2	46	51	97	12	0	12
5	15618E	SANDFORD PARISH NATIONAL SCHOOL	0.25	97	103	200	24	0	24
6	16651H	ST CLARES CONVENT N S	2.1	78	103	181	30	3	33
7	16966J	SCOIL NAISIUNTA STRATFORD	2	32	58	90	12	12	24
8	18817C	S N BRIGHDE	0.8	190	178	368	12	0	12
9	19727G	ST MARYS CENTRAL N S	0.4	353	254	607	75	0	75
10	19928Q	RANELAGH MULTI DENOM NS	1.2	104	116	220	28	0	28
11	20048Q	Gaelscoil Lios na nOg	0.8	83	94	177	29	0	29
12	20501K	HARCOURT TERRACE EDUCATE TOGETHER NATIONAL SCHOOL	1.5	88	118	206	75	20	95
13	20520O	Dublin 6 Clonskeagh and Dublin 6W Primary School	2.2	71	77	148	27	0	27
14	20571I	St. Louis National School	1.6	327	295	622	50	6	56
Total				1,618	1,962	3,580	456	41	497

**Note: Where there was no information on the number of spaces made available, we have assumed that the capacity is 0*

Table 4.2: Recorded Enrolments for Primary Schools
(Source: DES, 2025, and Individual School Admission Notices, 2025)

³ Section 62 of this Act requires that, from 1 February 2020, boards of management have 3 months to revise their Admission Policies in line with the commenced provisions of the Act.

Table 4.3 below provides information on each of the primary schools, inclusive of their enrolment numbers for the previous 5 No. academic years (2020–2021 to 2024–2025). The overall enrolment figure associated with the 5 No. primary schools within the catchment has increased over the past 5 No. years (662 No. more children, 22.7%), and has continued to grow despite the much lower increases in total population in the SPA catchment. Over the 7 years there have been 2 No. new primary schools added to the SPA which have a combined enrolment of 354 No students in the 2024/2025 academic year. Some 8 No. of the primary schools in the SPA have experienced decreases in student numbers over the past 5 years (decreasing by 347 No. students) indicating the schools (old and new) would have enough capacity to grow with increases in the population of the area into the future, and would indicate that there is available capacity within the existing primary schools.

School	Roll No.	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
ST JOSEPHS BOYS N S	09750S	431	436	415	406	379
KILDARE PLACE N S	12755W	208	201	200	193	191
RATHGAR N S	14717B	90	90	94	93	94
ZION PARISH PRIMARY SCHOOL	14917J	93	96	96	97	97
SANDFORD PARISH NATIONAL SCHOOL	15618E	229	222	220	212	200
ST CLARES CONVENT N S	16651H	243	214	205	190	181
SCOIL NAISIUNTA STRATFORD	16966J	97	90	98	101	90
S N BRIGHDE	18817C	421	395	379	360	368
ST MARYS CENTRAL N S	19727G	574	604	628	630	607
RANELAGH MULTI DENOM NS	19928Q	230	232	222	220	220
Gaelscoil Lios na nOg	20048Q	224	223	203	188	177
HARCOURT TERRACE EDUCATE TOGETHER NATIONAL SCHOOL	20501K	44	72	116	169	206
Dublin 6 Clonskeagh and Dublin 6W Primary School (Harold's Cross ETNS)	20520O	33	60	95	121	148
St. Louis National School	20571I	-	-	34	635	622
Total		2,917	2,935	3,005	3,615	3,580

Table 4.3: Existing Primary Schools' Enrolment Figures 2020-2021 to 2024-2025

(Source: DES, 2025)

4.1.2.1 Historic Enrolment Statistics

Historic enrolment trends for the catchment show consistent increases in enrolment at primary school level for the historic 10-year interval, with an overall increase of 831 No. students (c. 30.2% increase) from 2014/2015 to 2024/2025. Much of the increases in student numbers have taken place within the new schools opened in the area, with some 8 No. of the primary schools in the SPA experiencing decreases in student numbers over the past 10 years (decreasing by 480 No. students). The analysis of student population growth indicates increasing demands for additional primary school places, however, it is likely peak enrolment occurred in the 2023/2024 academic year, which would be in alignment with DES projections discussed in greater detail in Section 4.1.5 of this report.

Catchment		Enrolment Year			Historic Change	
Roll No.	School Name	14/15	19/20	24/25	5-year	10-year
09750S	ST JOSEPHS BOYS N S	476	445	379	-66	-97
12755W	KILDARE PLACE N S	220	206	191	-15	-29
14717B	RATHGAR N S	93	91	94	3	1

14917J	ZION PARISH PRIMARY SCHOOL	94	93	97	4	3
15618E	SANDFORD PARISH NATIONAL SCHOOL	234	231	200	-31	-34
16651H	ST CLARES CONVENT N S	321	282	181	-101	-140
16966J	SCOIL NAISIUNTA STRATFORD	104	93	90	-3	-14
18817C	S N BRIGHDE	455	436	368	-68	-87
19727G	ST MARYS CENTRAL N S	276	538	607	69	331
19928Q	RANELAGH MULTI DENOM NS	235	232	220	-12	-15
20048Q	Gaelscoil Lios na nOg	241	228	177	-51	-64
20501K	HARCOURT TERRACE EDUCATE TOGETHER NATIONAL SCHOOL	-	31	206	175	206
20520O	Dublin 6 Clonskeagh and Dublin 6W Primary School (Harold's Cross ETNS)	-	12	148	136	148
20571I	St. Louis National School	-	-	622	622	622
Total		2,749	2,918	3,580	662	831

Table 4.4: Historic Change in Enrolment (Primary) in Recent 5- and 10-year Period

(Source: DES, 2025)

One special education facility was identified within the D6 Clonskeagh SPA which provides a comprehensive range of services and supports to children with intellectual disabilities and their families in the greater Dublin Area. This facility recorded a provisional enrolment of 62 no. students during the 2024/2025 school year as per Department of Education and Skills (DES) records. Admission Notices indicate that the enrolment capacity in the 2026–2027 academic year will be for 7 No. new students.

No.	Roll No.	School Name	Females	Males	2024–2025 Enrolment	Available Capacity per School Websites (2026/27)
1	18904U	St Peters Special School	30	32	62	7
Total					62	7

Table 4.5: Recorded Enrolments for Special Education School

(Source: DES, 2023, and Individual School Admission Notices, 2025)

Table 4.6 indicates that the enrolment figures for the special education school at this location has remained generally consistent from the 2020–2021 academic year to the 2024–2025 academic year.

School	Roll No.	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
St Peters Special School	18904U	60	60	59	60	62
Total		60	60	59	60	62

Table 4.6: Existing Special Education School: Enrolment Figures 2020–2021 to 2024–2025

(Source: DES, 2025)

4.1.3 Post Primary Schools

There were 9 No. post-primary schools identified within the D6 Clonskeagh SPA which held a co-educational enrolment of 4,930 No. students during the 2024–2025 school year, as per the Department of Education and Skills (DES) records. The post-primary schools, Gonzaga College,

and Muckcross Park College are single sex schools both located directly adjacent the subject site with a combined enrolment of 1,285 students in the 2024-2025 academic year.

Supplementary to the enrolment information acquired from the DES, a review of the schools' website and the 2026/2027 Schools' Admission Notice was carried out in September 2025 by Thornton O'Connor Town Planning to ensure that available spaces in classes are captured in this Audit. Table 4.6 provides a detailed breakdown of this available capacity. As per Section 63 of the *Education (Admissions to School) Act 2018*, schools are required to publish an Annual Admissions Notice each year with key information about the annual admissions process.

This review helped determine the trend in the school for admitting students into the classes each year. For the 2026/2027 academic year, the Admissions Notice for the post-primary school indicated a total enrolment capacity of 915 No. students (912 No. spaces for First Years, and 3 No. spaces for Other Years). These 915 No. places refer to the places made available each academic cycle resulting from graduating students, rather than any additional capacity to the overall schooling infrastructure.

No.	Roll No.	School Name	Distance from Site (km)	Females	Males	2024-2025 Enrolment	Available Capacity per School Websites (2026/27)		
							First Years	Other Years	Total
1	60530S	Gonzaga College	0.1	0	573	573	96	0	96
2	60560E	St. Mary's College C.S.Sp., Rathmines	1.6	0	498	498	96	0	96
3	60640C	Sandford Park School Ltd	0.4	173	259	432	76	0	76
4	60670L	The High School	2	368	456	824	140	0	140
5	60710U	Muckcross Park College	0.1	712	0	712	120	0	120
6	60890C	St Louis High School	1.6	684	0	684	115	0	115
7	60910F	Alexandra College	0.7	666	0	666	112	0	112
8	61020A	Stratford College	2	88	103	191	36	0	36
9	68365A	Harolds Cross Educate Together Secondary School	2.2	159	191	350	120	3	123
Total				2,850	2,080	4,930	912	3	915

**Note: Where there was no information on the number of spaces made available, we have assumed that the capacity is zero.*

Table 4.7: Recorded Enrolments for Post-Primary Schools

(Source: DES, 2025, and Individual School Admission Notices, 2025)

Table 4.8 provides an overview of the post-primary school within the catchment, inclusive of their enrolment numbers according to data published by the DES for the academic years 2020–2021 to 2024–2025. As highlighted in Table 4.8, the overall enrolment figure associated with the 9 No. post-primary school in the catchment area has increased during this period from 4,353 No. to 4,930 No. pupils; 690 No. additional pupils (16.3%). This indicates recent growth in demand for post-primary school infrastructure within the catchment.

School	Roll No.	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Gonzaga College	60530S	559	560	570	572	573
St. Mary's College C.S.Sp., Rathmines	60560E	462	467	476	492	498
Sandford Park School Ltd	60640C	429	447	436	442	432
The High School	60670L	766	773	806	809	824
Muckross Park College	60710U	708	705	707	709	712
St Louis High School	60890C	677	692	674	643	684
Alexandra College	60910F	567	597	658	641	666
Stratford College	61020A	146	159	174	172	191
Harolds Cross Educate Together Secondary School	68365A	39	109	187	276	350
Total		4,353	4,509	4,688	4,756	4,930

Table 4.8: Existing Post-Primary Schools' Enrolment Figures 2020-2021 to 2024-2025

(Source: DES, 2025)

4.1.3.1 Historic Enrolment Statistics

Historic enrolment trends for the catchment show increases at post-primary school level for the historic 5-year interval, with an overall increase of 690 No. students (c. 16.3% increase) from 2019/2020 to 2024/2025, and 27.4% or 1,061 No. students over the past 10 No. years. Since opening in 2020, Harolds Cross Educate Together Secondary School has experienced rapid growth in student numbers, and has an enrolment of 350 No. students in the latest academic year. In Q4 2024, works began to expand Harolds Cross Educate Together Secondary School and increase capacity to 1,000 pupils, from its current enrolment of 350 No. students in the latest academic year.

Catchment		Enrolment Year			Historic Change	
Roll No.	School Name	14/15	19/20	24/25	5-year	10-year
60530S	Gonzaga College	552	555	573	18	21
60560E	St. Mary's College C.S.Sp., Rathmines	429	429	498	69	69
60640C	Sandford Park School Ltd	250	403	432	29	182
60670L	The High School	726	730	824	94	98
60710U	Muckross Park College	706	707	712	5	6
60890C	St Louis High School	660	679	684	5	24
60910F	Alexandra College	453	589	666	77	213
61020A	Stratford College	93	148	191	43	98
68365A	Harolds Cross Educate Together Secondary School	-	-	350	350	350
Total		3,869	4,240	4,930	690	1,061

Table 4.9: Historic Change in Enrolment (Primary) in Recent 5- and 10-year Period

(Source: DES, 2025)

The analysis of student population growth over the past 5- and 10 No. year periods indicate a continued demand for additional post-primary school places within the School Planning Area.

4.1.4 Existing 3rd Level Education and Training Centres

Milltown is well served by further and higher education facilities in the surrounding area. Both the Ballsbridge College of Further Education and the Rathmines College of Further Education, are located nearby, c. 1.5km from the subject site, and offer a wide array of quality-assured courses at Levels 5 and 6 (QQI) aimed either at employment or progression to third-level education. Dundrum College of Further Education, based in Dundrum (D14) c. 3km from the subject site, is a leading provider of modular and credit-based Post Leaving Certificate (PLC), traineeship and further education courses in the Dublin region.

University College Dublin campus (UCD), one of Ireland's leading universities with over 37,000 students, is situated around 1-2km from the subject site and provides comprehensive 3rd level education across a variety of disciplines. In addition, Dublin City Centre is readily accessible by bus and future rail connections, offering access to Trinity College Dublin, Technological University Dublin, and other major institutions.

4.1.5 Future Demand Analysis

4.1.5.1 Demographic Growth Projection

In November 2021, the Department of Education and Skills (DES) reported that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2019, and will fall gradually to a low point in 2033 (see Figure 4.10), in line with revised migration and fertility assumptions for the country as a whole. The latest statistical release⁴ by the DES in this respect states:

"Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,716). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F2⁵ scenario will reach a low point of 440,551 by 2033. This is 120,860 lower than today's figure. Enrolments will rise again thereafter and are projected to stand at 474,888 by 2040, a rise of some 34,300 over the seven years 2033 to 2040."

The study also concluded that post-primary school enrolments, however, will continue to rise in the short-term and will likely reach peak enrolment levels in 2024 (see Figure 4.11). The DES Report⁶ states:

"Enrolments in post-primary schools have risen by 26,923 (8%) over the past five years and are projected to continue rising over the short term. Under M1F2 they are projected to peak in 2024 with 408,794 pupils, some 29,610 higher than in 2020."

⁴ Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021–2040* (DES, November 2021), pg. 6.

⁵ The CSO's Regional Population Projections utilise six variant scenarios with relative assumptions in relation to regional fertility, mortality trends and external migration from and to each region. The Department of Education and Skills anticipates that M1F2 is the most likely scenario regarding migration and fertility, which encompasses the assumption of high migration and low fertility falling from 1.8 to 1.6 by 2031.

⁶ Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021–2040* (DES, November 2021), pg. 11.

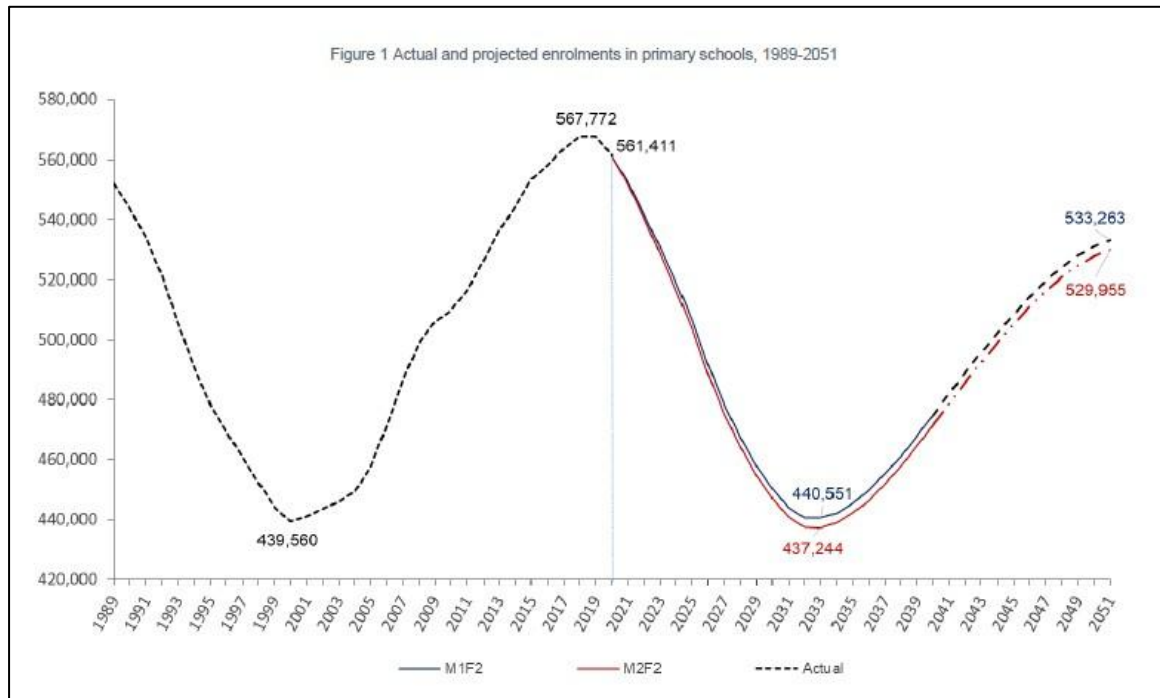


Figure 4.10: Actual and Projected Enrolments in Primary Schools, 1989–2051, Organised by Growth Projection Scenarios Created by the CSO

(Source: DES, 2021)

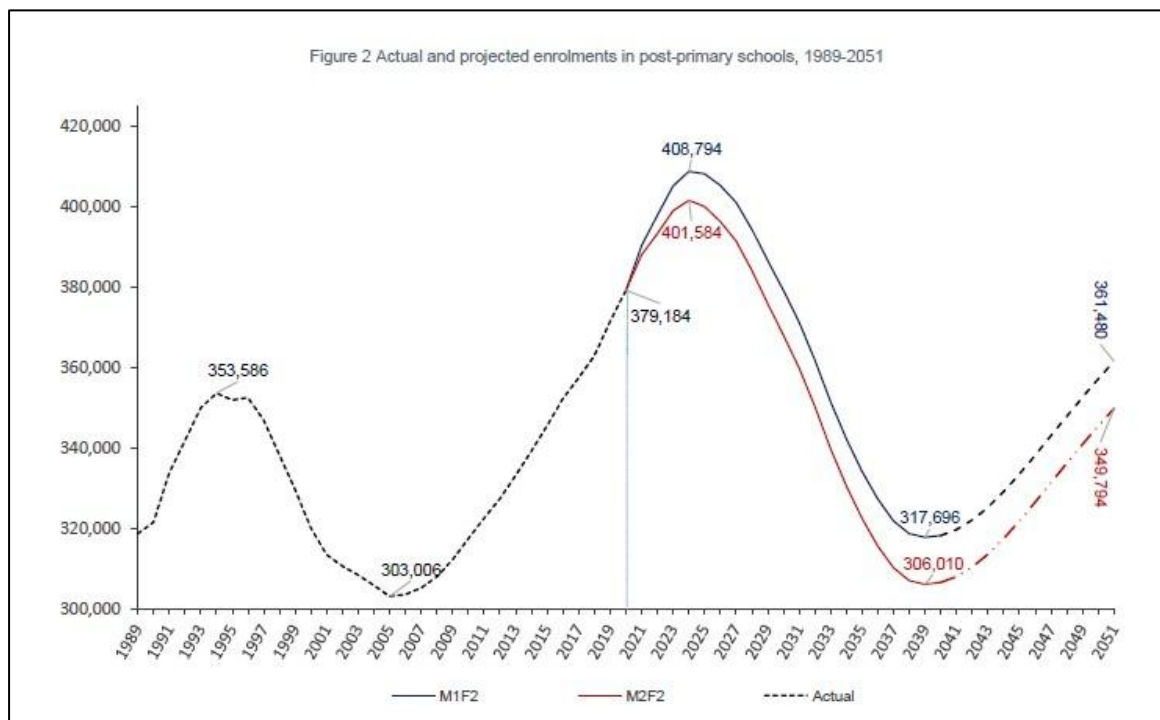


Figure 4.11: Actual and Projected Enrolments in Post-Primary Schools, 1989–2051, Organised by Growth Projection Scenarios Created by the CSO

(Source: DES, 2021)

4.1.5.2 Potential Impact on D6 Clonskeagh SPA Schools

Using the projected enrolment figures⁷ for the Dublin Region, as set out in the Department of Education and Skills' *Projections for Full-Time Enrolment: Primary and Second Level, 2021–2040*, the study can assess future enrolment for the 2029/2030 academic year for the D6 Clonskeagh SPA area. The 2029/2030 academic year has been selected in this study as the year the proposed development should be completed and occupied. The Report projects the enrolment figures in primary schools within the Dublin Region to drop by 11.4% between the academic years 2024/2025 and 2029/2030 (5 year period). Applying this future projection figure to the current enrolment figures within the catchment it is estimated that enrolments in the 14 No. primary schools identified in the Assessment are set to reduce by 408 No. spaces by the 2029/2030 academic year.

At the post-primary level, the Report projects the enrolment figures to decrease marginally by 2.4% between the 5 academic years from 2024/2025 to 2029/2030. This would result in a decrease of 118 No. children in the 9- No. post-primary school identified within the catchment by the 2029/2030 academic year. We note that the indicative change figures provided are an estimate of potential enrolments is based on the regional population projections included in the DES Report⁸ and do not represent localised values.

Catchment	Enrolment Year		% Change Estimate	Change
	24/25	29/30		
Primary Schools (14)	3,580	3,172	-11.4% decrease	-408
Post-Primary Schools (9)	4,930	4,812	-2.4% decrease	-118

Table 4.12: Projected Enrolment Trends – 2025 to 2030

(Source: DES, 2025)

4.1.5.3 Projected Demand Generated by Proposed Development

The proposed development will comprise 562 No. units, of which 316 No. units can reasonably accommodate families with children (with studio units and 1-bedroom units being excluded). The average household size in the Study Area recorded by the 2022 Census was 2.39 No. persons per household, which generates a total indicative population of 1,344 No. persons when applied to the proposed development.

The average number of children per family recorded in the State in Census 2022 was 1.34 No. children⁹, which generates an indicative population of 424 No. children (between the ages of 0–18 years) when applied to the number of units that can accommodate families within the proposed development. Of this figure, an estimated 328 No. children would be considered school age (including 194 No. primary school children and 134 No. post-primary school children), as per the age cohorts recorded for Dublin City¹⁰ in the Census 2022 (Table 4.13).

⁷ Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021–2040* (DES, 2021), Table 4.

⁸ Source: *Projections of Full-Time Enrolment: Primary and Second Level, 2021–2040* (DES, 2021), Table 7.

⁹ Source: <https://www.cso.ie/en/releasesandpublications/ep/p-cpp3/censusofpopulation2022profile3-householdsfamiliesandchildcare/>

¹⁰ Source: <https://www.cso.ie/px/pxeirestat/Statire/SelectVarVal/Define.asp?maintable=E3003&PLanguage=o>

Age Group	Pre-School Children (0–4 years)	Primary School Children (5–12 years)	Post-Primary School Children (13–18 years)	All Children (0–18 years)
Dublin City 2022 Population	30,683	42,603	31,884	105,170
% of Total Cohort	29.17%	40.51%	30.32%	100.00%

Table 4.13: Breakdown of 0–18 Year Age Cohort for Dublin City

(Source: CSO, 2022)

Having regard to the foregoing, the development has the potential to generate an additional 1,344 No. persons within the area, including an estimated 328 No. children (including 194 No. primary school children and 134 No. post-primary school children), when fully occupied.

4.1.5.4 Completed and Planned Infrastructure

Having regard for the requirements of *The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities (DES & DEHLG, 2008)* and *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009*, Dublin City Council provide the context for educational need within the city in its identification of school sites throughout the local authority administrative area.

With respect to the development of additional schools within the study area, Section 5.5.8 of *Dublin City Development Plan 2022-2028* states *Dublin City Council* will:

"Support the provision of new schools and the expansion of existing school facilities having regard to the requirements of the DES."

"To continue to work with the Department of Education and Skills on the educational needs of the city through a Joint Working Group in order to assess the need for new or expanded educational facilities and to progress school projects in line with population growth."

"To seek to reserve lands for educational purposes, including the development of multi-campus arrangements where appropriate, in locations close to the areas of greatest residential expansion or greatest amount of unmet demand for school places and in close proximity to adjacent community facilities so that the benefits of co-location and possibility of sharing facilities can be maximised in accordance with The Provision of Schools and the Planning System: A Code of Practice for Planning Authorities (2008) "

The Development Plan does not provide specific zoning objectives or designated areas for future schooling infrastructure (primary or post-primary). Site locations for new infrastructure are based on guidance and modelling from DES in combination within DCC and areas likely to experiencing moderate to high housing and demographic growth in the future.

With respect to primary school capacity: Some 2 No. new schools have been added to the SPA in recent years dramatically increasing local capacity. Harcourt Terrace Educate Together National School (maximum capacity 762 No. pupils, current enrolment 206 No. pupils) and Harold's Cross ETNS (maximum capacity 400 No. pupils, current enrolment 148 No. pupils) have a combined enrolment of 354 No. student in the latest academic year with a capacity to grow significantly into the future.

With respect to post-primary school capacity: In response to a parliamentary question¹¹ on 7th March 2024, the Department said: “*New schools are only established in areas of demographic growth ... A 2023 demographic exercise ... indicates ... at post-primary level some 78% of school planning areas are anticipated to have increased enrolments for the period to 2030.*” In that answer the Dublin 6/Clonskeagh area was referenced as part of a regional solution linked with Dublin 8, Dublin 2, Dublin 4. This school, known as the Harolds Cross Educate Together Secondary School, is located within the same SPA as the subject site, and opened initially in September 2020 in interim accommodation, but now has a current enrolment of 350 No. students in the latest academic year. As of the Q4 2024, the new 1,000 pupil post-primary school is under construction. When complete in 2027, this will serve to dramatically increase local capacity in the coming years adding 600+ new spaces to the D6/Clonskeagh SPA.

The additional capacity being provided by all of these projects is being considered in the context of the projected future requirements in the area. It is judged that the proposed level of educational infrastructure can support the ongoing residential development occurring in Milltown, and that the Department of Education will progress the sustainable development of new schooling infrastructure to meet future demand.

4.1.6 Conclusion

There are 14 No. existing primary schools, and 9 No. existing post-primary school in the catchment area, to which the subject site belongs. These facilities cater to a student population of 3,580 No. primary school students and 4,930 No. post-primary school students and have demonstrated different levels of growth in the recent 5-year period, with primary school enrolments increasing by 22.7% and post-primary school enrolments increasing by 16.3% over the same period.

Admissions Notices from schools within the D6 Clonskeagh SPA indicate a healthy combined total of 1,412 No. spaces available for incoming Junior Infants/First Years, of which 497 No. spaces are available in primary schools and 915 No. spaces are available in post-primary schools for the upcoming academic year.

With respect to future enrolments, it is noted that a c. 11.4% decrease in primary school enrolments and a c. 2.4% decrease in post-primary school enrolments is anticipated between the academic years 2024/2025 and 2029/2030, but will fall gradually to a low point by 2039 (Figure 4.4), with respect to the most recent regional population projections published by the DES. The decline in enrolments has not yet occurred within the D6 Clonskeagh SPA at primary school level in line with government demographic projections, but this trend in enrolments is expected to reverse and continue in the coming years and decline towards 2033. Post-primary school enrolments are projected to peak in 2024/2025, and it is thus likely that Dublin City will see a reduction in the need for places into the remainder of the decade.

Some 2 No. new primary schools have been added to the SPA in recent years dramatically increasing local capacity. Harcourt Terrace Educate Together National School (maximum capacity 762 No. pupils, current enrolment 206 No. pupils) and Harold's Cross ETNS (maximum capacity 400 No. pupils, current enrolment 148 No. pupils) have a combined enrolment of 354 No. student in the latest academic year with a capacity to grow significantly into the future.

With respect to post-primary school capacity, a new 1,000 pupil post-primary school is under

¹¹ <https://www.oireachtas.ie/en/debates/question/2024-03-07/216/>

construction in the SPA to be completed in 2027, dramatically increasing local capacity by 600+ new spaces at the existing Harolds Cross Educate Together Secondary School

Primary Level Assessment: The expected reduced demand for primary school places over the next 2 decades based on local demographic profiling carried out by the Department of Education, in addition to the planned expansion of existing schools (Harcourt Terrace Educate Together National School and Harold's Cross ETNS), will create capacity to support the granted residential developments around the area, alongside the proposed development.

Post-primary Level Assessment: The rise in enrolments at post-primary level in local schools over the past 5 years is in line with DES projections. While this growth is expected to peak in the coming years and begin declining, the planned residential expansion in Milltown and the surrounding areas are likely to create a continued increase in demand for post-primary places. Significant forthcoming capacity was identified within the nearby Harolds Cross Educate Together Secondary School which can be used to support demand associated with the proposed development. This assessment of demographic demand is consistently monitored by Dublin City Council and the DES within the context of Dublin 6, Clonskeagh, and Milltown, and it is judged by them that based on the consented residential planning pipeline and demographic profile of the area there is no need to begin the process of providing additional schools in the local area at this time.

4.2 Childcare

In order to establish a baseline of existing capacity within and bordering the Study Area it is necessary to first identify each of the existing childcare facilities. This assessment identifies 9 No. TUSLA registered childcare facilities within a 1 km radius of the subject site, and illustrates their maximum potential capacities based on the latest TUSLA inspection data, and their levels of accessibility with respect to walkable distances from the subject site. These facilities were reported as having a combined total capacity of 291 No. childcare places at the time of the survey (October 2025). Figure 4.14 below provides facility-level detail for each of childcare providers considered in the study alongside indicative capacity, including full day, part-time and sessional services.

The demographic profile of this area provided in Section 3.0 also provides a baseline for understanding the pre-school age population and the emerging demand for childcare facilities in the area.

TUSLA ID	Childcare Facility	Distance (km)	Service Type	Latest TUSLA Registered Enrolment
TU2015DY308	Bloomfield Childcare	0.73	Full Time / Part Time	33
TU2015DY310	Daisychain Montessori & Childcare	0.35	Full Time / Part Time / Sessional	44
TU2015DY260	Donnybrook Community Playschool	0.35	Sessional	17
TU2015DY289	Little Treasures Playschool	0.25	Sessional	22
TU2021DY004	Naíonra Lios na Nóg	0.80	Sessional	12
TU2016DY032	Willow House Montessori	0.60	Part Time / Sessional	15
TU2015DY313	Giraffe Childcare Milltown	0.60	Full Time / Part Time / Sessional	81
TU2024DY004	Giraffe Childcare Donnybrook	0.80	Full Time / Part Time / Sessional	57
TU2015DY365	Little Steps Montessori	0.70	Sessional	10
			Total (1km)	291

* Source: Combination of: TUSLA Inspections (Based on AM) and TUSLA Listing (October 2025) Provided By Dublin City Council.

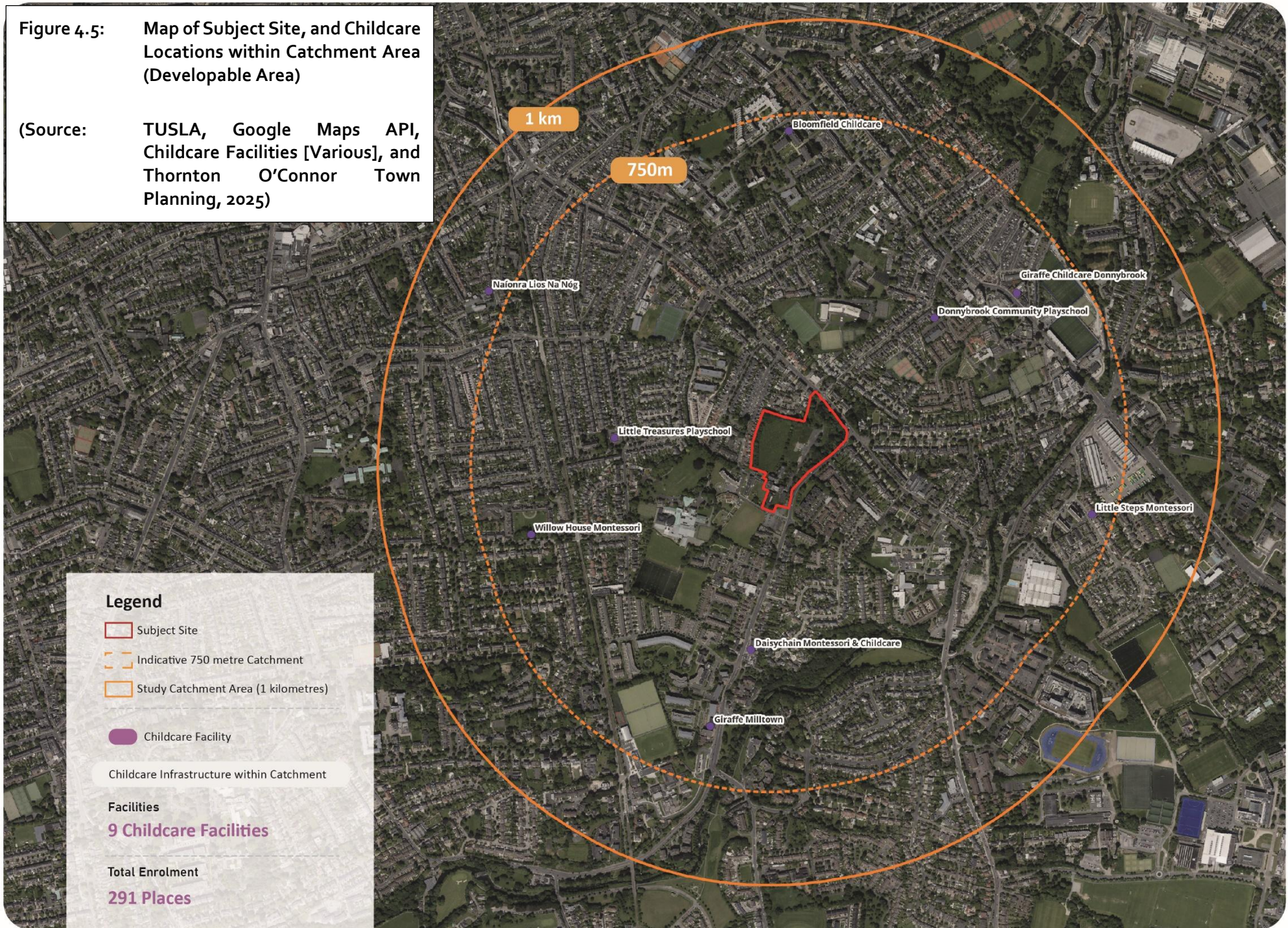
Figure 4.14: Current Capacity of Existing Childcare Facilities in a 1 km Study Area

(Source: TUSLA Inspections (Based on AM) and TUSLA Listing (October 2025) Provided By Dublin City Council, Thornton O'Connor Town Planning, 2025)

Figure 4.5 identifies each of these facilities on a map as they relate spatially to the subject site.

Figure 4.5: Map of Subject Site, and Childcare Locations within Catchment Area (Developable Area)

(Source: TUSLA, Google Maps API, Childcare Facilities [Various], and Thornton O'Connor Town Planning, 2025)



An examination of Dublin City Council’s Online Planning Register showed the childcare planning and development pipeline to consist of 1 No. Granted Planning Applications in the Study Area within 1km of the subject site (Figure 4.15) as of October 2025. If this pipeline is delivered, there would be an additional childcare capacity of 55 No. childcare spaces within a 1 km radius of the subject site¹². As illustrated in Figure 4.15 below, the proposed childcare facility relates to new facilities unconnected to proposals for large residential developments and will create significant additional capacity to accommodate children in the local area.

Plan Ref.	Status	Location	Distance from Subject Site	Description	Residential Units	Operator Estimated Capacity
3627/23	Granted	Laurel House, ¹²² Ranelagh, Dublin 6, D06 W2T3	0.4km	1 No. Childcare Facility (397 sq m)	0	55

Figure 4.15: Childcare Planning and Development Pipeline – October 2025 in the Study Area

(Source: Dublin City Council – October 2025)

4.2.1 Evaluation

As stated previously in Section 2.0, the *Childcare Facilities: Guidelines for Planning Authorities (2001)* recommend that a crèche or childcare facility with capacity for 20 No. children should generally be provided for every 75 No. dwellings within new residential developments. However, both the Guidelines and Dublin City Council further advise that regard should be had to existing childcare provision when considering the delivery of new facilities as part of residential development in order to avoid overprovision.

This assessment aims to determine what the nature of local supply and demand is within the catchment, in parallel with the estimation of 0–6-year-old residents that may reside in the proposed development. The total number of units in the development which are included in this estimation amounts to 316. In order to calculate the number of 0–6-year-old residents in the proposed development, the study utilises 3 No. key number of indicators:

1. The proposed unit mix of the development;
2. Persons per unit proposed (this is calculated by using the average household size within the Study Area, established as 2.39 No. persons per unit¹³ using the Census 2022); and
3. Proportion of the Study Area’s population within the 0–6 years age cohort (determined as 6.14% using Census 2022 data).

Analysis of these factors allows for a determination of the total number of 0–6-year-old residents in the proposed development. As highlighted in Table 4.16, it is estimated that 47 No. children aged 0–6 years may reside in the proposed development (rounded from 46.4).

¹² A further permission was granted in 2025 to convert Laurel House from an office to a residential dwelling. While both permissions are still valid it should be noted that this additional childcare capacity may not be developed.

¹³ CSO statistics record a total of 21,247 No. residents in 8,884 No. households within the catchment in 2022.

Description	No.	Value	Method
Units in Proposed Development ¹⁴	a	316	a
Average Household Size	b	2.39	b
Potential Residents (Number)	c	755	a * b = c
0–6 Years (% of Total Population)	d	6.14%	d
Potential 0–6 Years (Number)	e	46.4	d * c = e

Table 4.16: Estimation of Children Aged 0–6 Years in the Proposed Development

(Source: Thornton O’Connor Town Planning, 2025)

In 2023, the Central Statistics Office, as part of the latest Census release, provided a detailed statistical module¹⁵ on the rates of take-up for childcare at a national and county level for 2022. This analysis highlighted that almost one-third (331,783) of children under the age of 15 in the State were in some form of formal childcare. This release is relevant for this Assessment as it indicates the extent to which childcare facilities are utilised by the general population. An adaption of a table found within this module (Table 4.17) shows the range of methods parents use for the purposes of childcare for their pre-school attending children in the State and at county level.

Type of Childcare	Parent/ Partner	Unpaid Relative/Friend	Paid Relative/ Friend	Childminder/ Au-Pair/Nanny	Childcare Facility	Other
Dublin City	60%	8%	1%	7%	23%	1%
State	55%	10%	2%	10%	22%	1%

Table 4.17: Type of Childcare Utilised By Parents of Pre-School Children

(Source: CSO, 2023)

The Study indicates that the vast majority of pre-school children across Ireland are cared for by their parents or partners of their parents, while 22% of pre-school children attend a childcare facility nationally. Notably, the ratio of creche utilisation in Dublin City is marginally higher than the national rate, at 23%. This module from the CSO is not an approximation or a random sample survey, but a direct representation of the population in 2022. Since the previous analysis carried out in 2016, the level of pre-school children attending a childcare facility has not materially increased (increased in raw numbers, decreased in proportion). Table 4.18 applies the CSO’s 23% figure to the estimated number of residents aged 0–6 years old¹⁶ in the proposed development, as determined under the quantitative demographic analysis above. The results indicate a potential need for c. 11 No. childcare places to be available to support the additional local need (value rounded from 10.7).

Description	Ref.	Value	Method
Units in Proposed Development*	a	316	A
0–6 Years (Number)	b	46.4	B
0–6 Years Total at 23%	c	10.7	b * 23% = c

Table 4.18: Number of Pre-School Children Requiring Access to Childcare Facilities

(Source: Thornton O’Connor Town Planning, 2025)

¹⁴ In line with Policy, a figure of 316 No. units was used in the calculations, discounting those units with only 1-bedroom.

¹⁵ CSO Census of Population, 2022. <https://www.cso.ie/en/releasesandpublications/ep/p-cpp3/censusofpopulation2022profile3-householdsfamiliesandchildcare/childcare/>

¹⁶ This analysis adopts the rate of formal childcare utilisation for children aged 0–8 years old for Dublin City. While a like-for-like analysis of those aged 0–6 would be ideal, the CSO only provides outputs for specific cohorts (specifically, 0–2, 3–4, 5–8, 9–14, and under age 15 cohorts). In order to capture the key demographic of formal childcare take-up for those children aged 5–6, the percentage rate of take-up for all children aged 0–8 was selected and applied to the study.

The subject development comprises 562 No. units, of which 316 No. units can reasonably accommodate families. The potential childcare uptake of the proposal is likely to be 11 No. places, and the local childcare network will have an indicative maximum capacity of 291 No. spaces based on existing provision within 1km. Demographic cohort demand in the catchment area is lower than Dublin and National averages (~6%), however the existing childcare per capita capacity is low (with existing capacity for 21.0% of all children aged 0-6 years old).

Moreover, consultation with childcare facilities in the catchment area indicated no notable spare capacity for new enrolments as of October 2025 in the majority of facilities. Moreover, certain childcare facilities have waitlists indicating a pent up demand for childcare that is not currently being met by existing services in the area. It was also identified in the audit that 3 No. childcare facilities¹⁷, identified within the catchment area, have closed in recent years.

Taken together, the analysis of existing capacity indicates a robust demand for additional childcare places. **Given the childcare demand generated by the proposed development, its unit typology, alongside the shifting age and demand profile, it is considered that an additional childcare facility would be a favourable addition to the area. While demand from the proposed scheme could potentially be absorbed by the existing and planned facilities network, it is judged that given the location of the site, the scale of residential development occurring around Milltown, that an additional purpose built modern childcare facility would offer huge community benefit to the local area and future populations.**

4.2.2 Justification for Proposed Crèche

As outlined in Section 4.2.1, based on the proposed development consisting of 562 No. residential units (of which 316 No. could reasonably support families with children), it is estimated that the unit mix would create a derived potential demand of c. 11 No. places once the development is fully occupied. The results of the survey identified a shortfall in available childcare places to meet the existing demands of the area in October 2025.

Considering the findings above, there is a clear need to provide additional capacity to cater for childcare related to the proposed development. Moreover, the audit identified a pent-up demand for additional childcare facilities in the wider area, especially in the context of forthcoming increase in residential population. Therefore, it was considered appropriate to include the provision of a childcare facility within the proposed development to meet and support a very clear community need.

The scale of provision was estimated using the methodology outlined within the Planning Guidelines for Childcare Facilities (2001) which recommend the delivery of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units. Using this standard, an estimate of providing c. 85 No. childcare places would be required for the 562 No. residential unit scheme (316 No. units excluding studios & 1 bedrooms).

However, a creche that would provide 85 No. childcare places is significantly above and does not reflect the projected demand from the proposed development calculated in Section 4.2.1 above (c. 11 No. childcare places). Therefore, it is proposed to provide a creche that caters for 75 No. childcare places which is more than sufficient to cater for the projected demand of 11 No. childcare places for the development, as well as an additional 64 No. places which could be utilised to supplement existing childcare provision in the area with a modern, well-equipped, purpose-built

¹⁷ Local TULSA facilities closed in recent years: Naionra Bhride, Naionra Lios na nOg Teo, One of a Kind

childcare facility with secure outdoor play spaces, perfectly situated near the forthcoming housing development in the area.

4.3 Social and Community Facilities

Access to quality community services and facilities can have a significant bearing on the quality of life and health and well-being of a community, by encouraging social interaction, promoting learning and providing support services for those living, working and visiting an area. An urban neighbourhood should be big enough to support a range of services and small enough to foster a sense of belonging and community; it should be sufficiently dense to enable all of its essential facilities to be within easy walking distance of the urban centre.

The baseline study undertaken identified 24 No. community and social services and facilities in the 1km Study Area, including 2 No. community centres, a Garda station, a fire station, a centre for further learning, and a family resource centre.

The subject site is well located concerning existing community and social service facilities with a large amount of facilities located within the 1km radius of the subject site, and significantly more community and social infrastructure in the easily accessible local areas surrounding the 1km catchment area. Community life in the area is supported by several well-established centres, including the Beechwood Parish Community Centre, Donnybrook Parish Centre, and the Milltown Parish Pastoral Centre, each offering spaces for local events, classes, and social gatherings. These venues serve as anchors for community activities, providing residents with opportunities to participate in everything from fitness and cultural workshops to parish meetings and charity initiatives. The Beech Hill Community Group and Donnybrook Youth Club further enrich the social fabric through volunteer-led initiatives and programmes for local families and young people.

Youth engagement and development are well catered for, with organisations such as the City of Dublin ETB Youth Services and the 3/40/41 Dublin Donnybrook Scout Group, which promote education, leadership, and community involvement. Nearby, the EF International Language Campus and AONTAS – The National Adult Learning Organisation highlight the area's educational diversity, supporting lifelong learning and international cultural exchange. This blend of institutions ensures opportunities for both formal and informal education, appealing to a wide demographic of learners.

The performing arts are well represented in the area. The Independent Theatre Workshop (ITW) and ITW Dance Studio provide professional training and recreational classes in acting, singing, and dance for children, students, and adults. Nearby, the City Dance Centre offers a range of dance disciplines, from ballet to contemporary and jazz, making the area a recognised hub for performing arts education and practice. The Trinity Musical Theatre Society, based within reach of Milltown, adds to this cultural landscape by supporting university-level productions and creative collaborations.

Essential civic and public services are also well represented. The Donnybrook Garda Station and No. 1 Donnybrook Fire Station provide strong local coverage for public safety and emergency response, contributing to the area's reputation as a secure and well-served neighbourhood. Everyday amenities such as the Ranelagh Post Office, Bank of Ireland, and AIB Bank ensure convenient access to postal and financial services, reflecting a high level of accessibility for residents and local businesses alike.

Although a diverse range of community assets were identified as part of this audit, the consultation process emphasised the ongoing and continued demand for new and improved community infrastructure in the area. Participation in community activities contributes to social cohesion, reduces isolation and enriches the lives of residents. As such, community infrastructure is a key social asset, and audits such as this provide visibility on current assets, as well as potential gaps for the local area.

The provision of additional community floorspace for kids to play, community organisations to arrange events, or any third party to use the space within the proposed development will contribute to the creation of a sustainable and inclusive new community that successfully integrates with its well-established context. Thus, the cultural/community space is considered to fulfil the 5% community, arts and culture space requirement for larger developments, as set out within the *Dublin City Development Plan 2022-2028*.

No.	Name of Asset	Facility Type
1	Ranelagh Post Office	Social and Community
2	Beechwood Parish Community Centre	Social and Community
3	Donnybrook Parish Centre	Social and Community
4	Milltown Parish Pastoral Centre	Social and Community
5	UCD Richview Library	Social and Community
6	No 1. Donnybrook Fire Station	Social and Community
7	Bank of Ireland	Social and Community
8	AIB Bank	Social and Community
9	Donnybrook Garda Station	Social and Community
10	City of Dublin ETB Youth Services	Social and Community
11	3/40/41 Dublin Donnybrook Scout Group	Social and Community
12	Beech Hill Community Group	Social and Community
13	Donnybrook Youth Club	Social and Community
14	EF International Language Campus	Social and Community
15	AONTAS, The National Adult Learning Organisation	Social and Community
16	Independent Theatre Workshop	Social and Community
17	ITW Dance Studio	Social and Community
18	The Devlin Cinema	Social and Community
19	City Dance Centre	Social and Community
20	Dublin Welsh Male Voice Choir	Social and Community
21	Trinity Musical Theatre Society	Social and Community
22	GERARD BYRNE STUDIO: Fine Art Gallery & Artist Studio	Social and Community
23	PTSB Ranelagh	Social and Community
24	Health Services Staffs Credit Union	Social and Community

Table 4.19: Social and Community Infrastructure within c. 1 km Radius of the Subject Site

(Source: Thornton O'Connor Town Planning, 2025)



Figure 4.8: Map of Subject Site (Developable Area, and Social, and Community Assets

(Source: Google Maps API, OSi, and Thornton O'Connor Town Planning, 2025)

4.5 Healthcare and Emergency Services

Supported and facilitated by Local Authorities, access to quality health services and facilities is a key element to creating sustainable neighbourhoods. A total of 57 No. health services and facilities, comprising 11 No. General Practitioners and Health Centres, 2 No. Hospitals, 10 No. Pharmacies, 4 No. Nursing Homes, and 6 No. Dental Care Practices, were identified within and bordering the Study Area during the baseline survey.

No.	Name of Asset	Facility Type
1	Active Osteopathy Ranelagh Dublin	Healthcare and Emergency Services
2	AcuPlus	Healthcare and Emergency Services
3	AcuWell Acupuncture Ireland	Healthcare and Emergency Services
4	Ailesbury Clinic Dublin	Healthcare and Emergency Services
5	Bebhinn Farrell Psychotherapy	Healthcare and Emergency Services
6	Beechwood Dental & Implant Centre	Healthcare and Emergency Services
7	Beechwood Medical	Healthcare and Emergency Services
8	Boots, Morehampton Road	Healthcare and Emergency Services
9	Burke's Pharmacy	Healthcare and Emergency Services
10	Cherryfield Lodge Nursing Home	Healthcare and Emergency Services
11	Circumcision Clinic	Healthcare and Emergency Services
12	Clonskeagh Dental	Healthcare and Emergency Services
13	Clonskeagh Hospital	Healthcare and Emergency Services
14	Clyde Court Dental Dr Edward Cotter	Healthcare and Emergency Services
15	D4 Medical Centre	Healthcare and Emergency Services
16	Deirdre Madden Therapy	Healthcare and Emergency Services
17	DermCare	Healthcare and Emergency Services
18	Donnybrook Cosmetic Clinic	Healthcare and Emergency Services
19	Donnybrook Counselling	Healthcare and Emergency Services
20	Donnybrook Dental Practice	Healthcare and Emergency Services
21	Donnybrook Foot Mechanics	Healthcare and Emergency Services
22	Donnybrook Sports Medicine	Healthcare and Emergency Services
23	Donnybrook Vets	Healthcare and Emergency Services
24	Dr David Kelly	Healthcare and Emergency Services
25	Dr George Burnstrom	Healthcare and Emergency Services
26	Dr Mulrooney Clinic	Healthcare and Emergency Services
27	Dr. Brian P Brereton	Healthcare and Emergency Services
28	Dr. Derek Freedman MD FRCPI	Healthcare and Emergency Services
29	Dublin Analytic Practice	Healthcare and Emergency Services
30	Dunville Community Pharmacy	Healthcare and Emergency Services
31	Excellence Medical Clinic	Healthcare and Emergency Services
32	Gascoigne House Nursing Home, Cowper Care LTD	Healthcare and Emergency Services
33	Jane Davy Homoeopath	Healthcare and Emergency Services
34	Leech Pharmacy	Healthcare and Emergency Services
35	Leeson Park Nursing Home	Healthcare and Emergency Services
36	McCabes Pharmacy Donnybrook	Healthcare and Emergency Services
37	Meagher's Pharmacy Ranelagh Village	Healthcare and Emergency Services
38	Meagher's Pharmacy Sandford Road	Healthcare and Emergency Services

No.	Name of Asset	Facility Type
39	Milltown Mental Health Services	Healthcare and Emergency Services
40	Milltown totalhealth Pharmacy	Healthcare and Emergency Services
41	Mind and Body Works - Dublin 4	Healthcare and Emergency Services
42	Miriam Kenny Morehampton Dental	Healthcare and Emergency Services
43	Moe Family Practice	Healthcare and Emergency Services
44	Morehampton Clinic	Healthcare and Emergency Services
45	Nourish Donnybrook	Healthcare and Emergency Services
46	Phelans Pharmacy	Healthcare and Emergency Services
47	Pure Pharmacy	Healthcare and Emergency Services
48	Ranelagh Court Dental Clinic	Healthcare and Emergency Services
49	Ranelagh Medical, Centric Health	Healthcare and Emergency Services
50	Ranelagh Physiotherapy Clinic	Healthcare and Emergency Services
51	Ranelagh Surgery	Healthcare and Emergency Services
52	Ranelagh Village Dental	Healthcare and Emergency Services
53	Sisters Of Charity, St Margarets	Healthcare and Emergency Services
54	Thai Well Centre Ranelagh	Healthcare and Emergency Services
55	The Mageough	Healthcare and Emergency Services
56	The Physio Studio Donnybrook, Dublin 4	Healthcare and Emergency Services
57	The Royal Hospital Donnybrook	Healthcare and Emergency Services

Table 4.20: Health and Emergency Infrastructure within c. 1 km Radius of the Subject Site

(Source: Thornton O'Connor Town Planning, 2025)

The area surrounding the subject site benefits from an exceptional concentration of healthcare and wellness facilities within a 1-kilometre radius, offering residents, students, and professionals access to a broad spectrum of medical, dental, therapeutic, and wellbeing services. This extensive network of clinics, pharmacies, and specialist centres makes Milltown and its neighbouring districts (Ranelagh, Donnybrook, and Clonskeagh) one of Dublin's most well-served areas for health infrastructure.

Primary and general medical care are well represented through practices such as Ranelagh Medical (Centric Health), Beechwood Medical, Moe Family Practice, and the Morehampton Clinic, ensuring comprehensive GP and family healthcare. These are complemented by multiple pharmacies, including Boots, McCabes Pharmacy Donnybrook, Meagher's Pharmacy (in both Ranelagh Village and Sandford Road), and Milltown totalhealth Pharmacy, which provide convenient access to prescriptions, over-the-counter medication, and healthcare advice.

Dental and oral care are particularly well catered for, with a notable cluster of practices such as Beechwood Dental & Implant Centre, Clonskeagh Dental, Clyde Court Dental, Ranelagh Village Dental, and Donnybrook Dental Practice. This variety allows for both routine check-ups and more advanced cosmetic or restorative procedures within walking distance.

For more specialised medical and cosmetic treatments, residents can access clinics such as the Ailesbury Clinic, DermCare, Donnybrook Cosmetic Clinic, and the Excellence Medical Clinic, all of which provide dermatological, aesthetic, and advanced skincare services. Physical therapy and rehabilitation needs are also well supported through Ranelagh Physiotherapy Clinic, The Physio Studio Donnybrook, Donnybrook Sports Medicine, and Active Osteopathy Ranelagh, reflecting a strong local focus on sports medicine and recovery.

Mental health and emotional wellbeing are equally prioritised, with services like Bebhinn Farrell Psychotherapy, Deirdre Madden Therapy, Donnybrook Counselling, and the Milltown Mental Health Services offering a range of therapeutic approaches. Complementary and holistic practices are available too, including AcuPlus, AcuWell Acupuncture Ireland, Jane Davy Homoeopath, and Thai Well Centre Ranelagh, which cater to alternative health preferences.

The area also provides high-quality care for older adults, with several nursing homes such as Gascoigne House, Leeson Park Nursing Home, Cherryfield Lodge, and The Royal Hospital Donnybrook, one of Dublin's most established rehabilitation and long-term care institutions.

A significant concentration of health facilities and infrastructure are located closer to the centre of Dublin City. These centres provide for an extensive range of services, including general medical, surgery and physiotherapy services. For specific specialist services, individuals may be willing to travel further. The proposed development is located in close proximity to Dublin's wide range of health facilities (10 No. minute drive to the city centre) and is close to 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.

With regard to the provision of health services and facilities, the *Dublin City Development Plan 2022-2028* outlines that new or extended health care facilities should be provided where new residential development is proposed. However, having regard to the extensive range of health services and facilities available within the Study Area and the population increase that would occur as a result of the proposed development, it is considered that the proposed development would not place any undue stress on the health services and facilities available in the area.

As the demographic profile of the Study Area continues to change, it will be critical to ensure that the provision of health services and facilities takes into consideration not only the needs of the existing population but future demand for such services and facilities. As highlighted in Section 3.1, the number of people within the old age cohort of 65 years and over is increasing, with a net increase of 292 persons observed between 2016 and 2022. If this demographic change continues, there may be a specific requirement for additional practitioners within existing practices or in new locations.



Figure 4.9: Map of Subject Site (Developable Area), and Health and Emergency Assets
 (Source: Google Maps API, OSi, and Thornton O'Connor Town Planning, 2025)

4.6 Open Space and Recreation

The catchment area surrounding the subject site comprises a significant concentration of open space and recreational amenities, making it one of the city's most vibrant and active districts for sport, leisure, and outdoor enjoyment. The catchment includes a diverse mix of parks, sports clubs, fitness studios, and community facilities catering to people of all ages and interests, reflecting Dublin's broader commitment to health, wellbeing, and accessible green space.

The baseline study undertaken identified 39 No. sport, open space and recreational infrastructures within the 1km Study Area, including tennis courts, a sport and leisure centre, a number of playgrounds, and a range of other sporting facilities and clubs.

No.	Name of Asset	Facility Type
1	Herbert Park	Open Space and Recreation
2	Merrion Cricket Club	Open Space and Recreation
3	Old Belvedere Rugby Club	Open Space and Recreation
4	Windy Arbour Playground	Open Space and Recreation
5	Ollie Campbell Park	Open Space and Recreation
6	Ranelagh Gardens Park	Open Space and Recreation
7	Fitzwilliam Lawn Tennis Club	Open Space and Recreation
8	FLYefit Ranelagh	Open Space and Recreation
9	Locomotiva Brazilian Jiu Jitsu	Open Space and Recreation
10	The Dodder Park and Trail	Open Space and Recreation
11	New Element Fitness	Open Space and Recreation
12	Bodydynamics Milltown	Open Space and Recreation
13	Platinum Pilates & Physiotherapy Clonskeagh	Open Space and Recreation
14	St. Mary's Lawn Tennis Club	Open Space and Recreation
15	Donnybrook Stadium	Open Space and Recreation
16	Bective Rangers Football Club	Open Space and Recreation
17	Bective Tennis Courts	Open Space and Recreation
18	Raw Gyms Donnybrook	Open Space and Recreation
19	Yogabase Ranelagh	Open Space and Recreation
20	Belgrave Square Park	Open Space and Recreation
21	David Lloyd Dublin Riverview	Open Space and Recreation
22	UCD Athletics Track	Open Space and Recreation
23	Herbert Park Playground	Open Space and Recreation
24	Outdoor gym (Herbert Park)	Open Space and Recreation
25	Herbert Park Playground	Open Space and Recreation
26	Belmont FC	Open Space and Recreation
27	Salle Dublin	Open Space and Recreation
28	Thornfield rugby pitches	Open Space and Recreation
29	The Grove, Morehampton Road Wildlife Sanctuary	Open Space and Recreation
30	Beech Hill Football Pitch	Open Space and Recreation
31	Palmerston Park Playground	Open Space and Recreation
32	Palmerston Park	Open Space and Recreation
33	ITRA Tag Rugby Milltown	Open Space and Recreation
34	Beechwood FC Club	Open Space and Recreation
35	Ranelagh Gaels GAA	Open Space and Recreation
36	Olympic Gymnastics	Open Space and Recreation

No.	Name of Asset	Facility Type
37	Hombu Dojo	Open Space and Recreation
38	Leahy Meany Bent Park	Open Space and Recreation
39	Donnybrook Lawn Tennis Club	Open Space and Recreation

Table 4.21: Open Space and Recreation Infrastructure within c. 1 km Radius of the Subject Site

(Source: Thornton O'Connor Town Planning, 2025)

Several public parks provide open green space for walking, running, and recreation. Herbert Park is the largest nearby park and includes walking paths, tennis courts, sports fields, playgrounds, and an outdoor gym. Other parks such as Palmerston Park, Ranelagh Gardens Park, Belgrave Square Park, and Leahy Meany Bent Park provide additional areas for exercise, children's play, and relaxation. The Dodder Park and Trail runs along the nearby River Dodder and is used for walking, cycling, and jogging. Smaller green spaces such as The Grove Wildlife Sanctuary on Morehampton Road contribute to local biodiversity and environmental awareness.

The area also contains a strong mix of sports facilities. Traditional clubs such as Merrion Cricket Club, Old Belvedere Rugby Club, Bective Rangers Football Club, Ballsbridge Football Club, and Ranelagh Gaels GAA support regular training and local competitions. Donnybrook Stadium is a well-known venue for rugby and other community sports events. Tennis is particularly well represented with several clubs, including Fitzwilliam Lawn Tennis Club, St. Mary's Lawn Tennis Club, Donnybrook Lawn Tennis Club, and Bective Tennis Courts.

Fitness and wellness options are also extensive. Facilities such as FLYEfit Ranelagh, Raw Gyms Donnybrook, and New Element Fitness provide modern gym environments. Specialist centres like Platinum Pilates & Physiotherapy Clonskeagh, Bodydynamics Milltown, Yogabase Ranelagh, and Locomotiva Brazilian Jiu Jitsu offer targeted fitness, rehabilitation, and martial arts programmes. The David Lloyd Dublin Riverview club provides a large, full-service health and leisure facility with gym, pool, and racket sports options.

Families and children have access to several playgrounds, including those in Herbert Park, Palmerston Park, and Windy Harbour. Open fields and sports grounds such as Ollie Campbell Park, Thornfield rugby pitches, and Beech Hill Football Pitch are used for organised and informal games.

Overall, the area surrounding the subject site is well served by open space and recreational infrastructure. The combination of large parks, community sports clubs, modern gyms, and accessible play facilities provides a balanced and convenient environment for physical activity and outdoor recreation.

Given the population and age profile of the Study Area there will be a continued requirement to provide a variety of sports and recreation facilities to cater for the needs of children, adults and the elderly. All of the facilities identified in the Audit seem to be of good quality and there are no known capacity issues at present.

4.7 Faith Institutions

The predominant religion in the Republic of Ireland is Christianity, with the largest denomination being Catholicism. The second largest Christian denomination, the Church of Ireland (Anglican) has more recently experienced an increase, as have other small Christian denominations.

Within a 1-kilometre radius of the subject site there is a diverse range of religious facilities representing several faiths and traditions. These institutions play an important role in the cultural and social life of the area, providing spaces for worship, reflection, community activities, and pastoral support. The baseline study undertaken identified 15 No. faith institutions within the 1km Study Area.

No.	Name of Asset	Facility Type
1	Sandford Parish Church, Church of Ireland	Faith
2	Representative Body of the Church of Ireland	Faith
3	Church of the Holy Name	Faith
4	Church of the Sacred Heart	Faith
5	Salesian Sisters Convent	Faith
6	Milltown Park / Loyola Community	Faith
7	Ahlul Bayt Islamic Centre (Al Hussain House)	Faith
8	Donnybrook Cemetery	Faith
9	St. Mary Magdalen Convent Cemetery	Faith
10	Avila Carmelite Centre	Faith
11	Parish of St. Columbanus, St. Gall and Assumption of the Blessed Virgin Mary	Faith
12	First Church of Christ Scientist Dublin	Faith
13	Sisters of Charity (Convent)	Faith
14	The Mageough Chapel	Faith
15	Spiritan Provincialate	Faith

Table 4.22: Faith Infrastructure within c. 1 km Radius of the Subject Site

(Source: Thornton O'Connor Town Planning, 2025)

Christian denominations are well represented. The Church of the Holy Name in Beechwood Avenue and the Church of the Sacred Heart in Donnybrook serve the local Roman Catholic community, offering regular masses and parish services. The Parish of St. Columbanus, St. Gall and Assumption of the Blessed Virgin Mary in Milltown also provides a strong community focus through its pastoral centre and outreach programmes. The Sandford Parish Church and the Representative Body of the Church of Ireland reflect the long-standing Church of Ireland presence in the area, combining religious services with educational and cultural events.

The district is also home to several religious communities and convents, including the Salesian Sisters Convent, the Sisters of Charity (Convent), and the St. Mary Magdalen Convent Cemetery, all of which maintain historical and spiritual connections to local parishes and education. The Milltown Park / Loyola Community and Spiritan Provincialate continue the Jesuit and Spiritan traditions in Ireland, supporting theological study and missionary work. The Avila Carmelite Centre provides facilities for retreats, reflection, and spiritual development, open to people of various Christian backgrounds.

Other faiths are also represented. The Ahlul Bayt Islamic Centre (Al Hussain House) offers prayer

services, educational programmes, and community support for Dublin's Shia Muslim population, contributing to the area's growing religious diversity.

Several sites of heritage and remembrance are located nearby, including Donnybrook Cemetery, one of Dublin's oldest burial grounds, and The Mageough Chapel, a small Church of Ireland chapel within a historic residential complex for older people.

Together, these institutions form a varied and accessible network of places of worship and spiritual life. The mix of churches, convents, cemeteries, and religious centres illustrates the long-standing religious history of Milltown, Ranelagh, and Donnybrook, as well as the area's inclusive and multi-faith character.

All of these faith facilities appear to be in good condition and there are no reported capacity issues and no specified unmet needs of note at present. However, the changing cultural profile of Ireland means that Local Authorities may need to facilitate the development of additional places of worship to accommodate different religions in the future.

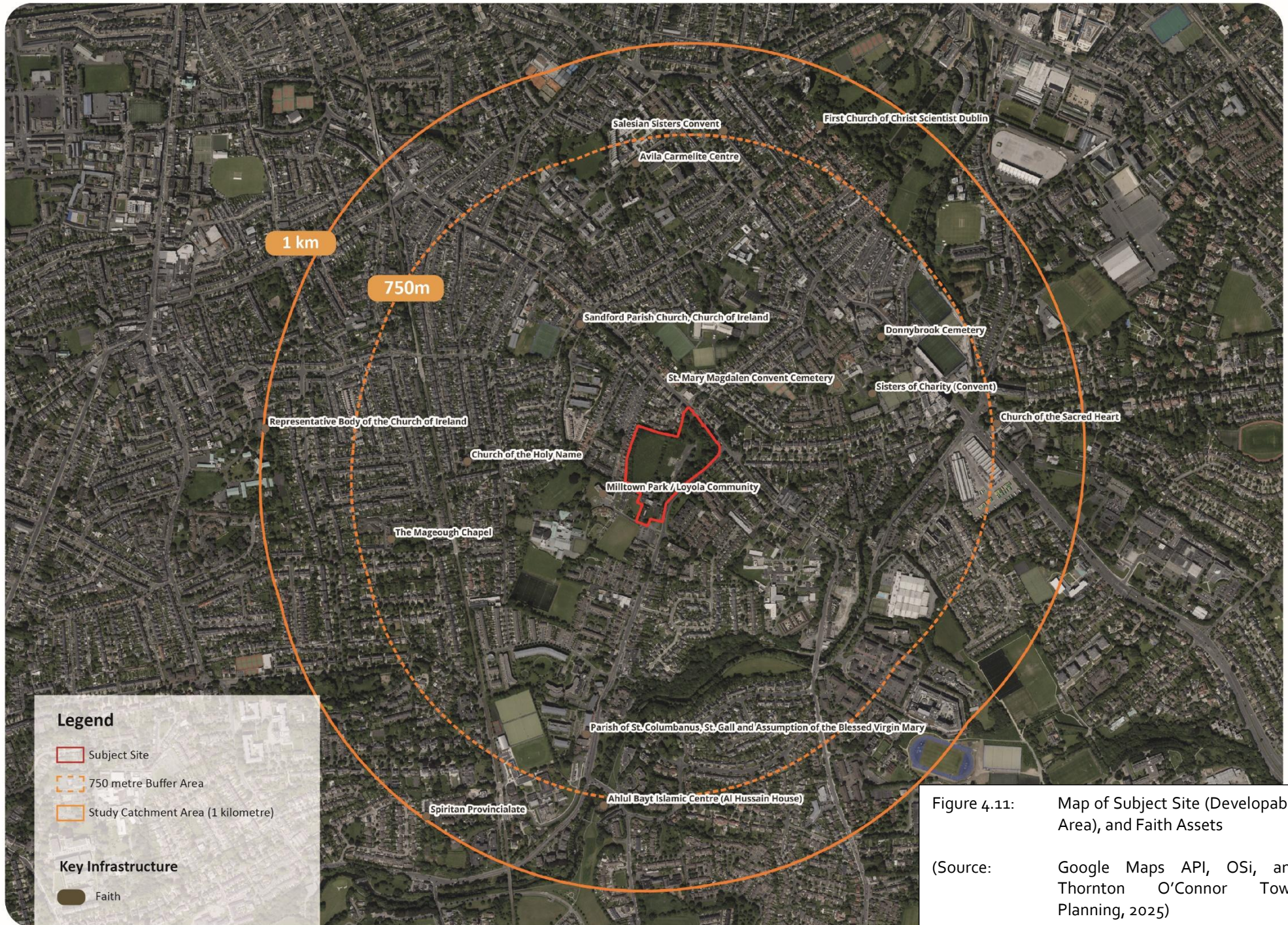


Figure 4.11: Map of Subject Site (Developable Area), and Faith Assets

(Source: Google Maps API, OSi, and Thornton O'Connor Town Planning, 2025)

4.8 Retail Centres and Services

Within a 1-kilometre radius of the subject site there is a good range of retail infrastructure providing convenient access to everyday shopping and grocery needs. The mix of supermarkets, convenience stores, and specialist food outlets serves both local residents and students, offering a balance between value-focused and premium options. There was no deficit in convenience offering identified in the audit. The baseline study undertaken identified 9 No. retail destinations within the 1km Study Area.

Large grocery retailers such as Lidl (Ranelagh) and SuperValu Ranelagh provide a comprehensive selection of fresh food, household goods, and general groceries at competitive prices. These supermarkets cater to regular weekly shopping needs and are easily accessible by foot or public transport from Milltown.

For quick and convenient shopping, several smaller stores operate nearby, including Spar (Ranelagh), Spar (Milltown), and Eurospar, each offering extended opening hours and a wide range of essentials such as snacks, beverages, and household items. Tesco Express provides a similar service, focusing on convenience shopping for those living or working in the area. In addition to these mainstream options, Donnybrook Fair offers a high-quality food retailer with premium groceries, artisan produce, and ready-made meals. It serves as a local destination for fresh deli food, bakery goods, and speciality products, attracting both residents and professionals seeking higher-end grocery options.

Overall, the retail infrastructure around the subject site is well balanced, with options ranging from budget-friendly supermarkets to premium food stores. This variety ensures that day-to-day shopping needs are easily met within a short distance, contributing to the convenience and overall quality of life in the Milltown / Ranelagh / Donnybrook areas.

Although an analysis of vacancy was not carried out as part of the assessment, the survey of the local area identified very little retail vacancy and no major deficit in retail facilities. Moreover, it is considered that increasing the density of working populations in the area would contribute to the sustainability of local business owners in the area.

The subject site is located in close proximity to the Dublin City Retail Core and there as a diverse range of comparison retailing offered throughout the catchment consisting of shopping parades with butchers, take-aways, café's, barbers and beauty salons, laundrettes, banks, clothes and furniture shopping, and post offices all serving the catchment population.

No.	Name of Asset	Facility Type
1	Lidl (Ranelagh)	Retail Centres
2	SuperValu Ranelagh	Retail Centres
3	Spar (Ranelagh)	Retail Centres
4	Eurospar	Retail Centres
5	Spar	Retail Centres
6	Tesco Express	Retail Centres
7	Donnybrook Fair	Retail Centres
8	Morton's	Retail Centres
9	Tesco Express Donnybrook	Retail Centres

Table 4.23: Retail Centre Infrastructure within c. 1 km Radius of the Subject Site

(Source: Thornton O'Connor Town Planning, 2025)



Figure 4.12: Map of Subject Site (Developable Area), and Retail Assets

(Source: Google Maps API, OSi, and Thornton O'Connor Town Planning, 2025)

5.0 CONCLUSIONS AND RECOMMENDATIONS

In our opinion, there is a sufficient existing provision of social infrastructure in the vicinity of the subject site (i.e., within a c. 1 km radius) to support the proposed development. As the above survey demonstrates, there is an adequate supply of education, healthcare, and community facilities within reasonable walking distance of the subject site, as well as a number of parks and amenity areas, playing pitches and sporting facilities available to local residents. The area has a frequent public transport link to quickly connect the subject site directly to a wider range of facilities located in nearby Ranelagh, Rathmines and Dublin City Centre. The proposed development will stitch into an already established neighbourhood with adequate local facilities.

The baseline study undertaken identified a significant range of services and facilities which contribute to quality of life for local residents, comprising 162 No. social infrastructure facilities were identified as part of this Audit within a radius of 1 km of the subject site. The Study Area is particularly well served in terms of healthcare provision, faith infrastructure, and retailing amenities.

Overall, healthcare, sports and recreation, community, education, and other facilities are all well-represented within the area and cater for the existing and proposed new residential community. While a current shortage in childcare spaces was identified in the childcare survey, it is expected that the granted pipeline of new childcare facilities, will address this shortfall into the future, alongside the childcare facility proposed as part of this scheme. The proposed development also includes passive and active open spaces as well as pedestrian links throughout the site. Having regard to the above we submit that the Milltown area provides a wide-range of existing social and community infrastructure to support the development and this is an ideal location for the residential scheme.

This Community and Social Infrastructure Audit has been completed with regard to national, regional and local policy relating to the provision of suitable community facilities. Consideration has also been made to the policies on social and community infrastructure in the *Dublin City Development Plan 2022–2028*. The recommended types of facilities have been examined and the result of this Community and Social Infrastructure Audit has identified that there is adequate existing capacity of these services and facilities within a reasonable catchment of the subject site. It is concluded that the existing school provision in the area is sufficient to cater for the needs of the current and future population of the area and the proposed development will be adequately catered for both in terms of school and childcare provision.

Despite this, it is important to continually ensure good accessibility to quality services and facilities, inclusive of but not limited to health services and facilities, education facilities, community facilities and sports and recreation facilities. **The size of the proposed development is unlikely to impact on the quality of services and facilities currently available in the locality.**