

SOCIAL INFRASTRUCTURE AUDIT – STRADBROOK ROAD SHD

FOR ASSESSMENT OF PROPOSED MIXED-USE DEVELOPMENT AT STRADBROOK ROAD, MOUNTASHTON, BLACKROCK, CO. DUBLIN.



PREPARED FOR:

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DATE: JULY 2022

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1.0 EXECUTIVE SUMMARY

Tetrarch Residential Ltd. intends to apply for planning permission for development on a site of c.0.4813 hectares on Stradbroke Road, Mountashton, Blackrock, Co. Dublin. The proposed scheme included the demolition of the existing Stradbroke House and adjoining surface car park, and the construction of: 108 No. Build-to-Rent residential senior living apartments (83 No. 1-bed apartments and 25 No. 2-bed apartments), with balconies / winter gardens provided for all units, across 2 No. blocks ranging between 3 to 7-storeys over basement with set back at sixth-floor level. The proposal also includes for 148 No. secure bicycle parking spaces, 55 No. underground car parking spaces, a two-way vehicular and cyclist entrance ramp, and bin storage, circulation areas and associated plant at basement level; a self-contained office unit, a residential staff management suite, residents' facilities, residents' communal amenity rooms, and residents' communal open space, as well as 13 No. surface car parking spaces (incl. 1 No. accessible commercial car parking space and 12 No. car parking spaces for use by the adjoining creche (incl. 1 No. accessible)), 24 No. secure cycle spaces within separate bike store, separate bin store for office use, 30 No. short-term bicycle parking spaces, and 3 No. ESB substations at ground floor level; additional communal amenity rooms at first, second and third floor levels; roof gardens / terraces at third, fourth and sixth-floor levels; green roofs; and PV panels on third, fourth and sixth-floor roof-level; amendments to existing boundary wall to provide new vehicular and pedestrian entrances; provision of security gates; and associated site landscaping, boundary treatments, lighting and servicing, and all associated works above and below ground.



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

The proposed development will comprise 108 No. BTR serviced residential senior living apartments, including 83 No. 1-bedroom units and 25 No. 2-bedroom units as indicated in Table 1.1, along with supporting residential amenities on site. See Appendix A for full description of development.

Table 1.1: Proposed Schedule of Accommodation – Stradbroke Road SHD		
Unit Type	No. of Units	% of Total
1-bedroom	83	76.8
2-bedroom	25	23.2
Total Units	108	100%



Figure 1.2: Extract of Proposed Site Layout Plan. Source: Dwg Ref. BSL-MCA-00-00-DR-A-1000, prepared by MCA Architects, 2022.

1.1 Social Infrastructure Audit Methodology

With respect to this development, the Tetrarch Residential Ltd. has requested that a *Social Infrastructure Audit* be undertaken by Tom Phillips + Associates (TPA) for the site, using geospatial survey methods. This audit was conducted in June 2022 and identified more than 400 No. relevant social infrastructure facilities in the vicinity of the subject proposal for further assessment. A large number of public and private geospatial datasets were used in the course of the survey, including but not limited to:

- 2016 and 2011 Census Boundaries and Statistics
- 2022 Eircode Address Database (ECAD)
- 2022 OSM Ireland POI Datasets

- 2022 OSi and ESRI Ireland Basemaps
- 2021-2022 Department of Education and Skills - Irish Schools
- 2022 Tusla Register of Early Years Services - Dublin

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

1.2 Local Area Context

The subject site is located within the established residential area of Mountashton, with the proposed site entrance being located c.1.5km from the centre of Monkstown which is a town within the Metropolitan Area of the County and is in close proximity to Dun Laoghaire which is identified as a Major Centre within the *Dún Laoghaire-Rathdown Development Plan 2022-2028 (DLRC Plan)*.

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

"To provide for economic development and employment."



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

The site is located under 2km from the Salthill/Monkstown Dart Station. There are a number of bus stops located within c.500 m from the subject site. The nearest bus stop is located south of the site along Monkstown Avenue Road serviced by the Dublin bus route 4 and Go-Ahead bus route 63. Stradbroke Road located a few meters to the northwest of the site is served by the Dublin bus routes 4 and 84.

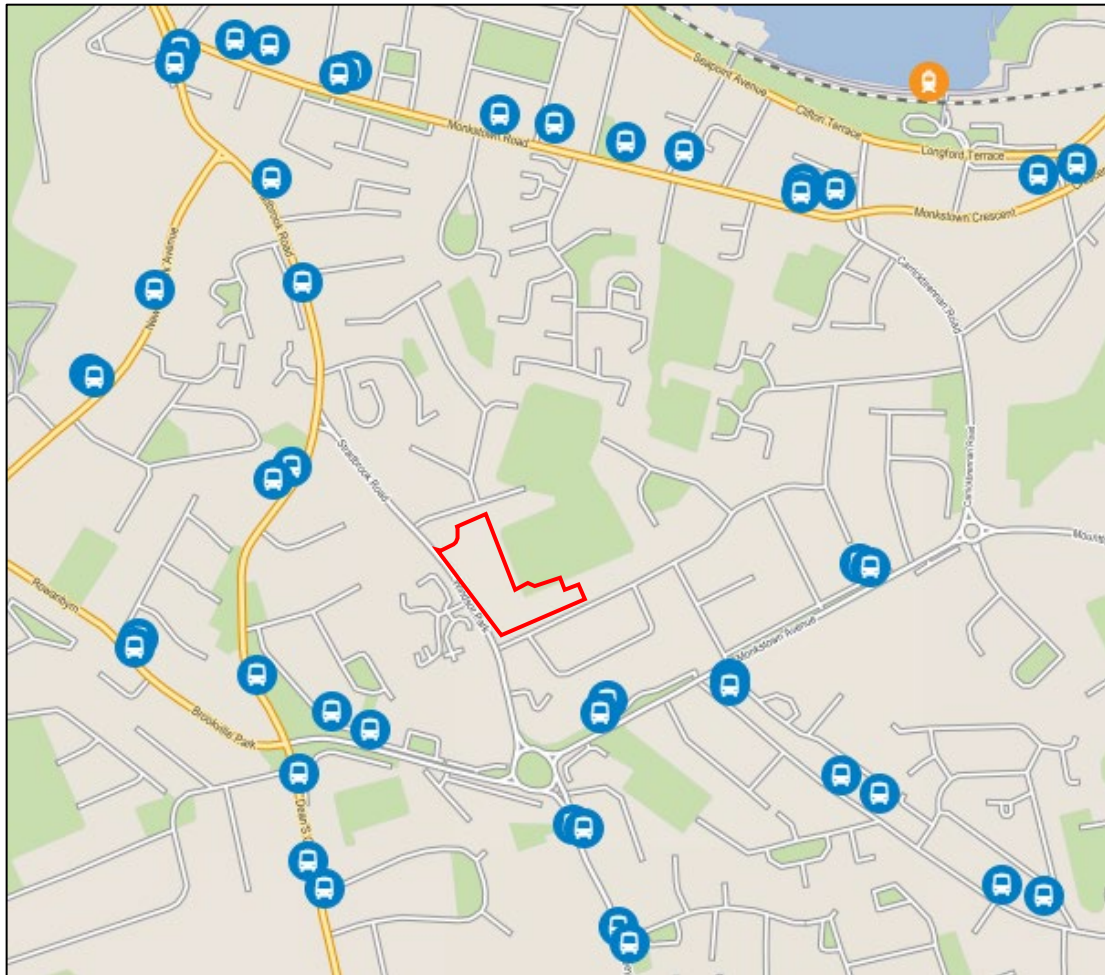


Figure 1.4: Location of bus stops in the vicinity of the subject site. Source: TFI, cropped and annotated by TPA, 2022.

2.0 DEMOGRAPHIC ANALYSIS

2.1 *Demographic Enumeration Areas*

For the purposes of the demographic analysis, the study area comprises 2 No. distinct enumeration areas identified by the Central Statistics Office (CSO) of relevance to the subject development, as follows:

- 1) The local Electoral Division (ED) Study Area to which the subject site belongs, comprised of 19 No. ED's within a c. 2km radius¹ of the site; and
- 2) The larger Dún Laoghaire-Rathdown local authority (LA) administrative boundary.

These enumeration areas are identified in Figure 1.4 and provide demographic information for the local and regional populations which are likely to be impacted by the subject development.

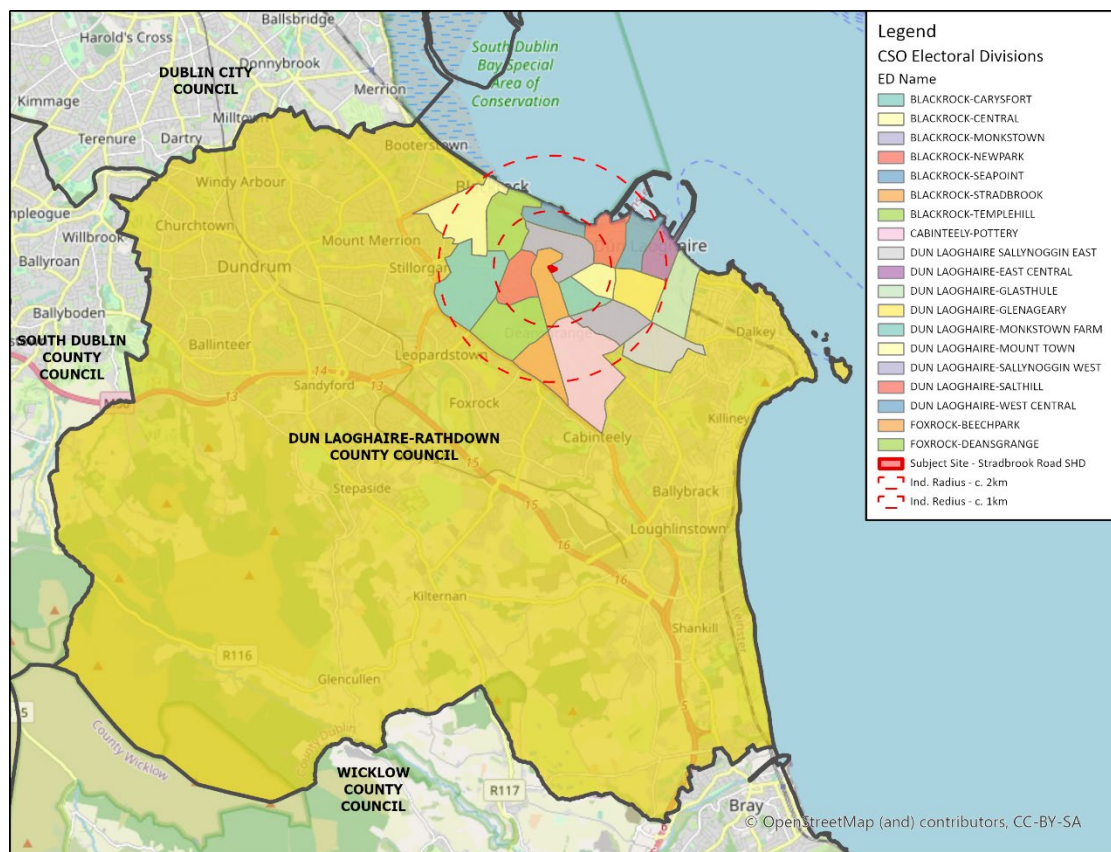


Figure 2.1: Extent of CSO enumeration areas utilised in demographic analysis. Location of subject site within the ED Study Area indicated by red polygon. Source: CSO/TPA, 2022.

2.2 Population Trends

The subject site is located within the 'Blackrock-Monkstown' Electoral Division, which comprised some 3,239 No. persons at the time of the 2016 Census (see Table 2.1). The total population of the ED Study Area (comprising a c. 2km radius from the subject site) grew approximately 5.25% between 2011 and 2016, which similar to the growth seen at the Local Authority level during the same period (5.7%). Whereas a comparatively lower growth rate was recorded at the state level (3.8%).

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

While the immediate area surrounding the subject site (represented by Blackrock-Monkstown ED) appears to be growing slower than the rest of the Local Authority at c. 12% (2006-2016), the larger ED Study Area is growing at relatively the same pace (c. 8.7%) as the rest of the LA and State (c. 12.4% increase).

Table 2.1: Recent Population Trends (CSO)						
Level	Name	2006	2011	2016	5-yr	10-yr
ED	Blackrock-Monkstown	3,062	3,073	3,239	+5.4%	+5.8%
Study Area	c. 2km Radius	48,479	50,068	52,695	+5.2%	+8.7%
LA	DLR	194,038	206,261	218,018	+5.7%	+12.4%
State	Ireland	4,239,848	4,588,252	4,761,865	+3.8%	+12.3%

More recent population projections for Dún Laoghaire-Rathdown were included in the *Regional Spatial and Economic Strategy* (RSES) for the Eastern and Midlands Regional Assembly (EMRA). It is estimated that an additional 32,000-39,000 No. people will need to be accommodated within the local authority by 2031 and an additional 202,000 – 242,500 No. people within the larger Eastern Strategic Planning Area (SPA) (see Table 2.2).

Table 2.2: Population Projections 2016 – 2031 (RSES - EMRA)			
Location	2016 Base Year	2026 (low-high)	2031 (low-high)
Dún Laoghaire-Rathdown	218,000	241,00 – 245,000	250,500 – 257,000
Dublin SPA	1,347,500	1,489,000 – 1,517,500	1,549,500 – 1,590,000

2.3 Age Profile

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

Table 2.3: Population by Age Cohort (CSO 2016)						
Age Cohort	ED Study Area	% Total	LA	% Total	Ireland	% Total
Preschool (0-4 years)	3,245	6%	13,810	6%	331,515	7%
Primary (5-12 years)	4,969	9%	21,302	10%	548,693	12%
Secondary (13-18 years)	3,624	7%	15,651	7%	371,588	8%
Young Adults (19-24 years)	4,021	8%	19,088	9%	331,208	8%
Adults (25-64 years)	27,585	52%	113,498	52%	2,541,294	53%
Older Adults (65+ years)	9,251	18%	34,669	16%	637,567	13%
Total	52,695	100%	218,018	100%	4,761,865	100%

At the county level, the 'Older Adults' cohort increased by c. 16% from 2011-2016, followed by a c. 10% increase in the 'Primary' group and a c. 5% increase in the 'Preschool' group (Table 2.4a). The other cohorts, including 'Secondary School', 'Young Adults' and 'Adults' grew by a more moderate 2-3% during the 5-year period.

At the local level, we note that almost all age cohorts were recorded as having increased from 2011-2016, with the largest growth rates recorded for the 'Primary School' (12%) population. The 'Older Adults' population grew by some 11% between 2011-2016.

The only age cohorts to show a decrease in population within the ED study are between 2011 and 2016 are 'Secondary School' and 'Young Adults', which saw a 2% and 4% decrease in population respectively.

Table 2.4a: Dún Laoghaire-Rathdown Population – Changing Age Profile (CSO)			
Age Group	2011 Population	2016 Population	% Change
Preschool (0-4 years)	13,155	13,810	+5%
Primary (5-12 years)	19,284	21,302	+10%
Secondary (13-18 years)	15,334	15,651	+2%
Young Adults (19-24 years)	18,695	19,088	+2%
Adults (25-64 years)	109,921	113,498	+3%
Older Adults (65+ years)	29,872	34,669	+16%
Total	206,261	218,018	+6%

Table 2.4b: ED Study Area Population – Changing Age Profile (CSO)			
Age Group	2011 Population	2016 Population	% Change
Pre-school (0-4 years)	2,920	3,245	+11%
Primary School (5-12 years)	4,422	4,969	+12%
Secondary School (13-18 years)	3,701	3,624	-2%
Young Adults (19-24 years)	4,179	4,021	-4%
Adults (25-64 years)	26,511	27,585	+4%
Older Adults (65+ years)	8,335	9,251	+11%
Total	50,068	52,695	+5%

2.4 Educational Attainment

With respect to the levels of educational attainment within the study area, the largest proportion of residents had completed 'Third Level' education (41%) in 2016, compared to only 38% in the rest of the country. We note that 23% of the population had also completed 'Post-graduate Education or higher'² at the time of the Census, compared to 10% elsewhere, and that less than 1% were recorded as having 'No Formal Education'. These figures indicate higher levels of educational attainment within the study area population compared to the national average.

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

Table 2.5: Population aged 15+ years by highest level of education completed (CSO 2016)				
Education Level	ED Study Area	% Total	Ireland	% Total
No Formal Education	280	1%	52,214	2%
Primary Education	2,006	6%	334,284	11%
Secondary Education	8,435	24%	1,023,409	33%
Third Level Education	14,719	41%	1,175,611	38%
Postgraduate or higher	8,333	23%	312,866	10%
Not stated	1,749	5%	198,668	6%
Total	35,522	100%	3,097,052	100%

2.5 Economic Status

The economic profile of the study area is similar to the national population, with 53% of the population over the age of 15 being categorized as 'At work' in 2016. Approximately 13% of the ED population are categorized as students, which is slightly above the national average. Some 19% of the population categorized as 'Retired' within the study area, with the remaining economic cohorts (comprising the 'Unemployed', homemakers and jobseekers, etc.) each form less than 10% of the population overall (see Table 2.6). We also note that a lower proportion of the population in the study area (4%) was categorized as 'Unemployed' in the study area in 2016 than elsewhere in the State (7%).

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

2.6 Demographic Summary

The demographic profile of the local ED Study Area (i.e., age, education and economic status) was largely consistent with the rest of Ireland in 2016 and this area appears to be growing at a similar rate (c. 8.7% increase from 2011-2016) as the rest of LA during the same period. Population projections for Dún Laoghaire-Rathdown provided by the RSES also estimate that an additional 32,000-39,000 No. people will need to be accommodated within the local authority by 2031.

The majority of residents were 'Adults' between the ages of 25-64 (52%), The remaining cohorts, 'Preschool' (0-4 years), 'Primary' (5-12) 'Secondary' (13-18 years) and 'Young Adult'

(19-24 years) each comprise less than 10% of the total study area population and were lower than their comparable national cohorts. We note that a significant proportion of the population aged 15 years or older within the study area (41%) had completed 'Third Level Education' courses in 2016, with an additional 23% in possession of 'Postgraduate' qualifications. The majority of this population (aged 15 years or older) were 'At Work' (53%) or 'Retired' (19%) at the time of the Census.

This indicates that a higher proportion of community facilities may be required for the working population and higher education students at this time (i.e., third level or higher), as well as the aging population than other demographic groups. As the number of 'Preschool' children aged 0-4 years and 'Primary' school children aged 5-12 years residing in the area has also increased in recent years (c. 13% from 2011-2016), additional playground facilities and other recreational amenities for young children are likely to be desired. We note, however, that the current population figures do not account for the development capacity of additional zoned land within the study area and potential population growth arising from future developments.

3.0 RELEVANT PLANNING GUIDANCE

3.1 *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas*

This audit has regard to the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (DoEHLG, 2009)* set out the following categories of community infrastructure as being most relevant in the development of new residential areas: schools, childcare, community centres, healthcare facilities and district centres (see Table 3.1).

These criteria were considered in the development of the comprehensive infrastructure categories applied during the course of the study area audit, as set out in Section 4.0 to follow.

Table 3.1: Community Infrastructure Categories as per DoEHLG Guidelines	
Infrastructure Types	Sample Facilities
Schools	Primary, Post-Primary, Special Education, Third-Level Institutions
Childcare	Registered Facilities (Full Time, Part Time, Sessional)
Community Centres	Community Centres, Resource Centres, Sports Centres, Youth Centres, Training Centres
Healthcare Facilities	General Practitioners, Healthcare Centres, Hospitals, Nursing Homes
District Centres	Supermarkets, Shops, Convenience Shops

3.2 *Regional Spatial and Economic Strategy 2019-2031 (EMRA)*

We note that the *Regional Spatial and Economic Strategy 2019-2031 (RSES)* prepared by the Eastern & Midland Regional Assembly (EMRA) was published 28 June 2019 and supersedes the previous *Regional Planning Guidelines for the Greater Dublin Area 2010-2022*. The study area is located in the Dublin Metropolitan Area, in the City Centre corridor within the M50 and is included in the *Dublin Metropolitan Area Spatial Plan (MASP)*.

With respect to the provision of social infrastructure within the Dublin Metropolitan Area, the RSES – Dublin MASP states:

*“The MASP supports ongoing collaboration with regional stakeholders to ensure that **social infrastructure such as education, health and community facilities are provided in tandem with the development of strategic development areas, and in particular to ensure that opportunities for social as well as physical regeneration are realised...**”*

[Our emphasis. - RSES, Dublin MASP, Section 5.5]

More specific policy objectives for the development of social infrastructure within the region, including the Dublin MASP and the Dundrum study area, are included in Sections 9.6 and 9.7 of the RSES, as follows:

Table 3.2: Select Regional Policy Objectives for Social Infrastructure (RSES)	
RPO 9.20 Childcare	Support investment in the sustainable development of the Region's childcare services as an integral part of regional infrastructure to include: <ul style="list-style-type: none"> • Support the Affordable Childcare Scheme. • Quality and supply of sufficient childcare places. • Support initiatives under a cross Government Early Years Strategy. • Youth services that support and target disadvantaged young people and improve their employability.
RPO 9.21 Schools	In areas where significant new housing is proposed, an assessment of need regarding schools' provision should be carried out in collaboration with the DES and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations.
RPO 9.22 Third Level	To support the role of Higher Education Institutions and Educational Training Boards in addressing skills shortages and life-long learning needs in the Region, and to support the further development of multi-campus Technological Universities to drive research and innovation.
RPO 9.23 Healthcare	Facilitate the development of primary health care centres, hospitals, clinics, and facilities to cater for the specific needs of an ageing population in appropriate urban areas in accordance with RSES settlement strategy and core strategies of development plans.
RPO 9.24 Arts & Culture	Promote and facilitate the role of arts and culture in recognition of its importance to people's identity and the potential for economic development through a unique cultural tourism offering throughout the Region.
RPO 9.25 Arts & Culture	Seek to work with all relevant stakeholders to promote equality of access to and engagement with arts and cultural services and in the promotion of culture and heritage led urban and rural regeneration.
Sections 9.6-9.7, RSES - Our emphasis.	

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

Dún Laoghaire-Rathdown County Council has now adopted the Dún Laoghaire-Rathdown County Development Plan 2022 – 2028 (DLRC Plan) on 21st April 2022, which includes guidance for the sustainable development of the area, including Dun Laoghaire. The DLRC Plan sets out Dún Laoghaire-Rathdown County Council's policies for the development of the County up to 2028, including social, community and cultural development.

This audit has regard to the policies and objectives contained within the DLRC Plan, which acknowledges a wide range of community infrastructure typologies in Chapter 4, as follows:

“Embed the concept of neighbourhood and community into the spatial planning of the County by supporting and creating neighbourhoods and ensuring that residential development is delivered in tandem with the appropriate commensurate enabling infrastructure, including access to sustainable neighbourhood infrastructure, sustainable modes of transport, quality open space and recreation, and employment opportunities.”

[DLRC Plan, Ch 4, PHP1]

Chapter 4 of the DLRC Plan also contains a number of relevant policies for the delivery of additional social and community infrastructure throughout the County, which are summarised in Table 3.3 as follows:

Table 3.3: Select Policies for Community Services and Facilities	
Policy	Description
PHP5 Community Facilities	<i>Support the development, improvement and provision of a wide range of community facilities throughout the County where required.</i>
PHP7 Schools	<i>It is a Policy Objective to protect existing schools and their amenities and ensure the reservation of primary and post-primary school sites in line with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools for educational and other sustainable community infrastructure uses throughout the County.</i>
PHP8 Further and Higher Education Facilities	<i>It is a Policy Objective to support the development and ongoing provision of Further and Higher Level Institutions in the County including University College Dublin (Belfield and Blackrock campuses), Dún Laoghaire Institute of Art, Design and Technology and Blackrock Further Education Institute (formerly Senior College Dún Laoghaire) Dún Laoghaire Further Education Institute (formerly Dún Laoghaire College of Further Education), Sallynoggin College of Further Education, Stillorgan College of Further Education, Dundrum College of Further Education and any new Further and Higher Level Institutions - including Irish colleges or major overseas universities whether within established campuses or in new campuses.</i>
PHP9 Healthcare	<i>It is Council policy to support the Health Service Executive and other statutory and voluntary agencies in the provision of appropriate healthcare facilities - including the system of hospital care and the provision of community-based primary care facilities, mental health and wellbeing facilities....</i> <i>Encourage the integration of appropriate healthcare facilities within new and existing communities.</i>
PHP6 Childcare	<i>Encourage the provision of appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities across the County. In general, at least one childcare facility should be provided for all new residential developments subject to demographic and geographic needs.</i>
PHP10 Arts and Culture	<i>Facilitate the continued development of arts and cultural facilities throughout Dún Laoghaire-Rathdown in accordance with the County Arts Development Plan, 2016- 2022 and any subsequent County Arts Development Policy.</i>
PHP11 Libraries	<i>Promote and develop the County Library Service in accordance with the national objectives laid down in the strategy ‘Our Public Libraries 2022’.</i>
DLRC Plan, CH 4 - Our emphasis.	

4.0 SOCIAL INFRASTRUCTURE AUDIT

For the purposes of the audit, 7 No. categories of social infrastructure were utilised for assessment which take into account the guidance provided in this respect in the national and regional planning guidance (incl. the *Dún Laoghaire-Rathdown County Development Plan 2016-2022*) and summarise the range of existing facilities and services available to residents of the local study area:

Table 4.1: Social Infrastructure Categories Applied During Audit	
Category	Sample Facilities
Education and Training	<i>Primary, post-primary, special education, third-level and training</i>
Childcare Facilities	<i>Registered childcare facilities (i.e., full time, part time, sessional)</i>
Community and Cultural	<i>Community centres, meeting rooms, libraries, arts facilities</i>
Religious and Burial	<i>Religious institutions and other facilities incl. burial grounds</i>
Healthcare Services	<i>General practitioners, healthcare centres, hospitals, nursing homes</i>
Open Space and Recreation	<i>Playgrounds, parks, sports centres, clubs, pitches etc.</i>
Retail Centres and Services	<i>Shopping centres and supermarkets, post offices, etc.</i>

With respect to these infrastructural categories, a geospatial survey was undertaken using GIS-software which identified more than 400 No. relevant social infrastructure facilities in the vicinity of the subject proposal for further assessment, as summarised in Figure 4.1 overleaf. The facilities identified in each category are described in more detail in Sections 4.1 through 4.7.

In our opinion, there is sufficient provision of existing social infrastructure in the vicinity of the subject site to support the proposed development (i.e., within a c. 2km radius equivalent to a c. 15-minutes' drive). The site is served by an existing schools' network of 16 No. primary schools and 8 No. post-primary schools, as well as 31 No. existing childcare facilities within c. 2km of the proposed development at the time of the survey.

There is an adequate supply of community and cultural facilities, religious institutions and health care services (incl. 4 No. nursing homes) within a reasonable distance of the subject lands, as well as a range of sports and recreational facilities (incl. children's play areas) to serve the growing population. The site's proximity to Blackrock Village Centre to the northwest and Dun Laoghaire Shopping Centre to the northeast also ensures an appropriate quantum of retail services for future residents.

We note that the subject scheme aims to deliver residential units for the aging population within the area, which includes proposed residential and support amenities such as, as well as balconies/ winter gardens at all elevations, residential facilities, residents' communal amenity rooms and residents' communal open spaces along with roof gardens and terraces which will further enhance the access to amenity spaces to the future residents of the proposed development.

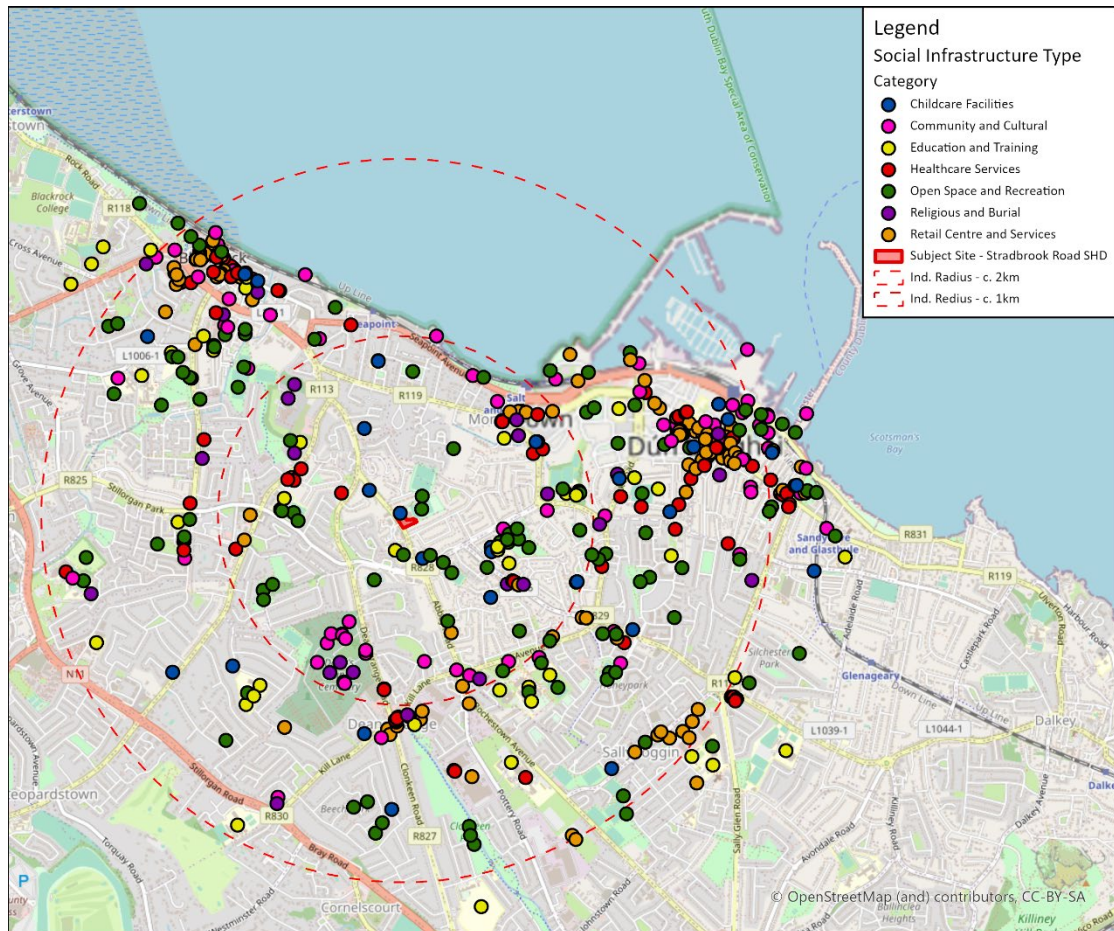


Figure 4.1: Indicative location of 350+ No. social infrastructure facilities identified in the vicinity of subject site. Indicative 1km and 2km radius from subject site provided in red dash. Source: TPA, 2022.

4.1 Education and Training Facilities

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

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

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



1. Christian Brothers College



2. St. Oliver Plunkett Special School



3. Dún Laoghaire Further Education Institute



4. Guardian Angels National School

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

Type	Facilities
Primary	Clochar San Dominic (Mixed), All Saints N S (Mixed), Carysfort Ns (Mixed) Scoil Lorcaín (Mixed), Kill-O'-The-Grange Ns (Mixed), Scoil Padraig Naofa (Boys), St Patricks Gns (Girls), Scoil Na Aingeal (Mixed), Dun Laoghaire Etns (Mixed), Holy Family School (Mixed), St Josephs (Mixed), St Kevins N S (Mixed), Monkstown Educate Together Ns (Mixed), The Harold School (Mixed), Gaelscoil Laighean (Mixed), Booterstown N S (Mixed), Sallynoggin ETNS
Post-Primary	Newpark Comprehensive School (Mixed), Rockford Manor Secondary School (Girls), Christian Brothers College (Boys), Holy Child Community School (Mixed) Clonkeen College (Boys), Rathdown School (Girls), Loreto College Foxrock (Girls), Dominical College (Girls)
Special Education	St Oliver Plunkett Sp Sc, Red Door Special School, Carmona Special National School, Our Lady Of Lourdes School, Setanta Special School, St Augustine's School, Benincasa Special School
Third Level and Training Facilities	National Film School, UCD Michael Smurfit Graduate Business School, Dun Laoghaire Institute of Art, Design, and Technology, Dun Laoghaire Community Training Centre, Tivoli Training Centre, Blackrock Education Centre, Dun Laoghaire Further Education Institute, Lumen Dominican Centre

4.2 Childcare Facilities

A total of 31 No. operational childcare facilities were identified within a c. 2km radius of the subject site (equivalent to a c. 15-minutes' drive time) during the course of the audit, as shown in Figure 4.2. Current capacity of these facilities was estimated using the most recent TUSLA

Register of Services available for Dublin³, which suggest that more than 1410 No. childcare places are on offer in these existing facilities. Further survey work is required to determine current enrolment capacity within these facilities.



Figure 4.2: Location of existing childcare facilities (shown in blue) within study area. Indicative 1km and 2km radius from subject site provided in red dash. Source: TUSLA/TPA, 2022.

4.3 Community and Cultural Facilities

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

³ Source: <https://www.tusla.ie/services/preschool-services/creche-inspection-reports/>, accessed 6th May 2022.



1. Comhaltas Ceoltóirí Éireann



2. Newtownpark Pastoral Centre



3. Dún Laoghaire Lexicon Library



4. Urban Junction

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



1. IMC Dún Laoghaire



2. Pavilion Theatre

Table 4.5: Community Infrastructure within c. 2km radius	
Type	Facilities
Community and Conference Centres	Urban Junction, Central Dun Laoghaire Senior Citizens, The Beat Youth Café, Blackrock Community Men's Shed, Kill o' the Grange Parish Hall, Boylan Community Centre, Foxrock Parish Pastoral Centre, Holy Family Parish Resource Centre, Mountown Community Facility, Dún Laoghaire District

	Court, General Delegation of Palestine, Dún Laoghaire-Rathdown County Hall
Cultural Facilities and Organisations	Pavilion Theatre, Lambert Puppet Theatre, IMC Dun Laoghaire, National Maritime Museum of Ireland
Civic Services	An Post Blackrock Sorting Office, Deansgrange Post Office, Blackrock Post Office, Sallynoggin Post Office, Oliver Plunkett Road Post Office, Dún Laoghaire Post Office, Blackrock Garda Station, Dún Laoghaire Garda Station, Dún Laoghaire Fire Station
Libraries	Blackrock Library, Deansgrange Library, dlr Lexicon, UCD Blackrock Library, St. John of God Hospital Library

We note that the proposed development is designed to deliver additional community facilities to its future residents such as communal amenity rooms and open spaces.

4.4 Religious and Burial Facilities

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



1. Church of Ireland Monkstown



2. St. Patricks Church



3. Quaker Meeting House



4. Saint John's Church and Presbytery

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

4.5 Healthcare Facilities

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

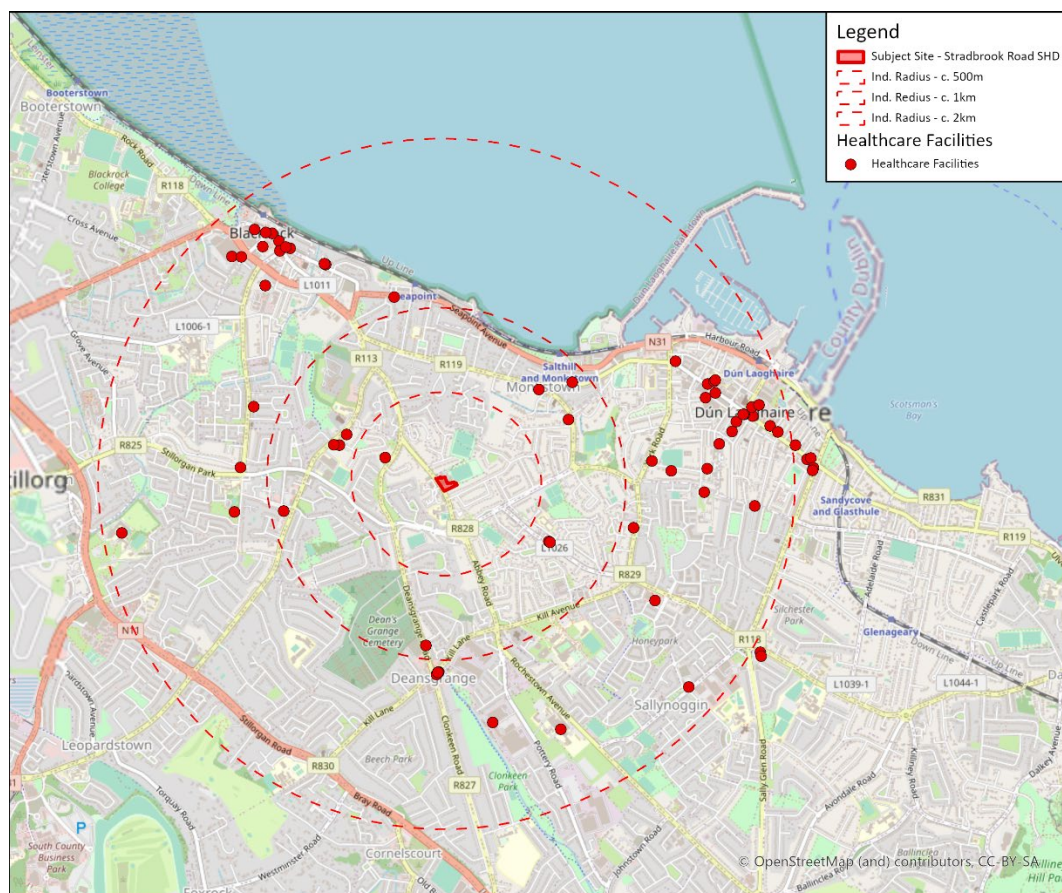


Figure 4.3: Healthcare facilities located within a 2km radius from the subject site. Source: Esri basemaps, HSE, TPA 2022.



1. St. Michael's Hospital



2. National Rehabilitation Hospital



3. Beechlawn Medical Centre



4. Carysfort Clinic

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



1. Killane Dental Care



4. Monkstown Surgery, Monkstown Farm



3. Ashford House Nursing Home, Dún Laoghaire 4. Blackrock Hospice

Table 4.7: Healthcare Infrastructure within c. 2km radius	
Type	Facilities
Hospitals	National Rehabilitation Hospital, Saint John of God Hospital, Saint Michael's Hospital
Health Centres and GP Clinics (selected)	Blackrock Health Centre, HSE Dun Laoighaire Health Centre, TheClinic.ie, HSE Our Lady's Clinic, Carysfort Clinic, Deansgrange Medical Clinic, Blackrock Family Practice, Blackrock Medical Centre, Blackrock Medical Practice, Dr. Mary Short, Blackrock Medical Clinic, Dr. Padraic Doherty GP, Tropical Medical Bureau, Womens Health Clinic, E Doc, Sheehan Medical Practice, Beechlawn Medical Centre, Harbour Health
Specialty Clinics and Pharmacies (selected)	Blackrock Hospice, Dun Laoghaire Surgery, Deansgrange Dental Clinic, Dun Laoghaire Dental, Blackrock Dental, Newpark Orthodontics, McMahon Dental, Jack Grennan Dental Surgery, Killane Dental Care, Carne Dental Surgery, Seapoint Clinic, Smiles, Monkstown Surgery
Nursing Homes and Care Facilities	Aclare House Nursing Home, Coiscéim, Ashford House Nursing Home, Ferndene Nursing Home, Centre for Living
Pharmacies	Boots, Dun Laoghaire Pharmacy, Newtown Park Pharmacy, Macken's Pharmacy, Grange Life Pharmacy, Quigley's Pharmacy, Lloyds Pharmacy, Rockville Pharmacy, Brennans Pharmacy, Finnegan's Pharmacy, Cara Pharmacy, McCaffrey's Pharmacy, Hickey's Pharmacy, Allcare Pharmacy, Burnett, O'Mahony & Ennis Pharmacy, Hilton's Allcare Pharmacy, Chemist Warehouse, Pure Pharmacy, Cosgrove's Pharmacy
Veterinary	Park Lane Vets, Ark Vetcare, Blackrock Veterinary Clinic

4.6 Open Space, Sport and Recreation

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



Figure 4.4: Parks and Open Spaces within 2km radius from the subject site. Source: ESRI Basemaps, TPA, 2022.



1. Vesey Public Park



2. People's Park



3. Rockfield Park



4. Soldiers and Sailors Park

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

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



1. Irish National Powerboat Sailing School



2. Bluepool Pitches



3. TEK United F.C



4. Dún Laoghaire Bowling Club

Table 4.8: Open Space and Recreational Infrastructure within c. 2km radius	
Type	Facilities
Parks, Playgrounds and Open Space (selected)	Dunedin Park, Newtown Park, People's Park, Clonkeen Park, Vesey Gardens, Clarinda Park, Crosthwaite Park, Temple Park, De Vesci Gardens, Soldiers and Sailors Park, Carysfort Park, Longford Park, Belgrave Square, Rockfield Park, Blackrock Park, Moran Park, Quadrangle Courtyard, Honeypark, Crimean War Cannon Park, Cualanor Park, Apna Park, Blackrock Park Playground, People's Park Playgorund, Carysfort Park Playground, Pirate playground, Newtown Park Playground, Honeypark Playground, Cualanor Park Playground, Soldiers and Sailors Park Playground, Pearse Park Playground
Sports Grounds and Golf Courses (selected)	St John of Gods Hospital Golf Course, Newtown Park Tennis Club, De Vesci Lawn Tennis Club, T.E.K. United, Stradbroke Rugby Club, St. John of God Hospital Pitch, Avoca Hockey Club, St. Patrick's GNS Sports Ground, Carraig Lawn Tennis Club, Dun Laoghaire Bowling Club, Carysfort NS grounds, Monkstown Educate Together NS School Grounds, Monkstown skatepark, Honeypark Public Basketball Court, Dun Laoghaire Fire Station Pitch, Rockford Manor SS Pitches, Dominican Convent Pitch, Dun Laoghaire ETNS Grounds, Holy Child Community School and Saint Kevin's Primary school

	pitches, St Joseph's NS Pitch, Monkstown Park Junior School Grounds, Christian Brothers College Grounds, Guardian Angel's NS Pitch
Sports Centres and Gyms (selected)	Irish National Powerboat Sailing School, Monkstown Pool & Fitness Centre, Blackrock College RFC, National Yacht Club, Newpark School Sports Centre, Blackrock Bowling and Tennis Club, Blackrock Athletics Club, Victory Fitness, Energie Fitness Dun Laoghaire, Westwood Club, F45 Training dun Laoghaire, Primal X Fitness, Results Fitness, Anytime Fitness Dun Laoghaire, Underground Fitness, Dlr Leisure Monkstown, Educogym Blackrock, Crossfit 536, First Class Fitness Gym, Leigh Wrafter
Other Facilities	Bluepool Pitches, Newpark Swimming Pool, Harbour Splash, Monkstown Swimming Pool, St. Augustine's Swimming Pool, 29th Dublin Blackrock Scout Group

We note that the proposed development scheme is surrounded by a number of public parks and recreational grounds and therefore not crucial to provide additional public open spaces within this development. The proposed scheme is designed to provide roof gardens/terraces, and communal open spaces and rooms to its future residents.

4.7 Retail Centres and Services

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

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

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



1. Frascati Shopping Centre



2. Blackrock Village Centre



3. Blackrock Market

4. People's Park Sunday Market

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

5.0 CONCLUSION

Tetrarch Residential Ltd. intends to apply for planning permission for development on a site of c.0.4813 hectares on Stradbroke Road, Mountashton, Blackrock, Co. Dublin. The proposed scheme includes for the demolition of the existing Stradbroke House and adjoining surface car park, and the construction of 108 No. Build-to-Rent residential senior living apartments (83 No. 1-bed apartments and 25 No. 2-bed apartments), with balconies / winter gardens provided for all units, across 2 No. blocks ranging between 3 to 7-storeys over basement with set back at sixth-floor level. The proposal also includes for 148 No. secure bicycle parking spaces, 55 No. underground car parking spaces, a two-way vehicular and cyclist entrance ramp, and bin storage, circulation areas and associated plant at basement level; a self-contained office unit, a residential staff management suite, resident's facilities, residents' communal amenity rooms, and residents' communal open space, as well as 13 No. surface car parking spaces (incl. 1 No. accessible commercial car parking space and 12 No. car parking spaces for use by the adjoining creche (incl. 1 No. accessible)), 24 No. secure cycle spaces within separate bike store, separate bin store for office use, 30 No. short-term bicycle parking spaces, and 3 No. ESB substations at ground floor level; additional communal amenity rooms at first, second and third floor levels; roof gardens / terraces at third, fourth and sixth-floor levels; green roofs; and PV panels on third, fourth and sixth-floor roof-level; amendments to existing boundary wall to provide new vehicular and pedestrian entrances; provision of security gates; and associated site landscaping, boundary treatments, lighting and servicing, and all associated works above and below ground.

The demographic profile of the local ED Study Area (i.e., age, education and economic status) was largely consistent with the rest of Ireland in 2016 and this area appears to be growing at a similar rate (c. 6% increase from 2011-2016) as the rest Dún Laoghaire-Rathdown. Population projections for Dún Laoghaire-Rathdown provided by the RSES also estimate that an additional 32,000-39,000 No. people will need to be accommodated within the local authority by 2031.

The majority of residents within the study area were 'Adults' between the ages of 25-64 (52%) at the time of the 2016 Census; The remaining cohorts, 'Preschool' (0-4 years), 'Primary' (5-12) 'Secondary' (13-18 years) and 'Young Adult' (19-24 years) each comprise less than 10% of the total study area population and were lower than their comparable national cohorts. We note that a significant proportion of the population aged 15 years or older within the area (41%) had completed 'Third Level Education' courses, with an additional 23% in possession of 'Postgraduate' qualifications.

With respect to the range of community facilities identified in the study area (comprising a c. 2km radius from the site), there is a sufficient provision of existing social infrastructure within c. 15-minutes' drive to support the proposed development. The subject site is served by an existing schools' network of 16 No. primary schools and 8 No. post-primary schools, as well as 31 No. existing childcare facilities within c. 2km of the proposed development at the time of the survey.

There is an adequate supply of community and cultural facilities, religious institutions, health care services (incl. 4 No. nursing homes) within a reasonable distance of the subject lands, and as well as a range of sports and recreational facilities (incl. children's play areas) to serve the growing population. The site's proximity to Blackrock Village Centre to the northwest and Dun



Laoghaire Shopping Centre to the southeast also ensures an appropriate quantum of retail services for future residents.

In our opinion, there is sufficient provision of existing social infrastructure in the vicinity of the subject site to support the proposed development (i.e., within a c. 2km radius equivalent to a c. 15-minutes' drive).

We note that the subject scheme will further improve provision of community infrastructure to the growing aging population within the area.



Appendix A: Description of Development

Tetrarch Residential Limited intend to apply to An Bord Pleanála (the Board) for permission for a Strategic Housing Development with a total site area of c. 0.48 ha, on lands located at and adjoining Stradbrook House, Stradbrook Road, Mountashton, Blackrock, Co. Dublin.

The proposed mixed-use development will comprise:

The demolition of the existing Stradbrook House and adjoining surface car park, and the construction of: 108 No. Build-to-Rent residential senior living apartments (83 No. 1-bed apartments and 25 No. 2-bed apartments), with balconies / winter gardens provided for all units, across 2 No. blocks ranging between 3 to 7-storeys over basement with set back at sixth-floor level. The proposal also includes for 148 No. secure bicycle parking spaces, 55 No. underground car parking spaces, a two-way vehicular and cyclist entrance ramp, and bin storage, circulation areas and associated plant at basement level; a self-contained office unit, a residential staff management suite, resident's facilities, residents' communal amenity rooms, and residents' communal open space, as well as 13 No. surface car parking spaces (incl. 1 No. accessible commercial car parking space and 12 No. car parking spaces for use by the adjoining creche (incl. 1 No. accessible)), 24 No. secure cycle spaces within separate bike store, separate bin store for office use, 30 No. short-term bicycle parking spaces, and 3 No. ESB substations at ground floor level; additional communal amenity rooms at first, second and third floor levels; roof gardens / terraces at third, fourth and sixth-floor levels; green roofs; and PV panels on third, fourth and sixth-floor roof-level; amendments to existing boundary wall to provide new vehicular and pedestrian entrances; provision of security gates; and associated site landscaping, boundary treatments, lighting and servicing, and all associated works above and below ground.