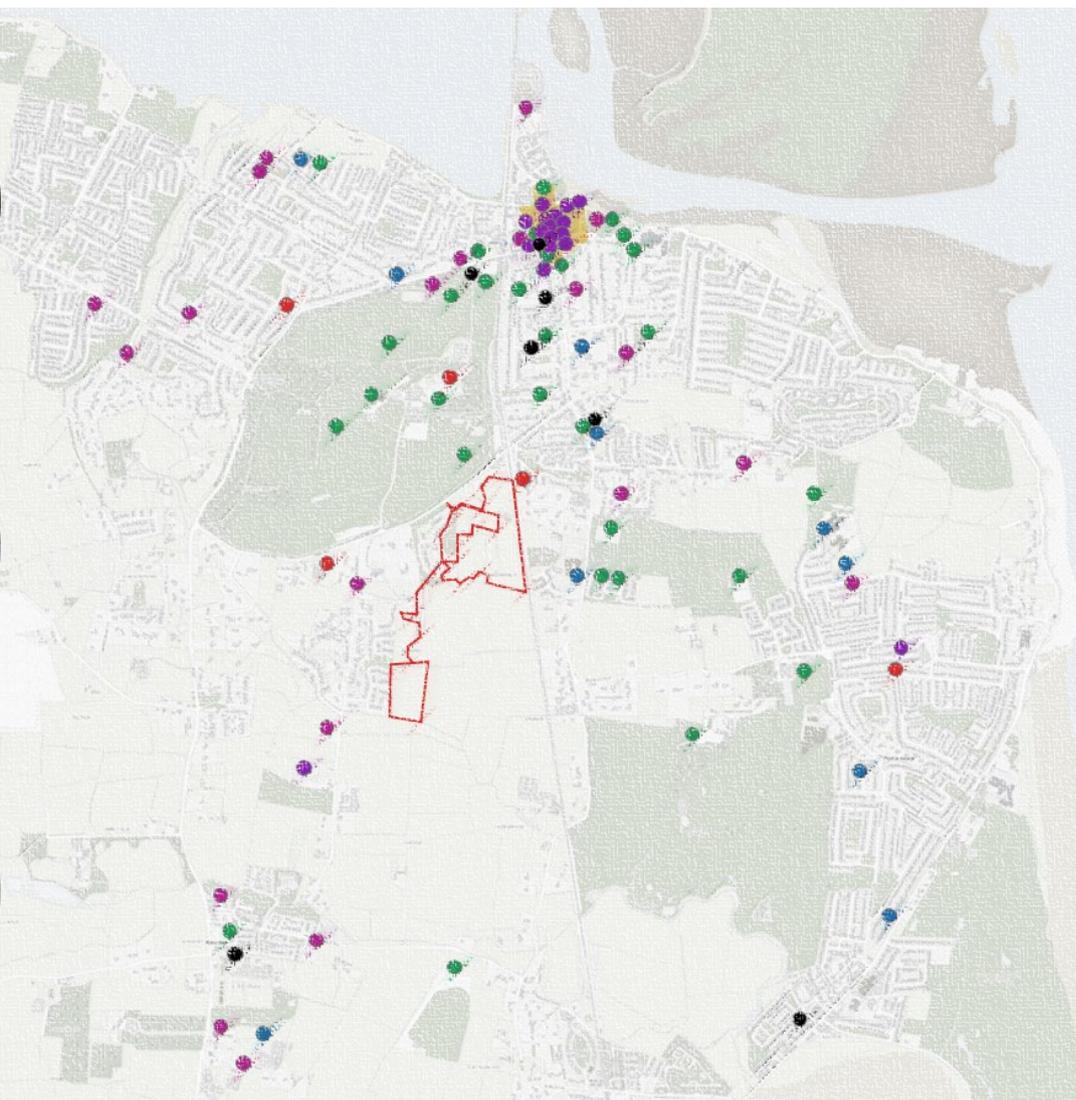


COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT



Proposed Strategic Housing Development on Lands at Back Road & Kinsealy Lane, Kinsaley, Broomfield, Malahide, Co. Dublin

Applicant: Birchwell Developments Ltd.

April 2022

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1.0 INTRODUCTION

Downey, Chartered Town Planners, 29 Merrion Square, D02RW64, have prepared this Community and Social Infrastructure Audit, on behalf of the applicant, Birchwell Developments Ltd., to accompany a planning application for a proposed Strategic Housing Development on lands at Back Road and Kinsealy Lane, Kinsaley, Broomfield, Malahide, Co. Dublin.

The proposed development subject to this SHD application provides for the demolition of the former rugby clubhouse building on site and the proposed construction of 415 no. residential units comprising 252 no. houses (192 no. 3 beds, 48 no. 4 beds, and 12 no. 5 beds), 28 no. duplex units (8 no. 1 beds, 14 no. 2 beds, and 6 no. 3beds), and 135 no. apartments (37 no. 1 beds, 93 no. 2 beds, and 5 no. 3 beds) with Blocks A & B providing ancillary residential amenity facilities; 1 no. childcare facility; and all associated site infrastructure and engineering works necessary to facilitate the development.

This document outlines the range of services and facilities that are available within the surrounding area of the subject site and discusses their capacity to accommodate the proposed development. As stated in the Fingal Development Plan 2017-2023 in relation to the development of sustainable communities, *“it is fundamentally about responding to the context of a place, through the understanding of its evolution and history, its functionality, its impacts on those living and working there as well as how it interacts with the environment. Access to public transport, education, community facilities, leisure, retail, health services and jobs are as important as the aesthetic of a place.”*

As stated in the Fingal Development Plan 2017-2023 in relation to the development of sustainable communities, *“the provision of good community facilities and services, such as education, training, libraries, childcare facilities, places of worship, health and community centres, in appropriate accessible locations is important as they contribute positively to an enhanced quality of life.”* therefore, *“the aim of the Plan is to create a sustainable community offering a choice of opportunities to meet its needs and in doing so this will help foster social inclusion. It is also important that new facilities are delivered in a timely manner in tandem with new residential development and community centres or meeting rooms should be designed to be flexible and multi-functional enabling a variety of uses to be accommodated.”*

Objective PM66 *Ensure provision of accessible, adequate and diverse community facilities and services in new and established areas to provide for the well-being of residents.*

Objective PM67 *Ensure community facilities are flexible in their design and promote optimum usage.*

Objective PM68 *Promote the clustering of community, recreational and open space facilities, with community facilities being located in local centres or combined with school facilities as appropriate.*

Objective PM69 *Ensure that proposals do not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent residents.*

2.0 SITE LOCATION & DESCRIPTION

The subject lands are located in Broomfield, Malahide, Co. Dublin, and extend to approximately 12.5 hectares within the existing built-up area of Malahide.

Access to the site is currently via an entrance off Back Road, 0.55km east of the junction between Back Road and Kinsealy Lane. The overall proposed development is divided into 2 no. sites. The north site is bounded by Ashwood Hall to the west, the Dublin-Belfast rail line to the east, agricultural lands to the south, and by existing properties to the north. The southern site is bounded by the Hazelbrook housing development to the west, Brookfield to the north and agricultural lands to the south and east.

The surrounding land uses are generally residential. Malahide Castle and Demesne is located 800m to the north of the subject site and can be accessed via Back Road. To the northeast of the site there is Malahide DART Station at 1.3km and Malahide Beach at 1.8km. Malahide Golf Club is located c.1.5 km to the south of the lands. Malahide village centre is located to the north-east of the subject lands and provides a wide array of shops and services. The site enjoys excellent connectivity to Dublin City Centre via Dublin Bus services that run along Malahide Road, as well as commuter services from Malahide DART Station.

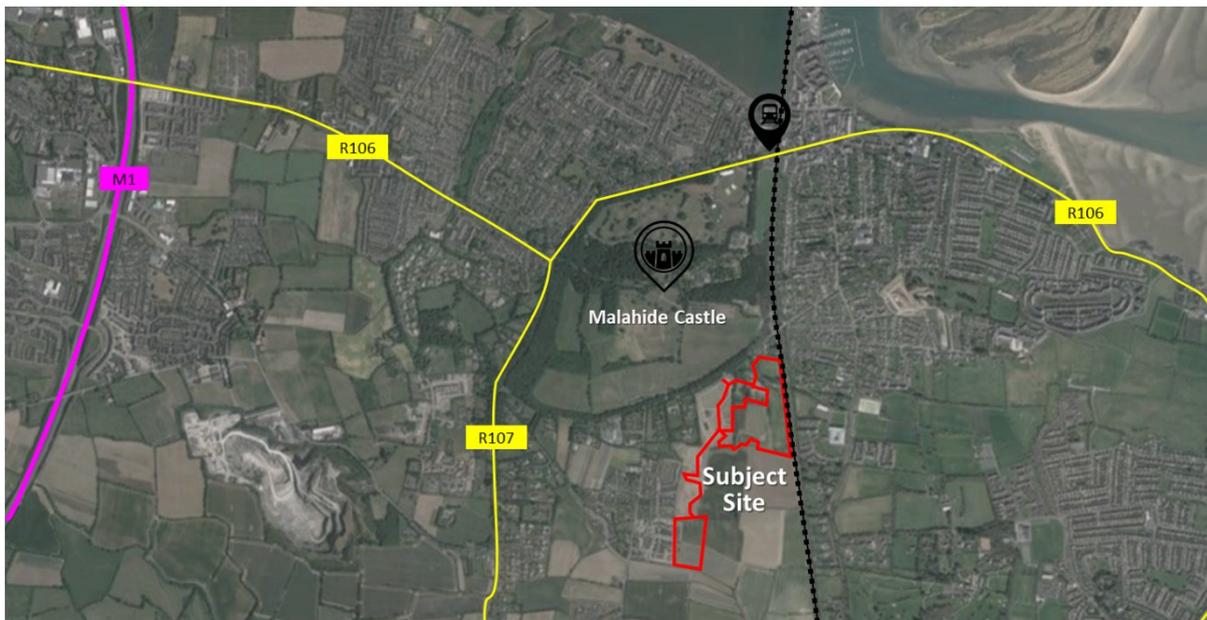


Figure 1. Aerial View of the Location of the Subject Site (approximate boundaries of the subject site outlined in red)

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

Birchwell Developments Ltd. intend to apply for permission for a Strategic Housing Development on lands at Broomfield, Malahide, Co. Dublin. The proposed development will consist of the demolition of the former rugby clubhouse building on site and the proposed construction of 415 no. residential units comprising 252 no. houses (192 no. 3 beds, 48 no. 4 beds, and 12 no. 5 beds) and associated car parking, 28 no. duplex units (8 no. 1 beds, 14 no. 2 beds, and 6 no. 3 beds) and 135 no. apartments (37 no. 1 beds, 93 no. 2 beds, and 5 no. 3 beds), all with private balconies/terraces and associated car parking and bicycle parking; 1 no. childcare facility; ancillary residential amenity facilities; landscaping

including provision of play equipment; boundary treatments; public lighting; and all associated site infrastructure and engineering works necessary to facilitate the development.

As part of the proposal, 1.35 ha of open space is provided in a series of public open spaces across the development, while maintaining and reinforcing existing green belts, alongside an overall total 1,073 sqm of communal open space distributed across all blocks (Block A&B: 720 sqm, Block C: 161 sqm, Block D: 96 sqm, Block E: 48 sqm, and Block F: 48 sqm). The proposed residential development also includes a c. 476 sqm childcare facility which would be able to cater for approximately 86 no. children. The proposed residential scheme represents the completion of the Broomfield lands (Fig. 2 below), which is currently under construction and granted permission under Reg. Ref. F13A/0459 (ABP Ref. PL06F.243863), Reg. Ref. F13A/0459/E1 and Reg. Ref. F13A/0460 (ABP Ref. PL06F.243821), Reg. Ref. F13A/0460/E1, and subsequent amendment applications.



Figure 2. Overall Broomfield SHD lands (colored development forms part of this proposal)

4.0 REQUIREMENTS FOR A COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT

This document outlines the range of services and facilities that are available within the immediate vicinity of the subject lands and discusses their capacity to accommodate the proposed development. As outlined in the Fingal Development Plan 2017-2023, a Strategic Policy of the Plan is to:

“19. Ensure the timely provision of community infrastructure including schools, recreational, sport facilities and emergency services, commensurate with the number of housing units proposed for construction on lands zoned for residential development.”

As such, *“the provision of good community facilities and services, such as education, training, libraries, childcare facilities, places of worship, health and community centres, in appropriate accessible locations is important as they contribute positively to an enhanced quality of life. The Regional Planning Guidelines require Planning Authorities to adopt objectives that facilitate the social, community and cultural needs of all persons and communities through the provision of well dispersed and easily accessible social and community infrastructure.”* Moreover, Fingal Development Plan 2017-2023 identifies Malahide as a ‘Modern Sustainable Growth Town’ which under **Objective SS17** aims to:

“Manage the development and growth of Malahide and Donabate in a planned manner linked to the capacity of local infrastructure to support new development of the area and taking account of the ecological sensitivity of qualifying features of nearby European Sites.”

It also aims to consolidate development within well-defined town boundaries in order to: *“Promote the planned and sustainable consolidation of the existing urban form and the sensitive promotion of amenities. The need to upgrade and support the development of the core as a town centre will be balanced with the need to conserve its appearance as an attractive historic village settlement and to retain the existing amenities of the area, being cognisant of its proximity to an ecologically sensitive coastline including European Sites.”*

This Audit outlines the current level of community and social infrastructure in the area, including schools, childcare facilities, recreation, and retail provision. It is viewed that the Community & Social Infrastructure Audit is required under **Objective PM70** of Fingal Development Plan:

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

Under the current Fingal Development Plan, the subject lands are zoned “RA - Residential”. The provision of residential and community uses is permitted in principle under the “RA” zoning which seeks to:

“Provide for new residential communities subject to the provision of the necessary social and physical infrastructure.”

The vision for “RA” zoned lands is to:

“Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.”

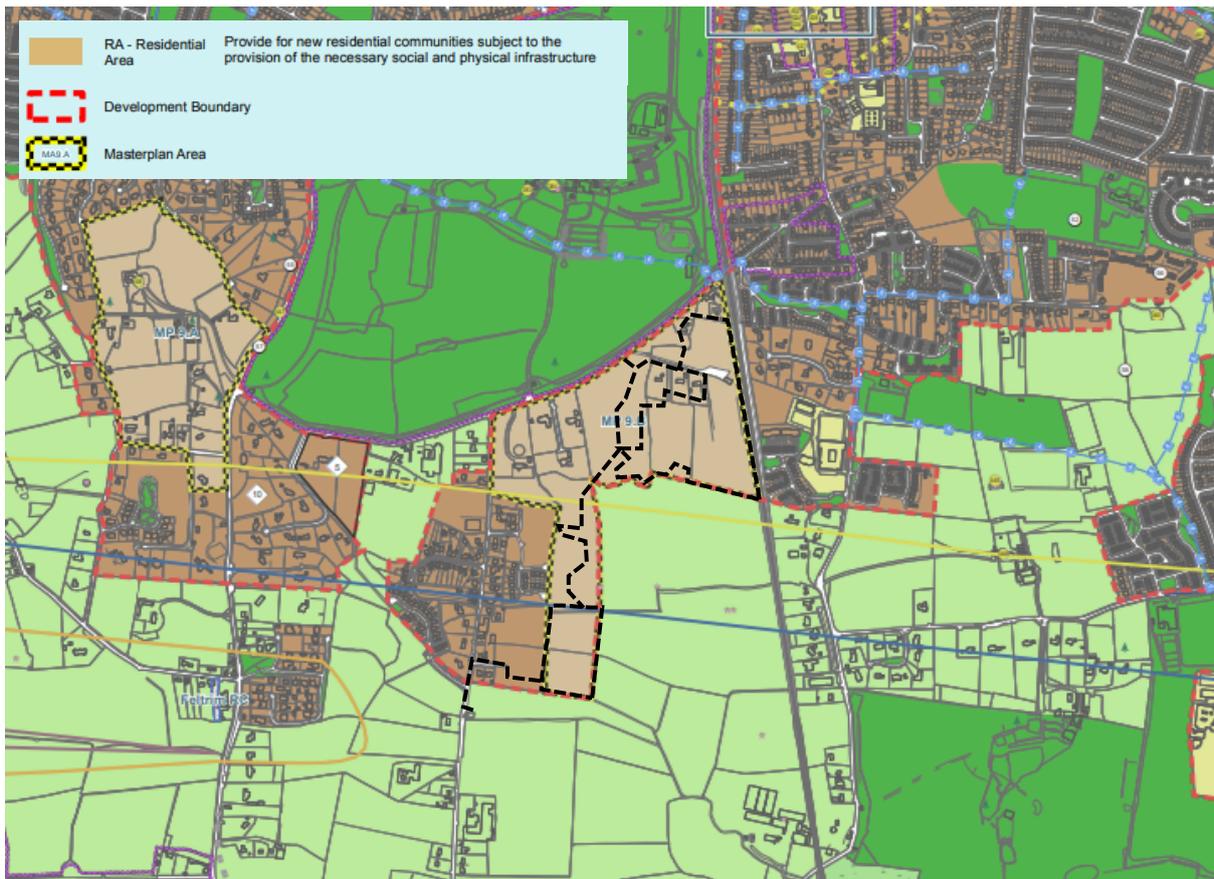


Figure 3. Land Use Zoning Map Extracted from the County Development Plan (application site outlined in black)

As per the Audit results, it is known that the subject lands are serviced by sufficient public transport and road capacity to accommodate the new community, which is in keeping with Development Plan's objectives where a sustainable development density is encouraged to be located within walking distance of town and district centres, as well as high-capacity public transport facilities, such as commuter and DART services, thus promoting sustainable development.

Furthermore, in recognition of the opportunities offered by Malahide, particularly in relation to its ability to grow and thrive as a village centre, the influx of new population facilitated by the proposal will encourage connectivity and reinforce the established network of the centre thus supporting the retail strategy as set out in the Fingal Development Plan 2017-2023 and promoting the sustainable growth of the area.

The following provides an assessment of the level of existing social and community infrastructure which can cater the proposed development. This includes early childcare and educational facilities, recreational facilities, retail provision, healthcare facilities, religious and community provision, accompanied by a study of the demographic profile of the area. Accordingly, it is submitted that the proposed scheme would be appropriate for its context, ensuring there is sufficient population to sustain community and social infrastructure in the area.

4.1 Early Childcare & Educational Facilities

As part of this Audit, Downey carried out an analysis of the provision and capacity of childcare and educational facilities in the surrounding area that will help to serve the proposed development. Noted that these facilities were identified within 1 to 2 kilometre radius of the subject lands.

Downey have also carried out a detailed assessment of the existing capacity of early childcare and educational facilities capable of catering the proposed development, as well as future demand for these facilities with respect to the existing demographics and trending, and the influx of population arising from the proposed scheme.

For further details please refer to the enclosed School Demand Assessment and Childcare Provision Assessment prepared by Downey under separate covers.

4.1.1 Childcare Facilities

As seen on the TUSLA map below, there are a number of registered childcare providers in the area and Downey have contacted them to determine their current capacity. The details of these childcare facilities are outlined in the Table 1 on the next page. It is important to note that not all the childcare facilities decided to participate in the assessment, however the information obtained from our efforts indicates that there is spare capacity within the existing operators in the area which could cater for the proposed development.



Figure 4. Location of Childcare Facilities within 1-2km of the Subject Lands (approximate boundaries of the lands outlined in red) (Source: pobal.ie)

This is further supported by the proposed childcare facility provisioned as part of developing the subject lands, which provides for 1 no. childcare facility of 476 sqm capable of accommodating circa 86 no. children. This is submitted to be 1 no. space over what was initially projected to suffice the proposed scheme. For further information in this regard, refer to the *Childcare Provision Assessment Report* prepared by Downey.

Therefore, Downey are of the considered opinion that while there is a significant number of childcare facilities within the area, the quantum of units being proposed as part of this development would justify the provision of a new childcare facility which forms part of this proposed development. And this new childcare would cater both the residents of the application site and its wider community.

Table 1. Childcare Facilities within 1-2km Radius of the Subject Lands (source: Tulsa.ie updated by Downey)

	Name	Address	Max Capacity	Type of Service Age Profile
Within 1 Km Radius of the Subject Lands	The Cottage Montessori	The Cottage, Kinsealy Lane, Co. Dublin	22 children	Sessional (2-6 years)
	Bright Sparks Montessori	Bright Sparks Montessori, Kinsealy Lane, Malahide, Co. Dublin	64 children	Sessional (2-6 years)
	Purple Turtle	13 Mountfield Lawns, Malahide, Co. Dublin	10 children	Sessional (2-6 years)
Within 2 Km Radius of the Subject Lands	Links Creche & Montessori Ltd. (Links Childcare)	St Olaves, Kinsealy, Co. Dublin	89 children	Full Day/Part Time/Sessional (0-6 years)
	Cheeky Monkeys Playschool	Churchview' Chapel Rd., Kinsealy, Co. Dublin	20 children	Sessional (2-6 years)
	Sherpa Kids Kinsealy	St. Nicholas of Myra Ns., Malahide Road, Kinsealy, Co. Dublin	Temporarily Closed	Afterschool (4-12 years)
	Nzone	Posie Row, Kinsealy, Malahide Road, Co. Dublin, Co. Dublin	80 children	Full Day/Part Time/Sessional (1-6 years)
	Room to Bloom Montessori	7 Limetree Avenue, Portmarnock, Co. Dublin	11 children	Part Time (3-6 years)
	Green Gables Preschool	160 Ardilaun, Co. Dublin	22 children	Sessional (2-6 years)
	Charlie's Childcare (Seamount)	2/3 Jameson Orchard, Seamount Road, Malahide, Co. Dublin	57 children	Full Day (1-6 years)
	Absolute Angels	12 Grove Ave, Malahide, Co. Dublin	18 children	Part Time/Sessional (3-6 years)

Name	Address	Max Capacity	Type of Service Age Profile
Kandoo After School Club Limited	St Andrews Malahide Parish Centre, Church Road, Malahide, Co. Dublin	18 children	Afterschool
Little Milestones Montessori School Ltd	St. Marnock's Room, Saint Andrew's Malahide Parish Centre, Church Road, Co. Dublin	18 children	Sessional (8 month-6 Years)
The Village Montessori	Malahide Yacht Club, St James's Terrace, Malahide, Co Dublin	16 children	Sessional (2-6 years)
St. Sylvesters Montessori	Malahide Pastoral Parish Centre, Malahide, Co. Dublin	22 children	Sessional (2-6 years)
Charlie's Childcare	Presbyterian Church Hall, Dublin Road Malahide, Co. Dublin	22 children	Part Time (2-6 years)
Little Crickets Preschool	Malahide Cricket Club, Dublin Road, Malahide, Co. Dublin	22 children	Sessional (2-6 years)
Malahide Marina Creche & Montessori	Fragrance House, Malahide Marina Village, Malahide, Co. Dublin	64 children	Full Day/Part Time (0-6 years)
The Band Room Montessori	Sea Road, Yellow Walls, Malahide, Co. Dublin	22 children	Sessional (2-6 years)
OSH Club	7 The Cove, Co. Dublin	24 children	Afterschool
Hi5 Childcare	86 Millview Lawns, Co. Dublin	36 children	Afterschool
Links Creche & Montessori Ltd Abington Malahide	Abington Wood, Swords Road, Malahide, Co. Dublin	110 children	Full Day/Part Time/Sessional (0-6 years)
Grow Montessori	4 Talbot Road, Swords Road, Co. Dublin	20 children	Sessional (2-6 years)

4.1.2 Primary Schools

There is one primary school within one kilometre radius, and seven primary schools within two kilometres radius of the subject site. Downey attempted to contact the schools with regard to their available capacity, however, the level of feedback was low. The feedback received did not indicate exact numbers, but it was suggested that there is sufficient capacity within the primary-school level in the vicinity of the site to cater for the proposed development.

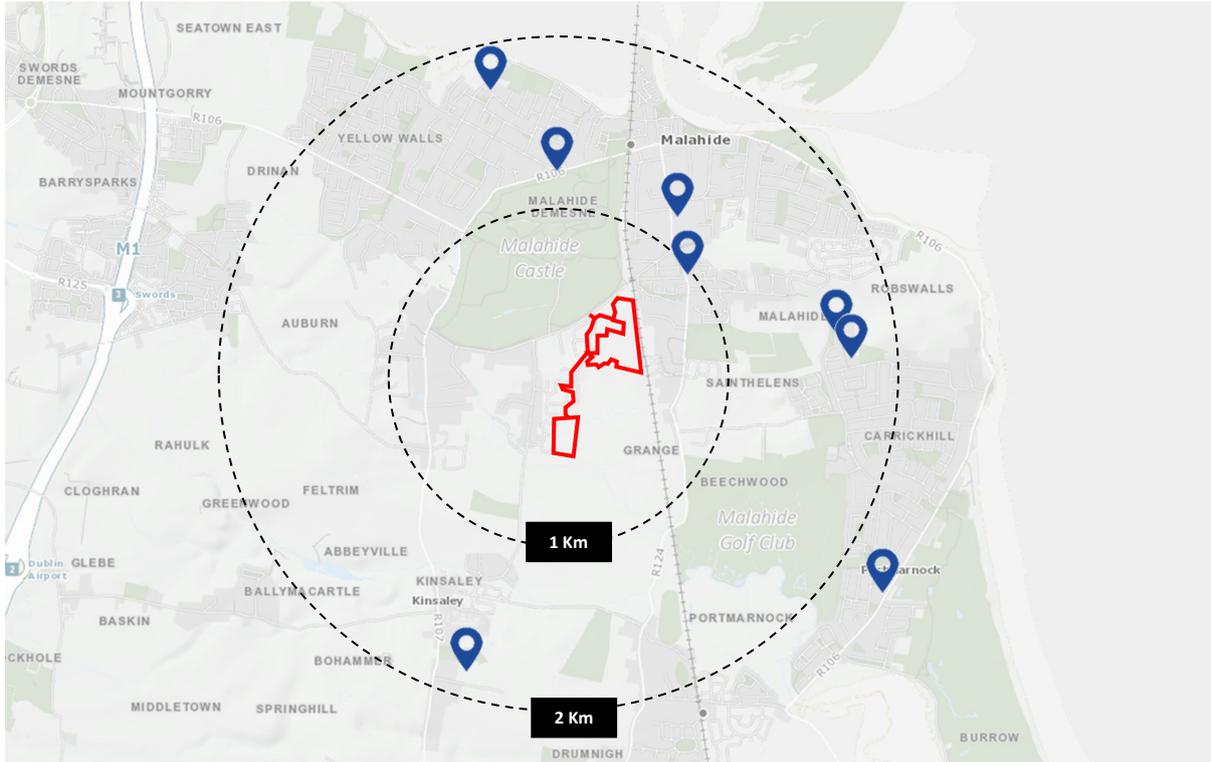


Figure 5. Location of Primary Schools (approximate boundaries of the subject site outlined in red)

Table 2. Primary Schools within 1-2km Radius of the Subject Lands (source: DoES & Schooldays.ie updated by Downey)

	Name	Address	Enrolment
Within 1 Km Radius of the Subject Lands	St. Oliver Plunkett	Grove Road, Malahide, Co. Dublin	Boys: 474 Girls: 442
Within 2 Km Radius of the Subject Lands	John Paul II National School	Sonesta Malahide Co. Dublin	Boys: 373 Girls: 363
	St. Sylvesters Infant School	Malahide, Co. Dublin	Boys: 212 Girls: 198
	St. Andrews National School	Malahide, Co. Dublin	Boys: 129 Girls: 94
	St. Helens Senior National School	Martello, Portmarnock, Co. Dublin	Boys: 174 Girls: 157
	St. Helens Junior National School	Lime Tree Avenue, Portmarnock, Co. Dublin	Boys: 191 Girls: 166
	San Nioclas Myra	Kinsealy, Co. Dublin	Boys: 110 Girls: 101
	St. Marnock's	Strand Road, Portmarnock, Co. Dublin	Boys: 342 Girls: 228

Therefore, Downey are of the considered opinion that there is suitable capacity within and close proximity to the area at a National School level to accommodate the proposed development. For further details, please refer to the enclosed *School Demand Assessment* prepared under a separate cover by Downey accompanying the proposed SHD application.

4.1.3 Post-primary Schools

There is one primary school within one kilometre radius, and one within two kilometres radius of the subject site. Downey attempted to contact these schools with regard to their available capacities, however, the level of feedback was low. The feedback received did not indicate exact numbers, but it was suggested there is some spare capacity within the secondary schools in the vicinity of the site.

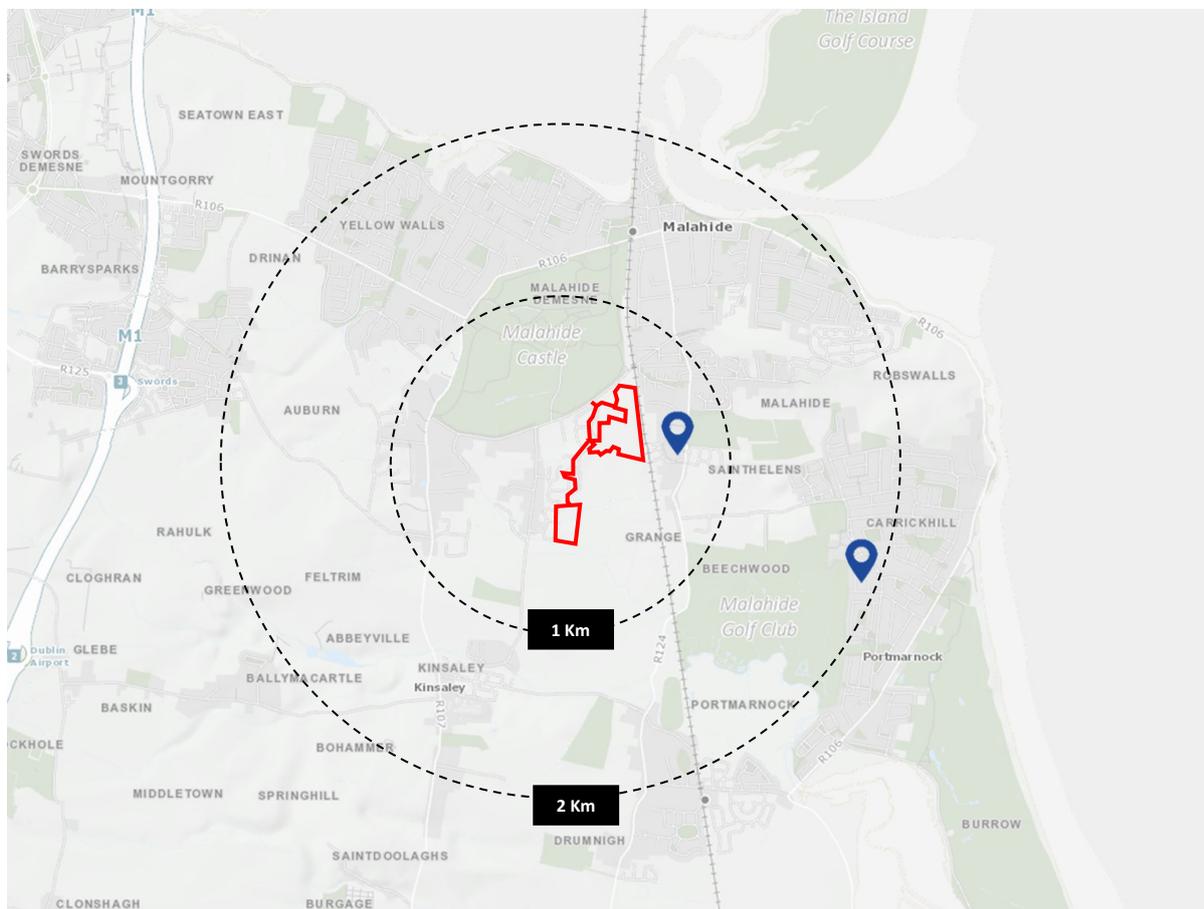


Figure 6. Location of Post-primary Schools (approximate boundaries of the subject site outlined in red)

With regard to the existing secondary schools in the area, Downey are of the considered opinion that there is suitable capacity within the area at a Secondary School level to accommodate the proposed development. For further details, please refer to the enclosed *School Provision Assessment* prepared under a separate cover by Downey accompanying the proposed SHD application.

Table 3. Post-primary Schools within 1-2km Radius of the Subject Lands (source: Schooldays.ie)

	Name	Address	Enrolment
Within 2 Km Radius of the Subject Lands	Malahide Community School	Broomfield, Malahide, Co. Dublin	Boys: 605 Girls: 614
	Portmarnock Community School	Carrickhill Road, Portmarnock, Co. Dublin	Boys: 520 Girls: 408

4.2 Recreational Facilities

This part of the Audit assesses the number and location of existing recreational facilities that are within 1-2km radius of the subject lands. It will include parks, playing fields, community centres and gyms, etc. categorised as indoor and outdoor recreational facilities.

4.2.1 Indoor Leisure & Recreational Facilities

It can be seen in the Figure 7 below, there are a number of sport centres and fitness facilities, a library, and several community-related facilities within 1-2km radius of the proposed development.

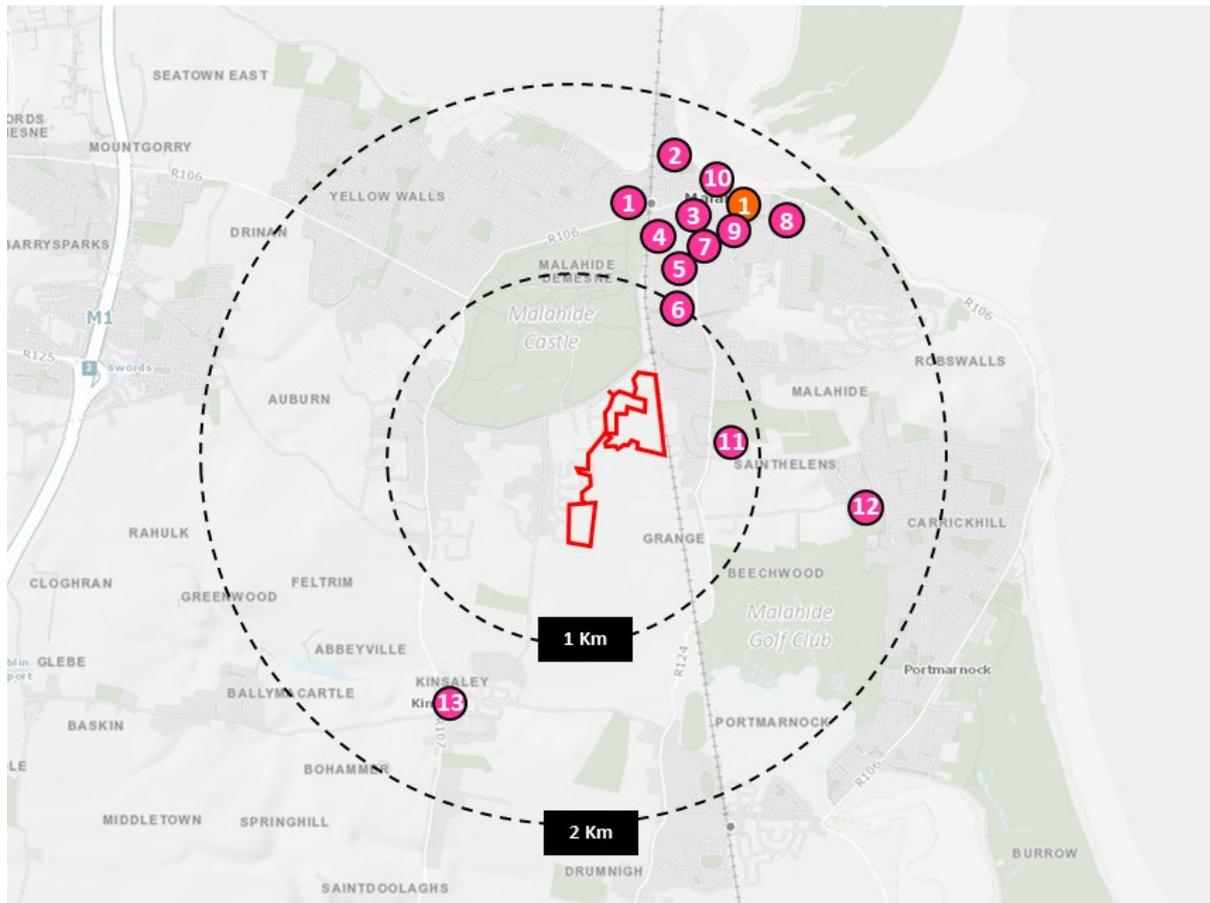


Figure 7. Location of Indoor Recreational Facilities (approximate boundaries of the subject site outlined in red)

Accordingly, there is a notable range of indoor sporting activities within 1-2km radius of the subject lands including, gyms and clubs, yoga studios, personal trainers, swimming pools, etc. Furthermore, the Portmarnock Sports and Leisure Club, which is located in close proximity of the subject lands, hosts a vast range of sports and activities by providing for a 25m swimming pool, padel court and squash court, a bar, and several function rooms catering for up to 300 guests. It is noted that Portmarnock Sports and Leisure Club also supports outdoor sports and activities by offering all-weather pitches.

Furthermore, the Malahide Library is located within 2km radius of the subject lands, supporting a wide range of services and activities including free WiFi and internet access, photocopying and printing facilities, study space and lecture room, exhibition space, and local history collection. The relevant details on these facilities are outlined in the Table 4 below.

It is important to note that the proposed development also provides for ancillary amenity facilities, including a gym and concierge which can facilitate personal services, administrative/reception duties, and other purposes for the prospective residents of the scheme.

Table 4. Indoor Leisure & Recreational Facilities within 1-2km Radius of the Subject Lands

	No.	Name	Location	Type
Gyms and Leisure Facilities	1	Garage Gym	The Casino, Malahide, Co. Dublin	Gym
	2	Yoga Sanctuary	3, Bissett's Loft, Strand St, Malahide, Co. Dublin	Yoga Studio
	3	NU Fitness	Unit, 3A Old St, Malahide, Co. Dublin	Gym
	4	Enlightened Pilates	Castle Terrace, 2 Main St, Malahide, Co. Dublin	Pilates Studio
	5	Evolution Fitness Studio	St. Sylvester GAA Club, No. Malahide, 2 Church Road, Co. Dublin	Gym
	6	Reform Physiotherapy and Pilates	Suite 6, Manor House, 3 Church Rd, Malahide, Co. Dublin	Physical therapist and Pilates
	7	Tree of Life, Malahide Holistic Centre	Kilronan House, Church Rd, Malahide, Co. Dublin	Yoga Studio
	8	The Arena Health & Fitness Club	1 Grove Rd, Malahide, Co. Dublin, K36 NC44	Swimming Pool, Aerobics Room, Gymnasium
	9	Fit Mum	Malahide Rd, Malahide, Co. Dublin	Pilates Studio
	10	BE Martial Arts & Fitness	St Sylvester's Parish Hall, Malahide, Co. Dublin	Martial Arts Fitness Club
	11	Malahide Regional Bridge Club	Broomfield, Malahide, Co. Dublin	Bridge Club
	12	Portmarnock Sports and Leisure Club	Blackwood Ln, Portmarnock, Co. Dublin	32 clubs incl. tennis, squash, badminton, basketball, 5 aside soccer, squash, swimming, sub-aqua, fitness and martial arts
	13	Evolution Fitness	8 St Olave's, Kinsealy, Co. Dublin	Gym
Community Facilities	1	Malahide Library	Main St, Malahide, Co. Dublin	Library

4.2.2 Outdoor Leisure & Recreational Facilities

There is a huge range of outdoor recreational facilities within the 1-2km radius of the subject site and its wider area. This includes sports clubs, a rugby club, a boxing club, playing pitches, and a variety of open green spaces (Figure 8). The location of subject lands is within walking distance of the Malahide Castle and Parkland, indicating a good level of site accessibility to quality green open space, which provides a wide range of recreational facilities. The relevant details of these amenities are outlined in Table 5.

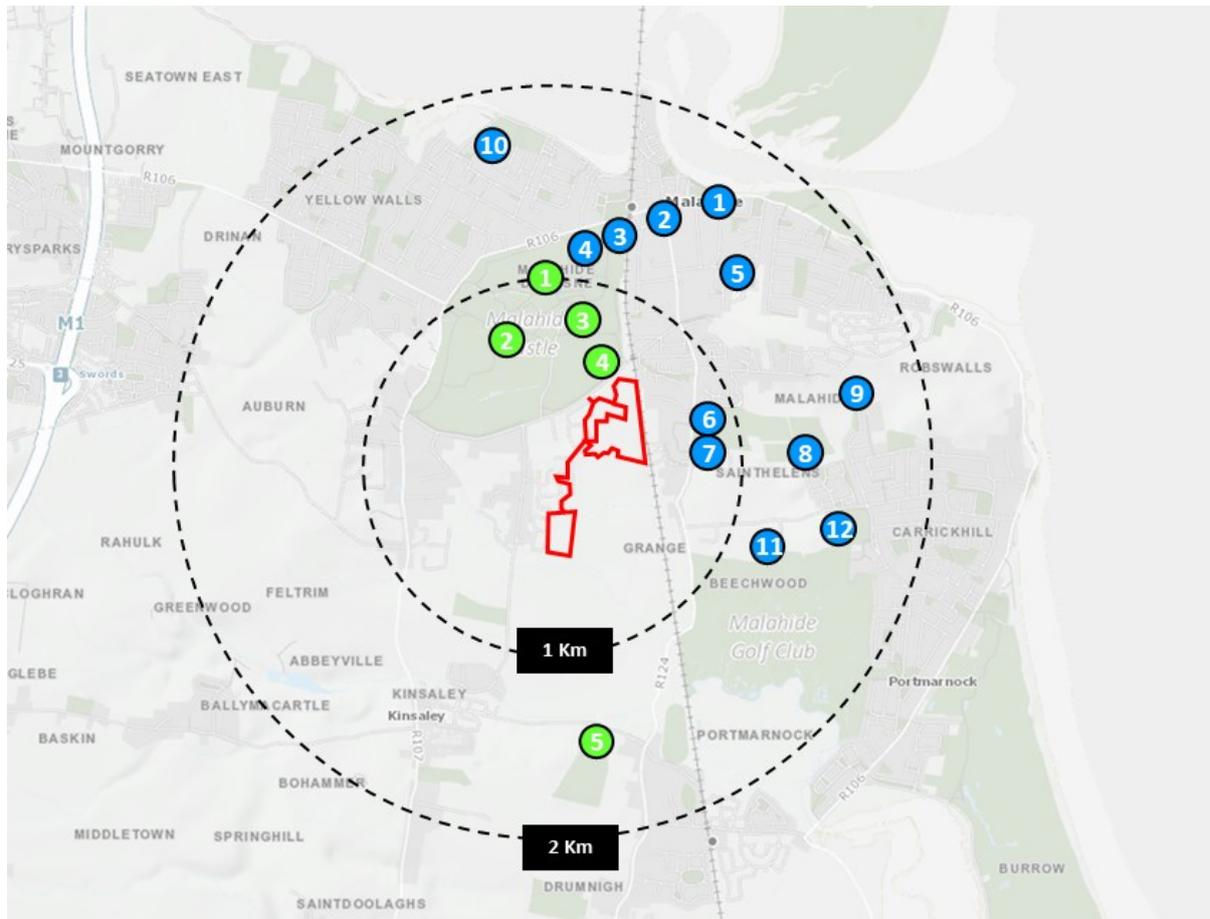


Figure 8. Location of Outdoor Recreational Facilities (approximate boundaries of the subject site outlined in red)

The Malahide Castle Demesne and parkland comprises of a circa 109 ha regional park supporting a notable range of activities for different age groups by providing for play areas, sporting facilities, a large children's playground, mature 9-hole par 3 golf course, 18-hole pitch and putt course, sports pitches, tennis courts, cricket pitch and exercise trail.

The Talbot Botanic Gardens, situated behind the castle, comprising several hectares of plants and lawns, a walled garden of 1.6 ha and seven glasshouses, including a Victorian conservatory. In addition to woodland walks, and a marked exercise trail, the park features sports grounds, including a cricket pitch and several football pitches, golf course, tennis courts and a boules area.

Adjacent to the golfing facilities, and containing the access to them, is a pavilion which also contains a café and other facilities. There is an extensive children's playground near the castle. A seasonal road train operates in a loop from the vicinity of the castle to the railway station and back.



Figure 9. Malahide Castle and Talbot Botanic Garden

Furthermore, as part of the overall scheme for the subject lands, the proposed development also includes areas designated for public open space, which are intended to integrate with the existing outdoor spaces benefiting the lands. As such, the proposed open spaces will serve not only to the future residents of the development, but also to the wider community.

Table 5. Outdoor Leisure & Recreational Facilities within 1-2km Radius of the Subject Lands

	No.	Name	Location	Type
Sport Clubs & Outdoor Exercise	1	Malahide Lawn Tennis and Croquet Club	The Square, Malahide, Co. Dublin	Tennis Club
	2	St Sylvester's GAA Club (Club House)	2 Church Rd, Malahide, Co. Dublin	GAA Club
	3	St. Sylvester's GAA Club (Bridgefield GAA Pitch)	Dublin Rd, Malahide, Co. Dublin	GAA Club
	4	Malahide Cricket Club	Dublin Rd, Malahide, Co. Dublin	Cricket Club
	5	Grove Lawn Tennis Club	Grove Rd, Malahide, Co. Dublin	Tennis Club
	6	Malahide Hockey Club	Saint Helens, Malahide, Co. Dublin	Hockey Club
	7	St Sylvester's GAA (Broomfield Pitch)	Broomfield, Malahide, Co. Dublin	GAA Club
	8	Naomh Mearnog GAA Club	Blackwood Ln, Sainthelens, Portmarnock, Co. Dublin	GAA Club
	9	Portmarnock AFC	Robswalls, Portmarnock, Co. Dublin	Football Club
	10	Malahide Yacht Club	Sea Rd, Yellow Walls, Malahide, Co. Dublin	Sailing & Boat Club
	11	Malahide Golf Club	The Grange, Beechwood Lane, Beechwood, Malahide, Co. Dublin	Golf Club

	No.	Name	Location	Type
	12	Portmarnock Sports and Leisure Club	Blackwood Ln, Portmarnock, Co. Dublin	32 Sports Clubs ¹
Outdoor Recreational & Park Facilities	1	Public Park of Malahide Castle	Malahide Demesne, Malahide, Co. Dublin	Park
	2	Malahide Castle	Malahide Demesne, Malahide, Co. Dublin	Castle
	3	The Talbot Botanic Gardens	Malahide Demesne, Malahide, Co. Dublin	Botanical Gardens
	4	Malahide Playground	Malahide Demesne, Malahide, Co. Dublin	Playground
	5	Kinsealy Grange Golf Centre & Driving Range	Chapel Rd, Kinsealy, Portmarnock, Co. Dublin	Golf Driving Range
	6	Robswall Park Hillside Hike	Robswalls, Co. Dublin	Park

The proposed development provides for two large open spaces in the northern section of the site connected by the proposed circulation routes. Both are quite centrally located within the scheme and are within easy walking distance from all parts of the site. The landscape for the southern section includes more informal open spaces, including the provision of a wildflower meadow, with a small simple seating area for relaxation. Mown grass tracks create secondary circulation routes directed towards small secondary seating spaces cut out of the meadow.

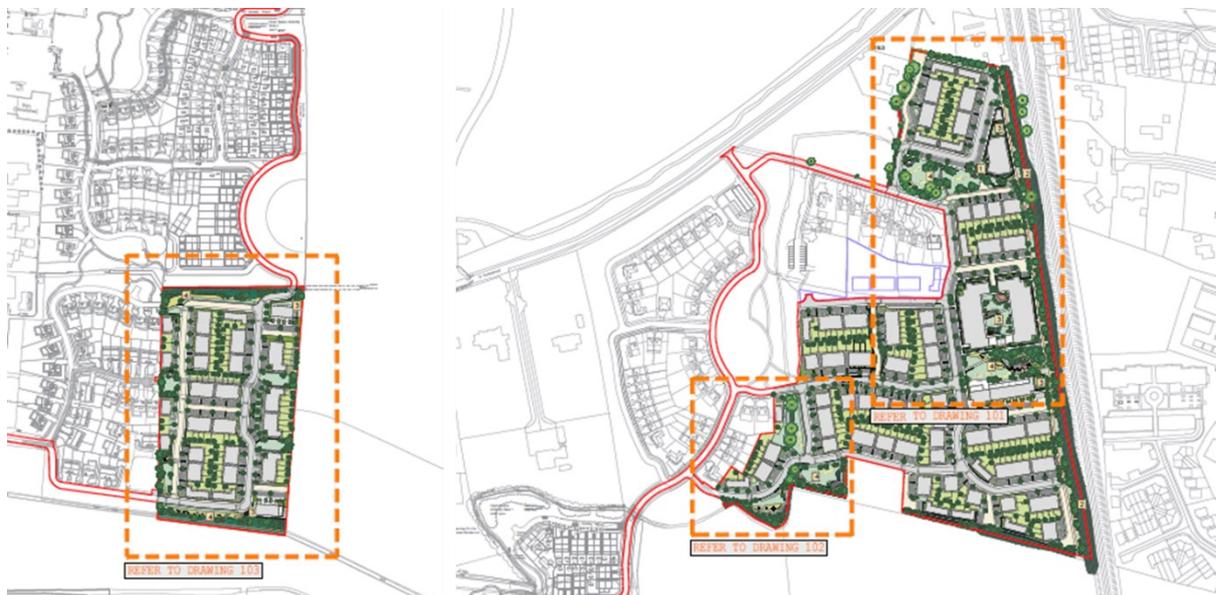


Figure 10. Proposed Landscaping (Left Photo: Southern Section, and Right Photo: Northern Section)

Therefore, Downey are of the considered opinion that there is suitable capacity within the area for the recreational and leisure facilities to accommodate the proposed development. This would be complemented by the proposed range of open green spaces within the development.

4.3 Retail Provision

The Audit will now look further into the subject site within the retail hierarchy in its wider area and Malahide, providing details on the number and location of retail provision within proximity of the subject site. These provide an important factor in the overall quality of life for the future residents of the proposed development.

In this regard and as illustrated in the Figure below, it is noted that the retail provision ranges from convenience food supermarkets to comparable good facilities within 1-2km of the subject site and its wider area. Further details are outlined in the Table 6.

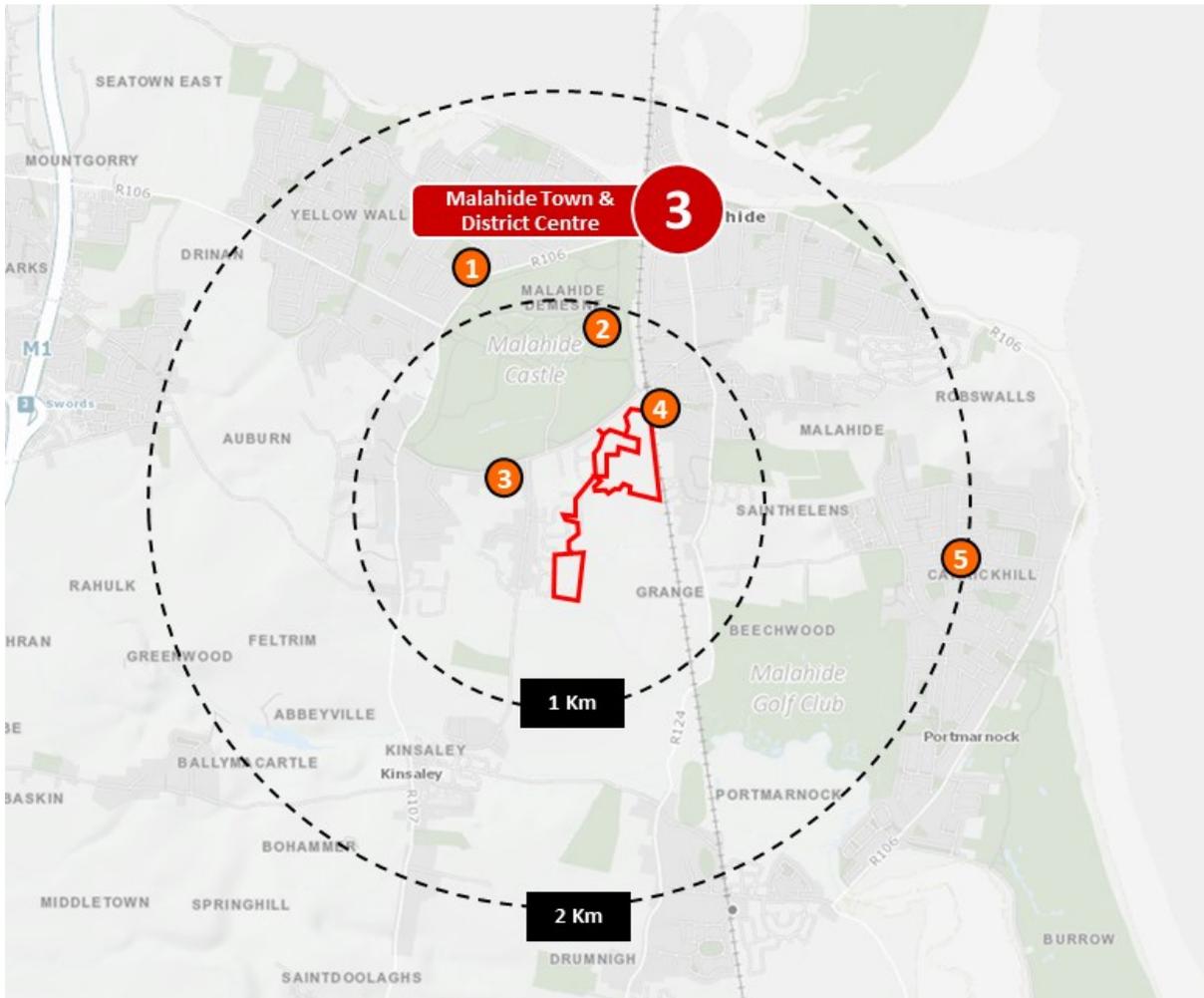


Figure 11. Subject Site within Retail Hierarchy of Malahide Town Centre and its Retail Provision (approximate boundaries of the subject site outlined in red)

With respect to Fingal Retail Hierarchy, the Malahide Town Centre, as a level 3 retail provision is located within 2km radius of the subject lands. Outlined in the adopted County Development Plan, “while the town centres identified as level 3 retail provision are unique with distinctive characters and historic development, they perform and have further potential to perform over the Plan period to a higher retailing level due to the strength of their resident-population and catchment-population. These Town Centre locations have at least one convenience store, a range of middle order comparison retailers and a range of supporting retail services.”



Figure 12. Range of Retail Offerings in Malahide Town Centre

The Malahide Town Centre provides a range of national supermarket retailers and general comparison goods shopping. The existing primary retail provision in Malahide is centred along New Street extended along Main Street, Marina Village, and the Green. The retail representation consists mainly of independent retailers providing a range of goods and services, all complemented by some national and international retailers established within the town, such as the brand name supermarket chains of Tesco Extra, SuperValu, Insomnia, Boots, etc. all within or adjacent to the town centre.

Table 6. List of Retail Facilities in Proximity of the Subject Site

No.	Name	Location	Type
1	Londis	Yellow Walls Rd, Malahide Demesne, Malahide, Co. Dublin	Supermarket
2	Avoca Malahide	Malahide Castle & Gardens, Dublin Road, Co. Dublin	Store
3	The Garden House	The Garden House, Back Road, Mabestown, Malahide, Co. Dublin	Garden Centre
4	The Hilltop Stores	1, 4 The Hill, Malahide, Co. Dublin	Store
5	Dunnes Stores Shopping Centre	Wendell Ave, Carrickhill, Portmarnock, Co. Dublin	Grocery Store

Therefore, Downey are of the considered opinion that there is adequate retail provision catering for the influx of new population into the area.

4.4 Healthcare Facilities

As shown on Figure 13, there is a wide range of healthcare facilities within 2km radius of the subject site and its wider area. This includes health centre, GP clinics, pharmacies, dental practice, and nursing home. The relevant details on the healthcare provision in the area is listed in Table 7.

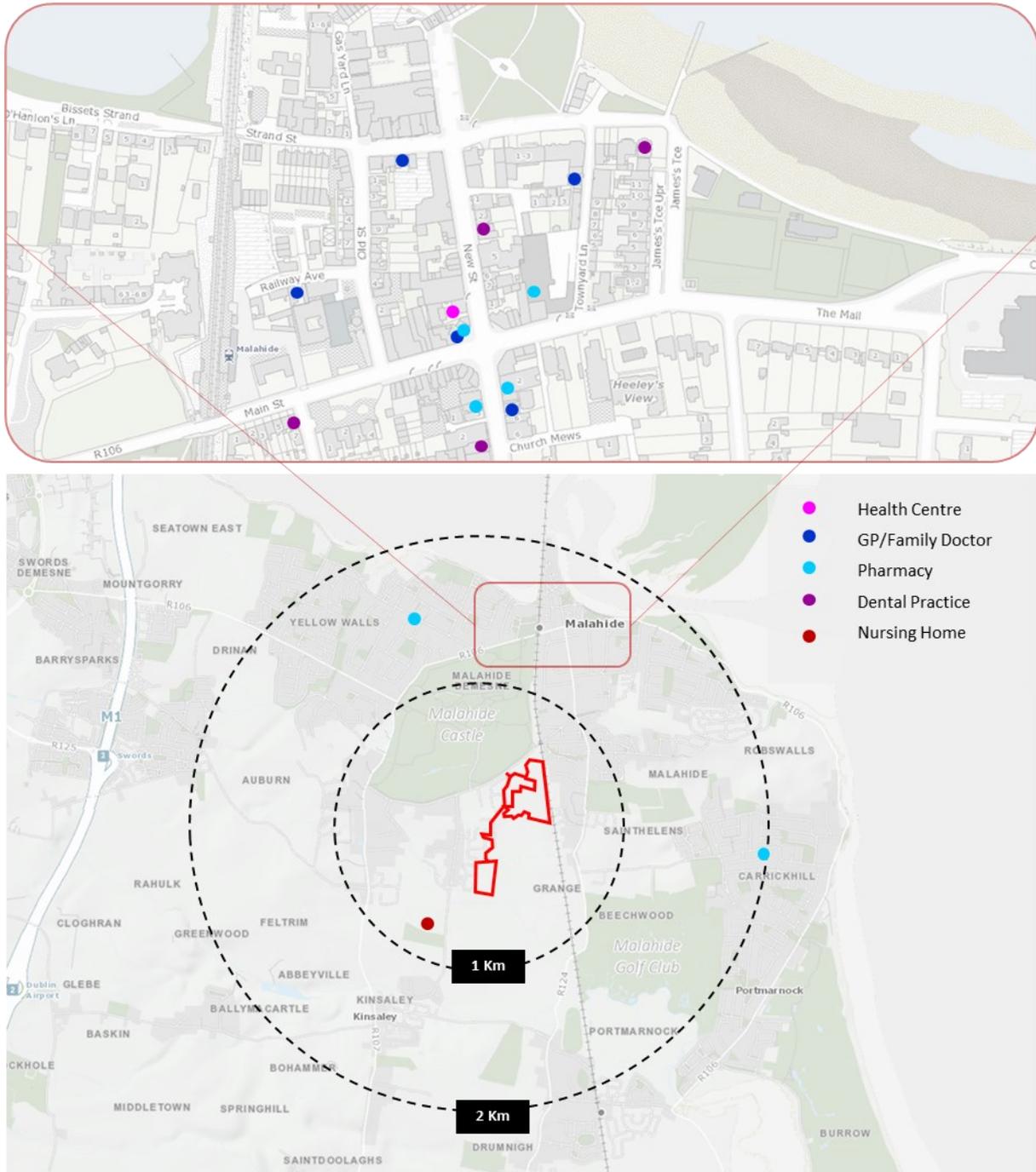


Figure 13. Location of Healthcare Facilities within 1-2km Radius of the Subject Site and its Wider Area (approximate boundaries of the subject site outlined in red)

With respect to concentration of healthcare services in Malahide Town Centre and proximity of the subject lands to this area, it is suggested that there is an appropriate level of access to these facilities and services. Furthermore, the Beaumont hospital is located within approximately 10.6 km to the south of the subject lands, and this is c. 14-minute driving distance via Malahide Road/R107.

Table 7. List of Healthcare Facilities in Proximity of the Subject Site

Name	Location	Type
Malahide Health Centre	New Street, Malahide, Co. Dublin	Health centre
Seabury Medical Centre	1 Seabury Parade, Malahide, Co. Dublin	Family Practice
Malahide Medical Centre 1) Samuel Van Eeden (GMS)	Kilronan House, Church Road, Malahide, Co. Dublin	Family Practice
The Village Medical Centre 1) Gerard Molloy (GMS)	The Diamond, Main Street, Malahide, Co. Dublin	Family Practice
Railway Avenue Medical Practice 1) Kelly Marie Dunlop 2) Carol Mooney (GMS) 3) Blathnaid Raftery 4) Brian Prendiville 5) Aogan Rooney	1 Railway Avenue, Malahide, Co. Dublin	Family Practice
Malahide Family Practice 1) Fiona Fox 2) Claire Fitzsimmons 3) Muireann Banim 4) Seamus Duffy 5) Joanne Daly 6) Elizabeth Noelle Hewetson (GMS) 7) Kathleen Mary McClory	15 Strand Street, Malahide, Co. Dublin	Family Practice
Temenos Medical Centre 1) John Veale (GMS) 2) Samantha Burrows 3) Gavin Treanor 4) Deirdre Nevin	Townyard House, Townyard Lane, Malahide, Co. Dublin	Family Practice
McCabe's Pharmacy	Unit 2, Yellow Walls Road, Malahide, Co. Dublin	Pharmacy
The Medical Hall	1a Church Road, Malahide, Co. Dublin	Pharmacy
Boots	2 Church Road, Malahide, Co. Dublin	Pharmacy
McCabe's Pharmacy	The Diamond, Main Street, Malahide, Co. Dublin	Pharmacy
McCabe's Pharmacy	Unit 4 Malahide Shopping Centre, Main Street, Malahide, Co. Dublin	Pharmacy
McCartan's Pharmacy	Unit 4 Dunnes Stores Shopping Centre, Wendell Avenue, Portmarnock, Co. Dublin	Pharmacy
Malahide Dental Practice	7 Castle Terrace, Main Street, Malahide, Co. Dublin	Dental Practice
Dublin Orthodontics	Manor House, Church Road, Malahide, Co. Dublin	Dental Practice
Malahide Dental Care	3 Ross Terrace, New Street, Malahide, Co. Dublin	Dental Practice
The Gallery Dental Practice	Marine Court Centre, The Green, Malahide, Co. Dublin	Dental Practice
Talbot Lodge Nursing Home	Talbot Lodge Nursing Home, Talbot Lodge, Kinsealy Lane, Malahide, Co. Dublin	Nursing Home

4.5 Religious and Community Provision

There are 6 no. religious centres in the area including Christian and Catholic churches and 2 no. religious organisations which would provide religious and community support. As mentioned earlier, there is also 1 no. library within 2km radius of the subject lands. The details on these facilities are summarised in Table 8.

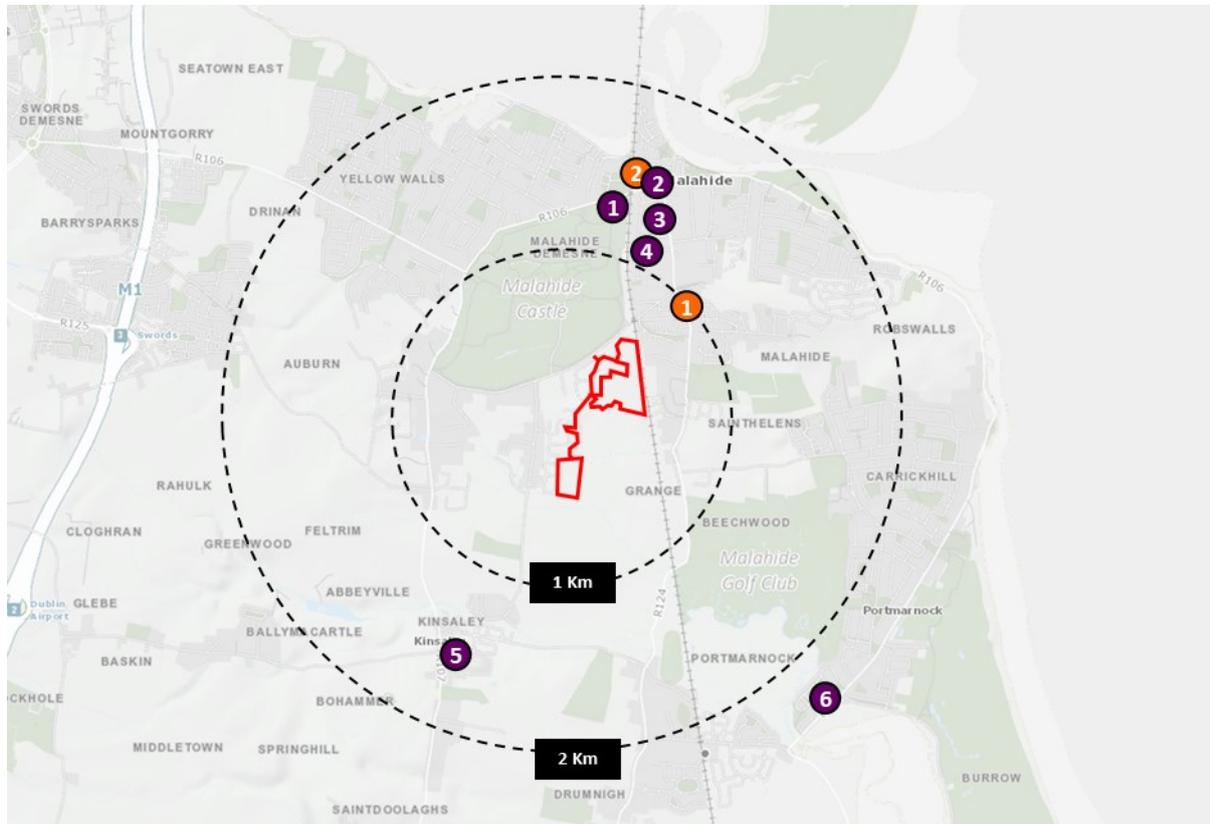


Figure 14. Location of Religious & Community Facilities within 1-2km Radius of the Subject Site and its Wider Area (approximate boundaries of the subject site outlined in red)

Taking into consideration the scale of the proposal, and the influx of new population into the area, the existing facilities prove to be sufficient and meet the needs of the proposed development.

Table 8. List of Religious & Community Facilities in Proximity of the Subject Site

No.	Name	Location	Type
1	Malahide Presbyterian Church	Dublin Road, Malahide, Co. Dublin	Presbyterian Church
2	St. Sylvester's Catholic Church	1 Main St, Malahide, Co. Dublin	Catholic Church
3	St. Andrews Malahide Parish Centre	Church Rd, Malahide, Co. Dublin	Anglican Church
4	St. Andrew's Church	Church Rd, Malahide, Co. Dublin	Anglican Church
5	St. Nicholas of Myra Catholic Church	Kinsealy, Co. Dublin	Catholic Church
6	Saint Anne's Catholic Church	Strand Rd, Burrow, Portmarnock, Co. Dublin	Catholic Church
1	St. Andrews Malahide Parish Centre	Church Rd, Malahide, Co. Dublin	Community centre
2	Malahide Parish Pastoral Centre	Main St, Malahide, Co. Dublin	Community centre

Malahide Parish Pastoral Centre supports a wide range of activities for various age groups, such as formation gatherings and meetings, dance, yoga and fitness classes, retreats and seminars. The Parish also has a café, serving the community on a daily basis.



Figure 15. Malahide Parish Pastoral Centre Hosting a Notable Range of Activities

4.6 Demographic Profile

The following provides a demographic profile of the Malahide Area as the context area to the subject lands, providing a study of population distribution and movement in this area, which the subject lands for the proposed development fall under. The Malahide Area in this study comprises of the following Electoral Divisions (ED's):

1. Kinsaley ED (04026)
2. Malahide East ED (04029)
3. Malahide West ED (04030)

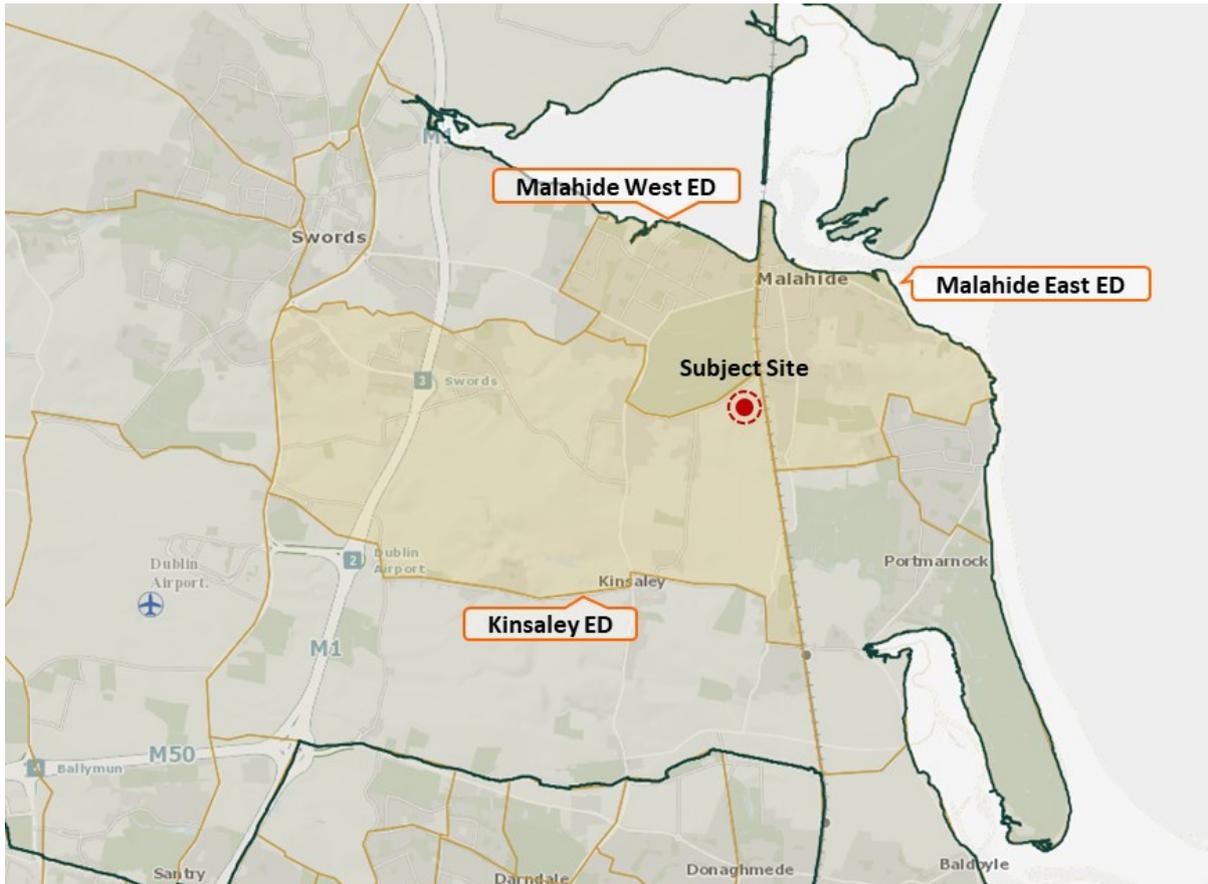


Figure 16. Subject Site Location within the Malahide Area

4.6.1 Demographic of the Malahide Area

Census 2016 results show that Malahide Area’s population stood at 23,199 in April 2016, which indicates an increase of 1,572 (7.3%) since the last Census in 2011. However, breaking down the growth across the ED’s, Kinsaley had a considerably higher population growth (13.5%) than the growth rate experienced in the overall County, and this is followed by Malahide East with a growth rate similar as to the County (8.0%). However, Malahide West recorded a declining growth rate decreasing by 124 persons over the intercensal period. It is important to note that the majority of the population in Malahide Area resides in Kinsaley, followed by Malahide East, therefore, it is expected for the overall Area to be mainly affected by the demographic trends within these ED’s. With regards to the growing population in Malahide Area, an increasing demand for housing is expected in the area. A summary of the population changes between 2011 and 2016 can be seen in the table below

Table 9. Population Change in Malahide Area against the overall Stats for the County, 2011-2016

	Co. Fingal (Administrative Area)	Kinsaley ED	Malahide West ED	Malahide East ED
Census 2016	296,020	9,621	6,149	7,429
Census 2011	273,991	8,475	6,273	6,879
Actual Change	22,029	1,146	-124	550
Percentage Change	8.0%	13.5%	-2.0%	8.0%

Source: CSO StatBank

With an average household size of 2.8, there were 8,043 private households in the Malahide Area in 2016. As shown in the Table 10 below, nearly 67% of the households residing in this area in 2016 were small sized households ranging from 1- to 3-person households (5,370 households). It is noted that the average household size in the area slightly increased from 2.7 in 2011 to 2.8 in 2016. While average household size in Malahide West stood at 2.9 during the intercensal period and slightly increased from 2.6 to 2.7 in Malahide East, it increased from 2.6 to 2.9 in Kinsaley.

Table 10. Private Households in Malahide Area by Household Size, 2016

Size of household	Kinsaley ED	Malahide West ED	Malahide East ED	Total	%
1-person Households	538	349	546	1,433	17.8
2-person Households	911	683	904	2,498	31.1
3-person Households	632	351	456	1,439	17.9
4-persons Households	676	459	470	1,605	20.0
5-person and over Households	436	306	326	1,068	13.3
Total	3,193	2,148	2,702	8,043	-

Source: CSO StatBank

4.6.2 Population Distribution and Movement

Investigating the age profile of the area as per Census 2016 indicates that younger age cohorts still form the greatest share of the population residing in Malahide Area, however, as shown on the Figure 17, this is more notable in the Kinsaley ED.

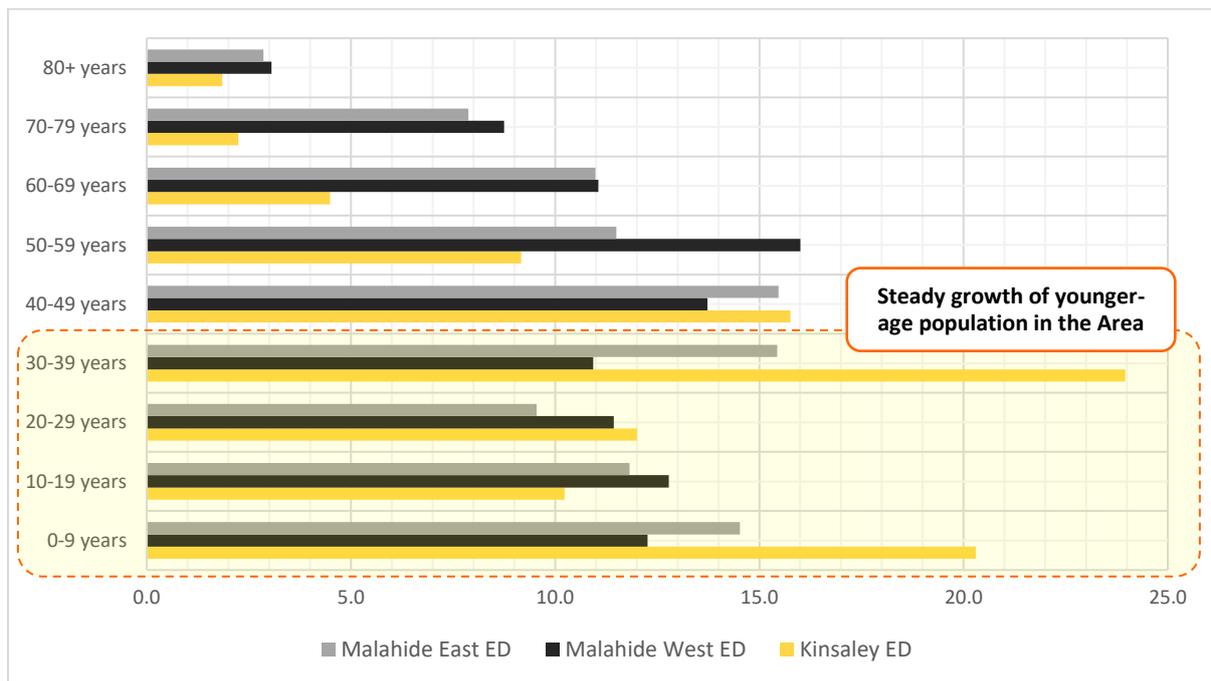


Figure 17. Population Age Cohorts in Malahide Area across the ED's, 2016

The population pyramid below (Figure 18) shows the age distribution in the area with more detail. A peak of births in 1980's shows up in the 30-39 age category, and another peak in the number of births occurred in 2000's and shows up in the 0-9 age category. Overall, the age pyramid indicates a young population residing in the town, which is expected to grow in the coming years.

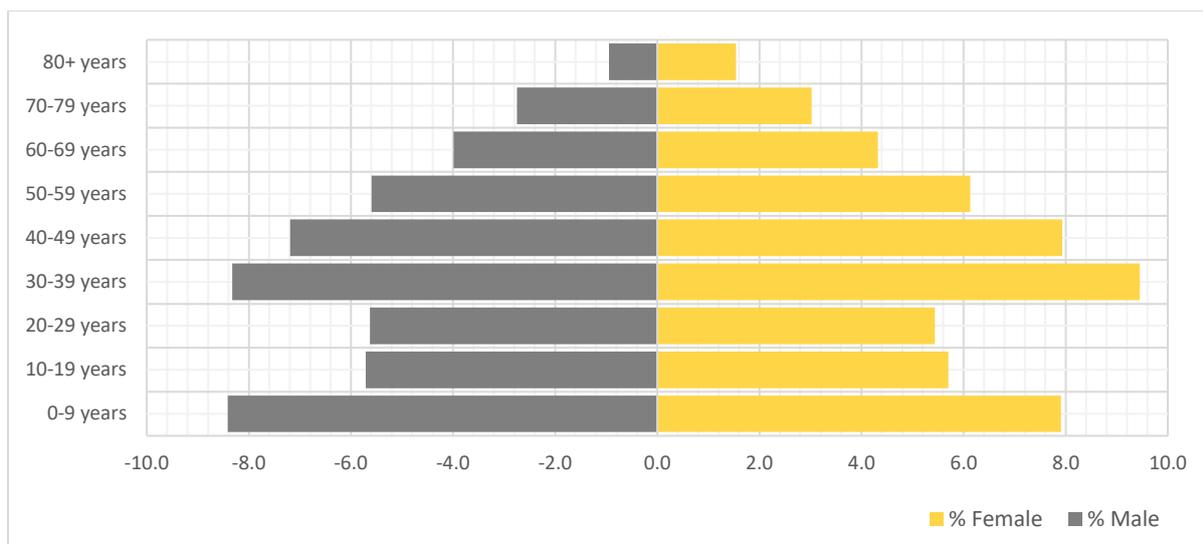


Figure 18. Population Age Pyramid of the Malahide Area, 2016

As illustrated in the Table below, the age dependency rate had a steadily increasing growth since 2011. The old age dependency rate increased from 20.8% in 2011 to 27% in 2016 within the Malahide West ED which is significantly higher than the County’s average of 13.8% for the 2016 Census. The Malahide East ED shows a similar trend as the percentages for Malahide West ED, while the Kinsaley ED recorded an old age dependency rate lower than the average for the County. The young age dependency rate increased from 35.4% to 37% in the 2016 Census for the Fingal area. Both the Malahide West ED and Malahide East ED recorded a lower young age dependency rate than the County’s average at 29.2% and 33.1% respectively for 2016. The Kinsaley ED shows the highest young age dependency of the three EDs with a rate of 38.4% in the 2016 Census, an increase of 6.5% from the 2011 Census. The old age dependency rate shows the opposite trend, with Kinsaley ED recording the lowest old dependency rate at 9% for 2016.

Table 11. Age Dependency in Malahide Area against the overall Stats for the County, 2011-2016

		Old Age Dependency	Young Age Dependency	Total Age Dependency
Fingal (Administrative Area)	Census 2016	13.8%	37.0%	50.7%
	Census 2011	10.6%	35.4%	46.0%
Malahide West ED	Census 2016	27.0%	29.2%	56.2%
	Census 2011	20.8%	28.0%	48.8%
Malahide East ED	Census 2016	25.8%	33.1%	58.9%
	Census 2011	20.5%	27.8%	48.3%
Kinsaley ED	Census 2016	9.0%	38.4%	47.4%
	Census 2011	7.2%	31.9%	39.1%

Source: CSO StatBank

The overview of age dependency rates in Malahide Area indicates that despite a growing increase in the population over the age of 65, the growing population of the Area is expected to mostly comprise of younger age groups. This is further supported by the breakdown of population into two age groups

of under 24 years old and above 65 years old, as summarised in the Table below. As shown, a greater share of the population is aged under 24 years in the Area.

Age Group	Census 2011	Census 2016	% Change
Under 24 years old	7,025	7,615	8.4
Above 65 years old	2,265	2,861	26.3

Source: CSO StatBank

As it is mapped on the Figure below, the overall distribution of population in Census 2016 indicates that there are significant variances in population trends within Malahide Area, mainly characterised by higher densities. However, this is notably affected the southern portion of the town by Malahide Castle and Parkland. As it can be seen, the proposed scheme would assist in development of appropriately zoned lands, in a highly accessible location within the development boundary of Malahide, which would promote compact urban growth and a good quality of life.

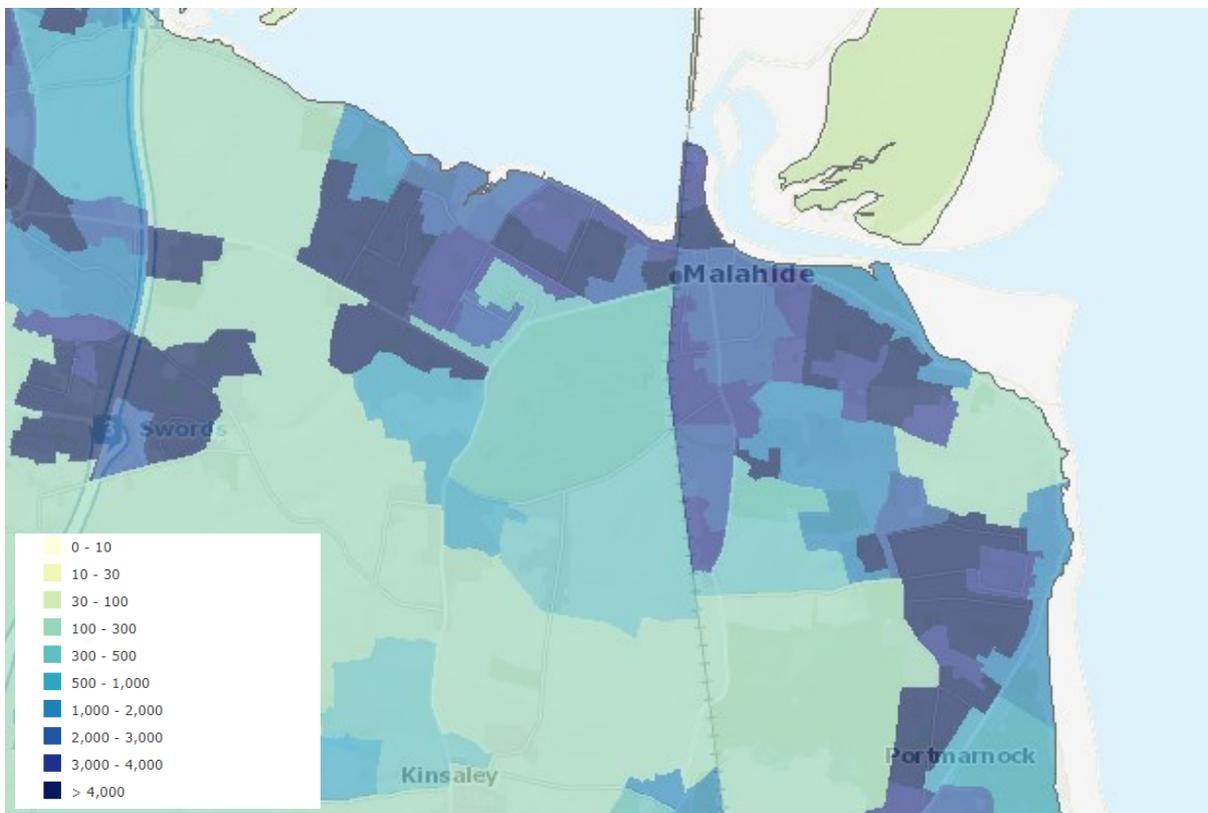


Figure 19. Spatial Distribution of Population Density per Km² in Malahide Area

Based on the aforementioned results, the Malahide Area, as the context to the proposed development is expected to have a steady population growth with having a considerable share of the population growth in the County. Spatial distribution of the population indicates a tendency for the greater densities in the town. This population is characterised with young age profile and small to medium sized households. Therefore, the area demonstrates great potential for accommodating a notable share of the Area’s growing population. This is further supported by the existing infrastructure and community facilities and amenities assessed in the Audit.

On the other hand, the influx of population arising from the proposed development will benefit the electoral divisions as well as its wider context in the Dublin Metropolitan Area, as this will offer the social support needed for further improvements to the accessibility and connectivity of Malahide, even favouring the use of public transport.

The new consumers the proposed development will bring to the area will also benefit the retail activity and other shops in the vicinity creating more business opportunities for the existing offerings, thus facilitating the future growth and sustainable development of Malahide.

5.0 CONCLUSION

Downey have prepared this Audit on Community and Social Infrastructure on behalf of Birchwell Developments Ltd., in support of this planning application for the proposed Strategic Housing Development on lands at Back Road, Broomfield, Malahide, Co. Dublin. Planning permission is sought for the demolition of the former rugby clubhouse building on site and the proposed construction of 415 no. residential units comprising 252 no. houses (192 no. 3 beds, 48 no. 4 beds, and 12 no. 5 beds), 28 no. duplex units (8 no. 1 beds, 14 no. 2 beds, and 6 no. 3 beds), and 135 no. apartments (37 no. 1 beds, 93 no. 2 beds, and 5 no. 3 beds); 1 no. childcare facility; and all associated site infrastructure and engineering works necessary to facilitate the development.

This Audit has found that there is a suitable quantity and available capacity of early childhood care and educational facilities in the surrounding area to cater for the needs of the future residents of the scheme. For further information, please refer to the enclosed Childcare Provision Assessment and School Demand Assessment reports prepared by Downey under separate covers.

In addition to this, the proposed scheme provides for a childcare facility with an overall area of 476 sqm capable of accommodating c. 86 pre-school children, which is 1 no. spaces over what was initially projected to suffice the proposed scheme with respect to the Childcare Facilities: Guidelines for Planning Authorities (2001). For further information, please refer to the enclosed Childcare Provision Assessment Report prepared by Downey. Therefore, it is considered that there is sufficient available capacity within the subject lands and surrounding environs to cater for the proposed scheme.

In terms of recreational amenities, there is a significant array and variety of indoor and outdoor recreational facilities and amenities within proximity of the site. Malahide Castle and Parkland is located within accessible distance of the subject site, which provides for a wide range of activities comprising of play areas, sporting facilities, a large children's playground, golf course, sports grounds, and exercise trail. The Talbot Botanic Garden is also located within this Parkland, featured with a café and other facilities. Furthermore, as part of the overall scheme for the subject lands, the proposed development enjoys areas designated for public open space, which are intended to integrate with the existing outdoor spaces benefiting the lands. As such, the proposed open spaces will serve not only to the future residents of the development, but also to the wider community.

The proposed development aims to integrate with the existing network of amenities through a hierarchy of public open spaces which is accessible by pedestrian access points. These pedestrian access points also promote the permeability of the lands and avoid the sense of a 'gated' community from an urban design standpoint. This is in keeping with the overall plan for the lands.

In relation to retail offerings, Malahide Town Centre and notable range of commercial and retail shops are within 2km radius of the subject lands, including several convenience stores and supermarkets. The proximity to the core retail area of Malahide and the range of accessible retailer shops is expected to cater for the influx of new population into the area as well as current residents. However, it is expected that an increase in population to this area acts as a catalyst by creating further demand for the existing commercial sector.

In addition, the proposed development enjoys excellent accessibility given the lands' close proximity to a high-frequency bus network and DART Station, both of which offer direct connectivity with Dublin City Centre, which would further support access to community and social infrastructure and services.

In light of the foregoing, Downey are of the considered opinion that there is generally sufficient capacity of community and social infrastructure to cater for the proposed development. The proposed development will also help to sustain the existing facilities, assist in the completion of the Broomfield lands, and support a sustainable development of zoned lands within Malahide.

