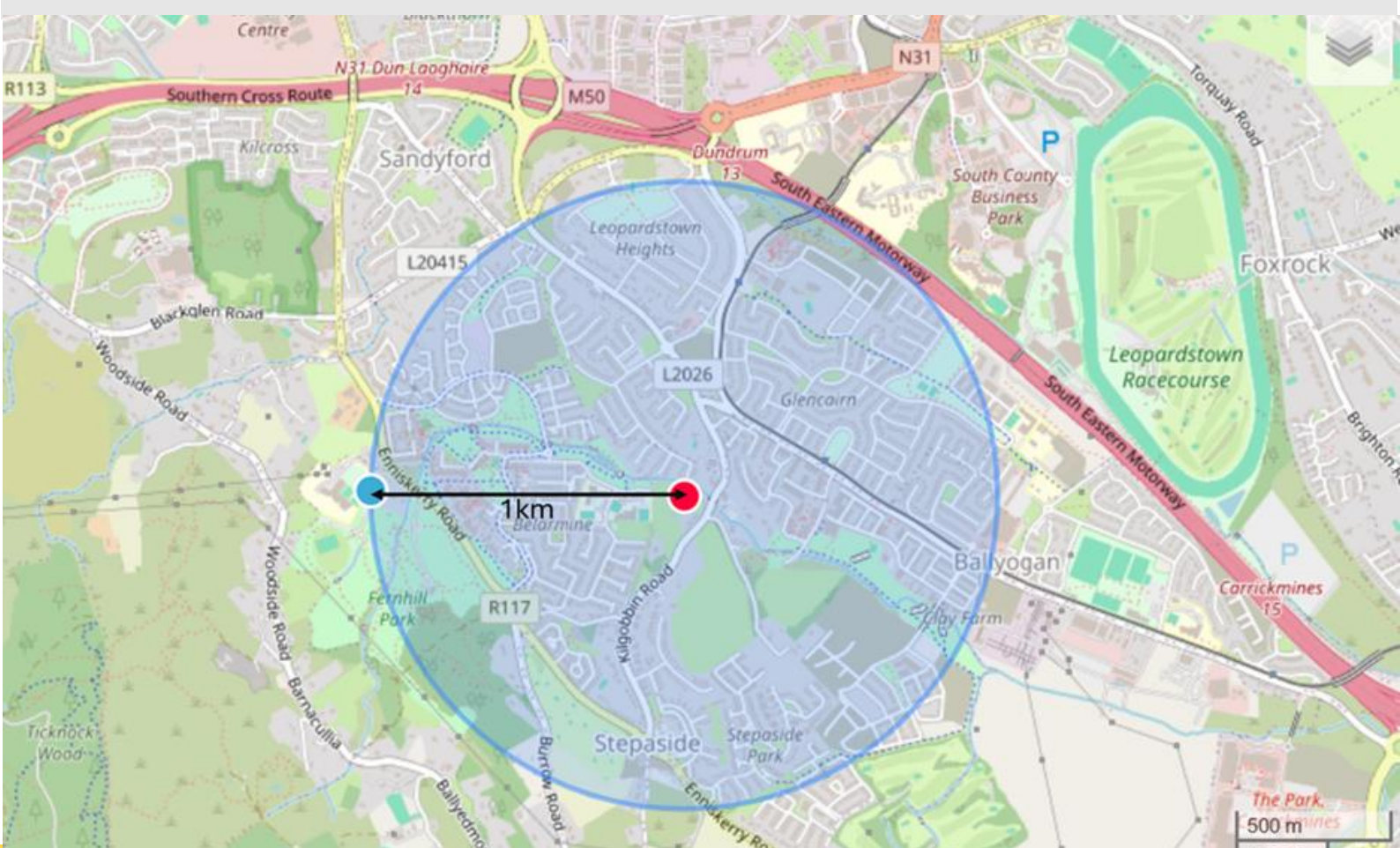


DOWNEY

29 Merrion Square, D02RW64

COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT



Proposed Large Scale Residential Development

On Lands at:

**Riverside Cottage,
Kilgobbin Road,
Stepaside,
Co. Dublin.**

Applicant: Kilgobbin Apartment Limited

September 2025

TABLE OF CONTENTS

1.0	INTRODUCTION	3
2.0	SITE LOCATION AND STUDY AREA.....	3
3.0	DESCRIPTION OF PROPOSED DEVELOPMENT	5
4.0	DEMOGRAPHIC PROFILE.....	5
4.1	Demographics of Clondalkin	6
5.0	REQUIREMENTS FOR A COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT	7
5.1	Early Childcare & Educational Facilities	8
5.1.1	Childcare Facilities	8
5.1.3	Primary Schools	11
5.1.4	Post-primary Schools	12
5.2	Indoor, Outdoor Recreational Facilities and Community Facilities	13
5.3	Retail Provision	15
5.4	Healthcare Facilities.....	16
6.0	CONCLUSION	17

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1.0 INTRODUCTION

DOWNEY, Chartered Town Planners, 29 Merrion Square, D02 RW64, have prepared this Community and Social Infrastructure Audit, on behalf of the applicant, Kilgobbin Apartment Limited. This Assessment has been prepared in relation to a proposed Large Scale Residential Development (LRD) on lands at Riverside Cottage, Kilgobbin Road, Stepside, County Dublin. The development proposed consists of the following:

“Permission is sought by Kilgobbin Apartment Limited, for a Large-Scale Residential Development on lands at Riverside Cottage, Kilgobbin Road, Stepside, Dublin 18. The proposed Large-Scale Residential Development (LRD) will provide 120 no. apartment units within 2 no. blocks ranging in height from 4- to 6-storeys. The development will consist of; Block A, consisting of 44 no. units (27 no. 1 bed (2-person), 13 no. 2 bed (3-persons), 1 no. 2 bed (4-persons) and 3 no. 3 bed (5-persons) of 4- to 5-storeys height and roof terrace; Block B, consisting of 76 no. units (40 no. 1 bed (2-persons), 12 no. 2 bed (3-persons), 16 no. 2 bed (4-persons) and 8 no. 3 bed (4-persons) and be 5- to 6-storeys height. All units will be provided with terraces/balconies.

The proposed development will provide all associated public open space and play area, 54 no. car parking spaces including accessible parking and Electric Vehicle parking, 273 no. bicycle parking spaces, 3 no. motorcycle parking spaces, bin/waste store, bulky goods stores and plant room at ground floor levels, 1 no. detached ESB substation and 1 no. detached bicycle store. The proposed development will also provide for all associated site development and infrastructural works including foul and surface water drainage, roads, footpaths, landscaping, boundary treatment, public lighting and a pedestrian and cycling pathway connecting Belarmine Vale and Kilgobbin Road. Vehicular access to the development will be from Belarmine Vale.”

This Community and Social Infrastructure Audit demonstrates the supply of education, childcare, healthcare, and retail facilities within a 1 km radius of the subject site, along with a variety of recreational and sports facilities.

2.0 SITE LOCATION AND STUDY AREA



Figure 1: Site Location Map, with subject lands approximately outlined in red.

With an approximate area of 1.21ha, the subject site is currently mainly greenfield in nature, with an existing residential dwelling known as 'Riverside Cottage' being located alongside its western site boundary.

The subject site is situated 600 metres east of Belarmine Village Centre and Plaza, 800 metres west of the Leopardstown Village Centre Shopping Mall, 2km southeast of Carrickmines Retail Park, within close proximity of numerous recreational amenities and sports club and is c. 16km south of Dublin City Centre. There are a mix of land uses in the vicinity of the subject site including residential, retail, commercial, educational and health.

The subject site is bordered to the south by the ruins of Kilgobbin Castle, to the east by Kilgobbin Road, to the west by the Belarmin Vale residential development and neighbourhood centre as well as two separate Primary Schools (Gaeilscoil Thaobh Na Coille Primary School and Stepaside Educate Together National School) and other established residential developments such as Sandyford Hall to the north.



Figure 2: Wider context of the area.

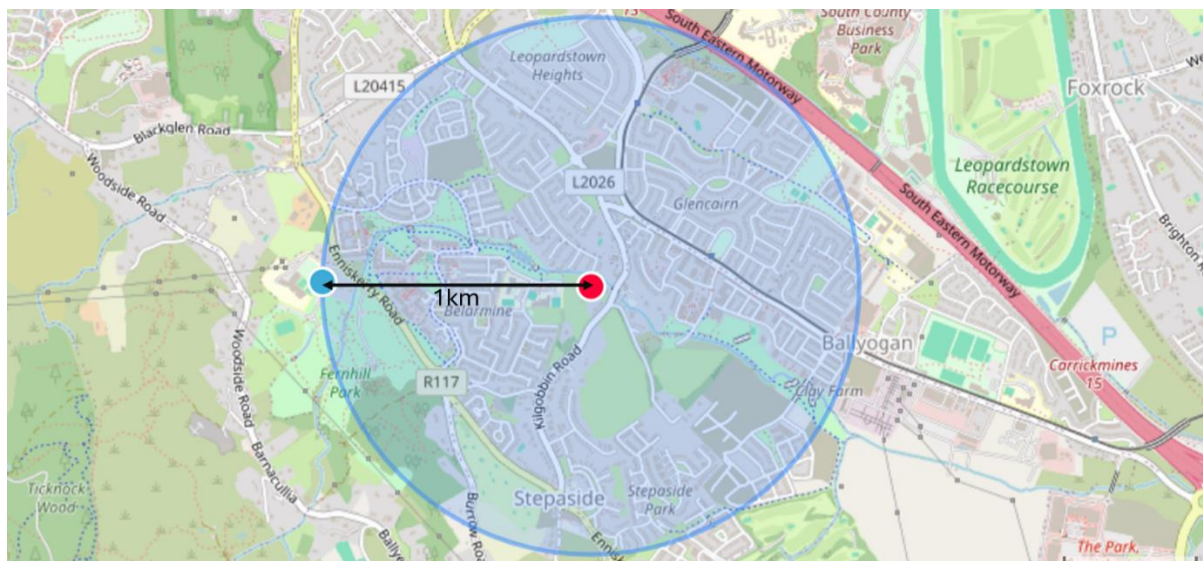


Figure 3: Map illustrating 1km catchment area of the subject site.

Within the context of this urban location and access to public transport, it was deemed appropriate to audit existing facility provision within a 1km catchment of the subject site, equitable to a c.10 to 15-minute walk time.

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

As demonstrated in the particulars accompanying this planning application, the proposed development consists of the following:

“Permission is sought by Kilgobbin Apartment Limited, for a Large-Scale Residential Development on lands at Riverside Cottage, Kilgobbin Road, Stepaside, Dublin 18. The proposed Large-Scale Residential Development (LRD) will provide 120 no. apartment units within 2 no. blocks ranging in height from 4- to 6-storeys. The development will consist of; Block A, consisting of 44 no. units (27 no. 1 bed (2-person), 13 no. 2 bed (3-persons), 1 no. 2 bed (4-persons) and 3 no. 3 bed (5-persons) of 4- to 5-storeys height and roof terrace; Block B, consisting of 76 no. units (40 no. 1 bed (2-persons), 12 no. 2 bed (3-persons), 16 no. 2 bed (4-persons) and 8 no. 3 bed (4-persons) and be 5- to 6-storeys height. All units will be provided with terraces/balconies.

The proposed development will provide all associated public open space and play area, 54 no. car parking spaces including accessible parking and Electric Vehicle parking, 273 no. bicycle parking spaces, 3 no. motorcycle parking spaces, bin/waste store, bulky goods stores and plant room at ground floor levels, 1 no. detached ESB substation and 1 no. detached bicycle store. The proposed development will also provide for all associated site development and infrastructural works including foul and surface water drainage, roads, footpaths, landscaping, boundary treatment, public lighting and a pedestrian and cycling pathway connecting Belarmine Vale and Kilgobbin Road. Vehicular access to the development will be from Belarmine Vale.”

The proposed development has been designed to provide high-quality homes that will contribute positively to this area, where demand for housing has been consistent.

4.0 DEMOGRAPHIC PROFILE

The following section provides a demographic profile of the subject assessment area as the context to the subject lands. With respect to the subject site location, the subject site is located within the administrative area of Dún Laoghaire-Rathdown County Council and falls within Glencullen Electoral Division.

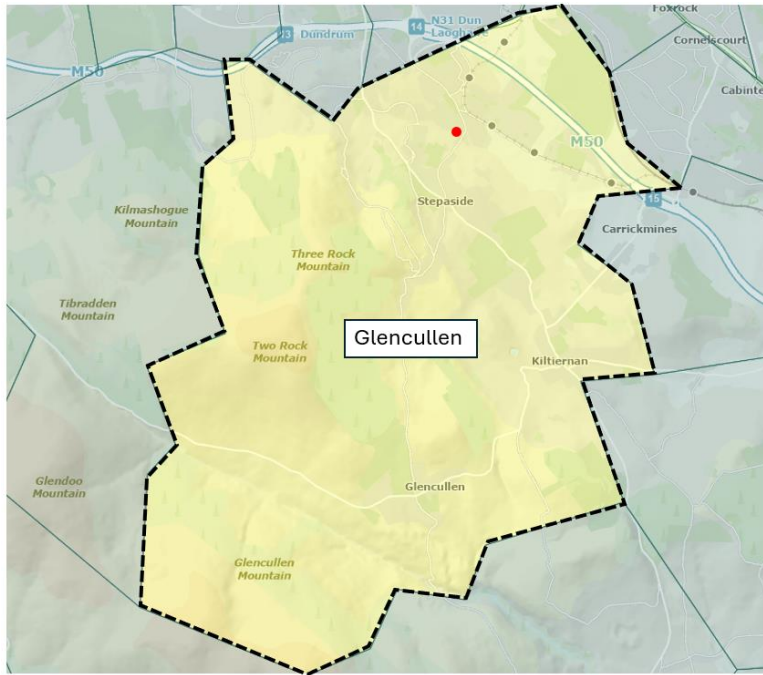


Figure 4: Subject Site (red dot) Location within the Assessment Area (Source: CSO SAPMAPs 2023).

4.1 Demographics of Clondalkin

Census 2022 results show that the population of the subject area stood at 23,596 at the time surveyed, representing an increase of 6,215 (35.7%) since the Census in 2011.

Table 1. Table illustrating population change within our Subject Assessment area in comparison to total area under Dún Laoghaire Rathdown jurisdiction.

	Dún Laoghaire Rathdown			Catchment Area		
Year	Population	Actual Change	% Change	Population	Actual Change	% Change
2011	206,261	-	-	17,381	-	-
2016	218,018	+11,757	+5.7%	19,773	+2,392	+13.7%
2022	233,860	+15,842	+7.27%	23,596	+3,823	19.3%

It should be noted that the results from the table above display a significant increase across the whole area, identifying a continuous demand for growth in the area in the subject area as well as the wider area of Kilgobbin.

Investigating the age profile of the town over the Census 2022-2016 indicates that there is a generous increase in the amount of people overall in the area, especially within the 50-69 age groups in the Glencullen ED.

Table 2. Population by Age Cohort comparing Census 2022 to Census 2016.

Population by Age Cohort Comparing Census 2022 to Census 2016			
Age Cohort	2016	2022	% Change

0 – 9 Years	3,497	3,594	+2.78%
10-19 Years	2,929	3,518	+20.1%
20-29 Years	2,252	2,971	+31.9%
30-39 Years	3,976	4,110	+3.37%
40-49 Years	3,376	4,236	+25.5%
50-59 Years	2,050	2,896	+41.3%
60-69 Years	851	1,258	+47.8%
70+ Years	842	1,013	+20.3%
Total	19,773	23,596	+19.3%

5.0 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 stated within the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the Overarching Policy Objective of Chapter 4 ‘Neighbourhood – People, Homes and Place’ is as follows:

Policy Objective PHP1:

“That increased delivery of housing throughout the County will be subject to the Strategic Policy Objective to: ... 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.”

Policy Objective PHP3 - Planning for Sustainable Communities

“It is a Policy Objective to:

- Plan for communities in accordance with the aims, objectives and principles of ‘Sustainable Residential Development in Urban Areas’ and the accompanying ‘Urban Design Manual – A Best Practice Guide’ and any amendment thereof.*
- Ensure that an appropriate level of supporting neighbourhood infrastructure is provided or that lands are reserved for Sustainable Neighbourhood Infrastructure (SNI), in conjunction with, and as an integral component of, residential development in new residential communities as identified in the Core Strategy.*
- Identify, provide and/or improve (as appropriate) supporting sustainable neighbourhood infrastructure in tandem with residential development in renewal/ redevelopment areas and existing residential neighbourhoods.*

- *Create healthy and attractive places to live consistent with NPO 4 of the NPF and RPO 9.10 of the RSES.”*

Section 12.3.2.1 of the Development Plan sets out the specific requirement for the provision of social infrastructure, which is defined as:

“land or buildings that serve the needs of the local and wider community for social, educational, health, religious, recreational and leisure, cultural, and civic needs”.

Under the Dún Laoghaire Rathdown County Development Plan 2022-2028, the subject site is under two different zoning designations, Objective A and Objective F. As illustrated in the image below, the central and eastern sections of the site are zoned Objective ‘A’, the zoning vision objective for which is stated as *“to provide residential development and improve residential amenity while protecting the existing residential amenities”*, while the rest of the site is zoned under Objective ‘F’, the zoning vision objective for which is stated as *“to preserve and provide for open space with ancillary active recreational amenities”*.

The proposed development involves the provision of much-needed residential development on a site that is appropriately zoned and serviced by necessary facilities.



Figure 5: Land Use Zoning Map Extracted from the Development Plan (application site outlined in red).

5.1 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 an approximate 1-kilometre radius of the subject lands.

5.1.1 Childcare Facilities

There were a recorded no. 16 childcare facilities within a 1-kilometre vicinity of the subject site. Figure 6 illustrates the childcare provision within the area.

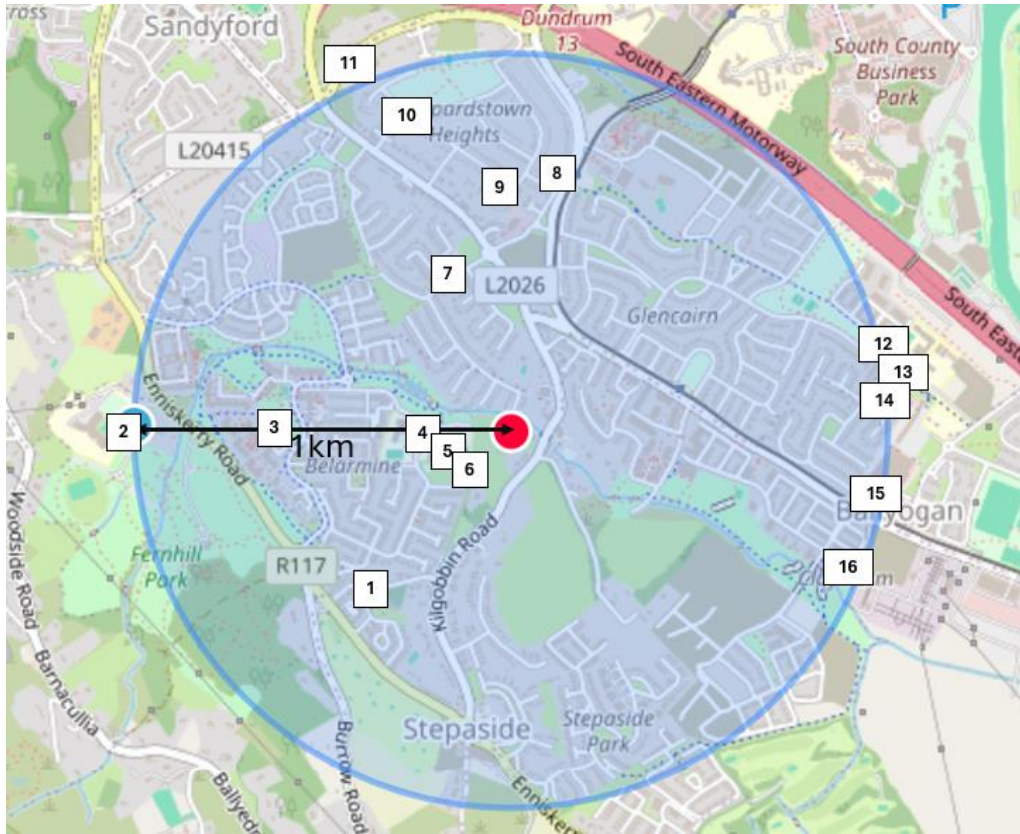


Figure 6. Location of Childcare Facilities within 1km of the Subject Lands

Table 3. Childcare Facilities approximately 1km Radius of Subject Lands.

No.	Facility	Address	Type of Service Age Profile	Max Capacity
1	Daisy Chain Montessori & Childcare Stepside	15 The Rectory, Kilgobbin, Dublin 18	Full day / Part time / sessional After school	38 6
2	Rosemont Preschool	Enniskerry Rd, Sandyford, Dublin, 18	Part time After school	66 60
3	Giraffe Childcare Stepside	Belarmine, Enniskerry Road Stepside, Dublin	Full day / Part time / sessional	137
4	Explorers After School Stepside Educate Together	Belarmine Vale, Kilgobbin, Dublin 18	After school	72
5	Naíonra Thaobh na Coille	Belarmine Vale, Belarmine, Dublin 18,	Sessional After School	22 20
6	Kid's Biz Day Nursery	1 Sandyford Hall Pl, Murphystown, Dublin, D18	Full day / Part time / sessional After school	36 16
7	Park Montessori School	Mount Eagle Pk, Leopardstown Heights, Sandyford, Dublin	Sessional	12
8	Roola Boola Creche & Montessori - Kilgobbin	Rear Cul Na hArrigle, Kilgobbin Road, Sandyford, Dublin	Full Day	24
9	Giant Steps Montessori	85 Mount Eagle View, Leopardstown Heights, Sandyford, Dublin	Sessional	18
10	Cedar Montessori	Applewood Cottage, Sandyford, Dublin	Sessional	30
11	Kids Inc After School Holy Trinity	Glencairn Dr, Carmanhall and Leopardstown, Dublin	After school	136

12	Mountainside Montessori	Glencairn Dr, Carmanhall and Leopardstown, Dublin	Part time	22
13	Tigers Childcare Leopardstown	Block E, Leopardstown Shopping Centre, Ballyogan Rd, Leopardstown, Dublin	Full day / Part time	111
			After school	36
14	Roola Boola Creche & Montessori - Leopardstown	Leopardstown Valley, Leopardstown, Dublin	Full day	22
			After school	22
15	Links Childcare Leopardstown	Birch Hall, Clay Farm Dr, Carmanhall And Leopardstown, Dublin	Full Day / sessional	159
16	Links Childcare Leopardstown	Clay Farm Dr, Ballyogan Rd, Kilgobbin, Dublin	Full Day / sessional	151
Pre-School (Full Day/Sessional/ Part-Time):				848
After School:				368
Total (16 Facilities)				1,216 Places

Table 4 below displays the potential childcare demand arising from the proposed development.

Table 4. Estimated Childcare Generation from the Proposed Development

Estimated Childcare Generation from the Proposed Development		
State (CSO 2022)	Average Household Size	2.71
Proposed Development	No. of family units (exc. 1 bed and 2 beds (3-persons))	28
	No. of residents within family units	76
	No. of children 0-4 category	6
	No. of children 0-2 category	4
	No. of children 3-4 category	2
	Q2, 2017 QHNS Childcare (Dublin 25% of 0-2 utilise creche)	1

The estimated demand generated by the proposed development is based on the following calculations:

- 0-2 year olds: 4 no. children × 25% = 1 no. childcare spaces.
- 3-4 year olds: 2 no. children × 100% = 2 no. childcare spaces.

Total demand = 2 no. spaces (for 0-2 year olds) + 4 no. spaces (for 3-4 year olds) = 3 spaces.

Therefore, the scheme would generate a total pre-school demand of 3 no. pre-school childcare spaces.

Table 5. Estimated Primary After School Generation from the Proposed Development

Estimated Primary After School Generation from the Proposed Development		
Proposed Development	No. of residents within family units	76
	No. of children 5-12 category (15.8%)	12
	Q2, 2017 QHNS Childcare (Dublin 11% utilise creche)	1

Applying the Dublin rate of 11% to the proposed development, then the number of primary after school places likely to be generated by the proposed development will be 1 no. space.

Therefore, the proposed development would generate a combined requirement (pre-school and after-school care) for 4 no. childcare spaces.

In light of the above, and in consideration of the Childcare Demand Assessment Report submitted with this proposal, DOWNEY is of the considered opinion that there is suitable capacity within and in close proximity to the area to accommodate the proposed development. Dún Laoghaire-Rathdown County Council are invited to refer to the School Demand Assessment Report submitted by DOWNEY which concludes that there is sufficient capacity in the Assessment Area to cater the area's future population and the influx of population arising from the proposed development.

5.1.3 Primary Schools

As illustrated in Figure 7 below, there are 4 no. primary schools in close proximity of the subject site. The details of these schools are summarised in Table 6 below.



Figure 7: Location of Primary Schools (approximate boundaries of the subject site outlined in red).

Table 6. Primary Schools, approximately 1km Radius of Subject Lands.

No.	Roll Number	Facility	Address	Enrolment 2024/25
1	20020R	Gaelscoil Thaobh na Coille	Belarmine Vale, Belarmine, Stepside, Co. Dublin	Girls: 215 Boys: 194
2	20401G	Stepaside Educate Together	Belarmine Vale, Kilgobbin, Dublin 18, D18 H7W6	Girls: 244 Boys: 270
3	20190T	Holy Trinity National School	Glencairn, Glencairn, Leopardstown, Dublin	Girls: 273 Boys: 323
4	02872U	St Marys National School	Lambs Cross, Dublin	Girls: 127 Boys: 117
		Total (4 Facilities)		Total: 1,763

Demand Generated by the Proposed Development

It is the intention of our client to provide for a development of 120 no. dwellings on the subject site. Based on a housing need assessment carried out by DOWNEY at the early stages of the development design, an indicative mix of 56% one-bed, 21% two-bed (3 person), 14% two-bed (4 person) and 9% three-bed dwellings. The proposed breakdown of the units is provided below:

Table 7. An Indicative Breakdown of Potential Unit Mix in the Proposed Development

Unit Type	% of Total	Number of Units
1-bed	56%	67
2-bed (3 person)	21%	25
2-bed (4 person)	14%	17
3-bed	9%	11
Total	100%	120

Excluding the 1-bed and 2-bed (3 person) units, this leaves an overall total of 28 no. units that can be deemed to accommodate families and therefore may generate demand for school places. Census 2022 recorded an average household size of 2.71 persons per unit for the Dún Laoghaire Rathdown area. Applying the average household size to 17 no. 2-bed (4 person) and 11 no. 3-bed units capable of accommodating families would generate 76 total residents within these units. Across the assessment area's population in 2022, 12.53% were in the 5-12 age cohort and 9% were in 13-18.

When the proportion of primary school-attending population applied to total number of potential residents in the proposed development, **it is estimated that up to 10 children will be at this age cohort.**

DOWNEY is of the considered opinion that there is suitable capacity within and in close proximity to the area at a primary school level to accommodate the proposed development.

5.1.4 Post-primary Schools

As illustrated in Figure 8 below, there is 1 no. post-primary within the 1km boundary of the site and 6 no. schools outside of the boundary, still at an appropriate distance, to cater the proposed scheme. The details of these educational facilities are summarised in Table 8.

Figure 8 below identifies the location of these schools, slightly outside of the 1km boundary of the subject site, however they are still included in the assessment as they are in very close vicinity to the subject lands and at an appropriate travel distance.

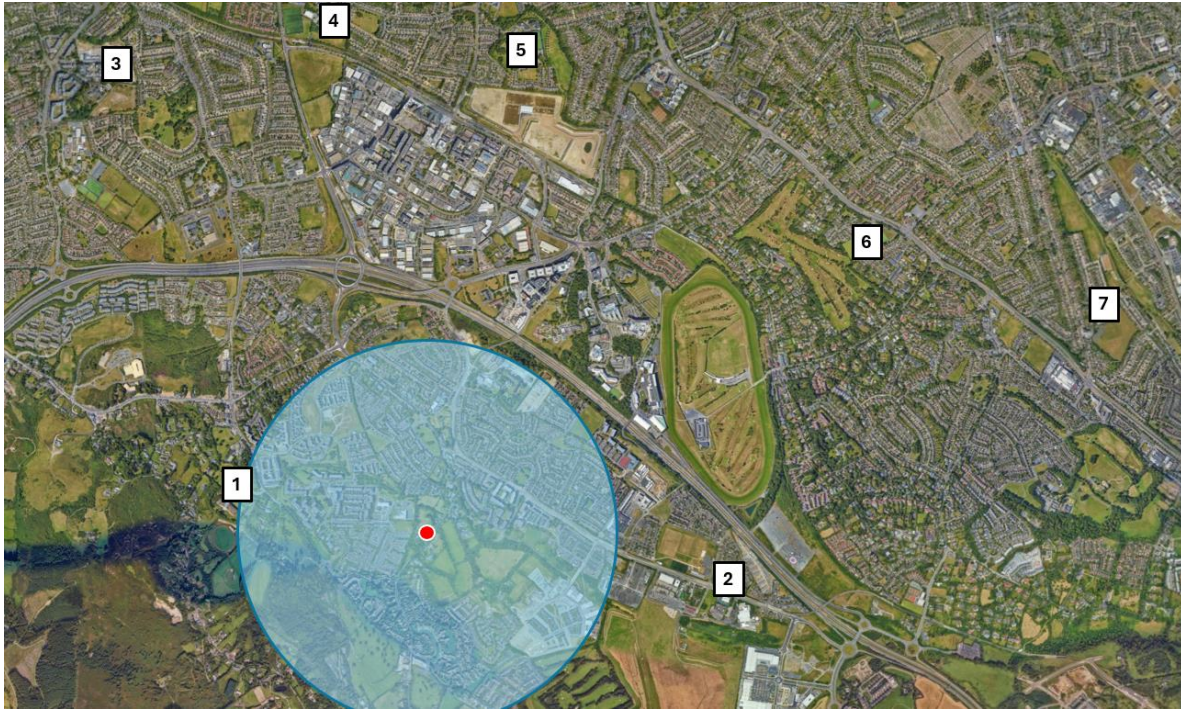


Figure 8: Location of Post-primary Schools (approximate boundaries of the subject site outlined in red).

Table 8: Post-Primary Schools, approximately 1km Radius of Subject Lands.

No.	Roll Number	Facility	Address	Enrolment 2024/25
1	60930L	Rosemont School	Enniskerry Rd, Sandyford, Dublin	Girls: 291
2	68241F	Stepaside ETSS	Ballyogan Rd, Murphystown, Dublin	Girls: 287 Boys: 372
3	91343T	St Tiernan's Community School	Parkvale, Balally, Dublin	Girls: 150 Boys: 217
4	60261R	St. Benildus College	Kilmacud Rd Upper, Stillorgan, Dublin	Boys: 925
5	60361V	St. Raphaela's Secondary School	St Raphaela's Rd, Kilmacud, Dublin	Girls: 631
6	60240J	Loreto College Foxrock	Springfield Park, Galloping Green South, Dublin	Girls: 637
7	60092U	Clonkeen College	Clonkeen Rd, Deansgrange, Blackrock, Co. Dublin	Boys: 630
Total (7 Facilities)				Total: 4,140

Applying the same methodology that was applied to calculate the demand generated by the proposed development of primary school children to the post-primary school-attending population, **estimates that 7 children of post-primary school age would reside within the scheme.**

In light of the above, DOWNEY is of the considered opinion that there is suitable capacity within and in close proximity to the area at a post-primary school level to accommodate the proposed development.

5.2 Indoor, Outdoor Recreational Facilities and Community Facilities

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

5.2.1 Indoor, Outdoor Recreational Facilities and Community Facilities

As can be seen in Figure 9 below, there are a number of sport centres and fitness facilities within close proximity to the subject site. Accordingly, there is a notable range of indoor sporting activities within a 1km radius of the subject lands including, gyms and clubs, yoga studios, martial arts centres etc. It is noted that many of these facilities, cover a considerable range of services for different age groups with a variety of levels catered for. Full details on the existing indoor, outdoor leisure and recreational facilities within the immediate area can be found in Table 9 below.

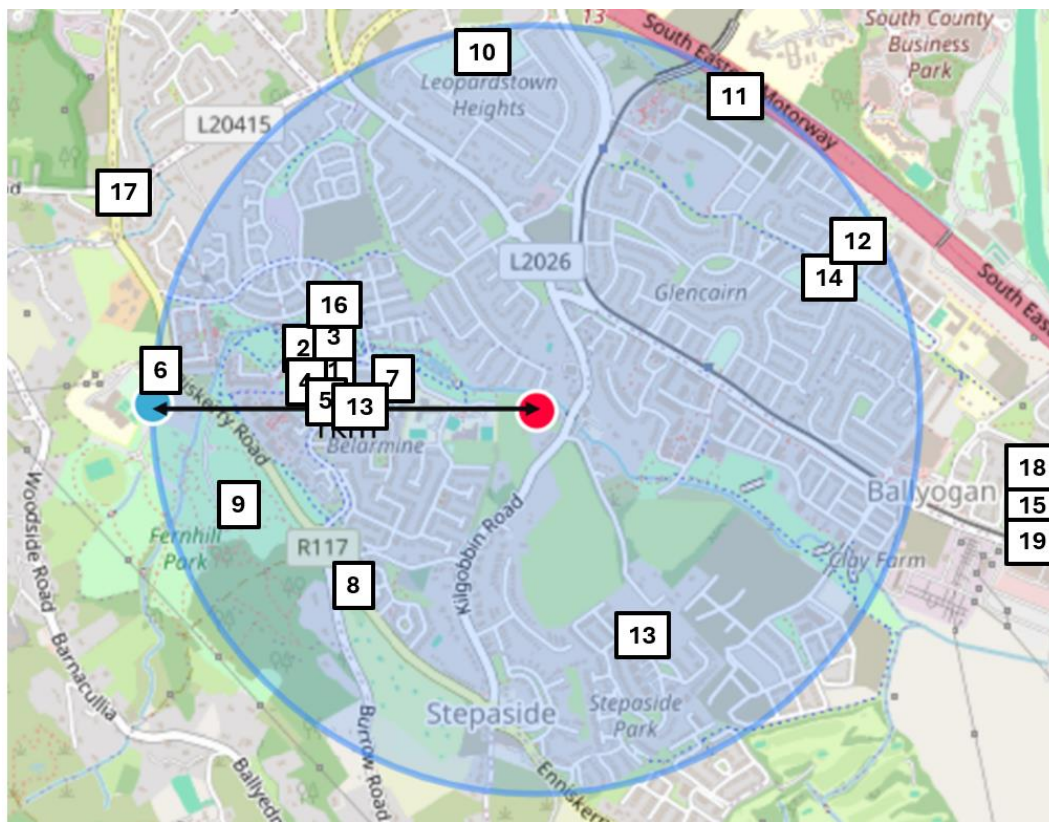


Figure 9: Location of Indoor, Outdoor Recreational Facilities and Community Facilities (approximate boundaries of the subject site outlined in red).

Table 9. Indoor, Outdoor Recreational Facilities and Community Facilities within 1km Radius of the Subject Lands.

No.	Facility	Address	Type of Service
1	Énergie Fitness	Unit 8 Belarmine Dr, Kilgobbin, Dublin	Gym
2	Hush Baby Massage & Childrens yoga	63-75 Belarmine Plaza, Sandyford, Dublin	Yoga
3	Yaz Yoga	Belarmine Community Centre, Belarmine Plaza, Kilgobbin, Dublin	Yoga
4	Leah Leiva Yoga	Belarmine Plaza, Kilgobbin, Dublin	Yoga
5	UBX Stepaside	Unit 8 Belarmine Plaza, Kilgobbin, Dublin	Boxing Club
6	Sandyford Taekwon-Do	Rosemont School, Eniskerry Road, 18, Sandyford, Dublin	Martial Arts School

7	Shalin Kung Fu Academy Ireland-Stepside	Stepaside, Co. Dublin	Martial Arts School
8	The Burrow Par 3 Golf Course	Enniskerry Rd, Kilgobbin, Stepside, Co. Dublin	Golf Course
9	Fernhill Park & Gardens	Enniskerry Rd, Newtown Little, Dublin	Park & Gardens
10	Leopardstown Heights Playground	Mount Eagle Green, Leopardstown Heights, Sandyford, Dublin	Park
11	Woodland Park	Murphystown, Dublin	Park
12	Orby Park	The Gallops, Dublin	Park
13	Stepaside Park Playground	Stepaside Park, Kilgobbin, Dublin	Playground
14	Kids Play Area Glencairn	47, 53 Glencairn Dr, The Gallops, Dublin	Playground
15	Cruagh Greenway	Cruagh Wood, Jamestown, Co. Dublin	Community Greenway
16	Football and basketball court	Belarmine Ave, Kilgobbin, Dublin	Pitch for Football and Basketball Court
17	Sandyford Community Centre	Enniskerry Rd, Sandyford, Dublin	Community Centre
18	Samuel Beckett Community Facility	Samuel Beckett Community Facility, Carrickmines, Dublin	Community Centre
19	Ballyogan Community Centre	41 Ballyogan Ct Ballyogan Dublin	Community Centre
	Total (19 Facilities)		

As set out in Table 9 above, a variety of green spaces and multiple playgrounds are also present within the 1km area of the subject site and wider area. Notably, Fernhill Park and Gardens, a large public park which also has a significant historical component with an impressive example of a small estate dating back to around 1823. The area has expansive gardens, parklands and woodlands helping provide a good quality green open space within 1km of the area. Within the wider context of the area outside of the 1km boundary, the site benefits from the wide range of shops and services located in Sandyford Shopping Centre (approx. 2.6km from site), Dundrum Shopping Centre (approx. 3.8km from site).

Therefore, DOWNEY are of the considered opinion that there is suitable capacity within the area for the recreational and community facilities to accommodate the proposed development.

5.3 Retail Provision

The subject site is categorized within the Retail Hierarchy as, “Level 4 - Neighbourhood Centres”, in the Retail Hierarchy for the Greater Dublin Area (GDA) set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The RSGDA explains that Neighbourhood Centres usually contain convenience retail ranging in size from 1,000-2,500 sq. m. with a limited range of supporting shops and retail services and possibly other services such as post offices, community centres or health clinics grouped together to create a focus for the local population.

There is a few small convenience stores located within the 1km grounds of the subject area, including the Leopardstown Village Centre, helping to cater for the everyday needs of the population residing in the area. In terms of a significant supermarket, Dunnes Stores and Fresh the Good Food Market would be the closest in proximity to the subject site. Beyond the 1km boundary area the site is in close proximity to the Sandyford Business Park (2.7km), Dundrum Shopping Centre (3.8km).

In light of the above, DOWNEY is of the considered opinion that there is an adequate and diverse retail provision catering for the influx of new population into the area, which the proposed development would also help to sustain these existing facilities in the wider catchment of Stepaside.

5.4 Healthcare Facilities

As shown in Figure 10, there is a wide range of healthcare facilities within a 1km radius of the subject site and its wider area. This includes health centres, GP clinics, pharmacies, as well as dental practices and opticians. The relevant details on the healthcare provision in the area are listed in Table 10.

It should also be noted that the subject site is also beneficiary of being within close proximity of a number of established hospitals including Beacon Hospital (3.1km), Leopardstown Park Hospital (2.6km) and St. Vincent's Hospital (8.6km).

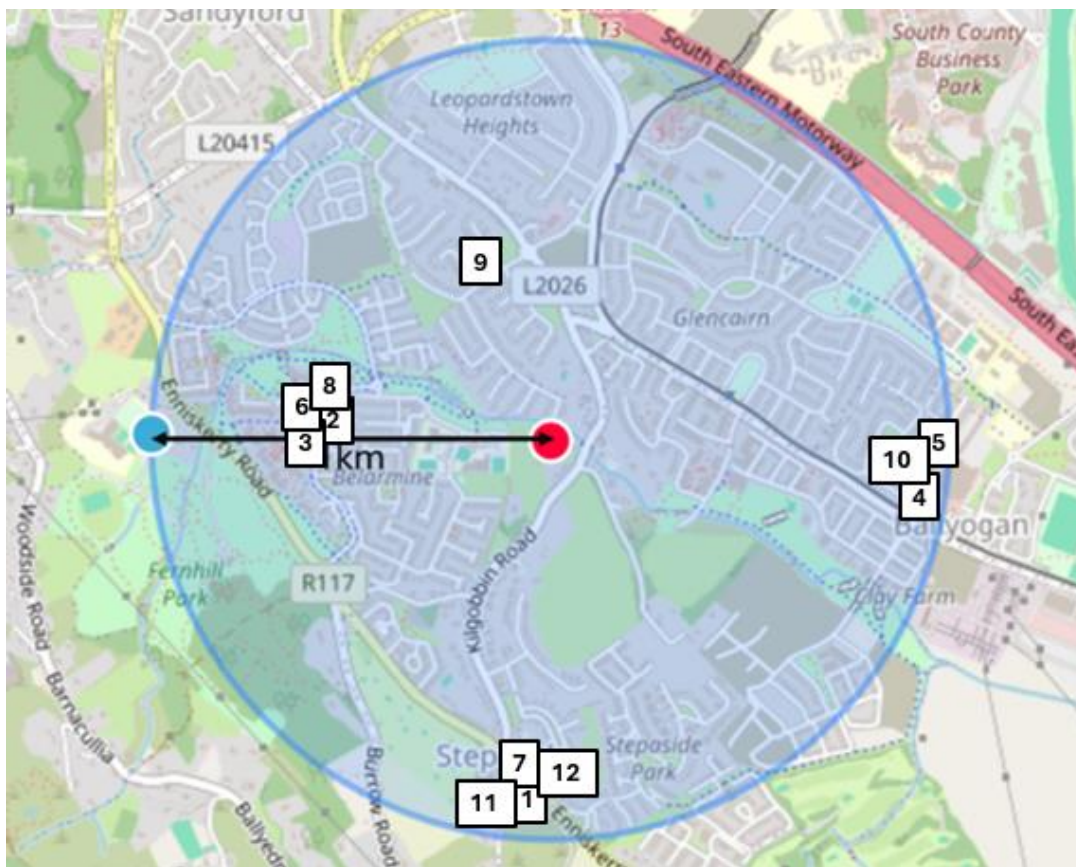


Figure 10. Location of Healthcare Facilities within 1km Radius of the Subject Site (approximate boundaries of the subject site outlined in red).

Table 10: Healthcare Facilities approximately 1km Radius of Subject Lands.

No.	Facility	Address	Type of Service
1	Stepaside Medical	3 The Village, Jamestown, Stepaside, Co. Dublin	Medical Centre
2	Belarmine Medical Centre	Belarmine Plaza, Belarmine Ave, Belarmine, Stepaside, Co. Dublin	Medical Centre
3	Dr James Hayden D18 Medical	Belarmine Plaza, Belarmine, Dublin 18	General Practitioner
4	Glencairn Medical Centre	Ballyogan Rd, Kilgobbin, Dublin	Family Doctor

5	Dr Michael O'Brien Family Practice	Leopardstown Shopping Centre, Ballyogan Rd, Sandyford, Dublin	Family Doctor
6	Belarmine Pharmacy	Unit 22, 18 Belarmine Plaza, Belarmine Ave, Kilgobbin, Stepside, Co. Dublin	Pharmacy
7	Mulvey's Pharmacy Stepside	UNIT 2, The Village, Jamestown, Stepside, Co. Dublin	Pharmacy
8	Stepaside Dental	14 Belarmine Plaza, Belarmine Ave, Kilgobbin, Dublin	Dentist
9	Dr. Claire McGrath & Associates	8 Sandyford Hall Dr, Kilgobbin Rd, Sandyford, Dublin	Dentist
10	Glencairn Dental Centre	Leopardstown Valley, Ballyogan Road Dublin	Dentist
11	The Fern Dean Stepside	61 Stepside Ln, Kilgobbin, Stepside, Co. Dublin	Nursing Home
12	Stepaside Eyecare	(within Stepside Medical) 3 The Village, Enniskerry Rd, Stepside, 18, Sandyford, Dublin	Optician
Total (12 Facilities)			

With respect to concentration of healthcare services and their proximity to the subject lands, it is suggested that there is an appropriate level of access to these facilities and services.

6.0 CONCLUSION

DOWNEY have prepared this Community and Social Infrastructure Audit on behalf of Kilgobbin Apartment Limited, in support of this planning application for the proposed Large-Scale Residential Development on lands adjacent to Riverside Cottage, Kilgobbin Road, Stepside, County Dublin. Planning permission is sought for the construction of a Large-Scale Residential Development comprising a total of 120 no. residential units including the provision of vehicular access, car parking, bicycle parking, open spaces and all associated ancillary site development and infrastructure works including foul and surface water drainage, internal roads, cycle paths and footpaths, boundary treatments and landscaping.

This Audit has found that there is an exceptional provision of early childhood care and educational facilities in the surrounding area, with 16 no. facilities. This is submitted that there is a general sufficient capacity of early childcare facilities to cater for the future population of the proposed development.

This Audit identifies 4 no. primary schools and 7 no. post-primary schools within or just beyond the 1km area surrounding the development. The audit also includes a few other schools outside of the immediate study area to display the wider catchment of schools just beyond the 1km boundary and still at an appropriate distance. The audit therefore clarifies that there is a sufficient capacity within the area to accommodate a development of this scale.

In terms of recreational amenities, there is a significant array and variety of indoor and outdoor recreational facilities and amenities within close proximity of the site. Fernhill Park as well as several gyms and sports clubs are located within the subject assessment area providing a wide range of activities that include recreational walks, community gardens, and generous parklands.

In relation to retail offerings, there is a wide range of commercial and retail shops within accessible distances of the subject lands, just outside of the 1km boundary there is the Sandyford Shopping Centre which is located in close proximity to the site. The new population will further support the existing shops and will assist in the consolidation of the retail core and surrounding areas.

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 and support a sustainable development of Stepaside.