

# Sommerville SHD, Dundrum Road

## Social Infrastructure Assessment

### Final Report

On behalf of:

Eir

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KPMG

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This report contains 29 pages

Sommerville SHD SIA

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# 1 Introduction

A study was conducted to report on the socio-economic and social infrastructure status of the area relative to the application of a proposed Strategic Housing Development (SHD) in at Sommerville House, Dundrum Road, Dublin 14.

## 1.1 Characteristics of the Proposed Development

The Proposed Development is set to comprise 111 units within the SHD scheme on a property of 0.78 ha currently occupied by a light industrial land use telecommunications exchange operation operated by the client, Eir. The site is situated in the Dundrum neighbourhood, Dublin 14, just off Dundrum Road (R117) at the intersection with Sommerville Road. Direct access to the site will be provided from Sommerville Road. Apart from the mixed commercial and residential land uses along the western boundary on Dundrum Road, the site is surrounded by a series of well-established terraced townhouse developments to its northern, eastern, and southern boundaries.

The 111 units planned for the Proposed Development will comprise a mix of studio, 1-bedroom and 2-bedroom apartments, with c. 51% of the mix being 2-bedroom apartments. This will be arranged across two courtyard blocks, with communal soft landscaped open spaces, and includes additional car and bicycle parking. The Proposed Development will provide an overall mix of 3 studio apartments, 51 1-bedroom apartments, and 57 2-bedroom apartments. The table below provides further details of the number of residential units.

Table 1: Schedule of Accommodation

Unit Type	Number	% of Total Units
Studio	3	2.7%
1-bedroom	51	45.9%
2-bedroom	57	51.4%
<i>Total</i>	<i>111</i>	<i>100%</i>

## 1.2 Assessment Methodology

This assessment draws on a range of information sources and databases, including:

- Primary data sources (e.g. Small Area Population Statistics (SAPS) data from Census 2011 and 2016 produced by the Central Statistics Office);
- Maps of the surrounding area;
- A review of secondary sources including research by the CSO and the Department of Education and Skills;
- Observation of local settlement and travel patterns and identification of community facilities;

- Dublin Region and State level data for comparative analysis;
- Túsla Data;
- Department of Education and Skills Data; and
- Review of planning application data sourced from An Bord Pleanála and Dun Laoghaire Rathdown County Council.

This report assesses the social infrastructure and childcare needs of the area on the basis of normal operating circumstances and does not consider extreme external social influencing factors, such as COVID-19 restrictions and regulations, as the long-term consequences of these temporary operating restrictions could not be quantified during a single survey period. We note that additional and/or repeated survey work may be required to determine the impacts of ongoing COVID-19 restrictions on the capacity of the area.

### 1.3 Study Area

The study area for the Proposed Development has been delineated as a 1km radius around the site of the Proposed Development, as shown in Figure 1.

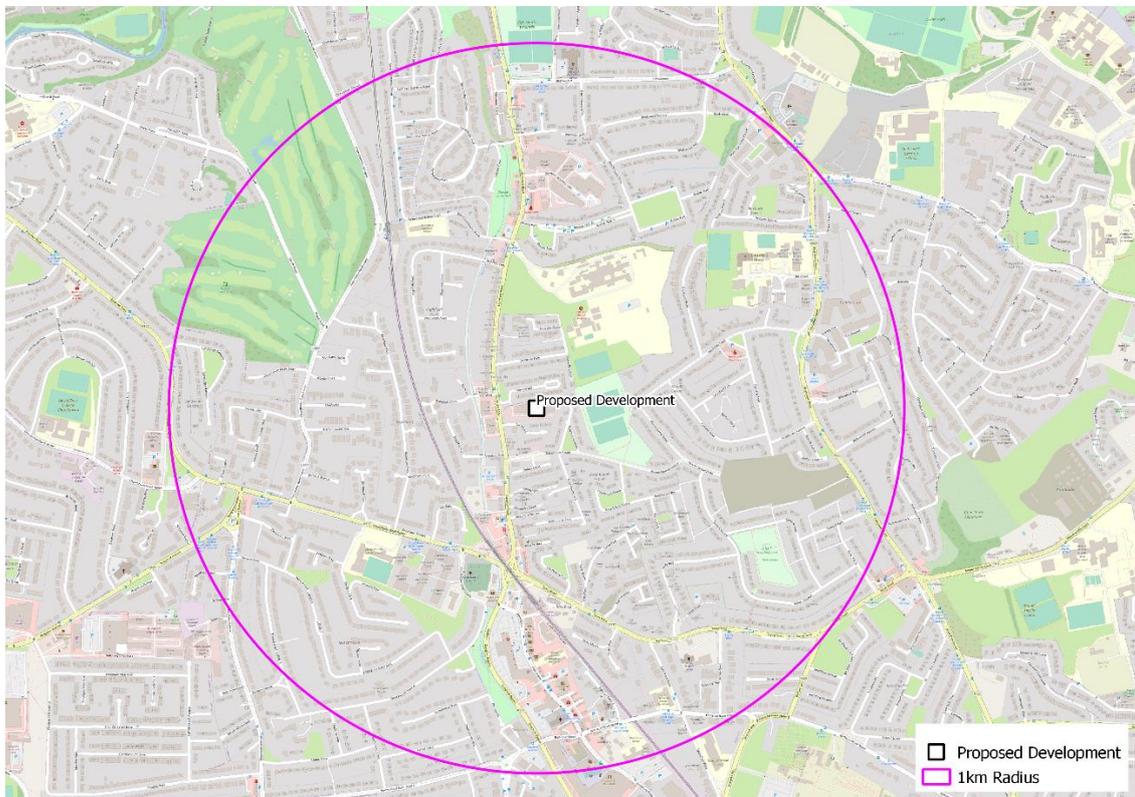


Figure 1: Somerville SHD (Proposed Development) Study Area

The delineation of the study area was used as a reference for the selection of the underlying data used in the analysis and assessment of the socio-economic, demographic, and social infrastructure characteristics of the study area. This resulted in the selection of 54 Small Areas (SAs), providing a good representation of the socio-economic and demographic characteristics of the immediate populated area surrounding the Proposed Development. The study area presents a representation of the residential areas of Dundrum, Windy Arbour, Goatstown and Churchtown.

Following a detailed assessment of the demographic and social infrastructure characteristics of the study area, this report finds that between 4 – 8 pre-school childcare places would be required as a result of the proposed increase in population and changes to demographic composition brought on by the SHD. The assessment of schools and childcare facilities in the surrounding area has, however, found that the numerous existing childcare facilities in the immediate surrounding areas are expected to provide sufficient capacity to meet the demand for private childcare arising out of the proposed development.

## 2 Socio-Economic Profile

The assessment of the socio-economic profile of the study area provides an overview of the current state of the receiving environment in which the Proposed Development will be situated, reflecting on multiple social and demographic indicators.

### 2.1 Socio-Economic and Demographic Context

The socio-economic and demographic analysis was performed on the delineated study area (as described in Section 3.3), with reference to Dublin Region and State socio-economic and demographic characteristics for reference and comparison.

#### 2.1.1 Population Characteristics

As seen in Figure 2, the population age composition of the study area and Dublin Region are quite different, with the study area having a larger proportion of its population between the age groups of 40-59, and specifically in the age cohort of 20-24.

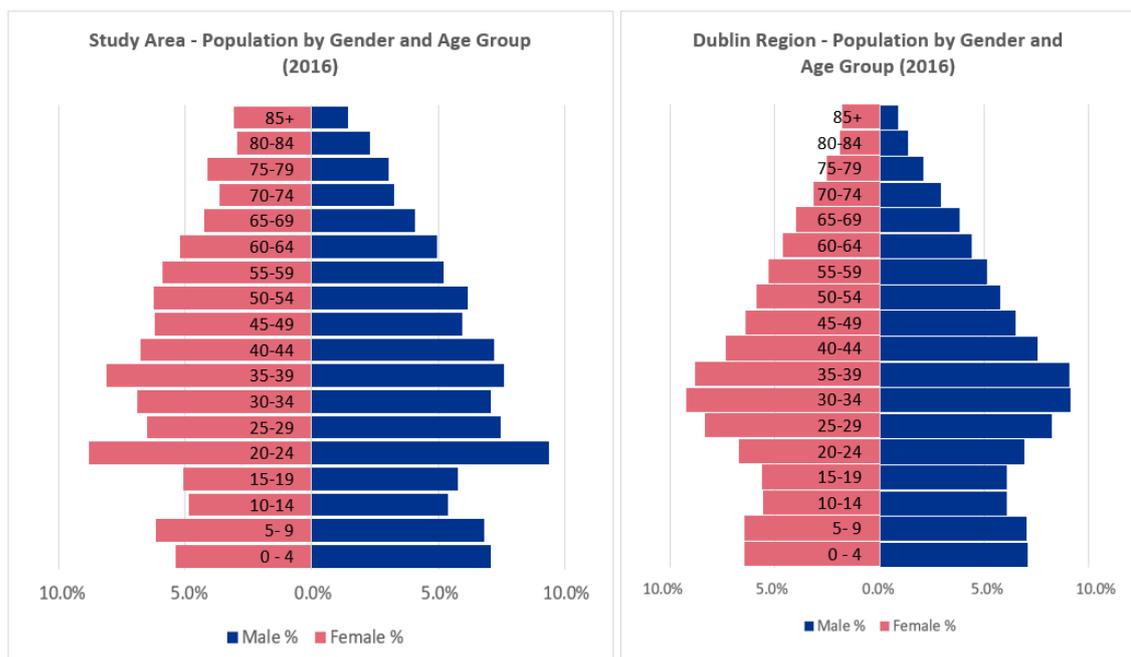


Figure 2: Study Area and Dublin Region Population Pyramid Comparison

According to 2016 Census figures analysed for this assessment, the study area has a population of 13,386 permanent residents, which increased by 1.1% from the 2011 Census count of 13,239. Despite the decline of 8.7% in people aged 20-29 in the study area, the age cohort of 20-24 still had the largest portion of the population, and much larger when compared to Dublin Region. Significant increases in population were recorded at opposite ends of the population pyramid, as the number of people aged 0-9 years increased by 12.3%, and people aged 60-69 years increased by 16.8% from 2011 to 2016.

Table 2 below indicates the breakdown of the Study Area population by school going, adult and senior/retired age groups. As seen in the table, the number of pre-school aged children decreased between 2011 and 2016, compared to increases in school-going age groups and in the senior age groups.

Table 2: Study Area, Dublin Region, and State Population by Age Group (Summary)

Age	Study Area				Dublin	State
	2011 No.	2016 No.	% Change	2016%	2016%	2016%
0-4	846	828	-2%	6%	7%	7%
5-18	1,902	2,097	10%	16%	17%	18%
19-34	3,616	3,255	-10%	24%	26%	21%
35-64	4,801	5,048	5%	38%	38%	40%
65+	2,074	2,158	4%	16%	12%	13%
<b>Total</b>	<b>13,239</b>	<b>13,386</b>	<b>1.1%</b>		<b>1,347,359</b>	<b>4,761,865</b>

### 2.1.2 Household Characteristics

Trends in household data from the intercensal period for the Study Area are summarised in the table below.

Table 3: Study Area Household Composition

Composition of Households	Study Area				Dublin	State
	2011	2016	Change	2016%	2016%	2016%
One person	1309	1229	-6%	25%	23%	23%
Married couple	821	762	-7%	15%	13%	15%
Cohabiting couple	255	224	-12%	4%	5%	4%
Married couple and children	1352	1419	5%	28%	27%	31%
Cohabiting couple and children	97	110	13%	2%	4%	4%
Father and children	61	54	-11%	1%	1%	1%
Mother and children	397	342	-14%	7%	9%	9%
Couple and others	80	76	-5.0%	2%	2%	1%
Couple children and others	92	113	23%	2%	2.0%	2.0%
Father children and others	3	6	100%	0.1%	0%	0%
Mother children and others	37	55	49%	1%	1%	1%
Two or more family units	39	51	31%	1%	2%	1%
Non-family households and relations	150	141	-6%	3%	3%	2%
Two or more non-related persons	433	429	-1%	9%	7%	4%
<b>Total</b>	<b>5126</b>	<b>5011</b>	<b>-2%</b>			

As indicated in Table 3, there is little difference between the household compositions as recorded for Dublin Region (and the State) and the Study Area household profiles. As with Dublin and the State, the majority of households in the study area are characterised as married couples with children, which also increased from 2011 to 2016, with a clear decrease in single person, married, and cohabiting couple households. Despite the decline, single person households are still the second most common household type in the area. The number of single parent households also declined. The overall decline in

the

number of households, together with the increase in population, resulted in an increase in the average household size from 2.55 in 2011 to 2.64 in 2016. A shift in demographics is however noticed with an increase in the number of older adult population (35-65+ years). This trend is also seen in the change in family cycles, with a decrease in pre-family and pre-school, and adolescent family cycle stages in the intercensal period.

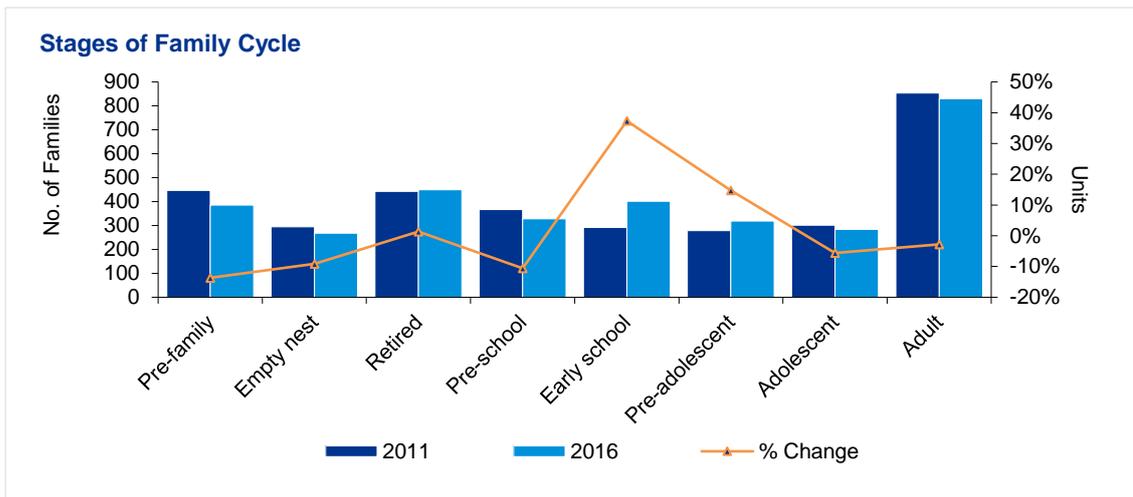


Figure 3: Study Area Family Cycle Stages

### 2.1.3 Education

The following figure shows the level of educational attainment by permanent residents in the study area aged 15 years and older (Census 2016).



Figure 4: Educational Attainment of People in the Study Area (2016)

According to Census 2016 statistics, 61% of residents in the area aged 15 years and older hold some form of Third Level qualification (i.e. NQF 6, Advanced Certificate or higher), which is significantly higher than the national average of 42%. As also reflected in the following figure, the general level of education (of people aged 15 and older) in the study area has increased, with a sharp decline in people having less than primary or up to leaving certificate qualifications, and an increase in the number of people with third level or higher qualifications. Particularly, the number of males with masters or higher degrees increased significantly (25%) while the number of females with primary or lower certification decreased by 29%.

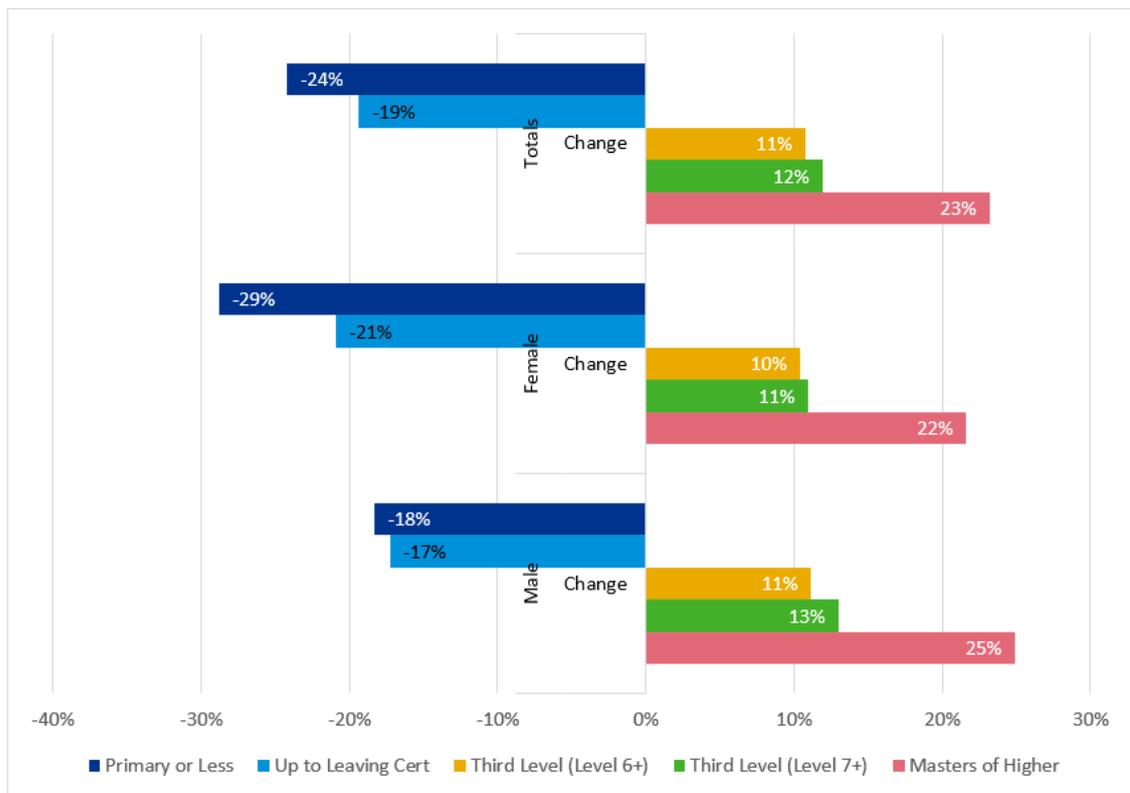


Figure 5: Change in the Level of Educational Attainment of People in the Study Area

### 2.1.3.1 Education Facilities in the Study Area

Multiple education facilities across all levels exist within and in proximity to the study area. Within the study area there are two (2) secondary schools, three (3) primary schools, and eight (8) creches (childcare facilities) as seen in Figure 9. In addition to the facilities within a 1km radius from the Proposed Development, there are two (2) other primary and secondary schools and ten (10) other childcare facilities between 1km and 1.5km from the Proposed Development.

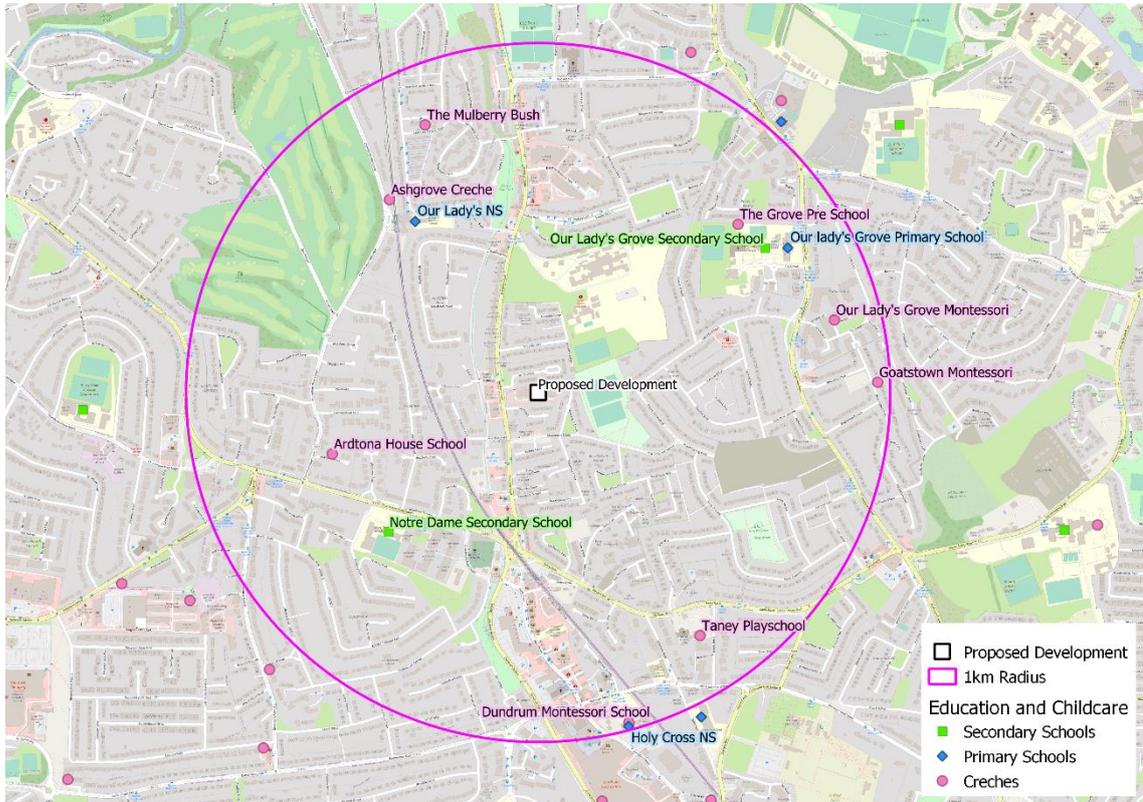


Figure 6: Education Facilities in and around the Study Area

The following table provides a breakdown of the school enrolment figures in the study area of the Proposed Development.

Table 4: Primary and Secondary School Enrolment Figures within the Study Area

Official Name	Type	DES Enrolment Figure by Academic Year		
		2017/18	2018/19	2019/20 <sup>1</sup>
Our Lady's NS	Primary	252	284	254
Our Lady's Grove Primary	Primary	455	439	439
Holy Cross NS	Primary	266	284	301
<b>All Primary Schools</b>		<b>973</b>	<b>1007</b>	<b>994</b>
Official Name	Type	DES Enrolment Figure by Academic Year		
		2017/18	2018/19	2019/20
Our Lady's Grove Secondary	Secondary	N/A <sup>2</sup>	309	304
Notre Dame Secondary	Secondary	64	27	N/A
<b>All Secondary Schools</b>		<b>-</b>	<b>336</b>	<b>-</b>

<sup>1</sup> Figures correct as of 30 September 2019 DES school enrolment census. Available at: <https://www.education.ie/en/Publications/Statistics/Data-on-Individual-Schools/>

<sup>2</sup> N/A: No DES data records available

Despite the slight decrease in primary school enrolment from 2018/19 to 2019/20, there was an overall increase of 2.12% in enrolment figures over the three academic year period. In comparison, the change in enrolment in the two secondary schools in the area was disparate, with a large decrease in enrolment for the Notre Dame Secondary School from 2017/18 to 2018/19 (due to planned closure of the school in August 2019), although the enrolment for Our Lady’s Grove Secondary School only decreased marginally.

The nine childcare facilities within the study area provide both full day and sessional childcare. Capacity figures for these childcare facilities have been sourced using Túsła registration reports. However, these represent the maximum capacity of children allowed at each facility and does not represent the current enrolment figures.

Due to the Coronavirus/COVID-19 pandemic, these facilities were closed until late August/early September, and as a result it was not possible to obtain accurate enrolment information from all facilities. We note that the provision of one additional childcare facility (c. 80sq m) is also proposed to be provided within the nearby Frankfort Castle development, which was lodged with An Bord Pleanála for consideration in September 2021 (see Appendix A for detail). Information on provision within the existing childcare facilities is shown in the following table.

Table 5: Childcare Facilities within the Study Area

Official Name	Service Type	Túsła Records <sup>3</sup>	
		Capacity	Age Profile
The Mulberry Bush	Full Day, Part Time, Sessional	N/A	3 months - 12 Years
The Grove Preschool	Full Day, Part Time, Sessional	44	2 - 6 Years
Taney Playschool	Sessional	22	2 - 6 Years
Ashgrove Creche	Full Day, Part Time	40	1 - 6 Years
Our Lady’s Grove Montessori	Part Time	30	2 - 6 Years
Goatstown Montessori	Sessional	11	2 - 6 Years
Ardtona House	Part Time, Sessional	27	2 - 6 Years
Dundrum Montessori School	Full Day	82	2 - 6 Years
<b>All Childcare Facilities</b>		<b>Approx. 256</b>	<b>3 months - 12 Years</b>

New housing developments are required to follow the Sustainable Urban Housing: Design Standards for New Apartments<sup>4</sup> (2018) guidelines as set out by the Department of Housing, Planning and Local Government. This policy provides specific guidelines regarding housing development and the consideration of childcare facilities. Section 4.7 of the guidelines state the following:

<sup>3</sup> Source: Túsła Register of Early Years Services by County. Available at: <https://www.tusla.ie/services/preschool-services/list-of-pre-school-services-by-county/>

<sup>4</sup> Available at: [https://www.housing.gov.ie/sites/default/files/publications/files/design\\_standards\\_for\\_new\\_apartments\\_-\\_guidelines\\_for\\_planning\\_authorities\\_2018.pdf](https://www.housing.gov.ie/sites/default/files/publications/files/design_standards_for_new_apartments_-_guidelines_for_planning_authorities_2018.pdf)

*“... the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the Proposed Development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.*

***One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.”***

Following the Apartment Guidelines set out above and thereby discounting the studio and one-bedroom units, childcare spaces should be considered for 57 dwellings. Applying the Childcare Facilities Guideline standard of 20 places per 75 dwellings, the total requirement for private childcare arising from the Proposed Development is 15 childcare places.

Following data analysis and guidelines presented in the 2016 Quarterly National Household Survey (QHNS) (prepared by the CSO), only a certain portion of children aged 0-4 years will likely require private childcare (as opposed to childcare provided by the parents, relatives, or other childminders). Statistics for the Dublin region indicate that only 25% of children are likely to require private childcare based in a childcare facility (Creche / Montessori / Playgroup / After-school facility, etc.). The figures for the State and the Dublin Region are set out in Table 6.

Table 6: Type of Childcare utilised for pre-school children, Quarterly Household Survey Q3 of 2016.

Type of Childcare	Dublin	State
Parent/Partner	62%	62%
Unpaid relative or friend	16%	17%
Paid relative or friend	3%	3%
Childminder/Au-Pair/Nanny	8%	13%
<b>Private Childcare Facility</b>	<b>25%</b>	<b>19%</b>
Other	1%	1%

When applying the childcare facility figure of 25% for Dublin region based respondents to the anticipated demand for childcare spaces generated by the Proposed Development (according to the Childcare Guidelines calculation set out above of 15 children), the demand for childcare spaces is calculated at four (4) children.

It is however acknowledged that the 25% QNHS estimate for the Dublin Region is an average and that there are multiple factors that influence the need for private childcare, such as both parents working, new working-from-home arrangements for parents brought on by COVID-19 regulations, or the lack of adequate home facilities to accommodate at-home childminding. In order to accommodate potential influences, various sensitivities have been applied to the calculation of childcare space requirements, as seen in the table below.

Table 7: Potential Requirement for Childcare Generated by Proposed Development

Percentage of Children in Private Childcare	Requirement for additional Childcare Spaces Generated by Proposed Development
State: 19%	3
Dublin Region: 25%	4
Sensitivity: 40%	6
Sensitivity: 55%	8

On this basis, between 4 – 8 pre-school childcare places would be required. In any event, it is expected that the demand for private childcare arising out of the development can be met by the various childcare facilities that are present in the study area and immediate surrounding areas.

#### 2.1.4 Economic Activity and Employment

The Principal Economic Status of residents aged 15 years or older within the study area was used to assess the level of economic activity within the local population. Persons or groups over 15 years of age not participating in the labour force are typically students, home makers, retirees, and persons unable to work due to illness or disability and they are considered to not be economically active. The following table provides an overview of the labour force in the study area.

Table 8: Principal Economic Status of Persons in the Study Area, Dublin Region, and the State

Principal Economic Status	Study Area				Dublin	State
	2011	2016	Change	2016%	2016%	2016%
At work	5627	5897	4.80%	54%	57%	53%
Looking for first regular job	67	68	1.49%	0.6%	1%	1%
Unemployed having lost or given up previous job	574	397	-30.84%	4%	7%	7%
Student	1738	1667	-4.09%	15%	12%	11%
Looking after home/family	926	732	-20.95%	7%	7%	8%
Retired	1795	1906	6.18%	17%	13%	15%
Unable to work due to permanent sickness or disability	300	309	3.00%	3%	4%	4%
Other	18	34	88.89%	0.3%	0.4%	0.4%
<b>Total</b>	<b>11045</b>	<b>11010</b>				

All persons aged 15 years and older within the study area account for 82.3% of its population (2016). The number of people in the study area who were unemployed decreased by 30.8% in the intercensal period, and accounts for only 4% of the working aged population, compared to the 7% at Dublin Region and State levels.

The number of retirees increased by 6.2%, making up the largest portion of the not economically active population, accounting for 17% of all persons aged 15 years and



older. Despite the decline of 4%, students are third highest in the age group classification behind retirees and people at work. Notably, the number of people primarily looking after their home or family decreased by 20.9%, which aligns with the decrease in pre-family and pre-school, and adolescent family cycle stages in the intercensal period.

### 3 Social Infrastructure and Amenities

Social Infrastructure (SI) is defined by the European Association of Long-Term Investors<sup>5</sup> as a subcategory of infrastructure that are physical assets in the social sector that provide personal (individual/household) benefits and community benefits to increase social cohesion. For the purposes of this report, retail, healthcare, leisure, and other social services were considered to assess availability and access to these social services and facilities for residents of the Proposed Development. The following subsections provide an overview of the various social infrastructure available within proximity to the Proposed Development. The Dún Laoghaire Rathdown County Council has also commissioned the development of a Community, Cultural and Civic Action Plan (CCCAP) for the Dundrum and surrounding areas, which will guide the delivery of future community, cultural and civic infrastructure in the area to meet the growing and changing need for these community and social facilities in an area where further population growth is expected.

#### 3.1 Healthcare Facilities

The assessment social infrastructure identified a range of healthcare facilities in and around the study area. These are shown in Figure 7 below.

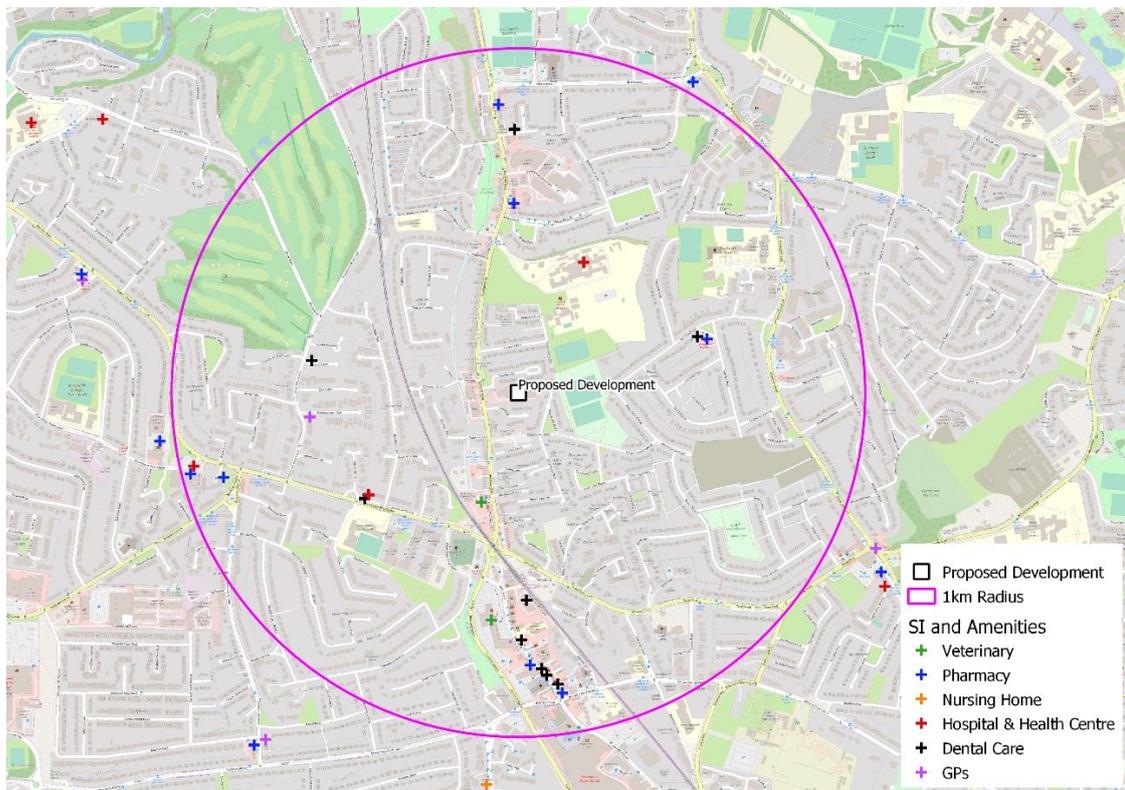


Figure 7: Healthcare Facilities in and near the Study Area

<sup>5</sup> Franssen, L., del Bufalo, G., Reviglio, E. (2018). Boosting Investment in Social Infrastructure in Europe, Report of the High-Level Task Force on Investing in Social Infrastructure in Europe 2018. [PDF File]. Retrieved from: [https://ec.europa.eu/info/sites/info/files/economy-finance/dp074\\_en.pdf](https://ec.europa.eu/info/sites/info/files/economy-finance/dp074_en.pdf)

The healthcare facilities identified in the study area assessment include hospital / health centres (3), General Practitioner (GP) (1), pharmacies (7), dental practices (8), veterinaries (2). Multiple dental practices and pharmacies are located in the retail and services area of Dundrum (Dundrum Town Centre and along Main St in Dundrum).

### 3.2 General Social Amenities

The following figure indicates a number of social infrastructure and services available to residents in the study area and immediate surrounding areas. The available services include multiple gyms and fitness centres, post offices, and places of worship. As seen in the figure below, the majority of services are centred around the Dundrum area of Main Street and Sandyford Road.

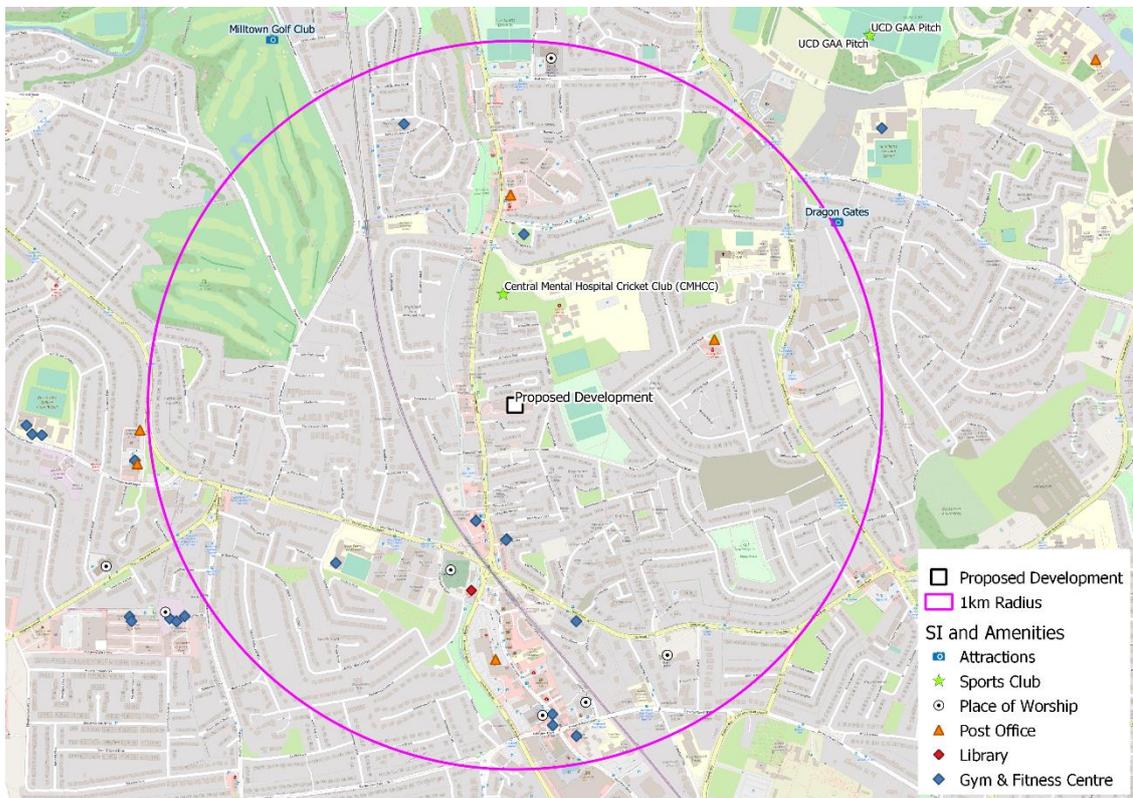


Figure 8: Social Amenities in and near the Study Area

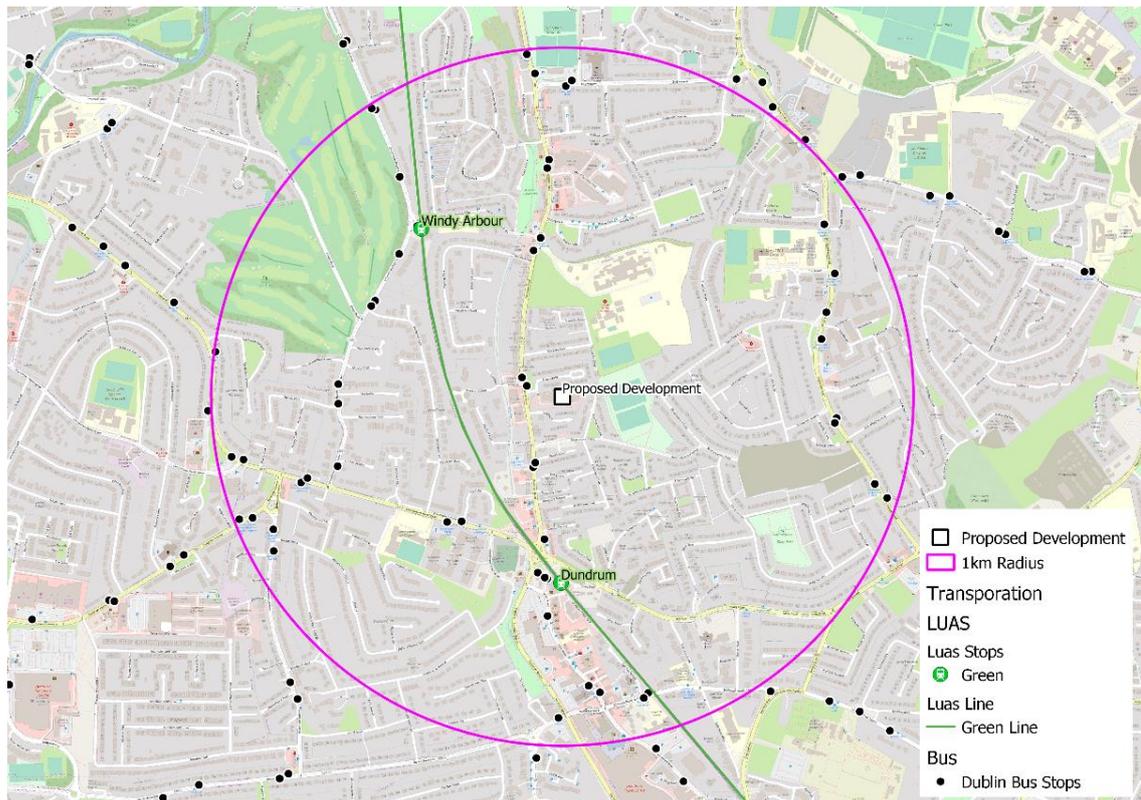
### 3.3 Transport Facilities

The study area includes 52 Dublin Bus stops, of which 4 stops are within 250m from the Proposed Development. In addition to the bus stops, residents from the Proposed Developments have access to two LUAS green line stops within 530m (Dundrum) and 620m (Windy Arbour) respectively from the site. The Green LUAS line provides access to the road network in the area provides access to the city centre (north) and Sandyford (south) via the R117, while the R112 provides access in an eastern direction toward

Boosterstown and Perrystown respectively. These roads also enable easy access to other social amenities highlighted in Figure 7 and Figure 8.

Transport facilities are shown in the following figure.

Figure 9: Transport Facilities in the Study Area



### 3.4 Retail and Food & Beverage Amenities

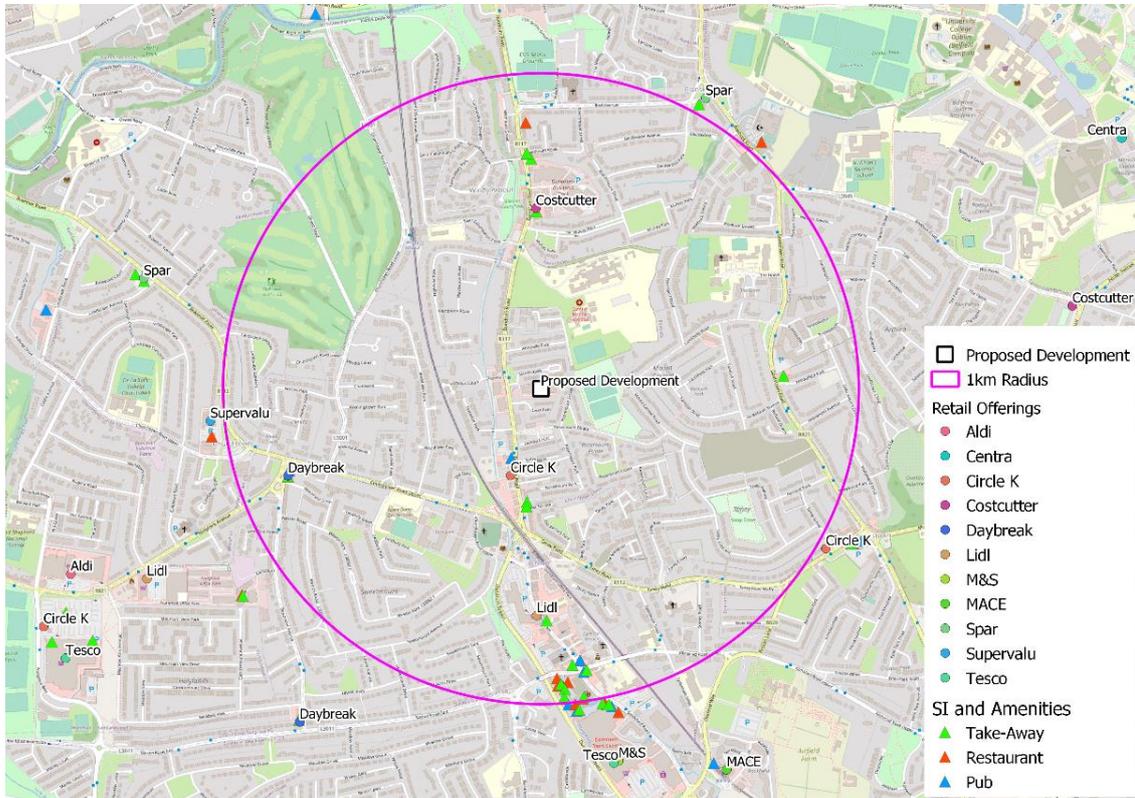


Figure 10: Retail and Food & Beverage Amenities in and near the Study Area

As seen in Figure 10, residents of the Proposed Development will have access to a range of retail food outlets within very close proximity. Retail offerings include the Dundrum Town Centre (shopping centre) just outside the 1km radius, which offers a large variety of essential and non-essential retail offerings, including food, grocery, apparel and other consumer goods. Other offerings include a Lidl grocery store, and convenience retail outlets such as Circle K and Costcutter within the study area. There are multiple take-away (37), restaurants (12) and pubs (6) within the study area along Main Street and Dundrum Road that are easily accessible from the Proposed Development.

### 3.5 Summary

As seen from Figure 7 – Figure 10, there are a range of different social infrastructure facilities available within and in close proximity to the study area and the Proposed Development. A breakdown of the social infrastructure facilities in the study area is listed in the following table.

Table 9: Social Infrastructure and Amenities within 1km from the Proposed Development

Social Infrastructure	Count
Creche	8
Primary School	3
Secondary School	2
Pharmacy	7
Hospital and Health Centre	3
Dental Practice	8
GP	1
Veterinary	2
Place of Worship	5
Post Office	3
Gymnasium	10
Sport Club	1
Dublin Bus Stops	52
LUAS Stops	2
Retail Stores	3
Restaurants, Take-away, Pubs	55

The social infrastructure and amenities surrounding the Proposed Development provide good support and functions in the area that are essential to everyday life. The infrastructure and amenities cater to the diverse residential population profile through the provision of 13 education facilities, which include eight childcare facilities, within a 1km radius from the Proposed development. In addition, there are two more primary schools and secondary schools, as well as 10 more childcare facilities within 1.5km radius from the Proposed Development, providing multiple education and childminding options in an easily accessible area.

Access to these education facilities and other social amenities are provided by an extensive bus stop network (52 stops within 1km radius), with four stops within 250m of the Proposed development, and access to two the LUAS Green Line stops in proximity. Through the road and rail network residents in the area have easy access to the city centre and the south toward other residential, business, and retail areas of Sandyford and Carrickmines.

The Proposed Development is well located in close proximity to a range of retail and food & beverage offerings, with easy access along Dundrum Road and Main Street toward the Dundrum Town Centre's vast variety of retail offerings, and other convenient grocery store locations in the study area, and more toward Nutgrove Park providing a three large grocery outlets and multiple other convenience and large comparison goods stores.

The increase in population brought on by the Proposed Development will positively impact retail sales in the study area, adding to the increase in spending power for healthcare and education facilities in proximity to the site, whilst providing a better suited residential land use (as opposed to the current light industrial use) in an area predominantly characterised by commercial and residential land uses. Residents will also benefit from the established amenity offerings within close proximity, such as sport clubs, gymnasiums and visitor attractions, many of which are within 1-2km of the Proposed Development.

## 4 Development Trends

### 4.1 Residential Planning Applications

An assessment of other residential planning applications was conducted to highlight the trend of residential development in the area. Data sourced from An Bord Pleanála and Dun Laoghaire Rathdown County Council identified nine residential developments within the 1km radius study area that received a final grant of permission between Nov 2015 and October 2021.

These granted developments include two major residential developments (more than 150 residential units) in 2015, consisting of 262 and 202 units respectively, while three medium residential developments (between 25 and 150 residential units) were granted between 2017 and 2019, comprising 113 units across the three sites. One additional medium residential application for 132 units was also granted in 2019, but subsequently quashed by the High Court in 2020. Three minor residential developments (10+ units, less than 25 residential units) were granted between 2015 and 2020, with the latest in 2020 providing approval for the construction of 13 dwelling units. (See Appendix A for full details of referenced planning applications).

We note that one other major residential application (more than 150 residential units) was granted c. 1200m to the north of the proposed development site at Mount Saint Mary's and Saint Joseph's comprising 231 units (August 2021). One other medium residential application (between 25 and 150 residential units) was recently lodged (September 2021) for the nearby Frankfort Castle site, comprising 115 units and the provision of a c. 80 sqm creche facility; however, a decision on this application had not been made as of 13 December 2021.<sup>6</sup>

In addition, the Land Development Agency (LDA) is proposing redevelopment of the Central Mental Hospital site (after its relocation to Portrane, Co. Dublin), which is situated approximately 300m north of the Proposed Development (entrance off Dundrum Road). The site extends 11.3ha and is envisaged to accommodate approximately 1,300 new build residential units, along with suitable supporting amenities<sup>7</sup>.

The following map indicates the location of the granted and commenced residential developments within the c. 1km study area, and others in close proximity.

<sup>6</sup> Decision anticipated 23 December 2021. Detail available at: <https://www.pleanala.ie/en-ie/case/311287>

<sup>7</sup> More detail available at: <http://www.dundrumcentral.ie/>

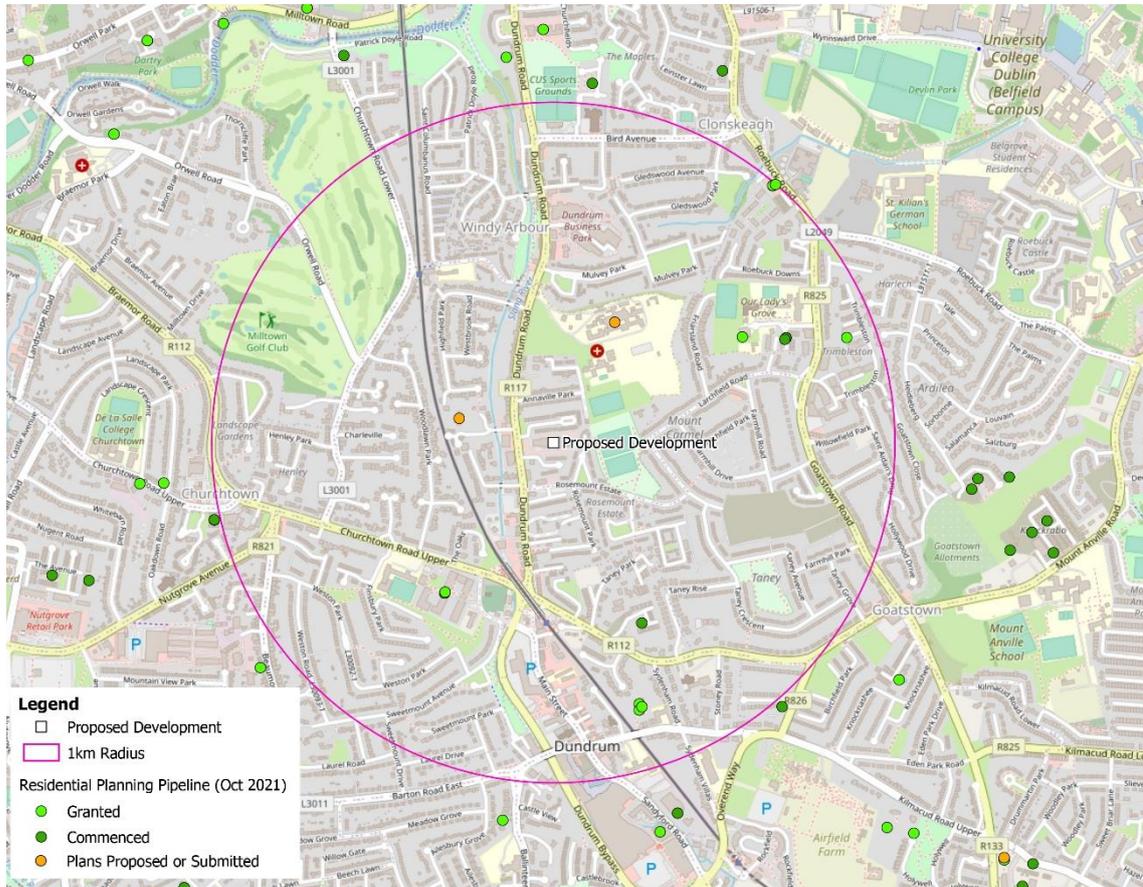


Figure 11: Residential Development Planning Applications in Proximity to the Proposed Development

The granted and commenced applications from the last five years indicate the demand for high and medium density housing development in the southern part of Dublin, and the suitability of the area for these types of developments. The Proposed Development is therefore well aligned with current development trends and will contribute to the existing and forthcoming housing supply in the area.

## A Appendix: Residential Planning Applications Overview

*Details of planning applications granted or pending a decision for 10 residential units or more identified within c. 1km of the proposed development site:*

App ref # Address/Applicant	Description	Status Final Grant
<b>D15A/0081</b>  Notre Dames Des Missions, Churchtown Road Upper, Churchtown, Dublin 14  Wentypark Limited	<b>Major Residential (more than 150 residential units)</b>  Compliance with condition No.10 of Reg Ref.D15A/0081 Permission for development at the site which includes Fernbank House, a Protected Structure (RPS Ref. No. 823-Notre Dame School). The proposed development includes: A total of 269 no. dwellings consisting of 50 no. x 1 bedroom apartments; 154 no. x 2 bedroom apartments; 6 no. x 2 bedroom duplex apartments; 54 no. x 3 bedroom duplex apartments and 1 no. 4 bedroom single family dwelling. The apartment dwellings will be provided in a series of buildings (Blocks A, B, C, D, E, F and G) which range in height from 3 to 6 storeys. The 1 no. single family dwelling will be provided in Fernbank House (a Protected Structure RPS Ref. No. 823-Notre Dame School) which is to be retained and refurbished (including internal and external alterations) in order to cater for use as a single family dwelling. The proposals provide for the retention and refurbishment of the existing walled garden of Fernbank House, the creation of new vehicular entrance with 2 no. parking spaces and its use as a private garden for the dwelling and the retention and refurbishment of the lean-to sheds (outbuildings) for use as a general storage and bicycle storage area for apartment Block G. The proposed apartment buildings will be laid out about a series of landscaped courtyards and open space, over an undercroft/basement car park level, which contains 373 no. car parking spaces. In addition 30 no. surface car parking spaces are proposed, including 2 no. car parking spaces within the curtilage of Fernbank House, resulting in a total of 403 no. car parking spaces. A total of 342 no. cycle parking spaces are proposed. Vehicular access will be via a main entrance on the eastern boundary of the subject site onto Churchtown Road Upper and includes proposed amendments to the existing road layout. There will be three no. pedestrian entrances to the site, including a pedestrian access and emergency vehicular access from Finsbury Park to the south. A 161 sqm crèche and an electricity substation room (20 sqm) are proposed at ground floor level of Block G. The development also includes amended boundary treatments and other ancillary site works all on a 2.67 ha site.	<b>Commenced</b> 04/11/2015  Amended by <b>D16A/0723</b> Granted 26/11/2016  <b>262 units</b>

<p><b>D06A/1510/E1</b></p> <p>Lands adjoining Trimbleston, Goatstown Road, Goatstown, Dublin 14</p> <p>Sorohan Builders Ltd.</p>	<p><b>Major Residential (more than 150 residential units)</b></p> <p>Demolition of 5 no. 2 - storey habitable houses, (103, 105, 107, 109 and 111 Goatstown Road) and the construction of 202 no. dwelling units comprising: 18 no. 3-storey 4 - bed semi-detached and terraced houses; 184 no. apartments in 3 no. blocks as follows: Block 1 (5 storey) - 89 no. apartments (9 no. 1 - bed, 72 no. 2-bed and 8 no. 3 - bed), Block 2 (5 - storey) - 63 no. apartments (5 no. 1-bed, 52 no. 2 - bed and 6 no. 3 - bed) and Block 3 (4-storey) - 32 no. apartments (6 no. 1-bed, 23 no. 2-bed and 3 no. 3 bed) all with private balconies; 1 no. single - floor creche (172 sq.m) at the ground level of Block 2; 318 no. car - parking spaces of which 65 no. on surface and 253 no. in associated basement car parks; 186 no. bicycle spaces in basement; bin storage on surface and in basement; all landscaping boundary treatment and ancillary site development works; all on site of a c. 2.07 hectares adjoining Trimbleston, Goatstown Road, accessed from the Goatstown Road between existing houses no. 111 and 115.</p>	<p><b>Granted</b> 06/02/2018</p> <p><b>202 units</b></p>
<p><b>D11A/0595/E</b></p> <p>Our Lady's Grove Primary &amp; Secondary School, Our Lady's Grove, Goatstown Road, Goatstown, Dublin 14</p> <p>Durkan Estates Clonskeagh Ltd</p>	<p><b>Medium Residential (between 25 and 150 residential units)</b></p> <p>Permission is sought for development to amend a previously permitted scheme (DLRCOCO Reg. Ref. D06A/0858) to provide residential, car parking and ancillary development on a site of 1.09 ha, approximately, forming part of the lands at Our Lady's Grove Primary &amp; Secondary School (having an overall site area of 6.01 ha, approx.). The site affected includes Roebuck Grove House (also known as Goatstown House) and a prefabricated classroom building. The site is bounded principally by: the Goatstown Road to the east; school lands, with Roebuck Downs residential estate further to the north; school lands, with residences on Friarsland Road further to the west; and residences on Larchfield Road and Friarsland Avenue to the south. The development now proposed, with a significantly altered site layout, will consist of a reduction in the number of residential units from 102 units to 40 No. units (including terraces and balconies, where applicable) comprising 4 No. one-bed apartments; 13 No. two-bed apartments; 9 No. four-bed duplex units; and 14 No. four-bed houses in 6 No. terraces (terraces 1-6) and an ESB substation (30 sq.m). The breakdown for the individual blocks is as follows: Terrace 1 (3 storeys (879 sq.m); 4 No. apartments and 4 No. duplexes); Terrace 2 (2-3 storeys (740 sq.m); 5 No. houses); Terrace 3 (3 storeys (843 sq.m); 1 No. Apartment, 1 No. duplex and 4 No. houses); Terrace 4 (3 storeys (657 sq.m); 3 No. apartments and 3 No. duplexes); Terrace 5 (3 storeys (1,290 sq.m); 1 No. apartment, 1 No. duplex and 5 No. houses (including internal garages); and amendments to the permitted refurbishment and 3 storey extension to the rear</p>	<p><b>Commenced</b> 08/09/2017</p> <p>As amended by: <b>D15A/0199</b> Granted 25/11/2015</p> <p><b>D15A/0324</b> Granted 13/08/2015</p> <p><b>D16A/0212</b> Granted 26/10/2016</p> <p><b>41 units</b></p>

	<p>of Roebuck Grove House to provide 8 No. apartments and undercroft car parking area (Terrace 6) (3 storeys (909 sq.m). The development also includes for the omission of the permitted childcare facility (144 sq.m) (to be replaced by a proposed undercroft car park. The proposed development will also consist of: the omission of the basement car parking area and the provision of 73 No. car parking spaces at surface level, in an undercroft car park (493 sq.m) under the extension to Roebuck Grove House and internal garages to houses proposed in Terrace 5; elevational changes; alterations to the permitted access road and roundabout; provision of internal routes for vehicles (including emergency), cyclists and pedestrians; plant areas; cycle parking; hard and soft landscaping works (including the redevelopment of the boundary wall on the Goatstown Road, planting and formal landscaped areas, including changes in level, lighting and boundary treatments), and all other site excavation and development works above and below ground.</p>	
<p><b>D13A/0570/E</b></p> <p>Former Shell Garage, Roebuck Road, Clonskeagh, Dublin 14</p> <p>O'Malley Homes &amp; Developments Ltd</p>	<p><b>Medium Residential (between 25 and 150 residential units)</b></p> <p>Permission for development consisting of demolition of existing single storey petrol station and all associated buildings and structures; construction of 30 no. residential units, comprising 7 no. one bedroom apartments, 16 no. two bedroom apartments, 4 no. three bedroom apartments and 3 no. three bedroom duplex apartments in a new 4 storey plus penthouse building with all apartments incorporating balconies/terraces; basement car park comprising 40 no. car parking spaces, 30 no. bicycle parking spaces, individual storage units for apartments and bin storage; provision of 3 no. pedestrian entrances to the building from existing footpath on Roebuck Road; closure of 1 no. existing vehicular entrance/exit off Roebuck Road; provision of vehicular entrance/exit via existing entrance/exit (which is to be relocated approx. 8m to the south-east) off Roebuck Road; ancillary site development, boundary treatment and landscape works.</p>	<p><b>Granted</b> 19/09/2018</p> <p><b>30 units</b></p>
<p><b>D19A/0162</b></p> <p>Former Shell Garage, Roebuck Road, Clonskeagh, Dublin 14</p> <p>O'Malley Homes &amp; Developments Limited</p>	<p><b>Medium Residential (between 25 and 150 residential units)</b></p> <p>Permission for demolition of the existing single storey former petrol station and all associated buildings and structures. Construction of 43 new residential apartment units comprising 16 x 1 bed and 27 x 2 bed units in a new five storey over basement building. All apartments will incorporate balconies or terraces. Basement car parking is proposed for 47 car parking spaces, 92 cycle parking spaces (70 for residents and 22 for visitors), storage and bin storage. Provision of 2 no. pedestrian entrances to the building from the existing footpath on Roebuck Road.</p>	<p><b>Granted</b> 05/07/2019</p> <p><b>43 units</b></p>

	Vehicular access to the basement will be via a ramp to the Roebuck Road. Ancillary site development, boundary treatment, landscaping and all other ancillary works.	
<p><b>ABP 311287</b></p> <p>No. 97A Highfield Park (D14P710), and No. 1 Frankfort Castle (D14 HY03), No. 2 Frankfort Castle (D14DE72) and Frankfort Lodge (D14C9P2), Old Frankfort, Dublin 14</p>	<p><b>Medium Residential (between 25 and 150 residential units)</b></p> <p>SHD Application for a development consisting of demolition of No. 97A Highfield Park and annexed structures associated with Frankfort Castle including Frankfort Lodge and the construction of a residential scheme comprising 115 no. units (45 no. one bedroom apartments and 70 no. two bedroom apartments) arranged in 3 no. blocks (Block A – a 4 storey block over 2 no. basement levels comprising 35 no. units, Block B – a 4/5 storey block comprising 54 no. units and Block C – a 3 storey block comprising 22 no. units) and within the refurbished 2 storey No. 2 Frankfort Castle (Block D- comprising 4 no. units). Vehicular access will be provided via a new access at Old Frankfort with emergency vehicle access only provided via the existing Frankfort Court access. The development will also consist of the provision of: ancillary residential amenity areas within Block D, a crèche measuring c.80sqm at ground floor level of Block A including associated external play space, cycle parking at surface and ground floor level including sheltered and secure parking, car parking at surface and 2 no. basement levels, electric vehicle charging points, attenuation storage system, waste storage facilities, 2 no. substations, ancillary service and plant areas, hard and soft landscaping, boundary treatments, upgrades to road and pedestrian infrastructure along Old Frankfort and all other site development and drainage works above and below ground.</p>	<p><b>Application Registered 03/09/2021</b></p> <p><b>Awaiting Decision</b></p>
<p><b>D18A/0631</b></p> <p>Annefield &amp; St Anne's, Dundrum, Dublin 14</p> <p>Cormal Ltd</p>	<p><b>Minor Residential (10+, less than 25 residential units)</b></p> <p>Permission for 13 no. dwellings and all associated site development works on lands at Annefield (A Protected Structure), which includes a replacement house at St. Anne's (to be demolished) and new entrance off Sydenham Road. The development will comprise of a mixture of 1.1 storey, 2 storey, 2.5 storey and 3 storey detached, semi-detached and terraced 2, 4 and 5 bedroom dwellings. Site development works will comprise of estate road, footpaths, car parking spaces, site services, public and private open space, landscaping/planting, boundary treatment and demolition of St Anne's. Annefield will be separated from the proposed development by a stone boundary wall which includes a pedestrian access into the proposed development. A proposed vehicular access will be provided into the rear of No. 1 Sydenham Place, Kilmacud Road Upper. Annefield is listed as a Protected Structure (RPS No. 1040) in the current Dun Laoghaire-Rathdown County Development Plan 2016-2022.</p>	<p>Granted 03/12/2018</p> <p><b>13 units</b></p>

<p><b>D20A/0189</b></p> <p>Annfield (Protected Structure) and St. Annes, Dundrum, Dublin 14</p> <p>Cormal Ltd</p>	<p><b>Minor Residential (10+, less than 25 residential units)</b></p> <p>Permission for development at this site 6,937 sqm. The development will consist of 13no. new dwellings and all associated site development works on lands at Annfield, a replacement dwelling for St. Anne's (to be demolished) together with new access road and entrance off Sydenham Road, and a new house fronting onto Kilmacud Road upper. The development will comprise a mixture of dwellings as listed; House 1: 3 storeys, detached, 5 Bed and study, 277sqm and roof terrace; House 2: 2 storeys, detached, 3 bed and study, 210sqm; House 3, 4, 5: 2 storeys, detached, 4 bed, 204sqm; House 6: 2 storeys, semi-detached, 2 bed, 80sqm; House 7, 8, 9: 3 storeys, semi-detached, 3 bed and study, 144sqm and roof terrace; House 10,11: 3 storeys, semi- detached, 4 bed and study, 195sqm and roof terrace; House 12,13: 3 storeys, semi- detached, 4 bed and study, 215sqm and roof terrace; Listed as a Protected Structure (RPS No. 1040) in the current Dun Laoghaire-Rathdown County Development Plan 2016-2022. Underground drainage infrastructure to be laid along driveway serving the new development. House will be separated from the development by a new stone boundary and soft landscaping which includes pedestrian access into the proposed development. The development also includes the provision of an internal roadway, footpaths, streetlighting and private car parking spaces. The removal of trees and tree planting; hard and soft landscaping; boundary treatments; and all other associated site works above and below ground.</p>	<p>Granted 22/07/2020</p> <p><b>13 units</b></p>
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*Details of other planning applications of relevance with decisions which were quashed within c. 1km of the proposed development site:*

App ref # Address/Applicant	Description	Status
<p><b>ABP 304420</b></p> <p>Our Lady's Grove, Goatstown Road, Goatstown, Dublin 14, D14 N8C2 and D14 V290</p> <p>Durkan Estates Clonskeagh Ltd</p>	<p><b>Medium Residential (between 25 and 150 residential units)</b></p> <p>Permission for a strategic housing development consisting of: the demolition of the existing GAS building (966 sq. m) (in addition to the removal of an associated single storey prefabricated structure (117 sq. m)); and the construction of a scheme comprising 132 No. residential units consisting of: 19 No. 4-bed, two storey houses (with habitable attic accommodation over); 3 No. five storey apartment buildings with balconies (comprising Block A with a 3,520 sq. m gross floor area (38 No. units - 6 No. 1-bed units, 30 No. 2-bed units, and 2 No. 3-bed units); Block B with a 3,520 sq. m gross floor area (38 No. units - 6 No. 1-bed units, 30</p>	<p><b>QUASHED 01/07/2020</b></p> <p>Granted 15/08/2019</p> <p><b>132 units</b></p>

No. 2-bed units, and 2 No. 3-bed units); and Block C with a 3,176 sq. m gross floor area (33 No. units - 6 No. 1-bed units, 21 No. 2-bed units, and 6 No. 3-bed units)); and 2 No. 3-bed duplex units above 2 No. 2-bed Ground Floor Level apartments to form a three storey terrace with First Floor balconies (395 sq. m in total) (Block D). The development will also consist of the construction of: a 3,327 sq. m basement level comprising car parking (96 No. spaces), motorcycle parking (9 No. spaces), storage facilities, bin stores, plant, etc., extending under Blocks A and B and public open space; and a one and part-two storey childcare facility (measuring 434 sq. m) with terrace at First Floor Level on the western elevation. The development will also consist of the provision of: car parking (73 No. spaces), motorcycle parking (9 No. spaces), and bicycle parking facilities to accommodate 239 No. bicycles, including 3 No. bicycle/bin storage rooms (collectively measuring 130 sq. m) all at surface level; internal routes; Sustainable Urban Drainage Systems including detention basins, permeable paving, attenuation tanks, and green roofs; renewable energy facilities (PV panels); substation; associated signage; hard and soft landscaping works including provision of public open space, boundary treatments and lighting, and changes in levels; piped services and drainage; and infrastructural works above and below ground. The development will also consist of the temporary use of the Ground and First Floor Levels of Block D (apartment/duplex units) as a childcare facility (300 sq. m) with an interim internal/external layout, pending the completion of the proposed childcare facility. The development also includes all other associated site excavation and development works above and below ground. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dun Laoghaire-Rathdown County Development Plan 2016-2022. The application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun Laoghaire-Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: [www.the.groveshd.ie](http://www.the.groveshd.ie)



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