



# ***Community & Social Infrastructure Audit***

Proposed Strategic Housing Development on  
Lands adjacent to the existing residential  
development known as The Gallery,  
Turvey Walk, off Turvey Avenue and to the west of  
Donabate Train Station, Donabate, Co. Dublin

*February 2020*

*Elchior Construction Ltd.*

# Table of Contents

- 1.0 Introduction .....2
- 2.0 Site Location and Description .....2
- 3.0 Description of Proposed Development .....3
- 4.0 Requirement for a Community and Social Infrastructure Audit .....7
  - 4.1 Early Childhood Care and Educational Facilities .....9
  - 4.2 Recreational Facilities .....13
  - 4.3 Retail Provision .....15
  - 4.4 Healthcare Facilities .....17
  - 4.5 Religious and Community Provision .....18
  - 4.6 Demographic Profile .....19
- 5.0 Conclusion .....21
  - 5.1 Map of Existing and Proposed Community and Social Infrastructure.....22

## 1.0 Introduction

Downey Planning, Chartered Town Planners, No. 1 Westland Square, Pearse Street, Dublin 2, have prepared this Community and Social Infrastructure Audit on behalf of Elchior Construction Ltd., for a proposed residential development on lands adjacent to the existing residential development known as 'The Gallery', Turvey Walk, off Turvey Avenue and to the west of Donabate Train Station, Donabate, Co. Dublin. Planning permission is sought for a residential development of 144 no. residential units with ancillary retail space adjoining The Gallery, Donabate.

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, it aims to consolidate development within well-defined town boundaries to *"promote the development of a vibrant town core by providing a high-quality living environment for the existing and future population and providing for the development of the necessary community, commercial and social facilities in tandem with new residential development."*

## 2.0 Site Location and Description

The subject site is located off Turvey Avenue and is situated within the townland of Donabate. The subject site comprises brownfield lands adjacent the residential development of The Gallery and extends to approximately 1.16 hectares.

The site is easily accessible via Turvey Avenue and the R126 which connects the subject site to Donabate and to the M1 Motorway which connects the site to Dublin City Centre. The subject lands are within walking distance of the train station which provides regular commuter routes to and from the centre of Dublin City. The lands are also served by Dublin Bus services and existing pedestrian connectivity thus rendering the subject site easily accessible to pedestrians and cyclists.

The surrounding area is characterised by one-off residential dwellings, large residential schemes and recreational/open space amenities in the form of Newbridge Demesne. The subject site is also within walking distance of Donabate village which offers a variety of services and amenities to residents.

Additionally, the surrounding area has been subject to a number of permitted developments with 1 no. retail convenience foodstore (e.g. Aldi/Lidl), 4 no. commercial/retail units, 1 no. café, 1 no. restaurant (Reg. Ref. F15A/0181) and offices (Reg. Ref. F16A/0605), all permitted immediately adjoining the subject lands. As well as the above, a community centre has also been permitted directly across the road from the proposed development on Turvey Avenue.



*Fig. 1 – Site Location Map (approximate boundary of site outlined in red).*

### 3.0 Description of Proposed Development

The development will consist of a total of 144 no. residential units, all with private terraces/balconies, within 3 no. blocks ranging in height from 3-5 storeys over basement with 1 retail unit and associated car parking. The residential units are allocated as follows:

- Block A: 50 no. apartments;
- Block B: 40 no. apartments; and,
- Block C: 54 no. apartments.

The proposed development provides for a mix of 26 no. 1-bed units, 100 no. 2-bed units and 18 no. 3-bed units with ancillary retail space. A total of 144 no. car parking spaces are proposed at basement level with 5 no. car parking spaces at surface level, bicycle parking, motorcycle parking, public lighting, boundary treatment, open space including play equipment, vehicular access off Turvey Walk and all associated ancillary site development infrastructure including foul and surface water drainage.

It is important to mention that significant investment in services over the period 2010-2019 is such that there is now significant infrastructure in place to accommodate the anticipated and planning increase in residential dwellings and population growth in Donabate. Such investments included:

- State of the art new primary school of circa 600 pupils and a brand new VEC secondary education centre with capacity of close to 1000 pupils;
- Upgrades to public transport links to Dublin City Centre with the existing railway line upgrades and new rolling stock; and, a direct bus link via the port tunnel to the City also;

- New DART upgrade;
- Completed and operational new Portrane Waste Water Treatment System with a PE of over 65,000 persons;
- Upgrade in recreational facilities (GAA Pitches, Hockey Pitches, Soccer Pitches at Ballymastone and on the Beaverstown Road);
- New Library and community facilities; and,
- Construction is ongoing on the new Donabate Outer Ring Road.

Essentially, Donabate now has all the required services to facilitate the increase in residential dwellings and indeed can serve the residential apartments proposed as part of the current application.

The site is located in close proximity to the existing amenities within Donabate which include Donabate Shopping Centre, the full range of retail and other facilities on the Main Street, a clinic and post office. Furthermore, the lands immediately adjoin Donabate Train Station and are immediately adjoining lands on which planning permission has been granted for a town centre development that includes a retail convenience foodstore, café, restaurant, retail units, etc.

Donabate is in full growth, with a lot of infrastructure about to be built, as can be seen in Fig. 2 and Fig. 3 below. The expected population for 2028 is 23,091.



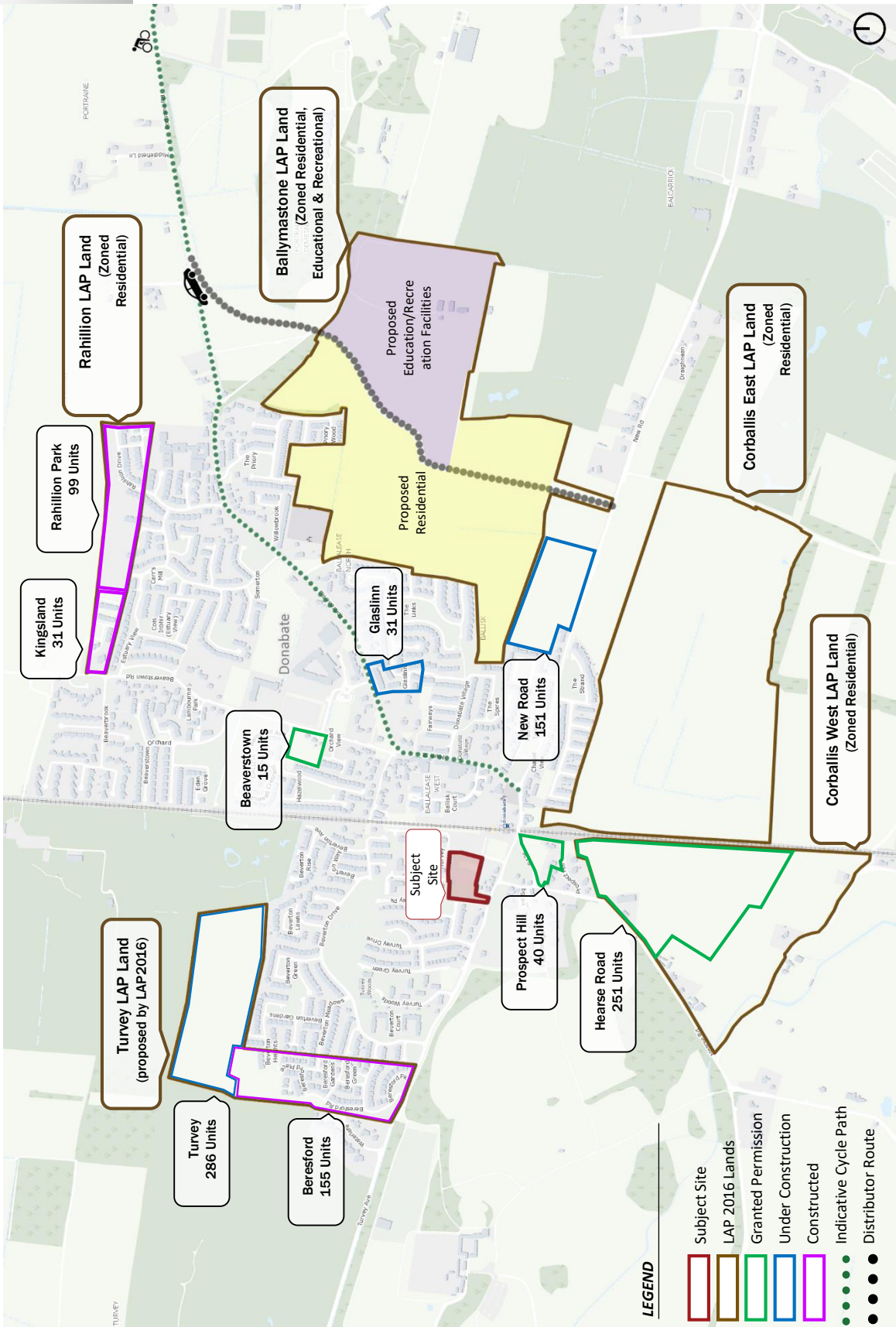


Fig. 2 – Current Development of Donabate.



Fig. 3 – Current Permitted Developments adjacent the subject lands.



Fig. 4 – CGI of permitted development under Reg. Ref. F15A/0181 which includes 1 no. convenience foodstore, 4 no. retail units, café and restaurant.



## 4.0 Requirement for a Community and 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. This Audit outlines the current level of community and social infrastructure in the area, including schools, childcare facilities, recreation and retail provision.

The Fingal Development Plan 2017-2023 identifies Donabate as a ‘*Modern Sustainable Growth Town*’ under Objective SS17 which aims to manage the development and growth of Donabate in a planned manner linking the capacity of local infrastructure to support new development of the area.

It aims to consolidate development within well-defined town boundaries in order to “*promote the development of a vibrant town core by providing a high-quality living environment for the existing and future population and providing for the development of the necessary community, commercial and social facilities in tandem with new residential development.*”

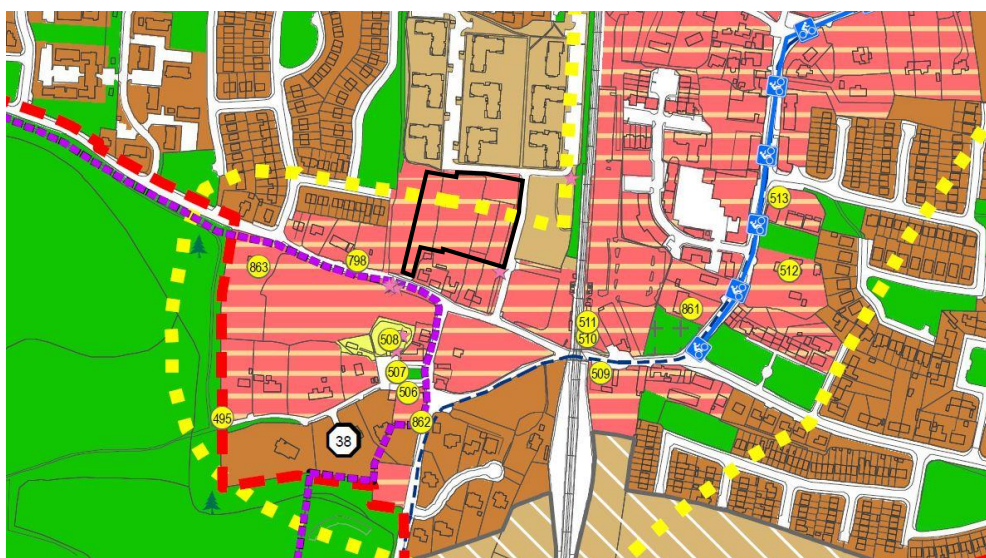


Fig. 5 – Land Use Zoning Map, site location outlined in black.

The subject lands are zoned ‘TC – Town and District Centre’ in the Fingal County Development Plan 2017-2023. The provision of residential and community/retail uses are permitted in principle under the ‘TC’ zoning which seeks to “*protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities.*”

It is also important to note that the principle of residential development has been established on the lands with 76 no. units permitted to date under Reg. Ref. F16A/0268 and Reg. Ref. F16A/0605.



The vision for 'TC' zoned lands is to *"maintain and build on the accessibility, vitality and viability of the existing Urban Centres in the County; develop and consolidate these Centres with an appropriate mix of commercial, recreational, cultural, leisure and residential uses, and to enhance and develop the urban design, conservation and sustainable development."*

In terms of retail provision, the vision for the 'TC' land use zoning states that *"Retail provision will be in accordance with the County Retail Strategy, enhance and develop the existing urban fabric, emphasise urban conservation, and ensure priority for public transport, pedestrians and cyclists while minimising the impact of private car based traffic."*

Furthermore, the Development Plan states that, *"in order to deliver this vision and to provide a framework for sustainable development, Urban Centre Strategies will be prepared for centres in accordance with the Urban Fingal Chapter objectives."*

In recognition of the opportunities offered by Donabate, 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 local centre. Thus, the proposed development is considered to enhance and support the retail strategy as set out in the Fingal Development Plan 2017–2023.

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 Plans objectives where high density development is encouraged to be located within walking distance of town and district centres, as well as high capacity public transport facilities thus promoting sustainable development.

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 Childhood Care and Educational Facilities

As part of this Audit, Downey Planning 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.

Several facilities were identified in the wider area, and as such Downey Planning have adopted the approach in that some schools are more than 10 minutes away from the site, however they would be readily reached by a short car journey or bus ride.

### *Childcare Facilities*

As seen on the TUSLA map below, there are a number of registered childcare providers in the area and Downey Planning have tried to contact them to determine their current capacity. This is outlined in Table 1 below. The information obtained from our efforts indicates that there is spare capacity within the existing operators in the area to cater for the proposed development, i.e. a total of 8 no. childcare spaces (128 no. spaces including 120 space capacity in permitted developments – see below).

Downey Planning liaised with the Fingal County Childcare Committee (FCCC) in relation to available capacity within the Donabate area. As part of an overall survey carried out by the Fingal County Childcare Committee on which 14 no. services were invited to provide information to FCCC on numbers of attendance, vacancies and proposals to expand, etc, it is noted that 10 no. services responded to the survey. The results from the aforementioned survey indicated a spare capacity of 20 no. vacancies in the pre-school services for the Donabate area. Given that not all childcare facilities chose to partake in the survey, it can be considered that there are more spaces available within the surrounding environs.



Fig. 6 – Location of childcare facilities within 2km of the subject site (site marked by red star).

#### Childcare Facilities in Donabate (Source: Tusla.ie) (2/2)

Name	Address	Max Capacity	Type of Service
Baloo's Montessori School	8 Beaverbrook, Donabate, Co. Dublin	22 children	Sessional (3–6 years)
Cois Inbhir Montessori	32 Cois Inbhir, Beaverstown Road, Donabate, Co. Dublin	11 children	Sessional (2–6 years)
Little Millers Montessori	66 Carrs Mill, Donabate, Co. Dublin	15 children	Sessional (2–6 years)
Bright Sparks Montessori	Donabate Portrane Community Centre, Portrane Road, Donabate, Co. Dublin	16 children	Part Time, Sessional (3–6 years)
Sophia Nurturing Centre Donabate	Hazel Grove Nurturing Centre, Portrane Road, Donabate, Co. Dublin	15 children	Part Time (2–6 years)
Linda's Creche and Montessori	St.Joseph's, Beaverstown Road, Donabate, Co. Dublin	45 children	Full Day (2–6 years)
Treehouse Childcare	Ballisk Court, Donabate, Co. Dublin	45 children	Full Day (0–6 years)
Donabate Kids	Unit 2, Main Street, Donabate, Co. Dublin	22 children	Sessional (2–6 years)
Dandelions Montessori	St. Patrick's Parish Hall, Main Street, Donabate, Co. Dublin	33 children	Sessional (3–6 years)
Little Rascals	C.O.I. Hall, The Square, Donabate, Co. Dublin	22 children	Sessional (2–6 years)
Beverton Preschool	31 Beverton Drive, Donabate, Co. Dublin	26 children	Sessional (2–6 years)
Roots and Wings Early Years Education and Care	22 Beresford Road, Beresford, Donabate, Co. Dublin	60 children	Full Day, Part Time, Sessional (0–6 years)
Natural Start	Apple Blossom Cottage, Ballymadrough, Donabate, Co. Dublin	11 children	Sessional (2–6 years)

Table 1 – Childcare facilities in the area.

As well as the above, there are two granted permissions under Reg. Ref. F17A/0108 and Reg. Ref. F17A/0373 (ABP Ref. PL06F.249206) which would accommodate 60 no. children each, for a total of 120 no. childcare spaces. This provides for a total capacity of 128 childcare spaces, with the proposed development requiring only 6 no. spaces. For further information in this regard please refer to the enclosed Childcare Provision Assessment Report prepared by Downey Planning.

#### National Schools

Downey Planning attempted to contact these schools with regard to their available capacity. A phone and email survey was carried out to determine the spare capacity within the area and although not all of the schools replied to this request, it is worth noting that some schools indicated that there are available spaces in the primary schools in close proximity to the subject site.

Given the nature and scale of the proposed development and the feedback received, Downey Planning are of the considered opinion that there is suitable capacity within the area at a National School level to accommodate the proposed development.

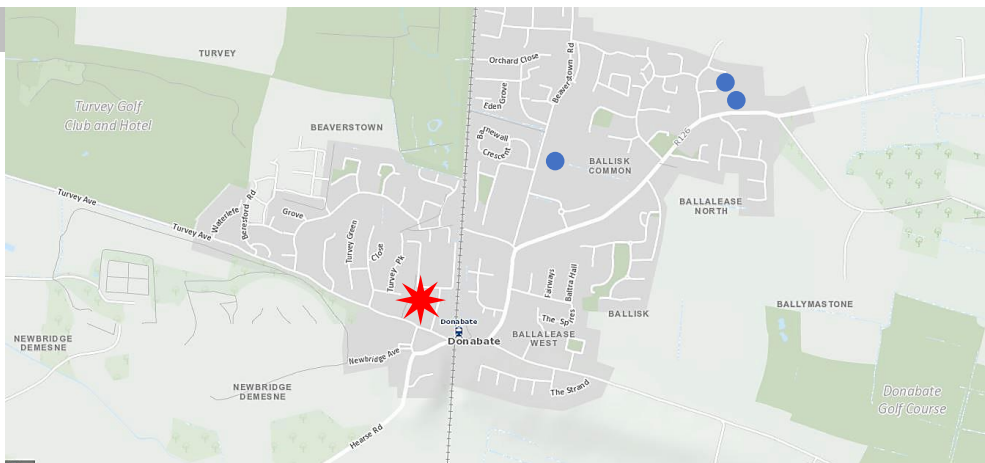


Fig. 7 - Location of primary schools marked by a blue dot, site location marked in red.

Primary Schools in Donabate (source: schooldays.ie)		
Name	Address	Enrolment
St Patrick's Boys NS	Portrane Rd, Rahillion, Donabate, Co. Dublin	Boys: 388
Donabate Girls' National School	Scoil Phadraic Cailini, Girls Primary School, Donabate, Co. Dublin	Girls: 442
Donabate Portrane Educate Together	Ballisk Common, Beaverstown Road, Donabate, Co. Dublin	Boys: 272 Girls: 198

Table 2 – List of Primary Schools within the area.

## Post Primary Schools

There is one post primary school within the surrounding area of the subject site. Downey Planning attempted to contact the school with regard to their available capacity, however, the level of feedback was relatively low. The feedback received did not indicate exact numbers, but it was suggested there is some spare capacity within the secondary school in the immediate vicinity of the site.

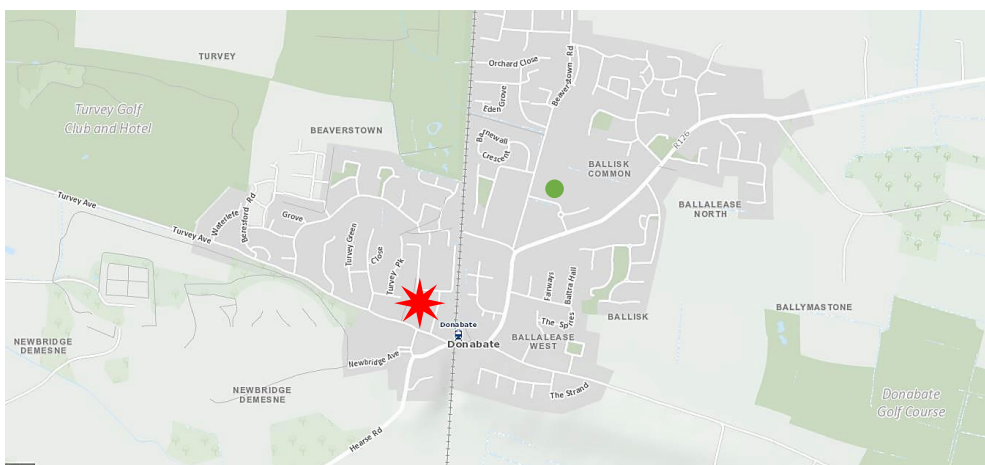


Fig. 8 – Location of post primary schools highlighted in green.



#### Secondary Schools in Dublin 10 & Dublin 20 (source: schooldays.ie)

Name	Address	Enrolment
Donabate Community College	Portrane Road, Donabate, Co. Dublin	Boys: 408 Girls: 353

*Table 3 – List of Post Primary schools within the area.*

The Donaghmede-Howth-D13-Belmayne-Clongriffin area has been awarded patronage with Educate Together for an additional provision of 1,000 no. post-primary places, as announced by the Department of Education and Skills in 2019. This will increase the available capacity within the area. However, it is important to mention that secondary school pupils tend to travel larger distances than students attending primary school. As such, and post-primary students would also avail of the existing capacity within Malahide (Malahide Community School) and Swords (St. Finians Community College, Fingal Community College), which are locations that can also be reached by train (noting the proximity of the site to Donabate Train Station) or bus.

## 4.2 Recreational Facilities

This part of the Audit assesses the number and location of existing recreational facilities that are within a convenient distance of the site. It includes parks, playing fields, community centres and gyms.

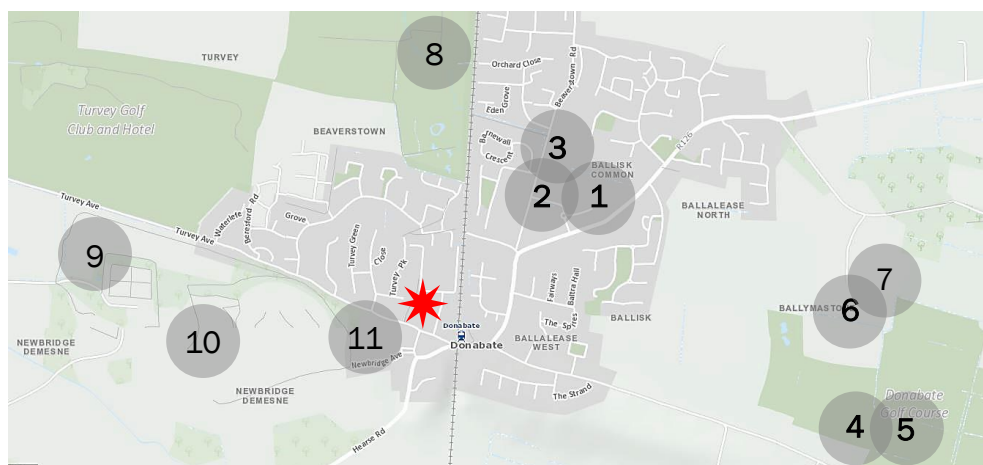


Fig. 9 – Location of recreational facilities (application site marked with red star).

Recreational Facilities			
No.	Name	Location	Type
1	Donabate Portrane Community and Leisure Centre	3 Portrane Rd, Ballalease North, Donabate, Co. Dublin	Gym and fitness, sports hall, all-weather pitch, room rental, library, café
2	Portrane Hockey Club	Donabate Community College, Donabate, Co. Dublin	Hockey club
3	North County Table Tennis Club	Donabate Educate Together National School, Portrane, Portrane Rd, Ballisk Common, Donabate, Co. Dublin	Table tennis club
4	Donabate Portrane Tennis Club	Ballalease, Co. Dublin	Tennis club
5	Donabate Golf Club	Donabate Golf Club, Balcarrick, Co. Dublin	Golf club
6	St Patricks Donabate GAA Club	Robbie Farrell Park, Ballymastone, Donabate, Co. Dublin	GAA club
7	St Itas AFC	Ballamastone, Portrane Rd, Port Reachrann, Donabate, Co. Dublin	Football club
8	Beaverstown Golf Club	Beaverstown Rd, Beaverstown, Co. Dublin	Golf club
9	Donabate Cricket Club	Newbridge Demesne, Co. Dublin	Cricket club
10	Newbridge Demesne	Newbridge Ave, Newbridge Demesne, Donabate, Co. Dublin	Events venue, Newbridge House and Farm, interactive farm trail, school tours
11	Community Centre	Off Turvey Avenue, Donabate, Co. Dublin	Recently permitted, under Reg. Ref. F19A/0128

Table 4 – List of recreational facilities.

**Indoor recreational facilities immediately adjoining the site**

As set out in Table 4 above, there is a main indoor recreational facility within the area surrounding the subject site. The Donabate Portrane Community and Leisure Centre comprises a library, a gym, and a variety of classes and sports courts.

**Outdoor recreational facilities in the wider area**

There is a huge range of indoor recreational facilities within the wider area, including a hockey club, GAA and football pitches, golf courses, tennis courts, all within a 15-minute drive of the site.

**Parks**

The closest park to the subject site is Newbridge Demesne—within a 10 minutes’ walk. This park welcomes approximately 100,000 visitors annually and consists of circa 150 hectares of pastureland, woodland, watercourses, pleasure grounds and children playgrounds. There is also the Newbridge House and Farm open to visitors.

It is important to note the proximity of Donabate Beach, which is only 5-min away by car, or 30-min walk from the subject site. Also, Portrane Beach is located within a 7-min drive from the site, or 10-min via bus. Notwithstanding the above, there are several golf courses within the surrounding environs which provide expansive open space and abundant green areas.



Fig. 10 – Location of parks around the area (application site outlined in red).

Parks		
No.	Name	List of Services
1	Newbridge Demesne	Recreational walks, watercourses, children playgrounds, pleasure grounds, woodland
2	Turvey Golf Club and Hotel	Golf club, nature reserve
3	Beaverstown Golf Club	Golf club
4	Donabate Golf Club	Golf club

Table 5 – List of parks and golf courses within the vicinity of the subject site.

## 4.3 Retail Provision

The Audit will now look further into the number and location of retail provision within proximity of the subject site. These provide an important function in the overall quality of life for the future residents of the proposed development. In this regard, it is noted that the retail provision ranges from large convenience food supermarkets to comparable good facilities within a 15-minute drive of the subject site.

The Development Plan 2017–2023 identifies Donabate as a ‘Level 4: Small Towns and Village Centres’ within Fingal’s Retail Hierarchy. As such, Level 4 centres should meet the everyday needs of the local population and surrounding catchment. This level of centres should generally provide for *“one supermarket ranging in size from 1,000-2,500 sqm with a limited range of supporting shops”*. As well as this, an adequate number of services, community infrastructure or health clinics clustered to create a focus for the local populations. It is submitted that the level of retail offerings within Donabate is sufficient to cater for the proposed development. Notwithstanding this, there is 1 no. retail unit provided as part of the proposal.

There are a number of retail offerings along Main Street, including Donabate Shopping Centre which comprises a supermarket (SuperValu), local convenience shops, pharmacy, services and post office. There are also hair studios, take-aways and restaurants/public houses within the Main Street area and close to the subject site. Therefore, the existing shops cater for the daily necessities of the residents and have the capacity to cater for the influx of population arising from the proposed development.

As well as the above, there are permitted retail/commercial units located immediately adjacent the proposed development (Reg. Ref. F15A/0181) which comprise a retail convenience foodstore (suitable for an Aldi/Lidl), 4 no. retail units, a café and a restaurant.

The injection of new population into this area, immediately adjoining Donabate Train Station, will enable the local shops to thrive and will also have the population to support the sustainable growth of the town centre.



Fig. 11 – Retail offerings along Main Street, Donabate.





Fig. 12 – Retail offerings along Main Street, Donabate.



Fig. 13 – Location of retail facilities around the area (application site outlined in red).

Retail Facilities			
No.	Name	Address	Type
1	SuperValu Donabate	Unit 5, Donabate Shopping Centre, Main Street, Ballalease West, Donabate, Co. Dublin	Supermarket
2	Donabate Shopping Centre	Main Street, Ballalease West, Donabate, Co. Dublin	Shopping centre offerings, range of local convenience shops, post office, bookmakers
3	MACE Donabate/Maxol Donabate	Hearse Rd, Donabate, Co. Dublin	Maxol petrol station, convenience shop
4	Donabate Main Street	Main Street, Ballalease West, Donabate, Co. Dublin	Restaurants, take-aways, range of local convenience shops, hair studios
5	Convenience Foodstore (Commercial Hub)	Turvey Walk, fronting Turvey Avenue, Donabate, Co. Dublin	Convenience foodstore, commercial/retail units, café, restaurant

Table 6 – List of retail facilities in proximity of the site.

## 4.4 Healthcare Facilities

There is a range of healthcare provision in the vicinity of the subject site, including GP clinics, health centres and pharmacies. There are a number of pharmacies in the surrounding area. Beaumont Hospital is located 16km from the subject site. These facilities are listed in Table 7 below.



Fig. 14 – Location of healthcare facilities around the area (application site outlined in red).

Healthcare Facilities			
No.	Name	Address	Type
1	Donabate Clinic	Unit 1, Warrington Mews, Main St, Ballalease West, Donabate, Co. Dublin	Medical Centre: GP, paediatrics, psychiatry, obstetrics and gynaecology, dermatology nurses
2	Brennan's Life Pharmacy	Fairways Mall, 1 Main St, Ballalease West, Donabate, Co. Dublin	Pharmacy
3	Tobin's Pharmacy	Unit 3, Keeling's Court, Main St, Ballalease West, Donabate, Co. Dublin	Pharmacy
4	Donabate Pharmacy	Unit 1, Ballalease North, Portrane Road, Donabate, Co. Dublin	Pharmacy
5	Donabate Family Medical Centre	Unit 4, Portrane Rd, Ballalease North, Donabate, Co. Dublin	GP Practice

Table 7 – List of healthcare services in proximity of the site.

## 4.5 Religious and Community Provision

There are several religious centres in the area including Catholic, Protestant and Anglican churches. 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.



Fig. 15 – Location of religious centres around the area (application site marked by red star).

Religious and Community Services			
No.	Name	Location	Type
1	St. Patrick's Church	Main St, Ballalease West, Donabate, Co. Dublin	Catholic Church
2	Presbyterian Church	Donabate Community Centre, Portrane Rd, Ballalease North, Donabate, Co. Dublin	Protestant Church
3	St. Patrick's Church of Ireland	The Square, Ballalease West, Donabate, Co. Dublin	Anglican Church

Table 8 – List of religious centres in proximity of the site.

## 4.6 Demographic Profile

### *Population Distribution and Movement*

A study of the Census results from 2011 and 2016, by electoral division, was completed in order to provide a more accurate profile of the population in Donabate (ED). The site for the proposed development falls under this electoral division.

Based on the aforementioned results, there has been a population increase in the area relating to Donabate (ED), albeit it did not reach the level of population change from the 2006 Census and has not achieved major discrepancies from the 2011 Census.

#### Population change in Ireland's cities and towns, 2011-2016

	Dublin city and suburbs	Donabate
Census 2016	1,173,179	7,443
Census 2011	1,110,627	6,778
Actual change	62,552	665
Percentage	5.6 %	9.8 %

*Table 9 – Comparison of population change (data taken from the CSO Census Results).*

Taking into account that the results from the 2006 Census show a population total of 5,499 persons for Donabate (ED), the change from the 2016 Census is of 1,944 (a percentage of 35.3% increase), proving that the population numbers in the area have risen significantly over the past two Censuses.

#### Average Age of Population, 2011-2016

	Donabate
Census 2016	31.2
Census 2011	29.1

*Table 10 – Average age of population showing a relatively older profile than previous results (data taken from the CSO Census Results).*

#### Age Dependency, 2011-2016

Donabate			
	Old Age Dependency	Young Age Dependency	Total Age Dependency
Census 2016	4.4	28.7	33.1
Census 2011	3.6	31.6	35.3

*Table 11 – Average age of population showing a relatively older profile than previous results (data taken from the CSO Census Results).*



As can be seen on Tables 10 and 11 above, the population age has declined slightly from the previous Census. When reviewing the dependency ratios, there is an increase for the old age dependency, as it rose from 3.6 to 4.4 in 2016; the opposite applies for the young age dependency, as it has decreased from 31.6 to 28.7 in the 2016 Census. This shows the need for a younger demographic, making the proposed scheme suitable and appropriate in order to lower the total dependency rate allowing for potential economic growth, not solely for Donabate but also the surrounding areas.

The influx of population arising from the proposed development will benefit the electoral division as well as Fingal; in particular, a younger demographic profile—such as the one being proposed—will offer the social support needed for further improvements to the accessibility and connectivity of Donabate, even favouring the use of public transport.

Donabate has an active population, with 70% of its citizens between 15 and 64 years old (Census 2016). The population is in constant growth and it is expected to reach 23,000 citizens by 2028. Donabate is surrounded by employment areas, i.e. Dublin Airport, Dublin City, Swords, which have good transport and connectivity links, with Dublin City being only 30min away by train.

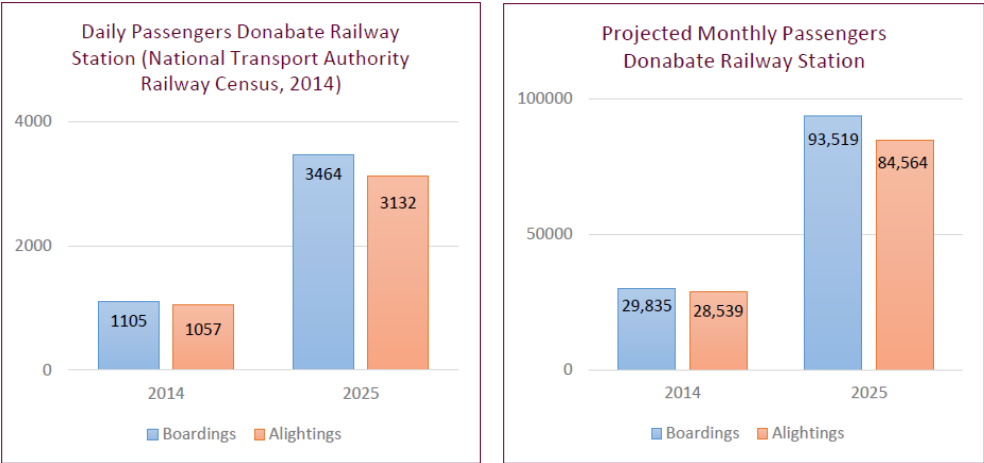


Fig. 16 – Daily and monthly passengers for Donabate Railway Station (Source: Socio-demographic analysis of Donabate).

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 Donabate.

## 5.0 Conclusion

Downey Planning have prepared this Audit on Community and Social Infrastructure on behalf of Elchior Construction Ltd., in support of a planning application for a proposed strategic housing development on lands adjacent to the existing residential development known as 'The Gallery', Turvey Walk, off Turvey Avenue and to the west of Donabate Train Station, Donabate, Co. Dublin. Planning permission is sought for the construction of a residential development of 144 no. apartments (26 no. 1 beds, 100 no. 2 beds, and 18 no. 3 beds) in 3 no. blocks, with ancillary amenity/commercial space adjoining The Gallery, Donabate.

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, with a number of anticipated and planned developments (i.e. childcare facilities, primary schools, post-primary schools) which will increase the quantum of available capacity. It is important to note that there is only 1 no. post-primary school within Donabate, however secondary school students tend to travel greater distances than those in primary school and would avail of public transportation. Given the proximity of the subject site to the Donabate Train Station, and the likelihood of post-primary students availing of public transportation, the available capacity within Donabate is considered to be sufficient 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 close proximity of the site. Newbridge Demesne is located in the vicinity of the site and provides a wide range of activities that include a variety of events, farm trails, recreational walks, children playgrounds, and open space area. Additionally, there are a number of golf courses and sports pitches within Donabate, all available and capable of catering for future residents of the proposed development.

In relation to retail offerings, there is a wide range of commercial and retail shops within a five minute walk of the site, including the permitted units as part of Reg. Ref. F15A/0181, which would cater for the influx of new population into the area as well as current residents. The new population will further support the existing and permitted shops and will assist in the consolidation of the town's retail core as well as the surrounding environs.

In light of the foregoing, Downey Planning 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 Donabate.

## 5.1 Map of Existing and Proposed Community and Social Infrastructure

