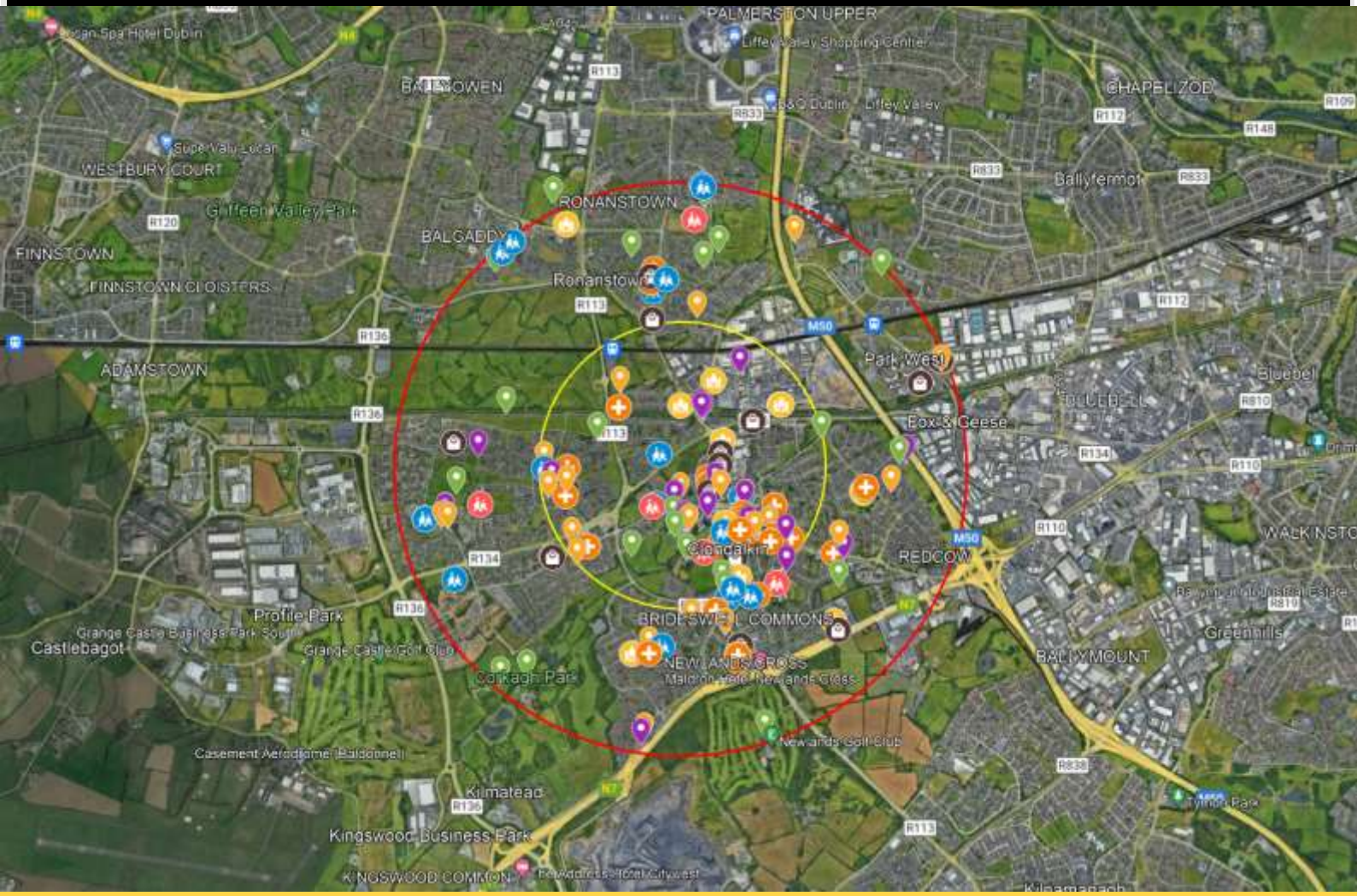
DOWNEY
29 Merrion Square, D02RW64

COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT



Proposed Large Scale Residential Development

Elmfield,
Ninth LockRoad,
Clondalkin,
Dublin 22.

Applicant: Thornmeadow Developments Limited.

August 2026

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DOWNEY Document Control			
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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, Thornmeadow Developments Limited. This Community and Social Infrastructure Audit has been prepared to accompany a proposed residential development on the subject site. The applicant, Thornmeadow Developments Limited, intends to apply for a proposed Large-Scale Residential Development on lands at Elmfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22.

Planning permission is being sought from South Dublin County Council in relation to the following proposed development:

"We, Thornmeadow Developments Limited, intend to apply for permission for a Large-Scale Residential Development on lands at the Securispeed Logistics site, Elmfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22.

The proposed development will consist of the demolition of the existing warehouses and structures on the site and the construction of a mixed-use residential led development comprising a total of 408 no. residential units (403 apartments consisting of 24 no. studio units, 230 no. 1 bed units and 149 no. 2 bed units, and 5 no. 3 bed 2 storey houses) and 1 no. childcare facility. The proposed development will comprise the following:

(a) Block 1 is a 9-storey mixed-use building comprising 64 apartments (32 no. 1 bedroom units, 32 no. 2 bedroom units), with associated private balconies; bin store; plant and switch room; esb substation; green roofs; pv panels at roof level and a childcare facility at ground level.

(b) Block 2 is a 5-storey apartment building comprising 114 apartments (24 no. studio units, 54 no. 1 bedroom units, 36 no. 2 bedroom units) with associated private balconies/terraces; bin stores; bicycle parking; plant rooms; a communal roof terrace at fourth floor level; green roofs and pv panels at roof level.

(c) Block 3 is a 5-storey apartment building comprising 112 apartments (68 no. 1 bedroom units, 44 no. 2 bedroom units) with associated private balconies/terraces; bicycle parking; bulky items stores; bin stores; plant and switch rooms; 2 no. esb substations; green roofs and pv panels at roof level.

(d) Block 4 is a 5-storey apartment building comprising 113 apartments (76 no. 1 bedroom units, 37 no. 2 bedroom units) with associated private balconies/terraces; bin stores; bicycle stores; bulky item stores; 2 no. esb substations; plant and switch rooms; green roofs and pv panels at roof level; and undercroft car parking (62 no. car parking spaces and 2 no. motorcycle parking spaces).

(e) 5 no. own-door houses (comprising 2 no. 2 storey, 3-bedroom detached units; and 3 no. 2 storey, 3-bedroom terraced units) with associated private balconies/terraces.

(f) The proposed development will also comprise 203 no. car parking spaces (141 spaces at surface level and 62 no. at undercroft level and including EV and Accessible spaces), 778 no. bicycle parking spaces (comprising short-term surface spaces, long-term spaces in bike stores

and cargo bike spaces), refuse and storage areas, plant, landscaping, open space, boundary treatment, public lighting, drainage, and all infrastructural and engineering works necessary to facilitate the proposed development, including connections to existing services at the Ninth Lock Road and New Nangor Road. Vehicular access will be via the existing industrial estate road off Ninth Lock Road. "

This document outlines the range of community services and facilities that are available within the surrounding area of the subject site in order to accommodate the proposed development. This document is being submitted as part of the overall planning application.

This Community and Social Infrastructure Audit demonstrates the supply of education, childcare, healthcare, and retail facilities within a 2km radius of the subject site, along with a variety of recreational and sports facilities.

2.0 SITE LOCATION & DESCRIPTION

The site itself is irregular in shape and extends to approximately 2.66 hectares. It is bound to the north by a Lidl supermarket and mostly undeveloped open space lands of the Church of Jesus Christ Latter-day Saints, to the west by a mixed-use development and further Ninth Lock Road, to the south by the Ardale Property Group industrial lands, and to the east by the back gardens of the Riversdale Road residential estate.



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

There is currently a mixture of uses on the site including the Securispeed logistics warehouse, the VSDirect marketing company, and the JM Work Wear retail building, all surrounded by car parking areas, as well as some grassland around the boundary. The proposed development will also include

the demolition of the structures currently located on the site in order to facilitate the construction of the development.

There is a mix of land uses in the vicinity of the subject site, including residential, retail, commercial, educational and health, such as the Mill Shopping Centre. This is reflective of the fact that the site is adjacent to the centre of Clondalkin. The wider surrounding lands contain mainly residential developments north of the village of Clondalkin, north along the Grand Canal and New Nangor Road, and on Monastery Road near the M50.

The area of Clondalkin benefits from its proximity to a wide range of transport networks, which includes four connections to the M50, N7 and N4 roads, with the N7 being located just south of the subject site. A number of public bus service routes run through Clondalkin including the 76A, 51D and L54, with these routes connecting Clondalkin to more South Dublin areas such as Tallaght, areas outside Dublin such as Harristown co. Kildare and Dublin City Centre locations such as Poolbeg Street. The Clondalkin/Fonthill Train Station train is situated is located approximately 1.5 km north of the subject site, which services the following routes: Dublin Heuston - Cork (all intermediate stations), Dublin Heuston - Waterford Grand Canal Dock and Dublin Heuston – Portlaoise.

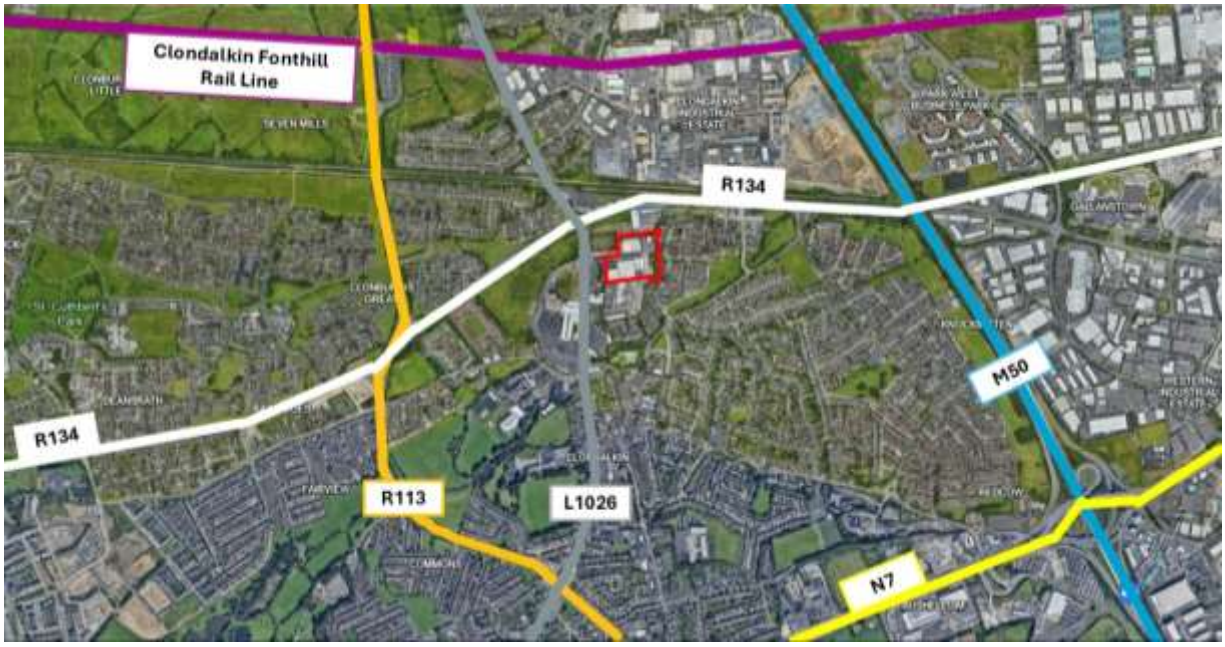


Figure 2: Wider context of the area, with transport networks highlighted (subject site outlined in red).

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development subject to this LRD application provides for the following:

"We, Thornmeadow Developments Limited, intend to apply for permission for a Large-Scale Residential Development on lands at the Securispeed Logistics site, Elmfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22.

The proposed development will consist of the demolition of the existing warehouses and structures on the site and the construction of a mixed-use residential led development comprising a total of 408 no. residential units (403 apartments consisting of 24 no. studio units, 230 no. 1 bed units and 149 no. 2

bed units, and 5 no. 3 bed 2 storey houses) and 1 no. childcare facility. The proposed development will comprise the following:

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The proposed development has emphasised enhanced connectivity between the subject lands and the surrounding Clondalkin area, thus prioritising high-quality shared surfaces and public realm, with a pedestrian and cycle-first approach. The proposed linear park contributes to the improvement of the overall open space for the area and potential future infrastructure.

4.0 DEMOGRAPHIC PROFILE

The following provides a demographic profile of the Subject Assessment Area in the context of the subject lands. This is to provide an assessment of population distribution and movement in the area, where the subject lands are located in. With respect to the subject site location, the site is located within the administrative area of South Dublin County Council and falls within Clondalkin-Monastery

Electoral Division. However, as previously noted within this assessment, the assessment area has been extended into a wider catchment to also comprise Clondalkin-Dunawley and Clondalkin.



Figure 3: Subject Site (red dot) Location within the Assessment Area (Source: CSO SAPMAPs 2022).

4.1 Demographics of Clondalkin

Census 2022 results show that the population of the subject area stood at 32,043 at the time surveyed, representing an increase of 252 (0.8%) since the last Census in 2011.

Table 1. Table illustrating population change within our Subject Assessment area in comparison to total area under SDCC's jurisdiction.

	South Dublin County Council			Catchment Area		
Year	**Population**	**Actual Change**	**% Change**	**Population**	**Actual Change**	**% Change**
2011	265,205	-	-	30,273	-	-
2016	278,767	+13,562	+5.1%	31,791	+1,518	+5.0%
2022	301,075	+22,308	+8%	32,043	+252	0.8%

Table 2. Population changes within each Electoral Division within the scope of the Subject Assessment.

Eds	2011	2016	2022	% Change 2016-2022
Clondalkin-Dunawley	10,877	11,323	11,298	-0.2%
Clondalkin Village	8,492	9,152	9,388	+2.6%

Clondalkin-Monastery	10,904	11,316	11,357	+0.4%

It should be noted that while the populations of Clondalkin Village and Clondalkin-Monastery have grown between 2016 and 2022 (+2.6% and +0.4% respectively, the population of Clondalkin-Dunawley has shrunk by -0.2% in that time period. This does not point to a lack of demand but rather to a severely inadequate provision of housing within this local area at present.

As shown in table 3 below, 67% of households residing within the subject assessment area are small sized households (7,370 households) with 46% of households alone comprising of just 1 and 2 person households.

Table 3. Table comparing latest household formation information between South Dublin County Council and our Subject Assessment Area.

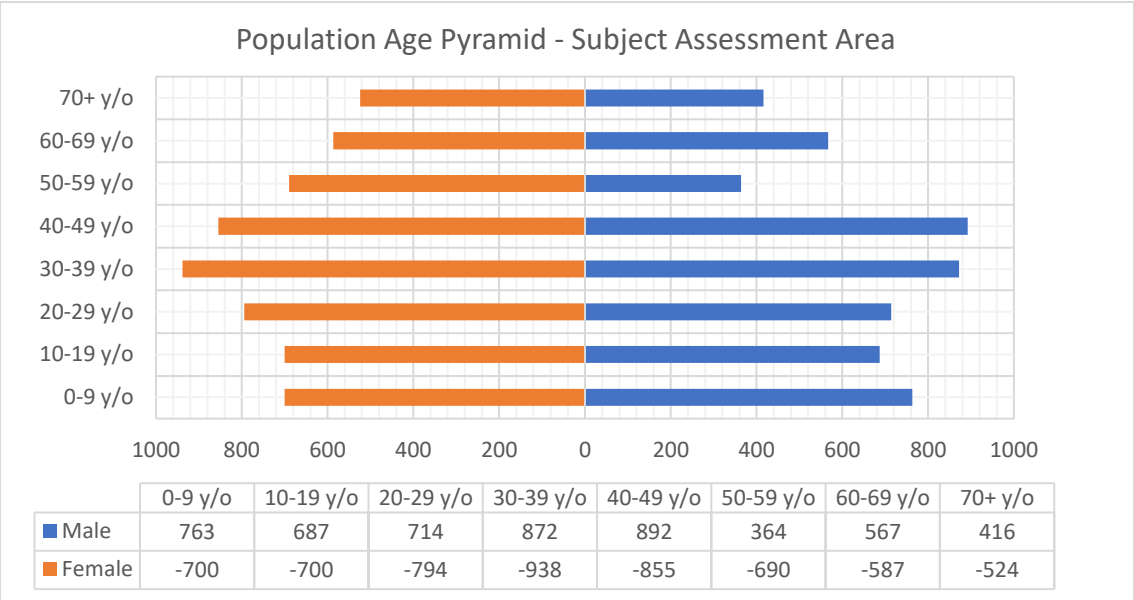
Household Formation					
South Dublin County			**Catchment Area**		
1 person households	17,380	17%	**1 person households**	2,110	19%
2 person households	27,003	27%	**2 person households**	3,011	27%
3 person households	20,286	20%	**3 person households**	2,249	21%
4 person households	20,316	20%	**4 person households**	2,099	19%
5 person households	15,379	15%	**5 person households**	1,491	14%
Total	**100,364**	-	**Total**	**10,960**	-

Investigating the age profile of the town over the Census 2022-2016 indicates that despite the sizeable decline in the population aged between 0-9, the younger age cohorts still form the greatest share of the population residing in Clondalkin. There was a notable drop in cohort aged 30-39, which can partially be an outcome of housing market failing to meet the growing demand. The greatest share of the population growth however, occurred in 70+ age cohort followed by 40-49 years old.

Table 4. 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	5,111	4,230	-17.2%
10-19 Years	4,057	4,528	+11.6%
20-29 Years	4,167	3,990	-4.2%
30-39 Years	5,929	4,850	-18.2%
40-49 Years	4,345	5,067	+16.6%
50-59 Years	3,793	3,803	+0.3%
60-69 Years	2,839	3,302	+16.3%
70+ Years	1,450	2,273	+56.8%
Total	**31,791**	**32,043**	**+0.8%**

The population pyramid below (Figure 4) shows the town age distribution in more detail. A peak of births in 1980's shows up in the 30-39 age category, and another peak in the number of births occurred in 2000's and shows up in the 0-9 age category. Overall, the age pyramid indicates a young population residing in the town, which is expected to grow in the coming years. There is also a high number of people aged 70+, indicating that this is a desirable area for retirement.



	0-9 y/o	10-19 y/o	20-29 y/o	30-39 y/o	40-49 y/o	50-59 y/o	60-69 y/o	70+ y/o
Male	763	687	714	872	892	364	567	416
Female	-700	-700	-794	-938	-855	-690	-587	-524

Figure 4: Population Age Pyramid of the subject assessment area.

As it is mapped on Figure 5 below, the overall distribution of population in Census 2022 indicates that there are noticeably significant variances in population density trends within ED's throughout the subject assessment area. Clondalkin-Dunawley has a population density of 2,382.4, while Clondalkin-Village has a population density 1,555.2 and Clondalkin-Monastery has a population density of 2,877.

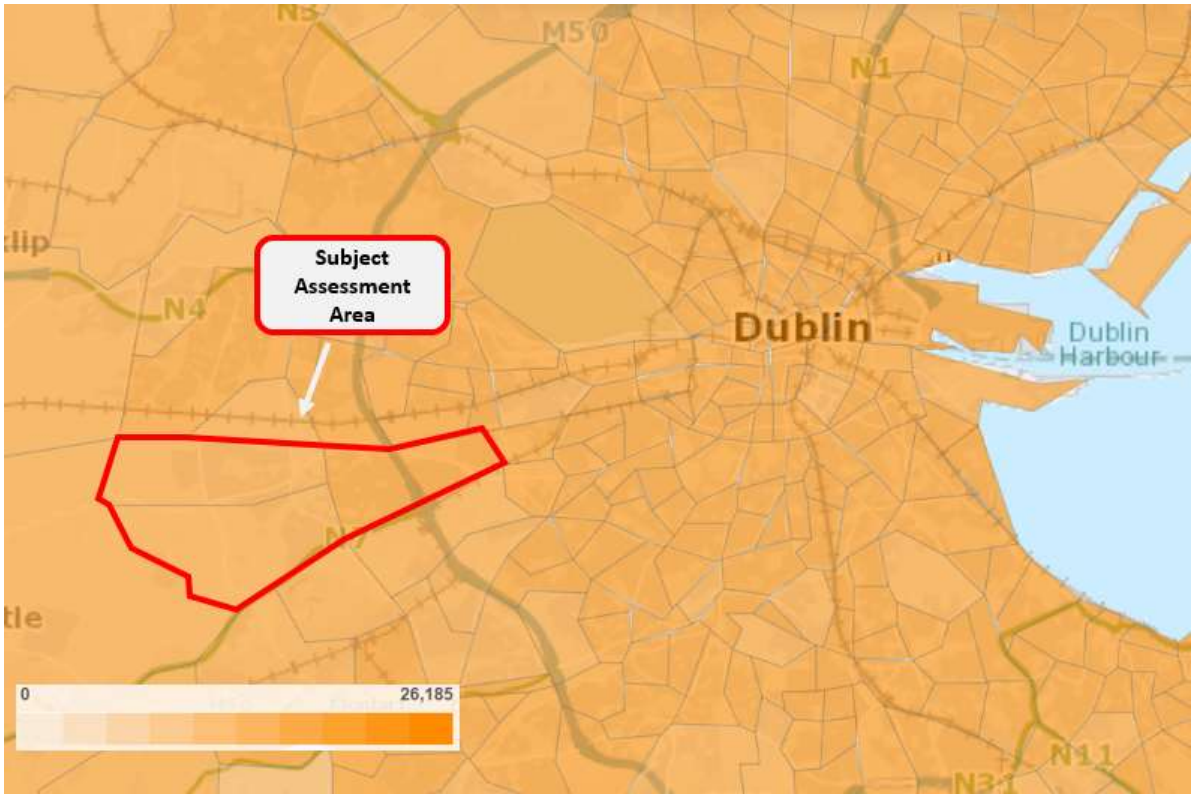


Figure 5: Spatial Distribution of population density within the subject assessment area.

4.2 Population Distribution and Movement

Table 5. Population by Age Cohort comparing Census 2022 to Census 2016.

Size of Household	Households	% of Total
1 person household	2,110	19%
2 person household	3,011	27%
3 person household	2,249	21%
4 person household	2,099	19%
5 person household	1,491	14%
Total	10,960	-

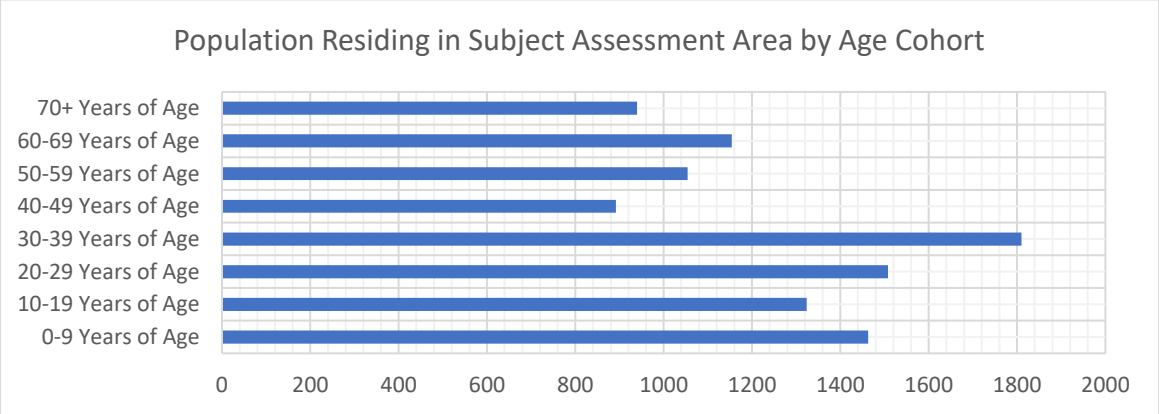


Figure 6: Breakdown of the population residing within the three subject ED's of our assessment.

Based on the aforementioned results, the subject assessment area is expected to have a steady population growth with the greatest share of the population residing in the Clondalkin-Monastery

electoral division. This population is characterised with young age profile and smaller sized households. Despite a slight decline in Clondalkin-Dunawley ED, which the proposed development falls under, the area demonstrates notable potential for accommodating a notable share of South Dublin's growing population. This is further supported by the existing infrastructure and community facilities and amenities assessed in the Audit. On the other hand, the influx of population arising from the proposed development will benefit each electoral division within the Clondalkin area as well as the surrounds as this will offer the social support needed for further improvements to the accessibility and connectivity of Clondalkin, even favouring the use of public transport. Clondalkin is surrounded by numerous employment areas, which have good transport and connectivity links. 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 Clondalkin.

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 South Dublin County Development Plan 2022 - 2028, the vision of Chapter 4 'Social & Community' is as follows:

> *"The creation of healthy, inclusive and sustainable communities where all generations have local access to social, community and recreational facilities, and parks and green spaces, to suit their needs."*

The subject site is zoned *'Town Centre'* as per the current South Dublin County Development Plan (2022-2028). The key objectives for areas under the Town Centre zoning designation are '*to protect, improve and provide for the future development of Town Centres'*.

The Development Plan recognises Clondalkin as a Key Urban Centre within Dublin City and Suburbs for South Dublin County, and it is designated as part of 'Dublin City and Suburbs' in the RPGs Settlement Hierarchy. As part of the consolidation of the Metropolitan Area, these towns *"future growth within the County will be prioritised in the Dublin City and Suburbs area first to encourage population growth close to existing and planned employment, services, key transport infrastructure and local amenities. This will ensure a critical mass of people to continue the viability of such services. In this regard, higher densities should be applied to the Dublin City and Suburbs settlement with a graded reduction in the lower-level settlements in line with prevailing Ministerial Guidelines".*

Section 2.4.3 of the current Development Plan states that *"Under the RSES, RPO 3.2 requires local authorities in preparing their core strategies to set out measures to achieve compact urban development targets of at least 50% of all new homes within or contiguous to the built-up area of Dublin City and Suburbs and a target of at least 30% for other urban areas".*

Table 13 of the Development Plan notes that Dublin City and Suburbs is targeted to grow in population by 42,088 persons or 16% up to 2028 from 2016, which is being superseded by recent Government Guidelines.

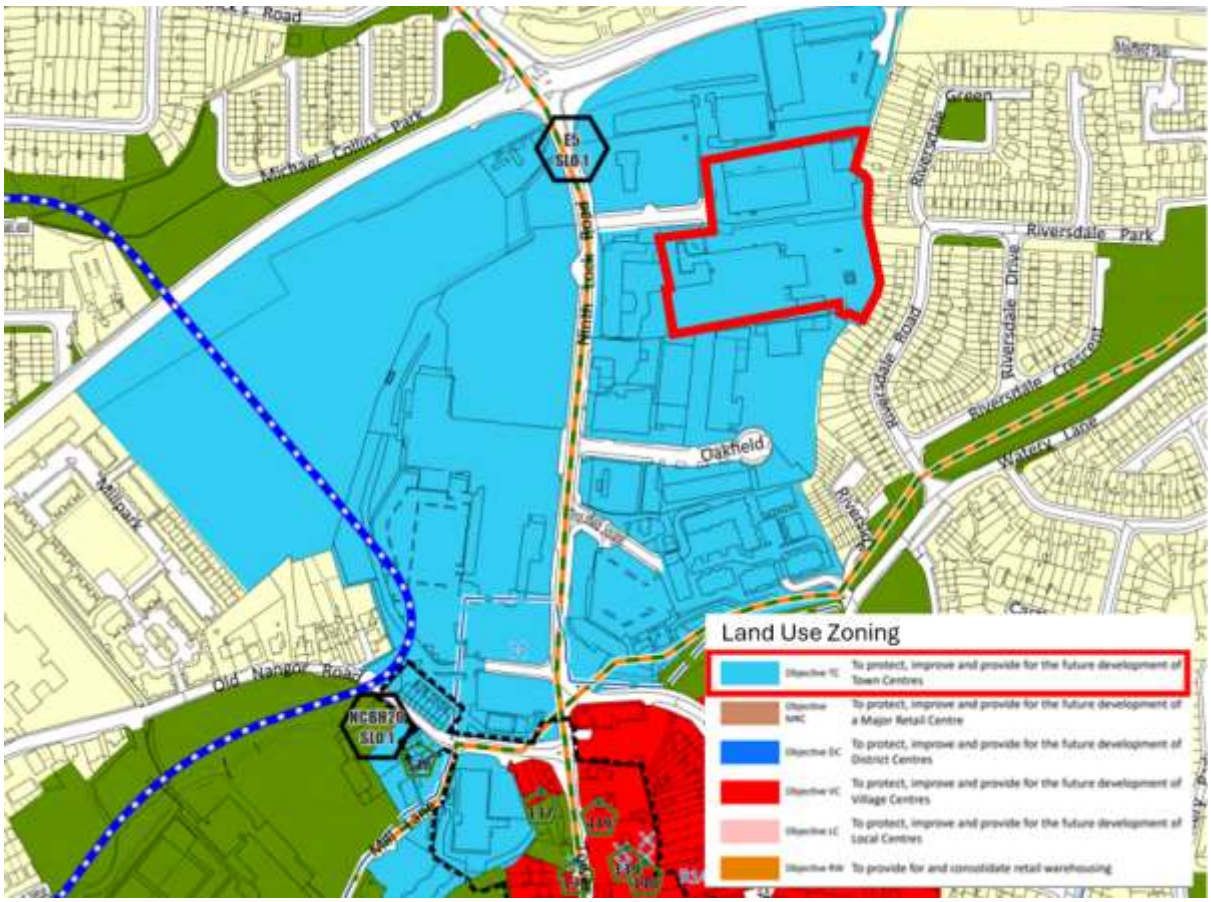


Figure 7: Extract of zoning map from the current South Dublin County Development Plan (subject site outlined in red).

As stated in the Development Plan, the Council *"recognises that the provision of good quality community facilities in existing and developing areas is a key element in the development of sustainable communities across the County" and* therefore aims to ensure that an appropriate range of community facilities is provided in all communities.

The proposed development will deliver a residential scheme that integrates seamlessly with the surrounding area and contributes positively to the existing community. It will create new, accessible places and spaces for both future residents and the wider public. The site offers a unique opportunity for growth and vitality, particularly given its strategic location within the town centre.

The proposed development will bring new residents to the area, helping to strengthen connections and reinforce the existing network of the local centre. This, in turn, will support and enhance the retail offering and broader strategic goals outlined in the South Dublin County Council Development Plan 2022–2028. According to the Audit findings, the site is well served by public transport and has adequate road capacity to accommodate the incoming population, aligning with the Council's policy objectives set out in the Development Plan where it is the policy of the Council *"to support the sustainable long term growth of Metropolitan Consolidation Towns through consolidation and urban expansion"*, and also to *"promote higher densities (50+ units per hectare) subject to meeting qualitative standards at appropriate locations, in urban built-up areas, especially near urban centres*

and / or high-capacity public transport nodes in line with prevailing Section 28 Ministerial Guidelines and where it can be demonstrated that the necessary infrastructure is in place or can be provided to facilitate the development". It is submitted that the proposed development would be appropriate for its context, ensuring there is sufficient population to sustain community and social infrastructure in the area.

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 2-kilometre radius of the subject lands.

5.1.1 Childcare Facilities

There were a recorded no. 17 childcare facilities within a 2-kilometre vicinity of the subject site. Figure 8 illustrates the childcare provision within the area.

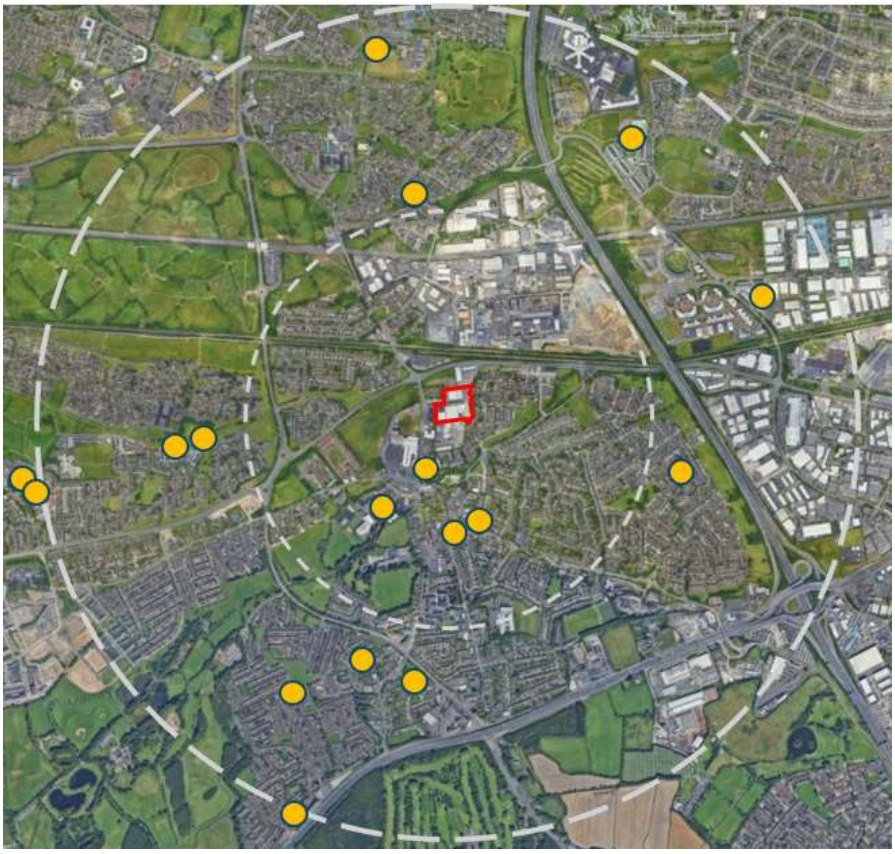


Figure 8: Location of Childcare Facilities within 2km of the Subject Lands (approximate boundaries of site outlined in red).

Table 6. Childcare Facilities approximately 2km Radius of Subject Lands (source: Tulsa.ie updated by DOWNEY)

Tusla Number	Name	Address	Max Capacity	Type of Service Age Profile	Capacity
TU2015DS045	Footprints Montessori & Afterschool	Clondalkin Sports & Leisure Centre, Nangor Road, Clondalkin, Dublin 22, Co. Dublin	53 children	Sessional (0-6 years)	At Capacity

Tusla Number	Name	Address	Max Capacity	Type of Service Age Profile	Capacity
TU2015DS067	The Village Day Care & Montessori School Ltd	64 Laurel Park, Clondalkin, Dublin 22, Co. Dublin	76 children	Fulltime (0-6 years)	5
TU2018DS507	Castle Kids Montessori	3 Castle Crescent, Clondalkin	22 children	Pre-school / sessional (2-6 years)	At Capacity
TU2015DS205	The Meadows Preschool	17 Monksfield Meadows, Clondalkin	17 children	Pre-School / Sessional (2-6 years)	At Capacity
TU2019DS006	Alpine Kidz	Unit 1, Green Isle Business Park, Boot Road, Clondalkin	31 children	Part time / sessional (2-6 years)	At Capacity
TU2015DS043	Mrs Giggles at Lilyput Lane	Rear of 29 Boot Road, Clondalkin, Dublin 22, Co. Dublin	40 children	Full day / Part time / Sessional (2-6 years)	4
TU2015DS111	Little Gems Childcare	Suaimhneas, Commons Road Clondalkin, Dublin 22, Co. Dublin	60 children	Sessional / Full time / Part time (0-6 years)	At Capacity
TU2015DS139	Bambi's Childcare Ltd	Green Park Shopping Centre, 3 St John's Dr, Clondalkin	22 children	Part time / Sessional (3-6 years)	4
TU2015DS021	Rainbow Magic Pre-school	St.Jude's, 3 Bawnogue Cottages, Old Nangor Road	22 children	Sessional (2-6 years)	At Capacity
TU2015DS080	StartBright Deansrath	St Cuthberts Rd, Deansrath, Clondalkin	40 children	Part Time / sessional / pre-school (2-6 years)	At Capacity
TU2015DS094	Deansrath Family Centre	Deansrath Health Centre, St. Cuthbert's Road, Clondalkin, Dublin 22, Co. Dublin	25 children	Pre-school / sessional (2-6 years)	At Capacity
TU2017DS501	Mrs Giggles	Bawnogue Community Centre, Bawnogue, Clondalkin, Dublin 22, Co. Dublin	22 children	Sessional (2-6 years)	3
TU2015DS181	StartBright Bawnogue	1st Floor, StartBright Head Office Bawnogue Enterprise Centre, Bawnogue Rd, Dublin 22, D22 DY68	51 children	Full-time (1-6 years)	At Capacity
TU2021DS001	Superstars ELC	20 Cooleven Green, Clondalkin, Dublin 22, Co. Dublin	52 children	Full time / Sessional / Part time (2-6 years)	At Capacity
TU2015DY387	Babes in the Woods Creche	Cedar Brook Walk, Cherry Orchard, Dublin 10	70 children	Full time (0-6 years)	At Capacity
TU2015DS134	Giraffe Childcare – Parkwest	The Retail Plaza, Park West Business Park, Nangor Road, Dublin 12	96 children	Full time / Part time (0-6 years)	At Capacity
TU2015DS031	Oakview Village Clondalkin	South Dublin County Council, Clondalkin Civic Centre, Clondalkin, Dublin	53 children	Full time (0-6 years)	At Capacity
	Overall Existing Capacity		**Children 699**		**16**

5.1.2 Potential Childcare Demand Arising from Proposed Development

Excluding the studios, and 1-bed units proposed as part of this development, then an overall total of 154 no. units (149 no. 2-bed units & 5 no. 3-bed units) may be deemed to be able to accommodate families and therefore may generate demand for childcare places. However, there are a lot of 2-bed/3-person units, it is likely that not all of the 2 bed units will comprise family units and as such a reduced demand is likely. The Apartment Guidelines also advise that a reduce quantum of 2-bedroom units may be assessed when considering childcare demand. In this regard, a reduction of 50% is being applied. Therefore, a total of 80 units are considered as being able to generate demand for childcare.

As mentioned earlier, Census 2022 recorded an average household size of 2.9 persons per unit for the assessment area. Applying the average household size to 80 no. units capable of accommodating families would generate 232 total residents within these units. Across the assessment area's population in 2022, 6% were in the 0-4 age groups while 12% were in the 5-12 age cohort.

When the proportion of primary school-attending population was applied to total number of potential residents in the proposed development, ***it is estimated that up to 14 children being within the 0-4 age group, and 28 children being within the 5-12 age cohort.***

DOWNEY submit that on the basis of 408 units with the current unit mix proposed, and in light of current guidelines relating to the provision of childcare facilities, the provision of a creche facility of c.350sqm, would significantly exceed the minimum requirement for this scale of development and would provide for the anticipated demand of 14 no. childcare spaces, as outlined above.

A secondary calculation is based upon guidance given in Childcare Facilities Guidelines for Planning Authorities (2001), specifically Appendix 2 of the Guidelines which stipulates the provision of 20 no. childcare places per 75 no. residential places. In regard to the mentioned guidelines, there would be a need for 21 no. childcare places.

Childcare Provision		
Total Units	408 units	
Number of 2 and 3 Bed Units	154 units	
50% of 2 and 3 Bed Total	80 units	
Total childcare provision	/75x20	21 children
Total child clear space based on 2.94sqm per child.	21 x 2.94	62sq.m
Total outdoor space provision based on 4sqm per child.	21 x 4	84sq.m
Proposed Overall Crèche Area		350 sq.m

Table 7: Childcare provision calculation concerning the proposed development.

A childcare facility of 350 sq.m. is also being proposed within Block 01A, which would cater for the anticipated demand and more as it will be able to accommodate 31-35 no. children. It is at ground level towards the front of the development and so will be readily accessible to the wider public.

DOWNEY is of the considered opinion that while there is a quantity of childcare facilities within the subject assessment area, it is our intention that this subject development will aid the availability of

childcare within the local area and will address any potential shortfall, through the provision of a c.350 sq.m creche facility with associated outdoor play area.

5.1.3 Primary Schools

As illustrated in Figure 9 below, and within the School Demand Assessment Report prepared by DOWNEY and submitted with this proposal, there are 16 no. primary school within a 2km radius of the subject site, with an additional 6 schools just outside of this radius, catering to the emerging demand of the proposed scheme, with a potential demand for 29 primary school places being envisioned to be generated by this proposed development. The details of these schools are summarised in Table 7 below.

All subject schools were directly contacted by DOWNEY to ascertain existing and future envisaged student capacity.

The identified capacity of each school was found online at Schooldays.ie and the Department of Education and Youth's online list of schools using the 2024/2025 enrolment figures. It is however, suggested that there is sufficient capacity within the primary-school level in the vicinity of the site to cater for the proposed development.



Figure 9: Location of Primary Schools (approximate boundaries of the subject site outlined in red).

Table 7. Primary Schools within 2km Radius of the Subject Lands (source: DoEY & Schooldays.ie updated by DOWNEY).

	Roll No.	Name	Address	Enrolment (2023/24)	Capacity at Present	Envisaged Future Capacity Increase
Primary Schools within a 1 km radius of the Subject Site	19566I	Clonburris National School / Our Lady Queen of Apostles	Clonburris Clondalkin Dublin 22, Dublin Belgard	Boys: 247 Girls: 223	40+	Envisaged to increase capacity at present
	19509T	Scoil Nano Nagle	Bawnoge Clondalkin Dublin 22, Dublin Belgard	Boys: 138 Girls: 122	30+	Envisaged to increase capacity at present
	19855P	Gaelscoil Chluain Dolcain	Bothar Nangor Cluain Dolcain Baile Atha Cliath 22, Dublin Belgard	Boys: 205 Girls: 236	30+	Available places may increase
	19991A	GaelScoil na Camóige	Bóthar an Úllord, Cluain Dolcáin, Baile Átha Cliath 22	Boys: 115 Girls: 120	None	N/A
	18642Q	St John's National School	Tower Road Clondalkin Dublin 22, Dublin Belgard	Boys: 54 Girls: 35	10+	Envisaged to grow slightly
	18655C	St Joseph's School	Clondalkin Dublin 22, Dublin Belgard	Boys: 374	20+	N/A
	18602E	Scoil Mhuire Clondalkin	Clondalkin Dublin 22, Dublin Belgard	Boys: 74 Girls: 229	50+	Envisaged to increase capacity at present
	19642V	St Peter the Apostle Junior National School	Neillstown Clondalkin Dublin 22, Dublin Belgard	Boys: 151 Girls: 129	15+	Available places may increase
Primary Schools Located Within a 2-Kilometre Radius of the Subject Site	19569O	Neillstown National School	St Peter Apostle Ns Neillstown Clondalkin Dublin 22, Dublin Belgard	Boys: 134 Girls: 113	30+	25-50 places in coming years
	19799I	Sacred Heart National School	Sruleen Clondalkin Dublin 22, Dublin Belgard	Boys: 222 Girls: 238	25+	Capacity may grow in coming years
	19590F	Scoil Mochua	Deansrath Old Nangor Road Clondalkin Dublin 22, Dublin Belgard 22	Boys: 42 Girls: 34	None	N/A
	19707A	St Ronans National School	Deansrath Clondalkin Dublin 22, Dublin Belgard	Boys: 188 Girls: 184	40+	Capacity expected to remain consistent
	20187H	Divine Mercy Senior National School	Balgaddy Lucan Co Dublin, Dublin Belgard	Boys: 191 Girls: 152	10+	Future capacity envisioned with extension
	19865S	Divine Mercy Junior National School	Balgaddy Lucan Co Dublin, Dublin Belgard	Boys: 97 Girls: 107	45+	24 classroom school envisioned to replace current school
	19220S	Scoil Naomh Ide	Catholic, Parish: Clondalkin	Boys: 68 Girls: 182	None	Capacity may grow in coming years

	19510E	Talbot Senior National School	Bawnogue Rd, Lealand Rd, Clondalkin, Dublin	Boys:140 Girls:148	N/A	N/A
	19221U	Scoil Naomh Aine	New Rd, Clondalkin, Dublin	Boys: 50 Girls: 175	N/A	N/A
	20426W	Lucan Community National School	Balgaddy Rd, Balgaddy, Lucan, Dublin	Boys: 184 Girls: 191	N/A	N/A
	19575J	St Marys Junior N S	ROWLAGH, CLONDALKIN, DUBLIN 22	Boys: 90 Girls: 93	N/A	N/A
	19647I	St Marys Sen N S	ROWLAGH CLONDALKIN DUBLIN 22	Boys: 97 Girls: 95	N/A	N/A
	19032R	Stewarts Special Education School	Rosse Court Ave, Lucan, Dublin 20	Boys: 98 Girls: 47	N/A	N/A
	20092T	St Ultans NS	Cherry Orchard Avenue, Ballyfermot, Dublin 10	Boys: 167 Girls: 192	N/A	N/A
Total Maximum Potential Capacity				Boys: 3,126 Girls: 3,045		
				Overall: 6,171		

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 National School level to accommodate the proposed development.

5.1.4 Post-primary Schools

As illustrated in Figure 10 below, there are 5 no. post-primary schools within the 2km radius of the subject lands, with 2 other schools just outside of this radius, to cater the proposed scheme, with a potential demand for 41 children within the age group of secondary school going children being envisioned to arise from this proposed development. The details of these educational facilities are summarised in the Table 8.

The identified capacity of each school was found online at schooldays.ie and the Department of Education and Youth using the 2024/2025 enrolment. It is, however, suggested that there is sufficient capacity within the post-primary school level in the vicinity of the site to cater for the proposed development.



Figure 10: Location of Post-primary Schools (approximate boundaries of the subject site outlined in red).

Table 8. Post-primary Schools within 2km Radius of the Subject Lands (source: Schooldays.ie and DoE).

	Roll No.	Name	Address	Enrolment (2024/25)	Capacity at Present	Envisaged Future Capacity Increase
Post-primary schools within 1 kilometre radius	60121B	Moyle Park College	Clondalkin, Dublin 22	Boys: 757	Full	Not envisaged to increase
	70100W	Coláiste Chilliain	Bóthar Nangor, Cluain Dolcáin, Baile Atha Cliath 22, Dublin Belgard	Girls: 209 Boys: 224	+60	Capacity may increase in coming years
Post-primary schools within 2-kilometre radius	60122D	Coláiste Bríde	New Road Clondalkin Dublin 22, Dublin Belgard	Girls: 993	+2 to 5	Not envisaged to increase
	70040H	Deansrath Community College	Westbourne Rise, New Nangor Road Clondalkin, Dublin 22, Dublin Belgard	Girls: 164 Boys: 261	Full	Not envisaged to increase
	70041J	Collinstown Park Community College	Neilstown Rd. Rowlagh Clondalkin, Dublin Belgard	Girls: 281 Boys: 334	Full	Not envisaged to increase
	76152C	Kishoge Community College	Thomas Omer Way, Kishoge, Lucan, Dublin 22	Girls: 437 Boys: 468	Full	Not envisaged to increase

	76454S	**Griffeen Community College**	**Ninth Lock Road, Dublin 22**	**Girls: 240 Boys: 297**	**Full**	**Not envisaged to increase**
Total Maximum Potential Capacity				**Girls: 2,324 Boys: 2,341**		
				Overall: 4,665		

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 National School level to accommodate the proposed development.

5.2 Recreational Facilities

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

5.2.1 Indoor Leisure and Recreational Facilities

As can be seen in the Figure 11 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 2km 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 leisure and recreational facilities within the immediate area can be found in Table 9 below.



Figure 11: Location of Indoor Recreational Facilities (approximate boundaries of the subject site outlined in red).

Table 9. Indoor Leisure & Recreational Facilities within 2km Radius of the Subject Lands.

No.	Name	Location	Type
1	Anytime Fitness Clondalkin	The Mill Centre, Ninth Lock Rd, Clondalkin, Dublin 22	Gym
2	Clondalkin Leisure Centre	Old Nangor Rd, Clondalkin, Co. Dublin	Gym and Sports Recovery
3	Finnerty Strength & Fitness	Unit 3, Crag Avenue Business Park, Clondalkin Industrial Estate, Dublin 22	Gym
4	Ironhouse Gym & Fitness Clondalkin	Unit 3, Green Isle Business Park, Bedlesshill, Clondalkin, Co. Dublin, D22	Gym
5	Round Towers Chess Club	The Intercultural Centre, Tower Road, Clondalkin, Dublin	Chess Club
6	Q'S Snooker Club	2 Millview, Clondalkin, Dublin 22	Snooker Club
7	Krav Maga Academy, Clondalkin	Clondalkin, Dublin	Mixed Martial Arts Academy
8	Newlands Taekwon-Do Club, Clondalkin	Clondalkin Leisure Centre, Old Nangor Road, Clondalkin	Mixed Martial Arts Academy
10	Mindful Rambler Yoga	The Ninth Lock Centre, Ninth Lock Rd, Clondalkin	Yoga Club
11	Clondalkin Yoga	Watery Ln, Clondalkin	Yoga Club
12	The Yogagym AKA Gemma DEENEY Yoga & Wellness, Scoil Mhuire, Clondalkin Village	Convent Rd, Clondalkin	Yoga Club

	13	Bushido Martial Arts Clondalkin & Poise Pilates	BMA Academy of Health & Fitness, Ninth Lock Rd, Clondalkin	Mixed Martial Arts Academy
	14	Shanna Muller School of Ballet	Clondalkin Leisure Centre, Nangor Rd Old, Clondalkin, Dublin 22	Ballet School
	15	Neilstown Boxing Club	Neillstown, Dublin	Boxing Club
	16	D-Top Fitness Clondalkin	Ace Enterprise, Neilstown Park, Neillstown, Dublin 22	Fitness Centre

5.2.2 Outdoor Leisure and Recreational Facilities

There is a significant range of outdoor recreational facilities within a 1-2km radius of the subject site and its wider area. This includes GAA football clubs, a tennis club, playing pitches, skateboard parks, outdoor gyms, and a leisure complex (Figure 12). As set out in Figure 12, a variety of green spaces are also present within the subject area. The closest park to the subject site is Corkagh Park (extended on 120 hectares), approximately a 25-minute walk away. The River Camac flows through it and provides the park with a lake. The park itself includes a playground, pet farm, and sports pitches and is used for walking, jogging and cycling.

Table 10 sets out the other parks, playing fields and facilities which are located further away but within reach of the subject site. The proposed development will also include areas of public open space that will serve not only the future residential population of said proposed development but also the wider community as it will be accessible via new pedestrian and cycle connections.



Figure 12. Location of Outdoor Recreational Facilities (approximate boundaries of the subject site outlined in red).

Table 10. Outdoor Leisure & Recreational Facilities within 2km Radius of the Subject Lands.

	No.	Name	Location	Type
Outdoor Recreational & Park Facilities	1	Grand Canal Greenway	Ballymanagin Ln, Clonburris Great	Community Greenway
	2	Clondalkin Skatepark	Clondalkin, Co. Dublin	Community Skate Park
	3	Corkagh Park	Naas Rd, Newlands Cross, Dublin 22	Community Centre
	4	Outdoor Gym	14 Tor An Rí Ct, Balgaddy, Lucan	Outdoor Calisthenics Gym
	5	Bushelloaf Park	Clondalkin, Dublin	Community Park
	6	Newlands/Castle Park FC Watery Lane Pitch	Woodford Walk, Yellowmeadows, Dublin	Second pitch for Soccer Club that doubles as a community facility
	7	Round Tower Community GAA Pitch	22 Monastery Road, Clondalkin, Dublin 22	Second pitch for GAA club that doubles as a Community Facility
	8	Clondalkin Community Centre GAA pitches	14-16 Cherrywood Ave, Fairview, Dublin 22	Second pitch for GAA club that doubles as a Community Facility
	9	Outdoor Gym	Clondalkin Leisure Centre, Old Nangor Rd, Clondalkin	Outdoor Calisthenics Gym
	10	National Baseball Facility	Corkagh Demesne, Dublin	Centrepiece of Baseball Activity in Ireland
	11	Ballyowen Park	Ballyowen Park, Ballydowd, Lucan	Community Park
	12	New Cherry Orchard Park	Cherry Orchard, Dublin	Community Park
	13	Collinstown Sports Complex	Neilstown Rd, Collinstown, Clondalkin	Pitch for Hire Facility
	14	Collinstown Park	Neilstown Park, Collinstown	Community Park
	15	St. Cuthbert's Park	Kilmahuddrick, Dublin	Community Park
Sport Clubs	1	Dublin Bus Football Club	26 St Ronan's Cl, Neillstown, Dublin, D22	Soccer Club
	2	Ashwood Football Club	11 Ashwood Dr, Clonburris Great, Dublin, D22	Soccer Club
	3	Little Kickers Clondalkin	St Joseph's BNS, Boot Rd, Clondalkin, Dublin 22	Soccer Club
	4	Bluebell Knockmitten United fc	Monksfield Lawns, Knockmitten, Dublin, D22	Athletic Club
	5	Round Tower Gaa Club	Convent Rd, Clondalkin	Pocket Park
	6	Newlands Golf Club	Newlands, Newlands Cross, Dublin 22	Golf Club
	7	Collinstown Football Club	7 Neilstown Park, Raheen, Dublin 22	Soccer Club
	8	Grange Castle Golf Club	New Nangor Road, Clondalkin, Co. Dublin, D22 WY66	Golf Club

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

5.3 Community Facilities

This section of the Audit will focus on the current provision of social and community facilities within proximity of the subject site.



Figure 13: Location of Outdoor Recreational Facilities (approximate boundaries of the subject site outlined in red).

Table 11. Community Centres and Facilities within a 2km Radius of the Subject Lands.

	No.	Name	Location	Type
Community Centres and Facilities	1	St Ronan's Community Centre	Deansrath, Dublin	Community Centre
	2	Bawnogue Youth & Community Centre	Bawnogue Rd, Clonburris Great, Dublin 22	Community Centre
	3	Neilstown Community Centre	86 Wood Avens, Neillstown, Dublin 22	Community Centre
	4	Knockmitten Youth & Community Centre	Monksfield Lawns, Knockmitten	Community Centre
	5	South Dublin County Council Mobile Library Stop	Melrose Green, Kilmahuddrick	Non-profit Library
	6	Clondalkin Library	Monastery Road, Clondalkin, Dublin 22	Non-profit Library
	7	Cherry Orchard Community Centre	Cherry Orchard Grove, Cherry Orchard, Dublin 10	Community Centre
	8	Orchard Lodge Meeting Centre	Watery Lane, Clondalkin, Dublin 22	Meeting Centre
	9	The Bush Scout and Community Centre	Foxdene Ave, Balgaddy, Lucan, Co. Dublin, K78 VP97	Community Centre
	10	Rowlagh Community Centre	Neilstown Rd, Clondalkin, Dublin 22	Community Centre
	11	North Clondalkin Library	1 Liscarne Cl, Rowlagh, Dublin 22	Non-profit Library

There are multiple community centres identified throughout the Clondalkin area. There is not too many within a 1km radius of the subject site, which speaks to a potential under provision of such facilities currently within the Clondalkin area.

There has been planning permission granted for a significantly sized community centre building within Clondalkin. This site is located 2.7km away from the site and will provide a considerable increase in the amount of community space within Clondalkin. The application is as follows:

Reg. Reg. SD24A/0256W: By order dated 24th January 2025, planning permission was granted for the construction of a "*New 3 storey Community Family Centre building, size 955 sq m, containing early learning centre, therapy & consultation rooms, parenting rooms, computer classrooms, stores, offices, meeting rooms and ancillary accommodation. Externally external play areas, car parking, bike parking and shelters, bin storage, new vehicular and pedestrian access and gates off St. Cuthbert's Road, perimeter fencing and associated groundworks and signage at a site off St. Cuthbert's Road.*"

5.4 Retail Provision

This section of the Audit provides details on the retail hierarchy in its wider area, providing details on the number and location of retail provision within proximity of the subject site. These provide an important factor in the overall quality of life for the future residents of the proposed development.

Within the South Dublin County Development Plan 2022-2028, Clondalkin is defined as a 'Level 3 Neighbourhood Centres, Local Centres-Small Towns and Villages.' As stated within the Development Plan:

> *"These centres usually contain one supermarket 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. These centres meet the local day-to-day needs of surrounding residents."*

Currently, there are retail opportunity sites and some vacant units within Clondalkin town centre. The injection of new population into this area will assist in reducing vacancy and provide further opportunities for extension and renovation. Furthermore, this significant increase in residential development would support the long-term viability of this established centre and the economic and overall development of the area. There are further retail facilities in the wider area which are listed in Table 12 below.

There is a wide range of various retail facilities within the 2km radius of the subject site and its wider area. This includes various shopping centres, supermarkets, and convenience stores. The relevant details of all outdoor leisure and recreational facilities can be seen in Figure 14 and Table 12 below.

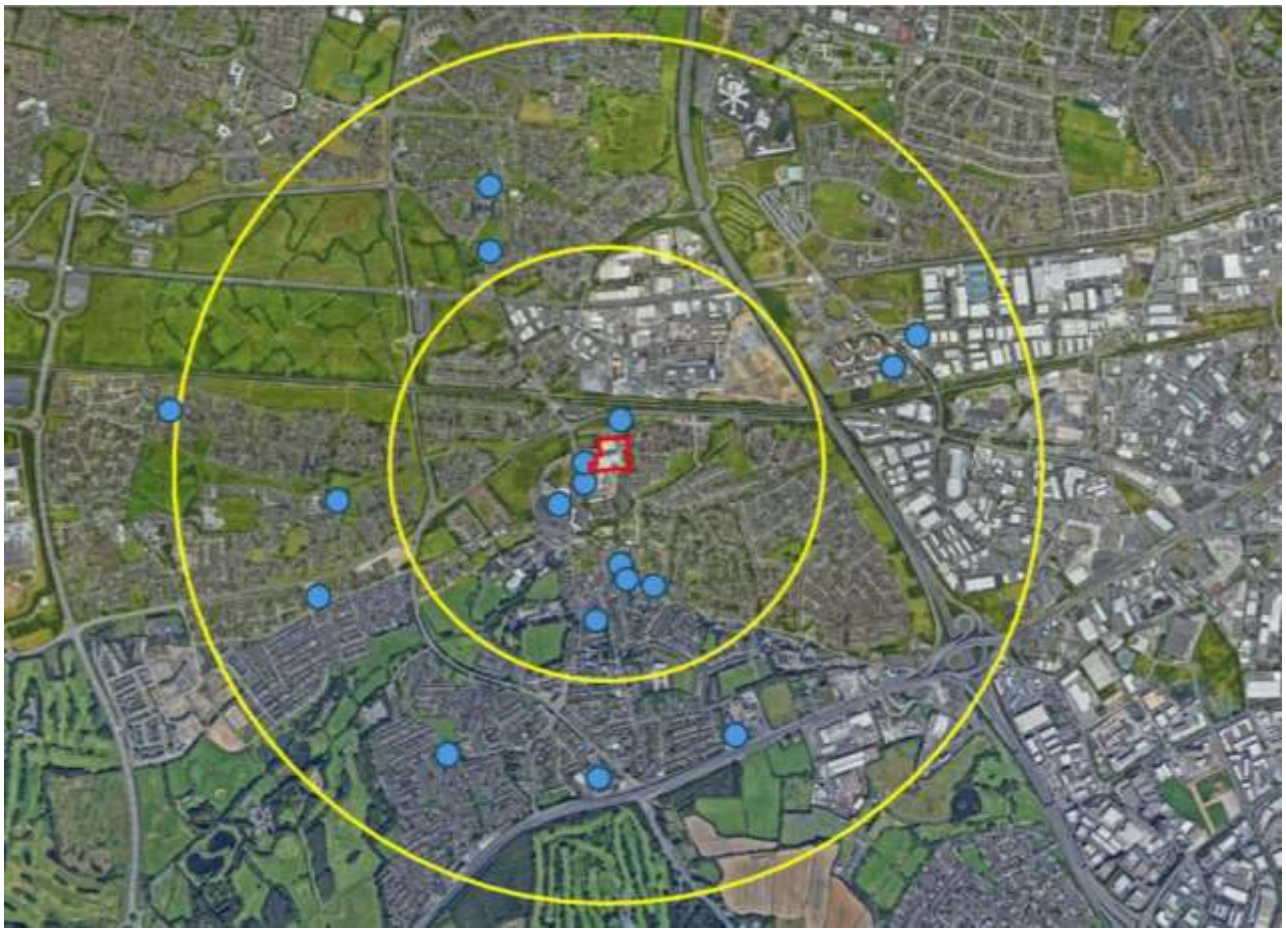


Figure 14: Subject Site in red outline and its surrounding Shopping Centres.

Table 12. List of Retail Facilities in Proximity of the Subject Site.

No.	Name	Location	Type
1	**Newlands Cross**	Newlands Cross, Dublin	Aldi Supermarket, Restaurants, Bank, Petrol Station, a few specialize stores
2	**The Mill Shopping Centre**	Ninth Lock Rd, Clondalkin, Dublin 22	Shopping Centre: Pharmacy, McDonald's, Café, Beauty Salon, Dunnes Stores, An Post, Butchers, Opticians, The Natural Bakery, Bookstore, Gym
3	**Clondalkin Town Centre**	Clondalkin Town Centre, Clondalkin, Dublin 22	Butchers, Laundry, Cafés, Restaurants
4	**Applegreen**	The Laurels, Clondalkin, Dublin, D22	Petrol station, Convenience Store
5	**Clondalkin Service Station**	Ninth Lock Rd, Clondalkin, Dublin 22	Petrol station, Convenience Store
6	**Moldova Stores Clondalkin**	Ninth Lock Rd, Clondalkin	Supermarket
7	**Lidl**	New Nangor Road, Clondalkin, Dublin	Supermarket

8	**Londis Bawnogue**	Bawnogue Shopping Centre, Bawnogue Rd, Clonburris Great, Dublin 22	Supermarket
9	**Tesco Superstore**	Booth Road, Clondalkin, Dublin	Supermarket
10	**Mannions Daybreak**	4 Castle Cres, Clondalkin, Dublin 22	Convenience Store
11	**Circle K Round Tower**	Round Tower, Naas Rd, Newlands, Dublin 22	Petrol station, Convenience Store
12	**Centra Clondalkin**	Green Park, Clondalkin, Dublin 22	Convenience Store
13	**Spar Nangor Road**	Nangor Road, Deansrath, Clondalkin, Co. Dublin, D22	Convenience Store
14	**Deansrath Central**	13 Deansrath Ave, Kilmahuddrick, Dublin, D22	Convenience Store
15	**Spar Park West**	The Plaza, 71A Park W Ave., Park West Business Park, Dublin 12	Convenience Store
16	**Applegreen**	17 Joyce Way, Park West Business Park, Dublin, D12	Petrol station, Convenience Store
17	**Centra Neilstown**	13, Neilstown Shopping Centre, Neillstown, Dublin 22	Convenience Store
18	**Dm Fuels**	Neilstown Rd, Neillstown, Dublin	Petrol station, Convenience Store

It should be noted that the proposed development will be in immediate proximity to The Mill Shopping Centre. The Mill currently hosts over 30 different stores offering an extensive range of quality retail outlets you would expect from a national shopping centre.

The proposed development being in close proximity to the shopping centre will allow residents to easily access stores of all natures including a supermarket, butcher, optician and pharmacy within a walk of a couple of minutes.

There are a number of retail offerings within the immediate Clondalkin Town Centre area, including local convenience shops, pharmacy, hair studios, dry cleaners, bookmakers, restaurants/take-aways, etc. Therefore, existing retail offering is adequate to cater for the daily necessities of the residents and have the capacity to cater for the influx of population arising from the proposed development.

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 Clondalkin.

5.5 Healthcare Facilities

As shown in Figure 15, there is also a wide range of healthcare facilities within a 2km radius of the subject site and its wider area. This includes health centres, GP clinics, several pharmacies, as well as dental practices and opticians. The relevant details on the healthcare provision in the area are listed in Table 13.

It should also be noted that the subject site lies within close proximity of a number of established hospitals including Cherry Orchard Hospital (3.6km), Stewarts Care (6km), Peamount Hospital (6.5km), Tallaght University Hospital (6.9km) and Children's Health Ireland (CHI) Hospital (5.8km).



Figure 15. Location of Healthcare Facilities within 2km Radius of the Subject Site (approximate boundaries of the subject site outlined in red).

Table 13. List of Healthcare Facilities in Proximity of the Subject Site.

	Name	Location	Type
1	**Newlands Cross Medical Centre**	Newlands Cross Medical Centre Aldi Shopping Complex Clondalkin, Clondalkin, Dublin 22	Medical Centre
2	**Village Medical Centre, Centric Health**	Unit 6, Village Centre, Watery Ln, Clondalkin, Dublin 22	GP / Family Doctor
3	**Nangor Medical Centre**	12 Old Nangor Rd, Deansrath, Dublin 22	GP / Family Doctor
4	**Park West Medical**	Core C Block 71, The Plaza, Park W Ave., Park West Business Park, Dublin 12	GP / Family Doctor
5	**Clondalkin Medical Centre**	Clondalkin Medical Centre, Fairview, Dublin 22	Medical Centre
6	**Clondalkin Family Practice**	Above Freynes Pharmacy, Family Practice, Orchard Rd, Clondalkin, Co. Dublin, D22	GP / Family Doctor
7	**Dr. Hugh Nohilly's Medical Practice**	Tower Shopping Centre, 8B Tower Road, Clondalkin	GP / Family Doctor
8	**Dr. Hans Weber**	98 Monastery Road, Clondalkin, Dublin 22	GP / Family Doctor

	Name	Location	Type
9	**Ashwood Medical Centre**	15 Ashwood Rd, Clonburris Great, Dublin 22	GP Services
10	**Dr. John O'Grady Surgery**	8 Tower Road, Clondalkin, Dublin, D22	GP / Family Doctor
12	**OMG Family Practice Physician**	3 Orchard Rd, Clondalkin, Dublin 22	GP / Family Doctor
13	**Dr K.B Olinger**	Village Centre, Unit 6, The, Unit 6, Village Centre, Watery Ln, Clondalkin, Dublin 22	GP / Family Doctor
14	**Orchard Medical Group Neilstown**	Neilstown Rd, Neillstown	Medical Centre
15	**Dr. Brian Cronin**	Neilstown Shopping Centre, Neillstown, Dublin 22	GP / Family Doctor
16	**Clondalkin Primary Care Centre**	Boot Rd, Clondalkin, Co. Dublin	Medical Centre
1	**Green Park Pharmacy**	Green Park Shopping Centre, St John's Dr, Clondalkin, Dublin 22	Pharmacy
2	**Lloyds Pharmacy**	The Mill S.C Clondalkin, Clonburris Great, Dublin 22, Co. Dublin	Pharmacy
3	**Freynes Pharmacy**	22 Orchard Rd, Clondalkin, Dublin	Pharmacy
4	**Allcare Pharmacy Clondalkin**	Dutch Village Shopping Centre, 1 Woodford Walk, Knockmitten, Dublin 22	Pharmacy
5	**Cadden's Pharmacy**	Unit 1, Tower Shopping Centre, Tower Road, Clondalkin, Dublin	Pharmacy
6	**McCauley Pharmacy Bawnogue**	Unit 6, Bawnogue Shopping Centre, Bawnogue Rd, Clonburris Great, Dublin 22	Pharmacy
7	**McCauley Pharmacy Newlands Cross**	Aldi Shopping Centre, Newlands Cross, Dublin 22	Pharmacy
8	**Hickey's Pharmacy Clondalkin**	5 Castle Cres, Monastery Road, Clondalkin, Dublin 22	Pharmacy
1	**Tully House Dental Practice Clondalkin**	Tully House, Monastery Road, Clondalkin, Dublin 22	Dental Practice
2	**Garvey's Tower Dental**	1 Tower Road, Clondalkin, Dublin 22	Dental Practice
3	**Clondalkin Dental**	4 Tower Road, Clondalkin, Co. Dublin, D22	Dental Practice
4	**Newlands Dental**	Unit 2 Aldi Retail Scheme, Newlands Cross, Clondalkin, Co. Dublin, D22	Dental Practice
1	**Lexington House**	Monastery Road, Clondalkin, Dublin	Nursing Home
2	**Clondalkin Lodge**	New Rd, Clondalkin, D22R9Y7, Co. Dublin	Nursing Home
1	**Specsavers Opticians & Audiologists - Clondalkin**	Unit 11, The Mill Shopping Centre, Clondalkin, Dublin	Optician

	Name	Location	Type
2	**Donal MacNally Opticians**	The Mill Centre, Ninth Lock Rd, Clonburris Great, Dublin 22	Optician

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.

5.6 Ecclesiastical Provision

There are several religious centres in the subject assessment area including Catholic, Protestant and Anglican churches, in addition to Mosques and an Islamic Centre. 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. The details on these facilities are summarised in Table 14 below.



Figure 16: Location of Religious Facilities within 2km Radius of the Subject Site and its Wider Area

Table 14. List of Religious Facilities in Proximity of the Subject Site

No.	Name	Location	Type
1	**Church of the Presentation, Knockmitten Church**	Woodford Walk, Knockmitten, Dublin	Catholic Church
2	**South Dublin Maktab – Lucan / Lucan Islamic Centre of Ireland**	Ballyowen Park, Newlands Rd, Balgaddy, Lucan, Co. Dublin, K78 V650	Islamic Religious Education Centre

No.	Name	Location	Type
3	**Church of the Transfiguration, Bawnogue**	Unit 2 Bawnogue Rd, Clonburris Great, Dublin 22	Catholic Church
4	**Alkhidmah Community Mosque**	3 Ninth Lock Rd, Ballymanaggin, Clondalkin, Co. Dublin	Islamic Mosque
5	**IMCC**	Ballymanaggin, Clondalkin, Co. Dublin, 22	Irish Muslim Cultural Centre
6	**God Evangelical & Miracle Mission**	18 Crag Terrace, Clondalkin Industrial Estate, Dublin	Non-Denominational Christian Gathering Centre
7	**Zion Church Dublin**	Crag Terrace, Clondalkin Industrial Estate, Clondalkin, Co. Dublin	Church of Ireland Church
8	**St. Ronan's Church**	Presbytery, 1 St Cuthberts Rd, Deansrath, Dublin 22	Presbyterian Church
9	**Sacred Heart Presbytery**	St John's Dr, Clondalkin, Co. Dublin	Presbyterian Church
10	**St John's Church of Ireland**	Tower Road, Clondalkin, Dublin 22	Church of Ireland Church
11	**Immaculate Conception Church**	New Rd, Clondalkin, Dublin 22	Catholic Church
12	**The Church of Jesus Christ of Latter-day Saints - Clondalkin**	Tower Road, Clondalkin, Dublin	Mormon Church
13	**St. Ignatius Noorono Jacobite Syrian Orthodox Church (Worship at Knockmitten Church)**	Church of the Presentation, Woodford Walk, Knockmitten, Dublin 22	Orthodox Church
14	**Church of Christ in West Dublin**	The Louis Fitzgerald Hotel, 1A Naas Rd, Newlands Cross, Dublin 22	Non-Denominational Christian Church
15	**Kingdom Hall of Jehovah's Witnesses**	Mill Lane (near McDonalds Nangor Road), Clondalkin, Dublin 22	Christian Denomination Movement
16	**Church of the Most Holy Sacrament**	Cherry Orchard Ave, Ballyfermot, Dublin 10	Catholic Church
17	**Church of the Divine Mercy**	Balgaddy, Lucan, Co. Dublin, K78 NH05	Catholic Church

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.

6.0 CONCLUSION

DOWNEY have prepared this Audit on Community and Social Infrastructure on behalf of Thornmeadow Developments Limited, in support of this planning application for the proposed Large-Scale Residential Development on lands at Elmfield Industrial Estate, Clondalkin, Dublin 22. Planning permission is sought for the demolition of the existing commercial buildings on the site and the construction of a Large-Scale Residential Development comprising a total of 408 no. residential units, a creche 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 while there is multiple early childhood care and educational facilities in the surrounding area, but it is still the intention of the proposed development to propose 1 no. childcare facility in order to comply with COS7 Objective 2, to cater for the needs of the future residents of the scheme and to address any shortfall within the local area.

There is an exceptional provision of both primary and secondary schools, with this audit identifying 16 no. primary schools and 5 no. post-primary schools within the Assessment Area. It is submitted that there is generally sufficient capacity of both primary and post-primary schools in the area to cater for the future population of the proposed development.

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. Numerous gyms as well as other indoor facilities and clubs are located within close proximity of the site. Corkagh and Bushelloaf Park as well as several outdoor 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. As part of the overall scheme, there shall be landscaping and public open spaces within the proposed development.

In relation to retail offerings, there is a wide range of commercial and retail shops within accessible distances of the subject lands, including most notably, The Mill 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 Clondalkin.