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Social Infrastructure Audit

Stage 3 Planning Application

Proposed Strategic Housing Development

**Castle Street,
Bray,
Co. Wicklow**

Applicant: Silverbow Limited

April 2022



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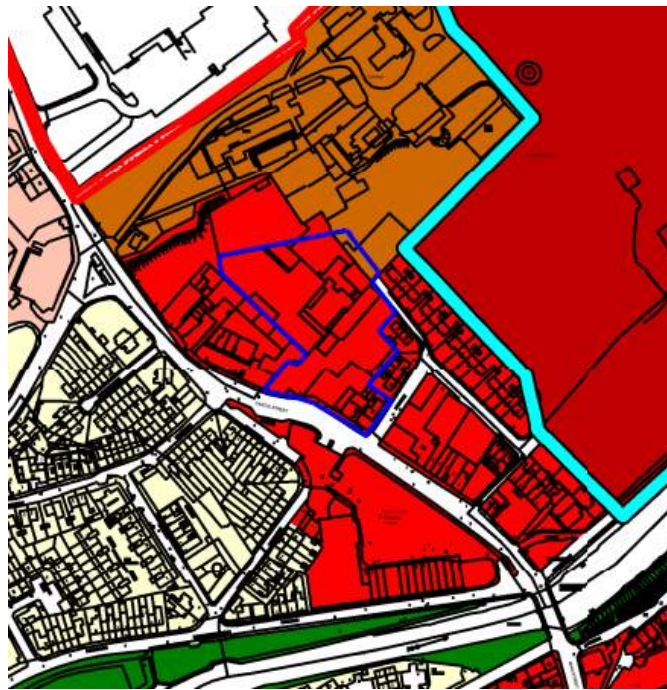
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1.0 Introduction

The Bray Municipal District Local Area Plan (BMDLAP) 2018-2024 requires a Social Infrastructure Audit (SIA) for residential developments to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents.

The proposed site, which is located within the BMDLAP area, is primarily zoned TC Town Centre (coloured red). A small area in the north-east corner is zoned R-HD New Residential (coloured brown).



Bray LAP 2018-2024 Zoning Map

2.0 Overview

The site is located at the northern end of Bray Town Centre and is accessed from Castle Street, which forms part of the R761, the main thoroughfare running through Bray. Bray town centre is well serviced in terms of social infrastructure with social, health, educational and recreational facilities available within the town. An audit of the existing social and community infrastructure within c.1-2km of the site was carried out under the following headings;

- Childcare facilities;
- Education;

- Healthcare;
- Community;
- Recreation;
- Transport;
- Retail.

Appendix 1 provides a graphic with all the social infrastructure within 500m and 1km of the site identified.

3.0 Childcare Facilities

A crèche proposal is a consideration in any application for residential development in excess of 75 units. In accordance with the guidelines, a crèche facility is provided as part of the planning application. The proposed crèche (220m²) will be located at ground floor level of Block A and will have the capacity for 28 no. childcare spaces.

3.1 Childcare Demand

The residential element of the proposed development provides 139 no. units, consisting of 33 no. 1-bedroom units, 91 no. 2-bedroom units and 15 no. 3-bedroom units.

The *Sustainable Urban Housing: Design Standards for New Apartments Guidelines 2020* establish that “*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.*” In accordance with the above, the 33 no. 1-bedroom units are excluded from the calculation for the number of childcare spaces likely to be generated from the proposal.

As a result, the proposed residential development is likely to generate the requirement for c.28 no. childcare spaces. The proposed creche has been designed to cater for this requirement and can facilitate c.28 no. childcare spaces.

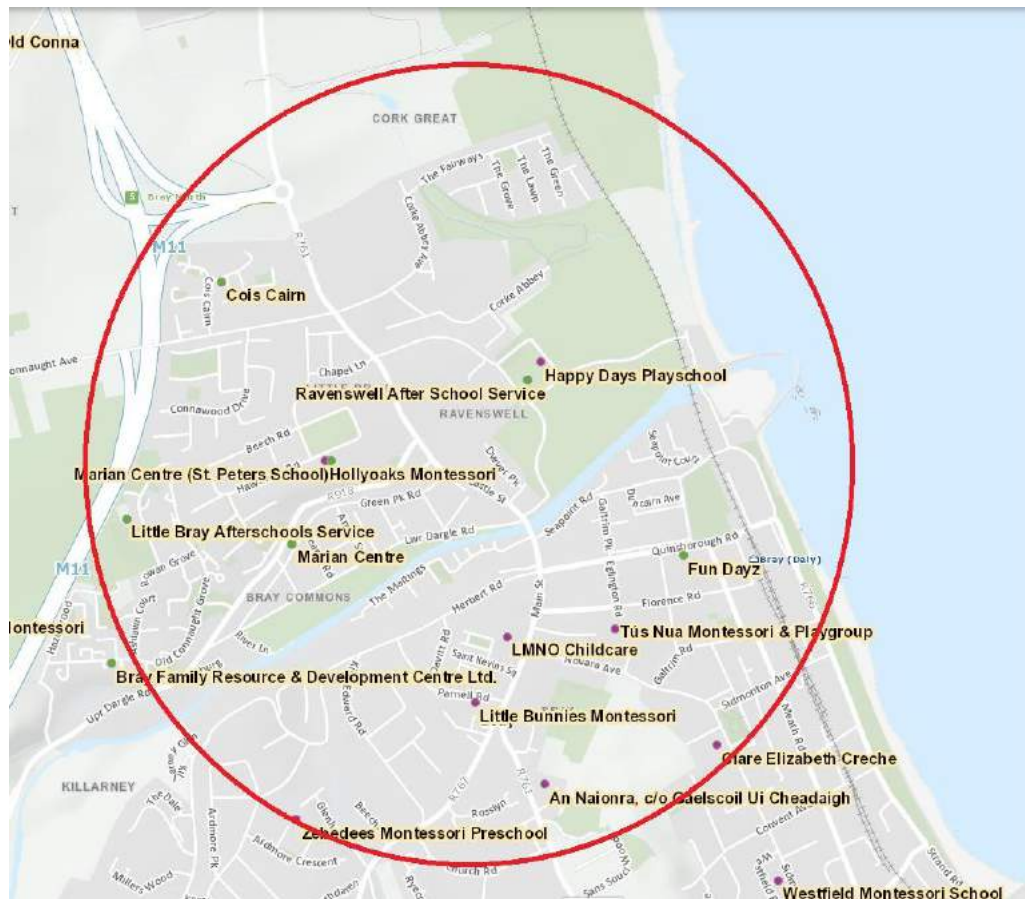
3.2 Existing Childcare Facilities

There are 13 no. childcare facilities within and bordering c.1km of the subject site. The proximity of these childcare facilities would indicate good existing provision of childcare

facilities in the locality. The following is a list of all existing crèches in proximity to the subject site.

Provision of Childcare Facilities in Proximity to the Site

No. on Map	Name/Owner	Address
1	Happy Days Playschool	Ravenswell National School Upper Dargle Road
2	Hollyoaks Montessori	St. Peter's National School
3	Cois Cairn	Cois Cairn Youth and Community Facility Old Connaught Avenue
4	Marian Centre (St Peters School)	Little Bray, Bray, Co. Wicklow
5	Bray Family Resource & Development Centre Limited	Ard Chulainn, Upper Dargle Road, Bray, Co. Wicklow
6	LMNO Childcare	9a Purcell Lane, Bray
7	An Naionra, c/o Gaelscoil Ui Cheadaigh	Vevay Road, Bray
8	Marian Centre	Marian Centre, Ballywaltrim Centre, Boghall Road, Bray
9	Little Bunnies Montessori	Unit 1, Aubrey Court, Parnell Road
10	Zebedees Montessori Preschool	Glenlucan House, Killarney Road
11	Clare Elizabeth Creche	1 Ellerslie Villas, Sidmonton Road
12	Tús Nua Montessori & Playgroup	St Andrews (Old School), Eglinton Road, Bray
13	Fun Dayz	6 Prince of Wales Terrace, Quinsboro Road



Location of Childcare Facilities within c.1km of the Development Site

While the capacity and availability of the above childcare facilities has not been examined it is considered that the proposed crèche facility will cater for any demand arising from the proposed residential development.

4.0 Education

The BMDLAP recognises that Bray MD is generally well provided with educational facilities, there being a total of 15 primary schools, 7 secondary schools and one institute of third level education in the district.

Primary Schools		
School name	Zoning	Area (Ha)
St. Philomena's / Ravenswell ²⁵	R-HD	3
St. Peter's	CE	0.6
St. Patrick's	CE	2.2
St. Cronan's	CE	1.4
Gaelscoil Ui Cheadaigh Bre	CE	0.2
New Court	CE	2.4
St. Andrew's	CE	
Scoil Chualann	CE	0.6
St. Fergal's	CE	2.3
Bray School Project	CE	0.9
Marino School	CE	0.75
St. Mary's & St. Gerard's	CE	0.6
Powerscourt	CE	0.8
St. Patricks (Curtlestown)	Rural	0.3
St. Mochonog's	PZ	1.1

Secondary Schools		
School name	Zoning	Area (Ha)
Presentation College	CE	7.5
Loreto	CE	5.4
Colaiste Raithin	TC	Due to relocate 2017 to new school on former Bray GC
St. Killian's	CE	3.4
North Wicklow Educate Together	R-HD	Temporary location on former grounds of Pres
New Court	CE	Shared with St. Andrew's
Marino School	CE	0.75

Third Level Education		
School name	Zoning	Area (Ha)
Bray Institute of Further Education	CE	4.7 - Former St. Thomas's Community College
Bray Institute of Further Education	TC	Town campus

Additional lands zoned / identified for school expansion / new schools		
School name	Zoning	Area (Ha)
St. Philomena's + Colaiste Raithin	MU	5 - Former Bray GC
AA2 Enniskerry	CE	1.4
Surrounding Powerscourt NS	CE	0.7
Fassaroe neighbourhood centre	CE	5
Fassaroe south / west	R-HD	1.6

Extract from BMDLAP 2018-2024

4.1 Demand for Education Facilities

4.1.1 Primary School

The Provision of Schools and the Planning System: A Code of Practice for Planning Authorities 2008 assumes that in order to identify future primary school demand an average of 12% of the population are expected to present for primary education. This projection is based on the National Population Projections and Regional Targets 2006-2020 (DEHLG February 2007).

The Department of Education calculation for projecting school demand is as follows:-

12% x no. of units x average household size.

Applying this calculation to the subject development results in an anticipated demand for 35 no. additional primary school places.

$$12\% \times 106 \times 2.75 = 35$$

Similar to the calculation of childcare spaces above, the 1-bedroom units are omitted from the calculation as it is considered that a 1-bedroom unit does not have the capacity to accommodate families with children and therefore will not contribute towards the demand for primary school spaces.

Based on the 8 -year cycle of primary school, the demand from the proposed development would generate a requirement for c.4 additional primary school spaces per year.

4.1.2 Secondary School

The Provision of Schools and the Planning System: A Code of Practice for Planning Authorities 2008 assumes that in order to identify future secondary school demand an average of 8% of the population are expected to present for secondary education. This projection is based on the National Population Projections and Regional Targets 2006-2020 (DEHLG February 2007).

The Department of Education calculation for projecting school demand is as follows:-

8% x no. of units x average household size.

Applying this calculation to the subject development results in an anticipated demand for 23 no. additional secondary school places.

$$8\% \times 106 \times 2.75 = 23$$

As explained above, the 1-bedroom units are omitted from the calculation.

Based on the 6-year cycle of secondary school, the demand from the proposed development would generate a requirement for c.4 additional secondary school spaces per year.

4.2 Existing Education Facilities

The following primary schools are within c.1km of the subject site:-

School Name	No of Pupils
St Peters Catholic Primary School	169
Ravenswell Primary School	413
St Patricks Loretto Primary School	764
Gaeolscoil Ui Cheadaigh	231
St Cronans BNS	486

The following post primary schools are within c.1km to the subject site:-

School Name	No. of Pupils
Colaiste Raithin	326
North Wicklow Educate Together	270
Loretto Girls Secondary School	745
St Thomas's Community College	14

The Bray Institute of Further Education is c.800m south of the subject site. Bray is well connected to all 3rd Level institutions in Dublin by public transport including mainline DART.

It is considered that there is sufficient capacity in the existing education facilities in Bray to cater for the potential demand of an additional c.4 spaces per year for both primary and secondary level education.

5.0 Healthcare

Responsibility for the provision of Health Care Facilities in Bray lies with the Health Service Executive (HSE). There is a growing trend for the provision of local health care services in Primary Health Care Centres, where a range of health services, including GP's and related services are grouped together in one location.

Bray is served by established healthcare facilities, including the Bray Health Centre and the Softworks Health Centre. According to the HSE website, there are 10 no. registered GP clinics in Bray and the nearest A&E Department is c.4km away at St Columcille's

Hospital, Bray Road, Loughlinstown, Co. Dublin. Other secondary and tertiary level hospitals in the GDA are accessible by public transport, including mainline DART.

6.0 Community

Bray is well serviced with community infrastructure with a Garda station, fire station and numerous places of worship all located within the town and its environs. Bray also has some libraries and a number of community resource centres/parish halls which are used for community and recreational purposes.

The proposed development will further contribute to community infrastructure with the provision of a dedicated Community Facility on Castle Street, which will be available to the wider community.

7.0 Recreation and Open Space

As mentioned above, Bray has community resource centres and parish halls which are used for recreation. The proposed development is less than 800m from the Bray Promenade and seafront. Additionally, there are areas of open space located throughout Bray with the People's Park being less than 300m from the site and the Bray Head – Greystones Cliff Walk less than 2km from the subject site. There is a playground in the People's Park.

Bray is the host of a wide range of sporting facilities including many clubs serving GAA, Soccer, Hockey, Tennis, Golf, Athletics, Boxing etc providing training, coaching, mentoring and performance from beginner to elite performance and other indoor facilities which cater for a wide range of activities, including a bowling alley. Sports performance provides opportunities for spectators at events in Bray.

In addition to the above, the proposed development will provide outdoor communal amenity spaces, a common room for residents and a community facility for the wider community.

8.0 Transport

Bray is serviced by rail with the DART station being c.800m from the development site. This station is serviced by the Dublin-Dundalk Commuter, Dublin Connolly-Rosslare and DART and Dublin Commuter routes.

The subject site is located less than 1km from the N11, which provides easy access by car to Dublin and further south to Wicklow.

Bray is also well served by Dublin Bus services, which are detailed in the *Transportation Assessment Report* submitted with the application. In addition to this, Bus Eireann route 133 Wicklow-Bray-Dublin provides a regular service.

9.0 Retail

The subject site is located within the defined town centre area and all the necessary services and facilities are available within walking distance for future residents. The Castle Street shopping centre is located across the road from the development site and provides a supermarket and a range of retail services. In addition to the town centre areas and local shops, there is a retail park on the outskirts of Bray.

10.0 Population

The electoral division of Bray is split up into 3 parts and has an overall town population of 14,712. The additional population arising from 139 no. dwellings at an average occupancy of 2.75 persons per unit would be c.382. It is considered that the additional population would assist in achieving the Wicklow County Development Plan 2016-2022 target to increase the population of Bray from 29,339 in 2011 to 40,000 in 2028.

11.0 Conclusion

The proposed development will give rise to demand for services and facilities but all urban services are existing and the additional demand will be minimal but beneficial. The audit has confirmed that there is adequate community and recreational facilities in the area to serve existing and future population growth. There is also adequate educational capacity.

Paula Shannon
April 2022

Appendix 1

Social Infrastructure Map

BRAY - COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT



HOLLYBROOK