

Blackrock Local Area Plan

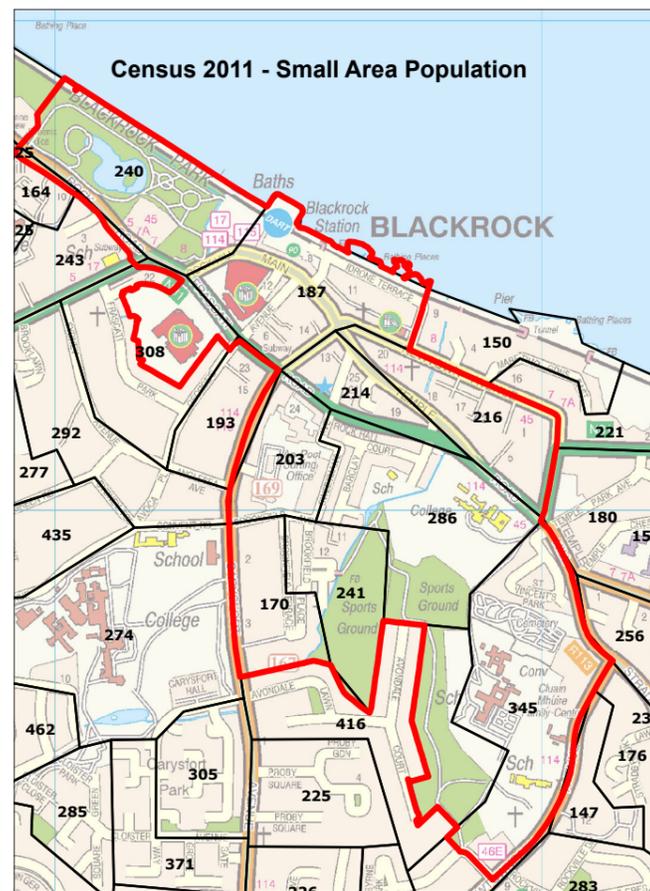


5. Population, Housing & Social Infrastructure

5.1 Population

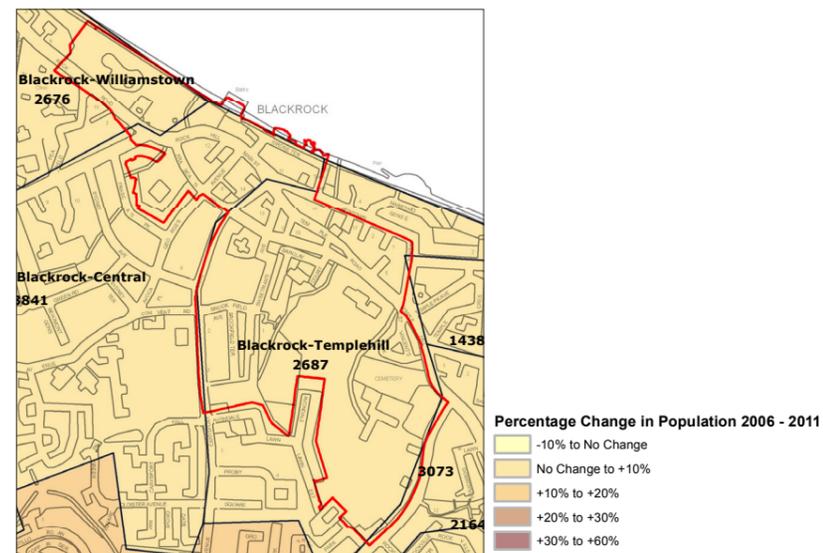
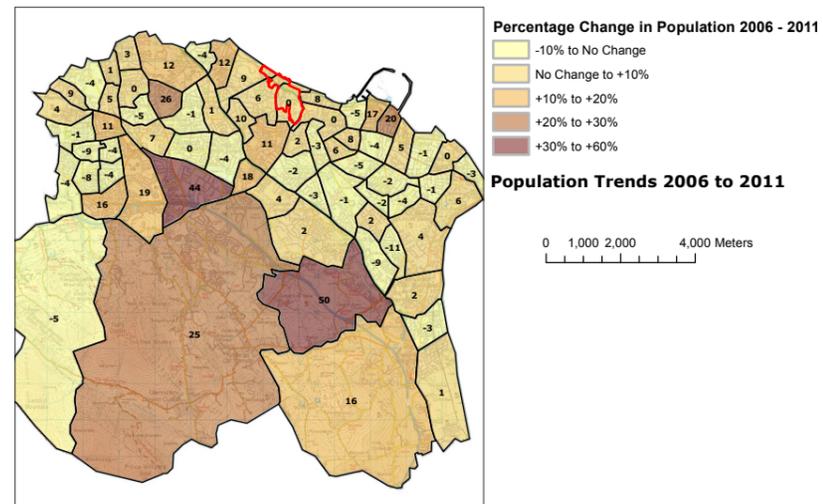
The LAP boundary includes part of three District Electoral Division (DED) areas; Blackrock-Central, Blackrock-Williamstown and Blackrock-Temple Hill. Since 2006 the population of the three DEDs has increased by 438 persons. Blackrock-Central DED increased by 5.6% (from 3,637 to 3,841 persons) between 2006 and 2011. In the same period the population of Blackrock-Williamstown grew by 9% (from 2,454 to 2,676 persons) while the population of Blackrock-Temple Hill increased only marginally by 0.4% (from 2,675 to 2,687 persons).

Figure 5.2: Population & Small Areas Statistics



The 2011 Census Small Area Statistics indicate an approximate population of 2,170 persons and approximately 994 residential units within the LAP boundary. The County's average house vacancy rate is 7.7%. This would suggest c.76 residential units in the Plan area currently lie vacant. The national average household size is 2.73 persons per residential unit. Applying that to the area would indicate a population of c.2500 persons, which is greater than that identified by the Small Area Statistics. It follows therefore that the average household size in Blackrock is lower than the national average.

Figure 5.1: Blackrock Population by DED



5.2 Housing & Housing Need

POLICY BK13
It is Council policy to promote and facilitate a high quality residential environment for existing and future residents.

In 2011 the national average household size was 2.73 (down from 2.81 in 2006) while the average household size in Dún Laoghaire Rathdown is slightly less at 2.7. The total housing stock within the County increased from 77,508 in 2006 to 85,896 in 2011 while the vacancy rate has decreased from 8.9% to 7.7%.

The County Development Plan 2010-2016 has zoned adequate land for residential development to address the County's housing need in accordance with its Housing Strategy. Within the Blackrock LAP area there are 31.2 hectares of land zoned 'A' with a stated objective 'To protect and/or improve residential amenity'. Apart from a very limited number of sites with redevelopment potential, the majority of the lands zoned residential are already developed and well established. The Council's Housing Land Availability Study 2012 indicated that there are approximately 11.5 hectares of undeveloped land zoned for residential development within the LAP area. The sites with the greatest potential for residential development include the St. Teresa's and Dunardagh landholding and the former Europa Garage on Newtown Avenue. These sites, in addition to some smaller infill opportunities, present an opportunity to consolidate some further residential development within Blackrock.

5.2.1 Existing Housing Mix

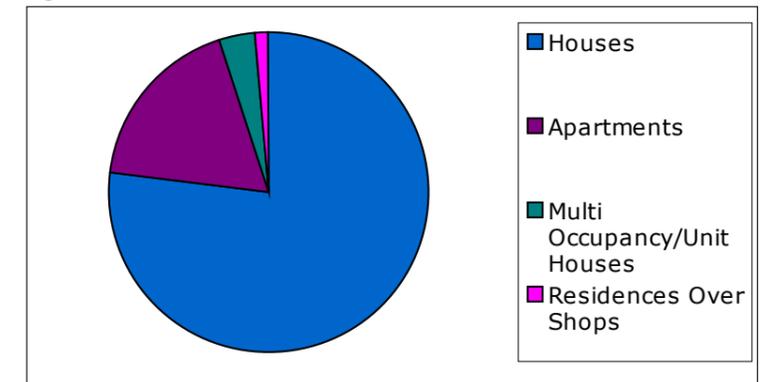
POLICY BK14
It is Council policy that all new residential development within the Plan area shall provide for a sustainable mix of house types, sizes and tenures that meet the needs of a range of households and that both complement and enhance the existing residential mix.

The County Development Plan 2010-2016 Housing Strategy encourages a variety of housing types, sizes and tenures with the aim of achieving sustainable residential communities that reflect changing household composition.

The 2011 Census revealed that semi-detached and detached housing, accounting for 62% of the total housing stock, represents the dominant housing type in the County.

The statistics compiled on foot of the Annual Dwelling Survey 2011, indicate the Plan area contains 994 residential units. Of these, 77% are houses, 18% apartments, 4% multi occupancy/unit houses and 1% residences over shops (See Figure 5.3).

Figure 5.3: Mix of Residential Units within Blackrock LAP



The statistics indicate that there is scope to widen the overall mix of residential types within the Plan boundary to cater for a broader range of households. It is an objective of the County Development Plan, as stated in Section 7.8.2, 'To actively promote good quality residential development into a broader mix of uses' in Blackrock District Centre. The Plan requires that any comprehensive redevelopment proposals for the two shopping centres in Blackrock shall incorporate a residential element. Smaller infill schemes should include housing types that complement those that already exist in the Plan area with the objective of creating a better and more comprehensive mix of units overall. Similarly, commercial schemes with a residential component should incorporate unit types and sizes that complement the area's existing residential mix.



Photo 61: Examples of Semi-Detached dwellings in Blackrock

5.2.2 Future Housing Mix

New Residential Development Opportunities

Medium to large-scale residential developments on the St. Teresa's and Dunardagh landholding and the former Europa site should include a residential mix that can support a variety of households and cater for the needs of different stages of the lifecycle. By providing greater choice people can, over time, optimise the opportunity to access suitable accommodation for their changing needs while continuing to live in the same area. New residential development should be based on inclusive design to ensure that all persons, regardless of any mobility issues, will be able to use space on equal terms.

Infill Development

In response to strategic policy objectives aimed at densifying and intensifying land use within the Greater Dublin Metropolitan Area, infill development, including houses within side/rear gardens, should be facilitated and encouraged - but only where such development positively contributes to and integrates with the built environment, respects the residential amenity of neighbouring properties, provides for a high standard of residential amenity for future occupants and does not conflict with other County Development Plan policies.

Mews Lane

Mews lane development will be considered as a form of infill development within the LAP boundary in accordance with Policy RES6: 'Mews Lane Housing' of the County Development Plan 2010-2016, which states 'It is Council policy to facilitate measured and proportionate mews lane housing development in suitable locations'.

Idrone Lane is one such location that provides an opportunity for some mews lane development. Any proposals for mews lane development along Idrone Lane shall be considered having regard to Chapter 2, Section 2.1.3 (iv) 'Idrone Terrace' (Drawing 1 - Idrone Lane Mews Potential).

Traveller Accommodation

St. Louise's Park, which is located adjacent to the St. Teresa's and Dunardagh landholding, comprises of 6 no. group houses for traveller accommodation. The site was acquired by the County Council and the scheme was completed in 2007. There are no plans under the current County Development Plan or the Traveller Accommodation Programme 2014-2018 to provide further traveller accommodation within the Local Area Plan boundary.

Objectives: Housing

H1

It is an objective of the Council that new residential development shall comply with the Guidelines for Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual (May 2009) and Chapter 3 of the LAP.

H2

It is an objective of the Council that all new residential development within the Plan area shall be designed having regard to the minimum quantitative and qualitative standards as set out in Section 16.3 of the County Development Plan 2010-2016.

H3

It is an objective of the Council to encourage and facilitate mews lane development along Idrone Lane in accordance with Objective IT1 (Chapter 2 and Drawing 1) and elsewhere within Blackrock, where it can be demonstrated that the development complies with Section 16.3.4 (ix) of the County Development Plan 2010-2016.

H4

It is an objective of the Council that sites with opportunity for new residential development identified in Chapter 3 shall be designed and developed in accordance with the principles of the Site Framework Strategies.

H5

It is an objective of the Council to promote the creation and take up of residential uses over commercial properties to facilitate the provision of a wide mix of housing types.



Photo 62: Examples of Terraced Housing in Blackrock

5.3 Education & Childcare

POLICY BK15

It is Council policy to facilitate and/or retain access to a full range of childcare and educational facilities required for the needs of the local population.

5.3.1 Childcare

Childcare facilities are a crucial component of any social infrastructure. This is particularly so in Blackrock where there is such a large residential catchment in the immediate hinterland. The provision of good quality, accessible and affordable childcare services close to local communities is important. Blackrock is currently well served by a range of established childcare facilities - including full day care and sessional. Dún Laoghaire-Rathdown County Childcare Committee is responsible for developing and implementing a co-ordinated strategy for the provision of quality early childhood care and education services in the County.

Planning applications for childcare facilities are required to comply with the standards set out in Section 16.5.5(i) 'Childcare' of the County Development Plan and with the DoEHLG 'Childcare Facilities Guidelines for Planning Authorities' (2001).



Photo 63 : Community Playgroup in Urban Junction

5.3.2 Primary & Post-Primary Education

The Blackrock area is very well served in terms of education facilities. There are 16 primary schools and 10 post-primary schools serving the Blackrock area (Tables 5A & 5B) including both fee paying and non-fee paying.

The Department of Education and Skills have no current or future proposals for the redevelopment of new primary or post-primary schools within the Blackrock area for the foreseeable future as indicated in the most recent 5 Year Programme for School Building issued by the Department in March 2012.



Photo 64: International School, Barclay Court

Table 5A - Primary Schools

- Kill O'The Grange NS, Kill O'The Grange
- Guardian Angels NS Newtownpark Avenue
- Carysfort NS, Convent Road
- Booterstown NS, Cross Avenue
- St. Mary's Boys National School, Booterstown
- Benincasa School, Mount Merrion Avenue
- All Saints NS, Carysfort Avenue
- St. Augustine's School, Obelisk Park, Carysfort Avenue
- St. Patrick's BNS, Hollypark
- Oatlands Primary School, Mount Merrion
- Willow Park, Blackrock
- International School of Dublin, Barclay Court
- Our Lady's of Mercy Convent School, Rosemount Terrace, Booterstown
- Scoil Lorcáin, Eaton Square, Blackrock
- Monkstown Educate Together National School, Kill Avenue, Dún Laoghaire
- Holy Family National School, Dunedin Park, Dún Laoghaire

Table 5B - Post-Primary Schools

- Blackrock College, Rock Road
- Dominican College Sion Hill, Cross Avenue
- Newpark Comprehensive School, Newtownpark Avenue
- Presentation Secondary School, Stradbroke Road
- St. Andrew's College, Booterstown Avenue
- Sion Hill Secondary School
- Clonkeen College, Clonkeen Road
- Oatlands College, Mount Merrion
- Coláiste Eoin, Stillorgan Road
- Coláiste Isogáin, Stillorgan Road

Table 5C - Third Level Education Facilities serving Blackrock

- UCD Michael Smurfit Graduate Business School, Carysfort Avenue
- Sion Hill Adult Education
- Newpark Music Centre, Newtownpark Avenue
- College of Progressive Education, Rock Hill
- Blackrock Further Education Institute

Objectives: Education and Childcare

EC1

It is an objective of the Council that all planning applications for larger residential developments shall be required to provide one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units unless it can be satisfactorily demonstrated that there is already adequate childcare provision in the area.

EC2

It is an objective of the Council to facilitate improvements to existing educational facilities within the Plan area.

EC3

It is an objective of the Council to encourage high quality design for the provision of new or extensions to existing educational facilities.

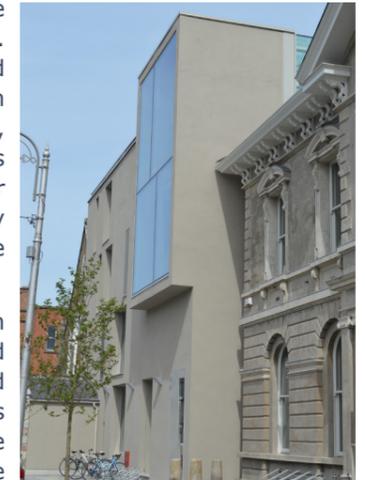


Photo 65: Blackrock Further Education Institute and Blackrock Library



Photo 66: Cluain Mhuire Sign

There is one community centre located within the Plan boundary. Urban Junction, a youth and community centre located on Main Street, which provides social, education and faith-based activities for young people and adults. Other groups including a local community playgroup and Montessori also use the centre.



Carnegie Library on Newtown Avenue, was built in 1905 and is designated as a Protected Structure. The building has recently undergone comprehensive refurbishment works as part of the third level education complex on the site of the Town Hall, Carnegie Library and Blackrock Further Education Institute (BFEI). When works are complete the library will be fully updated and modernised and effectively doubled in size.

Photo 67: Blackrock Further Education Institute and Blackrock Library

Blackrock Garda Station, located at the corner of Frascati Road and Sweetman's Avenue, serves the area.

There are two churches within the Plan boundary – St. John the Baptist Roman Catholic Church on Temple Road and Church of the Guardian Angels (Roman Catholic) on Newtownpark Avenue. St. Andrews Presbyterian Church is located nearby on Mount Merrion Avenue and All Saints Church of Ireland is located on Carysfort Avenue close to the Plan boundary.

There is no public swimming pool within the Plan boundary. However, the Blackrock area has ready access to public swimming pools at Glenalbyn (Stillorgan) and Monkstown and there is provision for public swimming sessions at Newpark School.



Photo 68: Urban Junction Entrance

5.3.3 Third Level Education

There is a broad range of third level education facilities both within and adjoining the LAP boundary. These are listed in Table 5C. The County Development Plan 2010-2016 has a Specific Local Objective (SL081) that seeks 'To facilitate, support and enhance educational facilities in the County, in particular the activities of Blackrock Further Education Institute (BFEI) that will foster strong links between education, community and the business sector in the County'.

5.4 Community Facilities

POLICY BK16

It is a policy of the Council to facilitate and support a broad range of community facilities to serve the needs of the catchment population in the Blackrock area.

Community facilities incorporate a range of uses which are open to all members of the community and which generally seek to enhance the overall quality of life within a given area. In addition to education facilities, community facilities also normally include such uses as libraries, swimming pools, community centres and sports facilities.

Objectives: Community Facilities

CF1

It is an objective of the Council to reinforce the important civic function of Blackrock District Centre with particular emphasis on the valuable role played by the pending Library and Blackrock Further Education Institute (BFEI) redevelopment.

CF2

It is an objective of the Council to encourage and facilitate the provision of additional community facilities that benefit the population of the Plan area.

CF3

It is an objective of the Council to encourage the inclusion of community facilities such as multi-purpose community rooms or studio space for arts and crafts as part of any large development applications where there is a demonstrable need for such facilities and where they would enhance the diversity of the new development.

5.5 Healthcare & Care for Elderly

5.5.1 Healthcare

Provision of public health care services is the responsibility of the Health Service Executive (HSE). Primary health care provision for the Plan area is administered from Blackrock Health Centre located on George's Avenue. In addition to public health facilities, there are also a number of private GP practices, dental practices and opticians serving the area.

While there are no hospitals within the Plan boundary the area lies in very close proximity to St. Vincent's Hospital, Blackrock Clinic and St. Michael's Hospital, Dún Laoghaire. Blackrock Hospice is located in a purpose-built modern facility on Sweetman's Avenue. The Alzheimer Society of Ireland Orchard Day and Respite Centre is located on Temple Road.



Photo 69: Health Centre



Photo 70: Alzheimer Society of Ireland Orchard Day and Respite Centre

5.5.2 Care for the Elderly

POLICY BK17

It is a policy of the Council to facilitate the provision of purpose built accommodation for older people within the Plan area that provides for a high quality residential environment with a suitable level of useable and passive public open space where appropriate.

The 2011 Census indicated that 21.5% of the County's population are over 65 years old - an increase from 19.6% on the 2006 Census. This compares with the State average for the over 65's of 17.4%.

There are no nursing homes located within the Plan boundary. There are two nursing homes located in close proximity of the Plan boundary. These are listed in Table 5D.

The County's ageing demographic will almost certainly result in an increased demand for accommodation for older people, including nursing homes and independent living options. The HSE indicates that only about 5% of all older people ever need residential or nursing home care². The inference is that the majority of older people either live independently or with family. The 2011 Census indicated that 94% of the elderly population in the County were in private households with the remainder in communal establishments. Given that there are approximately 30,000 people aged 65+ living in the County, this would suggest that nearly 1,500 people potentially require nursing home care.

Table 5D: Nursing Homes serving Blackrock Area

Name & Location of Nursing Home	Bedspaces
• Newtownpark House Nursing Home, Newtownpark Avenue, Blackrock	63
• Ashbury Private Home, 1a Kill Avenue, Blackrock	78
• Ferndene Nursing Home, Deansgrange Road	86

Any proposals for new nursing homes within the Plan area shall need to demonstrate compliance with Section 6 of the "National Quality Standards for Residential Care Settings for Older People in Ireland 2009" or any subsequent Guidelines.

Policy RES9: 'Housing for the Elderly' of the County Development Plan states 'It is Council policy to support the concept of independent living for older people, to provide specific purpose built accommodation and to promote the opportunity for elderly householders to avail of the option of 'downsizing'. In accordance with this Policy it is stated that 'in instances where it is proposed that the site or a portion of a site be developed for elderly persons sheltered accommodation, the portion of the site to be used for elderly accommodation shall be required to provide a reduced percentage of social and affordable housing'. This is limited to a maximum site size of one hectare being dedicated to elderly persons housing.

The inclusion of purpose-built accommodation for elderly persons shall be considered and viewed positively particularly on larger sites where a social mix is achievable. Such accommodation will enable local residents to downsize whilst continuing to live in their local area.

Objectives: Healthcare & Care for the Elderly

HC1

It is an objective of the Council to facilitate the provision of healthcare facilities in appropriate locations - including the provision of community-based primary care facilities.

HC2

It is an objective of the Council to facilitate additional nursing home provision within the Plan area and to require that such development meet the standards set out in 'National Quality Standards for Residential Care Settings for Older People in Ireland' (HIQUA 2009).

HC3

It is an objective of the Council that applications for substantial residential development shall include an element of purpose-built accommodation for the elderly - unless it can be demonstrated that such accommodation is not required within the area.

2. Source: http://www.hse.ie/eng/services/Find_a_Service/Older_People_Services/Residential_Care/