



Preliminary Social Infrastructure Audit

**Submission to South Dublin County Council's Consultation on
Proposed Material Alterations to Proposed Variation No.2 to the South
Dublin County Development Plan 2022-2028 (Adamstown West SDZ)**

On behalf of
EVARA Developments Limited

July 2026



Document review and approval

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1.0 Introduction

KPMG Planning of 1 Stokes Place, Dublin 2 has prepared this Preliminary Social Infrastructure Audit on behalf of EVARA Developments Limited ('EVARA') of Fitzwilliam Court, Lesson Close, Dublin 2, Ireland. to support its submission in respect of the Proposed Material Alterations to Proposed Variation No. 2, insofar as they relate to Adamstown SDZ West. The purpose of the audit is to provide a proportionate, desktop-based assessment of the existing social and community infrastructure context within which the Aderrig West lands sit, and to assist South Dublin County Council in considering the suitability of the lands for plan-led residential zoning, subject to the further infrastructure, masterplanning and application-stage assessments envisaged through the proposed material alteration framework..

The subject site relates to a large landbank of 24.2 ha, located in the townland of Aderrig, which benefits from its proximity to a well-established network of social and community infrastructure delivered as part of the Adamstown Strategic Development Zone (SDZ). The site context and location are illustrated below in Figure 1.

1.1 Site Context

The lands are situated to the immediate west of the Aderrig Development Area designated in the Adamstown SDZ, specifically adjacent to EVARA's existing Aderrig and Boulevard development phases. The lands are bound to the south by the Dublin-Kildare-Cork rail line, and to the west and north by lands zoned for open space and recreational amenities.

Adamstown Train Station is within a 10 minute walking distance of the southwest of the subject site and a 15 minute walk of the rest of the site.



Figure 1: Location of subject site in wider context (Source: KPMG Planning)

1.2 Methodology

This assessment is based on a desktop review of publicly available information undertaken in July 2026.

Existing social and community infrastructure was identified using OpenStreetMap and verified through further desktop research. School locations and details were identified through the Department of Education and Youth's annually updated 'Data on Individual Schools' dataset¹.

The review focused primarily on facilities located within an approximate 2km catchment of the subject site. It has been assumed that facilities within a 1km radius from the subject site are accessible through approximately 15 minutes' walk, and particular attention has been drawn to these facilities. Facilities within the 2km radius are also considered accessible within a reasonable walking (approximately 30 minutes) and cycling (approximately 10 minutes) distance for many day-to-day needs. Distances referenced throughout assessment are based on straight-line measurement from the subject site, i.e., through the displayed 2km buffer.

¹ Primary and Post Primary figures from Department of Education and Youth: [Data on Individual Schools](#)

2.0 Proximity to Community and Social Infrastructure

Community and Social infrastructure include a wide range of services and facilities that contribute to quality of life. It is a key part of the fabric of an area, not just in terms of wellbeing, but also in terms of creating a sense of place for the population of the area and forming a part of the local identity.

Section 6.2.6 of the *Development Plans Guidelines for Planning Authorities* (2022) states that ‘when making zoning decisions, in addition to the provision of strategic and enabling water/drainage/transport and other infrastructure, consideration must also be given to the future availability of (or the capacity to provide) supporting local community and amenity services and infrastructure. This is applicable to employment-related zoning as well as to new housing and communities, including:

- community facilities;
- medical and health-care facilities;
- schools and childcare;
- public parks and major open spaces;
- recreation and sports facilities; and
- public transport.

The following will illustrate that the subject lands are well connected and serviced by a wide range of social and community infrastructure within close proximity to the site.

2.1 Childcare, Education and Training

The subject site benefits from existing childcare facilities, primary and post primary schools and other training facilities, largely concentrated to the east and north east. The subject lands are located within an established education and childcare catchment, with a number of primary, post-primary and childcare facilities identified within the wider study area. Three primary schools are identified within approximately 1km to 1.2km of the site, while Adamstown Community College and Lucan Community College are also located within the broader catchment. This demonstrates that the lands relate to an existing education network, although the capacity implications of any future development should be assessed further through the required masterplanning and planning application processes, including engagement with the Department of Education and Youth as appropriate.

Table 1: Existing Childcare and Education facilities in proximity to subject site

Map Ref:	Name	Distance from Site
Education		
1	St John the Evangelist National School	1km
2	Adamstown Castle Educate Together National School	1.1km
3	Scoil Mhuire National School	1.2km
4	Adamstown Community College	995m
5	Lucan Community College	2km
6	The Training Xperts	530m
7	East Coast Flight Training	1.2km
8	Lucan School of Motoring	1.9km
Childcare and Creche Facilities		

9	Giraffe Childcare	550m
10	Giraffe Childcare Adamstown	1.2km
11	Busy Kids Childcare	1.6km
12	Shooting Stars Childcare	1.7km
13	Lucan Child Nursery & Montessori	1.5km
14	Chatterbox Childcare	1km

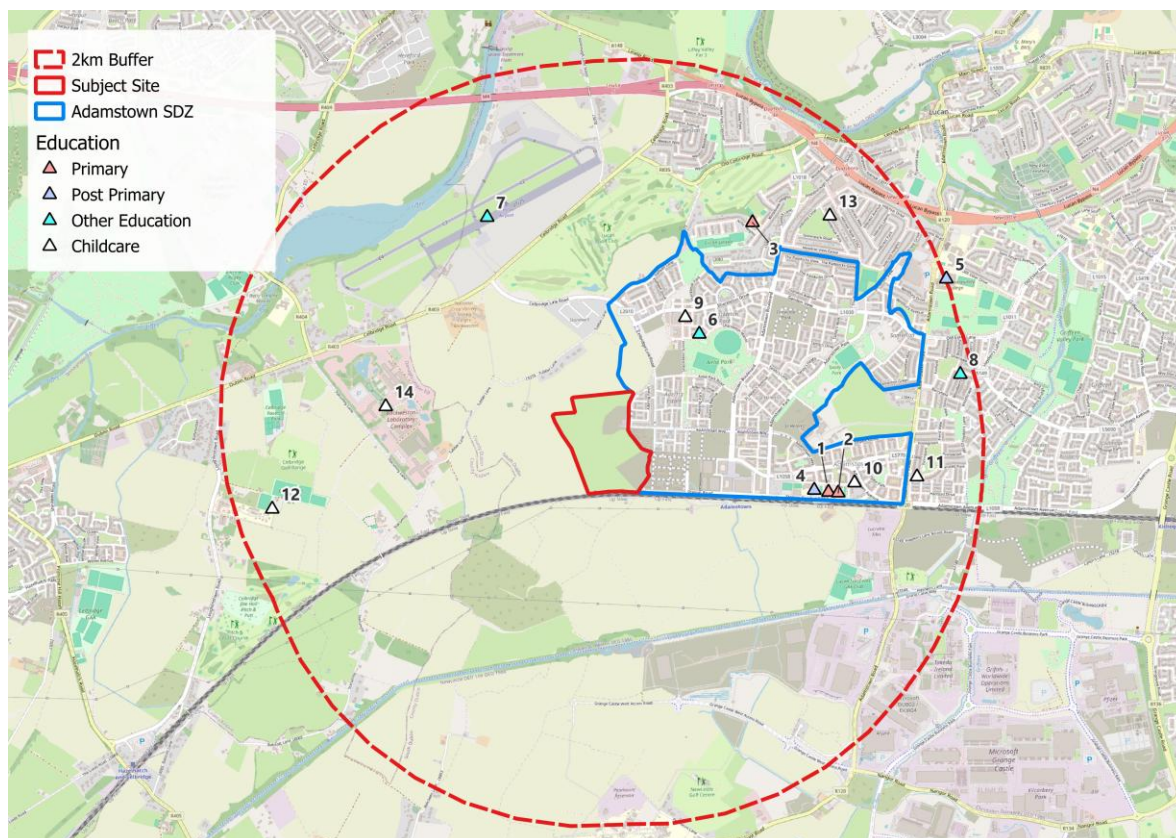


Figure 2: Existing Childcare and Education facilities in proximity to subject site

In addition, the Training Xperts is a nearby software training institute that offers a wide range of online and classroom-based courses, largely for graduates and professional learners. Other more specialist educational locations in proximity to the site include East Coast Flight Training at Weston Airport, and the Lucan School of Motoring.

2.2 Sports Clubs, Gyms, Studios, Leisure Centres and Recreational Facilities

Quality recreation, leisure, and amenity facilities have a fundamental impact on the quality of life in a place and can improve social integration and cohesiveness. The immediate area has a large amount of open space suitable for walking, running, cycling, and sporting activities. The area contains numerous recreational parks, playgrounds, multi-use games, and sports pitches.

The subject site and the surrounding 2km area is well served by an extensive range of open space, sporting/fitness/recreational and play facilities. A review of publicly available information has been conducted to establish the range of open space, sport/fitness and recreational/play facilities available throughout the area, together with sports clubs and outdoor activities clubs. Nearby facilities include concentrations of pitches and clubs at Airlie Park and Tandy's Lane Park. These amenities contribute

positively to the health and wellbeing of residents. In addition, we note that the Grand Canal Greenway is situated c.600m from the south of the site, accessible via the Adamstown Road.

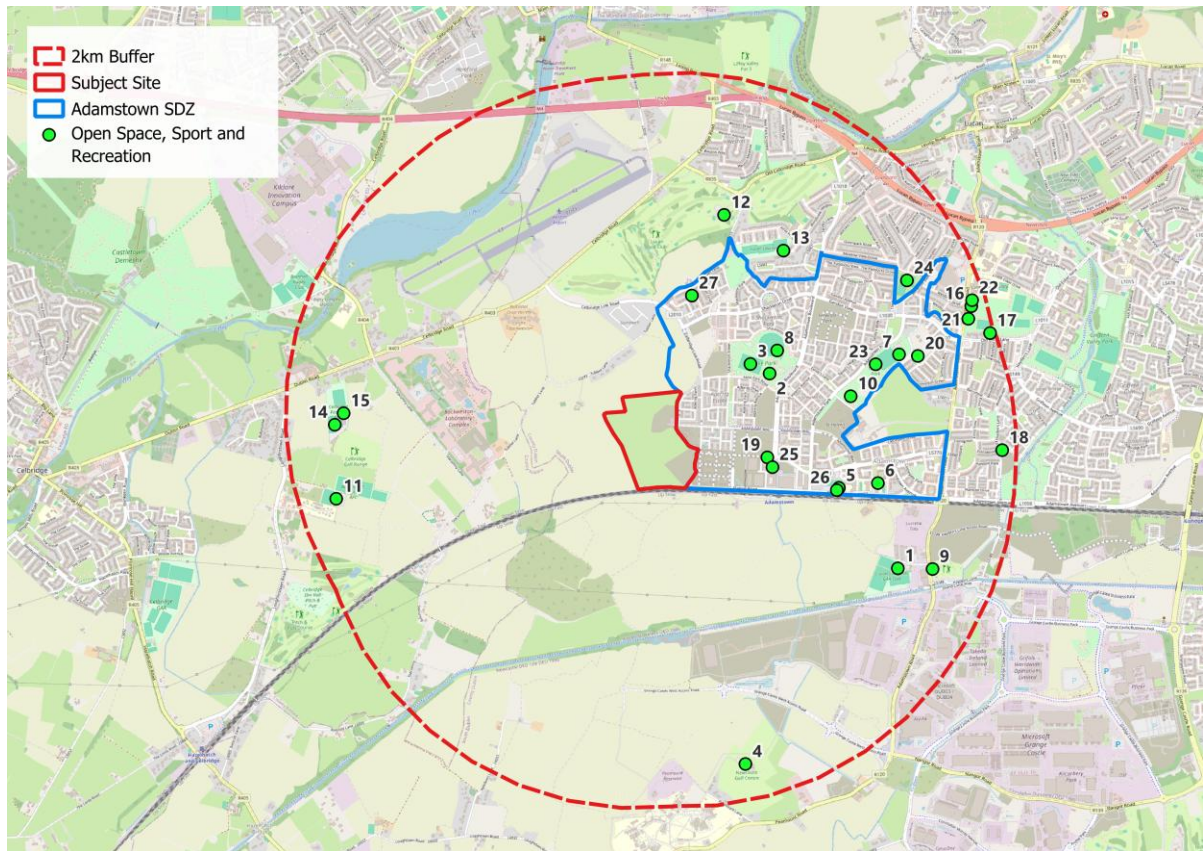


Figure 3: Existing Sport Clubs, Gyms, Studios and Recreational facilities in proximity to subject site

Table 2: Existing Sport Clubs, Gyms, Studios and Recreational facilities in proximity to subject site

Map Ref.	Name	Distance from Site
<i>Sports Clubs, Gyms, Studios and Recreational Facilities</i>		
1	Lucan Sarsfields GAA Club	1.4km
2	Airlie Park Tennis Courts	566m
3	Airlie Park All Weather Pitches	469m
4	Newcastle Golf Centre	1.7km
5	Lucan Shotokan Karate Club	900m
6	Adamstown Taekwon-Do	1.1m
7	Tandy's Lane Park Playground	1.3km
8	Adamstown Cricket Club	657m
9	Lucan Pitch and Putt Club	1.6km
10	Tandy's Lane Park Playground #2	1km
11	Ballyoulster United Football Club	1.7km
12	Lucan Golf Club	1.1km
13	Lucan United	1.1km
14	Celbridge golf range & O'Hanlon park	1.7km
15	Padelzone Celbridge 5 Indoor padel courts	1.6km
16	Lucan Harriers	1.9km

17	Griffeen Valley Petanque Club	1.9km
18	Lucan Boxing Club	1.9km
19	ABC Gym	434m
20	Mini Calisthenics Park	1.5km
21	Mini Calisthenics Park	1.8km
22	Weston Hockey Club	1.9km
23	Lucan Parkour Park	1.2km
24	Lucan Utd Hillcrest pitch 2	1.5km
25	ServiceYourBody	477m
26	Resilience Studios	889m
27	Calm Body Massage	607m

2.3 Social and Community Facilities

Quality neighbourhoods should be responsive to the needs of local communities, which play an important role in quality-of-life factors and foster a wider sense of community and active citizenship. Key community facilities are considered to include local authority offices, welfare offices, libraries, Garda and fire stations and community services.

There are a number of social and community facilities within the surrounding area, such as Adamstown Community Centre, which falls within a 15 minute walk time from the site. Within a broader 2km radius The Lucan Library assists in facilitating several groups within the town such as parenting groups, book clubs and additional educational resources. The wider area contains a broad range of arts and cultural facilities, including dance schools, music and singing studios, and creative arts organisations, which contribute to a vibrant and diverse community environment.

We note that the subject site is also well served by existing and planned public transport infrastructure which allow for easy access to social and community facilities to the east, further supporting its suitability for residential development.

Table 3: Existing Social, Community, Arts and Religious facilities in proximity to subject site

Map Ref:	Name	Distance from Site
<i>Community and civic services</i>		
1	Adamstown Community Centre	890m
2	Lucan District Credit Union Ltd.	1.7km
3	An Post Newcastle Road Lucan	1.8km
4	Lucan Library	1.8km
5	AIB Bank	1.8km
6	Occu Club Haus	452km
<i>Religious Institutions</i>		
7	St. Patrick Catholic Church	2km
<i>Arts and Culture</i>		
8	Dancity Ireland	1.4km
9	JC Singing Studio	1.6km
10	Shanna Muller School of Ballet	1.1km
11	Circle Vivendi	943m

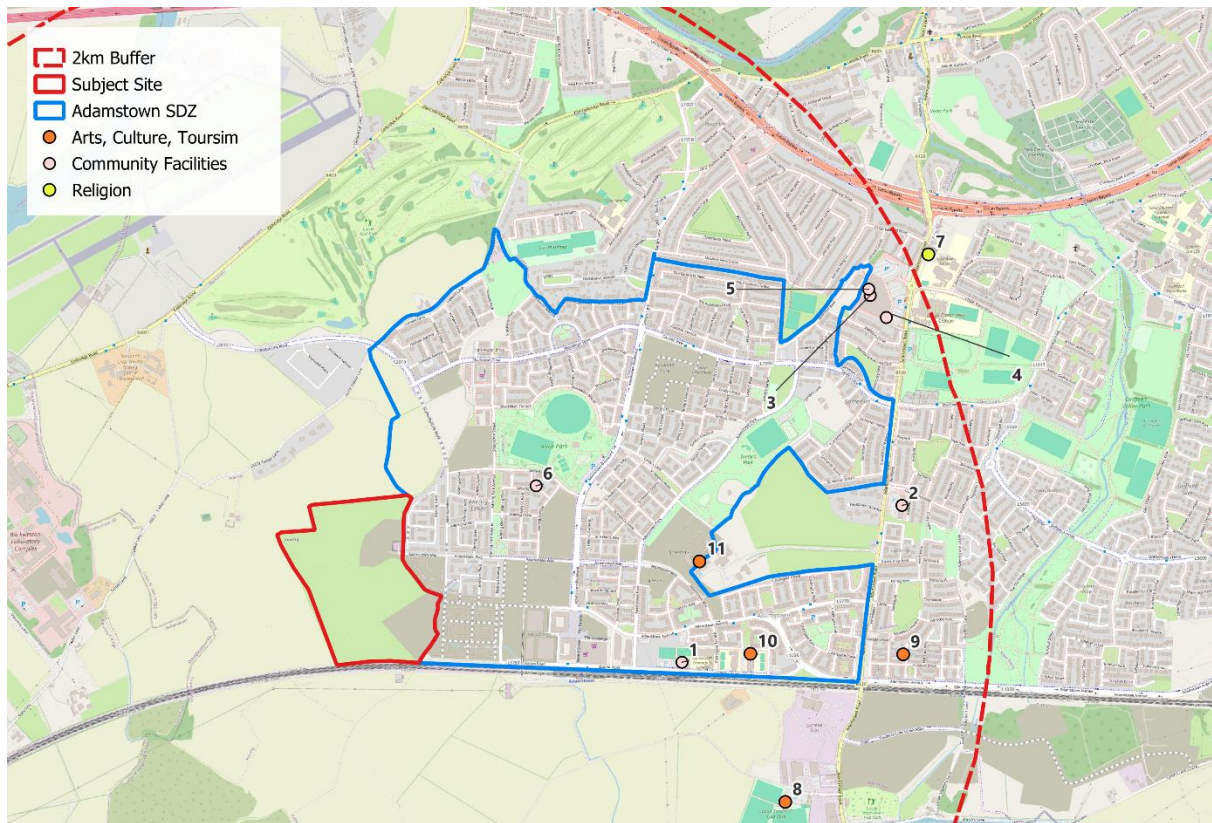


Figure 4: Existing Social, Community and Religious facilities in proximity to subject site

2.4 Health Care and Medical Services

The catchment area is supported by a range of specialty healthcare including public and private. Essential services like Adamstown Primary Care Centre and McCabes pharmacy are located within a 15 minute walk time from the site, while a broader ranger of facility types fall within the 2km radius, or 30 minute walk time. The subject site is located close to Adamstown train station, providing convenient access to additional facilities across Dublin.

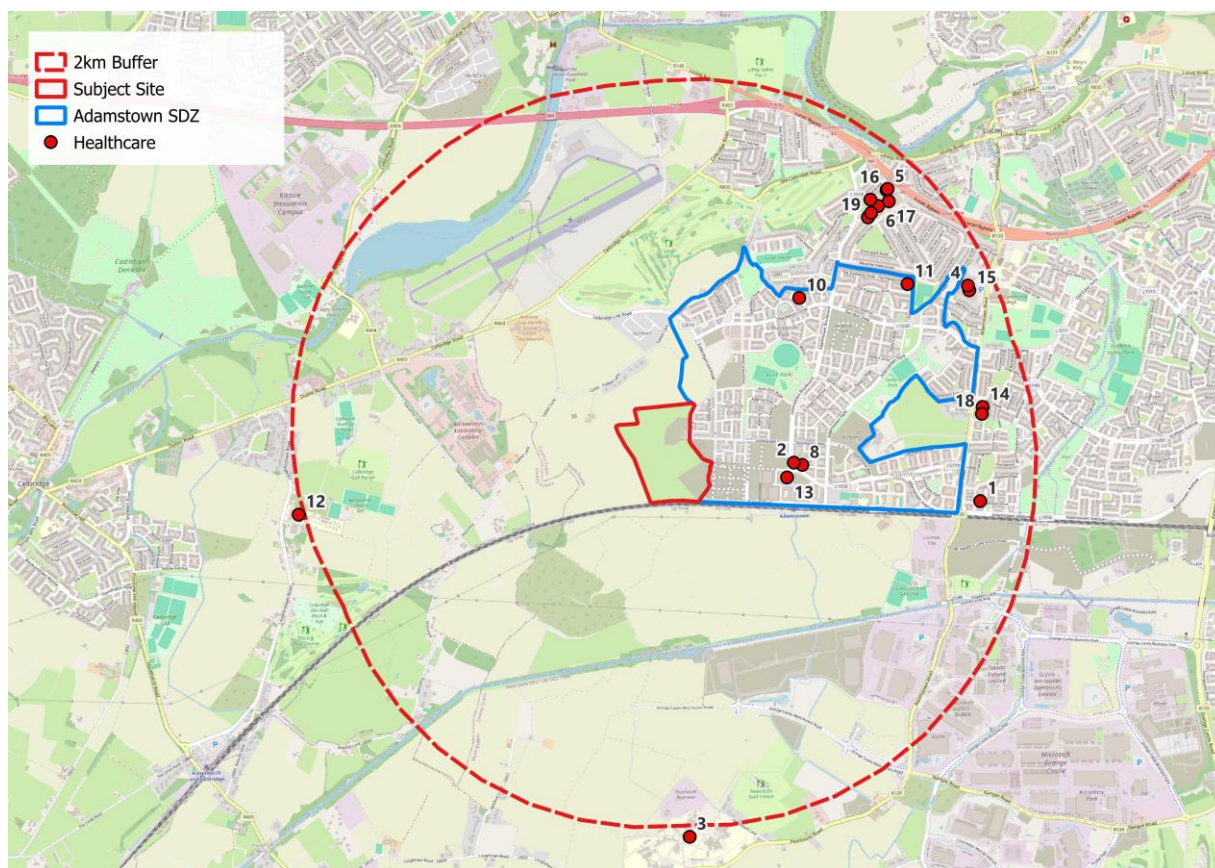


Figure 5: Existing Healthcare and Medical Services in proximity to subject site

Table 4: Existing Healthcare and Medical Services in proximity to subject site

Map Ref:	Name	Distance from Site
Doctors and Medical Centres		
1	GPdoctor.ie	1.6km
2	Adamstown Primary Care Centre	502m
3	Peamount Healthcare	2km
4	The Medical Centre	1.8km
5	Dodsboro Clinic	1.7km
Other Medical Services		
6	Esker Physiotherapy	1.6km
7	Counselling 121	1.6km
8	NULLProMotion Neuromuscular & Sports injury	554m
9	Frank Dowling & Associates Podiatrist	1.6km
10	Roberts Physio, Advances Neuro-Muscular Clinic	920m
11	The Harmonic Confluence Healing	1.5km

12	Elm Hall Nursing Home	2km
	Pharmacies	
13	McCabes Pharmacy Finnstown	470m
14	Finnstown Pharmacy	1.7km
15	McCabes Pharmacy Ballyowne	1.8km
16	McCabe Pharmacy Woodview	1.7km
17	Adrian Dunne Pharmacy Lucan	1.7km
	Dentist	
18	Lucan Dental Care	1.6km
19	Lucan Dental Practice	1.5km

3.0 Conclusion

This Preliminary Social Infrastructure Audit demonstrates that the Aderrig West lands are located within an established and evolving social infrastructure catchment associated with Adamstown and its wider environs. The audit identifies a broad range of education, childcare, healthcare, recreation, open space, community, civic and cultural facilities within the surrounding area, including facilities that are accessible by walking, cycling and public transport.

The findings support the decision to rezone the subject lands through earlier steps in the ongoing Variation process, and that their development can in principle be facilitated having regard to their relationship with the existing Adamstown SDZ, proximity to Adamstown Train Station and access to a maturing network of social and community infrastructure. The audit does not purport to determine the residual capacity of all facilities identified, yet provides a proportionate baseline to inform the material alteration stage and to demonstrate that future development can indeed be proactively planned with reference to an existing infrastructure environment.

Any future planning application, infrastructure masterplan or development framework by EVARA for these lands can include a more detailed assessment of social infrastructure capacity, demographic implications and any targeted provision required to support the future resident population. Subject to that further assessment, the preliminary audit supports the view that Aderrig West is very well-placed to contribute to the continued, integrated and sustainable development of the Adamstown settlement.

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