



SmartLocation

Analyse • Decide • Thrive

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Objective of this Report

I am considering opening an interior design business delivering quality designs to families of all sizes so that they can all improve the interiors of their homes.

A Comparison of the Two Locations

When evaluating Raheny and Churchtown for opening an interior design business, several factors must be considered. Both locations have a similar total population, with Raheny at 15,186 and Churchtown slightly higher at 15,514. However, Churchtown has a higher percentage of affluent residents (68% compared to Raheny's 60%), which could indicate greater spending power and potential demand for premium interior design services.

The age breakdown reveals that both locations have a substantial number of residents in the prime home-owning age brackets (30-49 years). Churchtown has slightly more individuals in this category (4,247) compared to Raheny (3,937), suggesting a potentially larger market for home improvement services. Additionally, both areas show significant numbers in other relevant age groups without any major discrepancies that would impact the business significantly.

In terms of housing characteristics, Raheny has more three-bedroom households (2,798) than Churchtown (2,210), but fewer four-bedroom households. This suggests that while there may be more families with moderate-sized homes in Raheny needing design services tailored to smaller spaces or growing families' needs; Churchtown might offer opportunities for high-end projects given its higher number of larger homes.

Churchtown also boasts better access to complementary businesses such as furniture shops and fabric stores—important resources for an interior design business. The presence of these shops can facilitate smoother operations and collaborations. Conversely, the absence of such amenities in Raheny could pose logistical challenges or additional costs.

Property planning application data indicates significantly more activity in Raheny over the past five years compared to Churchtown. This could suggest either a vibrant development environment or potential bureaucratic hurdles depending on interpretation; however it does highlight active community engagement with property improvements which might align well with an interior design service offering.

A risk assessment should include physical site visits to understand local nuances not captured by data alone. While both locations present viable opportunities with distinct advantages—Raheny's active property scene versus Churchtown's affluence and supporting businesses—a comprehensive evaluation is essential before making any final decision.

Raheny presents a promising location for an interior design business targeting families. The affluence data indicates that 60% of the population falls into the higher affluence category, with an additional 30% in medium affluence. This suggests a significant portion of the population may have disposable income to invest in quality interior design services. The total catchment population is 15,186, which provides a substantial market base.

The age breakdown reveals diverse age groups within Raheny. Notably, there are significant numbers in the 30-49 and 50-64 age brackets, which typically include homeowners likely to invest in home improvements. Additionally, younger families with children aged between 0-18 also form a considerable segment of the population, indicating potential long-term clients as their needs evolve.

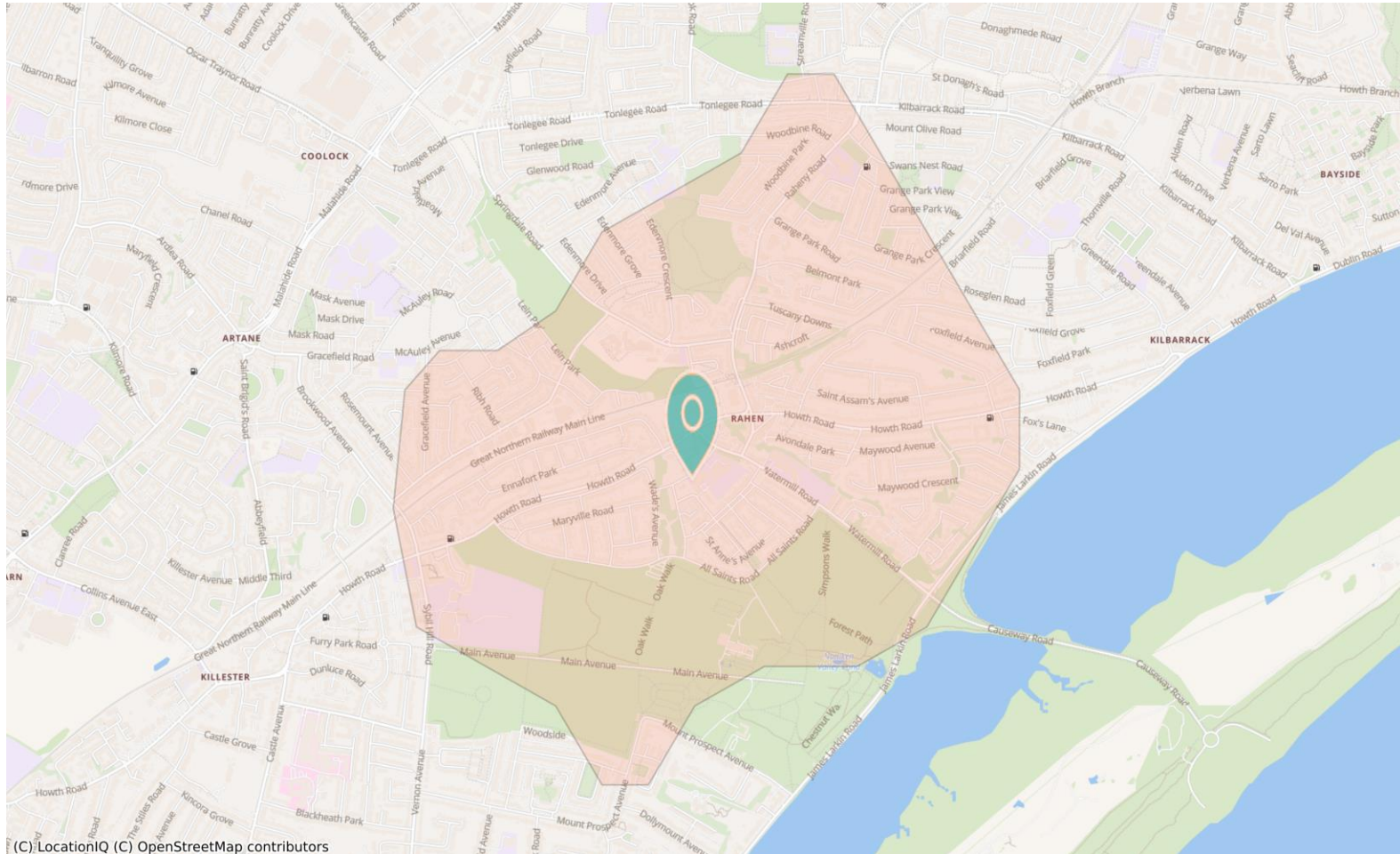
Private households by number of bedrooms show that three-bedroom homes are predominant (2,798), followed by four-bedroom homes (1,197). This distribution suggests many family-sized homes that could benefit from professional interior design services tailored to various room configurations and family needs.

Regarding property types, houses and bungalows dominate (4,997), while flats/apartments account for only 679 units. This prevalence of larger properties aligns well with an interior design business focusing on comprehensive home improvement projects rather than smaller-scale apartment renovations.

A notable gap exists in local competition; no furniture shops or fabric shops were found within the area defined. Similarly absent are paint shops and painters/decorators except for one company nearby. This lack of direct competition could be advantageous but also highlights potential challenges related to sourcing materials locally.

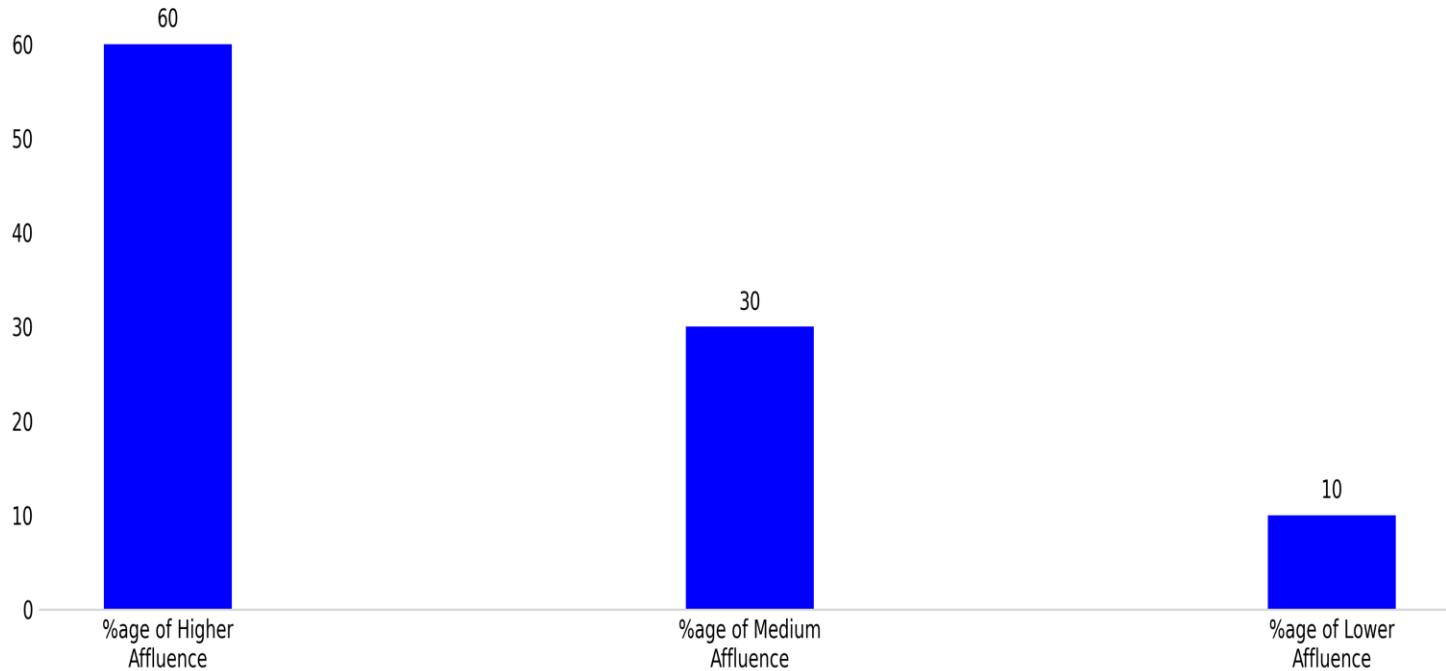
Planning application data shows consistent activity over recent years with numerous applications granted conditionally or fully each year. This indicates ongoing development and renovation interest within Raheny's community—a positive sign for future demand for interior design services.

In conclusion, while Raheny offers several advantages such as high affluence levels and minimal local competition for an interior design business targeting families' home improvement needs—caution is advised before making final decisions based solely on this analysis without site visits or further research into market dynamics.



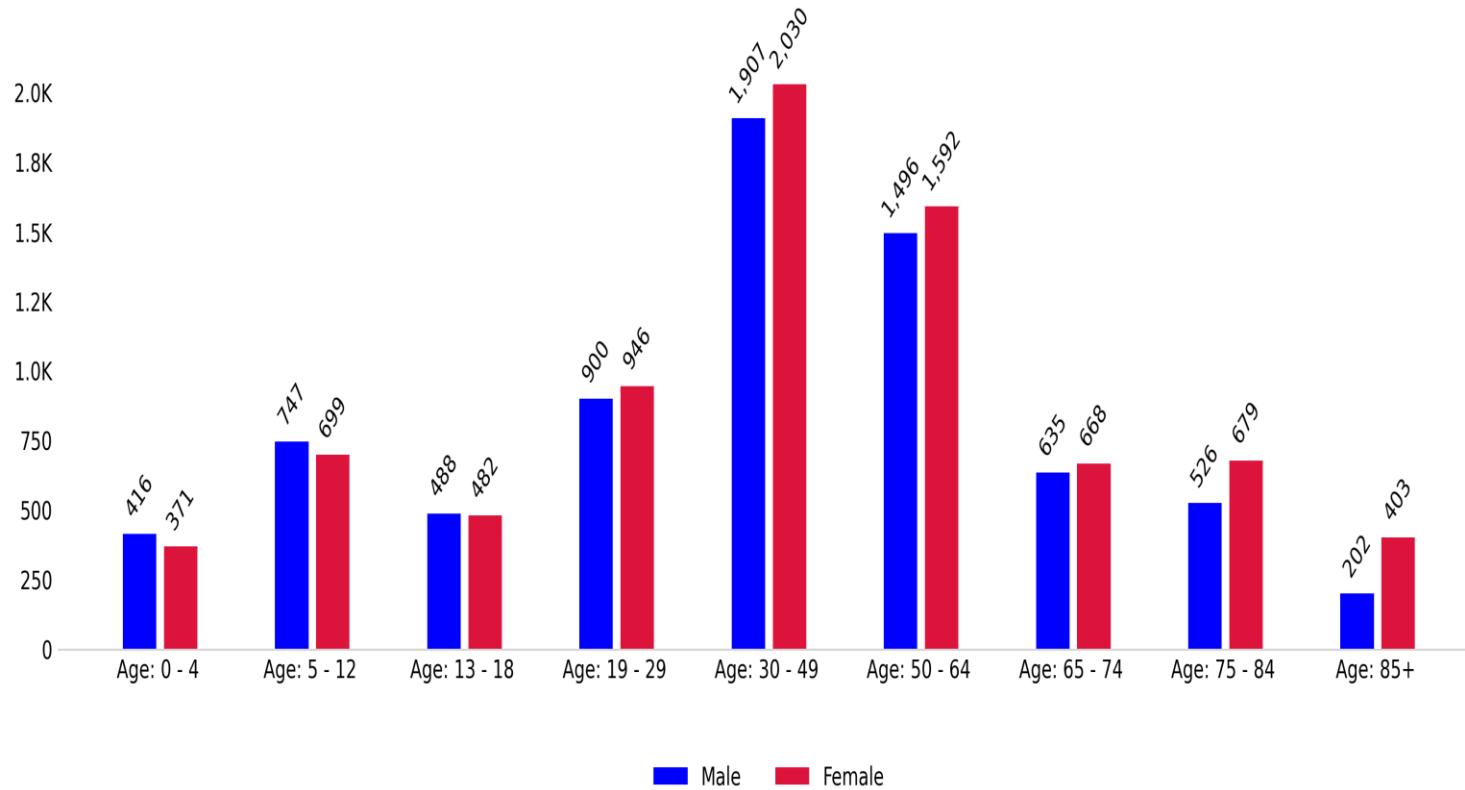
(C) LocationIQ (C) OpenStreetMap contributors

AFFLUENCE PERCENTAGES. BASED ON POPULATION FOR AREA OF 15,186

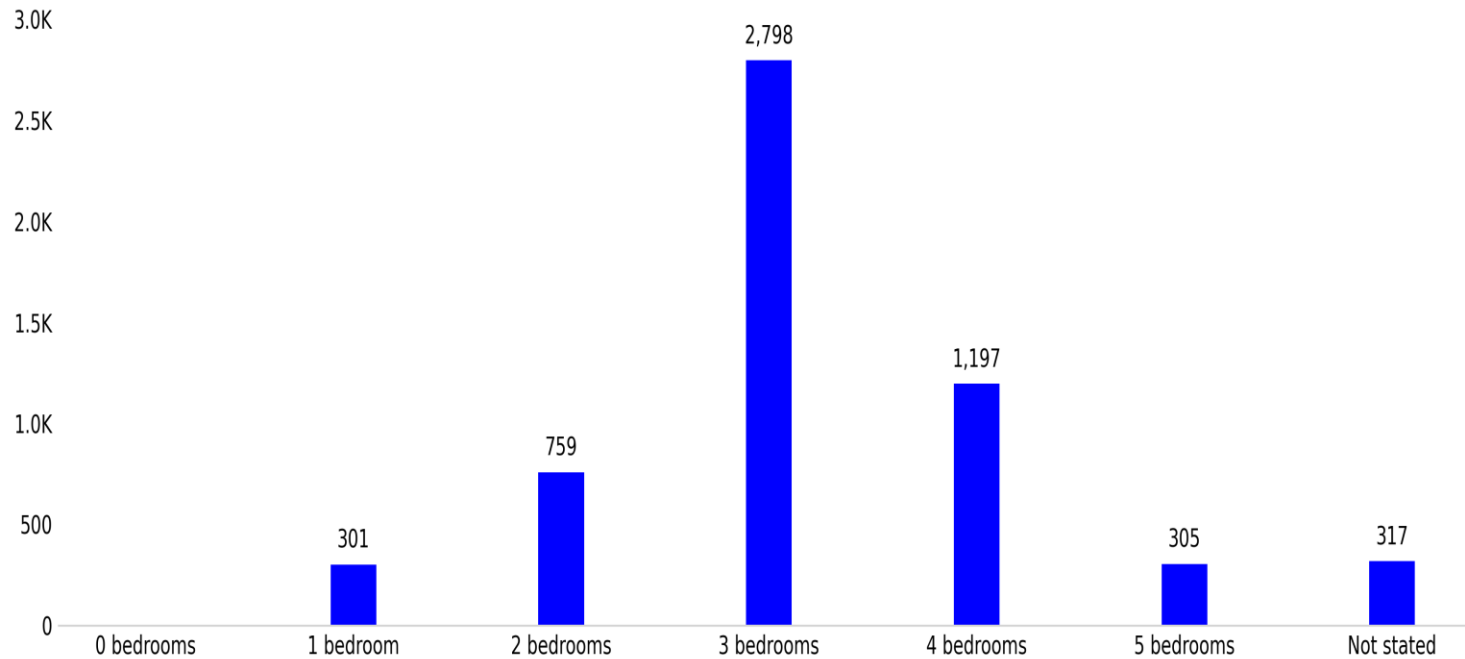


Affluence is based on the deprivation index calculated by Popal. To determine this index factors such as level of education, employment status and numbers living in individual households are taken into account. Please note: Affluence does not correlate fully to disposable income or spending ability, an element of it reflects the amount of general resources including public resources available to individuals in the area. The population in the area you define is broken down into the following bands: High Affluence: This group has more resources than the national average. They fall at least one std. deviation above the national mean. Medium Affluence: This group has average level of resources and is closely aligned with the national average. They are within one std. deviation of the national mean. Low Affluence: This group has fewer resources than the national average. They are at least one std. deviation below the national mean.

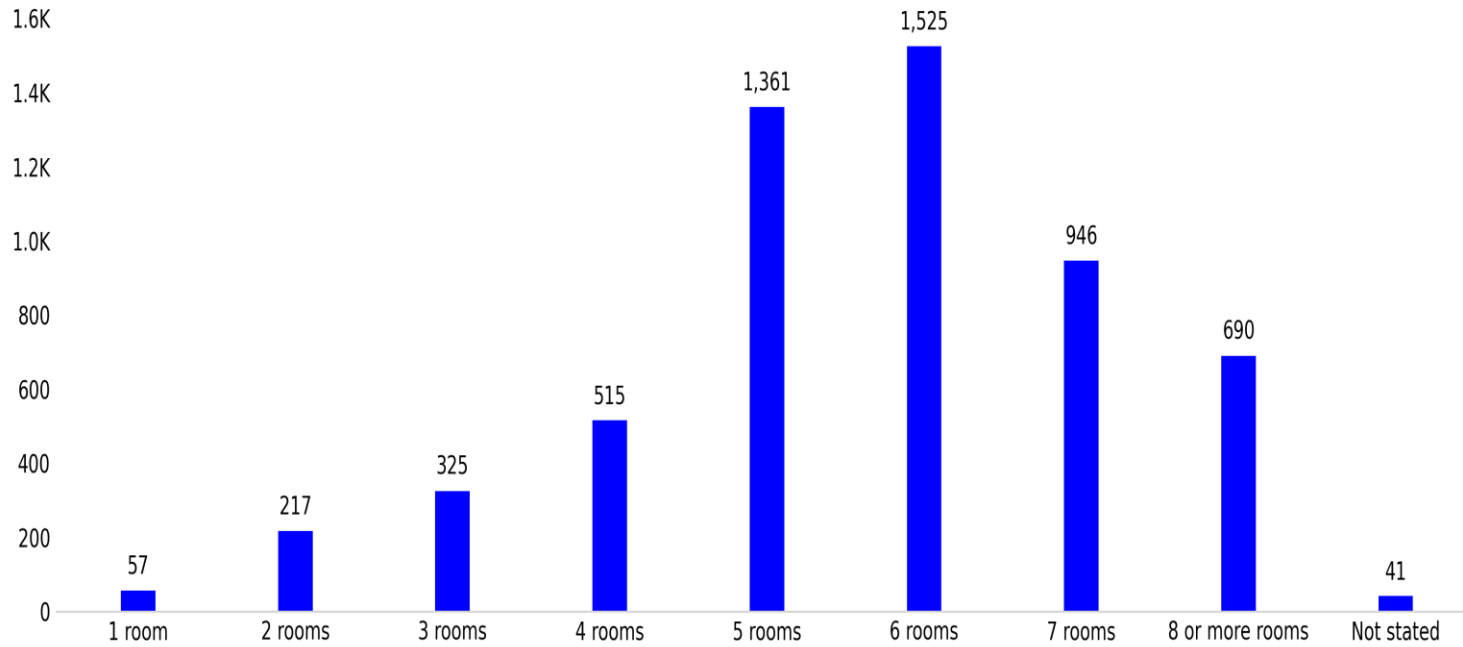
AGE BREAKDOWN



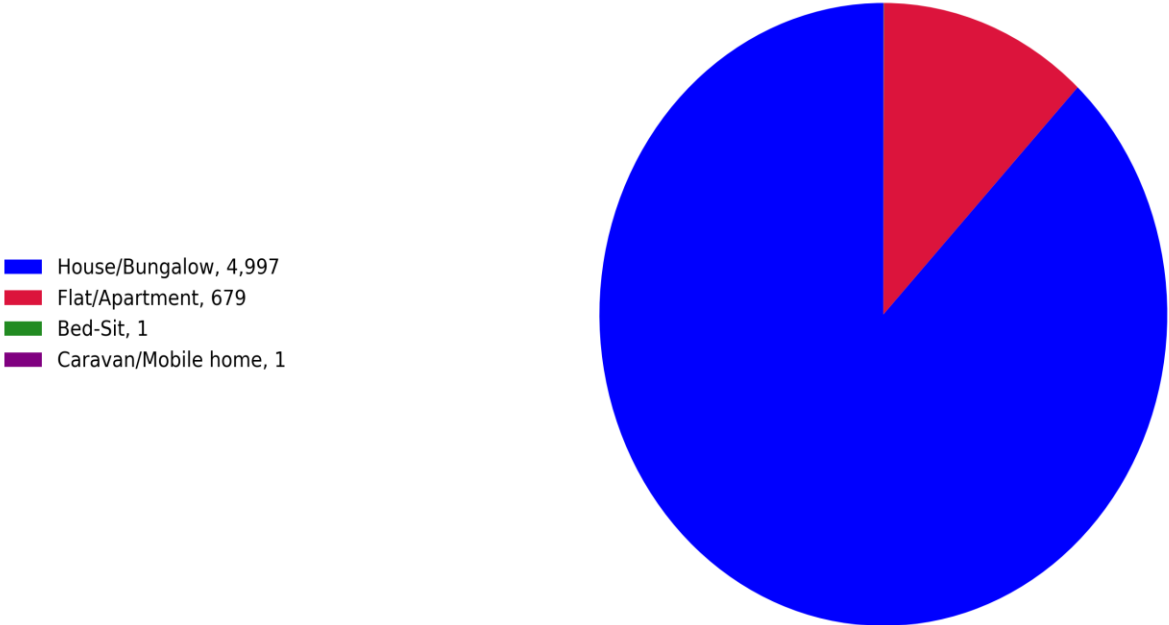
PRIVATE HOUSEHOLDS BY NUMBER OF BEDROOMS



PRIVATE HOUSEHOLDS BY NUMBER OF ROOMS



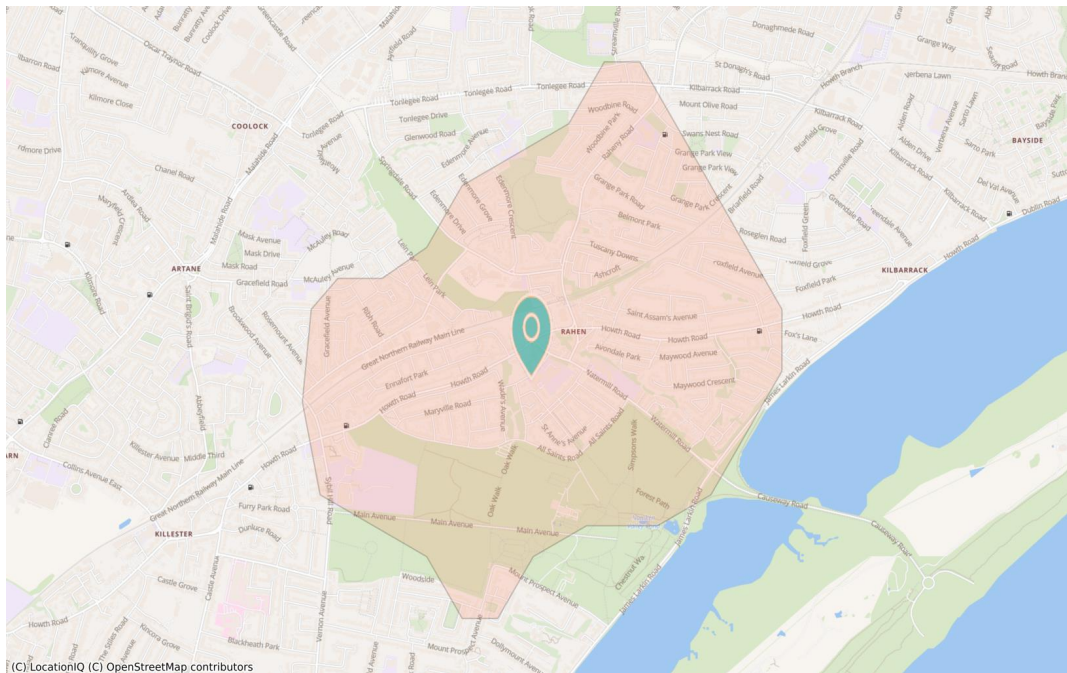
PRIVATE HOUSEHOLDS BY PROPERTY TYPE





furniture shops

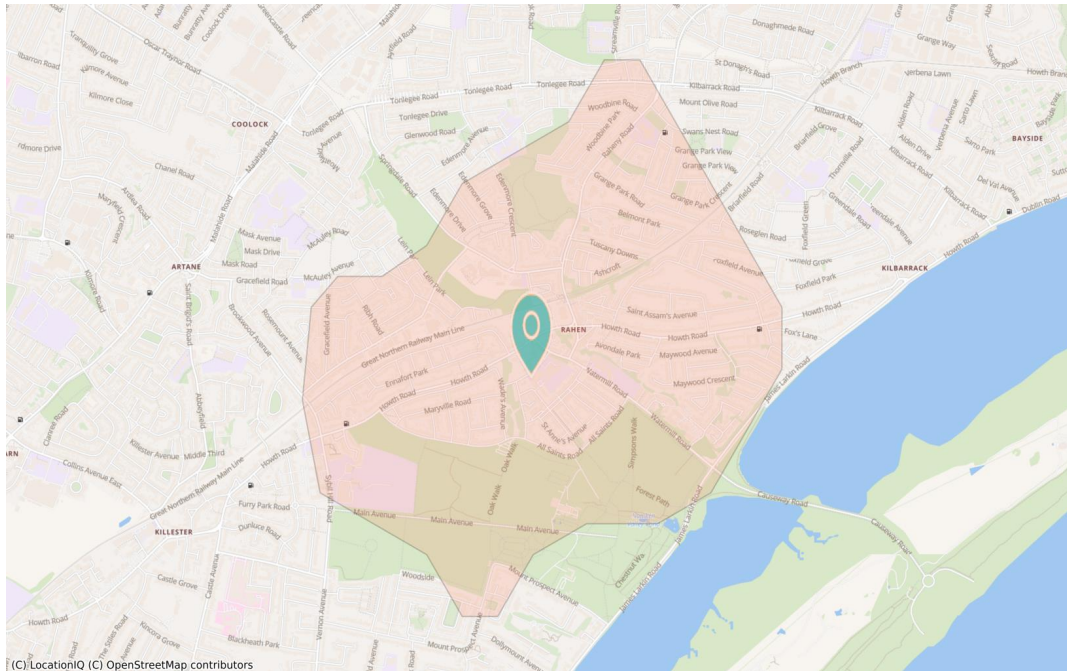
NONE FOUND IN AREA DEFINED





fabric shops

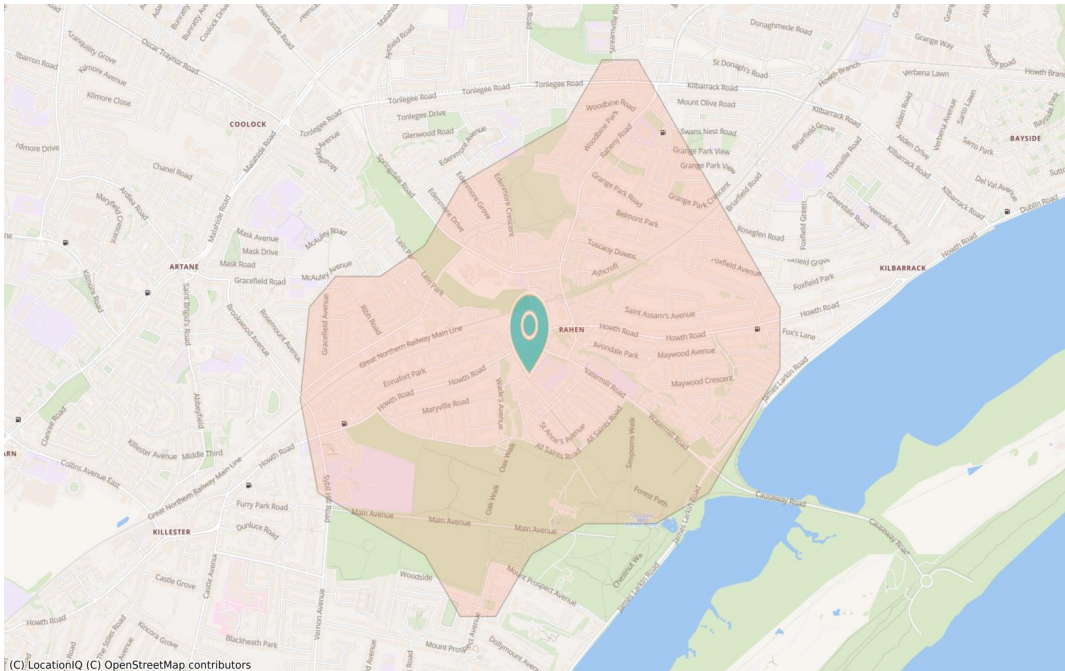
NONE FOUND IN AREA DEFINED





paint shops

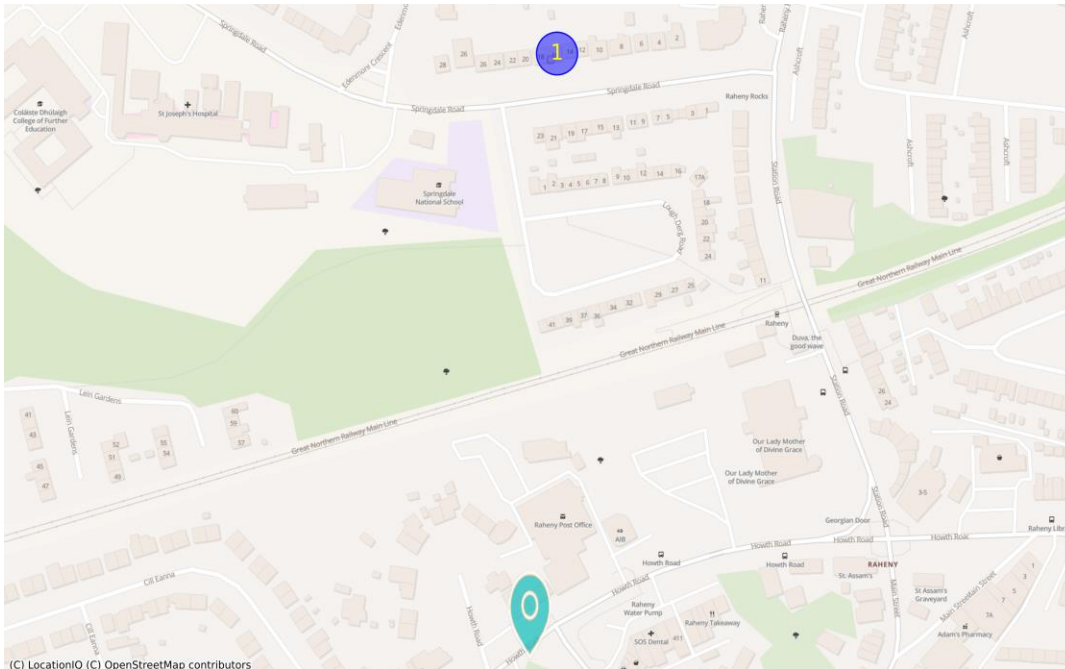
NONE FOUND IN AREA DEFINED





painters and decorators

- 1. Amack & Co Ltd, Rating: 4, No. of ratings: 4, 344m from location, 16 Springdale Rd, Grange, Raheny.

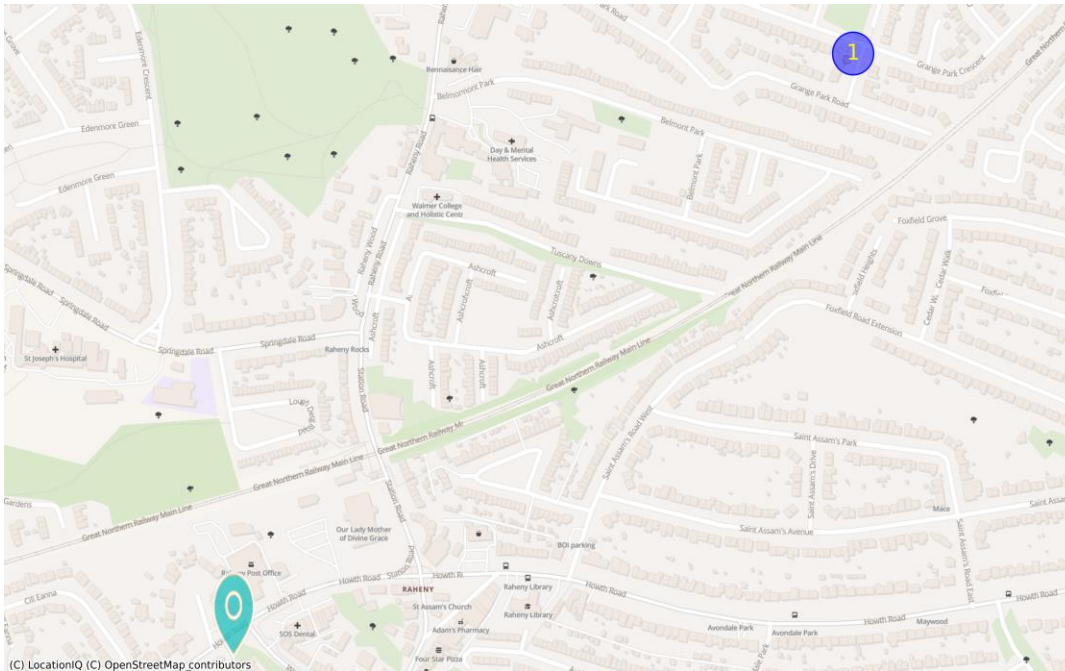


(C) LocationIQ (C) OpenStreetMap contributors



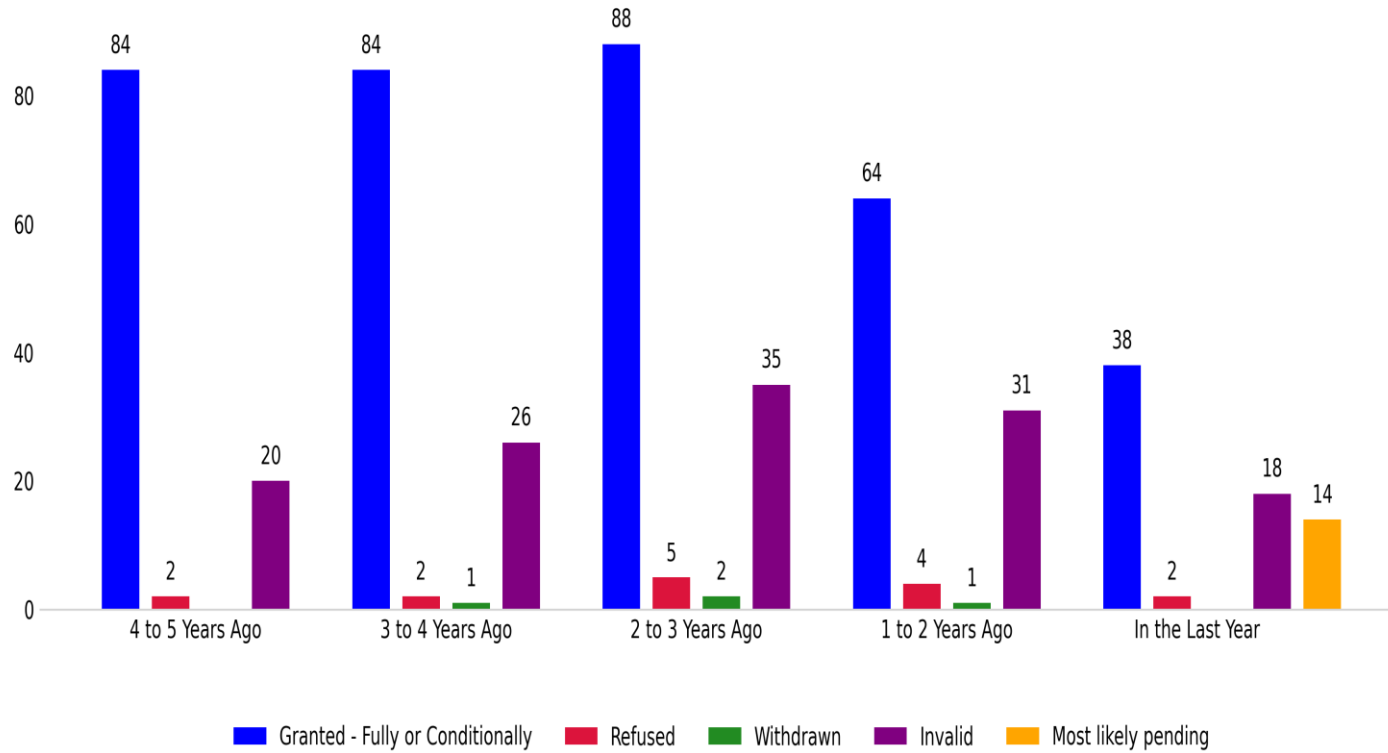
upholsterers

1. Ross Upholstery, Rating: 1, No. of ratings: 1, 1,002m from location, 73 Grange Park Rd, Grange, Dublin.

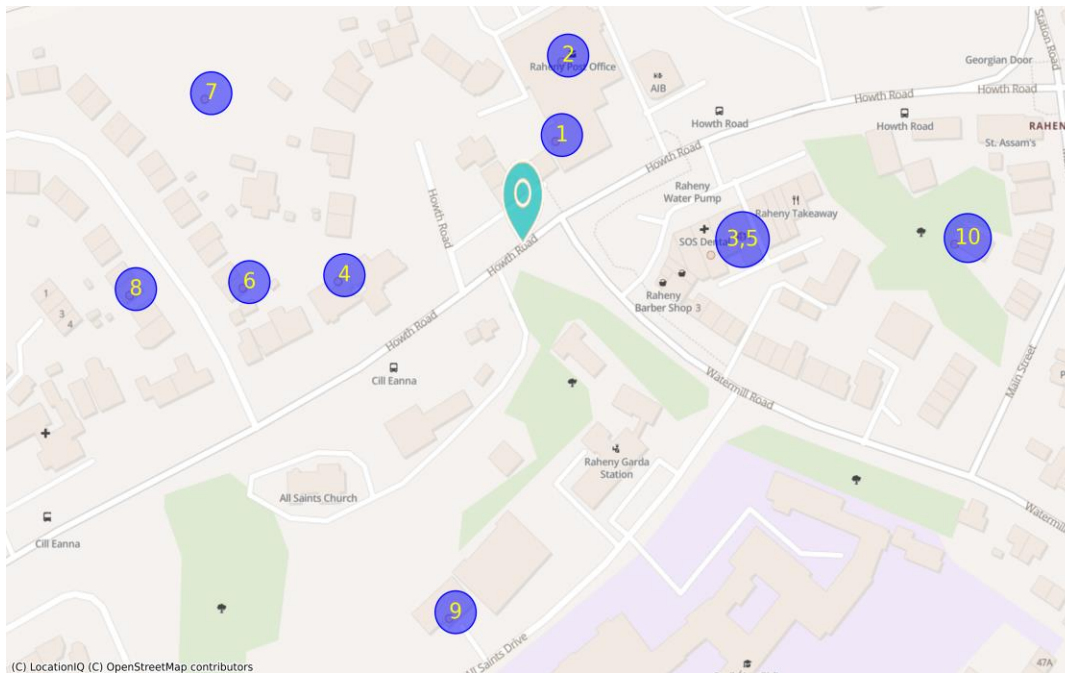


(C) LocationIQ (C) OpenStreetMap contributors

PLANNING APPLICATIONS

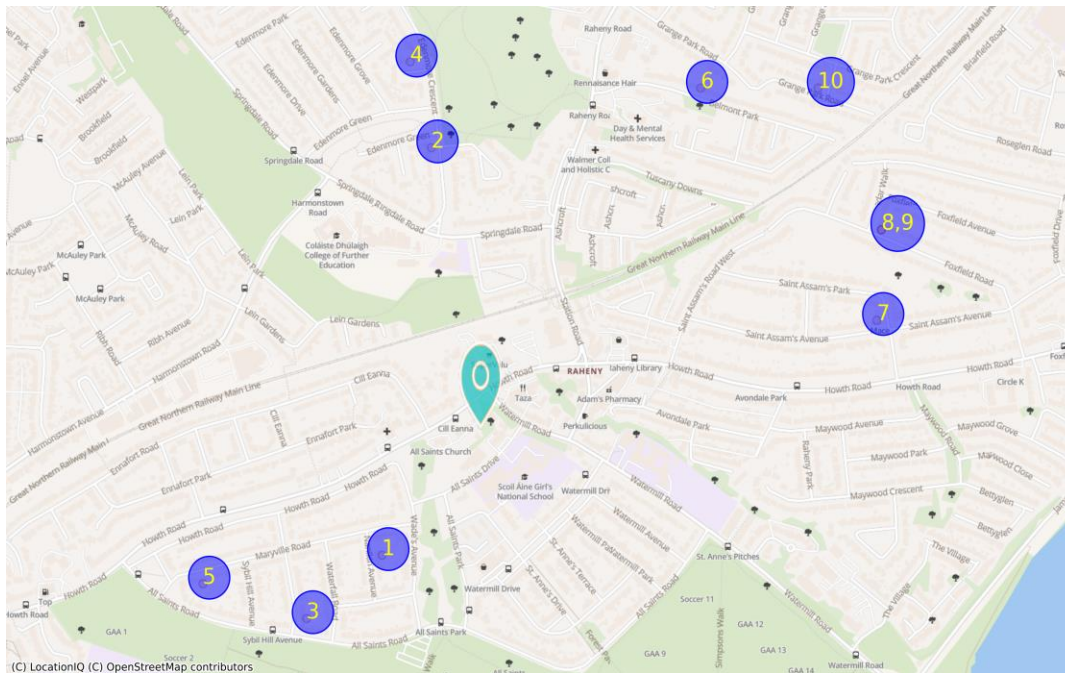


Note: 'Invalid' includes incomplete and declared not exempt.



Ten Nearest Granted

1. 5066/23, Dublin City Council, Units 10-11 Raheny Shopping Centre, Howth Road, Dublin 5.
2. 3873/23, Dublin City Council, Supervalu, Unit 3 Raheny Shopping Centre, Howth Road, Raheny, Dublin 5.
3. 5128/22, Dublin City Council, 407, Howth Road, Clontarf East, Dublin 5.
4. WEB1191/22, Dublin City Council, 496, Howth Road, Raheny, Dublin 5 D05 K316.
5. 4236/23, Dublin City Council, The Watermill Public House, 411 Howth Road, Raheny, Dublin 5.
6. 4020/19, Dublin City Council, 2, Cill Eanna, Raheny, Dublin 5.
7. 2504/20, Dublin City Council, 506, Howth Road, Dublin 5.
8. WEB1598/20, Dublin City Council, 5, Cill Eanna, Raheny, Dublin 5.
9. 2232/21, Dublin City Council, Raheny United FC Clubhouse, All Saints Drive, Raheny, Dublin 5.
10. 3711/22, Dublin City Council, Lissadell, 10a Main Street, Raheny, Dublin 5, D05 F9P8..



Ten Nearest Refused

1. 4452/22, Dublin City Council, 3 Nanikin Avenue, Dublin 5, D05 A384.
2. 3185/23, Dublin City Council, 31, Edenmore Crescent , Artane, Dublin 5, D05C427.
3. WEB1513/23, Dublin City Council, 35A, Bettystown Avenue, Dublin 5.
4. 4004/23, Dublin City Council, 67, Edenmore Crescent, Raheny, D05TF78.
5. 3316/22, Dublin City Council, 8, Maryville Road, Dublin 5, D05 K274.
6. 3151/21, Dublin City Council, 38, Belmont Park, Raheny, Dublin 5.
7. 3870/22, Dublin City Council, 61-63, Saint Assam's Park, Raheny, Dublin 5, D05 W3C8.
8. 4837/19, Dublin City Council, 2A, Cedar Walk, Raheny, Dublin 5.
9. WEB1449/20, Dublin City Council, 2A, Cedar Walk, Raheny, Dublin 5, D03 DX93.
10. 3039/20, Dublin City Council, 67, Grange Park Road, Raheny, Dublin 5, D05 PP22.

Churchtown presents a promising location for an interior design business targeting families of all sizes. The affluence data indicates that 68% of the population falls into the higher affluence category, suggesting a significant portion of residents may have disposable income to invest in home improvements. Additionally, 25% are in the medium affluence bracket, further expanding the potential customer base. With a total population of 15,514 within the catchment area, there is a substantial market to tap into.

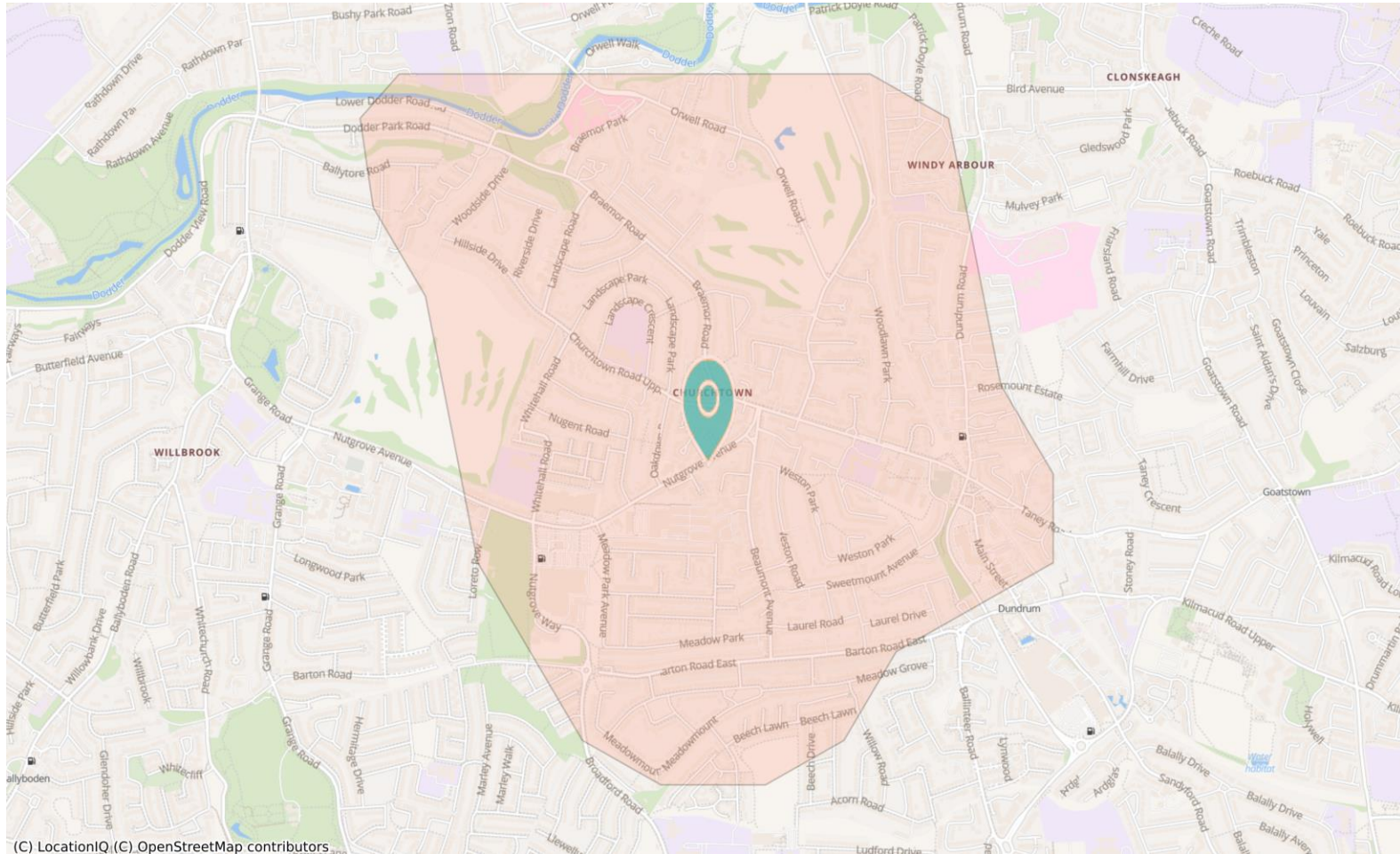
The age breakdown reveals diverse demographics that could benefit from interior design services. Notably, there are significant numbers in key age brackets: 2,091 males and 2,156 females aged 30-49 and another large group aged 50-64 with over 1,300 individuals each for both genders. These groups often have established households and may be more inclined to invest in quality interior designs.

Private households by number of bedrooms show a variety of housing sizes with notable figures: over two thousand three-bedroom homes and more than fifteen hundred four-bedroom homes. This diversity suggests opportunities for tailored design solutions catering to different family needs and preferences. Similarly, data on rooms per household indicates many larger properties with six or more rooms being common.

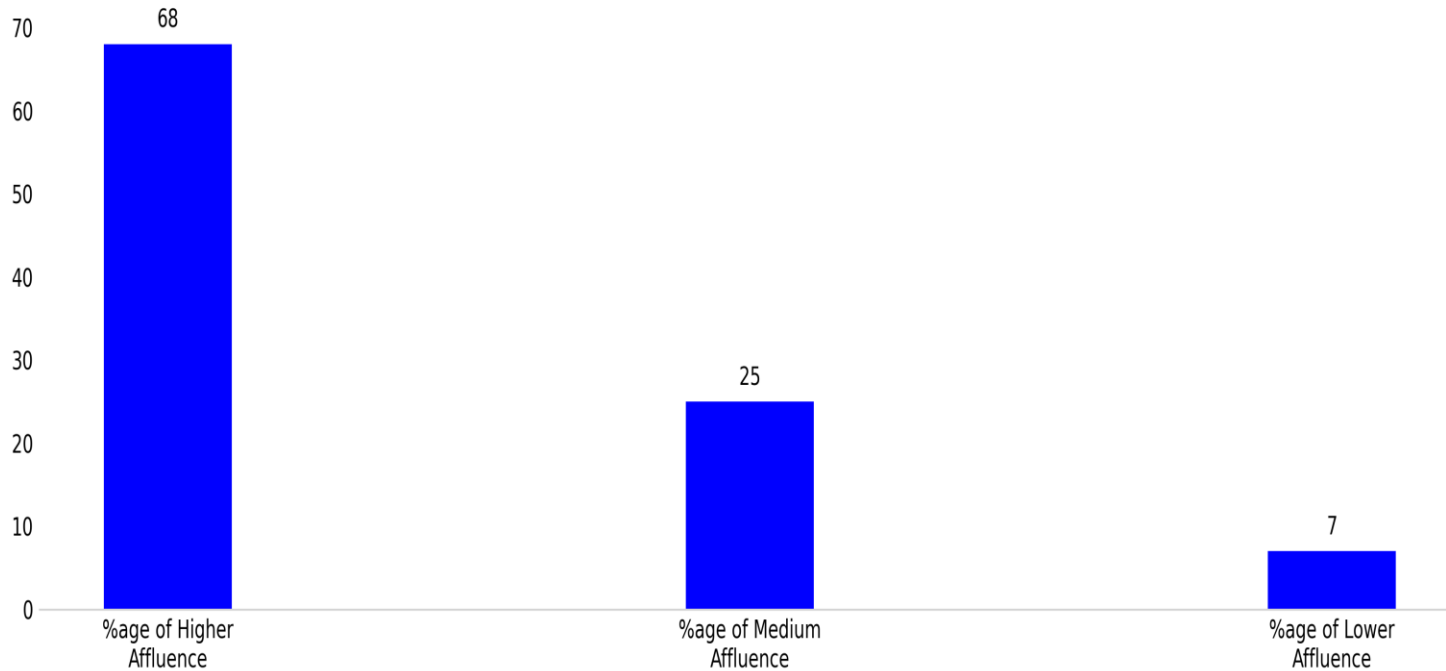
The presence of local furniture shops like Skon Design and Harvey Norman Rathfarnham within close proximity provides convenient access to essential resources for an interior design business. Fabric shops such as Home Store + More also offer valuable materials needed for various projects while paint shops like Pat McDonnell Paints ensure easy availability of supplies.

Planning application data shows consistent activity over recent years with several applications granted annually; this reflects ongoing development which could translate into new clients seeking professional interior design services post-renovation or construction.

However, it is crucial to conduct comprehensive analysis including site visits before making final decisions due to potential market challenges such as competition from existing businesses or economic fluctuations affecting spending habits. A risk assessment should consider these factors along with strategies like offering unique services or competitive pricing models to mitigate identified risks effectively.

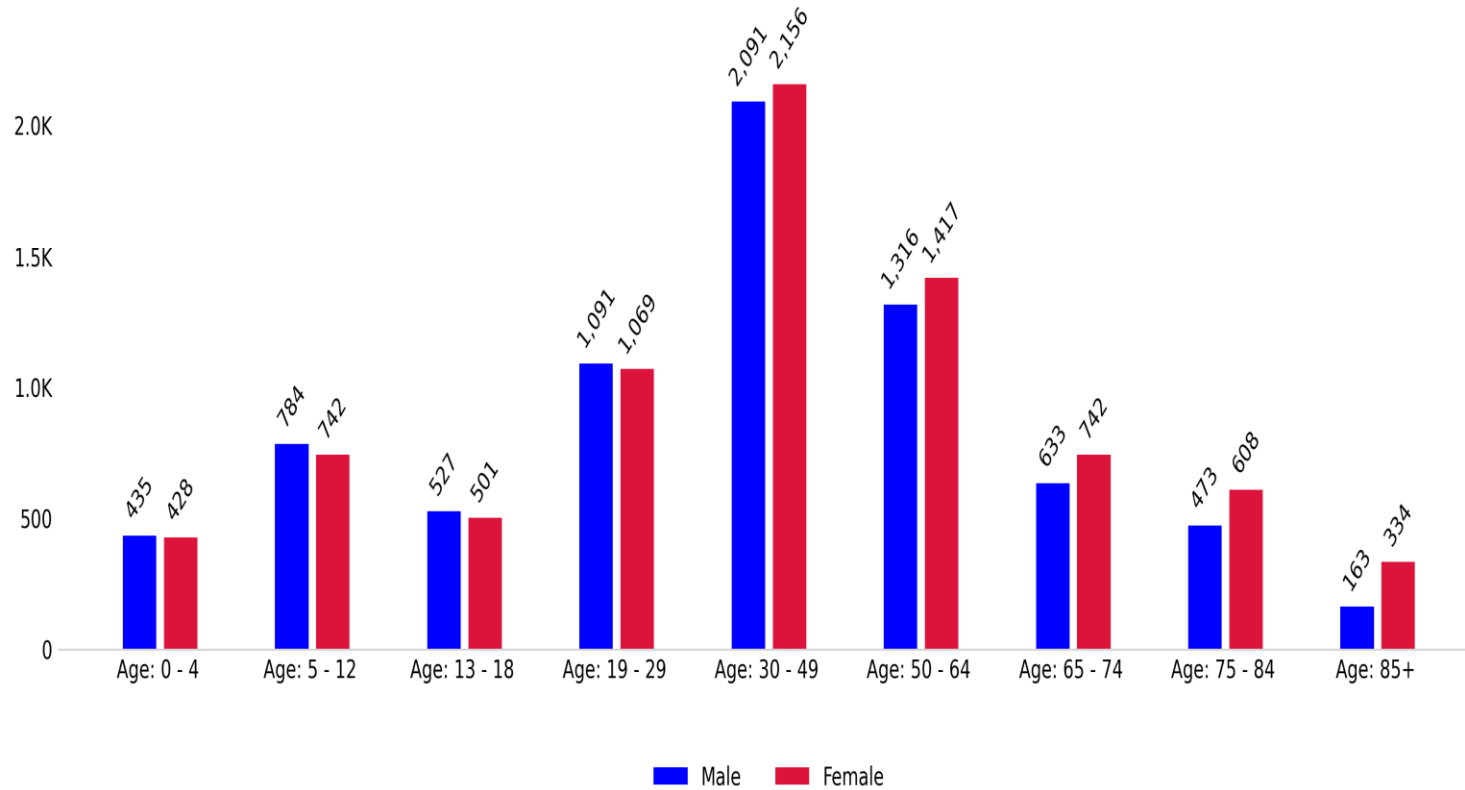


AFFLUENCE PERCENTAGES. BASED ON POPULATION FOR AREA OF 15,514

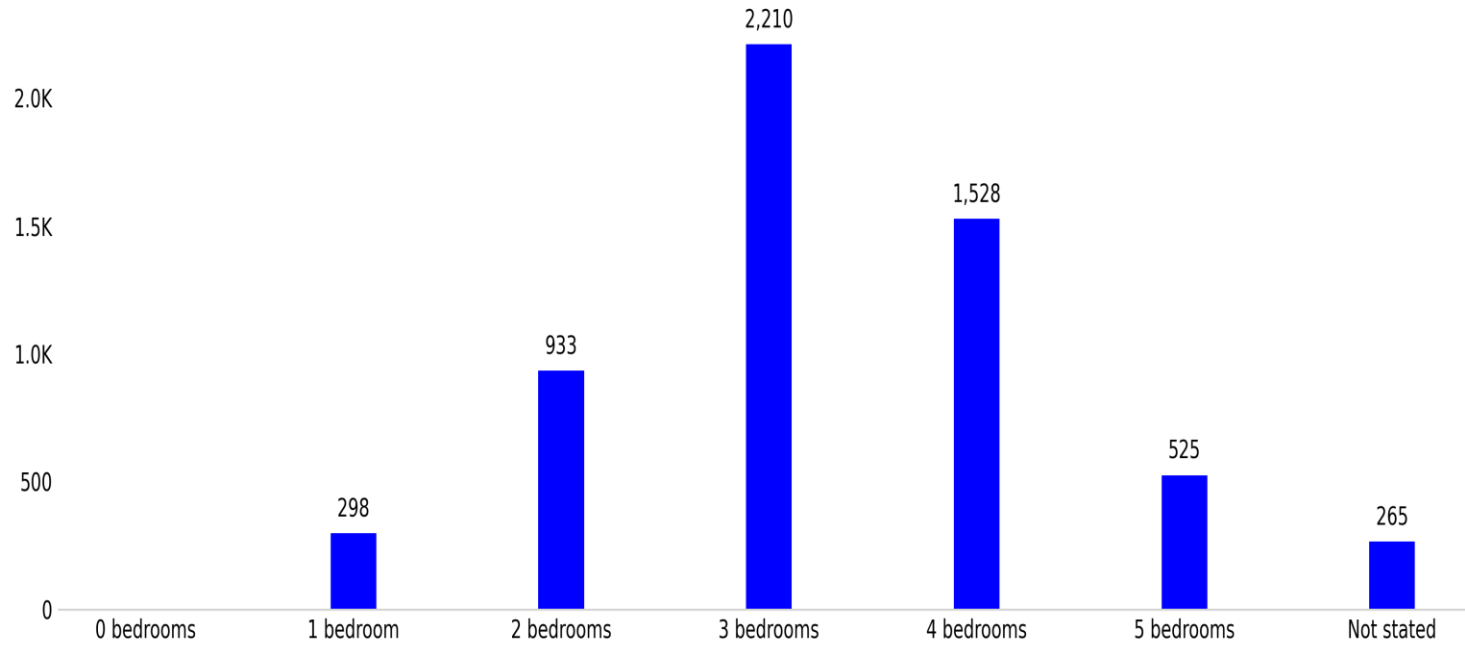


Affluence is based on the deprivation index calculated by Popal. To determine this index factors such as level of education, employment status and numbers living in individual households are taken into account. Please note: Affluence does not correlate fully to disposable income or spending ability, an element of it reflects the amount of general resources including public resources available to individuals in the area. The population in the area you define is broken down into the following bands: High Affluence: This group has more resources than the national average. They fall at least one std. deviation above the national mean. Medium Affluence: This group has average level of resources and is closely aligned with the national average. They are within one std. deviation of the national mean. Low Affluence: This group has fewer resources than the national average. They are at least one std. deviation below the national mean.

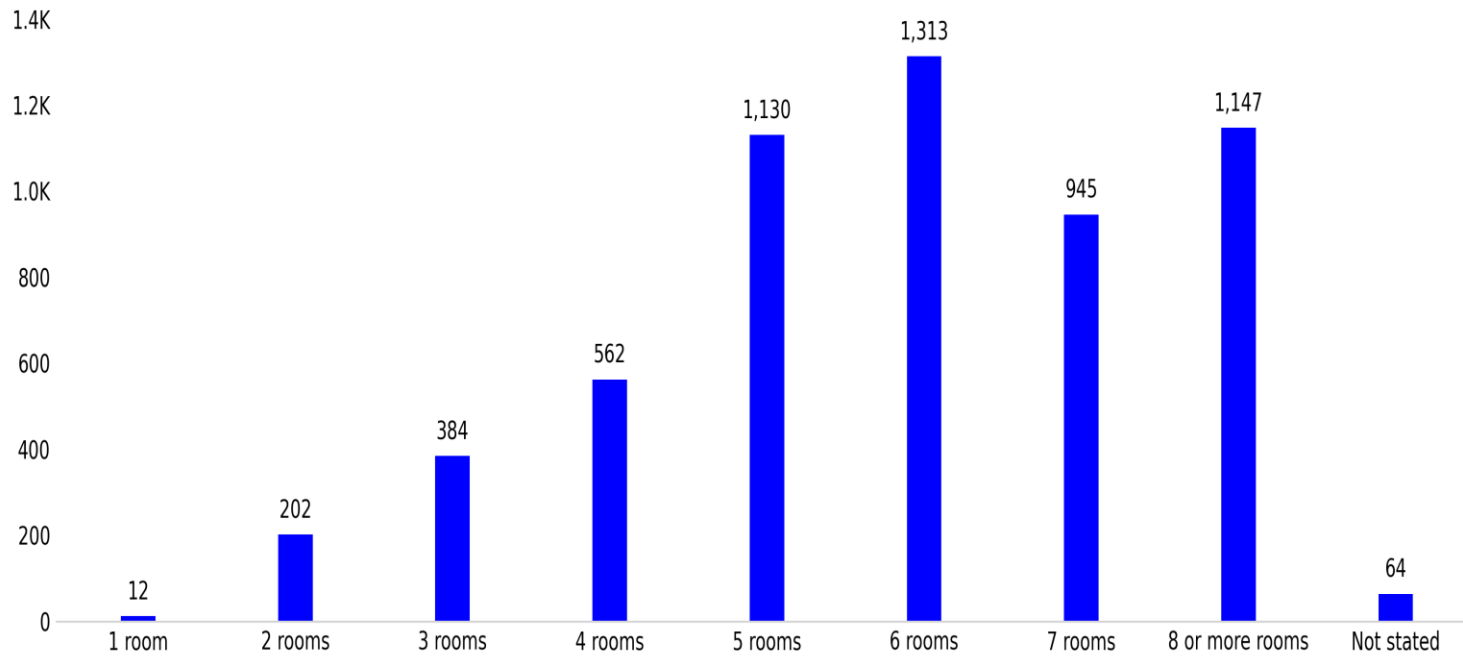
AGE BREAKDOWN



PRIVATE HOUSEHOLDS BY NUMBER OF BEDROOMS

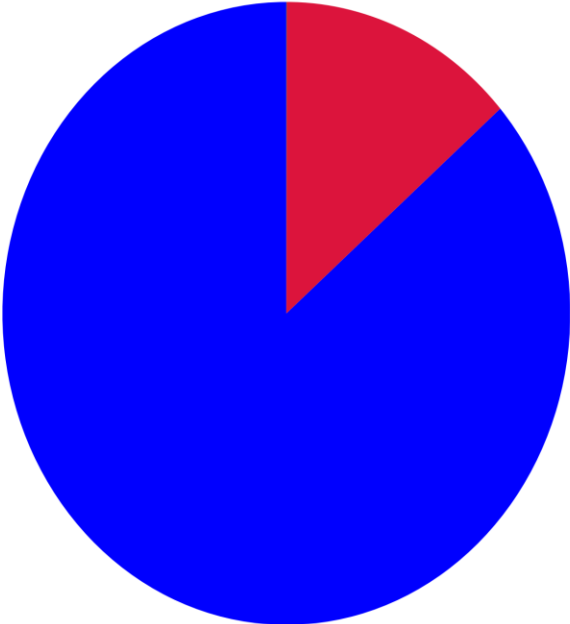


PRIVATE HOUSEHOLDS BY NUMBER OF ROOMS



PRIVATE HOUSEHOLDS BY PROPERTY TYPE

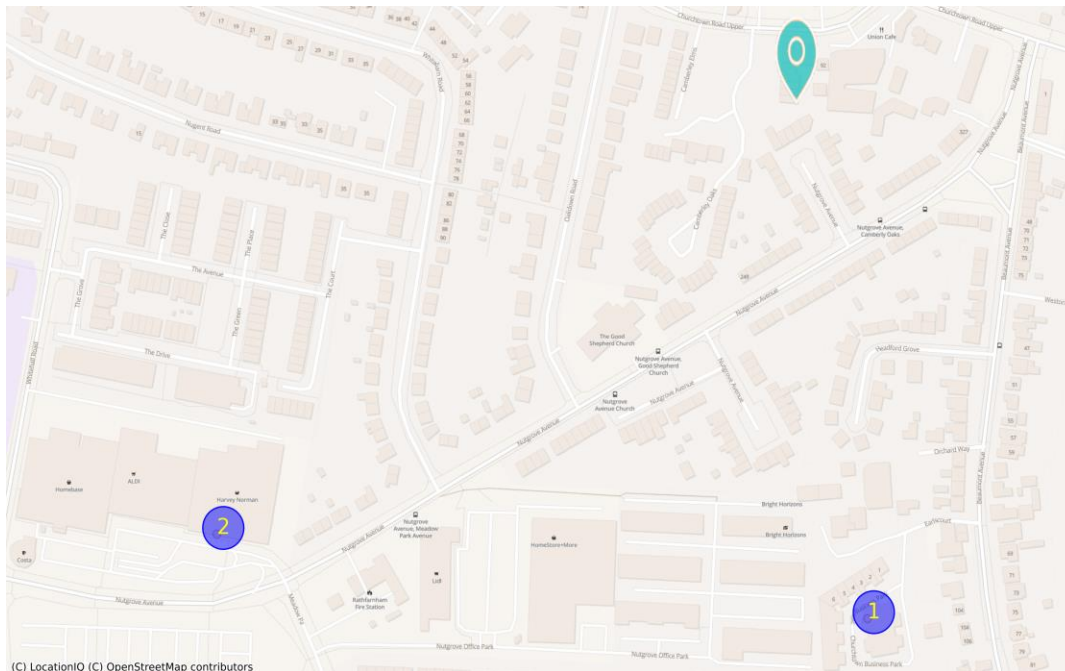
- House/Bungalow, 4,977
- Flat/Apartment, 781
- Bed-Sit, 1
- Caravan/Mobile home, 0





furniture shops

1. Skon Design, Rating: 4.9, No. of ratings: 131, 412m from location, Unit 16, Churchtown Business Park, Beaumont Ave, Churchtown Upper, D
2. Harvey Norman Rathfarnham, Rating: 4.1, No. of ratings: 1286, 562m from location, Units 7A, 7B, 7C, Nutgrove Retail Park, Ráth Fearnáin

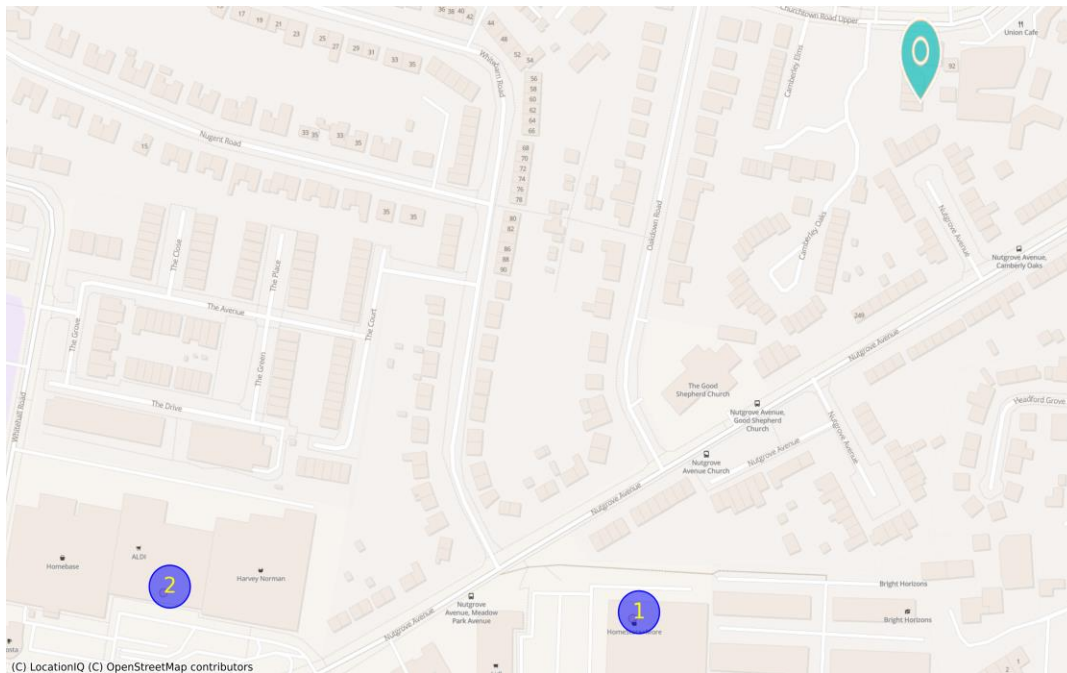


(C) LocationIQ (C) OpenStreetMap contributors



fabric shops

1. Home Store + More, Rating: 4.4, No. of ratings: 1568, 393m from location, 1, Nutgrove Shopping Centre, Nutgrove Way, Rathfarnham, Dublin
2. Harry Corry Ltd, Rating: 4.4, No. of ratings: 80, 591m from location, Unit 7, Unit 7a Nutgrove Retail Park, Nutgrove Ave, Dublin 14.

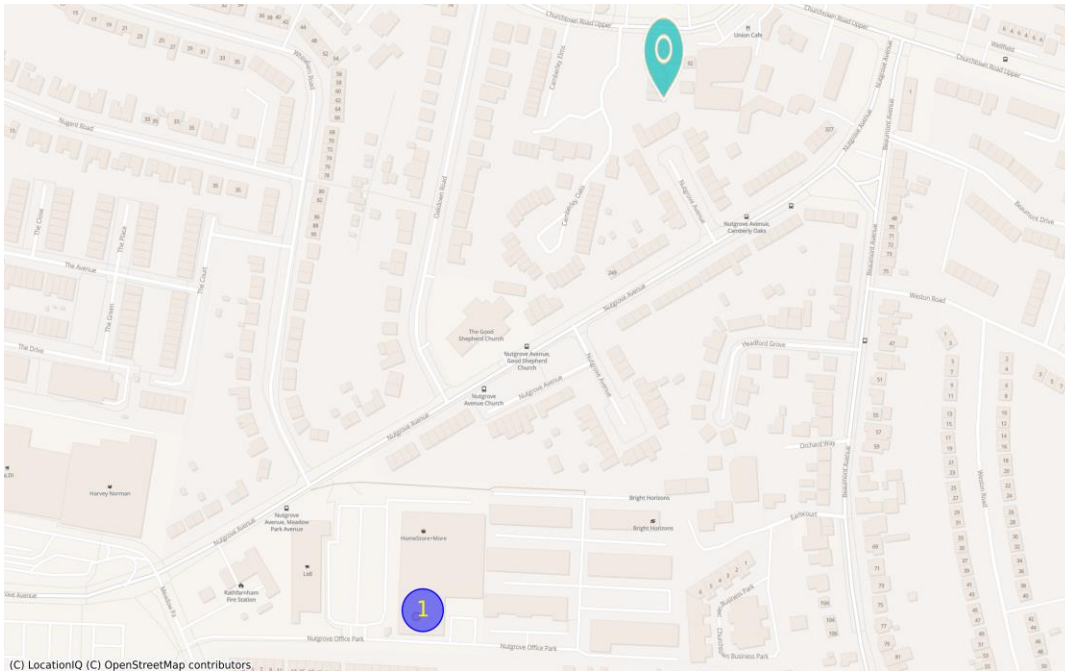


(C) LocationIQ (C) OpenStreetMap contributors



paint shops

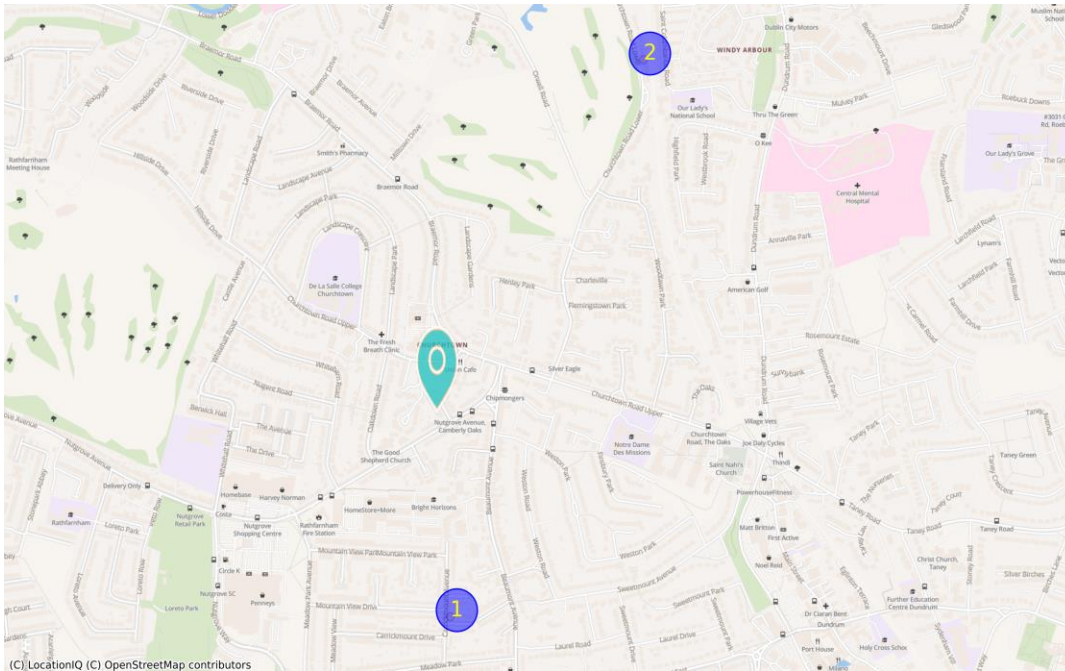
1. Pat McDonnell Paints, Rating: 4.5, No. of ratings: 300, 454m from location, Nutgrove Retail Park, Unit 4 Old, Rathfarnham.





painters and decorators

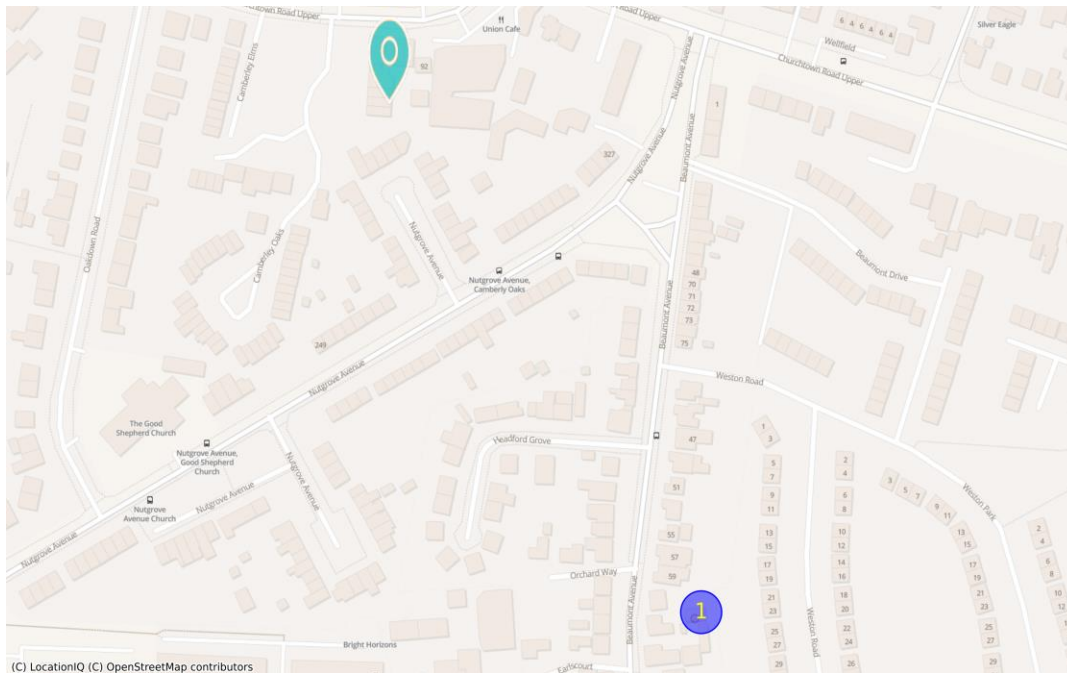
1. O'Neill and Sons Painting Services, Rating: 5, No. of ratings: 12, 653m from location, 49A Carrickmount Ave, Whitehall, Churchtown.
2. Brian Flanagan Ltd, Rating: 4, No. of ratings: 1, 1,003m from location, 58 Churchtown Rd Lower, Rathmines Great, Dublin 14.





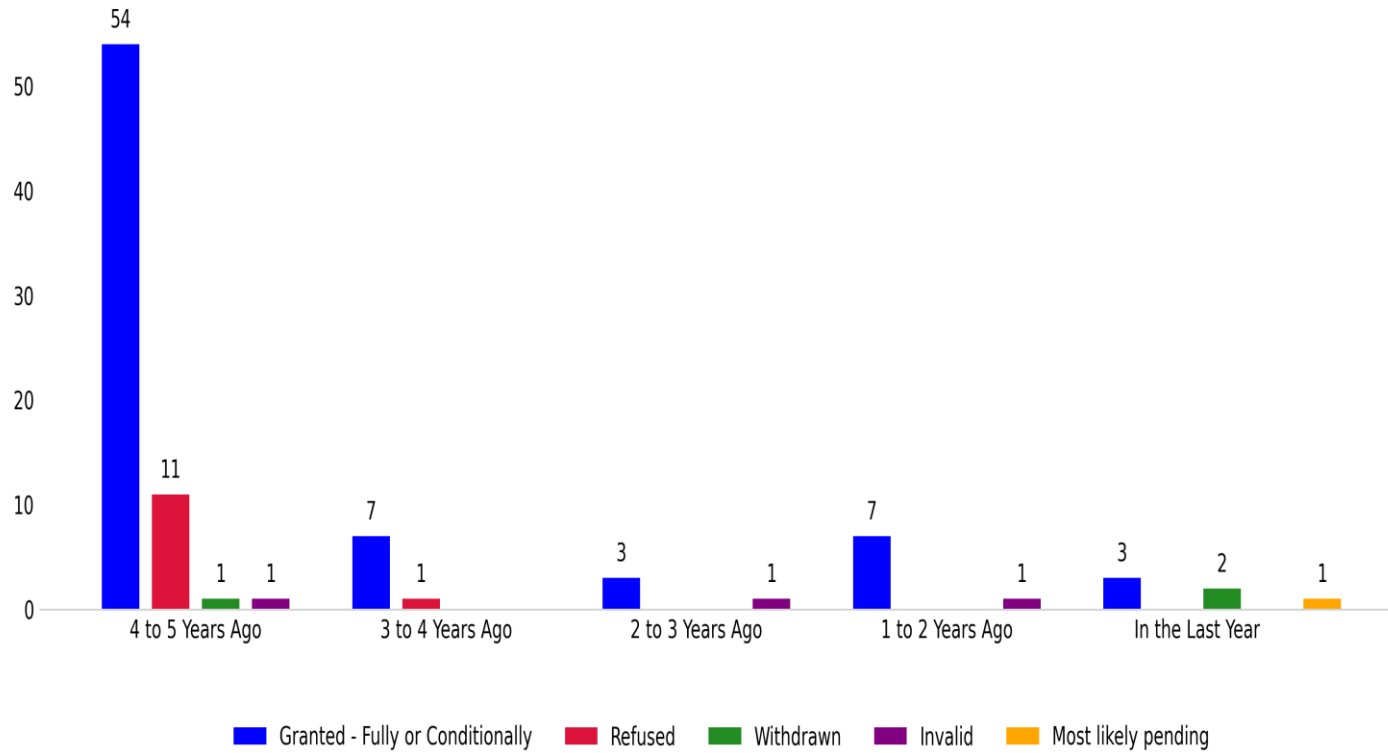
upholsterers

- 1. Southside Upholstery, Rating: 5, No. of ratings: 42, 357m from location, 65A Beaumont Ave, Churchtown Upper, Dublin 14.

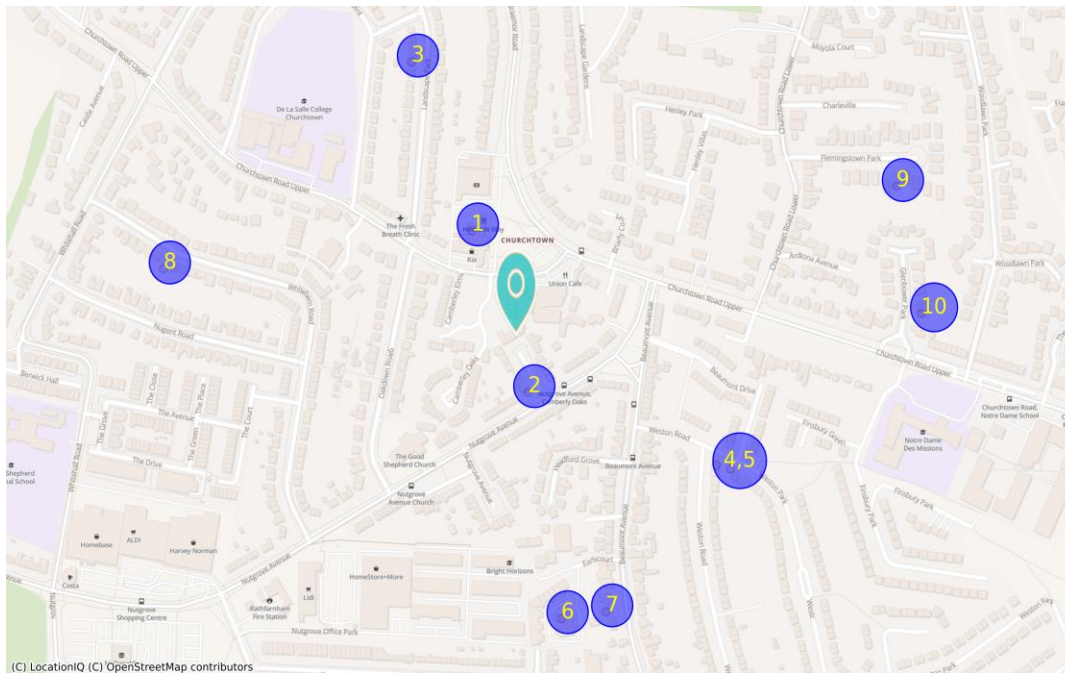


(C) LocationIQ (C) OpenStreetMap contributors

PLANNING APPLICATIONS

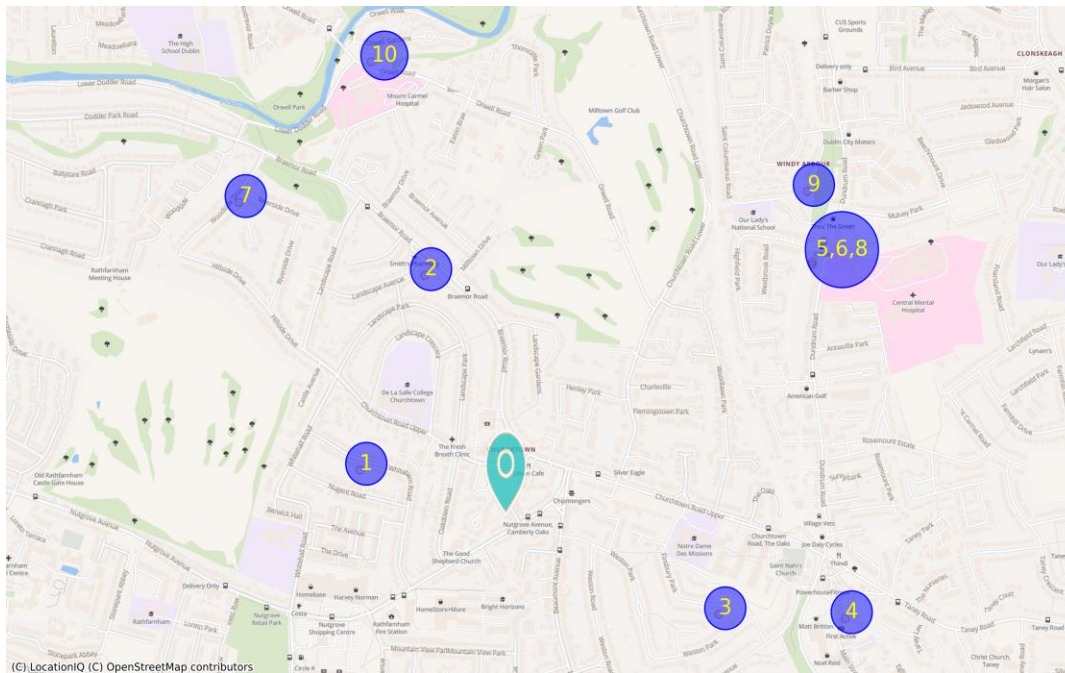


Note: 'Invalid' includes incomplete and declared not exempt.



Ten Nearest Granted

1. D19A/0762, Dun Laoghaire Rathdown County Council, 7-9 Braemor Road, Churchtown, Dublin 14.
2. D19A/0720, Dun Laoghaire Rathdown County Council, 265 Nutgrove Avenue, Dundrum, D14 Y567.
3. D19B/0381, Dun Laoghaire Rathdown County Council, 37 Landscape Park, Churchtown, Dublin 14.
4. D19A/0751, Dun Laoghaire Rathdown County Council, 2 Weston Road, Churchtown, Dublin 14.
5. D19A/0821, Dun Laoghaire Rathdown County Council, Lands to rear of 2 Weston Road, Churchtown, Dublin 14.
6. D19A/0574, Dun Laoghaire Rathdown County Council, Churchtown Business Park, Beaumont Avenue, Churchtown, Dublin 14.
7. D19A/0934, Dun Laoghaire Rathdown County Council, 76, Beaumont Avenue, Churchtown, Dublin 14.
8. D19B/0457, Dun Laoghaire Rathdown County Council, 13, Whitebarn Road, Dublin 14, D14 YR89.
9. D19B/0413, Dun Laoghaire Rathdown County Council, 11 Flemingstown Park, Churchtown, Dublin 14..
10. D19A/0497, Dun Laoghaire Rathdown County Council, 5 Glenbower Park, Churchtown, Dublin 14..



Ten Nearest Refused

1. D19A/0722, Dun Laoghaire Rathdown County Council, 21 Whitebarn Road, Churchtown, Dublin 14.
2. D19B/0442, Dun Laoghaire Rathdown County Council, 42 Landscape Avenue, Churchtown, Dublin 14 D14 NF85.
3. D19B/0284, Dun Laoghaire Rathdown County Council, 25 Finsbury Park, Churchtown, Dublin 14.
4. D19A/0527, Dun Laoghaire Rathdown County Council, Site to the Rear and Side of 4 Main Street, Dundrum, Dublin 14.
5. D19B/0322, Dun Laoghaire Rathdown County Council, Lisheen, Dundrum Road, Dundrum, Dublin 14.
6. D19B/0301, Dun Laoghaire Rathdown County Council, Shanbeg, Dundrum Road, Dundrum, Dublin 14.
7. D19A/0437, Dun Laoghaire Rathdown County Council, 8, Woodside Drive, Rathfarnham, Dublin 14 (siding onto Woodside Grove).
8. D19A/0760, Dun Laoghaire Rathdown County Council, 3 Dundrum Road, Windy Arbour, Dublin 14.
9. D19A/0553, Dun Laoghaire Rathdown County Council, Rear of 16A Saint Columbanus Road, Farranboley, Dublin 14.
10. D19A/0954, Dun Laoghaire Rathdown County Council, Off Orwell Road and to the rear of, No. 8, Orwell Gardens, Churchtown, Dublin 1

Previous customers doing similar analysis have also chosen the following items to report on, some of which are available from the Smart Location Report:

****Family Size (#Families)****

Understanding family sizes helps tailor interior design services to different household needs.

****Household Structure (#Households)****

Knowing the structure of households aids in designing spaces that cater to various living arrangements.

****Private Households by Property Age****

Older properties may require more extensive interior design work, presenting business opportunities.

****Level of Education****

Higher education levels often correlate with a greater appreciation for quality interior design.

****Working From Home****

The rise in home offices increases demand for functional and aesthetically pleasing workspaces.

****New Completions****

Tracking new property completions can identify emerging markets needing interior design services.

DETAILS FOR NEAREST ENTRY 1: PLANNING APPLICATION NUMBER 5066/23

Planning Authority: Dublin City Council | Development Address: Units 10-11 Raheny Shopping Centre, Howth Road, Dublin 5

Received Date: 2023-12-22 | Application Status: decision notice issued | Decision: grant permission

Development Description: Permission is sought for change of use from bank (financial institution) to use as veterinary clinic, alterations to internal layout, new external signage with trough lighting and ancillary works.

DETAILS FOR NEAREST ENTRY 2: PLANNING APPLICATION NUMBER 3873/23

Planning Authority: Dublin City Council | Development Address: Supervalu, Unit 3 Raheny Shopping Centre, Howth Road, Raheny, Dublin 5

Received Date: 2023-06-01 | Application Status: decision notice issued | Decision: grant permission

Development Description: The development will consist of (i) change of use of the existing lower ground floor service delivery area to the rear of the retail premises to a new retail kitchen; (ii) minor alterations to the existing rear (north-west) elevation for the provision of a new louvered mechanical extract duct; (iii) all associated site development works.

DETAILS FOR NEAREST ENTRY 3: PLANNING APPLICATION NUMBER 5128/22

Planning Authority: Dublin City Council | Development Address: 407, Howth Road, Clontarf East, Dublin 5

Received Date: 2022-10-26 | Application Status: decision notice issued | Decision: grant permission

Development Description: Planning permission is sought for proposed subdivision of existing ground floor retail unit into two self-contained units and change of use comprising of a new coffee shop and existing butchers. Works will also include the formation of a new entrance to the front of the property to serve the new coffee shop including all associated signage, awnings and site development works.

DETAILS FOR NEAREST ENTRY 4: PLANNING APPLICATION NUMBER WEB1191/22

Planning Authority: Dublin City Council | Development Address: 496, Howth Road, Raheny, Dublin 5 D05 K316

Received Date: 2022-03-04 | Application Status: decision notice issued | Decision: grant permission

Development Description: Construction of a non-habitable single-storey log cabin to rear garden of house, no modification to existing house or site works.

DETAILS FOR NEAREST ENTRY 5: PLANNING APPLICATION NUMBER 4236/23

Planning Authority: Dublin City Council | Development Address: The Watermill Public House, 411 Howth Road, Raheny, Dublin 5

Received Date: 2023-07-28 | Application Status: decision notice issued | Decision: grant permission

Development Description: Permission is sought for alterations to existing ground floor bar area, by opening up of part front wall (4.42m wide x 2.40m high) and replacing with new timber frame glazing & exit doors, recessed 1.2m back from face of building line to allow for new external seating (area 5.10sq.m), to be only accessed from inside the bar area. New first floor kitchen extension to rear (area 12.5sq.m) complete with new frosted windows to north / rear elevation. New mansard pitched roof to create non-habitable attic storage space / plant room extension over existing first floor flat roof & new kitchen extension at rear, complete with new ventilation louvers & velux roof windows to side & rear elevations, together with internal alterations & all associated site works.

DETAILS FOR NEAREST ENTRY 6: PLANNING APPLICATION NUMBER 4020/19

Planning Authority: Dublin City Council | Development Address: 2, Cill Eanna, Raheny, Dublin 5

Received Date: 2019-09-18 | Application Status: decision notice issued | Decision: grant retention permission

Development Description: RETENTION: Planning permission is sought for retention of an existing single storey extension to the rear of an existing two-storey semi-detached house (alterations to approved plans Reg. Ref. No.: 596/75).

DETAILS FOR NEAREST ENTRY 7: PLANNING APPLICATION NUMBER 2504/20

Planning Authority: Dublin City Council | Development Address: 506, Howth Road, Dublin 5

Received Date: 2020-03-13 | Application Status: decision notice issued | Decision: grant permission

Development Description: Planning permission to demolish existing single storey rear extension and to re-build a two storey rear extension with pitched roof over including the installation of two rooflights to the south facing roof elevation, in addition the development will include a single storey rear dining area with flat roof over and the relocation of the existing east facing door to the south facing gable.

DETAILS FOR NEAREST ENTRY 8: PLANNING APPLICATION NUMBER WEB1598/20

Planning Authority: Dublin City Council | Development Address: 5, Cill Eanna, Raheny, Dublin 5

Received Date: 2020-09-02 | Application Status: decision notice issued | Decision: grant permission

Development Description: The development will consist of an attic conversion at roof level to the existing two storey semi-detached house. It will include a new hipped and pitched dormer roof to the side and velux windows to the rear of the existing roof, a new stairs and landing, a window to the side of the new dormer, a velux window in the rear of the dormer, a bedroom and en suite and all associated works and services.

DETAILS FOR NEAREST ENTRY 9: PLANNING APPLICATION NUMBER 2232/21

Planning Authority: Dublin City Council | Development Address: Raheny United FC Clubhouse, All Saints Drive, Raheny, Dublin 5

Received Date: 2021-02-16 | Application Status: decision notice issued | Decision: grant permission

Development Description: Permission is sought to demolish existing rear store and boiler room, to construct new single-storey rear extension containing shower rooms, toilets and part of relocated fitness room, to carry out internal ground floor alterations including add new passenger lift, alter changing rooms, referees room, form committee room, physio room, relocate fitness room, modify existing toilets at entrance to unisex toilets, relocate West gable door and straighten corridor, add bar store, form lift lobby at first floor, and all associated works.

DETAILS FOR NEAREST ENTRY 10: PLANNING APPLICATION NUMBER 3711/22

Planning Authority: Dublin City Council | Development Address: Lissadell, 10a Main Street, Raheny, Dublin 5, D05 F9P8.

Received Date: 2022-04-11 | Application Status: decision notice issued | Decision: grant permission

Development Description: Permission for change of use from residential to class 1 retail (shop); new widened glazed entrance door; painted signage to front elevation and to neighbouring building in same ownership; and all associated site works including 2no. car parking spaces and 3no. bike stands.

DETAILS FOR NEAREST ENTRY 1: PLANNING APPLICATION NUMBER 4452/22

Planning Authority: Dublin City Council | Development Address: 3 Nanikin Avenue, Dublin 5, D05 A384

Received Date: 2022-07-12 | Application Status: decision notice issued | Decision: refuse permission

Development Description: Planning permission to create a second vehicular entrance with kerb dishing to facilitate off street parking for a family EV car.

DETAILS FOR NEAREST ENTRY 2: PLANNING APPLICATION NUMBER 3185/23

Planning Authority: Dublin City Council | Development Address: 31, Edenmore Crescent , Artane, Dublin 5, D05C427

Received Date: 2023-02-08 | Application Status: decision notice issued | Decision: refuse permission

Development Description: PERMISSION: The development will consist of the proposed construction of a new detached single storey 1-bedroom apartment dwelling to side / front garden of existing dwelling. A proposed 1.5 storey element over kitchen space to house plant equipment. Green roof proposed to new dwelling with private courtyard space to side with open roof brise soleil. Also 1 new vehicular entrance, + driveway for 1 off street car space, new boundary walls, separation of front gardens and all other ancillary site works included in the application.

DETAILS FOR NEAREST ENTRY 3: PLANNING APPLICATION NUMBER WEB1513/23

Planning Authority: Dublin City Council | Development Address: 35A, Bettystown Avenue, Dublin 5

Received Date: 2023-06-19 | Application Status: decision notice issued | Decision: refuse permission

Development Description: Construction of a first storey extension (2.4sq.M) to front

DETAILS FOR NEAREST ENTRY 4: PLANNING APPLICATION NUMBER 4004/23

Planning Authority: Dublin City Council | Development Address: 67, Edenmore Crescent, Raheny, D05TF78

Received Date: 2023-06-22 | Application Status: decision notice issued | Decision: refuse permission

Development Description: PERMISSION:For the (A) Demolition of single storey extension to side of existing two-storey end of terrace dwelling house. (B) Construction of two bedroomed two storey dwelling house with off street car parking, new front entrance to side of 67 Edenmore Crescent and dishing of footpath. The new dwelling consists of living, kitchen space with WC and storage at ground floor level with 2 bedrooms, WC and storage at first floor.(C) Construction of new single storey front extension, new front entrance and dishing of footpath to 67 Edenmore Crescent.(D) All associated ancillary site works. (E) Alterations to existing red line boundary between 67 and 69 Edenmore Crescent.

DETAILS FOR NEAREST ENTRY 5: PLANNING APPLICATION NUMBER 3316/22

Planning Authority: Dublin City Council | Development Address: 8, Maryville Road, Dublin 5, D05 K274

Received Date: 2022-02-18 | Application Status: decision notice issued | Decision: refuse permission

Development Description: Permission for development comprising subdivision of plot and construction of a new independent 1-bedroom, single-storey, detached house (No. 8A) to the rear of the existing house (No. 8), involving the demolition of existing side garage and provision of bin storage area; provision of an off-street parking space to front and widening of the existing pedestrian gate to form a new vehicular access serving No. 8 along with boundary treatments, connections to services and all associated site development works.

DETAILS FOR NEAREST ENTRY 6: PLANNING APPLICATION NUMBER 3151/21

Planning Authority: Dublin City Council | Development Address: 38, Belmont Park, Raheny, Dublin 5
Received Date: 2021-07-13 | Application Status: decision notice issued | Decision: refuse permission

Development Description: The development consists of a single storey front facing extension.

DETAILS FOR NEAREST ENTRY 7: PLANNING APPLICATION NUMBER 3870/22

Planning Authority: Dublin City Council | Development Address: 61-63, Saint Assam's Park, Raheny, Dublin 5, D05 W3C8

Received Date: 2022-05-03 | Application Status: appeal decided | Decision: refuse permission

Development Description: RETENTION & FULL PERMISSION : Retention permission for (i) subdivision of ground-floor retail unit (spanning Nos. 61 & 63) to revert to two independent retail units, and (ii) demolition of ancillary store to rear (9.9 sqm), together with (iii) associated elevational alterations and (iv) the reinstatement of customer entrance to front at no. 61. In addition, planning permission is also sought for (i) subdivision of retail unit 1 (at no. 61) to convert existing ancillary office use at first-floor level (through a change-of-use) to a self-contained office unit, together with installation of obscure glazing to rear elevation at first-floor level, (ii) Internal-subdivision of retail unit 1 (at ground-floor level) to provide a reduced retail unit (retail unit 1, measuring 28.04 sqm) and to accommodate (through a change-of-use) residential floorspace at the rear portion of unit 1 (37.4 sqm), to combine with the construction of a new two-storey residential building to rear courtyard (to rear of no. 61) to create 1no. two-storey 2-bed dwelling unit, including internal courtyard to provide private open space, and bicycle parking , bin storage and the provision of 1 no. parking space to rear utilising the existing access from laneway to rear (all serving the proposed dwelling unit) as well as all associated site development works.

DETAILS FOR NEAREST ENTRY 8: PLANNING APPLICATION NUMBER 4837/19

Planning Authority: Dublin City Council | Development Address: 2A, Cedar Walk, Raheny, Dublin 5

Received Date: 2019-12-23 | Application Status: decision notice issued | Decision: refuse permission

Development Description: Planning permission is being sought for: 1) Demolition of existing single-storey shed to rear (total area 15sqm). 2) Construction of 1 no. single-storey, 1 bedroom dwelling house to rear (area:48 sqm), to be served by existing vehicular access, off Foxfield Road. 3) New vehicular access to front serving no. 2A. 4) All associated site and development works.

DETAILS FOR NEAREST ENTRY 9: PLANNING APPLICATION NUMBER WEB1449/20

Planning Authority: Dublin City Council | Development Address: 2A, Cedar Walk, Raheny, Dublin 5, D03 DX93

Received Date: 2020-07-15 | Application Status: appeal decided | Decision: refuse permission

Development Description: 1) Demolition of existing single-storey shed to rear (total area 15 sq.M). 2) Construction of 1.no single-storey, 1 bedroom dwelling house to rear (area: 50 sqm), to be served by existing vehicular access, off Foxfield Road. 3) New vehicular access to front serving no.2A. 4) All associated site and development works

DETAILS FOR NEAREST ENTRY 10: PLANNING APPLICATION NUMBER 3039/20

Planning Authority: Dublin City Council | Development Address: 67, Grange Park Road, Raheny, Dublin 5, D05 PP22

Received Date: 2020-07-17 | Application Status: decision notice issued | Decision: refuse permission

Development Description: Development will consist of changes to previous approved planning reference 4072/19. Moving the new detached house 1.5m forward from the existing house line of 67 Grange Park Road and all ancillary works.

DETAILS FOR NEAREST ENTRY 1: PLANNING APPLICATION NUMBER D19A/0762

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: 7-9 Braemor Road, Churchtown,
Dublin 14

Received Date: 2019-10-11 | Application Status: decision made | Decision: grant permission

Development Description: Permission for proposed "Meadows and Byrne" fascia signage

DETAILS FOR NEAREST ENTRY 2: PLANNING APPLICATION NUMBER D19A/0720

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: 265 Nutgrove Avenue, Dundrum,
D14 Y567

Received Date: 2019-09-27 | Application Status: decision made | Decision: grant permission

Development Description: Permission for the development of a single storey extension to the

DETAILS FOR NEAREST ENTRY 3: PLANNING APPLICATION NUMBER D19B/0381

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: 37 Landscape Park, Churchtown,
Dublin 14

Received Date: 2019-08-13 | Application Status: decision made | Decision: grant permission

Development Description: Permission to construct a single storey extension to the rear and

DETAILS FOR NEAREST ENTRY 4: PLANNING APPLICATION NUMBER D19A/0751

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: 2 Weston Road, Churchtown,
Dublin 14

Received Date: 2019-10-08 | Application Status: decision made | Decision: grant permission

Development Description: Permission for development. The development will consist of

DETAILS FOR NEAREST ENTRY 5: PLANNING APPLICATION NUMBER D19A/0821

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: Lands to rear of 2 Weston Road,
Churchtown, Dublin 14

Received Date: 2019-10-24 | Application Status: decision made | Decision: grant permission

Development Description: Permission for the demolition of two garages, construction of a single storey

DETAILS FOR NEAREST ENTRY 6: PLANNING APPLICATION NUMBER D19A/0574

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: Churchtown Business Park,
Beaumont Avenue, Churchtown, Dublin 14

Received Date: 2019-08-07 | Application Status: decision made | Decision: grant permission

Development Description: Permission for the construction of a new single storey light industrial

DETAILS FOR NEAREST ENTRY 7: PLANNING APPLICATION NUMBER D19A/0934

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: 76, Beaumont Avenue,
Churchtown, Dublin 14

Received Date: 2019-12-03 | Application Status: decision made | Decision: grant permission

Development Description: Permission for development at this site. The development will consist of

DETAILS FOR NEAREST ENTRY 8: PLANNING APPLICATION NUMBER D19B/0457

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: 13, Whitebarn Road, Dublin 14,
D14 YR89

Received Date: 2019-10-29 | Application Status: decision made | Decision: grant permission

Development Description: Permission is sought for development consisting of the provision of a new single

DETAILS FOR NEAREST ENTRY 9: PLANNING APPLICATION NUMBER D19B/0413

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: 11 Flemingstown Park,
Churchtown, Dublin 14.

Received Date: 2019-09-11 | Application Status: decision made | Decision: grant permission

Development Description: Permission for a domestic extension to include;

DETAILS FOR NEAREST ENTRY 10: PLANNING APPLICATION NUMBER D19A/0497

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: 5 Glenbower Park, Churchtown, Dublin 14.

Received Date: 2019-07-11 | Application Status: decision made | Decision: grant permission

Development Description: Permission for demolition of existing detached bungalow and construction

DETAILS FOR NEAREST ENTRY 1: PLANNING APPLICATION NUMBER D19A/0722

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: 21 Whitebarn Road, Churchtown, Dublin 14

Received Date: 2019-09-27 | Application Status: application under appeal | Decision: refuse permission

Development Description: Permission for development consisting of demolition of

DETAILS FOR NEAREST ENTRY 2: PLANNING APPLICATION NUMBER D19B/0442

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: 42 Landscape Avenue,
Churchtown, Dublin 14 D14 NF85

Received Date: 2019-10-03 | Application Status: decision made | Decision: refuse permission

Development Description: Associated application with the same status (application number: D19B/0292) | Permission for the construction of | Associated planning application for D19B/0292: Permission is sought for permission. For the construction of I. A new

DETAILS FOR NEAREST ENTRY 3: PLANNING APPLICATION NUMBER D19B/0284

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: 25 Finsbury Park, Churchtown,
Dublin 14

Received Date: 2019-06-06 | Application Status: decision made | Decision: refuse permission

Development Description: Permission for new attic dormer to rear slope of existing roof with 600mm

DETAILS FOR NEAREST ENTRY 4: PLANNING APPLICATION NUMBER D19A/0527

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: Site to the Rear and Side of 4
Main Street, Dundrum, Dublin 14

Received Date: 2019-07-22 | Application Status: appeal decided | Decision: refuse permission

Development Description: Permission for development. Development will consist of

DETAILS FOR NEAREST ENTRY 5: PLANNING APPLICATION NUMBER D19B/0322

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: Lisheen, Dundrum Road,
Dundrum, Dublin 14

Received Date: 2019-07-05 | Application Status: decision made | Decision: refuse permission

Development Description: Permission for widening of the existing building by 1.3m, construction of a new

DETAILS FOR NEAREST ENTRY 6: PLANNING APPLICATION NUMBER D19B/0301

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: Shanbeg, Dundrum Road,
Dundrum, Dublin 14

Received Date: 2019-06-14 | Application Status: decision made | Decision: refuse permission

Development Description: Permission for a development

DETAILS FOR NEAREST ENTRY 7: PLANNING APPLICATION NUMBER D19A/0437

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: 8, Woodside Drive, Rathfarnham,
Dublin 14 (siding onto Woodside Grove)

Received Date: 2019-06-24 | Application Status: appeal decided | Decision: refuse permission

Development Description: Permission is sought for demolition of existing single storey store and garage

DETAILS FOR NEAREST ENTRY 8: PLANNING APPLICATION NUMBER D19A/0760

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: 3 Dundrum Road, Windy Arbour,
Dublin 14

Received Date: 2019-10-11 | Application Status: appeal decided | Decision: refuse permission

Development Description: Permission for a new 2-storey Commercial/Residential building

DETAILS FOR NEAREST ENTRY 9: PLANNING APPLICATION NUMBER D19A/0553

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: Rear of 16A Saint Columbanus Road, Farranboley, Dublin 14

Received Date: 2019-07-30 | Application Status: application under appeal | Decision: refuse permission

Development Description: Permission for a detached 3 bedroom, mews type development with

DETAILS FOR NEAREST ENTRY 10: PLANNING APPLICATION NUMBER D19A/0954

Planning Authority: Dun Laoghaire Rathdown County Council | Development Address: Off Orwell Road and to the rear of, No. 8, Orwell Gardens, Churchtown, Dublin 14

Received Date: 2019-12-09 | Application Status: application under appeal | Decision: refuse permission

Development Description: Permission for 2 new 4-bedroom detached houses

General Outline of Smart Location Analysis Reports

The reports are for either one location and one associated area or two locations with an associated area each. Areas are defined using a travel type and time i.e. from the specified location using the travel type identified for the time requested what area would be covered at a typical time.

If two locations were chosen then a comparative analysis of each in terms of the objective you specified will be provided. After that each location has an analysis in its own right in terms of the objective you specified. If you did not specify an objective then a general analysis is performed.

Various items can be chosen to report on for the areas. The types of items are either people and lifestyle, property, category or brand. So, a report might have one people and lifestyle, one brand and one property-related item or it could have three people and lifestyle items or any other combination. There are more than 20 types of people and lifestyle items to choose from for an area e.g. Age Breakdown, Level of Education, Family Size etc. The area statistics for a people and lifestyle item are displayed as either a bar chart, a horizontal bar chart or a pie chart.

There are three types of property items and each are reported on with some combination of charts, maps and tables.

- residential property register: a bar chart displaying the last five years' figures is first displayed, followed by a map of the ten nearest entries to the location or as many as are in the area. A table accompanying this map lists the price entered, whether it was full market price, whether VAT was included and address details, for each of the ten.
- planning applications: a bar chart listing the last five years figures broken down by status i.e. Granted, Refused, Withdrawn, Invalid or Pending is first displayed. Following the chart is a map of the ten nearest applications (or as many as area in the area) with a status of Granted from the last 5 years and an accompanying table listing the planning application number, the relevant planning authority and address details. The section is completed by a map of the ten nearest applications with a status of Refused (or as many as are in the area) from the last 5 years and an accompanying table listing the planning application number, the relevant planning authority and address details.
- new completions: a table showing the electoral areas that substantially overlap the area defined i.e. at least 5% of their area overlaps the area defined. Details for each of these areas including the percentage of the area in the area defined and the total number of houses built for the entire area. These areas are listed in descending order of percentage of the area multiplied by the number built for the total area. Following the table is a map which shows these areas overlaying the area defined.

For a category or a brand the report shows the ten closest occurrences (or as many as are within the area defined) of the category or brand to the location chosen in both map form and in an accompanying table listing their addresses.

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- Areas appearing in this report are generated using the HERE Technologies isoline routing API and the mapbox isochrone API



- Brands and categories are identified in this report using Google Places API



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- Census 2022 from the Central Statistics Office of Ireland.
- Pobal HP Deprivation Index from POBOL.
- National Planning Applications for the Republic of Ireland from the Department of Housing, Local Government , and Heritage.
- Residential Property Price Register for the Republic of Ireland from the Property Services Regulatory Authority.
- New Dwelling Completions for the Republic of Ireland from the Central Statistics Office of Ireland.

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