

# AN BORD PLEANÁLA

LDG- 075062-24

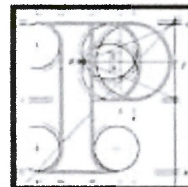
ABP-

24 SEP 2024

## Planning Appeal Check List

(Please read notes overleaf before completing)

An Bord Pleanála



Fee: € 20.00 Type: W/O

Time: 11.54 By: HAND

1. The appeal must be in writing (e.g. not made by electronic means).

2. State the
- name of the appellant (not care of agent)
  - address of the appellant (not care of agent)

Ann Hogan obo

DP Crossroads

150 Carrus Mill

Donabate, K36 AC95.

3. If an agent is involved, state the

- Name of the agent
- Address of the agent

N/A

4. State the Subject Matter of the Appeal \*

- Brief description of the development

Ballymaston, Phase 2

364 residential dwellings.

- Location of the development

Ballymaston, Donabate  
Co Dublin.

- Name of planning authority

Fingal County Council

- Planning authority register reference number

LRD0039/S3

\* Alternatively, enclose a copy of the decision of the planning authority as the statement of the Subject Matter of the Appeal.

- ✓ 5. Attach, in full, the grounds of appeal and the reasons, considerations and arguments on which they are based.
- ✓ 6. Attach the acknowledgement by the planning authority of receipt of your submission or observations to that authority in respect of the planning application, the subject of this appeal. (Not applicable where the appellant is the applicant).
- ✓ 7. Enclose/Pay the correct fee for the appeal and, if requesting an oral hearing of same, the fee for that request see "Guide to fees Payable" under heading of Making an Appeal on Home Page of this website for current fees.
- ✓ 8. Ensure that the appeal is received by the Board in the correct manner and in time.

Signed: [Signature]

Date: 24/9/2024

A format similar to the above may also be used where a person is making submissions or observations on an appeal in accordance with section 130 of the Planning and Development Act 2000 as amended.. Substitute 'observer' for 'appellant' and 'submission/ observation' for 'appeal' at each reference. Item 6 and that part of 7 concerning an oral hearing request are not applicable to the making of submissions or observations

24 September 2024

The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

**Re: Appeal by DP Crossroads (Community Group) in respect of LRD Planning Application Ref: LRD0039/S3**

No1. The construction of 364 no. new residential dwellings consisting of 158 no. houses, 82 no. duplex units and 124 no. apartment units set out follows:

- Construction of 158 no. 2-storey houses (54 no. 2-beds, 99 no. 3-beds, 5 no. 4-beds).
- Construction of 82 no. 2 to 3 storey duplex units (8 no. 1-beds, 33 no. 2-beds, 41 no. 3-beds), with balconies on all elevations.
- Construction of 3 no. apartment blocks, ranging from 3 to 6 storeys in height, with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 124 no. apartment units (48 no. 1-beds, 66 no. 2-beds, 10 no. 3-beds).

2. The scheme provides c. 17% public open space of the net site area comprising 2 no. small parks and 1 no. pocket park which total c. 13,646 sq.m. These parks are located centrally within the site providing a series of north-south linear spaces linking to permitted Ballymastone Phase 1 (FCC Ref. LRD0008/S3 & ABP Ref. 315288) to the south.

3. A total of 278 no. car parking spaces are provided (in-curtilage for the houses and in a mix of both on-street and communal car parking areas for apartment and duplex units). A total of 1,457 no. cycle spaces are provided for residential units (comprising 1,353 long-stay/ resident spaces and 104 no. short-stay/ visitor spaces).

4. The development provides for vehicular access from The Links Road, Donabate Distributor Road (DDR) and permitted Ballymastone Phase 1 (FCC Ref. LRD0008/S3 & ABP Ref. 315288).

5. A north-south pedestrian/ cycle route is proposed within the site connecting permitted Ballymastone Phase 1 (FCC Ref. LRD0008/S3 & ABP Ref. 315288) and future development lands to the north. A series of east-west pedestrian/ cycle routes are proposed connecting the site to permitted Ballymastone Recreational Hub to the east (PARTXI/004/21).

6. Proposed new foul pump station located to the north-east of the site.

7. The proposed application includes all site enabling and site development works, landscaping works, PV panels, bin stores, plant, boundary treatments, ESB Substations, lighting, servicing, signage, surface water attenuation facilities and all site development works above and below ground.

We, DP Crossroads, 150 Carr's Mill, Donabate, Co Dublin, write to lodge this third-party appeal against the above-described development.

In accordance with the statutory regulations, we enclose payment to An Bord Pleanála for the appropriate statutory observation fee of €220 in this instance. In addition, we enclose the Letter of Acknowledgement received from the Planning Authority for the making of the observation in the planning application.

We respectfully argue that Fingal County Council's assessment of the application is flawed due to its dismissal of several valid grounds for refusal. We contend that a crucial factor to consider in this application is the cumulative impact of the numerous applications and permissions granted in Donabate in recent years. This has placed undue pressure on community infrastructure, including public amenities, school and childcare facilities, recreational and cultural amenities as well as

electrical and water services in Donabate and the surrounding area. We respectfully argue that the resulting population increase is not aligned with the guidelines set out in the National Spatial Strategy and the Regional Spatial and Economic Strategy (RSES) for the region or the objectives set out in the Fingal Development Plan 2023-2029 and the Donabate Local Area Plan 2016-2022 (extended 2026).

This application, along with others that have already been granted or are under consideration, will lead to the overdevelopment of Donabate given its limited services and facilities. Therefore, it should be refused.

The full grounds of appeal together with the arguments, reasons and considerations upon which it is based are set out below. We submit that the proposed development, by nature of its scale and density is in material contravention of:

- Donabate Local Area Plan 2016 (as extended)
- Fingal County Development Plan (2023-29) and
- National Planning Framework (NPF) and the National Development Plan (NDP). (Project Ireland 2040)

in respect of disproportionate population growth in excess of the targets, objectives and planning rules and guidelines set out in the aforementioned statutory documents. The development would be seriously injurious to the amenities of the area and would be contrary to the proper planning and sustainable development of the area and therefore should be refused.

We confirm that the submission is made within the statutory four-week period in accordance with the Planning & Development Regulations.

## 1. Overview

### **DP Crossroads - Background:**

Established in 2023, DP Crossroads is a voluntary community group comprised of local residents of Donabate Portrane North County Dublin. Our group represents the interests of residents and in particular, artists and arts/cultural groups on the peninsula in relation to the provision of a dedicated arts, cultural, heritage and youth center as outlined in the LAP (2016) Objective 6.12:

*Objective 6.12 “Support the provision of a community/cultural/exhibition and performing Arts centre for Donabate-Portrane and encourage the development of multifunctional community buildings which are not used exclusively by any one group.”*

The Development Plan also highlights the timely provision of community facilities:

*Policy CIOSP3 - Timely Provision of Community Facilities Ensure the timely provision in conjunction with housing development of community services, resources and infrastructure, including schools, community, religious, and health facilities, required for the creation of sustainable communities.*

There is a serious deficiency of community facilities which are not being provided for the rapidly expanding population of Donabate. Our committee maintains that provision of community facilities including services and infrastructure are an essential requirement of sustainable communities. We are of the view that delivery of housing has taken precedence above any other important considerations agreed and set out in national and local planning strategy. These other considerations should have been given proper contemplation when this large LRD planning application and the subsequent objections were reviewed as part of the planning process.

## 1.1 Documents Referenced:

### a) Donabate Local Area Plan 2016 – 2026 (As Extended)

We reference the Donabate Local Area Plan 2016-2021 (as extended) (the 'LAP'). This plan was adopted in March 2016 by Fingal County Council. In March 2021, the Council Members approved the extension of the life of the LAP for a further period of five years to March 2026. The LAP sets out an agreed detailed strategy for the development of the landbanks zoned for residential development in the Donabate area under the Development Plan. The LAP provides a planned, co-ordinated and sustainable development approach for the undeveloped lands at Ballymastone. We draw the Boards attention to two objectives within the LAP as follows:

Objective 1.3: *“Ensure timely delivery of enabling physical, social and green infrastructure in tandem with residential and commercial development.”*

Social and community infrastructure therefore must be planned and delivered in tandem with the delivery of residential and commercial development within the LAP lands including Ballymastone Recreational Hub Development. The recreational hub was permitted in 2021 and is located to the north-east of the subject site and provides for a multi-use sports facility. This hub is for the purposes of sporting infrastructure only. There are no additional facilities for non-sporting activities in either the old or new housing developments.

Objective DMS078 states: *“Planning applications for large scale residential and mixed-use developments, of 50 or more residential units, shall include a Community and Social Infrastructure Audit. This audit shall assess the provision of community and social infrastructure within the vicinity of the site and shall identify existing shortcomings in terms of these facilities and assess whether there is a need to provide additional facilities to cater for the proposed development additional facilities to cater for the proposed development”.*

These audits are therefore a mandatory requirement of specific planning applications of which this development is one. All Community & Social Audits must adhere to the requirements as set out by the Council, be accurate and factual and contain supporting information to uphold its conclusion. Where it is shown that there are shortcomings in community infrastructure, the audit must identify and demonstrate how the development may address these shortcomings.

We therefore reference the **Community & Social Infrastructure Report (Document No RPBMO1 by Brady Shipman Martin, April 2024 – copy attached)** provided as supporting documentation to the planning application. The purpose of this report is to provide an overview of the existing provision of community and social infrastructure in the area close to the subject application site of 9.67ha on lands zoned for residential development and forms Phase 2 of a wider masterplan for the townlands of Ballisk, Ballymastone, Ballalease North & Portrane Demesne with a total area of c. 32ha. We contend that this report is fundamentally flawed and therefore does not meet the planning requirements for this proposal. This is a material contravention of the Fingal Development plan.

### b) Fingal Development Plan 2023-2029

The Fingal Development Plan (FDP) sets out the framework to guide future development within Fingal. It has put healthy place-making at its heart. A healthy Fingal is about working towards a more sustainable County, where sufficient homes are available for citizens of Fingal and the creation of a more socially integrated and resilient County. This Plan is a strategic document which envisages Fingal as an integrated network of vibrant socially and economically successful urban settlements and rural communities, strategic greenbelts and open countryside, supporting and contributing to the economic development of the County and the Dublin City Region.

We draw specific reference to the following relevant sections of the FDP:

**Chapter 2 – Planning for Growth, Core Settlement Strategy:** This section of the FCDP *“aims to direct the spatial direction of future development and regeneration in the County*

*in line with the principles of compact growth. The key objective of the Core Strategy is to ensure that the quantum and location of development is consistent with National and Regional policy promotes healthy placemaking in order to provide for sustainable communities."*

It is important to note that the Core Strategy sets out a spatial settlement strategy for the County which is consistent with the Housing Strategy, the National Planning Framework (NPF), the Regional Spatial and Economic Strategy (RSES), Specific Planning Policy Requirements (SPPRs) required under Section 28 Guidelines and takes account of policies of the Minister in relation to national and regional population targets.

**Chapter 3 – Placemaking:** The FCDP promotes healthy placemaking in order to provide for sustainable communities and provides guidance and policies for planning development. *"Healthy placemaking seeks to promote quality of life through the creation of healthy and attractive places to live, work, visit, invest and study in."*

**Objective CLOS05 – Residential Developments and Community Facilities** *"Ensure proposals for large scale residential developments include a community facility, unless it can be established that the needs of the new residents can be adequately served within existing or committed community facilities in the area."*

**FCC Core Settlement Strategy – Self Sustaining Growth Town Policies and Objectives (pg. 84-85):** Donabate is designated a 'Self-sustaining Growth Town' in RSES. It states, "Development will be carried out in accordance with the principles enshrined in the Donabate, these are defined as *"Towns which contain a reasonable level of jobs and services which adequately caters for the people of its service catchment"*.

**Policy CSP31** *"Develop strategic development areas identified in the MASP, located at key nodes along high-quality public transport corridors in tandem with the delivery of infrastructure and enabling services to ensure a steady supply of serviced sites and to support accelerated delivery of housing."*

**Policy CSP32** *"Facilitate development on zoned residential lands within the settlement boundary of Donabate as prescribed in the LAP. Support the provision of the necessary social and community infrastructure including recreational facilities and strengthen and enhance public realm, providing improved levels of connectivity and permeability."*

**c) Project Ireland 2040** Project Ireland 2040 comprises the National Planning Framework (NPF) and the National Development Plan (NDP). The NPF is the Government's high-level strategic vision for shaping future growth and development in the entire country over a 20-year period. The NPF sets out a targeted pattern of growth for the Eastern and Midlands Region and Dublin City and these growth figures inform the delivery of national policy expressed in the NPF and the delivery of the RSES.

**d) Regional Spatial and Economic Strategy 2019–2031** The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Regional Assembly area sets out a strategic plan and investment framework to shape development and manage planning in the Region. The RSES translates the NPF objectives and the growth and settlement strategy at the regional level, ensuing coordination between the NPF and each County Development Plan.

**e) Transport Strategy for the Greater Dublin Area 2022–2042:** The National Transport Authority's (NTA) Transport Strategy for the Greater Dublin Area 2022-2042 sets out various proposals for future transport investment for the next 20 years. The new strategy commits fully to the existing transformative public transport projects including implementation of the DART Expansion Programme which proposes the provision of high frequency DART services including the electrification of the existing Maynooth and M3 Parkway rail lines and the northern rail line to Drogheda.

**f) The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009).** This document outlines the key principles which should be considered by planners in the

establishment of new residential developments. These guidelines recognise the significance of social infrastructure to quality of life and state that all new developments should take into consideration the social infrastructural needs of the community and the existing provision of same. The Guidelines notably stipulate the significance of a local assessment of the need to provide social infrastructure in the provision of such services and facilities.

The Guidelines also requires that planning authorities should phase development in line with the availability of essential social and community infrastructure such as schools, amenities, and other facilities. *“Planning for new development needs to carefully take account of the needs of the community in the small town or village in question. Particular attention needs to be paid to planning for future school’s needs. Planning authorities should also phase development in line with the availability of essential social and community infrastructure such as schools, amenities, and other facilities...”* Under Section 4, on ‘Planning for Sustainable Neighbourhoods’, the Guidelines further sets out the importance of a wider range of community facilities required to support sustainable neighbourhoods. In that regard, it requires that, *“...planning authorities should seek to ensure that facilities for social and cultural use, such as community centres, and personal and community development, such as resource centres, are available within the wider community.”* (Section 4.1, p. 26) Section 4 of the Guidelines also notes that facilitating efficient and integrated provision of community facilities such as Schools, Childcare, Community Centres, Health Facilities, District/neighbourhood Centre Uses (includes retail provision) – is imperative to establishing sustainable neighbourhoods.

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## **2. Grounds for Appeal**

### **2.1 Contravention of the Fingal County Development Plan (2023-29): Development Management Standards Objective DMS078**

The FCP sets out the criteria for a Community & Social Infrastructure Audit in Objective DMS078 (Community and Social Infrastructure Audit, page 578). It stipulates that “audits shall assess the provision of community and social infrastructure within the vicinity of the site and shall identify existing shortcomings in terms of these facilities and assess whether there is a need to provide additional facilities to cater for the proposed development. It shall include the following: ”

- An assessment of existing community and social infrastructure facilities within 1 km of the subject site.
- An assessment of the need in terms of necessity, deficiency, and opportunities to enhance/share existing facilities based future population projections for the area.
- A justification as to whether or not a new community facility will be provided as part of the proposed development, based on the findings of the audit.

“Where new community facilities are required, they shall have regard to Objective DMS079 above and the following:

- Community facilities shall be flexible in their design and promote optimum/ multi-functional usage, for users of all age and abilities.
- Community facilities shall not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent resident.
- Community facilities shall be provided in conjunction with residential/mixed use development.
- Community facilities shall be accessible by a range of travel modes with an emphasis on walking, cycling and public transport use, while providing appropriate car parking facilities to meet anticipated demand of non-local visitors to the centre.



- Re-development proposals on sites containing a pre-existing community use / and / or recreational use should ensure that this use in terms of floor / ground space is no less than that on-site prior to redevelopment, and if possible, should represent increased provision.
- Community facilities must be accessible to all members of society including persons with disabilities and the elderly.”

On review of the Community & Social Infrastructure Report submitted with the planning application Document No RPBM01 by Brady Shipman Martin, April 2024 (attached), the following errors were noted:

**i. Inappropriate methodology in selection of catchment area.**

Section 1.3 of the audit acknowledges the required 1km radius catchment area of a social and cultural audit. However, it then proceeds to disregard this requirement stating “*given the location of the site at Donabate (a coastal community), a 5km catchment area (radius) has also been selected to capture the range of facilities in the wider area. It is acknowledged that this 5km radius extends beyond the peninsula of Donabate-Portrane, and the linear distance may be longer*”.

FCC objective DMS078 clearly states that assessment of existing community and social infrastructure facilities be within 1 km of the subject site. In using a five-kilometre radius this report not only ignores the basic audit specifications and deliberately inflates the number of services and community infrastructure by 74%. By exceeding the radius, the report does not meet the criteria set out in the Fingal Development Plan and is therefore erroneous.

The report fails the basic test of 1km radius and the “15-minute walking’ test of most community infrastructure audits. By using this flawed methodology, it is suggesting that in order to avail of basic and necessary services, residents must travel by car. This is not in accordance with any national or local planning policies which aim to reduce dependency on car travel and encourage cycling and walking in day-to-day activities.

Therefore, the inclusion of these services is not appropriate and undermines the veracity of the report. When the actual services within the 1km radius are counted there are only **six** community facilities, two of which are recycling bins and not ‘facilities’ as stated.

Community Facility	Facility Type	Address	Distance (Linear)
DP Community Center	Community & Leisure Center	Ballease Nth, Donabate	0.35km
DP Library	Community & Leisure Center	Ballease Nth, Donabate	0.35km
DP Clothes Bank (recycling bin)	Recycling bins	Ballease Nth, Donabate	0.35km
Post Office	Post Office	Main Street, Donabate	0.7km
Bring Bank (recycling bottles & clothes bins)	Recycling bins	Beverstown	0.72
Donabate Parish Hall	Community Center	Main Street, Donabate	0.8km

Fig 2.1.1 Community Facilities as of September 2024

**ii. Incorrect Data on Existing Community Facilities**

General Community Facilities:

Section 3.1 of the report references the Community Center stating “*The Community Centre is a large complex which comprises a number of functions including an indoor pool, gym area, function rooms to rent and is utilised by other community groups including Donabate Foroige Youth Club, Donabate Portrane Men’s Shed, Donabate ICA Guild and Active Age for All.*”

There is no pool in Donabate Community Center. This is incorrect.

In addition, it is widely acknowledged that the Community Leisure Center is oversubscribed and many groups wishing to use the facilities in it and the parish center cannot. In a commissioned study by MCA Consulting Ltd in July 2023 for the Community Leisure Center, the lack of facilities and space was highlighted and proposed an extension to the building to meet existing and future demand. This suggestion has not been actioned by Fingal County Council.

To suggest that these overburdened facilities are adequate for the provision of services to an additional 1,012 residents in this development alone is simply untrue.

### **Financial Services:**

Section 3.1 the report incorrectly states the financial services in the town. Their data is out of date and incorrect. As of May 2024, the credit union is no longer operational, the public ATM has been removed from the village and the Post Office is the only financial institution in operation. Therefore the report should correctly state that the village has one available financial institution in the radius of the site.

### **Healthcare Facilities:**

Section 3.2.2 the report states *"Donabate town benefits from containing a host of medical services.... The subject site has access to a multitude of healthcare professionals including 36 no. services comprising of GP Surgeries, Pharmacies, Dentists, and a national psychiatric Hospital, within the wider 5km (radius) catchment of the area. Within 1km of the subject site there are 7 no. healthcare facilities available including 3 no. GP Surgeries, 3 no. pharmacies and 1 no. dentist"*.

Again, to include health facilities outside the 1km radius is misrepresenting actual services readily available to residents by 81%. Also, supporting information provided is factually incorrect:

**GP Surgeries:** There are two GP Surgeries not three. The Health Clinic is a HSE community clinic and does not have a GP service. It is important to note that currently both GP surgeries are not accepting new patients. This is a significant issue for new residents who will most certainly have to travel outside the village to obtain basic medical services.

**National Forensic Mental Health Hospital:** Including the National Forensic Mental Health Hospital in the audit is deliberately misleading. Again, it is outside the 1km radius. In addition, the hospital provides the base for the National Forensic Mental Health Service (NFMHS) and is the only centre in the state that provides secure psychiatric treatment providing acute, medium- and longer-term psychiatric care. Most of the hospital's admissions come through the Prison Service, whether they are on remand, pending trial or serving a sentence, the NFMHS operates as a therapeutic facility institution run with a hospital ethos. It is not available as a general health service to the general public.

Taking these facts into account, there are only seven medical facilities available to residents as outlined in the table below. Two are GP surgeries, there are three pharmacies and one dentist, all currently servicing a population currently in excess of 12,500 people.



Community Facility	Facility Type	Address	Distance (Linear)
Donabate Family Medical Center	GP Surgery	Portrane Road, Donabate	0.5km
Donabate Clinic	GP Surgery	Portrane Road, Donabate	0.7km
Donabate Pharmacy	Pharmacy	Portrane Road Donabate	0.5km
Brennans Life Pharmacy	Pharmacy	Main Street, Donabate	0.6km
Tobin's Pharmacy	Pharmacy	Main Street Donabate	0.6km
Donabate Health Center	HSE Community Clinic	St Patricks Terrace Donabate	0.7km
Dr Tom Hughes B Dent Sc	Dentist	Ballisk Court, Donabate	0.8km

Fig 2.1.2 Community Health Facilities as of September 2024

### iii. Omission of Population Profile Figures

The audit report states that *“Donabate ED has seen continued growth since the previous Census recorded in 2016. This is consistent with figures of the State and Fingal which increased by 7.8% and 11% respectively since 2016”*. However this is incorrect. As of April 2022, the growth of Donabate ED has been significantly higher than either the state, the county or Fingal with a rate of **25.4%** increase during the same period. It is clear that there already has been a large increase in the population before factoring in other recent and planned housing developments.

The report fails to reference the FCC Development Plan which estimated population growth for Donabate ED to be **11,781 by 2029**. The CSO census of 2022 clearly shows that the population has **already exceeded this projection** therefore any increase in this quota is a fundamental breach of both the LAP and Fingal Development Plan.

### iv. Housing Projections:

Using CSO data, planning files on new developments, planning lists and an average of 3.1 persons per household (1.5 for 1-bedroom households), the population is forecast to be well in excess of **20,000 by 2029**. The audit is therefore negligent by not including these population projections. Had it been included it would be obvious that this planning application is in clear breach of the LAP as population targets have been exceeded.

To illustrate this point, in their submission on Childcare facilities the audit reports authors include some of the new developments when pressing their case for adequate existing childcare provision, but they fail to implement or present the same logic in their population estimates for the purposes of a community social infrastructure audit.

## Ballymastone Phase 2

### Schools Demand and Childcare Facilities Assessment

#### 5.2 Proposed Childcare Provision

As part of this report, we have also considered other significant permitted schemes within the surrounding area which includes the provision of childcare facilities and will contribute to the overall quantum of childcare places available. Details of the permitted childcare facilities are shown in Table 5-2.

Reg. Ref.	Address	No. of Children can be accommodated	Size (sq.m)	Distance from Site
(Phase 1) Reg. Ref 315288	Ballymastone, Donabate, Co. Dublin	c.182 no. children	1 no. Childcare Facility. 909 sq.m	0.32km
Reg. Ref F17A/0373 ABP Reg. Ref PL06F.249206	Lands at New Road, Ballisk, Donabate, Co. Dublin.	c.60 no. children	1 no. Childcare Facility. c.123 sq.m	0.31km
LRD0017/S3	Corballis East, Donabate, Co Dublin	c.237 no. children	2 no. Childcare Facility. c.1,243 sq.m	0.53km and 0.82km
Reg. Ref F22A/0527	Corballis East, Donabate, Co Dublin	c. 78 no. children	1 no. Childcare Facility. c.595 sq.m	0.71km
F17A/0113/E1	Lands at Hearse Road, Donabate, Co. Dublin.	c. 61 no. children	1 no. Childcare Facility. c.322 sq.m	0.98km
<b>Total no. childcare spaces. 618</b>				

Table 5-2: Permitted Childcare Services in the Surrounding Area

Within less than 1km of the site there are 5 no. permitted childcare facilities that will accommodate a c. 618 no. children.

Fig 2.3.3: Excerpt from Brady Shipman 'Proposed Childcare Provision Report' April 2024

Using the methodology and metrics from the Proposed Childcare Provision Report (above) one can estimate that the following additional population figures should be referenced in the community and social infrastructure report (see fig 2.1.4 below).

Reg Ref	Address	Housing Units	Estimated No of Residents	Distance from Site
<b>Phase 1 315288</b>	Ballymastone, Donabate Co Dublin	432 units	1,256	0.32km
<b>F17A/0373 ABP PL06F.249206</b>	Lands at New Road Ballisk Donabate Co Dublin	175	501	0.31km
<b>LRD0017/S3</b>	Corballis East Donabate Co Dublin	1365 units	3825	0.53km and 0.82km
<b>F22A/0527</b>	Corballis East, Donabate, Co Dublin			0.71km
<b>F17A/0113/E1</b>	Lands at Hearse Road, Donabate Co Dublin	258	781	0.98km
<b>Phase 2 Ballymastone</b>	Ballymastone Donabate Co Dublin	364	1012	
<b>Total Number of Additional Residents 7,375</b>				

Fig 2.1.4 Approved developments, housing units and projected population from May 2024 onwards

Using these figures alone, the cumulative addition of 7,375 more residents to the 2022 CSO figures will bring Donabate's population to approximately 17,044 people within a decade. This is an increase of 76%. This is a significant omission from the report and undermines the report's findings of adequate provision of infrastructure. These figures do not include developments outside of the LAP area (Turvey Avenue) and developments under planning consideration which increase these population growth figures further.

#### **v. Lack of analysis of Transport Facilities**

The report outlines the timetables of the bus and rail services but omits to include the well documented problems experienced by commuters trying to use these services. The cancellation of many timetabled bus and rail services on a regular basis has resulted in questions being raised in the Dail. Representations from local Councillors and TDs (on record) have also been made to NTA, Dublin Bus, Iarnród Éireann and Go Ahead regarding the poor service provision to residents over the past two years.

The BusConnects proposals of 2 no. new routes are still in discussion phase and are unlikely to be implemented in the short term. The DART + programme which includes the proposed modernisation and improvement of the existing rail network has been promised for over twenty years. There are no signs of it being implemented within the next five years therefore it should not be included as a benefit in the report.

The Greater Dublin Area Draft Transport Strategy 2011-2030 considers public transport accessibility as a key factor in influencing the scale, density and location of future development in the GDA. The National Transport Authority (NTA), has advised that the Donabate LAP would be strengthened through the following principles:

- A sequential approach to development, whereby, lands which are most accessible by public transport are prioritised for growth (i.e. proximate to the Donabate Railway Station) taking into account existing and partially completed developments and extant planning permissions.
- A phasing of development to ensure that cycling and pedestrian infrastructure and public transport infrastructure/services are delivered simultaneously with the construction of new residential units, commercial development and community facilities.
- A strong focus on pedestrian and cycling movements for local trips.
- Local services are located and provided in a manner which ensures that access for the local community by walking and cycling is direct, safe and convenient.

These sentiments need to be adhered to when considering the viability of a development that clearly relies on car use to enable day to day living for residents.

## **2.2 Material Contravention of Population Targets for Donabate**

As illustrated in Fig 2.1.3 (above) the application, both individually and collectively, will significantly contravene the relevant provisions of the FDP and Donabate LAP in respect of sustainable population growth targets. We note that Variation No. 2 to the FDP 2017-2023 took effect on June 19, 2020. Consequently, we assert that the FDP 2023-2029 has already been aligned with the NFP and the RSES in terms of its core strategy.

As referenced earlier, Donabate is identified as a Self-Sustaining Growth Town: *"Development in Donabate is set against the policies and objectives of the FDP and Donabate LAP. Together these documents identify the strategic spatial planning issues and the vision for structured development and balanced growth for Donabate. The area is identified in the RSES as a 'self-sustaining growth' town and part of the North-South Strategic Development Corridor. The development strategy is to promote the*

*creation of a vibrant town core by providing a high quality living environment for the existing and future population and providing for the development of the necessary community, commercial, cultural and social facilities in tandem with new residential development and **accordingly a 10% increase in population is appropriate**" (our emphasis).*

According to Census data from 2022, the population of Donabate Town was 9,669 which is a **30%** increase on 2016 population. In order to determine approximate population increases since Census 2022 (April 2022), we reviewed the Property Price Register for new builds. 285 new builds have been completed. The average number of persons per unit in Donabate according to the census 2022 is 3.012. This equates to 858 persons bringing the population in Donabate in April 2024 to **10,527** which is an **increase of 41 %** in population since 2016. The NPF has a goal of **30%** housing for metropolitan settlements over the lifetime of the plan (to 2040) however Donabate exceeded this goal in April 2024. Any further development including this development under appeal is compounding this grievous breach of national and local planning goals and strategy.

	As per Fingal Core Strategy (Page 55)	Actual Figures (as per CSO and FCC Planning Permissions Approved)	Difference
2016 Population	7,443	7,443	-
2022 Estimated Population	8,187	9,669	
Estimated Growth (2016 -22)	744 (10%)	2,226 (29.9%)	+ 1,482 (+19%)
Estimated Growth (2022-29)	3,039	6,200	
2029 Estimated Population	11,226	15,869	+ 3,161 (+104%)

Fig 2.2.1 Comparison of Population Figures – estimates vs actual 2016 – 2029 inclusive

Sources: Fingal Development Plan, Core Strategy Page 55 – Donabate.

CSO 2016, 2022, F

CC Planning Portal; planning permissions completed or approved since April 2022

Furthermore, the following developments are approved and will impact population density as follows:

- Ballymastone phase one; 432 units currently under construction  
432 units with approximately 130 homes to be completed this year and the remaining 302 homes completed by the end of 2025. Using the average person per unit of 3.012 this will see an increase in the population by 391 by the end of 2024 and an additional 900 by the end of 2025.
- The Corballis East LRD for 1002 units. Building has commenced in recent months. It is estimated that these housing units will be complete within 6 years. This will be an additional 3,018 residents.
- The Tilburry Site (Section 179a Development) - 175 units on the New Road due to commence in early 2025 with completion estimated for 2028 resulting in a population increase of 527.
- We are also aware of a planning application for 168 units on Turvey Avenue which does not form part of the LAP but will be part of Donabate Town Population. We understand construction will commence as soon as permission is granted which may result in a further 506 residents.

**In total this will further increase Donabate population by 5,342 within five years. An increase in population of 6,199 people or 64% since 2022.**

The FDP Core Strategy estimated the population of Donabate to grow sustainably by 10% for the period from 2022 to 2029 (total of 11,226 people). This figure has already been exceeded (ref CSO figure in 2022 + housing units built) and estimates show that it is likely to be closer to 16,000 by 2029 which is in excess of an **113% increase** since the inception of the LAP. This population explosion is wholly inappropriate for a town the size of Donabate and is a clear material contravention of the NPF, FDP Core Strategy and the Donabate LAP population targets.

Therefore, we respectfully submit that the proposed development has not adequately considered the population increase and the capacity of local services and infrastructure to cope with such a surge. We contend that since the Development Plan has already been adjusted through a variation to align with the NPF and the RSES, it should not be subjected to further material contravention by this application. Population projections for Donabate have been evaluated in accordance with the NPF and the RSES. Consequently, the proposed development, which significantly exceeds the 10% increase anticipated, would result in a form of development contrary to proper planning, sustainable development, and the provisions of the RSES and NPF.

### **2.3 Material contravention of Objective SS17 of the Fingal Development Plan 2023-2026 and Section 9 of the Donabate LAP regarding Phased Development, Social and Community Infrastructure:**

FDP policy asserts that a sustainable approach to development in which infrastructure is delivered in tandem with housing is a key policy:

**Policy CSP31** *“Develop strategic development areas identified in the MASP, located at key nodes along high-quality public transport corridors in tandem with the delivery of infrastructure and enabling services to ensure a steady supply of serviced sites and to support accelerated delivery of housing.”*

The Donabate LAP states the following in relation to phasing of development:

*“It is critical that the LAP ensures that development within the plan lands progresses in an ordered way ..... New development will integrate with the established settlement of Donabate and will be supported by the required infrastructure provision.”*

In relation to size of applications, the LAP states that:

*“Planning applications for residential development shall generally not exceed 150 units to facilitate detailed assessment of each application, unless clear justification for exceeding this number is demonstrated by the applicant”.*

The applicant has submitted a phasing plan for the proposed development, but there is no mechanism to control the pace of its implementation. While some infrastructure, such as roads, are included in Phase 1, essential provisions like new schools and other services and facilities (aside from the creche) are not addressed. We respectfully contend that the proposed phasing is inconsistent with the intended phased development of infrastructure in Donabate. In fact, nearly all critical infrastructure remains undelivered.

As detailed in Fig 2.3.1 below, the LAP clearly sets out three phases of development of the town that is envisaged in tandem with the provision of the required infrastructure. Less than 30% of this infrastructure has been delivered to date. Therefore it is reasonable to conclude that as the required infrastructure to open Phase 1 and 2 of the LAP are not in place then it would be a material contravention of the LAP to proceed with the proposed residential development in advance of the provision of this agreed community infrastructure. As result the proposed development is in material contravention of the Section 9.1 of the LAP and objective SS17 of the FDP.



**TABLE 9.1: Housing & Infrastructural Phasing for the Donabate LAP 2016-2022**

Phase 1 - c. 1000 dwellings

Phase 2 - c. 1000 - 1600 dwellings

Phase 3 - c. 1500 - 3400 dwellings

HOUSING AND INFRASTRUCTURE PHASING				DONABATE LAP
DEVELOPMENT	Approx. Area	Approx. Dwellings	Location	SITE / SPECIFIC INFRASTRUCTURE REQUIREMENTS
<b>PHASE 1</b> c. 1,000 homes	16 ha	400 (including existing planning permission for 155 no. units)	Turvey	<ul style="list-style-type: none"> <li>Provide a linear Walking / Cycling route from Turvey Avenue along western side of Turvey LAP lands (Beresford Estate) and joining to Turvey Nature Reserve as part of the Turvey Loop linking Newbridge Demesne to Rogersdown Estuary prior to the commencement of house no. 156</li> <li>Provide footpath upgrade along Turvey Avenue to connect development from Turvey continuously to Donabate Village.</li> <li>Provide appropriate crossing facilities and opening of entrance to Newbridge Demesne opposite the Turvey LAP lands (Beresford - Beverton Estate) fronting Turvey Avenue.</li> </ul> <p>In tandem with new residential development on the LAP lands at Turvey, the following infrastructure is required:</p> <ul style="list-style-type: none"> <li>Provide a dedicated walking and cycling route through the Turvey LAP lands to connect the LAP lands with the existing Beverton Estate, linking into the Turvey Loop to access the Nature Reserve, Newbridge Demesne and to provide access from the LAP lands to the village.</li> <li>Provide a footpath including lighting/footpath drainage at underpasses linking Beverton Estate to Donabate Village (via Hards Lane).</li> <li>Provide SUDS measures including attenuation pond on northern Turvey lands as per SUDS Strategy for the Donabate LAP 2016-2022.</li> </ul>
	5.5 ha	125 (including existing permission for 99 no. units)	Ranillon	<ul style="list-style-type: none"> <li>Prior to any residential unit being sold and occupied in the Ranillon LAP lands, a pedestrian/cycle access shall be provided from the LAP lands (outward) into St Patrick's Boys and Girls Schools.</li> <li>Complete the Ranillon - roped walkway with trail through St Ita's to the Coast and completion of the northern section running parallel to Ranillon LAP lands (along southern boundary of Rogersdown Estuary).</li> </ul>
	7.9 ha	320	Corballis West	<ul style="list-style-type: none"> <li>Prior to any residential unit being sold and occupied in Phase 1 of the Corballis West development, a footpath to connect development with these lands continuously to Donabate Village along the Hearse Road shall be provided.</li> <li>Prior to Unit No. 201 being sold and occupied in Phase 1 of the Corballis West development, a new pedestrian and cycle overbridge over the Dublin - Belfast railway connecting the development to Donabate village via Smyths Pub and a new Newbridge Demesne shall be provided and shall be operational.</li> </ul>
	0.2 ha	c. 50	Lands south of Smyths Pub	<ul style="list-style-type: none"> <li>Mixed use commercial and residential development.</li> <li>junction (prior to west end of railway bridge (Gumbet) and in the environs of Main Street - Ballycarrick Road shall be completed prior to the completion of any residential / commercial unit south of Smyths Pub.</li> </ul>

DEVELOPMENT	Approx. Area	Approx. Dwellings	Location	SITE / SPECIFIC INFRASTRUCTURE REQUIREMENTS
<b>PHASE 2</b> c. 1000 - c. 1,750 homes	7.5 ha	150	Corballis West	<ul style="list-style-type: none"> <li>Prior to any units being sold and occupied in Phase 2, the road (H) joining the Hearse Road to Ballycarrick Road shall be constructed to taking in charge standards and be operational.</li> </ul>
	7.9 ha	300	Corballis East	<ul style="list-style-type: none"> <li>Prior to any residential units in Phase 2 of the Corballis lands (east) being sold and occupied, the ownership of Corballis Nature Park, which shall be transferred to Fingal County Council.</li> <li>Prior to any residential unit in Phase 2 of the Corballis lands (East) being sold and occupied, the Strategic Landscape Mitigation Area running east to west across the Corballis East lands shall be implemented in accordance with an approved Landscape Plan.</li> <li>A new pedestrian &amp; cycleway connection from Spire East to existing open space in the Links estate shall be provided in tandem with residential development.</li> </ul>
	7.9 ha	300	Spire East	<ul style="list-style-type: none"> <li>A local road to connect the Links south to Ballycarrick Road shall be constructed in tandem with residential development.</li> <li>Provide SUDS measures as per the SUDS Strategy for the Donabate LAP 2016-2022.</li> <li>A walking and cycling route along the Malahide Estuary part of the Fingal Coastal Way shall be provided.</li> </ul>

Fig 2.3.1: Phasing of Housing and Infrastructure (Excerpt from Donabate LAP, Section 9)

## 2.4 Material contravention of Objectives CIOSP3,4,56 of the Fingal Development Plan 2023-2029 and Section 6 of the Donabate LAP regarding provision of Community Facilities and Services.

The Fingal Development Plan (2023-29) sets out clear policies and objectives in relation to the provision of community infrastructure for residents in their catchment area.

FDP Policy CSP32 – Donabate LAP:

*“Facilitate development on zoned residential lands within the settlement boundary of Donabate as prescribed in the Donabate LAP. Support the provision of the necessary social and community infrastructure including recreational facilities and strengthen and enhance the public realm, providing improved levels of connectivity and permeability.”*

Policy CIOSP3 - Timely Provision of Community Facilities:

*“Ensure the timely provision in conjunction with housing development of community services, resources and infrastructure, including schools, community, religious, and health facilities, required for the creation of sustainable communities.”*

**Policy CIOSP4 – Social Inclusion:**

*“Ensure provision of accessible, adequate and diverse community facilities and services in new and established residential areas to provide for the well-being of residents.*

**Policy: CIOSP5 - Residential Developments and Community Facilities:**

*“Ensure proposals for large scale residential developments include a community facility, unless it can be established that the needs of the new residents can be adequately served within existing or committed community facilities in the area.”*

**Policy CIOSP6 - Facilities for Children, Teens and Young Adults:**

*“Provide appropriate recreational, community, social and educational facilities for children, teens and young adults”.*

We respectfully submit to the Board that Fingal County Council are in breach of both the FDP and Donabate LAP as they have not provided adequate community facilities despite facilitating the over development of housing units in the area. As demonstrated earlier, the population increases alone justify the provision of new services and facilities and yet, these are minimal and cater for sporting facilities over all other interests and activities. Community Infrastructure such as schools, health services and non-sporting recreational facilities are lagging behind the completion of over 4,000 housing units. By knowingly proceeding in this manner, FCC are creating an untenable situation for both existing and future residents. All will suffer from a dearth of supporting infrastructure. They will be forced into their cars and out of the town to avail of the most basic of services.

The town's existing demographic has 29% of population under 19 years yet there is little non-sporting community infrastructure especially for teenagers. There is no active youth club or provision of indoor facilities for this group. Countless studies have shown that a lack of engagement and provision of proper facilities creates a plethora of anti-social behaviour. Again, by allowing housing development in advance of supporting infrastructure, FCC are willingly ensuring this catastrophic social scenario without due regard or care for the communities they are responsible for.

At a minimum what the community requires is a dedicated facility to support culture, arts and youth. The Donabate LAP includes the following objectives for such a facility:

**Objective 6.3**

*“To support the provision of a new community facility on lands at Ballymastone “*

**Objective 6.12**

*“Support the provision of a community/cultural/exhibition and performing Arts centre for Donabate-Portrane and encourage the development of multifunctional community buildings which are not used exclusively by any one group.”*

Despite active and engaged participants and audiences, the town's arts, crafts and cultural groups have no permanent home. As outlined earlier the community center and parish hall are oversubscribed. The recent business case by DP Crossroads clearly shows the need and the rationale for provision of this center. We respectfully suggest that the provision of a site for this center be a condition of the planning permission for Phase 2 of Ballymastone.

### **3. Conclusion:**

Fingal County Development Plan has a specific objective (Objective CIO505 – Residential Developments and Community Facilities) which clearly states that it must “Ensure proposals for large scale residential developments include a community facility, unless it can be established that the needs



of the new residents can be adequately served within existing or committed community facilities in the area.” In addition, FCC objective DMS078 sets out the requirements of a Community and Social Infrastructure Audits for developments in excess of 50 units.

It is clear that the Community and Social infrastructure report submitted as part of the planning application for Ballymastone Phase 2 (REF), is flawed and therefore not compliant with planning regulations: As demonstrated, it omits details of significant population expansion and exaggerates the availability of facilities for residents which have a direct correlation with their findings.

We have demonstrated that current facilities in Donabate are **inadequate and will not support the population of this new development**. It is therefore reasonable to reject the conclusion of the report which at its foundation relies on the inclusion of villages in excess of 20-minute drive away and longer journeys on public transport. Therefore, we submit that this planning application is in material breach of the Fingal County Development Plan does not comply with the objectives of FCC’s County Development Plan (Objective CIO5) in that Donabate does not possess a sufficient range of physical, cultural, and social facilities to serve existing residents. Therefore, to have properly complied with FCC planning guidelines and objectives, the applicant should have provided a factually correct report including justification as to whether or not a new community facility will be provided as part of the proposed development.

We further contend that this development is in breach of both The Fingal Development Plan and the Donabate Local Area Plan in which the suggested sustainable population estimations for 2029 have already been exceeded by May 2024 (ref census 2022 & subsequent completed developments by May 2024). Therefore this application Ballymastone Phase 2 and other proposed developments must be halted and not be allowed to proceed until the provision of proper and sustainable community infrastructure commences on the peninsula. As outlined previously, the provision of a dedicated multi-purpose center will ensure that strategic objective 6.7 and 6.12 of the LAP is fulfilled and that the guiding strategic objective (1.3) of provision of community infrastructure in tandem with housing development is implemented correctly.

We also contend that by building houses without correlating community infrastructure FCC planning is in breach of LAP Objective 1.3: “Ensure timely delivery of enabling physical, social and green infrastructure in tandem with residential and commercial development”. It is clear that a phased approach to housing development is not being paralleled with the supporting community infrastructure required. This is further exacerbated when existing and partially completed developments and extant planning permissions are factored into the appeal.

## **Summary:**


In summary, the proposed development of Ballymastone Phase 2 with c 1,000 new residents will contribute to the already overburdened social infrastructure and will disimprove day to day living experiences of all residents (existing and future). Simply put, Donabate’s infrastructure does not have the capacity to service this large housing development. This planning application for a large-scale residential development should include a purpose-built community facility. The flawed Community and Social Report does not demonstrate that the needs of the new residents can be adequately served within existing or committed community facilities in the area.

It is therefore imperative that at a minimum the development includes a community facility to be provided and built as part of the proposed development. In accordance with FCC policy, LAP Strategic Objective 6.12 “This community facility shall be flexible in design and promote optimum/ multi-

functional usage, for users of all age and abilities and should be provided in conjunction with residential/mixed use development.”

We respectfully request An Bord Pleanála to uphold this appeal, as the proposed development contradicts the objectives and policies outlined by the Planning Authority in the Fingal County Development Plan 2023-2029 and the Local Area Plan for Donabate. Therefore, the proposed development is not in line with proper planning principles and sustainable development for the area.

Yours sincerely



Ann Hogan  
Chair, DP Crossroads

Enc.

- Fee: Draft €220
- Letter of Acknowledgement received from FCC.
- Community & Social Infrastructure Report submitted with the planning application Document No RPBM01 by Brady Shipman Martin, April 2024



**Ann Hogan obo DP Crossroads Committee**  
**150, Carrs Mill**  
**Donabate**  
**Co Dublin**  
**K36AC95**

**Date:** 4 June, 2024

ACKNOWLEDGEMENT of RECEIPT of SUBMISSION or OBSERVATION on a  
PLANNING APPLICATION

**THIS IS AN IMPORTANT DOCUMENT!**

KEEP THIS DOCUMENT SAFELY, YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANALA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE **ONLY** FORM OF EVIDENCE WHICH WILL BE ACCEPTED BY AN BORD PLEANÁLA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

**PLANNING AUTHORITY NAME:** FINGAL COUNTY COUNCIL

**PLANNING APPLICATION REFERENCE NO.** **LRD0039/S3**

**A submission/observation has been received from Ann Hogan obo DP Crossroads Committee, in relation to the above planning application.**

**The appropriate fee of €20.00 has been paid.** (Fee not applicable to prescribed bodies).

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations, 2001 -2013 and will be taken into account by the Planning Authority in its determination of the planning application.

**Joanne Boyle**

**for** Senior Executive Officer

**LARGE-SCALE RESIDENTIAL DEVELOPMENT**  
**COMMUNITY & SOCIAL**  
**INFRASTRUCTURE REPORT**  
**BALLYMASTONE PHASE 2**

**BSM**

Est.  
1968

**Brady Shipman  
Martin**

**Built.  
Environment.**

Place  
Making  
**Built  
Environment**

CLIENT  
**Glenveagh Living Ltd.**

DATE  
**April 2024**

**DOCUMENT CONTROL SHEET**

Project No. 6884  
Client: Glenveagh Living Limited  
Project Name: Ballymastone Phase 2 LRD  
Report Name: Community & Social Infrastructure Report  
Document No. RPBM01  
Issue No. 01  
Date: April 2024

This document has been issued and amended as follows:

Issue	Status	Date	Prepared	Checked
01	Community and Social Infrastructure Report – Ballymastone Phase 2 LRD	26 Apr 2024	LG	PB

Brady Shipman Martin

www.bradysipmanmartin.com

**DUBLIN**

Mount Pleasant Business Centre  
Ranelagh  
Dublin 6  
+353 1 208 1900

**CORK**

Penrose Wharf Business Centre  
Penrose Wharf  
Cork  
+353 21 242 5620

**LIMERICK**

11 The Crescent  
Limerick  
+353 61 315 127

mail@bradyshipmanmartin.com

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BALLYMASTONE PHASE 2 LRD  
Community & Social Infrastructure Report

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## 1 INTRODUCTION

This Community and Social Infrastructure Report has been prepared by Brady Shipman Martin in support of a Large-scale Residential (LRD) development on behalf of Glenveagh Living Limited. The purpose of this report is to provide an overview of the existing provision of community and social infrastructure in the area close to the subject application site of 9.67ha (hereafter called 'the site'.) The site comprises lands to the east of Donabate Village on lands zoned for residential development and forms Phase 2 of a wider masterplan for the townlands of Ballisk, Ballymastone, Ballalease North & Portrane Demesne with a total area of c. 32ha.

The proposed development will accommodate 364 no. residential units comprising of 124 no. apartment units, 82 no. duplexes and 158 no. houses in a mix of 1-,2-, 3- and 4- bed units and will also include for car parking, cycle parking, pedestrian and cycle links, storage, services and plant areas. Landscaping will include for high quality private open space, communal amenity areas and public open space provision.

The ability of new residential development to access community facilities and services is paramount in maintaining sustainable communities. The primary objective of this study will be to analyse whether there are adequate community facilities and services in the vicinity of the proposed development site to serve the new residents who will be moving to the area.

The report will provide an audit of the available community and social infrastructure in the area relating to the following categories;

- Community Facilities
- Healthcare Facilities
- Open Space, Leisure and Recreation
- Religious Facilities
- Transport Links

Please see the accompanying Planning Report prepared by BSM for a full detailed description of the proposed development.

### 1.1 Fingal County Development Plan 2023-2029

Sustainable Placemaking and Quality Homes, Chapter 3 of the Fingal Development Plan 2023-2029 (Development Plan), sets out a strategy for Placemaking in the County. The Development Plan promotes healthy placemaking in order to provide for sustainable communities and notes that "Healthy placemaking seeks to promote quality of life through the creation of healthy and attractive places to live, work, visit, invest and study in."

With regard to healthy place making, Section 3.5.1 sets out the following policies:

#### **Policy SPQHP1 – Healthy Placemaking**

*"The Council will support the development and creation throughout Fingal of successful and sustainable settlements which endorse the principles of healthy placemaking and which through a multi-faceted approach to planning, design and management continue to ensure the development of attractive high-*

*quality places to live, work, recreate, visit and invest in, served by a range of local services, provision of quality public realms, diverse and accessible community facilities for all genders, non-binary or none and open spaces for the benefit of the community."*

#### **Policy SPQHP2 – Balanced Sustainable Communities**

*"Foster the development of socially and economically balanced sustainable communities."*

Chapter 4 of the Development Plan, 'Community Infrastructure and Open Space' acknowledges the importance of healthy placemaking in Chapter 3 noting *"the provision in appropriate accessible locations of good community infrastructure, such as education, sports and recreational facilities, libraries, childcare facilities, places of worship, health and community centres, is vital as it contributes positively to enhanced quality of life."* (page 161)

With regard to residential development and social and community infrastructure, the Development Plan sets out the following policies and objectives:

#### **Policy CIOSP2 – Community and Social Infrastructure Audits**

*"Promote the preparation of community and social infrastructure audits for large-scale developments which will inform policy on infrastructure provision within Fingal."*

#### **Objective CIOS05 – Residential Developments and Community Facilities**

*"Ensure proposals for large scale residential developments include a community facility, unless it can be established that the needs of the new residents can be adequately served within existing or committed community facilities in the area."*

#### **Policy CIOSP4 – Social Inclusion**

*"Ensure provision of accessible, adequate and diverse community facilities and services in new and established residential areas to provide for the well-being of residents."*

#### **Objective DMS078 – Community and Social Infrastructure Audit**

*"Planning applications for large scale residential and mixed-use developments, of 50 or more residential units, shall include a Community and Social Infrastructure Audit. This audit shall assess the provision of community and social infrastructure within the vicinity of the site and shall identify existing shortcomings in terms of these facilities and assess whether there is a need to provide additional facilities to cater for the proposed development additional facilities to cater for the proposed development. A Community and Social Infrastructure Audit shall include the following:*

- *An assessment of existing community and social infrastructure facilities within 1 km of the subject site.*
- *An assessment of the need in terms of necessity, deficiency, and opportunities to enhance/share existing facilities based future population projections for the area.*
- *A justification as to whether or not a new community facility will be provided as part of the proposed development, based on the findings of the audit.*

*Where new community facilities are required, they shall have regard to Objective DMS079 above and the following:*

- *Community facilities shall be flexible in their design and promote optimum/ multi-functional usage, for users of all age and abilities.*
- *Community facilities shall not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent resident.*
- *Community facilities shall be provided in conjunction with residential/mixed use development.*

- *Community facilities shall be accessible by a range of travel modes with an emphasis on walking, cycling and public transport use, while providing appropriate car parking facilities to meet anticipated demand of non-local visitors to the centre."*

A total of 364 no. units are proposed within a mixed tenure development. The nearby community possesses many of these characteristics in order to achieve healthy place making and a sustainable community as per the policies and objectives above. This Report responds to Objective DMS078 in setting out a Community & Social Infrastructure Audit.

## **1.2 Donabate Local Area Plan 2016 (As Extended)**

The site is identified as Ballymastone in the Donabate Local Area Plan 2016-2021 (as extended) (the 'LAP') which was adopted in March 2016 by Fingal County Council. In March 2021, the Council Members approved the extension of the life of the LAP for a further period of five years to March 2026. It sets out a detailed strategy for the development of the landbanks zoned for residential development in the Donabate area under the Development Plan.

The LAP provides a planned, co-ordinated and sustainable development approach for the undeveloped lands at Ballymastone. With regard to community facilities and social infrastructure the LAP states:

**Objective 1.3;** *"Ensure timely delivery of enabling physical, social and green infrastructure in tandem with residential and commercial development."*

Social and community infrastructure is planned in tandem with the delivery of residential and commercial development within the LAP lands including Ballymastone Recreational Hub Development. The recreational hub was permitted in 2021 and is located to the north-east of the subject site and provides for a multi-use sports facility.

## **1.3 Methodology**

In line with Objective DMS078 of the Development Plan, this report has been prepared using a 1km catchment area to capture existing social and community infrastructure surrounding the site. However, given the location of the site at Donabate (a coastal community), a 5km catchment area (radius) has also been selected to capture the range of facilities in the wider area. It is acknowledged that this 5km radius extends beyond the peninsula of Donabate-Portrane, and the linear distance may be longer.

The site is located within Donabate ED which has an average household size 3.01, therefore the anticipated population of the proposed development is c. 1,012 people. This is further set out in Section 2 below.

This report is primarily a desktop-based study using freely available information and data. The facilities in each category were recorded and mapped.

## 2 DEMOGRAPHIC PROFILE

The demographic profile is based on population data from the Census 2022. As shown in Figure 2-1 below, the subject site is in the Donabate ED within the administrative area of Fingal County Council.

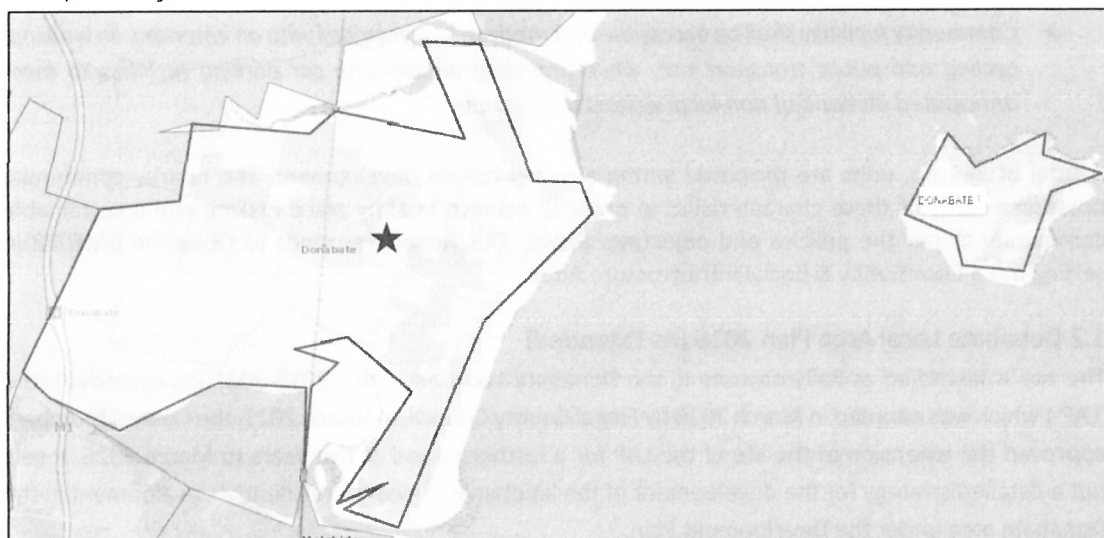


Figure 2-1 Donabate ED with the Subject Site annotated as a red star (Source: CSO SAP MAP 2022 and BSM Annotation 2024)

### 2.1 Population Profile

Donabate ED has seen continued growth since the previous Census recorded in 2016. This is consistent with figures of the State and Fingal which increased by 7.8% and 11% respectively since 2016 as shown in Table 2-1.

Area	2016 Population	2022 Population	2016-2022 change (%)
State	4,761,865	5,149,139	8.1%
Fingal	296,020	330,506	11.6%
Donabate ED	9,399	11,783	25.4%

Table 2-1: Population Growth within The State, Fingal and Donabate ED between 2016-2022 (Source: CSO 2016-2022).

### 2.2 Average Household Size

According to the Census 2022, there are a total of 3,900 no. households in Donabate ED. The average household size within Donabate ED is 3.01 people which has stayed the same since 2016, as shown below in Table 2-2.

Area	Average Household Size 2016	Average Household Size 2022	% Change
State	2.77	2.74	-0.4%
Fingal	3.03	3.02	-0.33%
Donabate ED	3.01	3.01	0%

Table 2-2: Average Household Size within the State, Fingal and Donabate ED (Source: CSO 2016-2022).

### 2.3 Population of the Proposed Development

The proposed development consists of 364 no. units comprising 56 no. 1-bed units, 153 no. 2-bed units, 150 no. 3-bed units and 5 no. 4-bed units.

As noted above, the average household size for Donabate ED recorded in 2022 is c.3.01 people. Table 2-3 shows the anticipated population of the proposed development applying the average household size of Donabate ED, noting the small percentage (c.15.4%) of one-bed units in the proposed development.

Area	Calculation	Total
Donabate ED	308 no. units(exc. 1 no. bed units) X 3.01 (avg. HH size 2022) + 56 no. 1 bed units X 1.5 persons	1,012 people

Table 2-3: Population of Proposed Development (Source: CSO, BSM Calculation 2024).

Therefore, it is expected, based on the average household size of Donabate ED, the proposed development will generate a population of approximately 1,012 no. people.

### 3 OVERVIEW OF COMMUNITY AND SOCIAL INFRASTRUCTURE

For the purposes of this LRD planning application, we have surveyed the provision of social and community infrastructure. This assessment entails an overview of the following essential community and social facilities including:

1. **Community Facilities:** Key community resources such as Community Centres (including upskilling opportunities), Community Gardens, Post Office, Banks/ATM's and Credit Unions
2. **Health Facilities:** General Practitioner, Dentists, Pharmacies and Hospitals
3. **Open Space, Leisure and Recreation:** Due to the quantum of facilities this category has been subdivided into:
  - o Open Space, Parks & Playgrounds
  - o Sports Clubs and Sports Facilities – includes sports pitches, sports clubs, multi-use facilities.
4. **Religious:** Spaces of worship and religious organisations.
5. **Education:** Provision of primary and post-primary schools in the area.
6. **Transport Links:** Easily accessible public transport.

Information on school provision and childcare facilities is included in the Schools Demand and Childcare Facilities Assessment prepared by Brady Shipman Martin and should be read in conjunction with this report.

#### 3.1 COMMUNITY FACILITIES

##### 3.1.1 Introduction

Quality neighbourhoods should be responsive to the needs of local communities, 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 services, libraries, Garda and fire stations, and community services.

Policy CLOPS2 of the Development Plan, aims to ensure the timely provision of community facilities in conjunction with housing developments, resources, infrastructure including schools, community, religious and health facilities, required for the creation of sustainable communities.

### 3.1.2 Overview of Existing Facilities

The proposed development is located in close proximity to Donabate village and Donabate Rail Station (c.1km) and has approximately 23 no. community facilities to avail of within the 5km catchment area, and 6 no. facilities within 1km of the subject site, catering for all age groups.

The site is located between Portrane and Donabate villages and both offer an extensive range of social and community facilities that can be easily accessed by future residents through existing and proposed vehicle, pedestrian and cycle links.

In addition to key community facilities, sustainable communities require a range of ancillary facilities and services such as state or local authority provided services e.g. credit unions, post offices, recycling facilities and general community services.

Within 1km of the subject site there are 2 no. community centres, Donabate Portrane Community Centre (1) and Donabate Parish Hall (6), both of which are situated along Donabate Main Street. As illustrated below on Figure 3-1. Donabate Portrane Community Centre is a large complex which comprises a number of functions including an indoor pool, gym area, function rooms to rent and is utilised by other community groups including Donabate Foroige Youth Club, Donabate Portrane Mens Shed, Donabate ICA Guild and Active Age for All.



Figure 3-1 Donabate Portrane Community Centre (1) – Source: Donabate Portrane Community Centre Website, 2024.

The Donabate Portrane Public Library (3) which is c. 350 metres from the subject site, is also home to a comprehensively resourced and well-connected library, with study spaces, public computers, and internet access also available for public use. It is an important educational and cultural facility that is

well resourced and centred in the town, offering an ideal public service to existing and future residents in the town area.

A number of financial services are also provided within the wider 5km catchment area radius, situated in the surrounding towns of Lusk, Malahide and Rush, including Bank of Ireland (10), Malahide & District Credit Union Limited (11), PTSB (12), AIB (14), Progressive Credit Union (18), An Post Lusk (20) and are illustrated below on Figure 3-2. It is noted adjacent towns lie outside the linear distance of 5km (and distance by road is indicated in the tables below), but are accessible by public transport, including by rail which brings these estuary towns closer in distance terms.





Figure 3-2 Community Facilities within the 1km and 5km Catchment Area (Source: Google Earth, BSM Annotation 2024).

No.	Community Facility:	Facility Type:	Address:	Distance (Linear)
1km				
1.	Donabate Portrane Community Centre	Community & Leisure Centre	Donabate Portrane Leisure Centre, 3 Portrane Road, Ballalease North, Donabate Co. Dublin	c.0.35km
2.	Donabate Portrane Public Library	Library	Donabate Portrane Leisure Centre, 3 Portrane Road, Ballalease North, Donabate Co. Dublin	c.0.35km
3.	Donabate Clothes Bank	Recycling Facility	Donabate Portrane Leisure Centre, 3 Portrane Road, Ballalease North, Donabate Co. Dublin	c.0.35km
4.	Donabate Post Office	Post Office	46-56 Main Street, Ballalease West, Donabate, Co. Dublin	c.0.7km
5.	Bring Bank and Recycling Facility	Recycling Facility	Beaverstown, Donabate, Co. Dublin	c.0.72km
6.	Donabate Parish Hall	Community Centre	Main St, Beaverstown, Donabate, Co. Dublin, K36 PC94	c.0.8km
5km				
7.	Bring Bank and Recycling Facility	Recycling Facility	R126, Portrane, Co. Dublin	c.2km (c.2.7km by road)
8.	Turvey Allotments	Community Gardens	Turvey Ave, Turvey, Donabate, Co. Fingal	c.3km (c.5.5km by road)
9.	Malahide Garda Station	Garda Station/ Emergency Services	1 James's Terrace, Malahide, Co. Dublin	c.4km (c.11km by road)
10.	Bank of Ireland	Bank	The Mall, Malahide, Co. Dublin	c.4km (c.11km by road)
11.	Malahide & District Credit Union Limited	Credit Union	4 Main Street, Malahide, Co. Dublin	c.4km (c.11km by road)
12.	PTSB	Bank	Tibradden, Main St, Malahide, Co. Dublin, K36 TY26	c. 4km (c.11km by road)
13.	Malahide Library	Library	Main St, Malahide, Co. Dublin	c. 4km (c.11km by road)
14.	AIB	Bank	Church Rd, Malahide, Co. Dublin	c. 4km (c.11km by road)

15.	Lusk Garda Station	Garda Station/ Emergency Services	Ballough, Lusk, Co. Dublin	c.4.4km (c. 8km by road)
16.	Millbank Theatre	Performing arts Theatre	Chapel Green, Rush, Co. Dublin	c.4.5km (c.13km by road)
17.	Rush Library	Library	Chapel Green, Rush, Co. Dublin, K56 ED95	c.4.5km (c.13km by road)
18.	Progressive Credit Union Rush	Credit Union	Sandy Rd, Rush, Co. Dublin	c.4.6km (c.13km by road)
19.	The Cottage Community Centre	Community Centre	1 Church Rd, Lusk, Co. Dublin, K45 VE83	c.4.6km (c.8.5km by road)
20.	An Post Lusk	Post Office	Station Rd, Lusk, Co. Dublin	c.4.6km (8.5km by road)
21.	Rush Garda Station	Garda Station/ Emergency Services	Upper Main St, Rush, Co. Dublin	c.4.7km (c.13.5km by road)
22.	Lusk Community Cultural Centre	Community Centre	Church Rd, Lusk, Co. Dublin	c.4.6km (c.8.5km by road)
23.	ROS-EO Community Centre	Community Centre	Upper Main St, Rush, Co. Dublin	c.4.7km (c.13.5km by road)

Table 3-1 Community Facilities within the 1km and 5km Catchment Area (Source: Google Earth, BSM 2024)

## **3.2 HEALTHCARE FACILITIES**

### **3.2.1 Introduction**

Healthcare within the catchment area is provided by a range of different organisations including public, voluntary, and private agencies. The Health Services Executive is the primary agency responsible for delivering health and personal social services in Ireland.

The proposed development is located in close proximity to Dublin's wide range of health facilities (c. 17.2km / c. 30-minute drive-time to Dublin City Centre) and is close to the national motorway network, and public transport provision. This provides access to national public hospitals, private hospitals, high-tech hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospital, and hospices. For specialist services, individuals may be willing to travel further.

### **3.2.2 Overview of Existing Facilities**

Donabate town benefits from containing a host of medical services. The subject site has access to a multitude of healthcare professionals including 36 no. services comprising of GP Surgeries, Pharmacies, Dentists, and a national psychiatric Hospital, within the wider 5km (radius) catchment of the area.

Within 1km of the subject site there are 7 no. healthcare facilities available including 3 no. GP Surgeries, 3 no. pharmacies and 1 no. dentist. Donabate Family Medical (1) is the closest healthcare facility to the subject site which is located c. 0.53km to the north and is located beside Donabate Pharmacy (2).

It is noted adjacent towns lie outside the linear distance of 5km, but are accessible by public transport, including by rail which brings these estuary towns closer in distance terms.

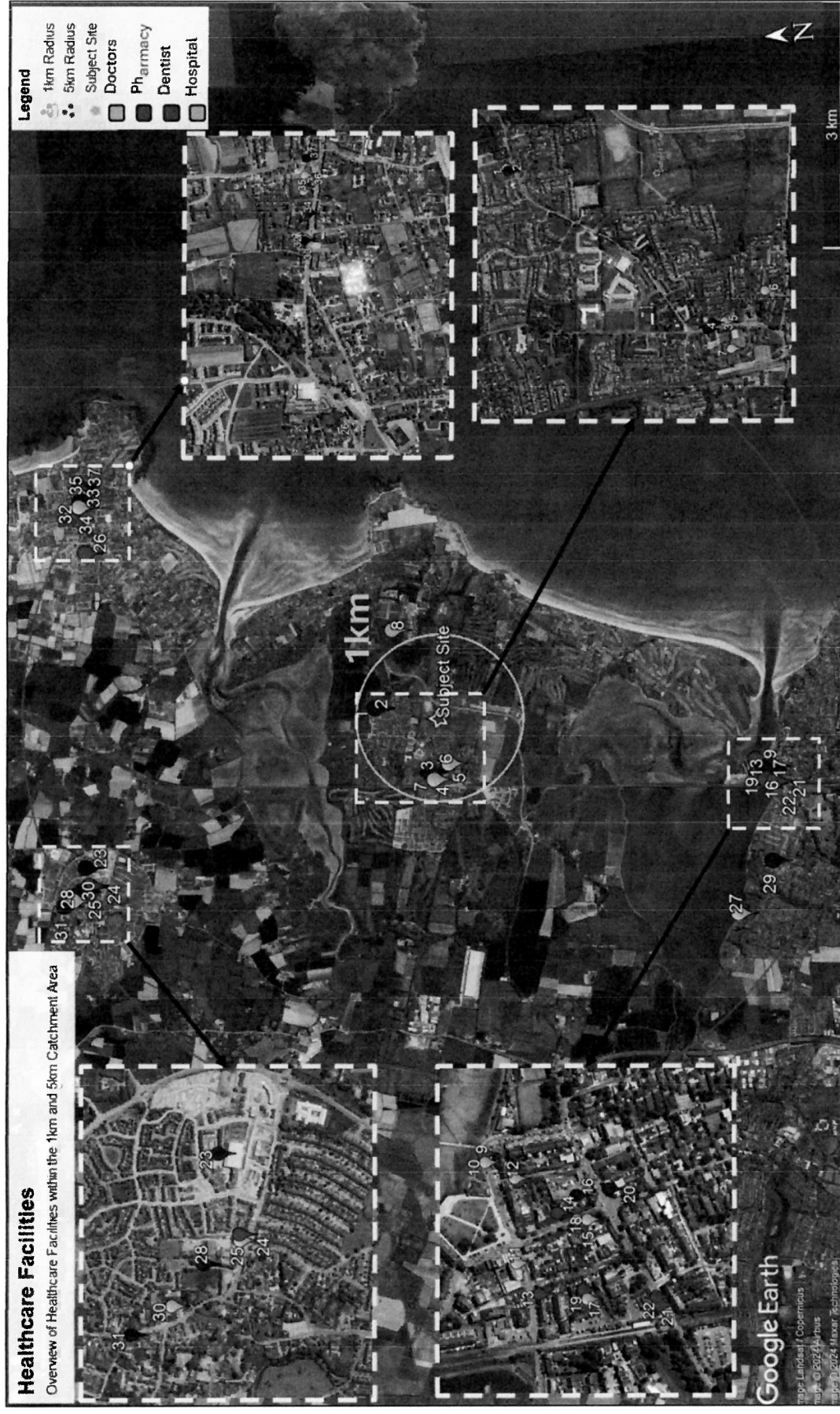


Figure 3-3 Healthcare Facilities within the 1km and 5km Catchment Area (Source: Google Earth, BSM Annotation 2024).

No:	Community Facility:	Facility Type:	Address:	Distance (Linear)
1km				
1	Donabate Family Medical Centre	GP Surgery	Unit 4, Portrane Road, Ballalease North, Donabate, Co. Dublin	c.0.5km
2.	Donabate Pharmacy	Pharmacy	Unit 1, Portrane Road, Ballalease North, Donabate, Co. Dublin	c.0.5km
3.	Brennan's Life Pharmacy	Pharmacy	Fairways Mall, 1 Donabate, Co. Dublin	c.0.6km
4.	Tobin's Pharmacy	Pharmacy	Unit 3, Keelings Court, Main Street, Donabate, Co. Dublin	c.0.6km
5.	Donabate Clinic	GP Surgery	Warrington Mews, Unit 1, Main Street, Co. Dublin	c.0.7km
6.	Donabate Health Centre	GP Surgery	9-11 St Patrick's Terrace, Ballalease West, Donabate, Co. Dublin	c.0.7km
7.	Dr Tom Hughes B Dent Sc Dental Surgery	Dentist	8 Ballisk Court, Ballalease West, Donabate, Co. Dublin	c.0.8km
5km				
8.	HSE Special Care Hospital Portrane (NFMHS Portrane Campus).	Hospital/ Mental Health Services	Portrane Avenue, Portrane, Co. Dublin	c.1km (c.2.5km by road)
9.	Bespoke Dental	Dentist	Marine Court Centre, The Green, Malahide, Co. Dublin	c.4.09km (12km by road)
10.	Marine Court Medical	GP Surgery	James's Terrace, Malahide, Co. Dublin	c.4km (c.11km by road)
11.	Malahide Family Practice	GP Surgery	15 Strand Street, Malahide, Co. Dublin	c.4km (c.11km by road)
12.	Temenos Medical Centre	GP Surgery	7 Townyard Ln, Malahide, Co. Dublin	c.4km (c.11km by road)
13.	Ivory Dental Care	Dentist	2 Old St, Malahide, Co. Dublin	c.4km (c.11km by road)
14.	Malahide Dental Care	Dentist	Ross Terrace, 3 New St, Malahide, Co. Dublin	c.4km (c.11km by road)

15.	Malahide Health Centre	GP Surgery	2-26 New St, Malahide, Co. Dublin	c.4km (c.11km by road)
16.	McCabes Pharmacy Malahide SC	Pharmacy	Malahide Shopping Centre, 1, Malahide, Co. Dublin	c.4km (11km by road)
17.	Malahide Dental Clinic & Implant Care	Dentist	Railway House, Malahide Dental Clinic, Railway Ave, Malahide, Co. Dublin	c.4km (c.11km by road)
18.	The Village Medical Centre	GP Surgery	Main St, Malahide, Co. Dublin	c.4km (c.11km by road)
19.	Railway Avenue Medical	GP Surgery	1 Railway Ave, Malahide, Co. Dublin	c.4km (c.11km by road)
20.	Boots	Pharmacy	2 Church Rd, Malahide, Co. Dublin	c.4km (c.11km by road)
21.	Malahide Dental Practice	Dentist	Castle Terrace, 7 Main St, Malahide, Co. Dublin	c.4km (c.11km by road)
22.	Dental Practice Malahide	Dentist	2, Castle Terrace, Main St, Malahide, Co. Dublin	c.4km (c.11km by road)
23.	McCabes Pharmacy Lusk	Pharmacy	LIDL Retail, Unit 3 Station Rd, Lusk, Co. Dublin	c.4.4km (c.8.5km by road)
24.	Lusk Medical Centre	GP Surgery	Station Rd, Lusk, Co. Dublin	c.4.4km (c.8.5km by road)
25.	eDental Clinic	Dentist	3 Station Rd, Lusk, Dublin	c.4.4km (c.8.5km by road)
26.	Rush Dental Surgery	Dentist	Whitestown Rd, Rush, Co. Dublin	c.4.5km (c.13km by road)
27.	Seabury Medical	GP Surgery	1 Seabury Parade, Yellow Walls, Malahide, Co. Dublin	c.4.5km (c.9km by road)
27.	Stacks Pharmacy	Pharmacy	Lusk Shopping Centre, Co. Dublin, Lusk, Co. Dublin	c.4.5km (c.8km by road)



28.	McCabes Pharmacy Yellow Walls	Pharmacy	Unit 2, Yellow Walls Road, Malahide, Co. Dublin	c.4.6km (c.10km by road)
29.	Lusk Health Centre	GP Surgery	Main St, Lusk, Co. Dublin	c.4.6km (c.8km by road)
30.	Gaynor's Allcare Pharmacy	Pharmacy	Unit 2, 69 Main St, Greatcommon, Lusk, Co. Dublin	c.5km (c.8.5km by road)
31.	RushGP.ie	GP Surgery	44 Upper Main St, Rush, Co. Dublin	c.5km (c.13km by road)
32.	Adrian Dunne Pharmacy Rush	Pharmacy	44 Upper Main St, Rush, Co. Dublin	c.5km (c.13km by road)
33.	Rush Allcare Pharmacy	Pharmacy	37 Main Street, Rush, Dublin	c.5km (c.13km by road)
34.	D. F Murray's Surgery	GP Surgery	Upper Main St Upper Main St, Rush, Co. Dublin	c.5km (c.13km by road)
35.	Lambay Family Practice	GP Surgery	7 Upper Main St, Rush, Co. Dublin	c.5km (c.13km by road)
36.	McCabes Pharmacy Rush	Pharmacy	Skerries Corner, Lower Main St, Rush, Co. Dublin	c.5km (c.13km by road)

Table 3-2 Healthcare Facilities within the 1km and 5km Catchment Area (Source: Google Earth, BSM 2024)

### 3.3 OPEN SPACE, LEISURE AND RECREATION

#### 3.3.1 Introduction

Quality recreation, leisure and amenity facilities have a fundamental impact on the quality of life in a place. It can improve social integration and cohesiveness by creating a sense of identity, defining an area and making it a more sustainable neighbourhood. Sporting, recreation and leisure activities are of primary importance to the quality of life enjoyed by residents.

The immediate area has a vast amount of open space suitable for walking/ hiking, running, cycling and sport activities. The area contains a diverse range of open spaces, for the purposes of this study, open space and recreational facilities including recreational walks and areas, parks, playgrounds, multi-use games areas, sports pitches and golf courses. In addition, there are multiple leisure facilities in the area which provide access to many health and fitness resources.

This section of the report is divided into 2 no. sections, Open Space, Parks and Playgrounds and Sports and Fitness Facilities. These are categorised as follows:

- **Open Space, Parks & Playgrounds:** Open natural areas, formal parks and children's play spaces.
- **Sports & Fitness Facilities:** Sporting clubs, Sports pitches/spaces, and Multi-functional Facilities.

#### 3.3.2 Open Space, Parks & Playgrounds

The proposed development will provide for c.16.8% of public open space, which is significantly over the national and local development plan requirements.

In addition, within the 5km catchment area there are approximately 11 no. public parks and playgrounds for future residents to avail of, which are listed below in Table 3-4 and illustrated on Figure 3-6 below.

Links Park (1) is closest to the site, situated c. 0.24km west. It is considered that 4 no. parks are easily accessible by foot as they are under c.1.5km from the subject site.

Two Regional Parks, Newbridge Park (3) and Malahide Park (9) illustrated in Figure 3-3 and 3-4, are both high quality parks within relative proximity to the subject site including by public transport. Both parks contain a multitude of amenities including sports pitches, children's playgrounds, woodland walks, historic tours and watercourses.



Figure 3-4 Newbridge Park (3) – (Source; Newbridge Park Website, 2024).



Figure 3-5 Malahide Park (9) – (Source: Google Images, 2024).

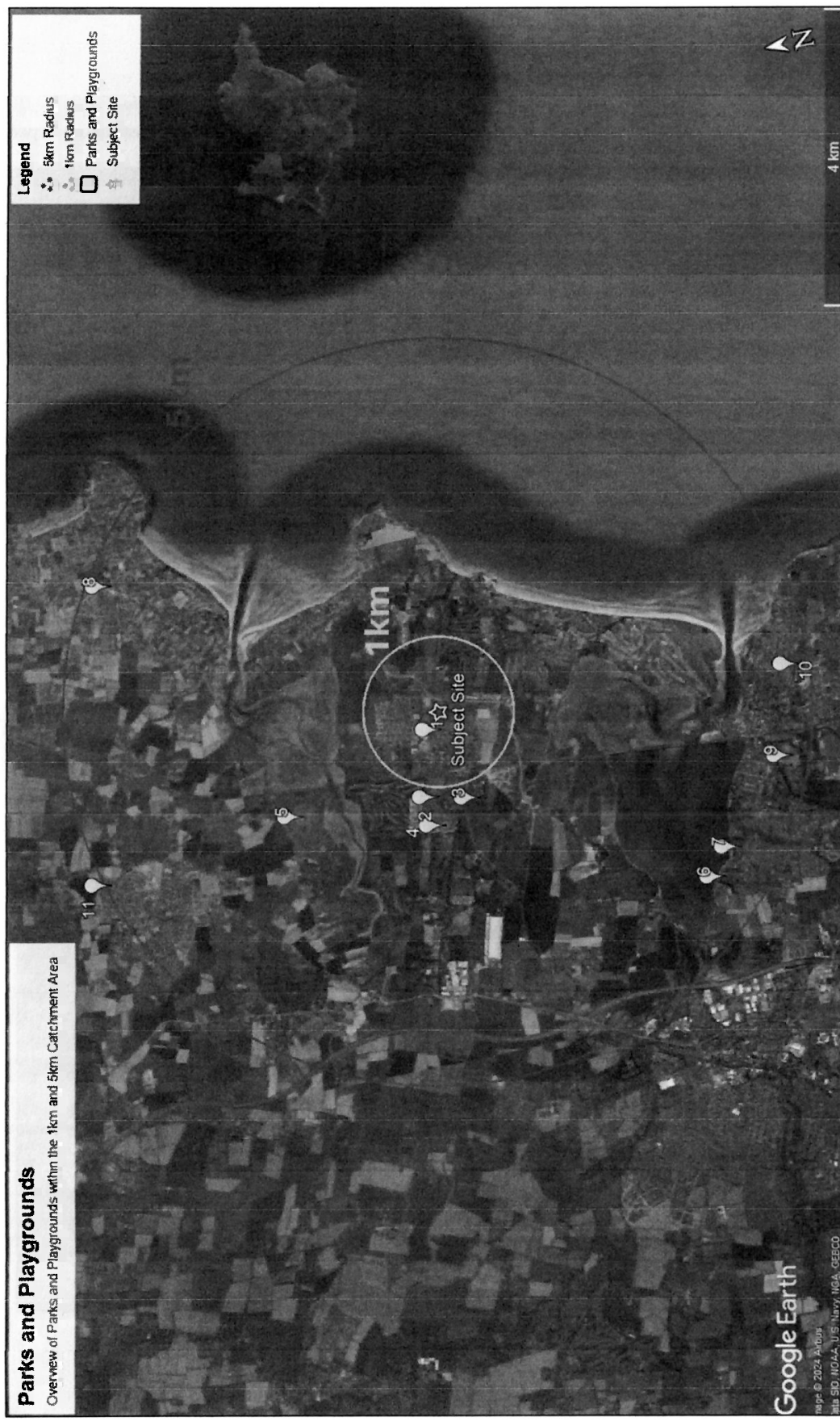


Figure 3-6 Parks and Playgrounds within the 1km and 5km Catchment Area (Source: Google Earth, BSM Annotation 2024).

No:	Parks & Playground:	Address:	Distance (Linear)
1km			
1	Links Park	Ballisk, Donabate, Co. Dublin	c.0.24km
5km			
2	Beverton Park	Ballisk Common, Donabate, Co. Dublin	c.1.1km
3	Newbridge Park (Inc. Playground)	Newbridge Avenue, Donabate, Co. Dublin	c.2km
4	Beresford Park (Inc. Playground)	Donabate, Co. Dublin	c.1.5km
5	Roganstown Park	Baleally Ln, Co. Dublin	c.2.2km (c. 8km by road)
6	Malahide Estuary Park	Yellow Walls, Co. Dublin	c.4.4km (c.11km by road)
7	Seabury Park (Inc. Playground)	Yellow Walls, Co. Dublin	c.4.4km (c.9.5km by road)
8	Kenure Park	Upper Main St, Rush Demesne, Rush, Co. Dublin	c.4.6km (c.13.5km by road)
9	Malahide Park (Inc. Playground)	Malahide Demesne, Malahide, Co. Dublin	c.4.7km (c.11km by road)
10	Seamount Hill Park	Malahide, Co. Dublin	c.4.8km (c.15km by road)
11	Rathmore Park Lusk	Lusk Village, Lusk, Co. Dublin	c.5km (c.9.5km by road)

Table 3-3 Parks and Playgrounds within the 1km and 5km Catchment Area (Source: Google Earth, BSM 2024).

Additionally, there are a significant number of walks and beaches that follow the coastline of Donabate continuing around the peninsula of Donabate-Portrane. Details of these recreational walks and beaches are provided below in Table 3-4. Given the site's location in proximity to the coast, there are several beaches and coastal walks to avail of including, inter alia, Donabate Beach, Portrane Beach, South Beach Rush, Malahide Beach and Harbour (the latter two accessed within the 5km radius) via public transport.

Recreational Walks & Beaches:	Description:	Distance (Linear)
Donabate-Portrane Cliff Walk	Starting at Donabate via Tower Bay to Donabate is a round trip of 8km (4km each way).	c.2km
Donabate Beach Walk (Balcarrick Beach)	A c.3km long sandy beach with an extensive sandy dune area.	c.2km
Newbridge House and Farm	Newbridge House Demesne is a regional park c. 370 acres including walking routes, watercourses, wild meadows, state of the art playgrounds.	c.2km
Portrane Beach	A c.2km sandy beach from the village of Portrane sweeping around to Rogerstown Estuary.	c.2km
South Beach Rush	A c.2.4km beach with well-established dunes, this beach was awarded blue flag status in 2022.	c.4.7km (c.14km by road)

Table 3-4 Recreational Walks & Beaches within the 5km Catchment Area (Source: Google Earth, BSM 2024).

### 3.3.3 Sports Clubs and Sports Facilities

There are approximately 22 no. sports club and sports facilities within the identified catchment, including sports clubs, sports pitches and golf courses. These are listed below in Table 3-5 and illustrated in Figure 3-8.

Shown in Figure 3-7 below, Fingal County Council is progressing the delivery of the Recreational Hub which was permitted in 2021, situated c.0.28km to the north of the subject site. The Recreational Hub will include for an all-weather athletics track, grass soccer-sized pitch, full sized GAA pitch, 2 no. all-weather pitches and a combined skatepark/ playground.



Figure 3-7 Ballymastone Recreational Hub Site Plan (Source: Fingal County Council, Website 2024)





Figure 3-8 Sports Clubs and Facilities within the 1km and 5km Catchment Area (Source: Google Earth, BSM Annotation 2024).



No:	Recreational Facilities and Clubs:	Address:	Type:	Distance (Linear)
1km				
1	Donabate Community and Leisure Centre	3 Portrane Road, Ballalease North, Donabate, Co. Dublin	Leisure Centre and Various Sport Facilities	c.0.4km
2	Portrane Hockey Club	Donabate Community College, Donabate, Co. Dublin	Hockey Club	c. 0.6km
3	St. Patrick's Donabate GAA Club	St. Patrick's Donabate GAA Club	GAA Club	c.0.6km
4	Donabate Portrane Tennis Club	Ballalease, Co. Dublin	Tennis Club	c. 0.9km
5km				
5	Donabate Golf Club	Donabate Golf Club, Balcarrick, Co. Dublin	Golf Club	c.1km
6	Beaverstown Golf Club	Beaverstown, Donabate, Co. Dublin, K36 W089	Golf Club	c.1.4km
7	Portrane Athletic Football Club	Portrane, Co. Dublin	Football Club	c.1.4km
8	Corballis Links Golf Club	Corballis, Donabate, Co. Dublin, K36 PP28	Golf Club	c.1km
9	Balcarrick Golf Club	Corballis, Donabate, Co. Dublin, K36 YY64	Golf Club	c.2km
10	Swords/Donabate Cricket Club Pitch	Newbridge Demesne, Co. Dublin	Cricket Pitch	c.2.5km
11	Rush Sailing Club	Linkside, Burrow, Rush, Co. Dublin	Sailing Club	c. 4km (c.12km by road)
12	Rush Golf Club	Sandyhills, Rush, Co. Dublin	Golf Club	c.4km (c.13km by road)
13	Lusk United FC	Station Rd, Lough Common, Lusk, Co. Dublin	Football Club	c.4km (c.9km by road)
14	Malahide Yacht Club - Clubhouse	James Terrace, Malahide, Co. Dublin	Sailing Club	c.4km (c.13km by road)
15	Tennis Club Lusk	Orlynn Park, Lusk, Co. Dublin	Tennis Club	c.4km (c.8km by road)
16	Malahide Lawn Tennis and Croquet Club	The Square, Malahide	Tennis and Croquet Club	c.4km (c.13km by road)
17	Swords Sailing and Boating Club	Broadmeadow Estuary, Malahide, Co. Dublin	Sailing Club	c.4km (c.10km by road)

18	Bridgefield GAA Pitches	Malahide, Co. Dublin	GAA Pitches	c.4.5km (c.12km by road)
19	Malahide Cricket Club	Dublin Rd, Malahide Demesne, Malahide, Co. Dublin	Cricket Club	c.4.5km (c.12km by road)
20	Grove Lawn Tennis Club	Grove Rd, Malahide, Co. Dublin, K36 R583	Tennis Club	c.4.6km (c.13km by road)
21	Malahide Sports and Leisure Tennis	Malahide Castle & Gardens, Malahide Demesne, Malahide, Co. Dublin	Tennis Club	c.4.6km (c.12km by road)
22	Malahide Rugby Club	Estuary Road, Yellow Walls, Malahide, Co. Dublin	Rugby Club	c.4.7km (c.9km by road)

Table 3-5 Sports Clubs and Sports Facilities within the 1km and 5km Catchment Area (Source: Google Earth, 2024)

### 3.4 RELIGIOUS FACILITIES

#### 3.4.1 Introduction

The predominant religion in the Republic of Ireland is Christianity, with the largest church being the Catholic Church. The second largest Christian denomination, the Church of Ireland (Anglican) has more recently experienced an increase, as have other small Christian denominations.

In the 2022 census, 3,515,861 (69.1%) of the population identified as 'Roman Catholic' in comparison to 3,696,644 people in 2016 (79%), total number of people identifying as Roman Catholics fell by approximately 5% (180,783 people) between 2016 and 2022.

Within the Donabate ED, a total of 7,562 no. people (64%) identified as Roman Catholic and is the most prominent religion within the ED as shown below in Table 3-6:

Religion	Population
Catholic	7,562 (64%)
Other stated religion	1,163 (10%)
No religion	2,678 (23%)
Not stated	380 (3%)
<b>Total</b>	<b>11,738 (100%)</b>

Table 3-6: Population by Religion in Donabate ED (Source: CSO, 2022).

#### 3.4.2 Overview of Existing Facilities

There are several religious facilities within the town of Donabate, including the Presbyterian Church (1), St Patrick's Catholic Church (2) and St Patrick's Church of Ireland (3). Those of other religions such as Islam, Hindu or Buddhism would have to travel further to either Dublin City Centre or to another large town/city to practice publicly. There a number of community centres linked to religious organisations which could also act as places of worship, in addition to hosting religious events.

Conclusively, the changing demographic and cultural profile of the area suggests that there may be a need for additional religious facilities to accommodate different faith groups in the future.

## Religious Facilities

Overview of Religious Facilities within the 1km and 5km Catchment Area



Figure 3-9 Religious Facilities within the 1km and 5km Catchment Area (Source: Google Earth, BSM Annotation 2024).

No.	Religious Facility	Address	Distance (Linear)
1km			
1	Presbyterian Church Donabate	Donabate Community Centre, Portrane Road, Ballalease, Donabate, Co. Dublin	c.0.36km
2	St Patrick's Catholic Church	Main Street, Ballalease West, Donabate, Co. Dublin	c.0.66km
5km			
3	St Patrick's Church of Ireland	The Square, Ballalease West, Donabate, Co. Dublin	c.1.1km
4	St. Ita's RC Church	Portrane, Psychiatric Hospital, Portrane Demesne, Co. Dublin	c.1.7km
5	St. Sylvester's Catholic Church	1 Main St, Malahide, Co. Dublin, K36 HR63	c.4.3km (c.13km by road)
6	Malahide Presbyterian Church	Dublin Road, Malahide, Co. Dublin	c.4.4km (c.12km by road)
7	St. Andrews Church	Church Road, Malahide, Co. Dublin	c.4.5km (c.13km by road)
8	St. Maur's Catholic Church	Upper Main St, Rush, Co. Dublin	c.4.6km (c.13km by road)
9	Catholic Church of the Sacred Heart	Estuary Rd, Yellow Walls, Malahide, Co. Dublin	c.4.6km (c.10km by road)

Table 3-6 Religious Facilities within the 1km and 5km Catchment Area (Source: Google earth, 2024)

### 3.5 TRANSPORT LINKS

#### 3.5.1 Introduction

A Transport Strategy for the Greater Dublin Area, 2022-2042 has been prepared and published by the National Transport Authority in accordance with Section 12 of the Dublin Transport Authority Act, 2008. The overarching goal of this transport strategy is to *“provide a sustainable, accessible and effective transport system for the Greater Dublin Area which meets the region’s climate change requirements, serves the needs of urban and rural communities, and supports economic growth”*.

Four primary objectives have been set out as part of this strategy:

- An Enhanced Natural and Built Environment
- Connected Communities and a Better Quality of Life
- A Strong Sustainable Economy
- An Inclusive Transport System

The proposed development is in an area with easy access to various transport routes and means. The site is well positioned with regard to proposed active travel and public transport projects including, the GDA Cycle Network Plan for Lusk, Rush and Donabate, Busconnects programme and Dart +.

A full Traffic and Transport Assessment (TTA) has been prepared by DBFL Consulting Engineers and is enclosed as part of the LRD application. This TTA has been the primary source of traffic and sustainable travel methods information contained in this report.

#### 3.5.2 Overview of Existing Transport Links

The Donabate Distributor Road (DDR) is a recently constructed project which runs eastwards along the perimeter of the subject site. A segregated cycle track and footpath is provided on both sides of the DDR in the vicinity of the site as shown on Figure 3-10 below.



Figure 3-10 Existing Cycle and Pedestrian Facilities on the DDR(Source: TTA prepared by DBFL Consulting Engineers, 2024)

The subject site is served by Dublin Bus and Go-Ahead routes with the closest bus stop located c.350m to the north of the site on Portrane Road and another stop located to the west of the site c.550m located on Main Street, Donabate.

These bus stops are served frequently by Go-Ahead bus route 33b which operates every 20-30 minutes at peak times between Portrane and Swords. Go-ahead 33t operates weekdays only, providing two routes, Turvey Avenue to Donabate in the morning and Donabate NS to Station Road in the evening. Dublin bus route 33d is a one-way service via St. Stephen's / Dublin City Centre and Skerries which departs Portrane at 07.20 and departs from St. Stephen's Green at 17.45. Dublin Bus route 33d only provides a single one-way service, departing at 7:00am from Abbey Street Lower to Skerries. A table of bus routes and service frequency is provided below in Figure 3-11.

Operator	Route Number	Route	Monday – Friday	Saturday	Sunday
Go Ahead Ireland	33B	Portrane - Swords	20-30	30-60	30-60
Go Ahead Ireland	33t	Donabate NS - Station Road	2 Service	-	-
Dublin Bus	33d	Portrane – St. Stephen's Green	1 Service	-	-
Dublin Bus	33e	Abbey St. Lower to Mourne View (Skerries)	1 Service	-	-

Figure 3-11 Bus Routes and Service Frequency in Donabate (In minutes) (Source: TTA prepared by DBFL Consulting Engineers, 2024)

The site is located between c.850m-1,500m from Donabate Railway Station which is currently served with up to 28 no. commuter rail services providing connection to and from Dublin City Centre every 15-20 minutes during weekday peak times. A summary of rail services serving Donabate are listed below:

Route	Monday – Friday	Saturday	Sunday
Donabate to Dublin	28	19	15
Dublin to Donabate	25	21	15
Donabate to Drogheda	24	21	15
Drogheda to Donabate	28	19	15
Donabate to Dundalk	8	5	2
Dundalk to Donabate	5	5	1

Figure 3-12 Rail Services to and from Donabate (No. of Services) (Source: TTA prepared by DBFL Consulting Engineers, 2024)

### 3.5.3 Overview of Proposed Transport Links

The GDA Cycle Network Plan 2022 comprising the Urban Network, Inter-Urban Network and Green Route Networks for each of the seven Local Authorities within the Greater Dublin area. A main aim of this plan involves strengthening access and local permeability within Dublin and GDA towns and cycling connectivity between them.

The GDA Cycle Network Plan proposes two categories of cycle route networks within Donabate Town. These include the introduction of secondary routes and a greenway as shown on Figure 3-13 below.

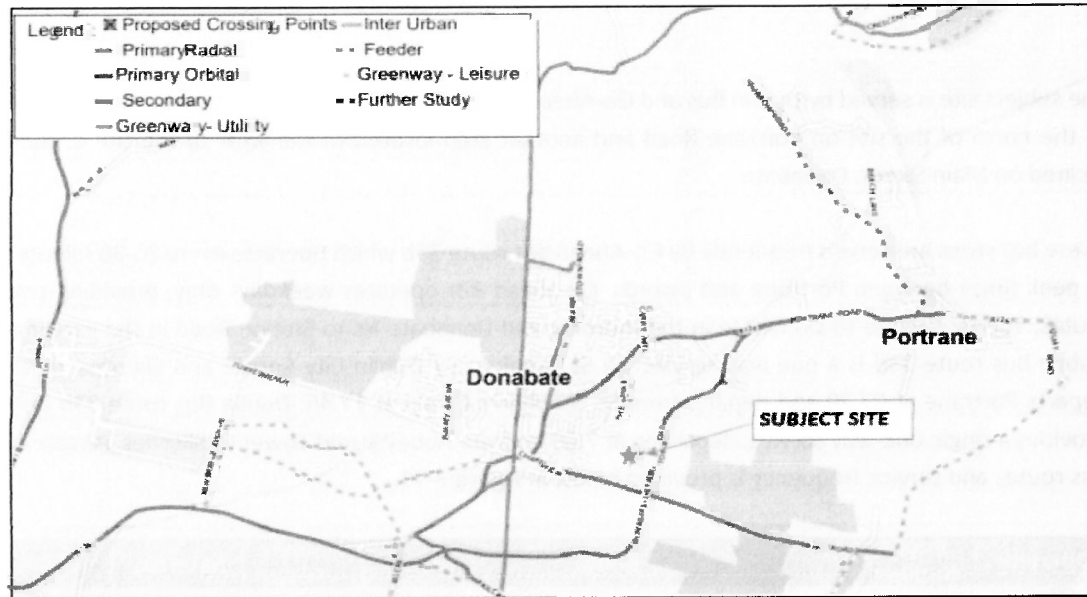


Figure 3-13 Greater Dublin Area Cycle Network Plan (2022) Lusk, Rush and Donabate Map (Source: TTA prepared by DBFL Consulting Engineers, 2024)

Under the new BusConnects proposals, 2 no. new routes will serve Donabate including Route L83 from Portrane to Dublin Airport via Donabate and X83 Portrane to UCD via Donabate and will operate c.200m from the subject site. It is proposed that route L83 will run every 30 minutes on weekends and weekdays. Route X83 is exclusively a peak time route with one morning service running southbound between 8:00 and 9:00 and one evening service running northbound between 17:00 and 18:00.

Under the DART + programme, the proposed modernisation and improvement of the existing rail network will greatly benefit Donabate further increasing the accessibility of Donabate and its environs.

#### 4 CONCLUSION

Overall, the Donabate-Portrane area, and the wider catchment including Malahide, Rush and Lusk, possess a wide range of physical, cultural, and social facilities that will serve new potential residents at the subject application site, as identified within this Social Infrastructure Report. The proposed development will stitch into an already established area with significant local facilities. We submit that there are established and yet to be delivered community facilities which will meet the demand created by the future residents of the proposed development.

From the assessment of existing and permitted facilities above, we submit that the proposed development will contribute to the achievement of community objectives and will enable the future vitality of the area.