



Community & Social Infrastructure Audit

Proposed Mixed-Use Development on
Lands at Clongriffin, Dublin 13

August 2019

Gerard Gannon Properties

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1.0 Introduction

Downey Planning, Chartered Town Planners, No. 1 Westland Square, Pearse Street, Dublin 2, have prepared this Community and Social Infrastructure Audit on behalf of Gerard Gannon Properties, for a proposed mixed-use development on lands at Clongriffin, Dublin 13. Planning permission is sought for a mixed-use development consisting of 1,950 no. residential units, with ancillary residential communal facilities and c.22,727.5 sqm. of commercial development which includes 3 no. childcare facilities, 30 no. retail units, 7 no. cafés/restaurants, 1 no. 8-screen cinema, 1 no. community centre, 1 no. mens' shed and 1 no. gym.

This document outlines the range of services and facilities that are available within the surrounding area of the subject site and discusses their capacity to accommodate the proposed development. As stated in the Dublin City Development Plan 2016 – 2022, it is the policy (SN5) of Dublin City Council *“to ensure that applications for significant large new developments (over 50 units) are accompanied by a Social Audit and an Implementation and Phasing Programme in relation to community infrastructure, so that facilities identified as needed are provided in a timely and co-ordinated.”*

2.0 Site Location and Description

The subject lands are located in Clongriffin which is within the functional area of Dublin City Council. The subject site is located under the land use zoning for Z14 (SDRA) and identified as a Key District Centre (KDC) 1 ‘Clongriffin and Belmayne (North Fringe East and West)’, and belongs to the North Fringe (Clongriffin-Belmayne) Strategic Development and Regeneration Area (SDRA1), much of which is currently under construction.

The subject site enjoys excellent connectivity given its proximity to the Clongriffin DART station and its location on the Malahide Quality Bus Corridor (QBC), which provides access to Dublin City Centre. The Hole in the Wall Road and the R139 provide direct access to the M1/M50 motorways. This ensures that the lands are easily accessible by public transport.

The surrounding built environment is characterised by mixed-use commercial and residential developments, and the wider area comprises of residential development with a mix of house types all of which have resulted in varying building heights and forms within the area.



Fig. 1 – Site Location Map (approximate boundaries of site outlined in red).

3.0 Description of Proposed Development

The subject lands form part of a wider masterplan development proposal for Clongriffin which provides for a total of 1,950 residential units and c.22,727.5 sqm. of commercial development. The masterplan lands are divided into three separate planning applications, in accordance with the legislative provisions of the SHD process, such that two of which are SHD applications whilst the third application is being lodged to Dublin City Council.

The proposed development at Clongriffin consists of the construction of a mixed-use development comprising of 1,950 no. apartments (715 no. 1 beds, 1,073 no. 2 beds, 113 no. 3 beds and 49 no. studios) of which 820 no. units are 'Build to Sell'/Part V residential units and 1,130 no. units are 'Build to Rent' residential units with c.4,335.1 sqm. of ancillary residential communal facilities and a total of c.22,727.5 sqm. of commercial development which includes 3 no. childcare facilities, 30 no. retail units, 7 no. cafés/restaurants, 1 no. 8-screen cinema, 1 no. community centre, 1 no. mens' shed and 1 no. gym. The development will be provided on a site which extends to c.11.53 hectares.

The proposed 15 no. blocks will range in height from 2-17 storeys. The proposed scheme has been informed by pre-planning consultations with Dublin City Council over a number of months. The proposed development is an infill development that formed part of the overall masterplan granted for Clongriffin under Reg. Ref. 0132/02, ABP Ref. PL29N.131058. The proposed development on these lands is unique in that 80% of the infrastructure, including roads, a rail station, water and drainage, as well as social and community facilities are already in place. The proposed development is therefore an infrastructure led development already served by a Quality Bus Corridor (QBC) and DART rail services at Clongriffin station.

Existing infrastructure and development to date within Clongriffin include:

- 1,685 houses, duplexes and apartments built;
- 13,950 sq.m. of commercial and retail development completed;
- Clongriffin DART Station constructed and in operation;
- Clongriffin Main Street constructed including the extension of Malahide Road QBC;
- Dublin Bus services operational;
- Internal Road Network constructed up to wearing course;
- Multi-storey car park constructed;
- Park and Ride facility constructed;
- Station Square plaza completed;
- Class 1 Public Open Space (Fr. Collins Park) – constructed and operational;
- Mayne River Linear Park complete up to attenuation pond;
- Landscaping of principal streets and public squares completed including Station Square;
- Internal Drainage network for foul and surface water constructed including attenuation pond.

The main area of public open space, Mayne River Linear Park—extending to approximately 2.59 hectares—, is located at the northern boundary of the site. It is proposed to provide a new pedestrian connection at Market Street connecting Fr. Collins Park and Belltree Park to Station Square, thus contributing to making Clongriffin a walkable new town, enabling permeability of the site as well as making it more convenient to public transport.



Fig. 2 – Proposed site layout and landscape masterplan.

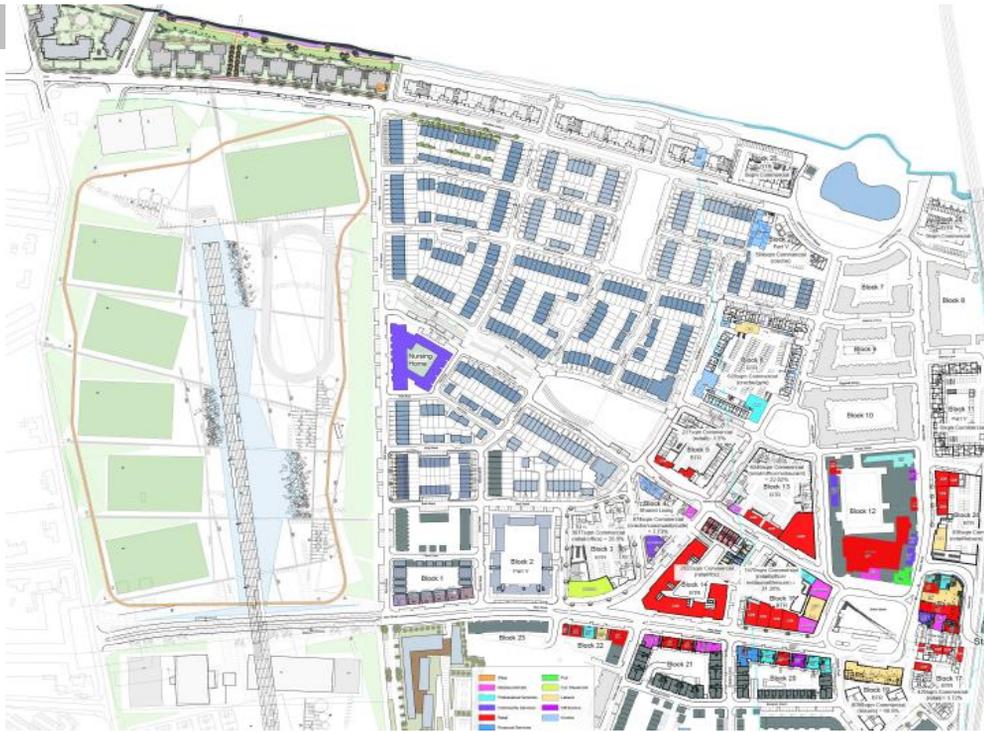


Fig. 3 – Proposed site layout with existing and proposed commercial areas.

The proposed open space areas within the subject lands include Mayne River Linear Park, which offers connectivity to Fr. Collins Park, and several pocket packs throughout the proposed development, providing a total c.53,962 sqm. of public open space under the finished scheme.

The proposed development is designed to cater for a range of potential future residents with a demographic profile comprising of all age groups, and assuring it is sustainable, adaptable and flexible for their future needs, be it, single professionals, young couples, small young families, older families, the elderly, those looking to downsize, etc. As previously described, the proposal also provides a wide variety of housing types and sizes, with a mix of units which cater for the diverse housing needs in the area.

4.0 Requirement for a Community and Social Infrastructure Audit

This document outlines the range of services and facilities that are available within the immediate vicinity of the subject lands and discusses their capacity to accommodate the proposed development. This Audit outlines the current level of community and social infrastructure in the area, including schools, childcare facilities, recreation and retail provision, while providing further details on the information stated in the Clongriffin-Belmayne Local Area Plan 2012-2018 (extended 2022) and the Dublin City Development Plan 2016 - 2022.

The Development Plan identifies Clongriffin as a Strategic Development and Regeneration Area—SDRA1 North Fringe (Clongriffin-Belmayne), and as such, these areas are capable of accommodating significant mixed-use development, “either through the development of greenfield sites or through the regeneration of the existing built city.”

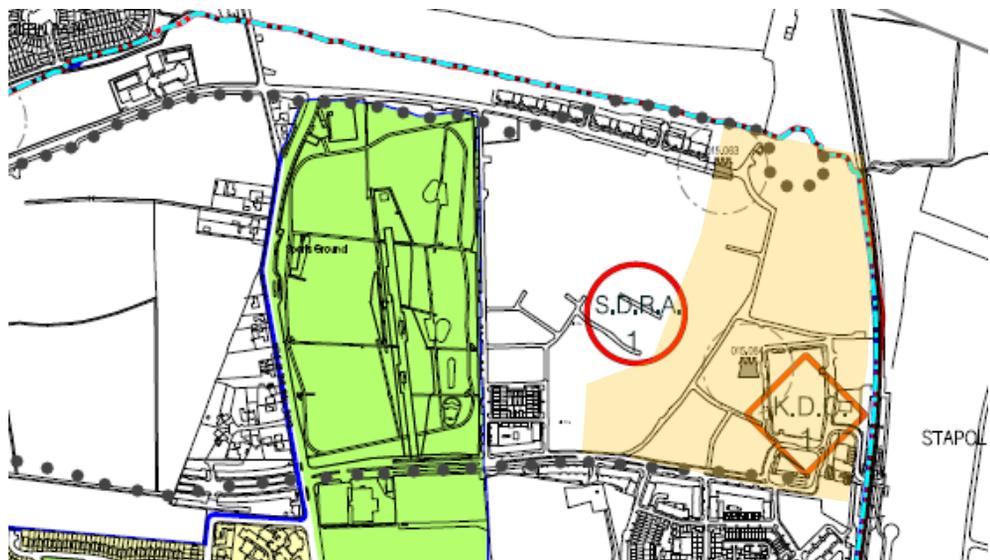


Fig. 4 - DCC Zoning for the Clongriffin area (SDRA1 and KDC1), site location highlighted in yellow.

The Development Plan also identifies the subject lands as a Key District Centre—KDC1 Clongriffin and Belmayne (North Fringe East and West), and as such it “acts as strong spatial hub providing a comprehensive range of commercial and community services to the surrounding populations.” The subject lands are located under the land use zoning for Z14 and the primary focus for such is “to seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and Z6 would be the predominant use.”

As stated in the Development Plan, developments for these areas “must include proposal for additional physical and social infrastructure/facilities to support same,” to sustain efficient public transport networks, a viable mix of uses, and to establish a coherent urban structure with a focus for a new community and its integration with the established community.

The subject site represents an ideal location for residential development, which is a compatible use with the residential character of the surrounding area and is within the Key Development Principles for the SDRA1 North Fringe (Clongriffin-Belmayne). Most of the subject site is deemed for residential use, and only part of the southern boundary would be categorised as a Key District Centre (Mixed-Use) as noted in the pertaining development plan. This can be seen in Fig. 5 below.

This is acknowledged in the proposed mixed-use development subject to this application, and further reinforces the residential function of the area in accordance with the requirements of the zoning objectives.

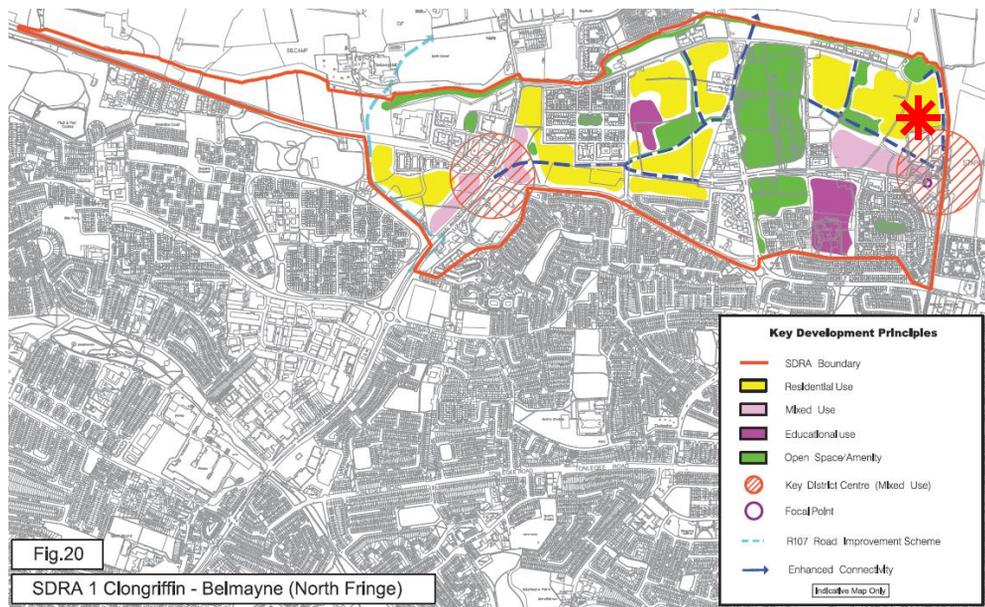
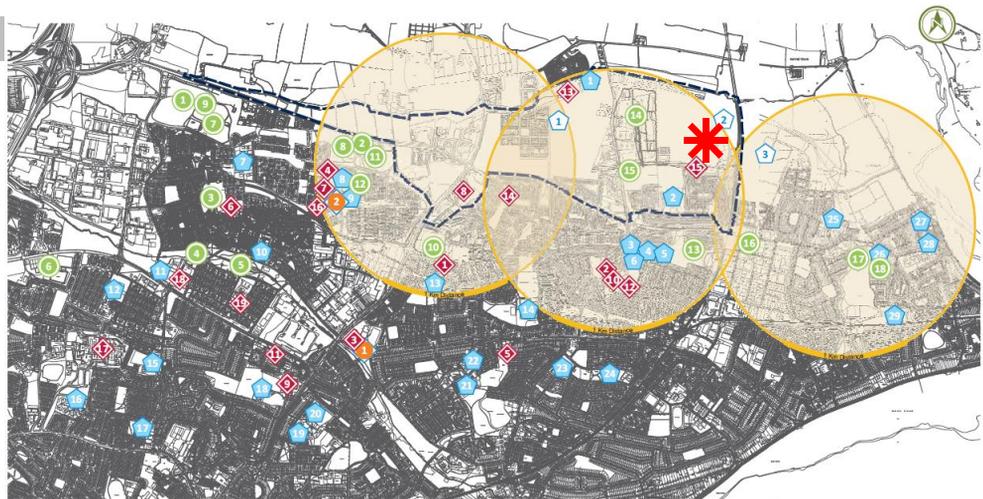


Fig. 5 – Development principles for SDRA1, site location marked in red.

The proposed development will provide for the completion of the Clongriffin town centre and provide a mixed-use development that will be integrated with the surrounding area. The proposed development will make a positive contribution to the existing community by creating new places and spaces that are accessible not only to the residents of the scheme, but also to members of the public.

It is worth noting that Dublin City Council, when developing the Local Area Plan for the area, carried out a Community Infrastructure Audit which is set out in the Clongriffin–Belmayne Local Area Plan 2012-2018 (extended 2022). This identified that there are sufficient community facilities in the area to support the development of the new Clongriffin Town Centre. The location and range of facilities are set out in Fig. 6 below. These facilities can accommodate and will be further supported by the proposed development which includes a total of 1,950 no. residential units.



Community Audit North Fringe

- |  Educational Facilities |  Parks/Playgrounds/Sporting Facilities |  Community Services |  Entertainment Facilities |
|---|--|---|--|
| <ul style="list-style-type: none"> 1 Belmayne Educate together & Saint Francis of Assisi National School 2 Grange Community College, Baldoyle, D.13 3 Gaelchoiste Rosharrann 4 Scoil Bhríde, Baldoyle, D.13 5 Holy Trinity S.N.S 6 Saint Kevin's Junior 7 Scoil Naomh Colmcille, Donaghmede, D13 8 Saint Francis NS, Clonsilla, D17 9 Our Lady of Immac 10 Damdale Junior NS, Damdale, D17 11 Saint Joseph's NS, Coolock, D17 12 Coláiste Dhuligh College of Further Education, Coolock, D17 13 Scoil Fhursa, D.5 14 St. Paul's Son NS 15 The Donahies Community School, Donaghmede, D13 16 Saint John of God NS 17 Saint Flacras NS, Beaumont, D5 18 Saint Davids NS 19 Chanel College Secondary School 20 SN Caithona Naionain 21 Meroy College, Coolock, D5 22 St Malachy's BNS 23 St Eithne's Senior GNS 24 Artscoil La Salle 25 St Benedicts & St Marys NS 26 St. Marys NS 27 St. Peter 7 Pauls, BNS Baldoyle, D.13 28 St. Michaels House Special School 29 St. Marys Secondary School 30 Pobalscoil Neasain | <ul style="list-style-type: none"> 1 Belcamp Park 2 Damdale Park 3 Glán Road Open Space 4 Santry Valley Park 5 Coolock lane Open Space (Part of Santry Park) 6 Astro Park 5-a-side 7 Belcamp Park Playground 8 Damdale Park Playground 9 Playing Pitches Belcamp Park 10 Anyfield & District Sports & Leisure Club & GAA Club 11 Damdale Sports & Leisure Club 12 Damdale Boxing Club 13 Donaghmede Park & Playing Pitch 14 Father Collins Park 15 Trinity Sports & Leisure Club 16 Baldoyle Badminton Centre 17 Brookstone Road/Grange Road Park & Playground 18 Baldoyle United FC | <ul style="list-style-type: none"> 1 Church of St. Paul 2 Church of the Holy Trinity 3 The Church of St. Johns The Evangelist 4 Sphere 17 Regional Youth Services 5 St. Monicas Youth Project 6 Bonnybrook Fairfield Riverside Drug Awareness & Parents Support Group 7 Damdale health Centre 8 Clonsilla Post Office, Donaghmede D17 9 Coolock Post Office 10 Donaghmede Post Office 11 Coolock Garda Station 12 Donaghmede Library 13 Mobile Library stop Belmayne 14 Mobile Library stop Clonsilla 15 Mobile Library stop Clongriffin 16 Mobile Library stop Damdale 17 Beaumont Hospital 18 Northside Town Centre 19 North Central Area Office 20 Church, Grange Road 21 Baldoyle Youth Club 22 St. Patricks Nursing Home Weldon's Lane 23 An Post Depot, Dublin St Junct with Weldon's Lane 24 Library, Strand Road 25 Catholic Church, Main Street 26 Community Hall, Main Street | <ul style="list-style-type: none"> 1 UCI Cinema Coolock. 2 Media Initiative Collective project, Damdale. |
| <ul style="list-style-type: none"> 1 Future Belmayne School Site 2 Reserved School Site 3 Reserved School Site | | | |

Fig. 6 – Community Audit for SDRA1 (Clongriffin-Belmayne LAP), site location marked in red.

In recognition of the opportunities offered by the site area, particularly in relation to its ability to grow and thrive as a district centre, the influx of new population facilitated by the proposal will encourage connectivity and reinforce the established network of the local centre. Thus, enhancing and supporting the retail and overall strategy as set out in the Dublin City Development Plan 2016 – 2022.

As per the Audit results, it is known that the subject lands are serviced by sufficient public transport and road capacity to accommodate the new community, which is in keeping with the Development Plan objective where the aim is “to create a highly sustainable, mixed-use urban district, based around high-quality public transport nodes, with a strong sense of place.” It is submitted that the proposed development would be appropriate for its context, ensuring there is sufficient population to sustain community and social infrastructure in the area.

4.1 Early Childhood Care and Educational Facilities

As part of this Audit, Downey Planning carried out an analysis of the provision and capacity of childcare and educational facilities in the surrounding area that will help to serve the proposed development. It is worth noting that Dublin City Council identified 21 educational facilities located in the wider area, and as such Downey Planning have adopted the same approach in that some schools are more than 10 minutes away from the site, but readily reached by a short car journey, bus ride or the DART line.

Childcare Facilities

As seen on the TUSLA map below, there are a number of registered childcare providers in the area and Downey Planning have liaised with the Dublin City Childcare Committee (DCCC) as part of the childcare facilities assessment to determine their current capacity. This is outlined in Table 1 below. The information obtained from the DCCC indicates that there is limited spare capacity within the existing operators in the area to cater for the proposed development. In light of this, the proposed development will provide 3 no. additional childcare facilities, that will cater for the childcare demands created by the proposed development as well as rising demands in the vicinity of the site. The one-bedroom and studio type apartments are not of a significant nature for childcare demands, as they cater for single persons or young professionals, in accordance with the 'Sustainable Urban Housing: Design Standards for New Apartments (2018)' Guidelines.

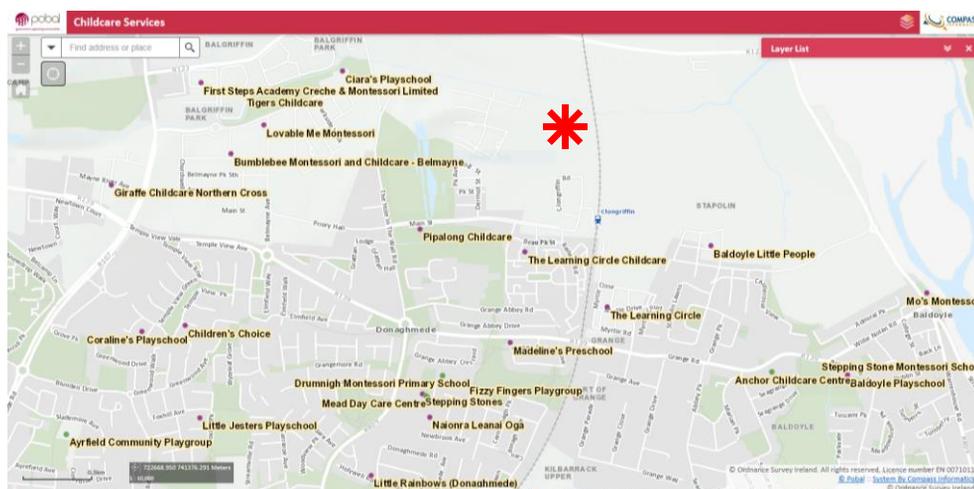


Fig. 7 – Location of childcare facilities within 2km of the subject site (marked in red).

Childcare Facilities (source: Tusla and Dublin City Childcare Committee)			
Name	Address	Enrolment	Available Capacity
Ciara's Playschool	St. Francis of Assisi Primary School, Belmayne, Dublin 13	21	None
Lovable Me Montessori	64 Churchwell Drive, Belmayne, Dublin 13	44	8-9 (afternoon session)
Bumblebee Montessori and Childcare – Belmayne	16-17 Churchwell Mews, Belmayne, Dublin 13	45	None
Giraffe Northern Cross	(Not within the remit of DCC)	–	–
Children's Choice Creche & Montessori	31 Templeview Park, Clarehall, Dublin 13	35	None
Coraline's Playschool	6 Templeview Park, Clarehall, Dublin 13	14	None
Pipalong Childcare	Trinity Sports and Leisure Centre, Hole in the Wall Rd, Donaghmede, Dublin 13	44	None
The Learning Circle Childcare	37 Myrtle Drive, Stapolin, Dublin	–	None
The Learning Circle Childcare	2 Beaupark Place, Clongriffin, Dublin 13	60	None
Pipeline	Hole in the Wall Rd, Donaghmede	60	60
Tigers Childcare	20 St. Samson's Square, Balgriffin, Dublin 13	–	–
Madeline's Preschool	183 Grange Abbey Grove, Dublin 13	–	–
Baldoyle Little People	Red Arches Ave, Stapolin, Dublin	–	–

Table 1 – Childcare facilities in the area.

National Schools

Downey Planning attempted to contact national schools with regard to their available capacity. Although not all of the schools replied to this request, it is known that there are approximately 120 no. available spaces within these primary schools. Taking into consideration that not all facilities were able to provide the necessary information, it is highly probable that there are more spaces available overall. Downey Planning are of the considered opinion that there is suitable capacity within the area at a National School level to accommodate the proposed development.

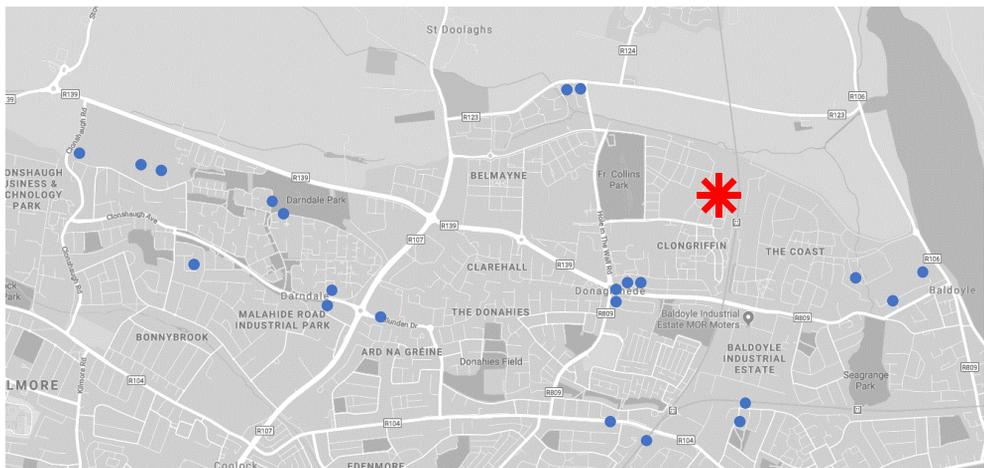


Fig. 8 - Location of primary schools marked by a blue dot, site location marked in red.

Primary Schools in Dublin 13 & Dublin 17 (source: schooldays.ie)			
Name	Address	Enrolment	Available Capacity
St. Paul's Junior National School	Ayrfield, Malahide Rd, Dublin 13 (01 8470479)	Boys: 137 Girls: 97	Unknown
St. Paul's Senior National School	Ayrfield, Malahide Rd, Dublin 13 (01 8472810)	Boys: 117 Girls: 119	None
Belmayne Educate Together National School	Balgriffin Park, Belmayne, Dublin 13 (01 8296980)	Boys: 226 Girls: 223	None
Scoil Naisiunta Muire agus Iosef	Bayside Sutton, Dublin 13 (01 8393682)	Boys: 228 Girls: 202	None
Saint Francis of Assisi Primary School	Belmayne, Balgriffin, Dublin 13 (087 7723622)	Boys: 210 Girls: 241	4
Saint Michael's House Special National School	College St., Baldoyle, Dublin 13 (01 8323043)	Boys: 27 Girls: 27	None
St Mary's National School	Grange Rd, Baldoyle, Dublin 13 (Amalgamated September 2013)	Boys: 0 Girls: 198	Unknown
Holy Trinity Senior National School	Grange Rd, Donaghmede, Dublin 13 (01 8474695)	Boys: 187 Girls: 179	30
Scoil Bhríde Junior National School	Grange Rd, Donaghmede, Dublin 13 (01 8470014)	Boys: 218 Girls: 199	60
Saint Kevin's Junior National School	Newbrook Ave, Donaghmede, Dublin 13 (01 8475969)	Boys: 122 Girls: 90	None
Scoil Naomh Colmcille	Newbrook Rd, Donaghmede, Dublin 13 (01 8477300)	Boys: 81 Girls: 68	Unknown
Baldoyle Boys National School	Scoil Naisiunta Baile Duill Br Clochaise Baile Dubhghaill Ath Cliath 13 (Amalgamated September 2013)	Boys: 191 Girls: 0	Unknown
Mhuire Iosef Junior School	Verbena Estate Dublin 13 (01 8326524)	Boys: 236 Girls: 196	Unknown
San Nicolas Myra	Kinsealy, Dublin 17 (01 8464033)	Boys: 87 Girls: 63	None
St. Joseph's National School	Macroom Rd, Bonnybrook, Dublin 17 (01 8475616)	Boys: 187 Girls: 157	Unknown
Malahide/Portmarnock Educate Together School	Malahide Rd, Kinsealy, Dublin (01 8455956)	Boys: 15 Girls: 21	Junior Infants: Full
Darndale National School	Our Lady Immac Sen Ns, Darndale, Dublin 17 (01 8470749)	Boys: 110 Girls: 90	None
Saint Francis Senior National School	Priorswood, Dublin 17 (01 8470656)	Boys: 91 Girls: 81	26
Saint Francis Junior National School	Priorswood, Dublin 17 (01 8470804)	Boys: 94 Girls: 102	Unknown
Darndale National School Junior	Belcamp Grove, Artane - Whitehall, Dublin 17 (01 8476643)	Boys: 98 Girls: 110	Unknown

Table 2 – Available primary schools capacity. (Cont.)

Primary Schools in Dublin 13 & Dublin 17 (source: schooldays.ie)

Name	Address	Enrolment	Available Capacity
Darndale National School	Belcamp Grove, Artane – Whitehall, Dublin 17 (01 8470749)	Boys: 98 Girls: 95	Unknown
Scoil Eoin National School	Greendale Rd, Kilbarrack, Dublin 5 (01 8323281)	Boys: 76 Girls: 65	Unknown
St. Benedict's and St. Mary's National School	Grange Park, Raheny, Dublin 5	Boys: 62 Girls: 69	Unknown

Table 2 (Cont.) – Available primary schools capacity.

Notwithstanding the current existing provision of primary schools in the area, it is important to mention that there are currently 2 no. schools under construction for the Belmayne/Clongriffin area, the schools' site is located to the east of Belmayne Avenue, Belmayne, Balgriffin, Dublin 17 (granted under Reg. Ref. 3601/15). The granted development will provide with the following:

St. Francis of Assisi Primary School

- 2-storey 16-classroom Primary School

Belmayne Educate Together National School

- 2-storey 16-classroom Primary School

Thus increasing the quantum of primary schools for the Belmayne/Clongriffin area. Please refer to the School Demand Assessment Report prepared by Downey Planning and submitted as part of this application for further information in this regard.

Post Primary Schools

There are a number of Post Primary Schools within the surrounding area of the subject site. Since students will travel slightly greater distances to attend secondary school compared to primary school, Downey Planning have assessed schools within a wider area of the Dublin 13 and Dublin 17 postal districts. Table 3 below lists these schools in detail. Downey Planning attempted to contact these schools with regard to their available capacity, however, the level of feedback was relatively low. Based on the feedback received from the principles at Donahies CS and St. Mary's Girls School, it is clear that there is capacity at a secondary level in the majority of the schools in the area and that there is competition for the same students. The schools which provided feedback state they would like more students to attend their schools. It was also highlighted that some secondary schools (Greendale and Kilbarrack) have been closing down in the area over the last 5-7 years due to the lack of students available, so a potential influx of new students from the proposed development is welcomed.

The closest school to the site is Grange Community College, which shows available capacity at the time of this Audit. It is worth to note that there is potential for a new school on zoned lands to the immediate north of this school. For further information in this regard, please refer to the School Demand Assessment Report prepared by Downey Planning and submitted as part of this application.

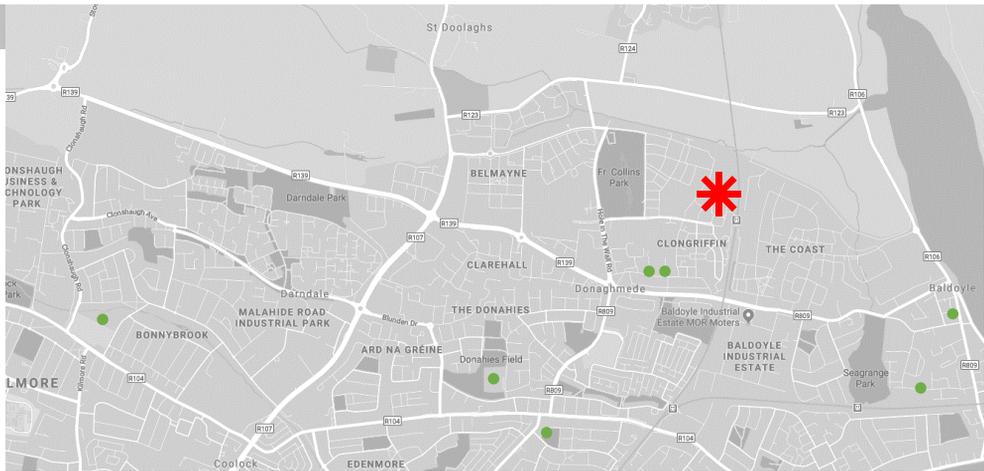


Fig. 9 - Location of post primary schools marked by a green dot, site location marked in red.

Secondary Schools in Dublin 13 & Dublin 17 (source: schooldays.ie)			
Name	Address	Enrolment	Available Capacity
Pobalscoil Neasain	Baldoyle, Dublin 13 (01 8063092)	Boys: 465 Girls: 222	None
St. Mary's Secondary School	Baldoyle, Dublin 13 (01 8325591)	Boys: 0 Girls: 312	15
Gaelcholaiste Reachrainn	Bothar Mhainistir Na Grainsi, Domhnach Mide, Baile Atha Cliath 13 (01 8770935)	Boys: 169 Girls: 212	Unknown
Grange Community College	Grange Rd, Donaghmede, Dublin 13 (01 8471422)	Boys: 138 Girls: 63	80
The Donahies Community School	Streamville Rd, Dublin 13 (01 8473522)	Boys+Girls: 540	360 (Built for 900 students)
Colaiste Dhulaigh	Barryscourt Rd, Coolock, Dublin 17 (01 8481337)	Boys: 147 Girls: 92	Unknown
Ardscoll La Salle	Raheny Rd, Raheny, Dublin 5 (01 8480055)	Boys: 123 Girls: 84	Unknown

Table 3 - Available post primary schools capacity.

The results from this audit indicate there is significant levels of spare capacity within the secondary schools in the immediate vicinity of the site.

In April 2018, the Department of Education and Skills announced the creation of 42 new schools over the next 4 years (2019 to 2022), of which 26 are at primary level and 16 at a post-primary level. The Belmayne/Clongriffin area has been identified for additional schools. The patronage process for the four post-primary schools to be awarded in 2019 has recently been completed with Educate Together (Fig. 10 below).

Donaghmede_Howth_D13/Belmayne/Clongriffin	1,000 pupils	2019
GalwayCity & Oranmore (Regional Solution)	1,000 pupils	2019
Laytown & Drogheda (Regional Solution)	600 pupils	2019
Wicklow	600 pupils	2019

Fig. 10 - Patronage locations.

4.2 Recreational Facilities

This part of the Audit assesses the number and location of existing recreational facilities that are within a convenient distance of the site. It includes parks, playing fields, community centres and gyms.



Fig. 11 – Location of recreational facilities (application site marked in red).

Recreational Facilities			
No.	Name	Location	Type
1	Donahies Playing Fields	Donahies Fields, Kilfenora Drive and Millbrook Avenue, Dublin 13	Playing pitches
2	Trinity Sports and Leisure Centre	Father Collins Park, Hole in the Wall Rd, Dublin 13	Sports club with associated leisure facilities and swimming pool
3	Inisfail GAA	Carr's Lane, Balgriffin, Dublin 17	GAA Club
4	Craobh Chiaran GAA	R139, Belcamp, Dublin 17	Hurling and Gaelic Football Club
5	O'Toole's GAA Club	Blundell Drive, Coolock, Dublin 13	GAA Club
6	Hot Yoga Dublin	Mayne River St, Northern Cross, Dublin 17	Yoga classes
7	Funky Monkeys Clarehall	Clarehall Shopping Centre, Malahide Rd, Dublin 17	Children's indoor play centre
8	Donaghmede Library	Donaghmede Shopping Centre, Donaghmede Rd, Donaghmede, Dublin 13	Public library
9	Leisureplex Coolock	Malahide Rd, Ayrfield, Dublin 17	Indoor leisure and recreational facility
10	Odeon Coolock	Malahide Rd, Ayrfield, Dublin 17	Cinema
11	Baldoye Badminton Centre, Leinster Badminton	Unit 4, Grange Avenue, Baldoye Industrial Estate, Dublin 13	Badminton courts
12	Mobile Library Stop	Main Street, Clongriffin, Dublin 13	A bus providing a library lending service at various stops
13	Body Transformation Studio	Unit 9, Station Hill, Clongriffin, Dublin 13	Gym

Table 4 – List of recreational facilities.

Indoor recreational facilities

As set out in Table 4 above, there is a great range of indoor recreational facilities within the area surrounding the site, including gyms, a cinema, a swimming pool, multiple libraries and a mobile library stop, leisure and community centres with a variety of classes and sports courts.

Parks

The closest park to the subject site is Father Collins Park, which is a modern 26-hectare facility that has recently been developed at a cost of €25 million, is located to the west of the site. It consists of natural woodland and is Ireland's first wholly sustainable park, featuring wind turbines and waterways.

Father Collins Park's facilities include a 1.5 km peripheral running/cycling track, 6 playing pitches, 6 fitness stations, 2 playgrounds, a skate park, a promenade, a concert amphitheatre, picnic areas with outdoor chess/draughts boards and a Parkrun every Saturday.



Fig. 12 – Location of parks around the area (application site marked in red).

Table 5 sets out the larger parks, playing fields and facilities which are located further away but still within reach of the subject site. There are also a number of pocket parks and open spaces in the immediate vicinity of the subject site which are associated with existing residential developments. The proposed development will also include areas of public open space, containing play equipment for children, that will serve not only the future residential population of said proposed development but also the wider community as it will be accessible via new pedestrian connections.

Parks		
No.	Name	List of Services
1	Father Collins Park	26-hectare natural woodland, includes: a 1.5 km peripheral running/cycling track, 6 playing pitches, 6 fitness stations, 2 playgrounds, a skate park, a promenade, a concert amphitheatre and picnic areas with outdoor chess/draughts boards
2	Belcamp Park	25-hectare public park comprising leisure walks, playing pitches, Pitch & Putt, tennis courts and children's playground
3	Darndale Park	13.1-hectare neighbourhood park comprising water feature, playing pitches, playground, and tree planted boundaries and leisure walks
4	Donaghmede Park	Recreational park and playing pitches
5	Grangemore Park	Recreational park
6	Seagrang Park	Recreational park, playing pitches, children's playground
7	Mayne River Linear Park	Recreational park comprising leisure walks, pond; partially completed to date

Table 5 – List of recreational parks.

4.3 Retail Provision

The Audit will now look further into the number and location of retail provision within proximity of the subject site. These provide an important function in the overall quality of life for the future residents of the proposed development. In this regard, it is noted that the retail provision ranges from large convenience food supermarkets to traditional corner shops within a short distance of the site, as well as comparable good facilities within a 15-minute drive of the site.

The Clongriffin-Belmayne LAP outlines several advantages for economic development of the overall Clongriffin-Belmayne area. In particular, the proximity of the Dublin to Belfast Economic Corridor (including direct access to that corridor using Clongriffin rail station) and to the national motorway network, the M50 corridor, access to the Port Tunnel entrance and the international gateway of Dublin Airport, the close proximity of industrial and business park zones, and the emerging distinct identity for the area (including an innovative sustainable design precedent in national terms) are proven drivers that would encourage economic growth.

Currently, there is a high level of vacancy for the LAP area and extant permissions for more retail units, the injection of new population into this area will enable the vacant units to open, thus supporting its viability.

Recently, AECOM Ltd. prepared an 'Economic & Retail study 2018 – Belmayne & Clongriffin' for the Clongriffin-Belmayne area commissioned by Dublin City Council in order to obtain an independent, evidence-based understanding of the economic and retail potential of the area. The findings of this study estimate how much economic and retail floorspace could be developed and where it should be located—most of the findings refer to Belmayne as the area that would require an injection of retail. The economic capacity assessment projections within this study estimate that, *“once allowance is made for existing, vacant and permitted floorspace in Clongriffin-Belmayne,” a significant increase in residential development would assist in supporting the economic and overall development of the area.*



Fig. 13 – Location of retail facilities around the area (application site marked in red).

Retail Facilities			
No.	Name	Address	Type
1	Donaghmede Shopping Centre	Donaghmede Rd, Donaghmede, Dublin 13	Dunnes Stores supermarket, comparison and convenience retail shops, pharmacy, post office, restaurants, services, petrol station
2	Clarehall Shopping Centre	Clarehall Shopping Centre, Malahide Rd, Coolock, Dublin 17	Tesco supermarket, comparison and convenience retail shops
3	Clarehall Retail Park	Grange, Dublin 17	Dealz store, comparison and convenience retail, services, gym
4	Northern Cross Shopping	Malahide Rd and R139, Dublin 17	Range of local convenience and comparison retail, services and restaurants
5	Clongriffin Town Centre (part of the subject site, currently under construction)	Clongriffin, Dublin 17	Range of local convenience and comparison retail, services and restaurants
6	Racecourse Shopping Centre	Grange Rd, Baldoyle, Dublin 13	Lidl supermarket, pharmacy
7	Coolock Retail Park	Malahide Rd, Priorswood, Dublin 17	Aldi supermarket, comparison and convenience retail shops, services
8	Baldoyle Industrial Estate	Baldoyle, Dublin 13	Comparison and convenience retail shops, post office, services, petrol station

Table 6 – List of retail facilities in proximity of the site.

4.4 Healthcare Facilities

There is a range of healthcare provision in the vicinity of the subject site, including GP clinics, health centres and pharmacies. There are a wide range of GP surgeries in the area, and Beaumont Hospital is located only 7.7 km from the subject site. These facilities are listed in Table 7 below.



Fig. 14 – Location of healthcare facilities around the area (application site marked in red).

Healthcare Facilities			
No.	Name	Address	Type
1	The Grange Clinic	Grange Rd, Donaghmede, Dublin 13	General Practice, Dentistry, Physiotherapy, Psychiatry, Acupuncture and Chiropody
2	Donaghmede Pharmacy	Donaghmede Shopping Centre, Grange Rd, Donaghmede, Dublin 13	Pharmacy
3	Boots Pharmacy	Grange Rd, Donaghmede, Dublin 13	Pharmacy
4	The Meridian Clinic	Clarehall Shopping Centre, Dublin 17	Doctor, Dentist, Chiropodist/Podiatrist, Physiotherapist
5	Stacks Pharmacy Clongriffin	Unit 13, Main Street, Clongriffin Town Centre, Dublin 13	Pharmacy
6	Portmarnock Chiropractic Clinic	3 Station Hill, Clongriffin, Dublin 13	Chiropractic Clinic
7	Clongriffin Medical Centre	17A Main St, Clongriffin, Dublin 13	Clinic, General Practice, Minor surgery
8	Baldoyle GP	Baldoyle, Dublin 13	Medical Centre, GP Practice, Pharmacy

Table 7 – List of healthcare services in proximity of the site.

4.5 Religious and Community Provision

There are several religious centres in the area including churches and a mosque. Taking into consideration the scale of the proposal, and the influx of new population into the area, the existing facilities prove to be sufficient and meet the needs of the proposed development.

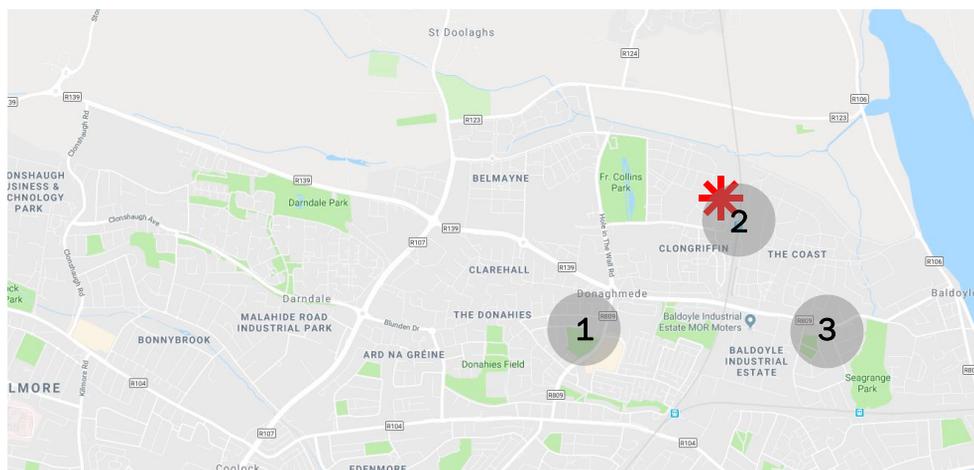


Fig. 15 – Location of religious centres around the area (application site marked in red).

Religious Services			
No.	Name	Location	Type
1	Holy Trinity Church	Grangemore Grove, Donaghmede, Dublin 13	Roman Catholic Church
2	Islamic Cultural Centre and Mosque	Clongriffin Town Centre, Dublin 17	Islamic Mosque
3	St. Laurence O'Toole Church	70 Brookstone Rd, Dublin 13	Church

Table 8 – List of religious centres in proximity of the site.

There are a number of existing community facilities in Clongriffin ensuring the community have spaces in which to meet, conduct activities and build community spirit. Gerard Gannon Properties have supported the community in many events that have taken place and are planned to go ahead in the future.

Gerard Gannon Properties played an important part in ensuring the provision of the below community facilities. They engage with, and are active within the community, sponsoring many events including the up and coming Couch to Parkrun event. A community event aimed at promoting positive mental and physical health.



Fig. 16 – Location of community facilities around the area (application site marked in red).

Community Facilities			
No.	Name	Location	Type
1	Clongriffin Hub	60 Main Street, Clongriffin, Dublin 13	Multipurpose community space, social club
2	Clongriffin Junction	Unit 11, Station St, Clongriffin Town, Clongriffin, Dublin 13	Community centre
3	Praxis Care	4 Clongriffin Rd, Clongriffin, Dublin 13	Day services, special needs care

Table 9 – List of community facilities in proximity of the site.

4.6 Demographic Profile

Population Distribution and Movement

A study of the Census results from 2011 and 2016, by electoral division, was done in order to provide a more accurate profile of the population in Grange B (ED). The site for the proposed development falls under this electoral division.

Based on the aforementioned results, there has been a population increase in the area relating to Grange B (ED), albeit it did not reach the level of population change from the 2006 Census and does not show major discrepancies from the 2011 Census.

Population change in Ireland's cities and towns, 2011-2016

	Dublin city and suburbs	Grange B
Census 2016	1,173,179	5,326
Census 2011	1,110,627	4,565
Actual change	62,552	761
Percentage	5.6 %	16.6 %

Table 10 – Comparison of population change (data taken from the CSO Census Results).

Taking into account that the results from the 2006 Census show a population total of 2,870 persons for Grange B (ED), the change from the 2016 Census is of 2,456 (a percentage of 85.5% increase), proving that the population numbers in the area have risen significantly over the past two census.

Average Age of Population, 2011-2016

	Grange B
Census 2016	31.3
Census 2011	30.4

Table 11 – Average age of population showing a slightly older profile than previous results (data taken from the CSO Census Results).

Age Dependency, 2011-2016

Grange B			
	Old Age Dependency	Young Age Dependency	Total Age Dependency
Census 2016	7.3	35.0	42.3
Census 2011	4.2	30.0	34.2

Table 12 – Average age of population showing a relatively older profile than previous results (data taken from the CSO Census Results).

The area has a rather youthful population profile when compared to Dublin City Council as a whole. This youthful demographic can be underscored by the fact that the majority age group in the area is within the 25-39 range in the 2016 Census (29%), previously it was the 40-64 age band (28%) in 2011.

As can be seen on Tables 11 and 12 above, the population age has declined slightly from the previous Census. When reviewing the dependency ratios, there is an increase for the old age dependency, as it rose from 4.2 to 7.3 in 2016; the opposite applies for the young age dependency, as it has decreased from 35.0 to 30.0 in the 2016 Census. This shows the area would benefit with a young demographic, making the proposed scheme suitable and appropriate in order to lower the total dependency rate allowing for potential economic growth, not solely for Clongriffin but also the surrounding areas.

The influx of population arising from the proposed development will benefit the electoral division as well as the surrounding area; in particular, a younger demographic profile—such as the one being proposed—will offer the social support needed for further improvements to the accessibility and connectivity of Clongriffin, even favouring the use of public transport.

The proposed development will bring new consumers to the area, and therefore will benefit the retail activity and other shops in the town creating more business opportunities for the existing and proposed offerings. Based on the economic and retail potential of the area, the proposed scheme will see an increase in employment opportunities, giving the possibility for future and existing residents to live and work in Clongriffin.

5.0 Proposed Development's Community and Social Infrastructure Provision

The existing Community and Social Infrastructure outlined in Section 4.0 above pertaining to the immediate vicinity of the subject lands, will be strengthened and supported by the proposed services and facilities that form part of the proposed development, so as to ensure high quality provision for future and existing residents.

This section outlines the additional facilities accompanied by the proposal, including childcare facilities, recreation, community and retail provision, all of which will support the influx of new population to the subject area.

5.1 Early Childhood Care and Educational Facilities

The Audit has outlined various childcare facilities available within the immediate vicinity of the subject lands, and there are more than sufficient facilities to cater for the proposed population. However the proposed development will provide for an additional 3 no. childcare facilities to support future needs (1 no. creche within Block 4, 1 no. creche within Block 6 and 1 no. creche within Block 27).

5.2 Recreational Facilities

There are multiple recreational facilities being developed as part of the overall proposed scheme, both indoor and outdoor amenities, that will cater for the influx of future population on the site. These include the completion of open space and pocket parks within the subject lands, 1 no. 8-screen cinema within Block 15, 1 no. gym within Block 28, 1 no. mens' shed within Block 4 and 1 no. community centre also within Block 4.

The total public open space to be provided under the finished scheme reaches an approximate of 53,962 sqm. of which 51,328 sqm. has been provided to date.

5.3 Retail Provision

The proposed overall development provides for c.22,727.5 sqm. of commercial development in addition to the 15,278 sqm. of commercial development completed to date and the 813 sqm. that is currently under construction, all of which are intended to encourage economic growth and employment opportunities within Clongriffin.

The proposed development provides for the following commercial development:

- 2 no. retail units within Block 3 (c.791 sqm.)
- 5 floors of offices within Block 3 (c.3,732 sqm.)
- 1 no. café/restaurant within Block 4 (c.78 sqm.)
- 4 no. retail shops within Block 5 (c.393 sqm.)
- 6 no. retail units within Block 13 (c.1,142 sqm.)
- 1 no. café within Block 13 (c.230 sqm.)
- 5 floors of offices within Block 13 (c.4,736 sqm.)
- 2 no. retail/commercial units within Block 14 (c.1,127 sqm.)
- 2 no. café/restaurant units within Block 14 (c.806 sqm.)
- 6 no. retail/commercial units within Block 15 (c.906 sqm.)
- 3 no. restaurant units within Block 15 (c.527 sqm.)
- 5 no. retail shops within Block 17 (c.430.5 sqm)
- 5 no. retail units within Block 28 (c.675 sqm.)

5.4 Religious and Community Provision

As part of the proposed development, more community facilities are being put forward notwithstanding the existing provision.

There is a proposed community centre within Block 4, and a men's shed also within the same block, thus increasing the community and social infrastructure offering for the subject area.

6.0 Conclusion

Downey Planning have prepared this Audit on Community and Social Infrastructure on behalf of Gerard Gannon Properties, in support of a planning application for the proposed mixed-use development on lands at Clongriffin, Dublin 13. Planning permission is sought for the construction of a mixed-use development comprising of 1,950 no. apartments (715 no. 1 beds, 1,073 no. 2 beds, 113 no. 3 beds and 49 studios) of which 820 no. units are residential and 1,130 no. units are 'Build to Rent' residential with c.4,335.1 sqm. of ancillary residential communal facilities and a total of c.22,727.5 sqm. of commercial development which includes 3 no. childcare facilities, 30 no. retail units, 7 no. cafés/restaurants, 1 no. 8-screen cinema, 1 no. community centre, 1 no. mens' shed and 1 no. gym.

As a Strategic Development and Regeneration Area—North Fringe (Clongriffin-Belmayne), the subject lands at Clongriffin are capable of delivering significant quanta of homes and support employment for the city and surrounding area.

This Audit has found that there is a suitable quantity and available capacity of primary and post primary educational facilities in the surrounding area to cater for the needs of the future residents of the scheme. Furthermore, there is a significant array and variety of recreational and retail facilities within the subject site as well as in the surrounding area. The proposed open spaces, with children's play equipment, will not only be available to future residents from the proposed development but also to residents of the surrounding areas and the general public as it is proposed to provide new pedestrian connections from the subject site to the existing community. The Audit discovered that there is more than sufficient childcare facilities to cater for the future influx of population, however the proposed development will provide for an additional 3 no. childcare facilities to support future needs.

For the Electoral Division pertaining to the subject site (Grange B), the educational facilities audit shows a total of 120 available spaces for primary schools, and a total of 455 available spaces for post-primary schools. As such, it is worth to note that there is significant levels of spare capacity in the immediate vicinity of the subject site. The closest school to the site is Grange Community College, and there is potential for a new school on zoned lands to the immediate north of this school (lands already zoned for educational use in the Development Plan and under ownership of the Department of Education).

Additionally, it is worth to note that there are currently 2 no. schools under construction for the Belmayne/Clongriffin area, the schools' site is located to the east of Belmayne Avenue, Belmayne, Balgriffin, Dublin 17 (granted under Reg. Ref. 3601/15), and will provide with 2 no. 2-storey 16-classroom primary schools (St. Francis of Assisi Primary School and Belmayne Educate Together National School).

It is considered that the provision of the additional 960 spaces for the 2019 enrolment period with the completion of the 2 no. Primary Schools in Belmayne will further support the needs of the existing and future residents. Furthermore, the suggested optimal location for a new school would see an addition of at least 480 spaces, with a strategic location north of the Grange Community College. Downey Planning are of the considered opinion that there is more than sufficient capacity to cater for the proposed development and the surrounding area.

In terms of retail offering, there is opportunity for new retail provision to open up in existing vacant retail spaces. The new population will create further demand for these vacant spaces to open. It is noted that the existing retail provision ranges from large convenience food supermarkets to traditional corner shops within a short distance of the site, as well as comparable good facilities within a 15-minute drive of the site, and as part of the overall proposed development there will be a total of c.22,727.5 sqm. of additional commercial development which provides for 30 no. retail units, 7 no. cafés/restaurants, as well as 10 no. floors of office space, in order to support economic growth within the area.

The recent 'Economic & Retail Study 2018 - Belmayne & Clongriffin' prepared by AECOM Ltd. (commissioned by Dublin City Council), states that there is a possibility as well as the opportunity to allocate further retail provision mostly in the Belmayne area. Currently, there is a high level of vacancy for the LAP area and extant permissions for more retail units, the injection of new population into this area will enable the vacant units to open, thus supporting its viability.

The projections included in the findings of the aforementioned study, estimate that in order for the area to thrive, a significant increase in residential development would be required, so as to assist in the economic and overall development of Clongriffin and surrounding area. While the amount of population proposed suggests additional retail offering would be needed, important consideration must be given to the report prepared by AECOM Ltd.

The Economic Study estimates that, once allowance is made for existing, vacant and permitted floorspace in Clongriffin-Belmayne, in the region of 8,529 and 15,650 net sqm. of additional retail and economic floorspace could be built in the LAP by the year 2027. This forecast is based on a number of assumptions not least of which is the prediction of a significant increase in residential development and the continuance of a buoyant economy. Therefore, it is submitted that the overall commercial floor space of 39,000 sqm. (proposed and constructed) for Clongriffin meets that required for the area and will provide for a high quality mixed use town centre that is supported by high quality residential development.

The proposed development will make a positive contribution to the existing community by creating new places and spaces that are accessible not only to the future residents of the scheme, but also to members of the public.

High-quality design standards put forward by the proposed development will facilitate the completion of the Clongriffin town centre, will provide infill of the remaining sites in the area and attract further social events and activities to Clongriffin and its surroundings, which will increase its overall desirability while supporting the viability of services and community infrastructure in the future, in accordance with the policies and objectives of the pertaining development plan.

In light of the foregoing, Downey Planning are of the considered opinion that there is generally sufficient capacity of community and social infrastructure to cater for the proposed development which will be supplemented by the additional facilities proposed as part of the development and completion of the masterplan lands. The proposed development will also help to sustain the existing facilities through increased patronage.

6.1 Map of Existing Community and Social Infrastructure

