

COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT

FOR A

SHD RESIDENTIAL DEVELOPMENT

ON LANDS LOCATED AT

PARKSIDE 4, PARKSIDE, DUBLIN 13

PREPARED BY

ON BEHALF OF

CAIRN HOMES PROPERTIES LIMITED

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1. INTRODUCTION

McGill Planning limited, 45 Herbert lane , Dublin 2 has been instructed by our client Cairn Homes Properties Limited, 7 Grand Canal, Grand Canal Street Lower, Dublin 2, to prepare this Community and Social infrastructure Audit regarding the proposed Strategic Housing Development at a site of c.3.17Ha in area on Parkside 4, (former Balgiffin Park Lands) Parkside, Dublin 13, consisting of 282 residential units in 4 apartment blocks ranging in height from 3-7 storeys.

This report will assess the existing and proposed community and social infrastructure in the area. These range of services contribute to the quality of life of the residents of the area. They are facilities that will form elements to the key fabric of the area in terms of social, physical and mental well-being of the community. This study has conducted a set of inventories that assessed the availability and quality of the services for the application site in relation to education, childcare, community facilities, healthcare and other facilities. These services have been mapped for a 20 minute walk time, 5 minute drive time catchment and 1 km buffer of the site.



Figure 1 Site location source Google maps 2019

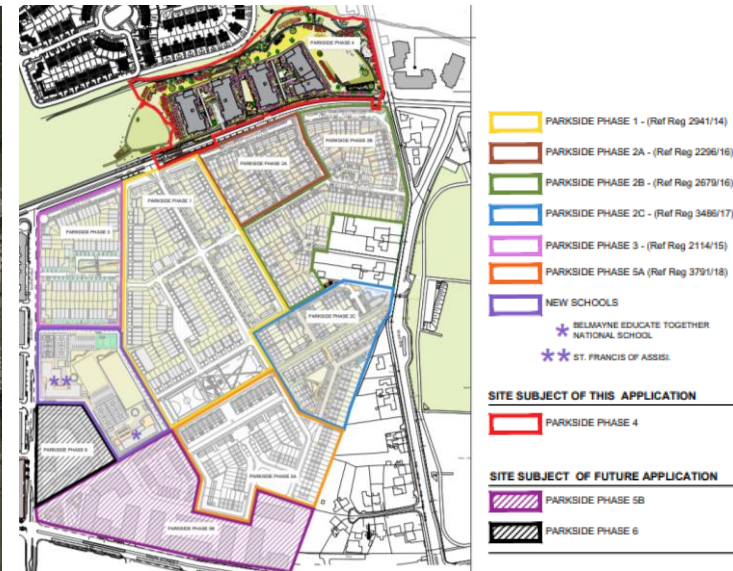


Figure 2 Parkside development masterplan phasing Source: MCORM

The proposed scheme is located to the south of River Mayne and north of Parkside Boulevard. The site follows on from earlier phases of development by Cairn Homes Properties Limited in the area as part of the Parkside Development, which is located on the opposite side of Parkside Boulevard to this application site. The application site is currently vacant following the relocation of the two primary schools which had been located on this site temporarily until April 2019. The Department of Education has transferred the schools to a new campus located to the south-east of the site. To the north of the subject site, is Mayne River and further to the north is the Castlemoyne housing estate. To the east is Balgriffin Park road and further east the new 6 storey apartment development (ABP Reg Ref 304448-19 and DCC Reg Ref 2295/19). To the west is open space. The subject site is also located to the west of Fr Collins Park. The land is located within the Grange A Electoral Division.

The site is easily accessible by car, foot, cycle and public transport. There are 5 no. bus routes in the vicinity of the site that serve the area of Belmayne, Parkside and Clongriffin estates which include routes 42, 43, 15, 27 and 27x. Routes 42 and 43 are accessible from Malahide Road west of the Balgriffin estate, routes 15, 27 and 27x accessible from the R139 located south of Parkside, route 15 from Hole in the Wall Road and also serves the Clongriffin Dart station.

The site is located within the Clongriffin-Belmayne Local Area Plan 2012 – 2018 which has identified considerable progress in delivering key infrastructure, including:

- C. 3,400 residential units
- C. 41,000 sq.m. of commercial floor space
- Clongriffin Railway station and No. 15 Bus Service
- Park and Ride facility at Clongriffin
- Two primary Schools (Educate Together and St Francis of Assisi)
- Fr Collins Park

2. PROPOSED DEVELOPMENT

The proposed development will comprise a residential scheme 282 residential units in 4 apartment blocks ranging in height from 3 to 7 storeys in height. The development will include 94 no. 1 bed apartments, 8 no. 2 bed (3 person) apartments, 167 no. 2 bed apartments (4 person) and 13 no. 3 bed apartments. Apartments will have north/south/ east/ west facing balconies/ terraces. The proposed development also includes residential amenity facilities (530sqm) incorporating concierge, media centre, and gymnasium. 277 no. car parking and 289 no. cycle parking spaces will be provided in the basement along with

basement stores, plant, waste management areas, motor bike spaces and EV charging points. There will be an additional 134 no. surface cycle parking for visitors along with 9 no. surface car parking.

The proposed development provides for the continuation and completion of the Mayne River Linear Park as well as public open space and communal open spaces between the buildings.

A full description of development is set out in the statutory planning notices.

3. METHODOLOGY

In order to assess the context of the subject site, a geospatial survey was undertaken to determine the current population demographics and if the future population demands from the proposed development can be met by relevant services in the study area. The following datasets were used for this assessment:

- 2016 CSO statistics
- 2019 Google maps
- 2019 Major Projects, Dept. of Education and Skills
- 2019 Pobal Childcare Facility Inspection Reports
- 2019 Address points (My Plan)
- 2019 Dublin City Council Childcare Committee
- 2019 HSE facilities
- 2019 NaPTAN routes
- 2019 Geohive maps
- 2019 OSM Ireland on ArcGIS
- 2019 OSI Base maps

4. AREA DEMOGRAPHICS

Around 9,696 people were estimated to be living in the Grange A Electoral Division (02059) on the night of the 2016 census. The area has seen an increase in population by c.8.3% between 2011 and 2016 census. The analysis of CSO data has shown that there is a very strong representation of working age population within the 19-65 age group and a very robust representation of under 18 age group at 31% share of the population.

The analysis of CSO data showed that the population was ageing with a 45.5% increase in population over the age of 65, an increase of 9.5% in the population of older adults (35-64 years old) and a decrease of 6.5% for young adults (19-34 years old).

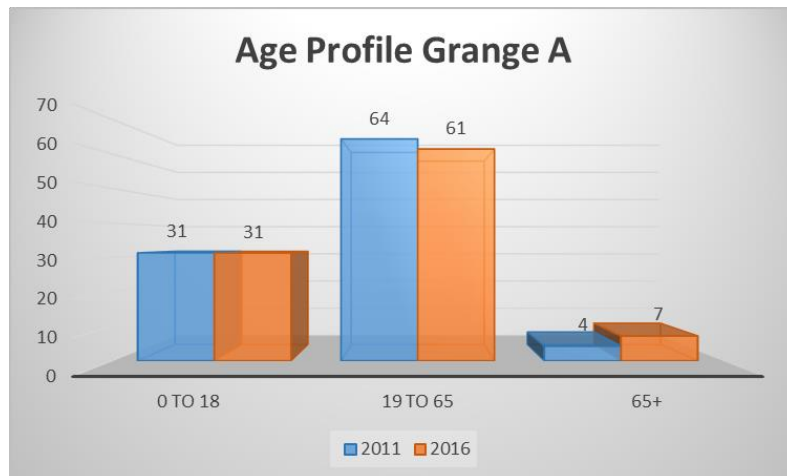


Figure 3 Age profile Grange ED Source CSO

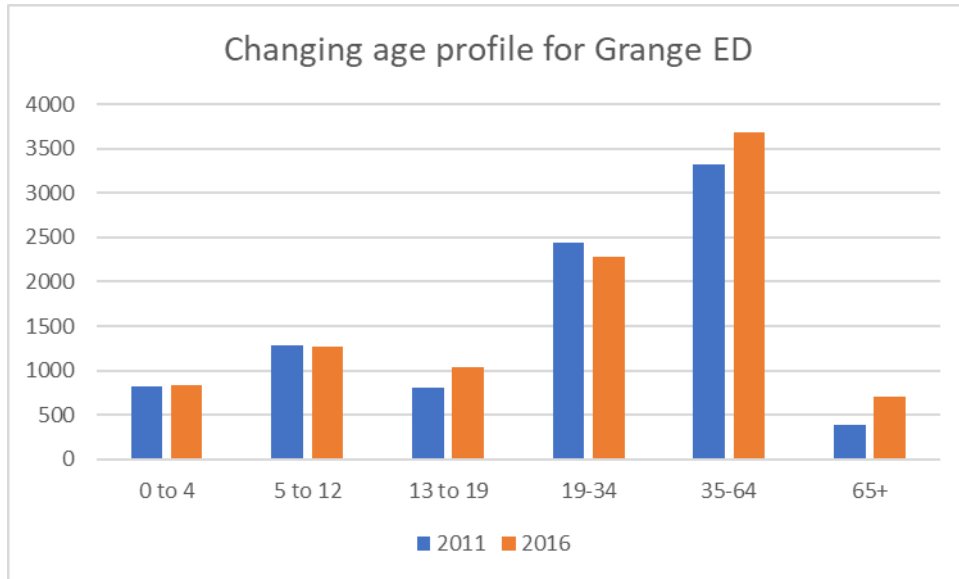


Figure 4 Changing population trend for Grange A ED Source CSO

2011 Population	2016 Population	Population Change 2011-2016	Percentage Change 2011-2016
8,948	9,696	748	8.3%

Table 1 CSO Data of the Grange A Electoral Division

Age	2011	2016	Change	Percentage Change
0-4 Pre-school	817	837	+20	+2.38
5-18 School Children	1,987	2,198	+211	+9.6
19-34 Adults	2,436	2,286	-150	-6.5
35-64 Adults	3,327	3,676	+349	+9.5
65+ Adults	381	699	+318	+45.5

Table 2 Age Groups CSO Data of the Grange A Electoral Division

5. POLICY CONTEXT

The Balgriffin Park lands are located within the North Fringe, identified in the Governments Rebuilding Ireland strategy as one of the four key sites within Dublin City Council to deliver significant residential development of up to 7000 units. The North Fringe (including Clongriffin and Belmayne) is zoned Z14 and designated as SDRA 1. The zoning objective 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 uses.”* Residential is permitted under this zoning.

Sustainable Residential Development in Urban Areas Guidelines by the DoEHLG in 2009 states that:

“Sustainable neighbourhoods require a range of community facilities, and each district/neighbourhood will need to be considered within its own wider locality, as some facilities may be available in the wider area while others will need to be provided locally. In this context, 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.”

Dublin City Council Development Plan 2016 ‘require that larger schemes which will be developed over a considerable period of time are developed in accordance with an agreed phasing programme to ensure that suitable physical, social and community infrastructure is provided in tandem with the residential development and that substantial infrastructure is available to initial occupiers’(QH9). In accordance with it, this site has been assessed concerning the existing communal facilities and infrastructure available. Although there are significant projects in the pipeline for retail and community infrastructure.

Goal 5 of Dublin City Local Economic and Community Plan 2016 – 2021 seeks to provide and protect a range of public, safe and affordable amenities, activities and facilities that are relevant and accessible to people of all ages and abilities and that contribute to the health and well-being of all.

The Clongriffin Belmayne LAP 2012 has several chapters which focus on community facilities, retail, the Environment and Open Space Amenity Strategy and also the Community and Social Infrastructure. These chapters enable the delivery of Dublin City Council’s aim to create a neighbourhood which promotes the principles of active citizenship and civic responsibilities and ensure the development of sustainable communities through the provision of sustainable social infrastructure that ensure the optimum use of community facilities. The facilities include the creation of a planned town square, a library, community centre, permanent schools, sports, leisure and medical facilities. The objective of the LAP is to ensure that as undeveloped lands are developed the social and community facilities are delivered in a timely and sustainable manner.

Fig 10.2 Planned but not yet completed Public Open Space Areas

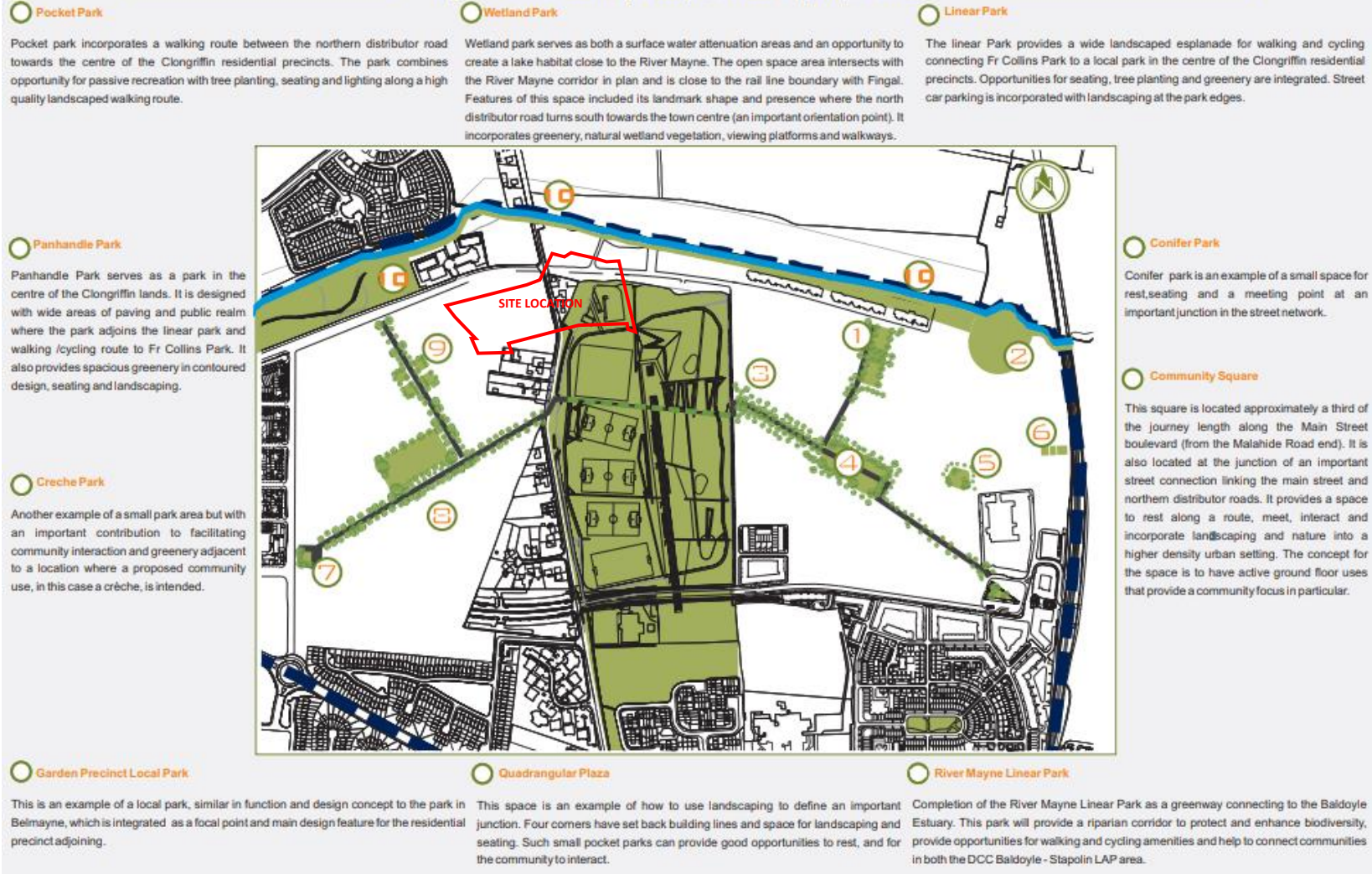


Figure 5 Extract from the LAP indicating public open space provision for the area

Fig 11.1 Integration of Community Services

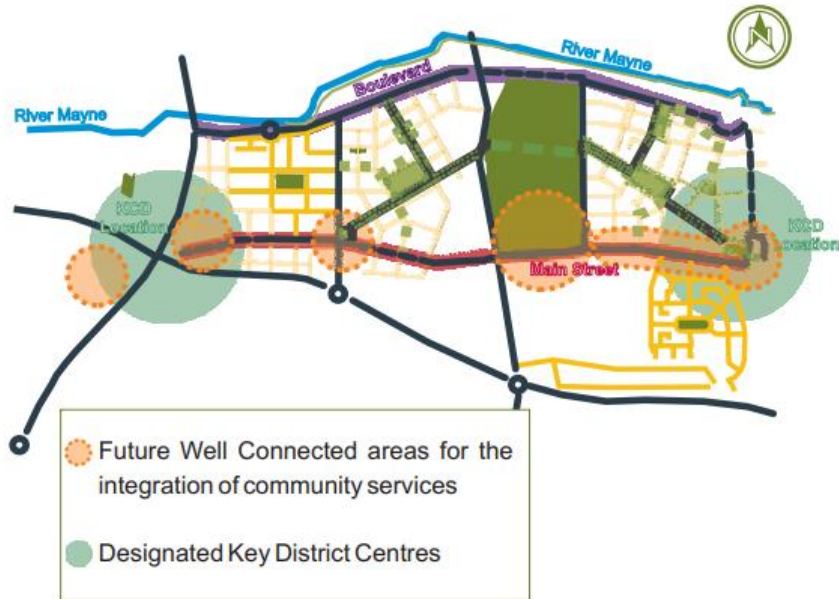


Figure 6 Extract from the LAP indicating the integration of community services in the area

The following sections assess all the community and social infrastructure facilities already available within 5- and 10-minute drive time catchment of the site. As is noted by the map above a key objective of the Clongriffin Belmayne LAP is to ensure that the existing and future community services are well connected for future residents and users of the area either by foot or by bicycle.

6. OVERVIEW

The subject site is located on the opposite side of the Parkside development lands. The application site is part of the same ownership as Parkside Development and is one of 3 sites yet to be completed in this area. The proposed scheme will provide the central section of the Mayne River linear park that follows the Mayne river and enables the formation of future green infrastructure linkages between Baldoyle, Clongriffin, Belmayne and Northern Cross sites as required within the Clongriffin -Belmayne LAP. This area will provide an attractive area to walk, cycle, playground and kick about area.

As part of this study, the existing community and social infrastructure in the study area have been located on the following map and listed in the table below. The available facilities are described in much detail in the following sections.

CATEGORY	DESCRIPTION
Open space and sports	Parks, Playgrounds, Pitches, Green areas, Golf courses, Sports centres, Gyms
Education	Primary schools, Post Primary schools, Special schools, Third level universities, other educational institutions
Community facilities	Community Centres, Religious Facilities, Post Offices, Libraries, Cemetery
Retail services	Supermarkets, Convenient shops, Speciality services, Restaurants/Take aways, ATM, Petrol station
Health	Hospitals, Health centres, Clinics, Pharmacies, Addiction services, GPs, Mental health services
Emergency	Fire station, Garda station

Table 3 Classification of community facilities



Figure 7 Community and Social infrastructure overview

7. OPEN SPACE AND SPORT

The subject site is located in close proximity to parklands, green areas and playing pitches. The proposed scheme includes provisions for a significant level of public open space at the rate of c.16,900sqm as part of the river Mayne linear park and links to Parkside Boulevard. The Mayne River linear park provides for children's play areas as well as a pleasant walk/ cycle along the river connecting the spaces. The site is located to the north-west of Fr. Collins park an upcoming area with running tracks and several playgrounds.

As well as public parks, there are a number of GAA sporting clubs with associated pitches located within the 1km radius of the site, which includes Trinity Donaghmede Football Club, O'Tooles GAA, Trinity Gaels GAA and Inis Fail GAA. There is also the Trinity Sports & Leisure Club which includes a swimming pool, and gym's including Fit4less by energie, Body Transformation Studio, Mind Over Matter Fitness Studios, K & M Fitness Studio and Curves Suttonhowth.

The following open space and sports facilities are in the area

Open space and sport facilities	Distance	Facility name	Description
Open Space, playgrounds, wetland walk and parks	0m	Mayne River Linear Park	Green space, multiple playgrounds
Open Space, playgrounds and Parks	350m	Fr. Collins Park	Green space, multiple playgrounds, skate park, football club, playing pitches
Open space	1km	Temple View Green open space	Open Space
Open space	1km	Old Grange Abbey Monastery	Open space
Open space	1.4km	Donaghmede Park	Park
Open space	1.4km	Donahies Field	Park
Open space	1.75km	Darndale Park	Green areas with water feature, running / cycling tracks, playing pitches
Gym	2km	Mind Over Matter Fitness Studios	Gym
Playground	180m	Castlemoyne Playground	Playground
Playground	200m	Parkside playground	Play area with running/cycling track and outdoor gym
Playground	350m	Belmayne Playground	Playground
Playgrounds	525m	Belmayne Park Playground	Playground, Basketball half court
Sports club	350m	Trinity Donaghmede Football Club	Sports club
Sports club	650m	Trinity Gaels GAA	GAA club with playing pitches
Sports centre	700m	Trinity sports and leisure club	25m swimming pool, pool table, boxing club, indoor football, sports hall

Sports complex	1.7km	O'Tooles GAA	Sports club with clubhouse, training courses, playing pitches
Gym	1.1km	Énergie Fitness Clarehal	Gym
Gym	1.2km	Body Transformation studio	Gym
Gym	1.2km	Innisfails bowls club	Bowling, GAA
Gymnastics centre	1.65km	Arabian Gymnastic centre	Gymnastics
Gym	1.7km	Hurricane Fitness	Gym
Gym	1.75km	K&M Fitness studio	Gym
Gym	1.92km	Passon studios	Gym
Leisure centre	2.5km	St. Michael's house	Swimming pool, leisure centre
Sports centre	2.7km	Baldoyle community centre	Dance classes, fitness coaching, yoga classes, Drama and art lessons
Pitch and Putt	2.9km	Belcamp 9 Hole	Pitch and putt
Golf club	2.75	Portmarnock Golf club	Golf course
Golf club	2.9km	Malahide Golf Club	Golf course
Park with pitch and putt	2.9km	Edenmore Park	Pitch and putt course
Golf club	3.5km	Sutton Golf club	Golf course
Park and garden	4km	Malahide castle and gardens	Historic castle and gardens

Table 4 List of Open space and sports facilities



Figure 8 Fr Collins Park, Clongriffin skate park (Source Google images 2019)

8. EDUCATION

The site is comfortably located within the existing school network serving the North Dublin. There are over 20 primary schools located within a 10-minute drive time catchment of the site. 6 of them are located within a walkable distance of the site. There are 10 secondary schools located in the 10-minute drive time catchment of the site. Of this Grange community college and Gaelcholáiste Reachrann are located within walkable distance of the site. The school enrolment data shows that the proposed development and the population generated can be accommodated comfortably within this existing school network for the locality.

The Parkside 2C development (Permission Granted Reg. Ref. 3486/17) includes the provision of 507 sq.m. 2 storey Crèche which can enrol a c. 117 children. An analysis of existing childcare facilities in the local area as detailed in the table (below) using the data from Pobal (www.pobal.ie), shows that there are 23 no. childcare facilities operating within the chosen catchment area c. 1km radius from the subject site.

On third level education centres the site is within accessible distance of the best universities in the country. Dublin City University (6.5km), Trinity College Dublin(9.2km), DIT Grangegorman (11.2km) and University College Dublin(12km) are all within the commuting range of the site.

It is also worth noting that currently planning permission under DCC Reg Ref 3009/19 is being sought for the development of the provision of 2 schools for a period no longer than 5 years. A temporary post-primary school by way of construction of 3no. single storey prefabricated buildings and a primary school of 2no. single storey prefabricated buildings is being sought. This is currently at Further Information Stage.



Figure 9 Location of Primary and Post primary schools

PRIMARY SCHOOLS

	Roll Number	Official School Name	Address 1	Address 2	Ethos/Religion	FEMALE	MALE	TOTAL
1	20308Q	BELMAYNE EDUCATE TOGETHER	Balgriffin Park	Belmayne	MULTI DENOMINATIONAL	224	218	442
2	20304I	ST FRANCIS OF ASSISI NS	Belmayne	Balgriffin	CATHOLIC	237	218	455
3	19538D	ST KEVINS JUNIOR N S	NEWBROOK AVE	DONAGHMEDE	CATHOLIC	86	112	198
4	19611K	SCOIL NAOMH COLMCILLE	NEWBROOK RD	DONAGHMEDE	CATHOLIC	91	94	185
5	19406J	HOLY TRINITY SEN N S	GRANGE ROAD	DONAGHMEDE	CATHOLIC	168	188	356
6	19473B	SCOIL BHRIDE	GRANGE ROAD	DONAGHMEDE	CATHOLIC	204	219	423
7	19471U	ST PAULS JUNIOR NATIONAL SCHOOL	AYRFIELD	MALAHIDE RD	CATHOLIC	116	110	226
8	19618B	ST PAULS SEN NS	AYRFIELD	MALAHIDE RD	CATHOLIC	100	129	229
9	19524P	OUR LADY IMMAC SEN N S		DARNDALE	CATHOLIC	93	87	180
10	19454U	DARNDALE NS JUNIOR		DARNDALE	CATHOLIC	118	110	228
11	19668Q	ST FRANCIS SENIOR N S	PRIORSWOOD	DUBLIN 17	CATHOLIC	97	90	187
12	17104G	ST FRANCIS JUNIOR NATIONAL SCHOOL	Clonshaugh Drive	Priorswood	CATHOLIC	95	110	205
13	19913D	ST JOSEPHS NS	MACROOM ROAD	BONNYBROOK	CATHOLIC	156	196	352
14	19920A	ST JOHN OF GOD N S	KILMORE ROAD	ARTANE	CATHOLIC	176		176
15	18362K	S N CAITRIONA NAIONAIN	COOLOCK	DUBLIN 5	CATHOLIC	126	110	236
16	18361I	S N CAITRIONA C	COOLOCK	DUBLIN 5	CATHOLIC	202		202
17	19777V	GAELSCOIL MIDE	Bóthar an Ghleanntain Ghlais	Cill Bharróg	CATHOLIC	112	126	238

18	19954R	NORTH BAY EDUCATE TOGETHER NS	GREENDALE AVENUE	KILBARRACK	MULTI DENOMINATIONAL	101	115	216
19	19393D	MHUIRE IOSEF JUNIOR	Verbena Avenue,	Sutton	CATHOLIC	204	207	411
20	19533Q	S N MUIRE AGUS IOSEF	Verbena Ave	Bayside	CATHOLIC	211	226	437
21	09642P	BURROWS N S	Howth Road	Sutton	CHURCH OF IRELAND	114	112	226
22	20437E	ST LAURENCE'S NATIONAL SCHOOL	BROOKSTONE ROAD,	BALDOYLE,	CATHOLIC	213	233	446
23	20445D	MALAHIDE PORTMANOCK EDUCATE TOGETHER NATIONAL SCHOOL (Please note this has Stage 1 extension agreed with DOE)	MALAHIDE ROAD,		MULTI DENOMINATIONAL	196	218	414
			Schools within 20-minute walk time catchment highlighted					
			Schools within 5-minute drive time catchment highlighted					

Table 5 List of Primaryschools and their enrolment for 2019(Source DoE)

POST PRIMARY SCHOOLS

	Roll Number	Official School Name	Address 1	Address 2	Ethos/Religion	FEMALE	MALE	TOTAL
1	91325R	Malahide Community School	Broomfield	Malahide	INTER DENOMINATIONAL	604	611	1,215
2	91324P	Portmarnock Community School. This has an extension about to commence	Carrickhill Road	Portmarnock	INTER DENOMINATIONAL	415	516	931
3	60021U	St Marys Secondary School	Baldoye	Dublin 13	CATHOLIC	300		300
4	91342R	Pobalscoil Neasáin	Baldoye	Dublin 13	INTER DENOMINATIONAL	288	483	771

5	70020B	Grange Community College	Grange Road	Donaghmede	INTER DENOMINATIONAL	77	153	230
6	91318U	The Donahies Community School	Streamville Road	Dublin 13	INTER DENOMINATIONAL	232	249	481
7	60550B	Chanel College	Coolock Village	Malahide Road	CATHOLIC		598	598
8	60291D	Árdscoil La Salle	Raheny Road	Raheny	CATHOLIC	79	110	189
9	60370W	ST. FINTAN'S HIGH SCHOOL This has an extension due to be agreed with DOE	DUBLIN ROAD,	SUTTON,	CATHOLIC		706	706
10	76085N	GAELOCHOLÁISTE REACHRANN. This has an extension agreed with the DOE	BÓTHAR MHAINISTIR NA GRÁINSÍ,	DOMHNACH MÍDE,	INTER DENOMINATIONAL	216	192	
11	TBC	Donaghmede Howth - This is a new school which will be opened in 2021	Baldoyle Stapolin					
			Schools within 20-minute walk time catchment highlighted					
			Schools within 5-minute drive time catchment highlighted					

Table 6 List of Post Primary schools and their enrolment for 2019(Source DoE)



Figure 10 Location of Crèche/Childcare services

Crèche/Childcare Facility	Total no. Children	Services Offered
Giraffe Childcare Northern Cross	No Response	Full Day Care
Little Rainbows	96	Full Day Care
Little Blossoms Crèche	33	Full Day Care
Bumblebees	55	Full Day Care
Learning Circle Childcare	32	Full Day Care
The Learning Circle	60	Full Day Care
Tigers Childcare Balgriffin	85	Full Day Care
Ciara's Playschool	22	Sessional
Lovable Me Montessori	44	Sessional
Pipalong Childcare	44	Sessional/After school
Madeline's Preschool	20	Not provided
Children's Choice	34	Full Day Care
Coraline's Playschool	16	Sessional/After school
Fizzy Fingers	22	Sessional
Mead Day Care Centre	55	Part Time
Steppingstone	14	Sessional
Little Jesters Playschool	16	Sessional
Ayrfield Community Playgroup	16	Sessional
The Kids Den Preschool	40	Full Day Care
Learn and Play Preschool and Afterschool CLG	22	Part Time
Darndale Belcamp New Life Centre LTD	36	Afterschool
Darndale/Belcamp Integrated Childcare Service	234	Full Day Care
Drumnigh Montessori Primary School	44	Sessional
Total	1,040	

Parkside Phase 2C Proposed 507 sq.m. 2 storey Crèche (Permission Granted Reg. Ref. 3486/17)	117	Full day care
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Table 7 List of Childcare centres for the catchment area

9. COMMUNITY FACILITIES

The subject site is well located concerning existing community and social service facilities with facilities within the 1km radius, including the Donaghmede Library, Trinity Sports and Leisure Club, Balgriffin Cemetery, and Fingal Cemetery. There are a number of Cultural Facilities located within the area which are located more than 1km away. The existing facilities further afield include 3 no. of post offices including Clarehall An Post, Donaghmede An Post and Baldoyle An Post, 2 no. of Churches which include St Paul’s Church and Church of the Holy Trinity and 2 no. men’s sheds which include Ayrfield Men’s Shed and Donaghmede Men’s Shed. Many of these services can expand to accommodate future demand from the proposed developments. In addition to this, there are several community facilities that are still in the pipeline waiting to be constructed or permitted. The area is also well serviced with respect to religious and community centres.

Currently Unit 60 on Main street of Clongriffin serves as a temporary site as a community centre. The Belmayne avenue/Main street junction has a 2 storey building that is currently vacant that has an extant permission for library use.

Community facilities	Distance	Facility name
Community gathering space	700m	Trinity sports and leisure club
Special needs centre	2.5km	St. Michaels house
Family Resource Centre	3.2km	Artane Coolock
Library	1.4km	Donaghmede library
	2.8km	Baldoyle library
Community hall	1.4km	Donaghmede Men’s Shed
	1.5km	Ayrfield Men’s Shed
	2.7km	Baldoyle community hall

Religious centre	1km	St Doulagh's church
	1.15km	Islamic Centre Clongriffin
	1.3km	Church of the Holy trinity
	1.7km	St Pauls Catholic church, Aryfield
	1.95km	Church of Our Lady Immaculate
	2.7km	St Peter & Paul Catholic Church
Post offices	1.2km	Clare hall shopping centre
	1.4km	Donaghmede shopping centre
	1.5km	Baldoyle industrial estate
	2.3km	Willie Nolan road
	2.2km	Killbarrack post office
Cemetery	700m	Fingal cemetery
	1.25km	Balgriffin cemetery

Table 8 List of Community facilities



Figure 11 St Michaels house, Trinity sports and leisure club, Fingal cemetery (Source Google images 2019)

10. RETAIL FACILITIES

There are a number of retail units available for the site to the South of Parkside Boulevard along Main street and Northern Cross. There are current applications for retail facilities within the locality. There are 3 no. of Retail Facilities located within the 1km radius of the subject site. Clarehall Shopping Centre is located within the 1km radius, whilst Donaghmede Shopping Centre and Malahide Road Shops are located just outside this boundary. Further development of the Belmayne and Clongriffin Town Centres will provide more retail services within a closer proximity to the Parkside development. Existing retail facilities within the 10 minute drive time catchment are listed below:

Retail facilities	Distance	Facility name
Retail outlets	550m	ToTu Belmayne
	840m	Centra Clongriffin
	900m	SPAR Clare hall
	925m	Eurospar, Malahide road
	950m	Meadows and Byrne
	1.12km	Clare hall shopping centre
	1.3km	Tesco Click and collect
	1.4km	Donaghmede shopping centre
	1.6km	G&J Hickey
	ATM	800m
950m		Your Money kiosk ATM, Clare hall
900m		Bank of Ireland, Malahide road
1.12km		Clare hall shopping centre
1.4km		Cash Zone ATM, Clare hall
Petrol station	1.83m	Applegreen, Grange road
	2.37km	Circle K Balgriffin
Restaurants	650m	Romayos Belmayne
	650m	Robertos Pizza
	750m	Park Lane chinese
	1km	Burnells square
	1.1km	Eddie Rockets, Clare hall

	1.2m	Kays Kithen
	1.03km	Romayos diner, Clongriffin
	1.42km	McDonald Donaghmede

Table 9 List of Retail facilities

Within the 'Economic & Retail Study 2018 – Belmayne & Clongriffin' prepared by AECOM Ltd it is envisaged that the Main street will link the two Key District centres at Belmayne and Clongriffin to create a retail corridor. The Key District Centres where found to have capacity to facilitate another supermarket development ideally once the vacant supermarket in Clongriffin is occupied. It is also anticipated that the area can accommodate another 4582sqm of comparison goods floorspace by year 2027. Although there are high levels of vacancy within the locality, as well as extant permissions for major retail developments, it has been found that there is scope to develop further economic and retail development in the area within the AECOM study. However, it emphasised within the study that more residential development is required for retail developments to be viable in the area and to reduce the current vacancy levels within Key District Centres and Main street.

Figure 12 Retail and Economic sites within Belmayne and Clongriffin (Source: 'Economic & Retail Study 2018 – Belmayne & Clongriffin')



11. HEALTH SERVICES

The subject site is located within a network of exiting health services that range from National Hospitals, GPs, Health centres, pharmacies etc. These services have been listed according to their distance below.

Health Services	Distance	Facility name
Hospital	3km	St. Joseph's Hospital
	4km	Beaumont Hospital
Health centre/ GP	950m	Northern Cross medical centre
	1.12km	Clongriffin medical centre
	1.2km	The meridian Clinic Clarehall
	1.5km	Dr Enda Casey
	1.52km	Dean Clinic
	1.54km	Grange clinic
	2.06km	Darndale health centre
	2.23km	Baldoyle GP
	2.6km	Baldoyle Medical
	3.6km	HSE Dublin North East Health centre
Pharmacy	900m	Limitless Health pharmacy
	1.1km	Stacks Pharmacy
	1.2km	McCabes pharmacy, Clare hall
	1.5km	Donaghmede Allcare pharmacy
	1.5km	Boots Donaghmede
	2km	Darndale pharmacy

Table 10 List of Health facilities

It is expected that as the population grows in this area that more medical/ GP practices will open up as it will become a more viable and sustainable. Currently the local area could benefit from an increased provision in the area. It.

12. EMERGENCY SERVICES

The subject site is located at a reasonable distance of emergency and rescue services.

Emergency Services	Distance	Facility name
Fire station	1.8km	Kilbarrack Fire station
Garda station	3km	Coolock Garda station
	3.3km	Raheny District Garda Station

Table 11 List of Emergency services available for the site

13. PUBLIC TRANSPORT

The subject site is located within proximity to the Clongriffin Dart Station which services Dublin to the South and Commuter services to the North. There are also 5 no. of bus routes located within walking distance of the Parkside lands, and a further 4 no. routes which are located just outside the 1km radius.

Bus routes include:

- 42 - Talbot St. To Sand's Hotel (Portmarnock)
- 43 - Talbot St. Towards Swords Business Park
- 32 - Talbot St. To Malahide
- 32x - Malahide Towards UCD Belfield
- 42d - DCU Towards Portmarnock
- 15 - Clongriffin To Ballycullen Rd
- 27 - Clare Hall To Jobstown
- 27x - UCD Belfield To Clare Hall
- 29a - Lower Abbey St. To Baldoyle (Coast Rd.)

14. FUTURE DEVELOPMENTS

There are a number of extant permissions for retail development within the Clongriffin Belmayne LAP area. To the east of the site at Clongriffin Key District Centre, will have a main square, and links to the train station, there are current planning applications (ABP – 305316, ABP -305319 and DCC Reg Ref. 3894/19) seeking permission for the construction of c.22,727.5 sqm. of commercial development which will include:

- 30 no. retail units (c.791 sqm.)
- 10 floors of offices (c.3,732 sqm.)
- 7 no. café/restaurant (c.78 sqm.)
- 5 floors of offices within Block 13 (c.4,736 sqm.)

Another site in the Clongriffin area has currently c.13,950 sqm. of commercial development (DCC Reg Ref 0132/02, 5945/04, 3195/05) which includes 73 retail units, a supermarket, offices, hospital, clinic, pharmacy, banks, restaurants, and a cinema complex is completed but some of which is vacant.

15. CONCLUSION

The site is well located with regard to proximity to existing community and social infrastructure. There are existing vacant commercial buildings along with current applications in the pipeline for major retail and community facilities for the locality. It is considered that there is ample provision both existing and proposed for the majority of the community, recreation, educational and social infrastructure within the surrounding area of the site. It is expected that once more residential and commercial space is completed and with a greater population, more of these facilities will open in the area.

It is also worth noting that the site cannot be assessed in isolation with respect to the services available in the immediate locality as it is situated only 9km from Dublin city. The future residents of this development will be able to avail of the numerous options that the city centre also provides.