

**STRATEGIC HOUSING DEVELOPMENT
PLANNING APPLICATION**
COMMUNITY AND SOCIAL INFRASTRUCTURE AUDIT
**FOR LANDS AT CASTLEFORBES BUSINESS PARK,
SHERIFF STREET UPPER AND EAST ROAD, DUBLIN 1**

BSM

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**Brady Shipman
Martin**

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CLIENT
Glenveagh Living Ltd.

DATE
28 October 2020

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1. INTRODUCTION

This Community and Social Infrastructure Audit has been prepared by Brady Shipman Martin in connection with the proposed development at Castleforbes Business Park. The purpose of this report is to identify the existing provision and potential need for community and social infrastructure in order to harmonise the proposed development with the existing character of the area and create sustainable neighbourhoods.

The Audit was conducted as an iterative process throughout the design development process, to ensure that a range of facilities was identified and captured within the proposal. The specific facilities proposed for this development (see Architects Report, and Section 3 of this Report) respond to both the locational and site characteristics of the Castleforbes lands, to planning policy objectives for the Docklands, and to the nature of the development being proposed. The community facilities put forward within this proposal, are considered to respond to both local and city needs, while creating a particular identity for Castleforbes, building on the local area.

The “*Dublin Docklands Social Infrastructure Audit 2015*” (DDSIA) was prepared by the Docklands Development Agency in 2015 which aimed to examine the current context with respect to social infrastructure provision in the Dublin Docklands and is a key reference point for this report. While much has changed in the area since its preparation, this Report uses the DDSIA as a baseline to set the context for the proposed development at Castleforbes Business Park.

As part of the vision for the lands at Castleforbes this development proposal includes facilities which will provide for both the existing residents of the area and the incoming residents (overview detailed in Section 1.2). This reflects the Strategic Development Regeneration Area (SDRA) strategy contained within the Dublin City Council Development Plan 2016-2022; and, in other plans such as the Grand Canal and North Lotts Strategic Development Zone Planning Scheme (2014) and the previous Dublin Docklands Masterplan (2008).

1.1 Dublin City Development Plan 2016-2022

This Community and Social Infrastructure Audit is prepared in response to Section 16.10.4, ‘*Making Sustainable Neighbourhoods*’, of the Dublin City Development Plan 2016-2022 in relation to a residential or mixed use developments in excess of 50 units or 5,000 sqm:

“Proposals for new large development must make a contribution to an area in terms of community facilities and social infrastructure where significant shortfalls are identified. When submitting plans for large-scale residential, typically over 50 units depending on local circumstances, and/or mixed-use schemes (i.e. circa 5,000 sq.m and above), developers will be required to submit an audit of existing facilities within the area and to demonstrate how the proposal will contribute to the range of supporting community infrastructure.”

Section 12.5.1 of the Plan provides policies and objectives to achieve ‘A Good Urban Neighbourhood’, stating that a neighbourhood should have a range of services and be small enough to foster a sense of belonging and community.

Further, the Development Plan sets out the following related objectives:

SN1: *To promote good urban neighbourhoods throughout the city which are well designed, safe and suitable for a variety of age groups and tenures, which are robust, adaptable, well served by local facilities and public transport, and which contribute to the structure and identity of the city, consistent with standards set out in this plan.*

SN2: *To promote neighbourhood developments which build on local character as expressed in historic activities, buildings, materials, housing types or local landscape in order to harmonise with and further develop the unique character of these places.*

SN5 *“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 fashion.”*

SN16 *To ensure that the provision of strategic **new community infrastructure complements the range of existing neighbourhood facilities** and, where appropriate, is **located at the interface between communities** to facilitate access across a number of neighbourhood areas and greater integration between communities and to support the provision of community facilities which act as point of integration between residents of new and established communities within neighbourhoods is noted.*

SN18 *To encourage and facilitate the provision of a range of **community facilities** in the city that caters for all.*

As demonstrated within this Report, the nearby community possesses many of these characteristics and the proposed development further contributes to the achievement of the above objectives, through the delivery of a range of community infrastructure facilities.

Strategic Development Regeneration Area (SDRA) 6

The proposed development is located within the Strategic Development Regeneration Area (SDRA) 6: ‘Docklands (SDZ and Wider Docklands Area)’, zoned Z14. We note, Section 15.1.1.7 of the Dublin City Development Plan sets out the regeneration strategy for the Docklands area and provides further detail and objectives as to how this should take place. This application aligns itself with these objectives.

1.2 Proposed Development

In keeping with the zoning intent for the site as a SDRA, it is proposed to provide for a quantum of meaningful mixed uses, within the residential application, given the site’s location.

The central tenet of the redevelopment of this former industrial land bank to a mixed use residential and employment location, is the regeneration of Sherriff Street itself, contributing to its revitalisation, complementing the intent of the SDZ Planning Scheme opposite, and further integrating the East Wall and North Docks communities. To achieve more than a residential development, the proposal includes for a significant cultural / community hub as a focal point to the development, centrally located on a new public square.

This application focuses on the delivery of residential development within the Z14 zoning intent, with the other significant elements of employment/enterprise development provided by two recent permissions achieved through Dublin City Council (as outlined in Section 6 of the Planning Report) for hotel and commercial office use, as part of the overall redevelopment strategy. Additionally, and in order to create an integrated residential development proposal, this Strategic Housing Development application also includes for c. 4,483 sq.m of other uses centrally located in the development and focused around the proposed public open space.

As such the proposed development subject of this application, allows for a more diverse and creative mix of employment/enterprise opportunities through the provision of retail of 1,154.2

sq.m, live /work employment space of 278 sq.m and dedicated cultural/community building of 2,859 sq.m.

The total 'other' uses (excluding the tenant amenity space) is 4,483 sq.m.

These uses, in addition to tenant amenity space, are located fronting onto the central open space and public routes throughout the scheme allowing for a successful integration of residents, workers, visitors and the community. It is submitted that this approach, in tandem with the strong hotel and office elements which bookmark the centrally located residential development ensures a truly mixed-use development and environment, true to the intent of the SDRA zoning.

The proposed Community/Cultural Building is the most significant non-residential element of the proposed Strategic Housing Development Application. It comprises 2,859.5 sq.m over 5 floors of flexible multi use spaces, centrally located onto the new public square. As outlined in the Architects Statement this is considered to include exhibition, workshop/class, artist, markets spaces to ensure a variety of activity throughout the day. The building will be managed and curated by a single entity ensuring access to space and diversity of uses. It is considered that the building's location centrally onto the square allows it to spill out into the new public space and provide a focus and destination for the North Lotts. This offering is considered to represent the 5% social, cultural, artistic, creative space required under the Docklands SDRA.

1.3 Approach

As part of this development proposal we have carried out an assessment of the existing facilities in the area in order to assess the need for social and community infrastructure.

A desktop study was used to collect the baseline information, this was then supplemented with a site visit and land use survey of the area to confirm this was up to date. The facilities in each category were recorded in an excel table then mapped.

2. OVERVIEW OF COMMUNITY AND SOCIAL INFRASTRUCTURE

For the purposes of this Application we have surveyed the existing provision of social and community infrastructure in the locality.

This assessment entails an overview of the following essential community and social facilities:

- **Social / Community facilities:** general public facilities, libraries and community centres etc.
- **Art and Cultural Amenities:** theatres, galleries, studios and cultural assets.
- **Other ancillary community facilities include:** Post Offices, Credit Unions, recycling centres and key retail locations.
- **Health facilities:** hospitals, General Practitioners (GP's) and Medical Centres, Pharmacies.
- **Open Space and recreation:** parks, sport pitches and club facilities, playgrounds
- **Gym and Leisure:** health and fitness centres.
- **Religious:** areas of worship, churches, cemeteries.
- **Transport links:** Dublin Bus, Luas, train, cycling facilities.

This report should be read in conjunction with the Childcare Facilities & Schools Demand Assessment Report prepared by BSM.

2.1 Social / Community Facilities

2.1.1 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.

Community Facilities are considered to include local authority offices, welfare services, libraries, Garda and fire stations, and community services. The Dublin Docklands Social Infrastructure Audit (DDZIA) 2015 indicates an increase in the number of these facilities in the area as regeneration of the Docklands area itself has occurred.

Libraries provide useful facilities to local residents including free broadband and wireless internet service, self-service printing/scanning, photocopying, study space, children's learning zone, garden space, citizen's information centre, large print book collection, daily newspapers as well as application forms for motor tax, passport etc. and a community noticeboard / information.

A significant amount of development has taken place in the Docklands SDRA in recent years. In particular in more recent years, much of this has taken place north of the River Liffey, with many recent developments in the SDZ providing new community facilities included within the developments.

There are numerous developments permitted, proposed and under construction with community space.

The existing and permitted community facilities are illustrated in Figure 2.1 below.

2.1.2 Overview of community facilities

The North Inner City has a strong network of community groups and clubs, many of which are voluntary groups. Our survey identified a large range of community facilities within the study area. 11 No. such community facilities were identified within 1.5 km of the subject site, north and south of the Liffey. 7 No. facilities identified as being for community or cultural use as part of permitted developments but not yet delivered are also identified in Table 2.2. (It is noted that this is not an exhaustive list of all facilities).

Key providers in the area include Sean O'Casey Community Centre, St Andrews Resource Centre and the Ringsend and Irishtown Community Centre. These facilities provide an essential role in responding to local community needs.

The DDZIA 2015 highlights the importance of facilities such as libraries and community centres, and an increasing need for social support in response to an increase in a range of social problems in the area. There is a significant overlap in the role that sports and health facilities play in the community.

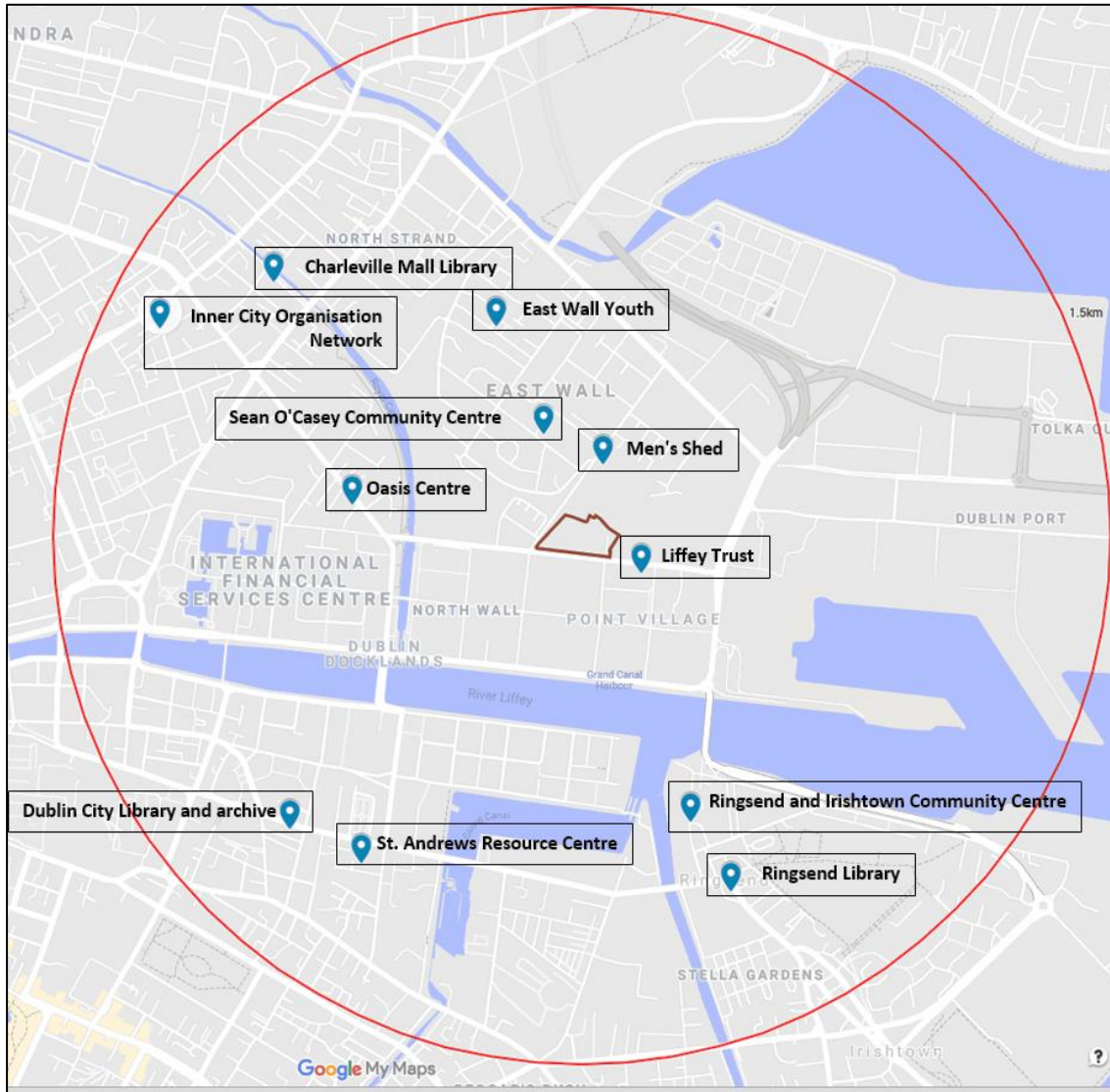


Figure 2.1: Overview of community facilities within 1.5km of the subject site (Source: Brady Shipman Martin, September 2020).

Community Facility	Description	Address
Libraries	Ringsend Library	Fitzwilliam St, Ringsend, Dublin 4
	Charleville Mall Library	Charleville Mall, North Strand, Dublin 1
	Dublin City Library and archive	144 Pearse St, Dublin 2
Community Resources	Sean O'Casey Community Centre	18-26 St Mary's Rd, East Wall, Dublin 3
	Ringsend and Irishtown Community Centre	Thorncastle St, Dublin 2
	St. Andrews Resource Centre	114, 116 Westland Row, Pearse St, City Quay, Dublin 2
	North Wall Community Development Project	Lower Sheriff Street, North Wall, Dublin 1.

	Men's Shed	11 East Rd, North Dock, Dublin 3
	Inner City Organisation Network	22 Buckingham Street Lower, Mountjoy, Dublin 1, D01 N6V0
Youth Club	East Wall Youth	Youth Club, Saint Marys Terrace, Strangford Rd E, North Dock, Dublin
Enterprise centre	Liffey Trust	Liffey Trust Centre, 117-126 Sheriff Street Upper, North Dock
Therapy and Counselling	Oasis Centre	2 St Laurence Pl E, North Dock, Dublin

Table 2.1: Overview of community facilities within 1.5 km of the proposed development.

In addition we have surveyed future community and cultural facilities which are permitted and not yet delivered or under construction.

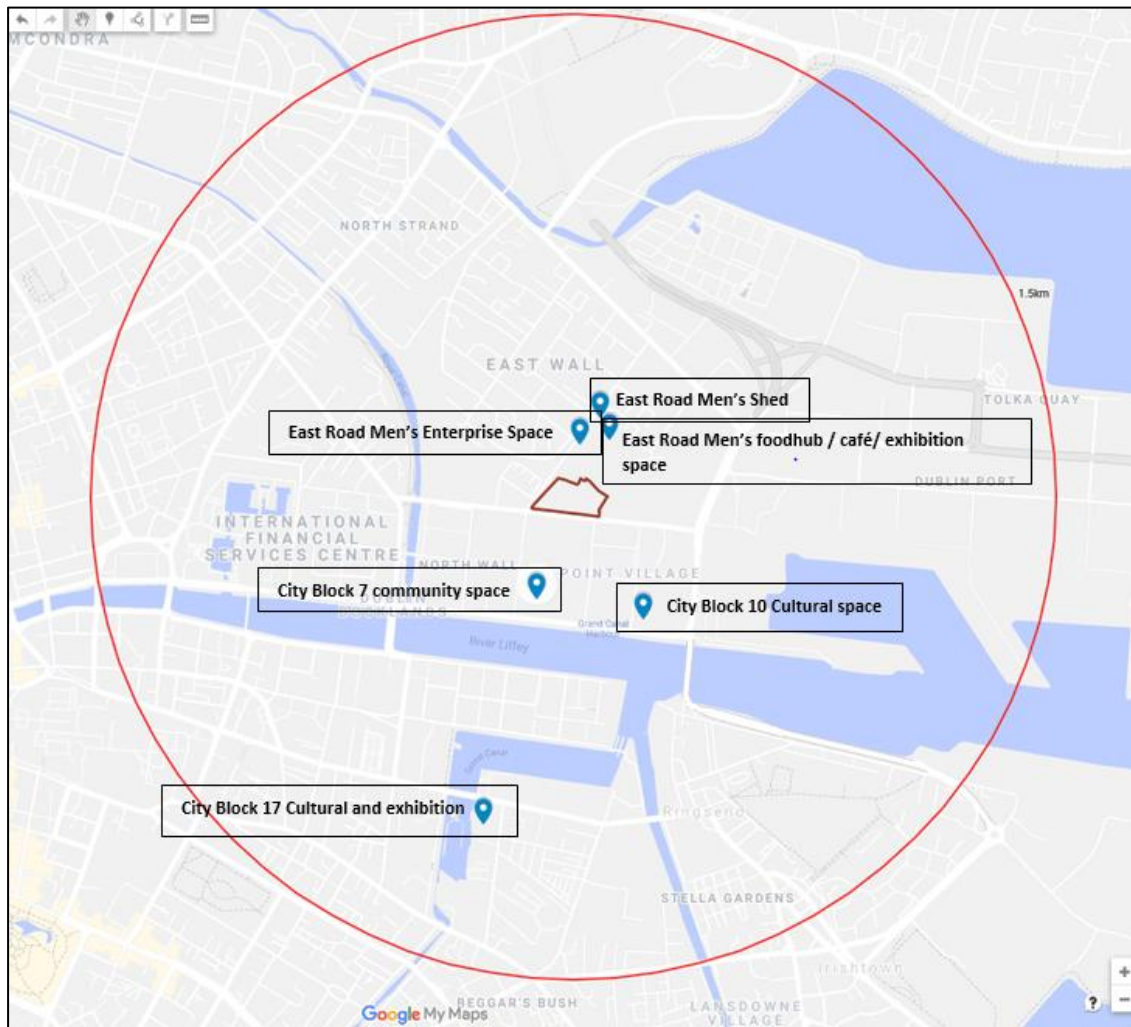


Figure 2.2: Permitted Community facilities in the immediate vicinity of the subject site. (Source: Brady Shipman Martin, September 2020.)

Community Facilities and Description	Address
City Block 10 (under construction) Cultural space 145 sqm	Mayor Street Upper, North Dock, Dublin, D1
City Block 17 (Boland's Mill under construction) Cultural and exhibition 549 sqm	Barrow Street, Grand Canal Dock, Dublin 4
City Block 5 Point Campus Enterprise Space	Centra Point Campus, Mayor Street, Upper, Point Village, Dublin 1
City Block 7 169 sqm community space (under construction)	N Wall Quay, North Dock, Dublin 1
East Road Permitted Men's Shed	11 East Rd, North Dock, Dublin 3
East Road Permitted Enterprise east road foodhub / café/ exhibition space of 680.8 sqm	1-5 East Rd, North Dock, Dublin 3
East Road permitted enterprise space of 2,444.6 sqm	1-5 East Rd, North Dock, Dublin 3

Table 2.2: Overview of community facilities permitted or under construction within 1.5 km of the proposed development.

2.1.3 Other Community Facilities

Sustainable communities require a range of facilities and services such as state or local authority provided services such as credit unions, post offices, retail centres, recycling facilities and general community services.

The area possesses a range of ancillary services varying in scale including the following:

- Post offices
- Recycling facilities;
- Retail locations such as Point Village, Grand Canal Dock, East Road and Mayor Square
- Credit unions.

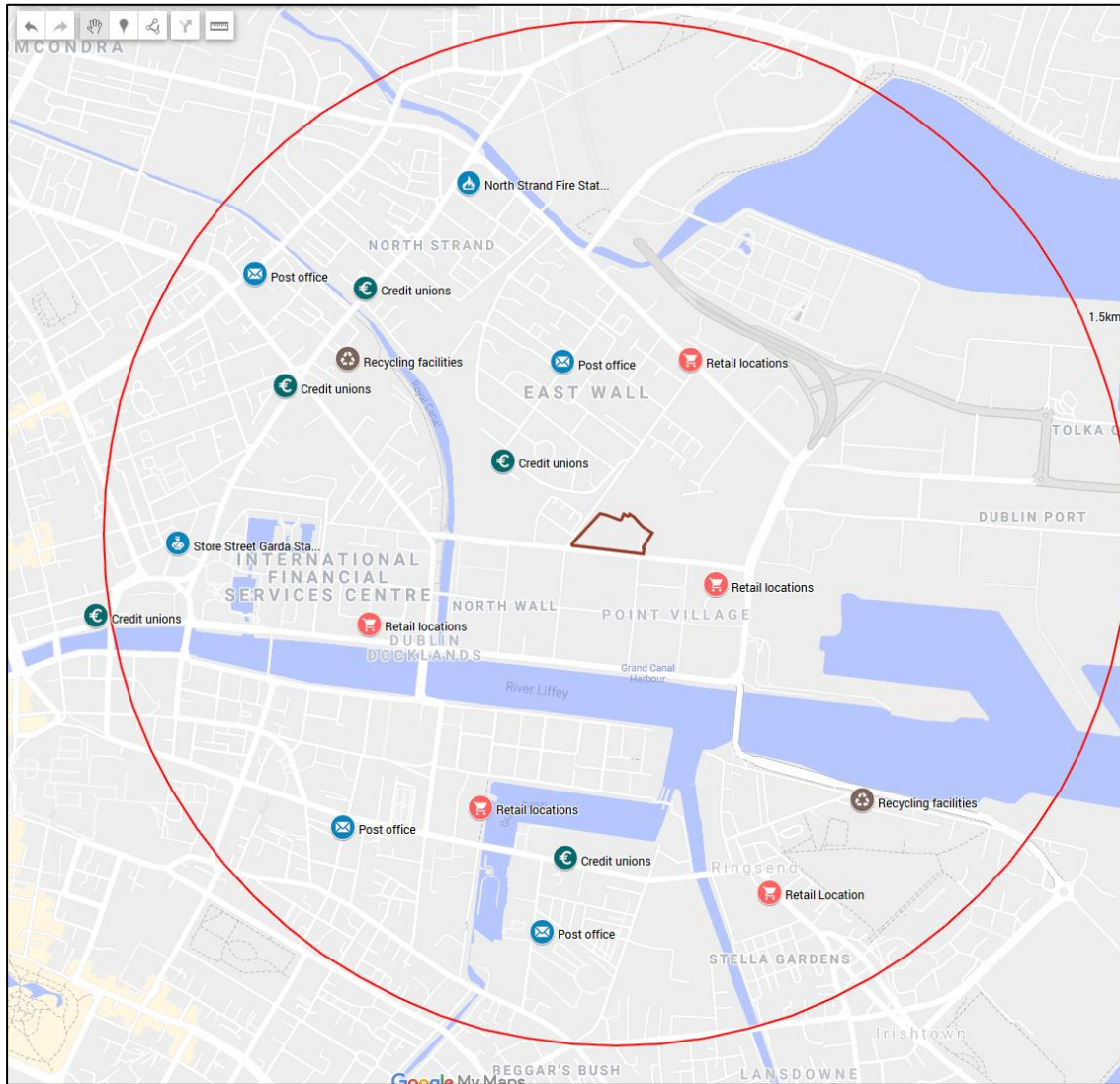


Figure 2.3: Overview of additional community facilities in the area. (Source: Brady Shipman Martin, September 2020.)

Type	Name	Address
Post office	Upper Erne Street Post Office	24, Erne Street Upper, Dublin 2
	Ringsend Post Office	Google Building Gordon House, Barrow St, Dublin 4, D04 EA27
	An Post East Wall	147 Church Rd, East Wall, Dublin 3
	Summerhill Post Office	Summerhill Parade, Ballybough, Dublin 11
Recycling facilities	Ringsend Recycling Centre	Pigeon House Rd, Ringsend, Dublin 4
	North Strand Recycling Centre	Shamrock Terrace, North Strand, Dublin 1
Retail locations	Point Village	E Wall Rd, North Dock, Dublin
	Mayor Square	3B, 4A Excise Walk, North Dock, Dublin, D01 HOC9
	Lidl and Aldi, East Wall Road	E Wall Rd, North Dock, Dublin

	Grand Canal Dock	Unit 4, Block 1, Grand Canal Square, Grand Canal Dock, Dublin 2
	Ringsend Village	Fitzwilliam St, Ringsend, Dublin 4
Credit unions	An Post Employees Credit Union Limited	12/14 The Anchorage, Charlotte Quay, Ringsend, Dublin
	Progressive Credit Union East Wall	Church Road Blythe Ave, East Wall, Dublin
	Ansac Credit Union	38 N Strand Rd, Northside, Dublin
	Member First Credit Union	75 Amiens St, Mountjoy, Dublin
	Jim Larkin Credit Union	Liberty Hall, Eden Quay, North City, Dublin
Essential Services	North Strand Fire Station	N Strand Rd, North Strand, Dublin 3
Garda Stations	Store Street Garda Station	4-6 Store St, Mountjoy, Dublin 1

Table 2.3: List of additional community facilities in the area. (Source: Brady Shipman Martin, September 2020.)

2.2 Arts and Cultural Amenities

2.2.1 Introduction

It is widely recognised that arts and culture are key cornerstones in the sustainable development of new communities, helping to define and preserve identity, promote social activity, and offer valuable educational and economic returns.

Dublin City has a strong network of artists, performers and musicians promoting cultural activities in the city.

The Arts are a unique and fundamental part of Dublin's identity. Dublin City Arts Office, based at The LAB, is a specialist service within Dublin City Council, that represents a strategic investment in the arts by the City Council. DCC provide a range of services for citizens and visitors to enjoy the city. Enabling people to experience Irish culture, the arts and to engage in a host of sports and leisure activities. Many services and events are easily accessible and many are free.

DCC are also responsible for a number of key projects such as the proposed new City Cultural Quarter at Parnell Square, the restoration of the Richmond Barracks at Inchicore and the Temple Bar Project.

2.2.2 Existing provision

Dublin has a rich history, including its architecture and museums. Dublin's literary and musical history includes writers like James Joyce, Oscar Wilde, Samuel Beckett and Patrick Kavanagh, to bands and musicians like U2, Thin Lizzy and Sinéad O'Connor, much of this creative legacy is visible across the city.

Given the area's maritime history Dublin Port and Docklands Arts and Culture Ltd. was established in 2015 with the aim of fostering community integration and the bringing together of different people in the community to better build local culture. Dublin Docklands Preservation Society is a voluntary group which comprises a number of ex-dock workers and people interested in preserving the history of Dublin Port.

Other notable projects such as the National Performance Arts School (NPAS) have been operating in the area for over 20 years. The North Inner City Folklore Project has been collecting and celebrating the history of the area since the 1980s. The social enterprise Mabos have had significant success in recent years working with and integrating local young communities and providing access to grassroots arts and culture.

Dublin has many venues supporting these cultural amenities and attractions, within 1.5km of the subject site we note the following:

(It is noted that this is not an exhaustive list of all facilities).

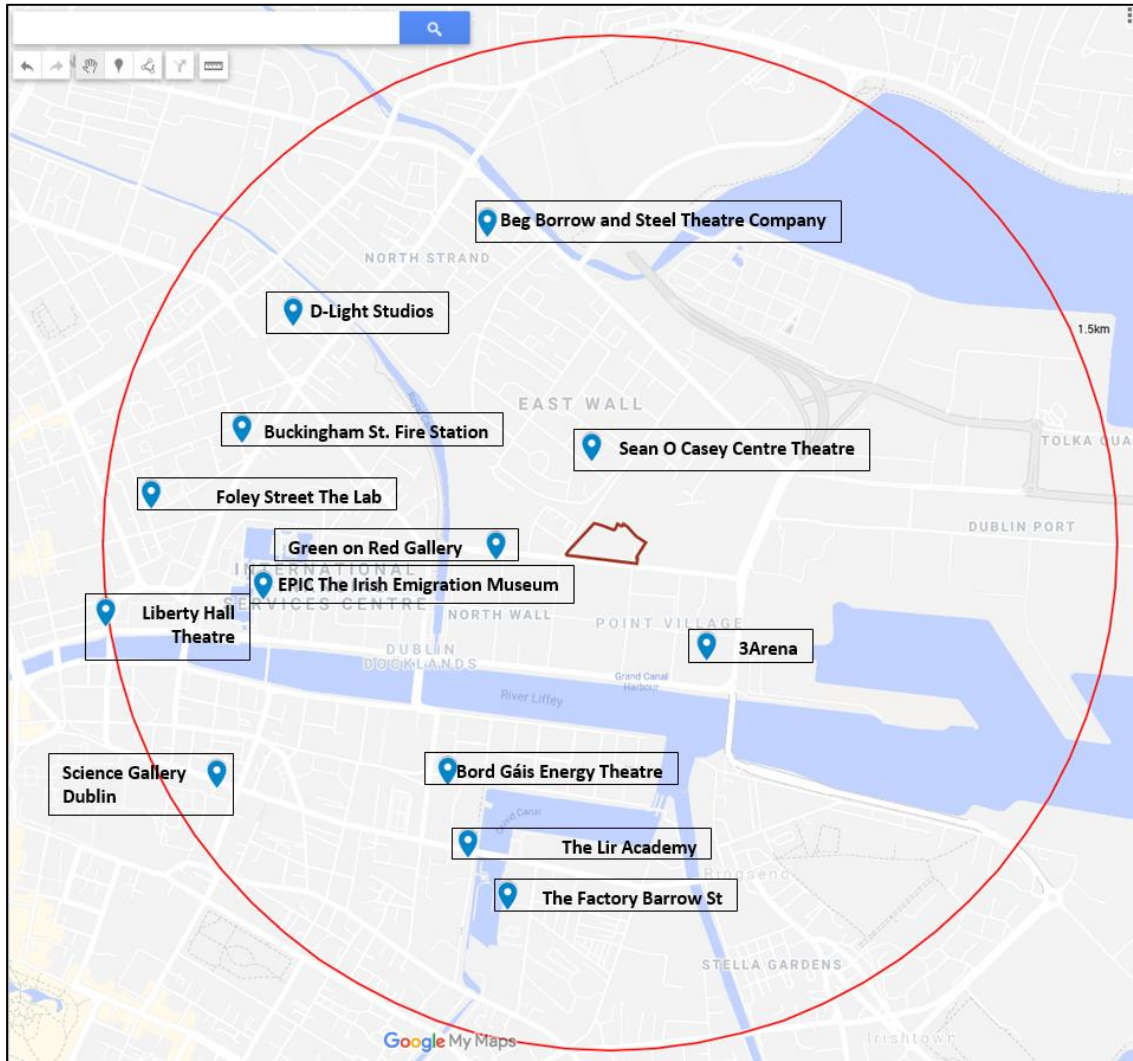


Figure 2.4: Overview of Cultural and Arts facilities within 1.5km. (Source: Brady Shipman Martin, September 2020.)

Attraction	Description	Address
3 Arena	Venue	North Wall Quay, Dublin 1
Bord Gáis Energy Theatre	Theatre	Grand Canal Square Docklands, Dublin 2
Beg Borrow and Steel Theatre Company	Theatre	35 Leinster ave Nth Strand 3 Co. Dublin
Buckingham St. Fire Station	Artists' Studios	9 - 12 Buckingham Street Lower, Mountjoy, Dublin 1
D-Light Studios	Studio and Exhibition space	46 N Great Clarence St, Ballybough, Dublin
EPIC The Irish Emigration Museum	Museum	The Chq Building, Custom House Quay, North Dock, Dublin 1, D01 T6K4
Foley Street The Lab	Studio and Exhibition space	1 Foley St Dublin 1 D01 WA07 Foley St, Mountjoy, Dublin 1, D01 WA07

Science Gallery Dublin	Museum	Trinity College Dublin, Naughton Institute, The, Pearse St, Dublin 2
The Factory	Cultural Space	Barrow St, Grand Canal Dock, Dublin 4
The Lir Academy	Drama School	Trinity Technology and Enterprise Campus, Pearse Street, Dublin 2.
Sean O Casey Centre Theatre	Theatre	St. Mary's Road, East Wall, Dublin
Liberty Hall Theatre	Theatre	Eden Quay, Dublin 1

Table 2.4 List of Cultural and Arts facilities in the area. (Source: Brady Shipman Martin, September 2020.)

2.3 Healthcare

2.3.1 Introduction

Healthcare within the study 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. In recent years, primary care has been identified as the most effective and cost-efficient way to treat patients. This offsets dependence on the hospital system allowing most patient care to take place at local, community locations which feature multi-disciplinary teams of healthcare professionals working together.

For specialist services individuals may be willing to travel further, as the proposed development is located within Dublin City it has access to national public hospitals, private hospitals, high-tech hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospital and hospices.

2.3.2 Existing Provision

Dublin is served by a wide range of established healthcare facilities, the nearest of which includes the Mater, Holles Street National Maternity Hospital and numerous other large scale hospitals.

20 No. health care facilities were identified within 1.5 km of the subject site. These include a range of facilities from General Practitioners to pharmacies and primary medical care. There is 1 No. large scale hospital (Holles Street National Maternity Hospital) within the 1.5km distance.

The Dublin Docklands Social Infrastructure Audit 2015 notes an increase in health facilities in recent years. However it did note a lack of health care facilities in the north of the city. The North Strand Medical Centre has since been delivered in the area.

There are 4 no. Primary Care Centres near the proposed development at Pearse Street, Summerhill, North Strand Road and Irishtown & Ringsend, as listed in Table 2.2 below. Primary Care Centres are run by the Health Service Executive. Services available at these clinics include GP services, public health nurses, social work and child protection services, child health services, community welfare, disability services, older people services, chiropody, ophthalmic, speech therapy, addiction counselling and treatment, physiotherapy, occupational therapy, psychiatric services, and Home Help.

(It is noted that this is not an exhaustive list of all facilities).



Figure 2.5: Overview of health facilities in within 1.5km of the subject site. (Source: Brady Shipman Martin, September 2020.)

Legend:

Hospital		GP	
Pharmacy		Medical Centre	

Health facilities	Address
Custom House Square Medical Centre IFSC	2 Gandon House, Mayor Street Lower, Dublin 1
Dentist	Unit 4 NCI, IFSC, Mayor Street Lower, North Dock, Dublin
Dentist	1 Forbes Street, Sir John Rogerson's Quay, Grand Canal Dock, Dublin 2
Dentist	37 N Strand Rd, North Strand, Dublin 3
East Wall Health Clinic	East Wall Health Clinic, Church Rd, East Wall Dublin 3
East Wall Medical Centre	145 Church Rd, East Wall, Dublin 3

Hanover Medical Centre	5 Lazer Ln, Grand Canal Dock, Dublin 2
Health Centre	North Strand Health Centre, 16 N Strand Rd, North Strand, Dublin 1
Health Centre	5 Lazer Ln, Grand Canal Dock, Dublin 2
Irishtown & Ringsend Primary Care Centre	Irishtown Rd, Dublin
National Maternity Hospital	Holles St, Dublin 2
Pharmacy	Unit 8 Custom House Square, IFSC, North Dock, Dublin
Pharmacy	Unit 4, The Marker, Forbes Street, Grand Canal Dock, Dublin 2
Pharmacy	6 Thorncastle St, Dublin 4, D04 YP76
Pharmacy	Sackville House, The Bottle Works, Fitzwilliam St, Dublin 4
Pharmacy	Gasworks House, Unit E2 Building, Barrow St, Dublin 4, D04 E0P8
Pharmacy	149 N Strand Rd, North Dock, Dublin
Pharmacy	Unit 2, Block 2, Island Key, EastWall, Dublin 3
Pharmacy	150 Church Rd, East Wall, Dublin 3
Ringsend Medical Centre	12 Thorncastle St, Dublin 4
Pearse Street Primary Care Centre	2 Mark's Ln, Dublin 2
Summerhill Primary Care Centre	Summerhill, Mountjoy, Dublin 1

Table 2.5: List of healthcare facilities within 1.5 km of the proposed development.

2.4 Open Space and Recreation

2.4.1 Introduction

The Dublin City Sport & Active Recreation Strategy, 2009-2016, stated that DCC is committed to the use of natural resources as a cost-effective method of physical activity attainment. DCC states that this will be achieved through the promotion of cycling, running and walking trails.

The immediate area has a large range of open space areas suitable for cycling, running and walking.

Despite its predominately developed and urban character, there are a range of open space and recreation areas nearby. For the purposes of this study open space and recreation facilities are considered to include parks, playgrounds, multi-use games areas and sports pitches used by GAA, football and other clubs.

Quality recreation, leisure and amenity facilities have a fundamental impact on quality of life. It can improve social integration and cohesiveness. Sporting, recreation and leisure activities are of primary importance to the quality of life enjoyed by the local community.

2.4.2 Existing Facilities

Further, we have distinguished permitted and under constructions areas as appropriate under the North Lotts and Grand Canal SDZ Planning Scheme (e.g. City Block 7 and 9).

17 No. facilities were identified during the survey. These range from a number of large parks such as Fairview Park and Ringsend Park to local sports facilities such as 5-side football pitches and local playgrounds.

Fairview Park

Located in Fairview between the DART line and Tolka, this 20 ha park has a valuable range of playing fields and pitches, a children's playground and tree-lined walks, as well as gardens.



Ringsend Park

Located in Ringsend and Irishtown, Ringsend Park is 10.58 hectares in size and comprises of grass based soccer and GAA pitches, synthetic pitches, kick-about areas playgrounds and athletics track.



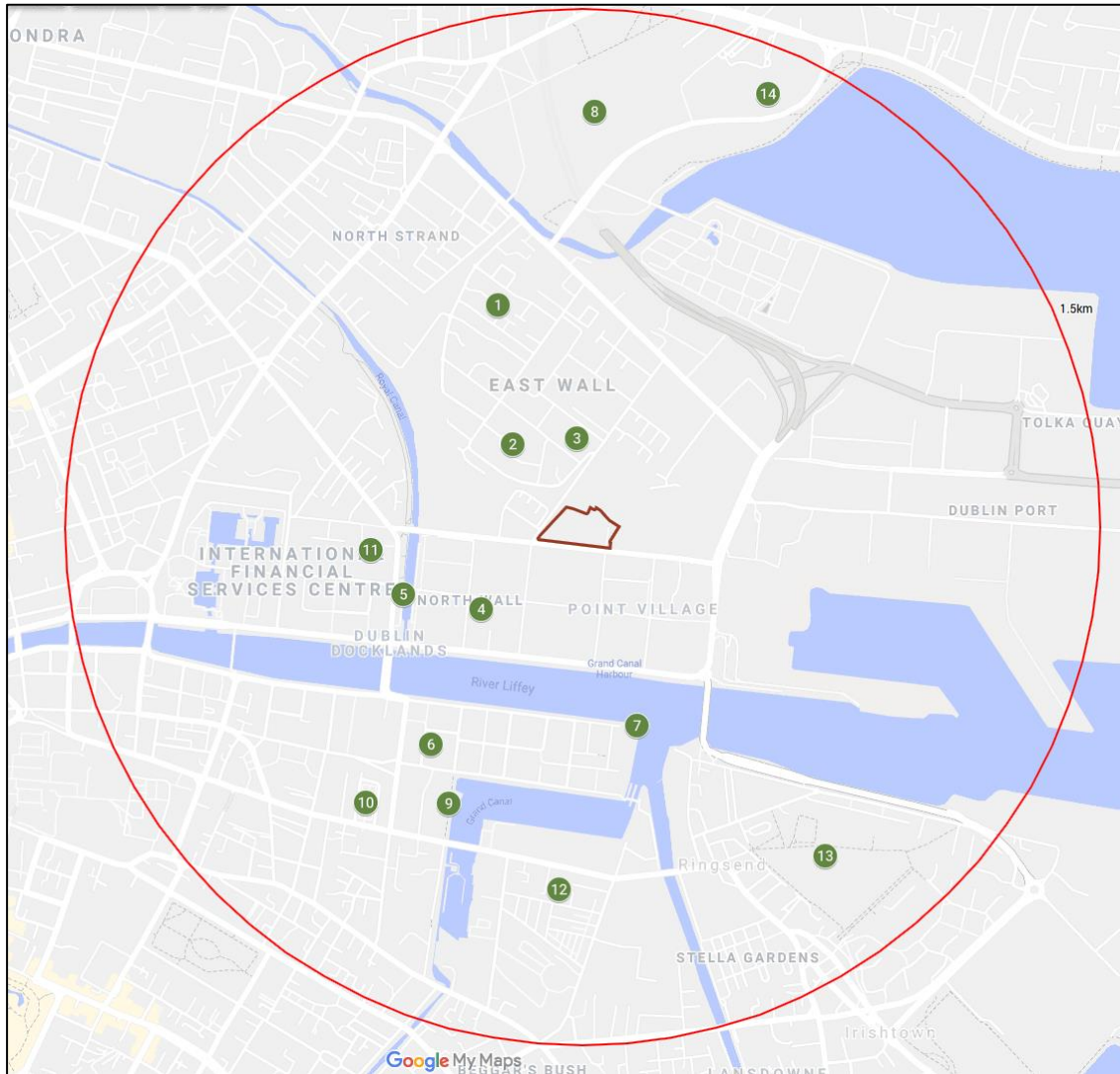


Figure 2.6: Overview of open space and outdoor recreation within 1.5km of the subject site. (Source: Brady Shipman Martin, September 2020.)

Open space/recreation	Address
1. East Youth Football Pitch	Youth Club, Saint Marys Terrace, Strangford Rd E, North Dock, Dublin 3
2. East Wall Recreation Centre	59 Russell Ave E, East Wall, Dublin 3
3. Sean O'Casey Football Pitch	Seán O'Casey Community Centre, 18-26 St Mary's Rd, East Wall, Dublin 3
4. Central Square	City Block 7, Central Square, North Dock, Dublin 1
5. Middle Park	City Block 9, North Dock, Dublin 1
6. Chimney Park	City Block 14, Grand Canal Dock, Dublin 2
7. Open Space	Capital Dock, Grand Canal Dock, Dublin 2
8. Fairview Park	Clontarf West, Fairview, Dublin 3
9. Grand Canal Dock	Grand Canal Square, Dublin 2
10. Pearse Square	Grand Canal Dock, Dublin 2

11. Sheriff Street Green	Play Ground Mariners Port, North Dock, Dublin 1
12. South Dock Public Open Space	Benson St Grand Canal Dock Dublin 1
13. Ringsend Park	Cambridge Rd, Dublin 4
14. DCC Clontarf Road All Weather Pitches	Clontarf West, Dublin

Table 2.6: List of Open Space and Recreation facilities within 1.5 km of the proposed development.

2.5 Gym and leisure

2.5.1 Introduction

Dublin City Council's *Sport and Active Recreation Strategy 2009-2016* states that sport and active recreation can enhance the quality of life. It can improve people's health and wellbeing. Sport is a tool for engaging people into society and can give people a social outlet. Physical activity also reduces the occurrence of both mental and physical illness.

DCC set out its strategy in relation to health and wellbeing in *The Dublin City Sport & Wellbeing Partnership: Stride 2017-2020*. The purpose of the Partnership is:

- 1 *To improve the quality of life of all people living in or working in Dublin City*
- 2 *To provide as many opportunities as possible for people living in, working in or visiting Dublin City to engage or partake in sport or physical activity through facilities, infrastructure, services, programmes and events.*
- 3 *To be recognised as a national leader in Sport & Wellbeing.*

The provision of accessible and quality facilities is a strategic theme within this strategic. DCC provides six Sports and Fitness Centre's in the City which strive to provide a safe, friendly and all-inclusive environment to people living and working in the Dublin City area. These facilities are complimented by a range of private sector facilities.

2.5.2 Existing Facilities

Within a 1.5km radius of the site there is a large range of leisure and health facilities. These include health and fitness centres, gyms, swimming pools, outdoor recreation such as tennis clubs, and water sports.

(It is noted that this is not an exhaustive list of all facilities).

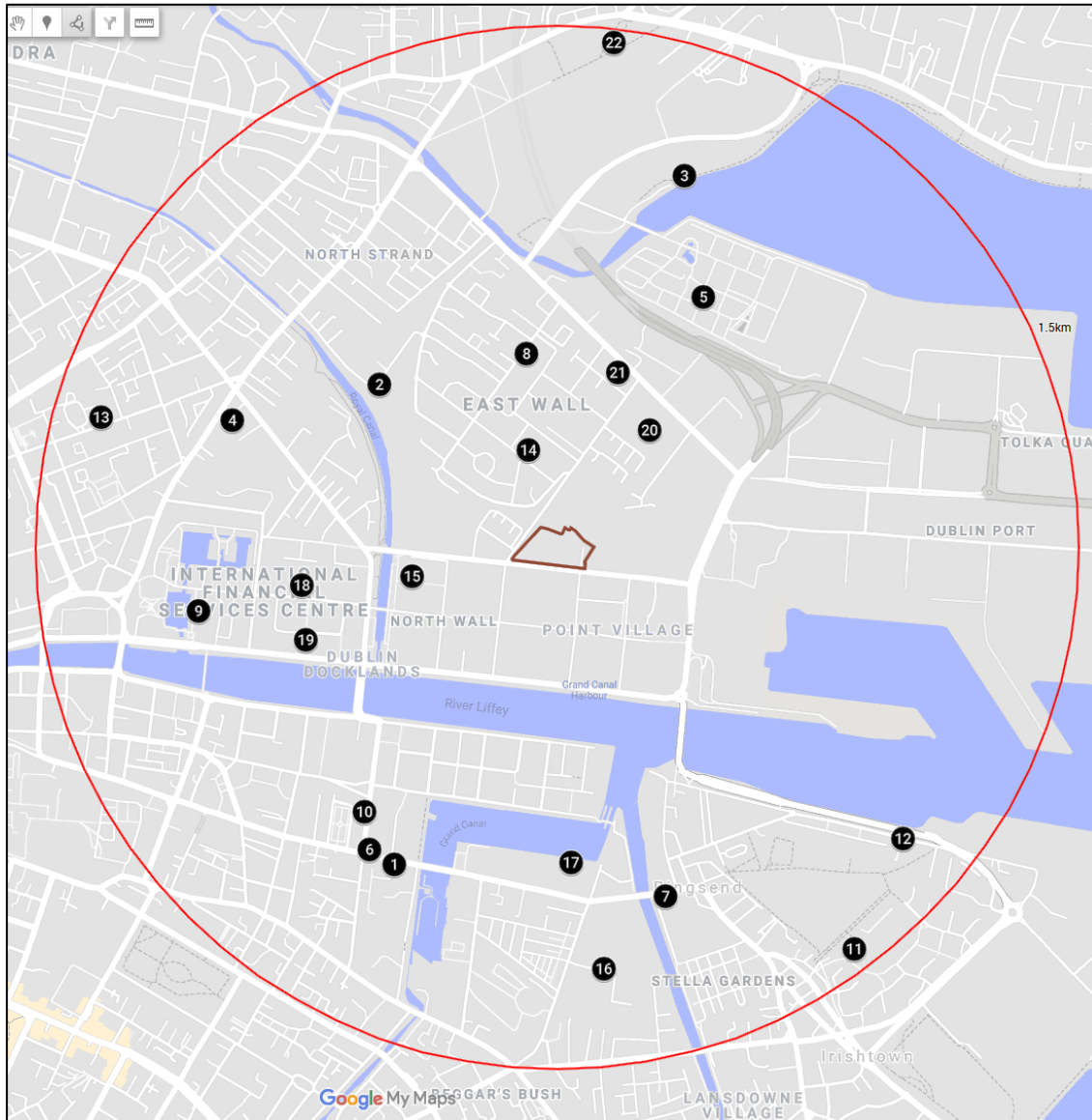


Figure 2.7: Overview of gym and leisure within 1.5km of the subject site. (Source: Brady Shipman Martin, September 2020.)

GYM/leisure	Address
1. Andy Kenny Fitness Ltd	Unit 31, Trinity Enterprise Centre, Pearse St, Dublin 2
2. CalisthenFit Health & Fitness	Ossory Industrial Estate, Unit 1H, Ossory Rd, North Strand, Dublin 3
3. DCC East Wall <i>Water Sports</i> Centre	Alfie Byrne Road, East Wall, Dublin 3
4. Docklands Boxing Club	Arch 3, Seville Pl, North Dock, Dublin 1
5. East Point Business Park Tennis Court	East Point Business Park, North Dock, Dublin 3
6. Educogym Dublin Docklands	Block 1, Gallery Quay, Macken St, Grand Canal Dock, Dublin 2
7. Everstrength	2-4 Bridge St, Dublin 4
8. Feel fit	117a Church Rd, North Dock, Dublin 3

9. flyefit CHQ	VAULT D The Chq Building, N Wall Quay, Dublin 1
10. Flyefit Macken Street	32 Macken St, Grand Canal Dock, Dublin 2
11. Irishtown Stadium	Irishtown Stadium, Strand St Dublin 4
12. Poolbeg Yacht & Boat Club	Pigeon House Rd, Dublin
13. Sean MacDermott St Swimming Pool	Sean Macdermott Street Lower, Mountjoy, Dublin
14. Sean O’Casey Community Centre gym	Seán O’Casey Community Centre, 18-26 St Mary’s Rd, NORTH, East Wall, Dublin 3
15. Spartan Boxing Fitness – Spencer Dock	Spencer Dock, North Dock, Dublin
16. Sportsco	S Lotts Rd, Dublin 4
17. Surfdock	Grand Canal Dockyard, Ringsend, Dublin 4
18. SV Fitness	48 Mayor Street Lower, North Dock, Dublin 1
19. The Spencer Health Club	Excise Walk, North Dock, Dublin 1
20. Tribe Fitness and Dance Studio	17, Docklands Innovation Park, Eastwall Road, Dublin 3
21. Vacant gym space (above Lidl)	E Wall Rd, North Dock, Dublin 3
22. Westwood Clontarf	3 Clontarf Rd, Dublin 3

Table 2.7: List of gym and leisure facilities within 1.5 km of the proposed development.

2.6 Religious

2.6.1 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 2016 census, 78.8% (3.7 million) of the population identified as Catholic which is 132,220 fewer than the 2011 census when the percentage stood at 84%.

The next largest group after Catholic was "no religion". 10% of the population (468,421 people) had no religion or did not indicate a religious belief according to the census. Other religious recorded in the Census included: Eastern Orthodox (1.3%), Islam (1.3%), Presbyterian (0.5%), Hindu (0.3%), Apostolic or Pentecostal (0.3%) and ‘Not Stated’ or ‘Other’ (4.8 %).

Within the North Inner City the religious profile is more diverse than the state:

Religion	Population
Catholic	36,060 (49%)
Other stated religion	12,762 (17%)
No religion	16,084 (22%)
Not stated	8,076 (11%)

Table 2.8: Population of the North Inner City by religion. (Source: CSO, 2016).

2.6.2 Existing Facilities

We note 13 No. religious facilities close to the site, 6 No. of which are Catholic churches. The DDSIA reports no capacity issues and no unmet needs. The changing demographic and cultural profile of the area means that there may be a need to accommodate different faith groups in the future.

We note the Anwar-L-Madina Islamic Centre of Dublin is just outside the 1.5 km buffer.

(It is noted that this is not an exhaustive list of all facilities).

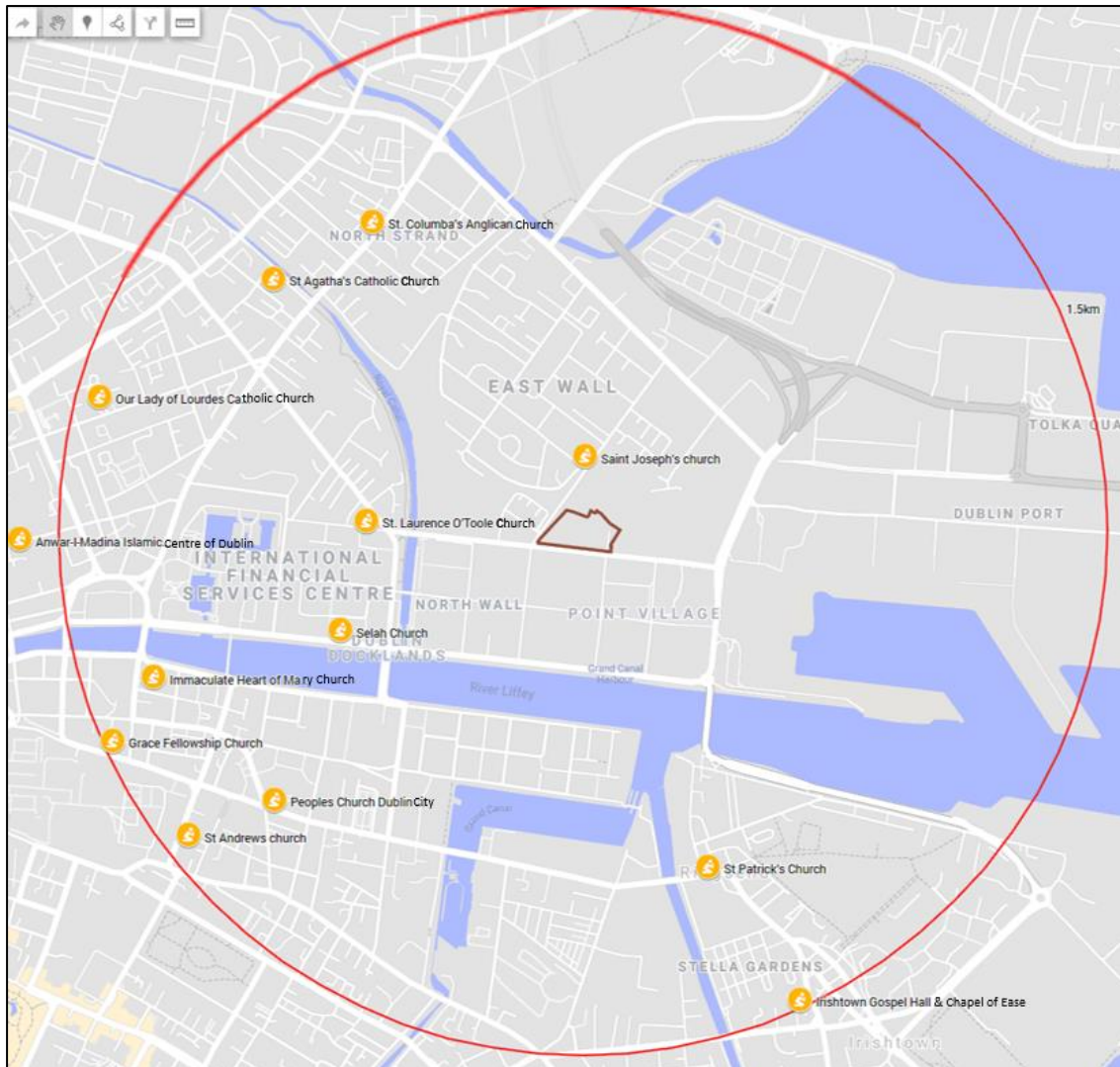


Figure 2.8: Overview of religious facilities within 1.5km of the subject site. (Source: Brady Shipman Martin, September 2020.)

Religious	Description	Address
1. Anwar-L-Madina Islamic Centre of Dublin	Muslim	9 Talbot St, North City, Dublin 1, D01 RD25 Talbot St, North City, Dublin 1
2. Grace Fellowship Church	Anglican	28A Pearse St, Dublin 2
3. Immaculate Heart of Mary Church	Catholic	City Quay, Dublin Docklands, Dublin 2
4. Irishtown Gospel Hall & Chapel of Ease.	Protestant	57 Irishtown Rd, Dublin 4

5. Our Lady of Lourdes Catholic Church	Catholic	Sean Macdermott Street Lower, Mountjoy, Dublin 1
6. Peoples Church Dublin City	Apostolic	67 Pearse St, Dublin 2
7. Saint Joseph's Church	Catholic	3, Church Rd, East Wall, Dublin 3
8. Selah Church	Evangelical	Excise Walk, IFSC, Dublin
9. St Agatha's Catholic Church	Catholic	46-12 Sráid Liam Thuaidh, Ballybough, Dublin 1
10. St Andrews Church	Church of Ireland	44 Westland Row, Dublin 2
11. St Patricks Church	Catholic	Thorncastle St, Ringsend, Dublin 4
12. St. Columba's Anglican Church	Anglican	Waterloo Ave, Ballybough, Dublin 1
13. St. Mark's Church	Catholic	42A Pearse St, Dublin 2

Table 2.9: List of religious facilities within 1.5km of the subject site.

2.7 Transport Links

2.7.1 Introduction

The Regional Planning Guidelines set out a comprehensive vision for the development of the Greater Dublin Area. They provide the following vision statement:

“The GDA by 2022 is an economically vibrant, active and sustainable international Gateway Region, with strong connectivity across the GDA Region, nationally and worldwide; a region which fosters communities living in attractive, accessible places well supported by community infrastructure and enjoying high quality leisure facilities; and promotes and protects across the GDA green corridors, active agricultural lands and protected natural areas.”

A Transport Strategy for the Greater Dublin Area, 2016-2035 has been prepared and published by the National Transport Authority in accordance with Section 12 of the Dublin Transport Authority Act, 2008. This Transport Strategy states that transport must be a key consideration in land use planning. An associated increase in walking, cycling and public transport is also required as well as a safe cycling network. A safe cycling network with extensive coverage in metropolitan Dublin and in other towns, is needed to cater for the increased use of cycling that is already occurring and to reduce the dominance of the private car in meeting travel needs.

The proposed development is in an area with easy access to various transport routes and means. A full Traffic & Transport Assessment and Mobility Management Plan (TTA & MMP) has been completed by DBFL for the Proposed Development and submitted as a separate document with this planning application.

This TTA & MMP has been the primary source of traffic infrastructure information contained in this audit.

2.7.2 Existing Facilities

The proposed development is in close proximity to multiple transport links including:

- **Rail:** DART and commuter services;
- **Light rail:** Red and Green Line Luas;

- **Bus:** Dublin bus and other private providers (Swords Express and Aircoach);
- **Cycle infrastructure:** such as Dublin bikes and segregated cycle paths; and
- **Road:** M50, port tunnel, R105 is a key arterial route connecting Dublin City Centre.

(It is noted that this is not an exhaustive list of all facilities).

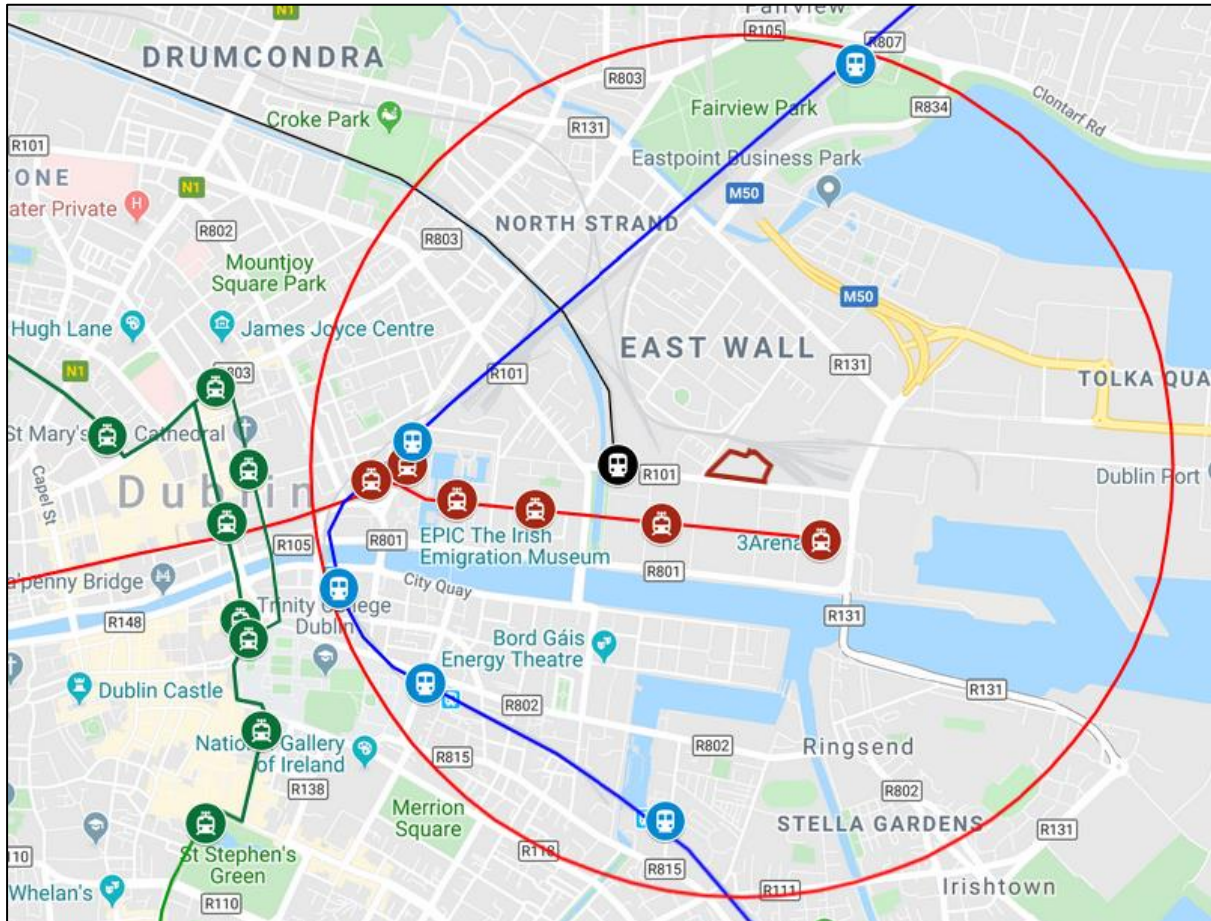








Figure 2.9: Overview of rail and light rail connections within 1.5 km and with wider connections noted. (Source: Brady Shipman Martin, September 2020.)

Legend:

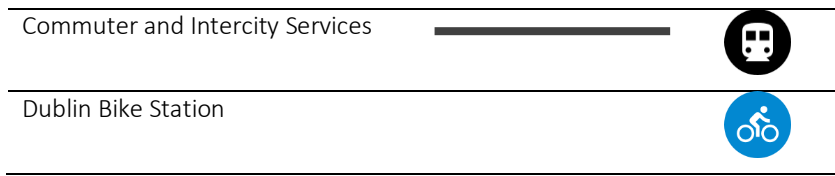
Luas Green Line		
Luas Red Line		
Dart		

Rail and light rail

The closest LUAS stop is Spencer Dock located (225 m) south west of the site which is on the Red Line extension and connects the site with the Green Line.

The Docklands commuter stop 350 m to the west of the site connects the area with Ashtown, M3 Parkway, Maynooth and Longford.

The nearest DART station is 1 km to the west, enabling convenient linkage with the wider Dublin Area.



Bus

The area is widely serviced by Dublin Bus, within 500 m there are 2 Dublin Bus number routes serving the site via East Road and Sherriff Street Upper. The Dublin Bus routes serving the wider area include the 151, 53, 15a, and the 15b.

The Airport Express Service No.'s 747 and 757 service the airport via North Wall Quay.

Amien Street is served by a wide range of routes including Dublin Bus Routes No.'s 14, 15,27, 27a,27b, 29a, 31, 31a, 32, 42, 43, 53, and 130.

Other service providers include Bus Eireann and private operators such as the Swords Express and Aircoach.

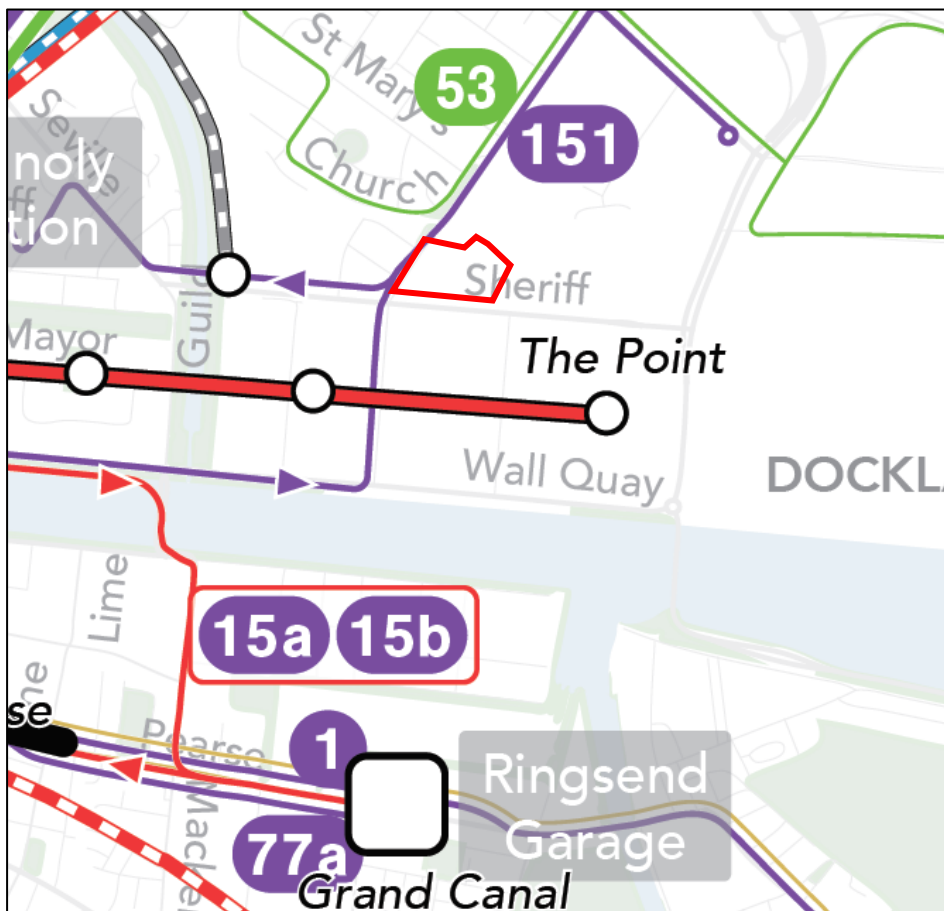


Figure 2.10: Overview of Dublin Bus services. (Source: Bus Connects, September 2020.)

Cycle Infrastructure

The existing cycle path network in the area is of mixed quality. There are a number of high quality cycle paths in the area such as the Guild Street and at North Wall Quay.

The Second Phase of the new Royal Canal cycle route was opened by Dublin City Council in July 2020, which connects Sherriff Street Upper to North Strand Road.

The city area has an extensive existing network of cycling facilities, mainly in the form of on street cycle lanes and bus lanes.

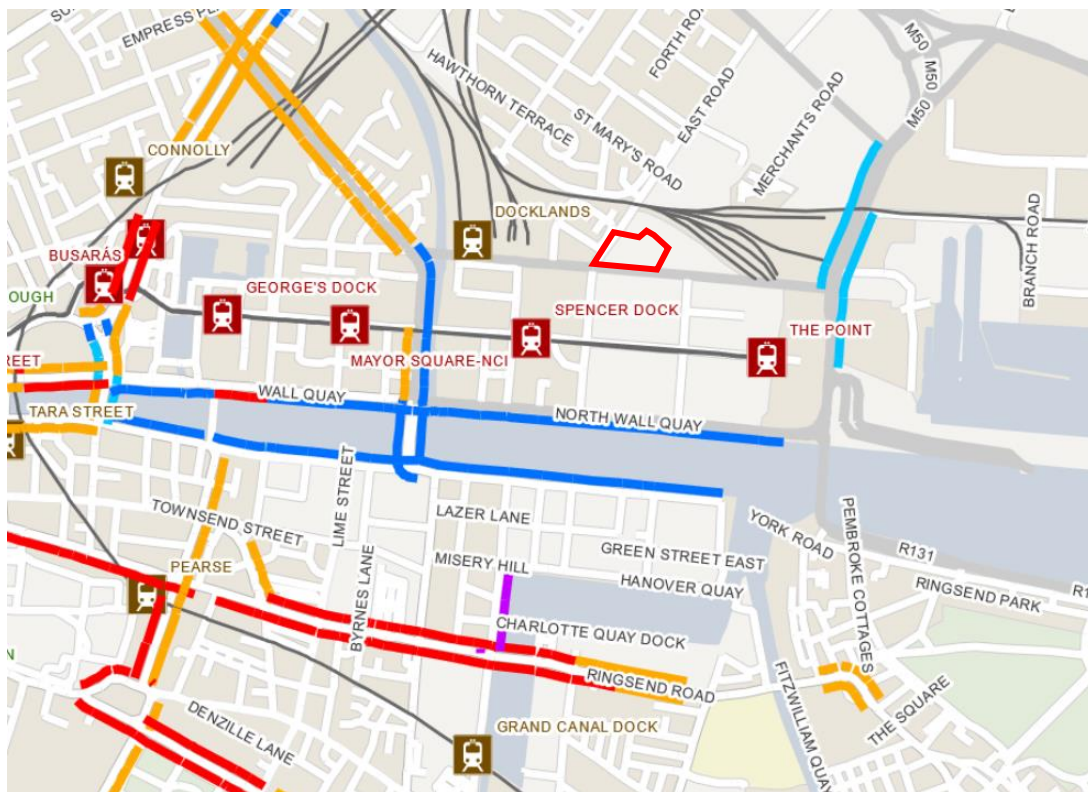
The National Transport Authority (NTA) have published a Cycle Network Plan, comprising the Urban Network, Inter-Urban Network and Green Route Network, for each of the seven Local Authority areas comprising the Greater Dublin Area (GDA), including DCC.

DCC intends to progress a further 0.4km of the greenway, traversing through Fairview Park will be constructed in 2020.

The cycle network surrounding the proposed development is being enhanced and integrated as part of the Green Route Network as such opportunities to connect the subject site to the wider segregated cycling network are good for example to the coastline as part of the Sutton to Sandycove (S2S) long-distance cycling route that is being developed around the Bay.

There is a high concentration of Dublin Bike Stations within 1.5km of the subject site. We note 4 No. stations along North Wall Quay and a further 25 No. within 1.5 km.

As seen in many parts of the City, cycling has increased in popularity during the COVID-19 pandemic. Dublin City Council have provided several temporary measures to improve cycling facilities such as contra-flow lanes, segregated paths and new barriers.



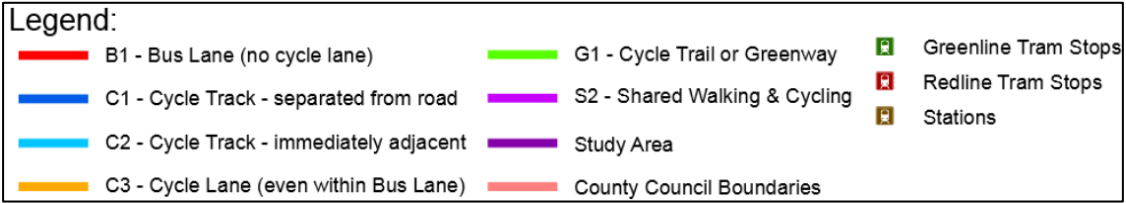


Figure 2.11: extract from the ‘Cycle Network Plan for the Greater Dublin Area’ map of existing cycle infrastructure in Dublin City Centre. (Source: NTA, December 2013.)

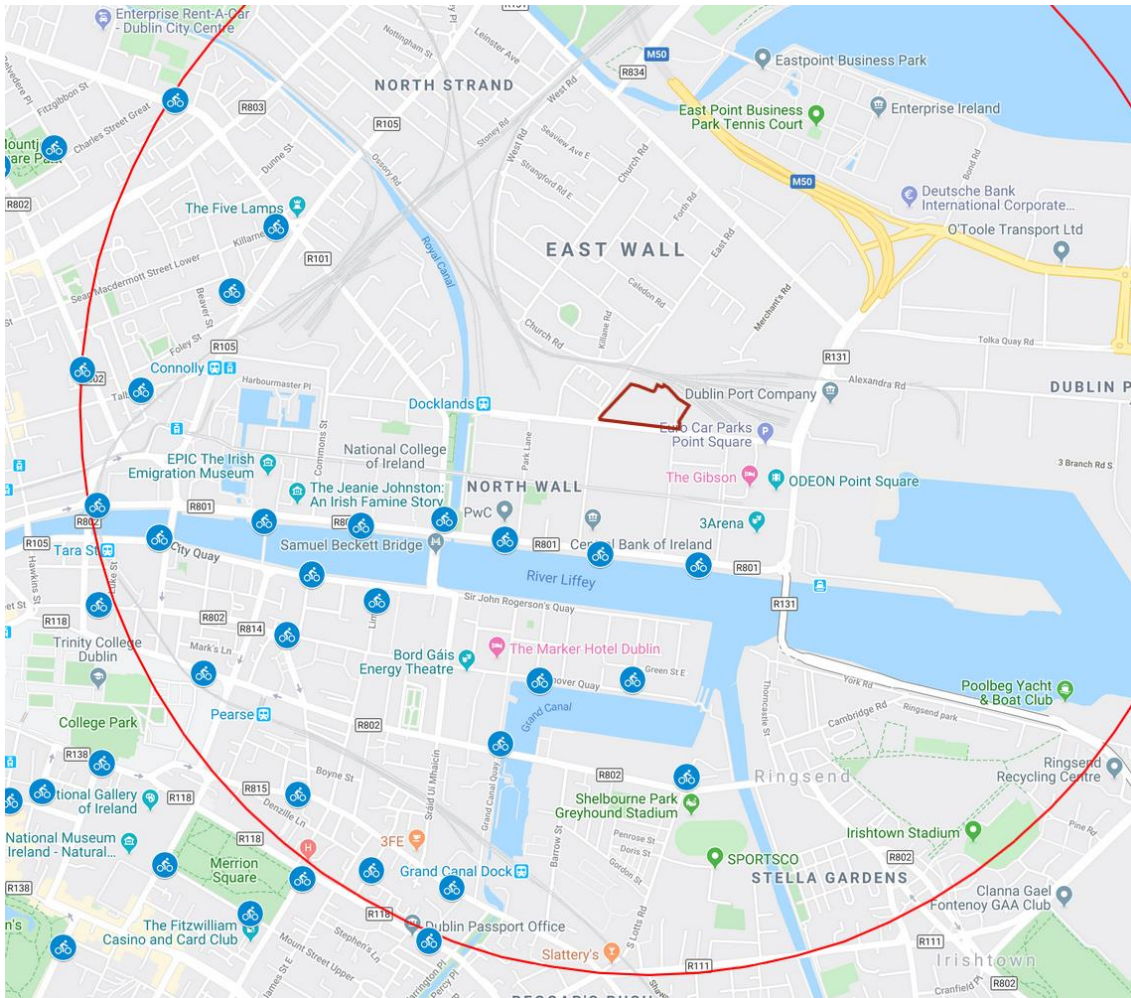


Figure 2.12: Overview of Dublin Bike locations within 1.5km of the subject site. (Source: Brady Shipman Martin, September 2020.)

3. CONCLUSION

This Report has surveyed a broad range of community facilities in the area. The nearby area possesses many of the necessary facilities to ensure a vibrant and healthy community. These facilities have the capacity to facilitate the needs of the future residents of the proposed development.

In considering the range of facilities available in the wider area, it was nonetheless identified that there is scope in this part of the Docklands to augment the cultural and community offering, and public open space provision, specifically, by providing on these previously industrial and impermeable estate lands:

- New residential and mixed use development, located at the interface between communities which facilitates access across a number of neighbourhood areas and greater integration between communities, as per Development Plan objectives
- New public space, sheltered and removed from the heavily trafficked surrounding streets
- New significant cultural hub building, with the potential to respond and reach out to local and city-wide communities, centrally located in the proposed scheme, providing a welcoming and integrated new community / city facility that will be delivered as a pivotal part of the proposed development, and which acts as a point of integration between residents of new and established communities within local neighbourhoods. This responds to the 5% social, cultural, artistic, creative space required under the Docklands SDRA.
- New pedestrian connections and linkages to the surrounding street network, both delivered as part of the scheme, and also set up for future potential
- New crèche / childcare facility centrally located in the proposed scheme, for future residents and the wider neighbourhood
- New retail, café and employment opportunities contributing to the revitalisation and regeneration of Sherriff Street, re-making the street as part of the city street network.

The range of additional facilities proposed, adds to the network of community, cultural and open spaces throughout the Docklands area generally, and the north docks area specifically, providing long term investment in the area for existing and future residents.

The proposed development meets a number of objectives set out in the Dublin City Development Plan, which are relevant to concluding this Community and Social Infrastructure Audit.

Objective SN18: To encourage and facilitate the provision of a range of community facilities in the city that caters for all.

The proposal provides a range of community facilities which support the achievement of Dublin City Development Plan Objective SN16, which aims: *“To ensure that the provision of strategic new community infrastructure complements the range of existing neighbourhood facilities and, where appropriate, is located at the interface between communities to facilitate access across a number of neighbourhood areas and greater integration between communities and to support the provision of community facilities which act as point of integration between residents of new and established communities within neighbourhoods.”*