

STRATEGIC HOUSING DEVELOPMENT
PLANNING APPLICATION

**COMMUNITY AND SOCIAL
INFRASTRUCTURE AUDIT**

FOR LANDS AT HOLY CROSS COLLEGE, CLONLIFFE
ROAD, DUBLIN 3 AND DRUMCONDRA ROAD LOWER,
DRUMCONDRA, DUBLIN 9

BSM

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**Brady Shipman
Martin**

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CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund

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3rd May 2021

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1. INTRODUCTION

This Community and Social Infrastructure Audit has been prepared by Brady Shipman Martin in support of the proposed development for Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. 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.

As part of the vision for the lands at Holy Cross College this development proposal includes non-residential uses include a crèche of c. 627 sq.m and 1 no. retail unit of c. 329 sq.m in Block A4, and 1 no. café unit of c.273 sq.m in Block D1. Total gross floor area of proposed other uses is 1,229 sq.m. Internal tenant amenity of 3,463 sq.m is provided for as well as, extensive public, private and communal amenity space.

1.1 Dublin City Development Plan 2016-2022

This Community and Social Infrastructure Audit is prepared in line with Section 16.10.4, 'Making Sustainable Neighbourhoods', of the Dublin City Development Plan 2016-2022 in relation to units 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 provides the policies and objectives to achieve 'A Good Urban Neighbourhood', stating that a neighbourhood should have a range of services and small enough to foster a sense of belonging and community. Essential facilities should be within easy walking distance of the urban centre.

The proposed development will help to meet the following 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.*

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

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.*

The nearby community possesses many of these characteristics and the proposed development contributes to the achievement of the above objectives.

1.2 Proposed Development

In terms of the community infrastructure and facilities, which are necessary to harmonise the proposed development with the surrounding area, the following are included in the subject development proposal:

Use	Size (sqm)
Retail	329
Café	273
Crèche	627
Tenant Amenity	3,463

These items will combine with the overall development strategy to provide the necessary social infrastructure in line with proper planning and sustainable development of the area.

1.3 Methodology

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 area to confirm this was up to date. The facilities in each category were recorded in an Excel table then mapped using Google My Maps.

A radius of 1.5 km from the subject site was used as the focus for this assessment as it is considered a relatively short distance for residents to access via foot, bicycle or public transport, and reflects the site's location proximate to Dublin City Centre.

2. OVERVIEW OF COMMUNITY AND SOCIAL INFRASTRUCTURE

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

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

- **Social / Community facilities:** community groups and clubs; general public facilities, libraries and Community centres etc. This also includes other community facilities such as Post Offices, Credit Unions, recycling centres and key retail locations.
- **Arts and Cultural Facilities:** Theatres, Galleries and cultural resources
- **Healthcare:** 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:** Road, Dublin Bus, Luas, train, pedestrian and cycling facilities.

This report should be read in conjunction with the Childcare Facilities and the Schools Demand Assessment prepared by BSM and other application documentation.

2.1 Social / Community Facilities

2.1.1 Introduction

This section includes community groups and clubs; general public facilities, libraries and Community centres etc. This also includes other community facilities such as Post Offices, Credit Unions, recycling centres and key retail locations.

According to the Dublin City Development Plan the urban neighbourhood should be big enough to support a range of services and small enough to foster a sense of belonging and community; it should be sufficiently dense to enable all of its essential facilities to be within easy walking distance of the urban centre.

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

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

2.1.2 Overview of Existing Facilities

Drumcondra has a strong network of community groups and clubs, many of which are voluntary groups. In addition, our survey identified a large range of community facilities within the study area. 9 No. such facilities were identified within 1.5 km of the subject site.

Libraries provide useful facilities to the local residents including free broadband and wireless internet service, self-service printing/scanning, photocopying, Microsoft Office suite available, study space, children's learning zone, garden, 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.

These local community groups include the following.

Name	Address	Type
Ballybough Community Centre	49 Ballybough Rd, Ballybough, Dublin 3	Community Centre
Carleton Hall (Marino Community Centre)	Shelmartin Ave, Clontarf, Dublin D3	Community Centre
Clonliffe & Croke Park Community Hall	9A Richmond Industrial Estate, Distillery Road, Dublin 3	Community Centre
Hardwicke Street Community Centre	Nerney's Ct, Dublin 1	Community Centre
Pavee Point Travellers Centre	46 Charles Street Great, Dublin 1	Community Centre
St Francis Xavier Community Hall	Dorset Street Lower, Dublin 1	Community Centre
Charleville Mall Library	N Strand Rd, Dublin 1	Library
Phibsboro Library	Blacquiere Bridge, North Circular Road, Phibsboro, Dublin 7	Library
Marino Library	Marino Mart, Ballybough, Dublin 3	Library
Drumcondra Library	9 Millmount Ave, Drumcondra, Dublin 9	Library

CASPr - Community After School Programme	1, Portland Square, Campbells Row, D1	Community Resource
Inner City Organisations Network	22 Buckingham Street Lower, Dublin 1,	Community Resource
Ozanam House	53 Mountjoy Square W, Dublin 1	Community Resource
ChildVision – Education Centre for Blind Children	Gracepark Road, Drumcondra, Dublin 9.	Community Resource
HOPE	Unit 5, Killarney Court, Buckingham Street Upper, Dublin 1	Drug Rehabilitation
HAY Centre	1 Baileys Court, Summerhill, Dublin 1, Co. Dublin, D01 FY50	Youth Diversion Project

Table 2.1: List of social and community facilities within 1.5km. (Source: Brady Shipman Martin, April 2021)

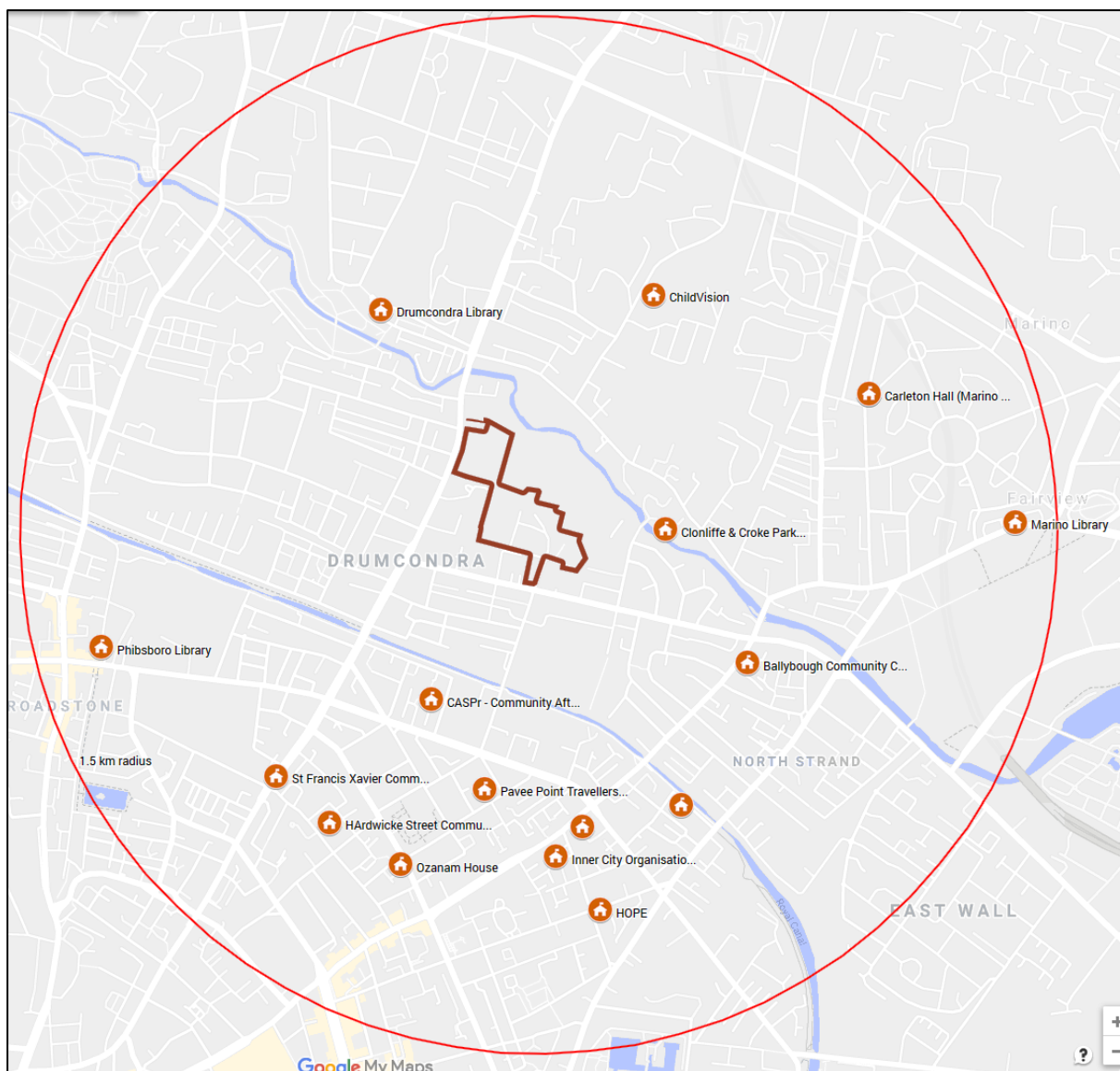


Figure 2.1: Community facilities within 1.5km of the subject site. (Source: Brady Shipman Martin, April 2021. Indicative Site Boundary)

2.1.3 Other Community Facilities

Sustainable communities require a range of facilities and services in addition to those surveyed above. Other Facilities are considered to include state or local authority provided services such as credit unions, post offices, retail centres, recycling facilities and general community services.

Our survey has identified 26 no. ancillary community facilities within or very close to a 1.5 km radius of the site. (It is noted that this is not an exhaustive list of all facilities).

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

- Post offices
- Recycling facilities (other nearby facilities include Collins Avenue Bring Centre and Grangegorman Bring Centre);
- Retail locations such as Drumcondra both north and south of the River Tolka, Fairview, Phibsborough and Dorset Street; and
- Credit unions.
- Garda Station.

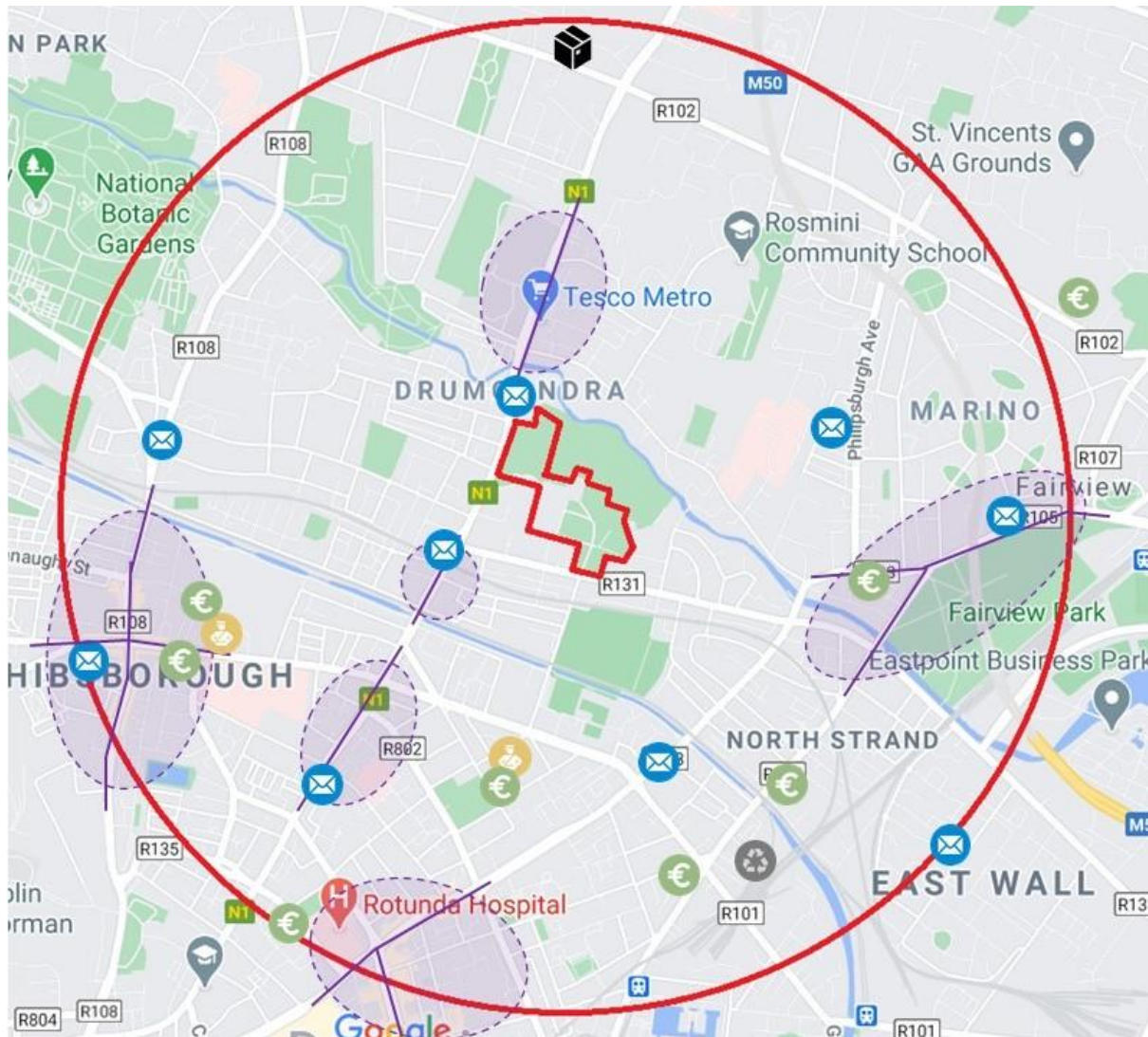








Figure 2.2: Overview of additional community facilities within 1.5 km. (Source: Brady Shipman Martin, April 2021. Indicative Site Boundary)

Legend:

Post office			Credit unions
Garda Station			Recycling Facilities
Key Retail and Services Locations			Post Sorting/Delivery Office

Type	Name	Address
Post Office	Summerhill Post Office	Summerhill, Dublin 1
Post Office	Drumcondra	32_38 Drumcondra Road Lower, Dublin 9
Post Office	Lomond Avenue	18 Lomond Ave, Drumcondra, Dublin 3
Post Sorting/ Delivery Office	Griffith Avenue	Griffith Ave, Whitehall, Dublin 9
Post Office	Marino	3 Marino Mart, Clontarf, Dublin 3
Post Office	Botanic Road	8 Botanic Rd, Dublin 9
Post Office	Phibsborough	336 N Circular Road, Phibsborough, Dublin 7
Post Office	Dorset street	59 Dorset Street Upper, Dublin 1
Fire Station	North Strand Fire Station	North Strand, Dublin 3
Retail Locations	Drumcondra (both north and south of the River Tolka)	Drumcondra Road, Dublin 9
Retail Locations	Phibsborough	71 Phibsborough Rd, Phibsborough, Dublin 7
Retail Locations	Dorset Street	Dorset St. Dublin 1,
Retail Locations	Fairview	Fairview, Dublin 3
Retail Location	Dublin City Centre	O'Connell Street and Talbot Street, North City Dublin 1
Credit Unions	Ansac Credit Union	75 Amiens St, Dublin 1
Credit Unions	Member First Credit Union	38 N Strand Rd, Dublin
Credit Unions	Jim Larkin Credit Union	Liberty Hall, Eden Quay, Dublin 1
Credit Unions	Prison Service Credit Union	397 N Circular Rd, Phibsborough, Dublin 7
Credit Unions	Fairview	36-38 Fairview Strand, Dublin 3
Credit Unions	Matt Talbot Credit Union	36A Fitzgibbon St, Dublin 1
Credit Unions	Phibsboro & District Credit Union Ltd	392 N Circular Rd, Dublin 7
Credit Unions	Parnell Square	33 Parnell Square W, Rotunda, Dublin 1
Credit Unions	Marino Credit Union	1d Griffith Ave, , Dublin, D9
Recycling Facilities	North Strand Recycling Centre	Shamrock Terrace, North Strand, Dublin 1
Garda Station	Fitzgibbon Street Garda Station	1 Fitzgibbon St, Dublin 1
Garda Station	Mountjoy Garda Station	399 N Circular Rd, Dublin 7

Table 2.2: List of ancillary community facilities within 1.5km. (Source: Brady Shipman Martin, April 2021)

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 of arts and culture, 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, with much of this creative legacy is visible across the city. Other notable projects such as The North Inner City Folklore Project has been collecting and celebrating the history of the area since the 1980s.

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).

Attraction	Description	Address
1. Beg Borrow and Steel Theatre Company	Theatre	35 Leinster ave Nth Strand Dublin 3
2. Buckingham St. Fire Station	Artists’ Studios	9 - 12 Buckingham Street Lower, Dublin 1
3. Croke Park	GAA Museum & Tours	St Joseph's Ave, Ballybough, Dublin 3
4. D-Light Studios	Studio and Exhibition space	Drumcondra, Dublin 1
5. Foley Street The Lab	Studio and Exhibition space	1 Foley St Dublin 1
6. Gate Theatre	Theatre	Cavendish Row, Parnell Square E, Dublin 1
7. Guna Nua Theatre Company Limited	Theatre Co.	Drumcondra, Dublin 9
8. Olivier Cornet Gallery	Gallery	3 Denmark Street Great, Dublin 1,
9. O'Reilly Theatre	Theatre	6 Great Denmark St, Dublin 1
10. The Hugh Lane Gallery of Modern Art	Gallery	Charlemont House, Parnell Square N, Rotunda, Dublin 1

Table 2.3 List of Cultural and Arts facilities in the area. (Source: Brady Shipman Martin, April 2021.)

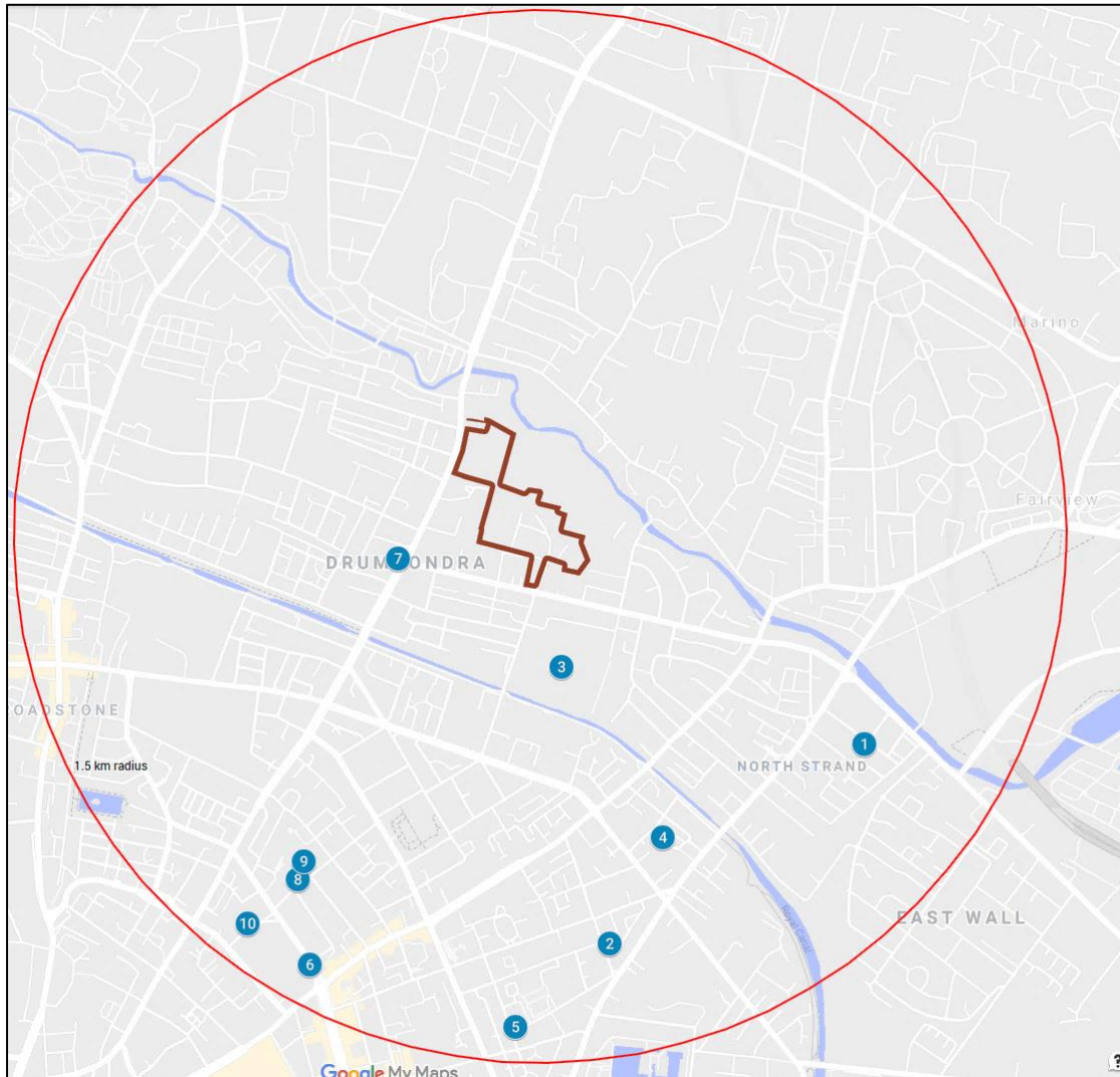


Figure 2.3: Overview of Cultural and Arts facilities within 1.5km. (Source: Brady Shipman Martin, April 2021. Indicative Site Boundary)

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.

The proposed development is located within the Dublin City Council area which 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

Our survey identified a large range of healthcare facilities within the study area. 50 No. health care facilities were identified within 1.5 km of the subject site. These include a range of facilities from general practitioners, dentists, pharmacies and primary medical care. The largest public hospital is the Mater Misericordiae University Hospital within the 1km of the site. Temple Street Children’s Hospital and the Rotunda Maternity Hospital are also within 1.5 km of the site.

In addition, there are a number of private hospitals such as the Mater Private, and Bon Secours which is approximately 2 km from the subject site.

There are 2 no. Primary Care Centres near the proposed development at North Strand Road and Summerhill, as listed in Table 2.3 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).

Facility	Address
1. Dentist	43-44 Dorset Street Lower, Street, Dublin 1
2. Dentist	7A Saint Peter's Square, Phibsborough road, Dublin 7
3. Dentist	14 Upper Drumcondra Rd Upper, Drumcondra Road, Drumcondra D9
4. Dentist	64 Drumcondra Rd Upper, Drumcondra, Dublin 9
5. Dentist	203 Philipsburgh Ave, Drumcondra, Dublin 3
6. Dentist	21 Fairview, Dublin 3
7. Dentist	18 Annesley Bridge Rd, Dublin 3
8. Dentist	116 Phibsborough Road, Cross Guns Bridge, Drumcondra 7
9. Dentist	St Mobhi Road, Glasnevin, Dublin 9
10. GP	40 Drumcondra Rd Upper, Dublin 9
11. GP	St Brigid's Rd Lower, Drumcondra, Dublin 9
12. GP	Harts Corner, 11 Finglas Rd, Glasnevin, Dublin 11
13. GP	109 Dorset Street Lower, Dublin 1
14. GP	2-3, Baker's Yard, Portland St N, Dublin 1
15. GP	4 Berkeley St, Dublin 7

16. GP	Summerhill, Dublin 1
17. GP	130 N Strand Rd Dublin 3
18. GP	110 N Strand Rd, North Strand, Dublin 3
19. Mater Private	Eccles St, Dublin 7
20. Medical Centre	37 - 39 Fairview Strand, Dublin 3
21. Medical Centre	144 Philipsburgh Ave, Dublin 3
22. Medical Centre	10 Drumcondra Rd Upper, Dublin 9
23. Medical Centre	14 Drumcondra Rd Lower, Drumcondra, Dublin 9
24. Medical Centre	Health Centre, 16 N Strand Rd, North Strand, Dublin 1
25. Medical Centre	145 Church Rd, East Wall, Dublin 3
26. Medical Centre	9 Prospect Rd, Phibsborough, Drumcondra, Dublin 9
27. Medical Centre	44 N Great George's St, Dublin 1
28. Medical Centre	The Avenue Family Practice - Medical Centre
29. Pharmacy	149 N Strand Rd, Dublin
30. Pharmacy	350 N Circular Rd Phibsborough Dublin 7
31. Pharmacy	150 Church Rd, East Wall, Dublin 3
32. Pharmacy	10 Drumcondra Rd Upper, Drumcondra, Dublin 9
33. Pharmacy	Lower Drumcondra Road, Drumcondra Rd Lower, Dublin 9
34. Pharmacy	50 Dorset Street Lower, Dublin 1
35. Pharmacy	Portland St N, Dublin
36. Pharmacy	136 Parnell St, Dublin 1
37. Pharmacy	25 Marino Mart Dublin 3
38. Pharmacy	2-4 Fairview Strand, Dublin 3
39. Pharmacy	34 Fairview Strand, Dublin 3
40. Pharmacy	45A Home Farm Rd, Drumcondra, Dublin 9
41. Pharmacy	195 Philipsburgh Ave, Dublin 3
42. Pharmacy	40a Calderwood Rd, Drumcondra, Dublin 9
43. Primary Care Centre	Summerhill Street, Dublin 1
44. Primary Care Centre	51-53 Church Rd, East Wall, Dublin 3
45. St Vincent's Hospital St Joseph's Unit	Convent Ave, Fairview, Drumcondra, Dublin 3
46. Temple Street Children's Hospital	Temple St, Rotunda, Dublin
47. The Mater Misericordiae University Hospital	Eccles St, Northside, Dublin 7
48. The Rotunda	Parnell Square E Dublin 1

Table 2.4: List of healthcare facilities in the area. (Source: Brady Shipman Martin, April 2021)

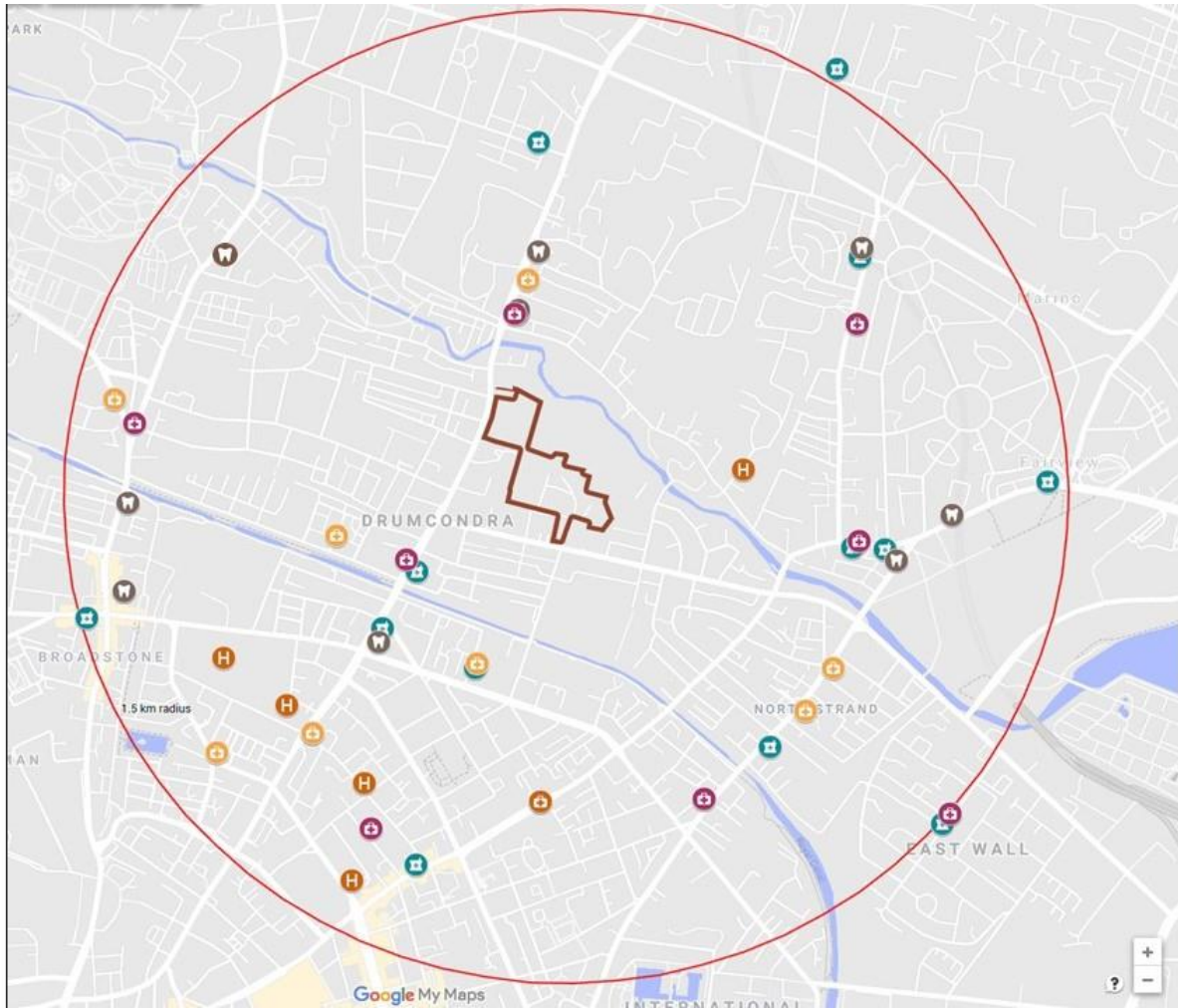


Figure 2.4: Overview of health facilities in within 1.5km of the subject site. (Source: Brady Shipman Martin, April 2021. Indicative Site Boundary)

Legend:

Dentist		GP	
Hospital		Medical Centre	
Pharmacy			

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 Drumcondra area has 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.

2.4.2 Existing Facilities

Open Space

9 No. publically accessible parks were identified during the survey. These ranged from a number of large scale parks with a range of different facilities such as Fairview Park to the more formal Mountjoy Square or Blessington Street Park.

Mountjoy Square

Located in the centre of Mountjoy Square, once Dublin's premier Georgian area, and comprising 1.8 ha., originally created by the Developer of the Square, Luke Gardiner, Lord Mountjoy around 1800, as part of his grand concept which envisaged the great sweep of Gardiner Street down to the Custom House.



Blessington Street Park

A quiet haven in the City provides a secret garden for local residents and visitors alike. 0.75 ha in size, within walking distance of O'Connell Street and the subject lands. The park provides a vital green retreat for the local residents and large student population in this vibrant area of the city, where park users can relax, play, exercise and enjoy the picturesque mature trees and flower displays.



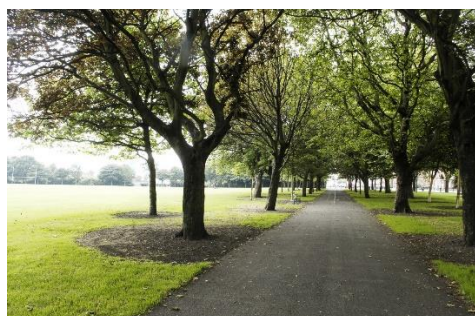
Griffith Park

Situated on the Tolka River between Glasnevin and Drumcondra and just downstream from the National Botanic Gardens, the park extends to 7.5 hectares. The site was originally a landfill until the 1930's when the eastern end of the park was first developed.



Fairview Park

Located in the heart of Fairview between the DART line and Tolka, this 20 ha park is noted for its seasonal bedding displays but also has valuable playing fields, a children's playground and tree-lined walks.



Open space/recreation	Address
1. Blessington Street Park	28 Primrose Ave, Phibsborough, Dublin 7
2. Croydon Park	Croydon Park, Dublin 3
3. Diamond Park	Gardiner Street, Dublin 1
4. Eileen McLoughlin Park	Eileen McLoughlin Park, Dublin 1
5. Fairview Park	Fairview, Dublin 3
6. Garden of Remembrance	Parnell Square, Dublin 1
7. Griffith Park	Griffith Park, Drumcondra, Dublin 9
8. Marino Park	Marino Park, Dublin 3
9. Mount Joy Square	Dublin 1
10. National Botanic Gardens	Glasnevin, Dublin 9
11. The Royal Canal	Guild Street - North Strand, Dublin 1
12. All Hallows Campus	Grace Park Rd, Drumcondra, Dublin 9

Table 2.5: List of open space and recreation facilities in the area. (Source: Brady Shipman Martin, April 2021)

Sports and Recreation

The development of sport and recreation are important in encouraging a sense of well-being and social contact. Dublin City Council acknowledges the very important role that sporting and social clubs play in enhancing the social and recreational life of the city's communities.

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We have also surveyed existing local sports facilities such as sports clubs, 5-side football and local playgrounds.

Within 1.5km there is a range of such facilities including large scale clubs such as Na Fianna GAA club, Belvedere Rugby Club, Charleville Tennis Club. There are several large scale stadiums which have multiple associated facilities such as Croke Park, Shelbourne Rovers at Tolka Park or Bohemians Football Club at Dalymount Park.

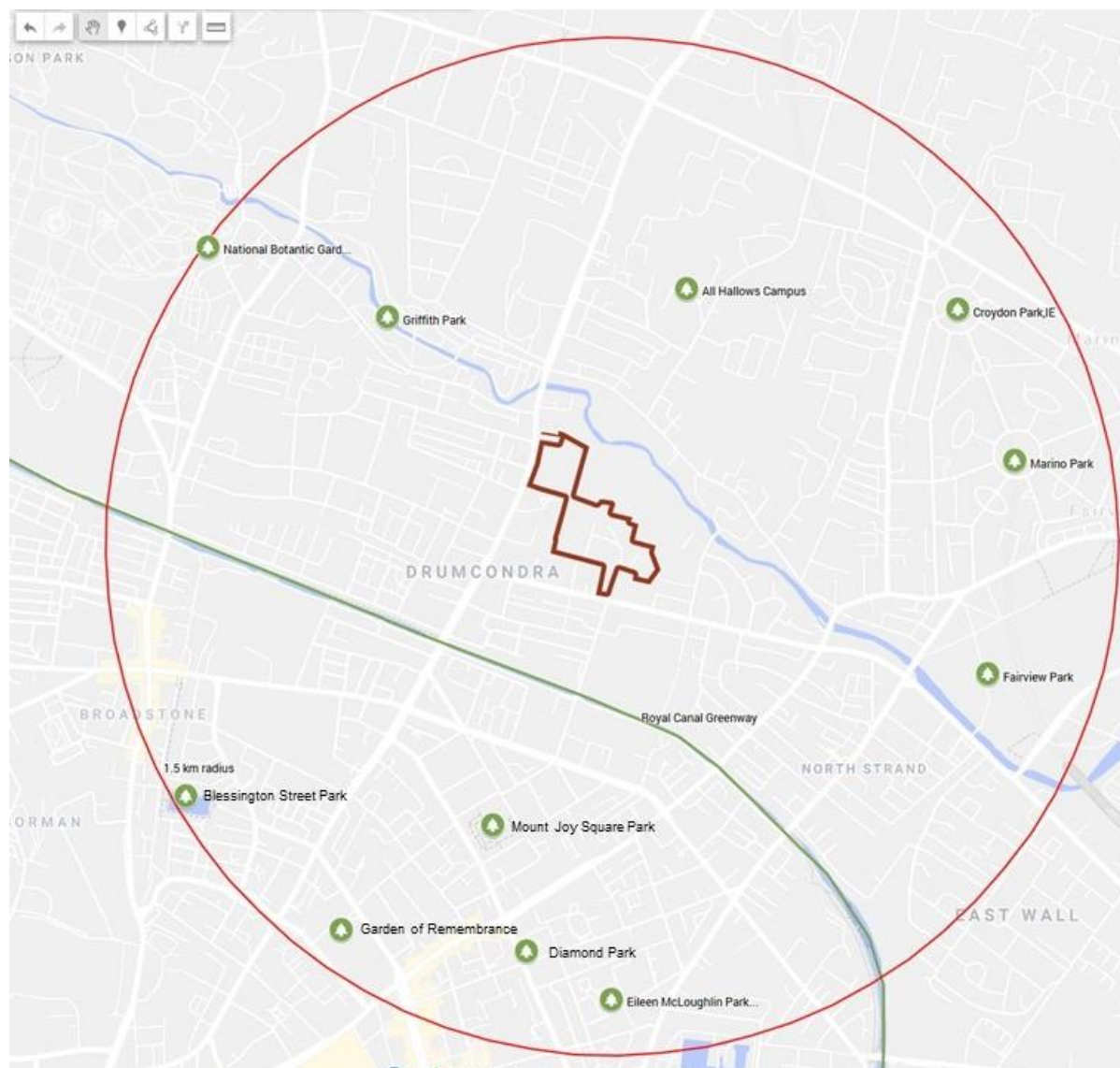


Figure 2.5: Overview of open space and public parks within 1.5km. (Source: Brady Shipman Martin, April 2021. Indicative Site Boundary)

Club	Address
Belvedere Rugby Club	18 Distillery Rd, Drumcondra, Dublin 3
Charleville Lawn Tennis Club	Whitworth Rd, Drumcondra, Dublin 9
Croke Park	Jones Rd, Drumcondra, Dublin 3
Dalymount Park	Phibsborough, Dublin 7
Dublin Port Stadium Stella Maris F.C.	3 Waterfall Ave, Drumcondra Dublin 3
East Youth	Saint Marys Terrace, Strangford Rd E, Dublin 3

Fairview Park Pitches	Fairview, Dublin 3
Home Farm Football Club	97A Swords Road, Whitehall, Dublin 9
Ierne Social and Sports Club	Grace Park Rd, Drumcondra, Dublin 9
Na Fianna GAA Club	Mobhi Road, Drumcondra, Dublin 9
National Handball Centre	Sackville Ave, Ballybough, Dublin 3
Sean MacDermott St Swimming Pool	Sean MacDermott Street Lower, Dublin 1
Shelbourne Football Club	Tolka Park, Richmond Rd, Drumcondra, Dublin 3
St. Patrick's College	Drumcondra Rd Upper, Drumcondra, Dublin 9

Table 2.6: Overview of open space and outdoor recreation within 1.5km. (Source: Brady Shipman Martin, April 2021)

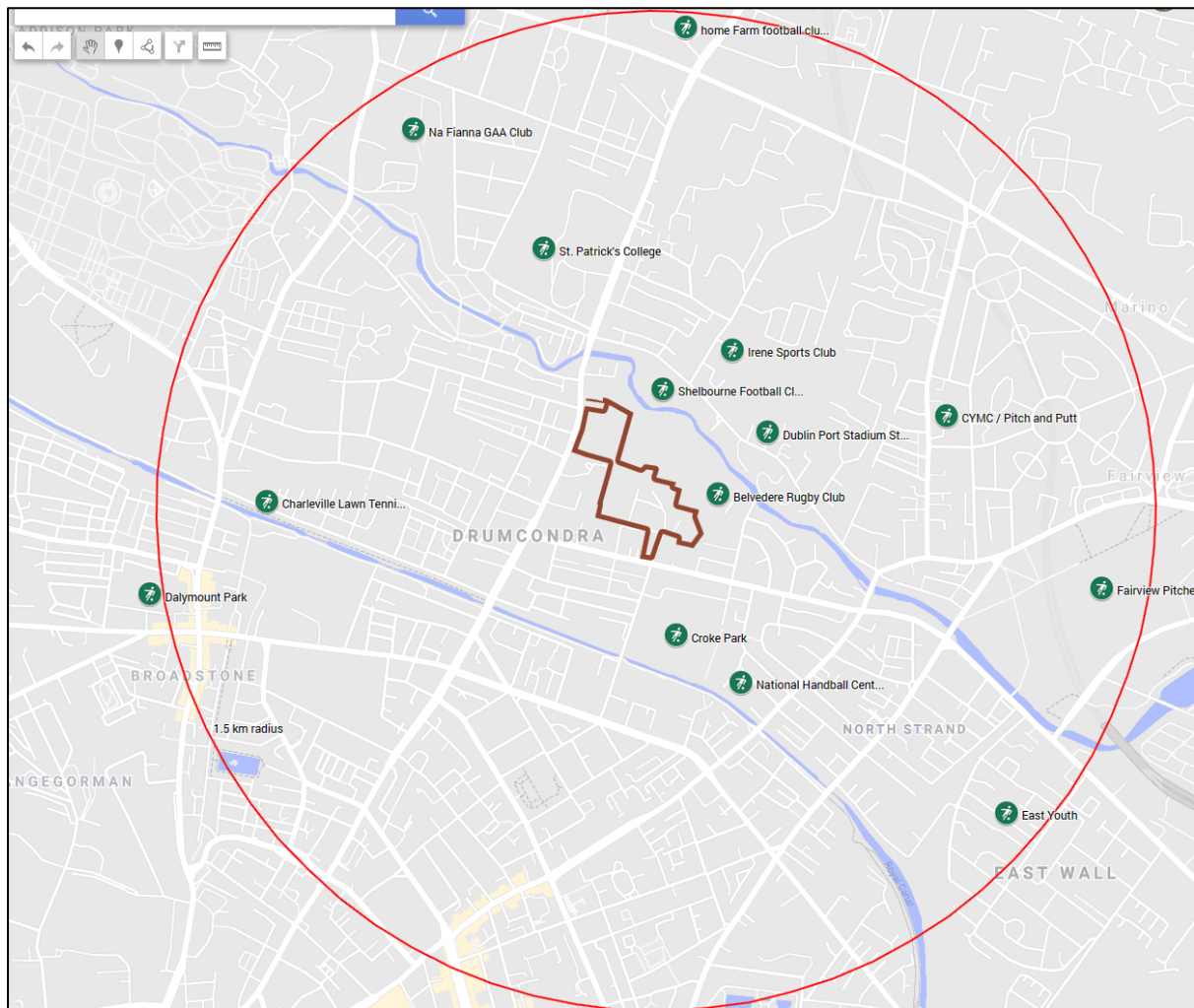


Figure 2.6: Overview of outdoor recreation within 1.5km. (Source: Brady Shipman Martin, April 2021. Indicative Site Boundary)

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 approach. 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, sports halls. There are also a number of permitted and under construction residential amenity areas which will contribute to the needs of the future population.

GYM/leisure	Address
Active Plus	40 Drumcondra Rd Lower, Drumcondra, Dublin 9
Belvedere Pool	Belvedere School, 6 Great Denmark Street, Dublin 1
Better Body Gym & Fitness Studio	Phibsborough Place, 26-26A Phibsborough Rd, Dublin 7
CalisthenFit Health & Fitness	Ossory Industrial Estate, Unit 1H, Ossory Rd, North Strand, Dublin 3
Educogym Eccles Street	66 Eccles St, Dublin 1
F45	110 Amiens Street, North Strand Road, Dublin 1
Fairview CYMC Hall / LC pitch Putt	80 Philipsburgh Ave, Ballybough, Dublin 3
Feel fit	117a Church Rd, Dublin 3
Flyefit Drumcondra	Upper Drumcondra Road, Drumcondra, Dublin 9
GNS Fitness	Mobhi Road, Drumcondra, Dublin 9
JMFitness	19 Esmond Ave, Drumcondra, Dublin 3
Phibsboro Gym	1st floor, Phibsborough Shopping Centre, Phibsborough, Dublin 7
Quick Fitness	10A Malahide Rd, Dublin 3
Ronin Crossfit	3 Esmond Ave, Drumcondra, Fairview Dublin 3
St. Patrick's College Sports Complex	Drumcondra Rd Upper, Drumcondra, Dublin 9
West Wood Clontarf	3 Clontarf Rd, Dublin 3

Table 2.7: Overview of gyms, swimming pools, and health centres within 1.5km. (Source: Brady Shipman Martin, April 2021)

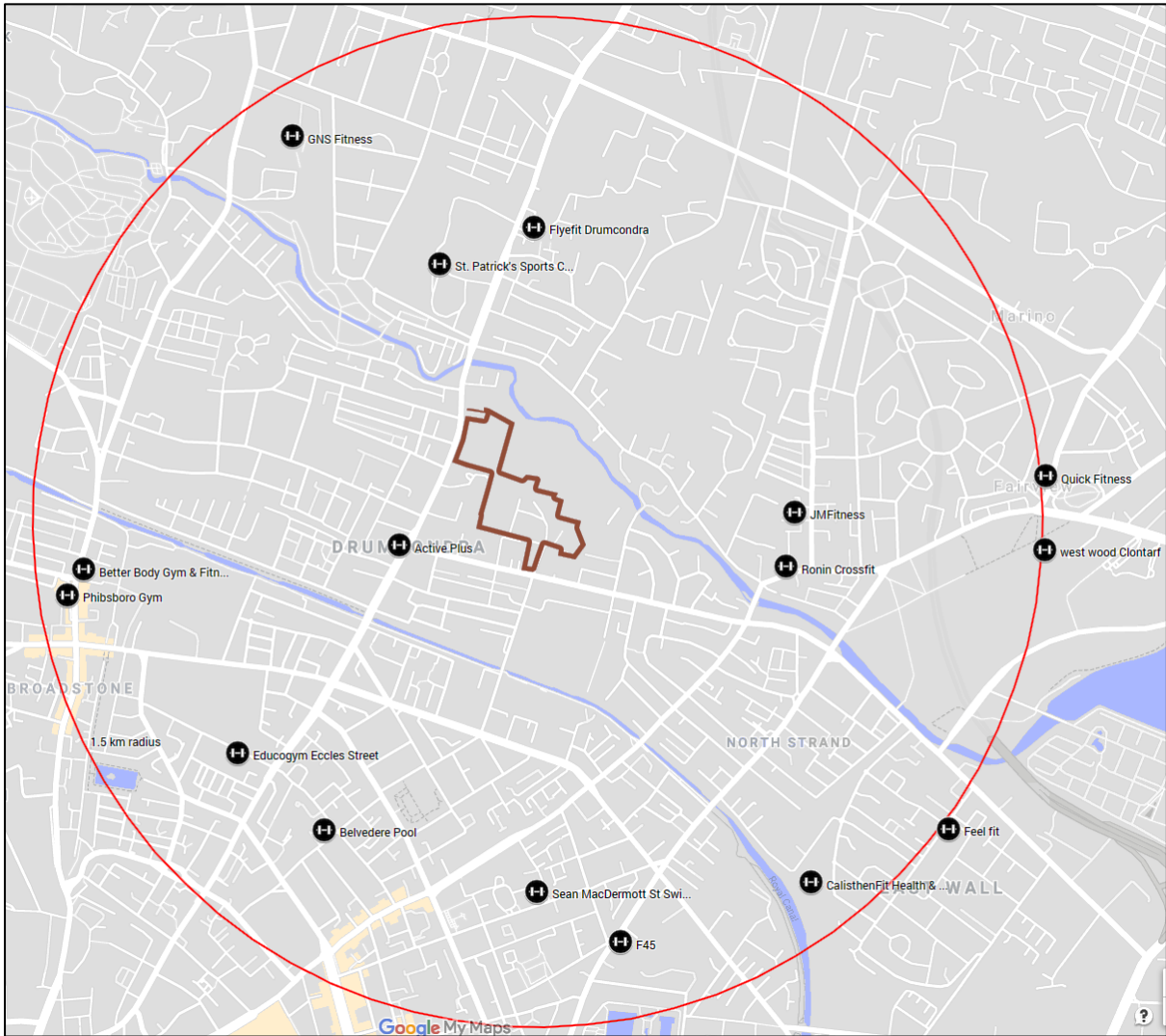


Figure 2.7: Overview of gym and leisure within 1.5km. (Source: Brady Shipman Martin, April 2021. Indicative Site Boundary)

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 religions 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 Local Electoral Area 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 18 No. religious facilities close to the site, most of which are Catholic Churches catering to a wide range of different religions. 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 also note the Anwar-l-Madina Islamic Centre of Dublin is just outside the 1.5km area.

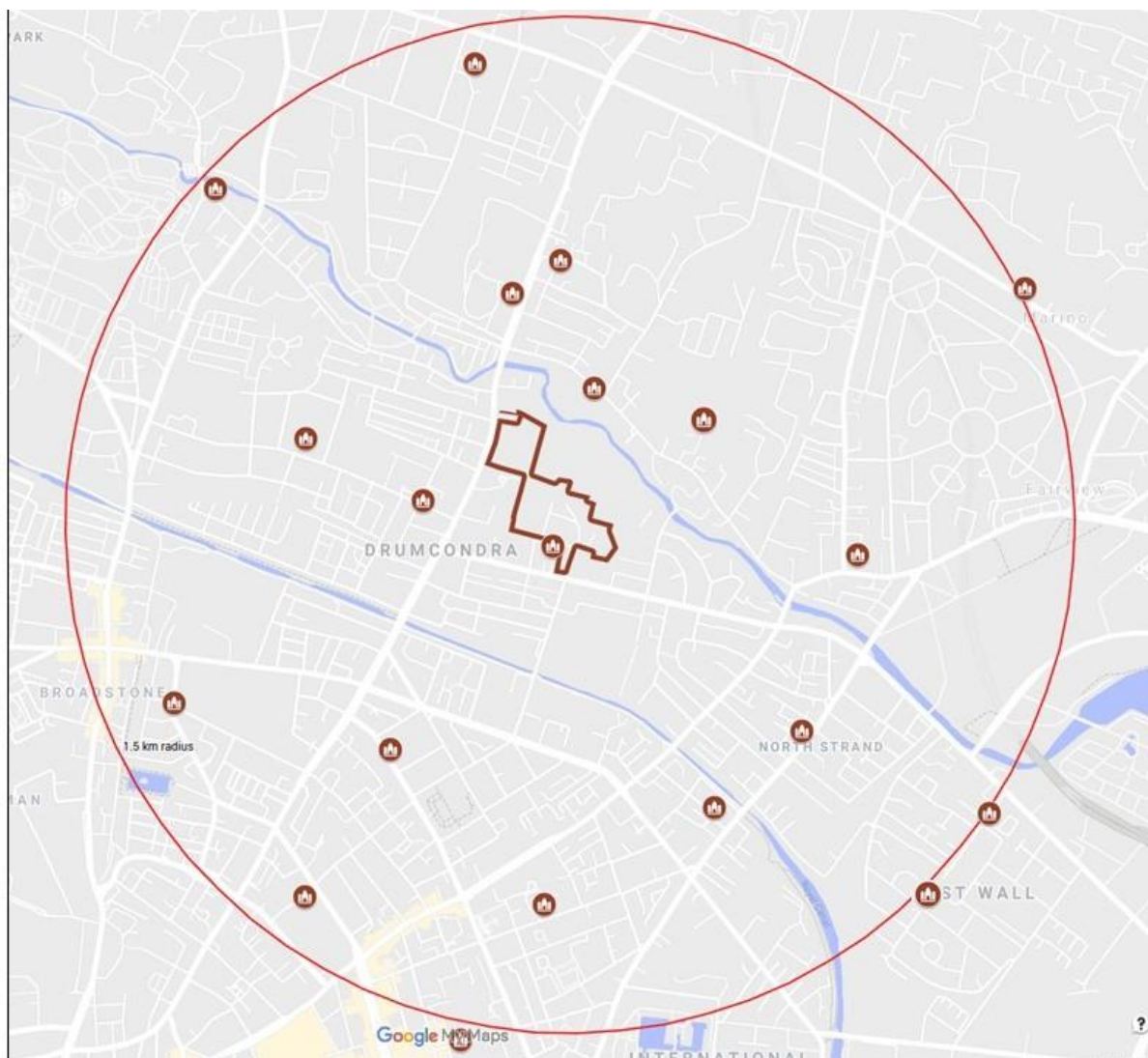


Figure 2.8: Overview of religious facilities within 1.5km. (Source: Brady Shipman Martin, April 2021. Indicative Site Boundary)

Religious	Address
Abbey Presbyterian Church	Parnell Square N, Dublin 1
Anwar-l-Madina Islamic Centre of Dublin	9 Talbot St, Dublin 1,
Church of the Visitation, Fairview	3 Philipsburgh Ave, Dublin
Corpus Christi Roman Catholic Church	Homefarm Road, Drumcondra, Dublin 9
Drumcondra Seventh-Day Adventist Community	Unit 24, Charthouse Business Centre, 157 Richmond Rd, Drumcondra, Dublin 9
Holy Cross College Catholic Church	6 Holy Cross Ave, Drumcondra, Dublin 3
Our Lady of Dolours	Botanic Rd, Dublin 9
Our Lady of Lourdes Catholic	Sean MacDermott Street Lower, Dublin 1
Saint Joseph's Church	3, Church Rd, East Wall, Dublin 3
St Agatha's Catholic Church	46-12 Sráid Liam Thuaidh, Ballybough, Baile Átha Cliath 1
St Columba's Catholic Church	Parish Office St. Columba's Church 9, Glasnevin, Dublin 9

St Francis Xavier	Gardiner Street Upper, Dublin 1
St John the Baptist Church Drumcondra	Church Ave, Grace Park Rd, Drumcondra, Dublin 9
St Joseph's Church (Discalced Carmelites)	Berkeley Rd, Phibsborough, Dublin 7
St Patrick's College Chapel	St. Patrick's College- Lodge, Drumcondra Rd Upper, Dublin 9
St Vincent De Paul Catholic Church, Marino	Griffith Ave, Grace Park, Dublin 9
St. Columba's Anglican Church	Waterloo Ave, Ballybough, Dublin 1
St. Maximus & St. Domatius Coptic Orthodox Church	19 St Alphonsus' Rd Lower, Drumcondra, Dublin 9

Table 2.6: List of religious facilities within or close to 1.5 km from the subject site. (Source: Brady Shipman Martin, April 2021)

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 Transportation Report and Mobility Management Plan (TTA & MMP) has been completed by SYSTRA 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.

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

- **Road:** N1 and Clonliffe Road.
- **Rail:** Dart, Intercity and commuter services;
- **Light rail:** the green line Luas;
- **Bus:** Dublin bus and private providers;
- **Cycle infrastructure:** such as Dublin bikes and segregated cycle paths.

2.7.2 Existing Infrastructure

Road Infrastructure

The Proposed Development is accessed via Clonliffe Road and Drumcondra Road Lower. The wider lands are bound by the adjacent N1 to the west. This national route runs north-south connecting Dublin City Centre with Drumcondra, Whitehall and Dublin Airport.

The N1 is a major arterial route in Dublin City Centre with dedicated bus lanes, pedestrian facilities and segregated cycle paths in many places.

Clonliffe Road is a heavily trafficked, primarily single lane, two way road.

Rail and light rail

Drumcondra train station is a 5 minute walk from the subject site and is served by Commuter and Inter City services.

This station connects the area with routes to Sligo; Ashtown, M3 Parkway, Maynooth and Longford; Connolly, and Dublin Heuston - Portlaoise.

These services are high capacity.

The closest LUAS stop is Parnell located (1.2 km) south of the site which connects the site with the Green Line and wider LUAS network.

The nearest DART station is 1.3 km to the south at Connolly Station, enabling convenient linkage with the wider Dublin Area, with the Red Line LUAS stop also located here connecting to the Docklands and to Tallaght and beyond.

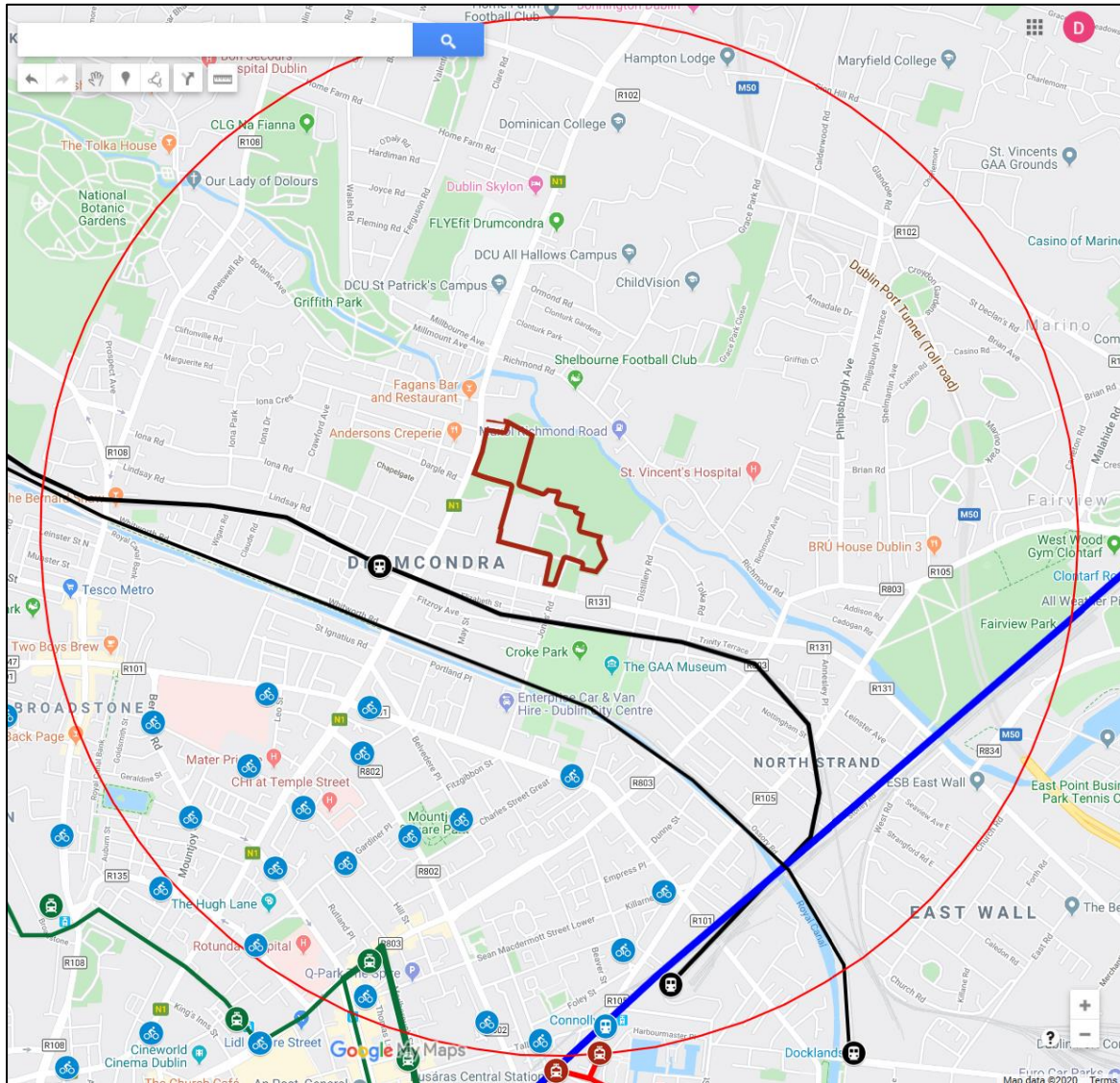









Figure 2.9: Overview of rail and light rail connections, and Dublin Bike stations within 1.5km. (Source: Brady Shipman Martin, April 2021. Indicative Site Boundary)

Legend:

Luas		
Dart		
Commuter and Intercity Services		
Dublin Bike Station		

Bus

Dublin Bus is the main provider of short to medium distance bus journeys within the Capital. Bus Eireann provides bus services catering for longer journeys within and outside the Dublin area.

The subject site is widely served by Dublin Bus. Within 500 m there are many Dublin Bus routes serving the area including the 1, 11, 13, 16(c), 33, 44, 41(b)(c).

Bus Eireann routes that stop nearby include the 740 (-A) to Wexford. There are also direct bus links with Dublin Airport along Drumcondra Road.

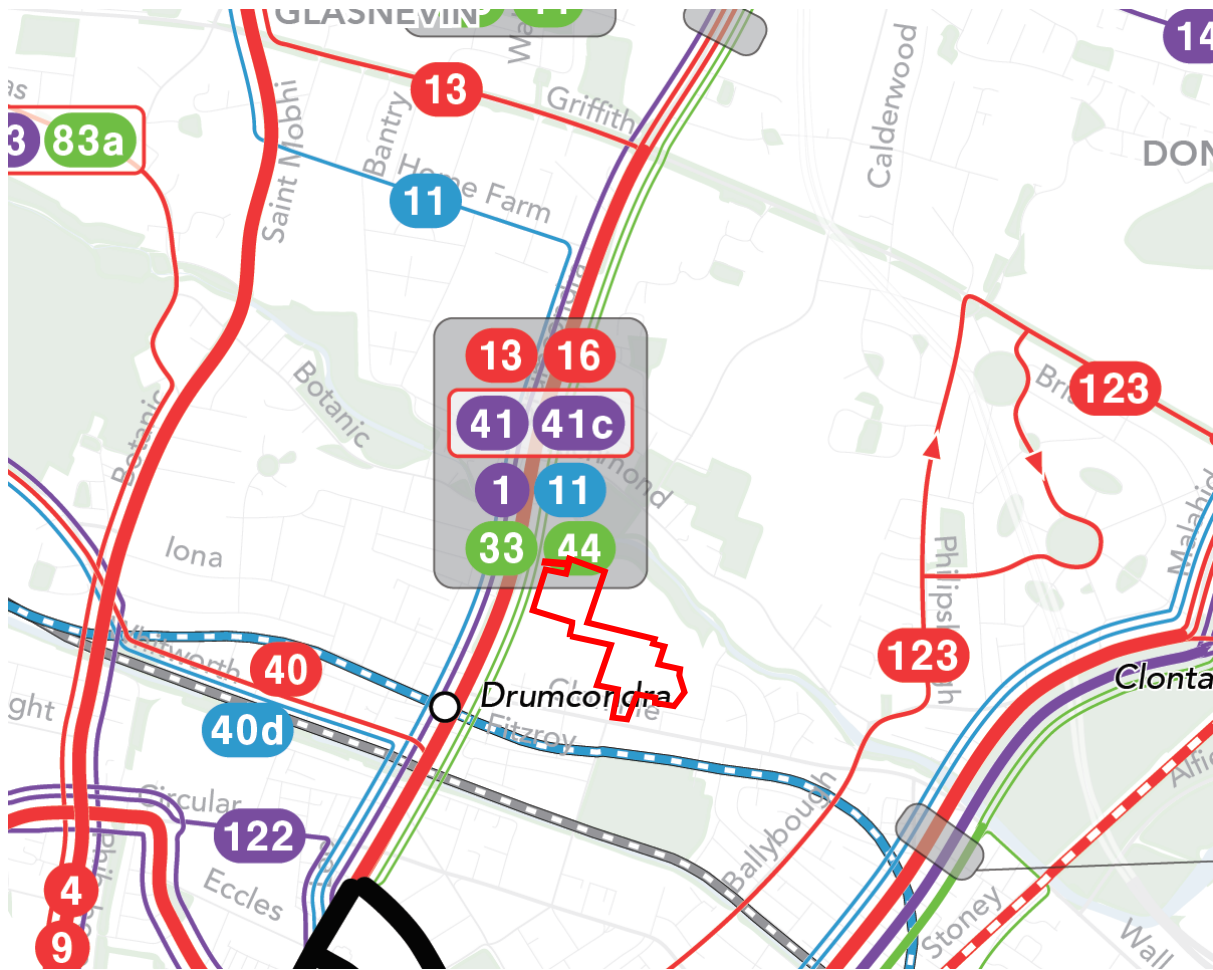


Figure 2.10: Overview of Dublin Bus services with subject site indicated. (Source: Bus Connects, April 2021. Indicative Site Boundary)

Cycle Infrastructure

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

There are a number of high quality cycle paths in the area such as the Tolka Valley Greenway and the partially complete Royal Canal Way.

The National Transport Authority (NTA) has 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.

As part of the Cycle Network Plan, DCC is currently delivering The Royal Canal Greenway. The Royal Canal runs from Dublin to Longford, a total of 146 kilometres. The Dublin city section of the route when complete, will provide a high quality walking and cycling route of over 7km linking Ashtown to the North Quays at the Samuel Beckett Bridge, connecting to the Grand Canal cycleway from Grand Canal Dock.

To the northwest the Tolka Valley Cycle Route is a 3.4 km off-road cycle route from Finglas Road to River Road/Ashtown Road Junction. The development of the Park and cycle route linked together new communities with established neighbourhoods on the opposite side of the river to promote social

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inclusion and improve access to areas of employment and commuter railways. DCC intends to progress a further 0.4km of the greenway, traversing through Fairview Park which will be constructed in 2020.

The cycle network surrounding the proposed development is being enhanced and integrated as part of the Green Route Network, and 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 Dublin Bike station to the south west of the subject site on North Circular Road and at nearby Mountjoy Sq, enabling access to the wider Dublin Bike Station network in the city.

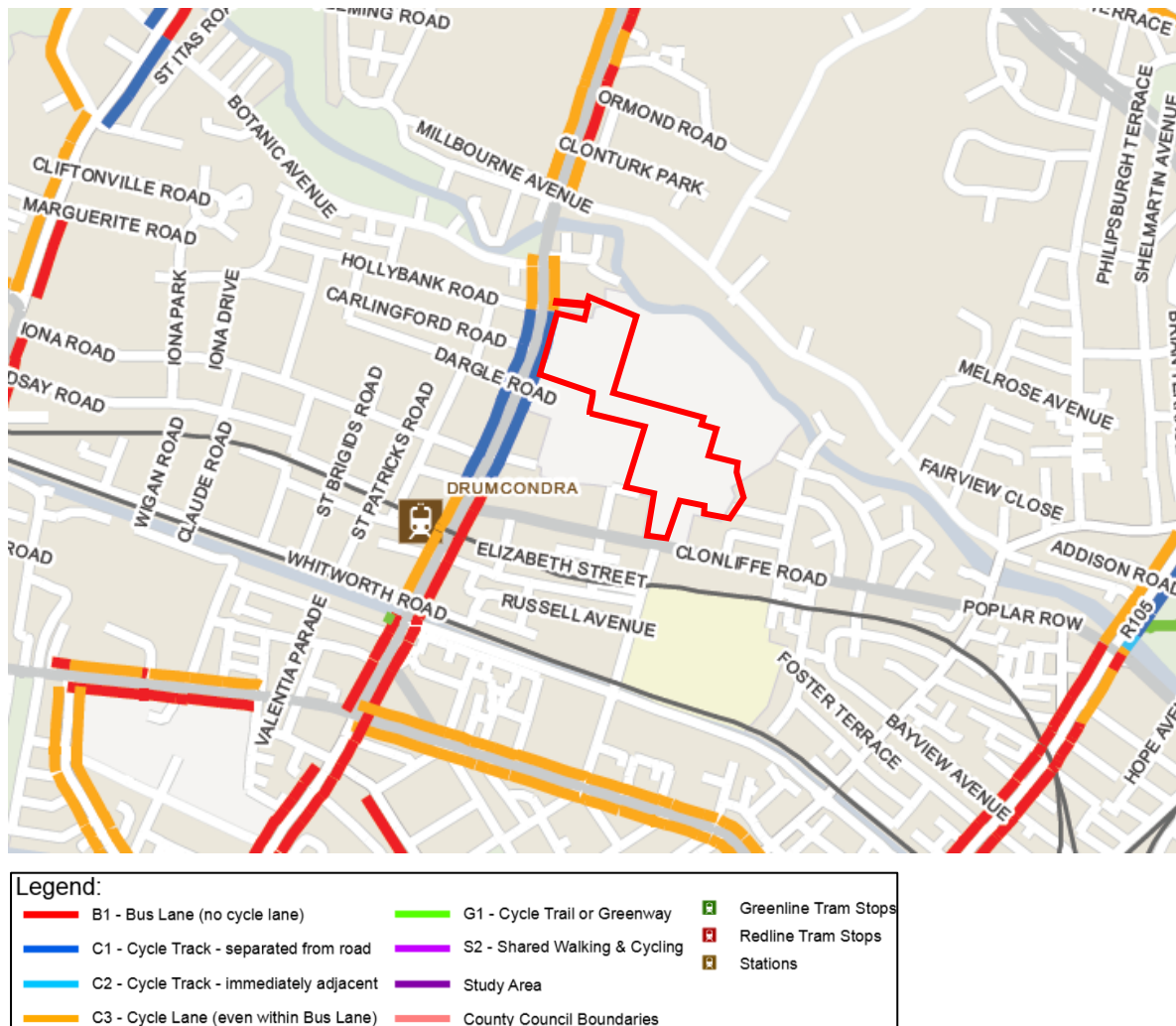


Figure 2.11: Extract from the 'Cycle Network Plan for the Greater Dublin Area' map of existing cycle infrastructure in Dublin City Centre with subject site indicated. (Source: NTA, December 2013.)

3. CONCLUSION

Overall, Drumcondra and the wider area possesses a wide range of physical, cultural and social facilities. The proposed development will stitch into an already established neighbourhood with significant local facilities. We submit that there are sufficient such community facilities to meet the demand created by the future residents of the proposed development.

The proposed development meets a number of objectives set out in the Dublin City Development Plan 2016-2022, which are relevant to concluding this Community and Social Infrastructure Audit including the provision of green infrastructure including extensive public open space of c. 25% of the site development area, childcare facilities, retail/café facilities and permeability with the surrounding areas.

From the assessment of existing and permitted facilities above, we submit that the proposed development will contribute to the achievement of community objectives and will enable the future vitality of the area. In particular, Objective SN18 which aims: *To encourage and facilitate the provision of a range of community facilities in the city that caters for all.*

In addition, 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.”*