

COMMUNITY AND SOCIAL INFRASTRUCTURE
OVERVIEW
HOLLYSTOWN-KILMARTIN SHD, DUBLIN 15

BSM

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**Brady Shipman
Martin**

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Active
Healthy
**Built
Environment**

Client:

Glenveagh Homes Ltd

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1 Introduction

This Community and Social Infrastructure Overview has been prepared by Brady Shipman Martin in support of a proposed development by behalf of Glenveagh Homes on lands at Hollystown Kilmartin Dublin 15. The purpose of this report is to provide an overview of the existing provision of community and social infrastructure in order to harmonise the proposed development with the existing character of the area and create sustainable neighbourhoods.

The proposed development comprises a residential development of 548 no. units, in addition to childcare, café and community facilities, and public open space, and enhanced connectivity and linkages. Please see Planning Report accompanying this application documentation for a full development description.

1.1 Background

Chapter 3 of the Fingal County Development Plan sets out a strategy for Placemaking in the County. The Development Plan states that *“Sustainable communities are those that are economically, environmentally, and socially healthy and resilient”*.

Section 3.2 sets out the characteristics of successful and sustainable communities, including:

- Include a range of facilities focused in a consolidated area with a critical mass of attractions and make best use of the already established investment in the built environment; these attractions include a mix of shops as well as a wide range of financial, professional and government services together with cultural, entertainment and leisure facilities.
- Include a thriving local residential population which adds to the vitality and vibrancy of the area as it ensures activity outside of standard retail and office opening hours.
- Are easily accessible by a range of transport modes including cycling and walking, have sufficient good quality short stay car parking close to the core area, have good transport linkages within the centre, and have efficient arrangements for delivery of goods.
- Present an attractive amenity in terms of the built environment and streetscape, streets and public spaces which are considered clean and safe, and have a sense of local identity and character, all of which greatly enhances the attraction of the centre.
- Have the vision and mechanisms in place to build on these existing assets, can overcome problems, adapt to both market and consumer needs and can secure appropriate and necessary improvements where required.
- Encourage and facilitate sustainable lifestyles and livelihoods.

The proposed development forms part of a wider masterplan for the Hollystown-Kilmartin area which includes significant residential development and a range of supporting services for the future population.

Please see BSM Framework Plan for Hollystown Kilmartin which sets this proposed development within a wider context, and in particular in the context of the wider Glenveagh Homes landholding.

1.2 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, which 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 and 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, including:

1. **Community facilities:** key community resources such as community centres, retail locations, and libraries; and, other ancillary facilities such as post offices, credit unions, recycling centre.
2. **Health facilities:** hospitals, General Practitioners (GP's) and Medical Centres, Pharmacies.
3. **Open Space, leisure and recreation:** parks, sport pitches and club facilities, playgrounds, health and fitness centres.
4. **Religious:** areas of worship, churches, cemeteries.
5. **Education:** provision of primary and post primary schools in the area.

This report should be read in conjunction the Schools Demand and Childcare Facilities Report, prepared by BSM.

2.1 Community Facilities

Quality neighbourhoods should be responsive to the needs of local communities, play an important role in quality of life factors and foster a wider sense of community and active citizenship. Key community facilities are considered to include local authority offices, welfare services, libraries, Garda and fire stations, and community services. Tyrrelstown Community Centre is located within 100m and there are 3 other community centres within 4 km at Corduff, Mulhuddart and Huntstown.

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.

In addition to key community facilities, sustainable communities require a range of ancillary facilities and services such as state or local authority provided services e.g. credit unions, post offices, retail centres, recycling facilities and general community services. The Tyrrelstown area possesses a range of these services, varying in scale, with key retail locations nearby such as Blanchardstown Town Centre and Tyrrelstown Local Centre.

| Name | Address |
|-----------------------------------|---|
| Huntstown Community Centre | 13 Pinewood Ct, Huntstown, Dublin 15 |
| Corduff Community Resource Centre | Blackcourt Road, Corduff, Dublin 15 |
| Mulhuddart Community Centre | Church Rd, Buzzardstown, Dublin 15 |
| Tyrrelstown Community Centre | Tyrrelstown Community Centre, Hollywoodrath, D15 |
| Mulhuddart Men's Shed Church Road | Church road Mulhuddart D15 |
| Blanchardstown Garda Station | Blanchardstown, Dublin 15 |
| Blanchardstown Library | The Civic Centre , Blanchardstown Centre, Dublin 15 |
| An Post Mulhuddart | Riverside, Blakestown, Dublin 15 |
| Intreo Centre Blanchardstown | Westend House, Snugborough Rd Blanchardstown D15 |
| Fingal County Council | Grove Rd, Blanchardstown, Dublin 15 |
| Recycling Centre | Coolmine Industrial Estate, Dublin 15 |
| Fire Station | Snugborough Rd, Coolmine, Dublin, D15 |

Table 1: Overview of community facilities within 2 / 4 km radius (Source: Google Maps, 2021). See Fig. 1 below for indicative location of these facilities.

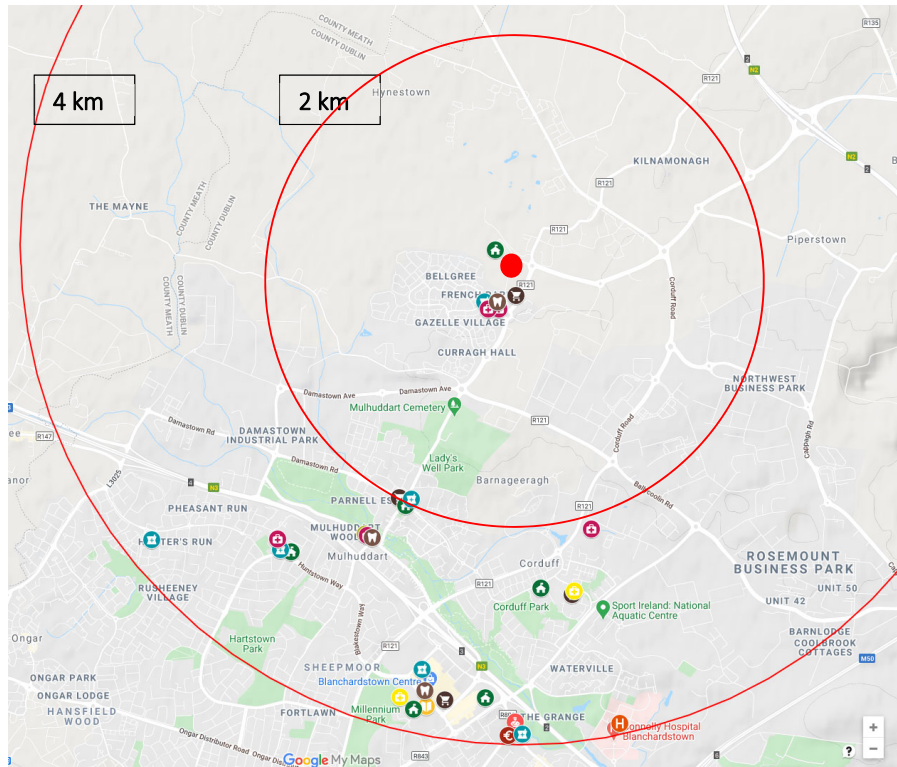















Figure 1: Overview of community facilities and healthcare facilities within c. 2-4 km radius lying predominantly to the south of the proposed development (Source: Google Maps, 2021). The approximate location of the proposed development is indicated with a red dot and encompasses both Sites 2&3 and the Local Centre lands.

| | | | |
|---------------------|---|-------------------------------|---|
| Post office |  | Library |  |
| Retail locations |  | Community Centres / Resources |  |
| Credit Union |  | Garda Station |  |
| Recycling Centre |  | Fire Station |  |
| Dentist |  | Pharmacy |  |
| Hospital |  | GP / medical centre |  |
| Primary Care Centre |  | | |

2.2 Healthcare

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 and close to the national motorway network, the population has access to national public hospitals, private hospitals, high-tech hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospital and hospices. The wider Dublin area is served by many established healthcare facilities, the nearest large scale hospital is Connolly Hospital located 4 km to the south east in Blanchardstown.

A recently completed primary care centre is located in Corduff. 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.

In addition there is a range of GP clinics, Pharmacies and Dentists in the area to address local needs.

| Name | Address | Type |
|--|---|------------------------|
| Connolly Hospital Blanchardstown | Mill Rd, Abbotstown, Dublin, D15 | Hospital |
| Corduff Primary Care Centre - MNA | 1 Corduff Way, Deanestown, Dublin 15 | Primary Care Centre |
| Blanchardstown Primary Care Centre | Grove Court, Blanchardstown Primary Care Centre, Grove Rd, Dublin 15 | Primary Care Centre |
| Hickey's Pharmacy | 15 Main St, Tyrrelstown, Dublin, D15 | Pharmacy |
| Allcare Pharmacy Mulhuddart | 15 Church Rd, Buzzardstown, Dublin, D15 | Pharmacy |
| Touchstone Pharmacy | Main Street, Mulhuddart Wood, D15 | Pharmacy |
| Corduff Pharmacy | Corduff Shopping Centre, Unit 1, D15 | Pharmacy |
| Your Local Pharmacy | Pinewood House, Huntstown, Dublin 15 | Pharmacy |
| Huntstown Medical Centre | Huntstown Way, Blakestown, Dublin 15 | GP |
| Oakland Clinic | 1 Cruiserath, Tyrellstown D15 | GP |
| Primacare / Tyrellstown Medical Centre, | French Park, Cruiserath, Dublin 15 | GP |

| | | |
|-------------------------------|--|---------|
| Blanchardstown Centre Surgery | 15 Clonsilla Rd, Clonsilla, Dublin 15 | GP |
| Riverside Medical Centre | Navan Rd, Buzzardstown, Mullhuddart, D15 | GP |
| Kirkfield Clinic | Blanchardstown Primary Care Centre, Grove Rd, Blanchardstown, Dublin 15 | GP |
| The Rise Family Practice | Marian House, Main St, Blanchardstown | GP |
| Dentist | French Park, Cruiserath, Dublin 15 | Dentist |
| Touchstone dentist | Main Street Mullhuddart, Dublin 15 | Dentist |
| Blanchardstown Centre Dental | 329 Blanchardstown Centre D15 | Dentist |

Table 2: Overview of healthcare facilities with c.2-4km radius of the proposed development. See Fig. 1 above for indicative location of these facilities.

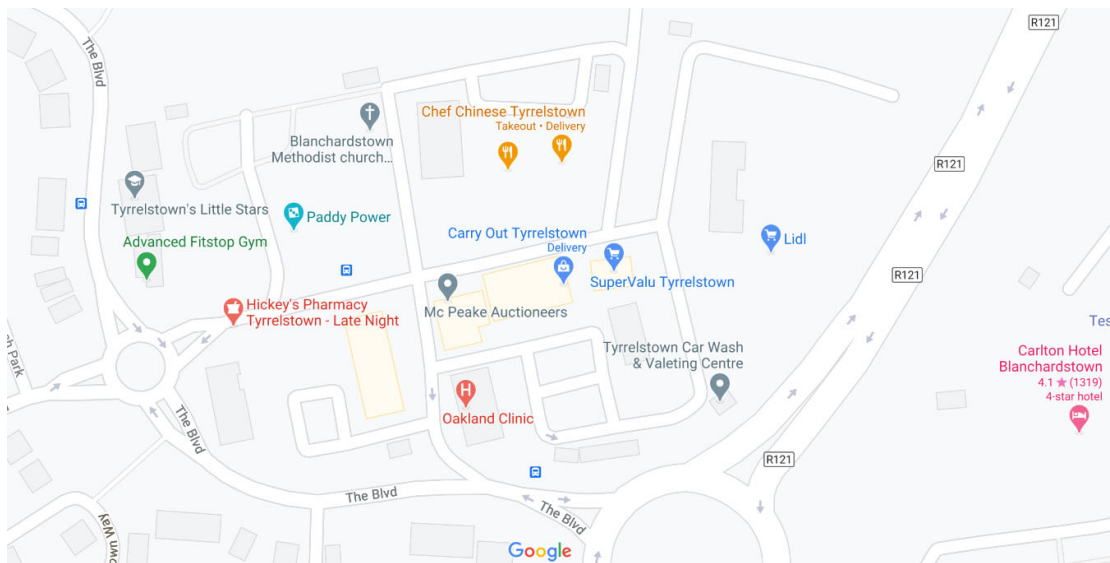


Fig.2 Tyrrelstown Local Centre – current mix of uses

2.3 Open Space and Recreation

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

The immediate area has a large range of open space areas suitable for cycling, running and walking, and sports. The area contains a range and diversity of open spaces. For the purposes of this study, open space and recreation facilities are considered to include parks, playgrounds, multi-use games areas and sports pitches. In addition there are multiple gyms and leisure facilities in the area which provide access to many health and fitness resources.

In addition to that already provided in the local and wider area, this application for development proposes significant public open space provision with a variety of play and exercises opportunities designed within this space. (See BLSA Landscape Design Statements for both Sites 2&3 and Local Centre lands).

Further, there is a significant new GAA facility planned to the north of the application lands at Hollystown, which will be a GAA Games Cluster Facility, subject to a future planning application by the Dublin GAA. This facility will be designed to deliver a range of accessible playing facilities available to the growing numbers of juveniles and adults playing Gaelic Games in schools and clubs, on a shared basis, throughout the area. It will be open to local schools and clubs. Connectivity to this planned new facility is provided for within this application and connecting through to the Ratoath Road. (See BSLA Landscape Design Statements for Sites 2&3).

There are 2 No. larger publicly accessible parks within c.2 km including the adjacent Tyrrelstown Park and the Tolka Valley Park. The Sport Ireland National Campus is c.3km away.

| | |
|---|--|
| <p>Tyrrelstown Park</p> <p>Located west of Le Chéile Secondary School is approximately 17 ha in size and is a valuable local amenity with playing fields, multi-use games area and a children's playground.</p> |  |
| <p>Tolka Valley Park (TVP)</p> <p>Tolka Valley Park is an important regional park located approx. 3kms from the subject site. TVP is located on both sides of the Tolka River between Pelletstown, Finglas and Glasnevin, in Dublin City. The park is spread over 140 hectares and follows the Tolka River Valley for 8km from Mulhuddart to Ashtown. Facilities close to the site include playing fields, motocross club, walking and cycling trails.</p> |  |

Sport Ireland National Campus

The Sport Ireland Campus has a wide range of world-class sporting facilities open to the community, including an indoor athletics arena, gymnastics centre, aquatics centre, indoor and outdoor multisports pitches, horse sports area.



| Name | Address |
|-------------------------------|--|
| Tolka Valley Park | Tolka Valley |
| Tyrrelstown Park | Hollystown, Dublin 15 |
| Hartstown Park | Blakestown, Dublin 15 |
| Corduff Park | Corduff, Dublin 15 |
| Hazelbury Park | Hartstown, Dublin 15 |
| Millenium Park | Coolmine Dublin 15 |
| Ladys Well Park | Church Road, Mulhuddart Dublin 15 |
| TUD Sports facilities | TU Dublin, Blanchardstown, D15 |
| Advanced Fitstop Gym | Tyrellstown Town Centre, Dublin 15 |
| Powerstown Taekwondo | Powerstown Educate Together NS, Tyrrelstown, Dublin 15 |
| Clonee United FC | Damastown Rd, Macetown South, Dublin 15 |
| Sport Ireland National Campus | Snugborough Rd, Deanestown, Dublin 15 |
| FITT Bootcamp | TUD Blanchardstown, Dublin 15 |
| Dublin Sonics Basketball Club | Powerstown Educate Together NS, Tyrrelstown, Dublin 15 |
| CDM Strength and Conditioning | Macetown House, Macetown South, Dublin 15 |
| RF Strength & Conditioning | 36 Orion Business Centre, NW Business Park, Dublin 15 |
| We Are Sweat | Rosemount Business Park, Dublin 15 |
| CrossFit Powerful | Rosemount Business Park, Dublin 15 |
| Mulhuddart Boxing Academy | Buzzardstown, Mulhuddart, Dublin 15 |
| Tyrrelstown GAA Club | Tyrrelstown Dublin 15 |

Table 3: Overview of Open Space, Leisure and recreation facilities within c.2-4 km radius. See Fig. 3 below for indicative locations of these facilities.

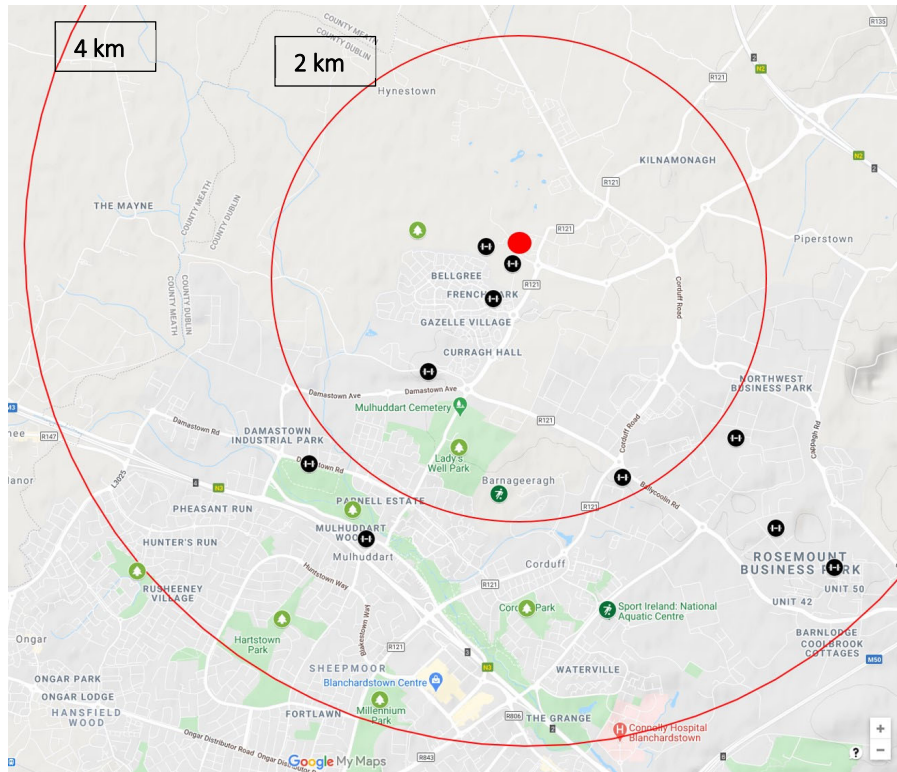


Figure 3: Overview of Open Space, Leisure and recreation facilities with c.2 / 4 km radius. The approximate location of the proposed development is indicated with a red dot and encompasses both Sites 2&3 and the Local Centre lands. (Source: Google Maps, 2021).

Legend:

| | | | |
|------------------------|--|------------|--|
| Leisure and recreation | | Open Space | |
| Gyms | | | |

2.4 Religious

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 Local Electoral Area of Mulhuddart (8) the religious profile is more diverse than the State:

| Religion | Population |
|-----------------------|--------------|
| Catholic | 37,353 (63%) |
| Other stated religion | 14,193 (23%) |
| No religion | 5,435 (9%) |
| Not stated | 2,766 (5%) |
| Total | 59,747 |

Table 4: Population of the Mulhuddart LEA by religion. (Source: CSO, 2016).

We note c.15 No. religious facilities close to the site. The changing demographic and cultural profile of the area means that there may be a need to accommodate different faith groups in the future.

| Name | Address |
|---|--|
| Betania Church | Damastown Rd, Macetown South, Dublin |
| Blanchardstown Baptist Church | Blanchardstown Rd N, Blanchardstown, D15 |
| Blanchardstown Methodist Church Tyrrelstown | 1, 21 Boulevard, French Park, Cruisera, D15 |
| Chapel of Ease, Littlepace Church | Littlepace Shopping Centre, Huntstown, Dublin 15 |
| Church Of St. Mary's Servant | Blakestown Way, Blakestown, Dublin 15 |
| Church of the Sacred Heart of Jesus | Huntstown Way, Clonsilla, Dublin 15 |
| New Covenant Church - Dublin | 5A BASE Centre Dublin 15 |
| Saint Patrick's Catholic Church, Corduff | Blackcourt Road, Blanchardstown, Dublin 15 |

| | |
|--|--|
| St Luke the Evangelist Catholic Church | 15 Church Rd, Buzzardstown, Dublin 15 |
| St Thomas's Church | 10 Church View, Hollywood, Dublin 15 |
| Hope and Glory Christian Ministries | Unit 18a, 11 Rosemount Park Dr, D15 |
| Kingdom Hall of Jehovah's Witnesses | Blanchardstown Rd N, Corduff, D15 |
| Divine Power Church Christian Assembly | 1 Orion Northwest Business Park, Ballycoolin, D 15 |
| Wisdom Christian Centre | Plato Business Park Damastown Ind. Park D15 |
| RCCG Kingdom Connections | Blanchardstown Corporate Park, D 15 |

Table 5: Overview of Religious facilities with 2-4 km radius. See Fig. 4 below for indicative locations of these facilities.

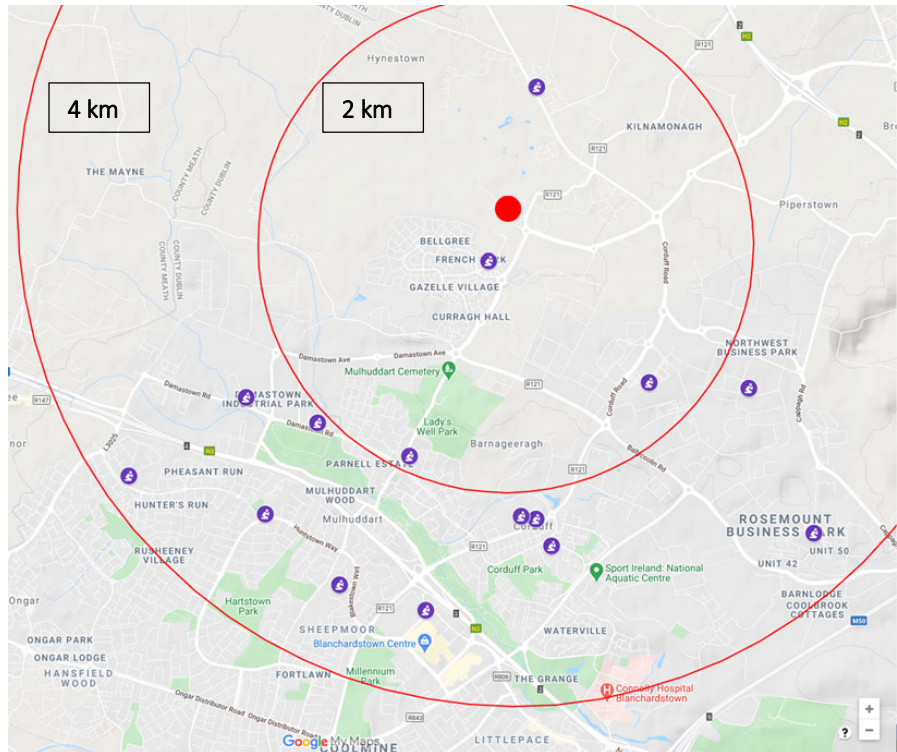


Figure 4: Overview of Religious facilities with c.2-4 km radius. The approximate location of the proposed development is indicated with a red dot and encompasses both Sites 2&3 and the Local Centre lands. (Source: Google Maps, 2021)

3 Proposed Development

The proposal seeks permission for a mixed use development comprising café, community facilities, residential, and childcare facilities in addition to a civic plaza and public open space, car and cycle parking, and the continuation of the link road running north-south through the lands, connecting south to Tyrrelstown Local Centre and north to Hollystown Road.

The development includes the following mix of uses and residential units:

- 548 no. residential units
- Stand alone crèche c.530sqm
- Montessori School c. 280sqm
- Café c. 154sqm
- Community hub c. 145sqm

See OMP Architect's Design Statement for details.

The proposed development for this portion of the lands at Kilmartin Local Centre as part of this application for development, seeks to complement the range of facilities and mix of uses currently available in the locality generally, and in the adjacent Tyrrelstown Local centre, located immediately to the south of the subject lands. The community hub offers a flexibility of use, incorporating a café, such that it acts as a social hub for the community.

4 Conclusion

Overall the wider area possesses a wide range of physical and social facilities including local retail, recreation, medical facilities, parks and open space.

The proposed development forms part of a wider strategy for Hollystown-Kilmartin Lands, extends and enhances the existing Tyrrelstown Local Centre and provides a significant amount of supporting infrastructure to accompany residential development. Remaining local centre zoned lands will be subject to a future application, and a portion of these lands is reserved for educational use.

We submit that the provision of a mix of uses and community infrastructure proposed within this development, complements the range of infrastructure already provided, or planned for delivery, and will assist in creating a quality community and environment for future residents in Hollystown-Kilmartin, and will contribute to the achievement of community objectives.

Brady Shipman Martin

DUBLIN

Mountpleasant Business Centre

Dublin 6

+353 1 208 1900

CORK

Penrose Wharf Business Centre

Penrose Wharf

Cork

+353 21 242 5620

LIMERICK

11 The Crescent

Limerick

+353 61 315 127

mail@bradyshipmanmartin.com

www.bradyshipmanmartin.com

