

PLANNING APPLICATION
UNDER SECTION 179A OF THE PLANNING &
DEVELOPMENT ACT
COMMUNITY & SOCIAL INFRASTRUCTURE REPORT
FOR LANDS AT MAYESTON, POPPINTREE, DUBLIN 11

BSM

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**Brady Shipman
Martin**

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CLIENT
FINGAL COUNTY COUNCIL

DATE
November 2023

Mayeston S179A

Community & Social Infrastructure Report

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1 INTRODUCTION

This Community and Social Infrastructure Report has been prepared by Brady Shipman Martin in support of a planning application under Section 179A of the Planning and Development Act 2000 (as amended), on behalf of Fingal County Council.

The purpose of this report is to provide an overview of the existing provision of community and social infrastructure in the area close to the subject application site (hereafter called ‘the site’.) The site is located in an established urban area in the Dublin City suburbs, on lands zoned ‘RS’ Residential in the Fingal Development Plan 2023-2029, to the south of the M50 motorway in the townland of Poppintree, Dublin 11.

The proposed development will include for the provision of 119 no. apartment units consisting of 39 one-bedroom apartments, 68 no. two-bedroom apartments and 12 no. 3-bedroom apartments ranging from 3-6 no. storeys and will also include for car parking, cycle parking, pedestrian and cycle links, storage, services and plant areas. Landscaping will include for high quality private open space, communal amenity areas and public open space provision.

Please see the accompanying Planning Report prepared by Brady Shipman Martin for a full detailed description of the proposed development.

1.1 Fingal County Development Plan 2023-2029

Sustainable Placemaking and Quality Homes, Chapter 3 of the Fingal Development Plan 2023-2029 (Development Plan), sets out a strategy for Placemaking in the County. The Development Plan promotes healthy placemaking in order to provide for sustainable communities and notes that “Healthy placemaking seeks to promote quality of life through the creation of healthy and attractive places to live, work, visit, invest and study in.”

With regard to healthy place making, Section 3.5.1 sets out the following policies:

Policy SPQHP1 – Healthy Placemaking

“The Council will support the development and creation throughout Fingal of successful and sustainable settlements which endorse the principles of healthy placemaking and which through a multi-faceted approach to planning, design and management continue to ensure the development of attractive high-quality places to live, work, recreate, visit and invest in, served by a range of local services, provision of quality public realms, diverse and accessible community facilities for all genders, non-binary or none and open spaces for the benefit of the community.”

Policy SPQHP2 – Balanced Sustainable Communities

“Foster the development of socially and economically balanced sustainable communities.”

Chapter 4 of the Development Plan, ‘Community Infrastructure and Open Space’ acknowledges the importance of healthy placemaking in Chapter 3 noting *“the provision in appropriate accessible locations of good community infrastructure, such as education, sports and recreational facilities, libraries, childcare facilities, places of worship, health and community centres, is vital as it contributes positively to enhanced quality of life.”* (page 161)

With regard to residential development and social and community infrastructure, the Development Plan sets out the following policies and objectives:

Policy CIOSP2 - Community and Social Infrastructure Audits

“Promote the preparation of community and social infrastructure audits for large-scale developments which will inform policy on infrastructure provision within Fingal.”

Objective CIOSO5 – Residential Developments and Community Facilities

“Ensure proposals for large scale residential developments include a community facility, unless it can be established that the needs of the new residents can be adequately served within existing or committed community facilities in the area.”

Policy CIOSP4 – Social Inclusion

“Ensure provision of accessible, adequate and diverse community facilities and services in new and established residential areas to provide for the well-being of residents.”

Objective DMSO78 – Community and Social Infrastructure Audit

“Planning applications for large scale residential and mixed-use developments, of 50 or more residential units, shall include a Community and Social Infrastructure Audit. This audit shall assess the provision of community and social infrastructure within the vicinity of the site and shall identify existing shortcomings in terms of these facilities and assess whether there is a need to provide additional facilities to cater for the proposed development additional facilities to cater for the proposed development. A Community and Social Infrastructure Audit shall include the following:

- *An assessment of existing community and social infrastructure facilities within 1 km of the subject site.*
- *An assessment of the need in terms of necessity, deficiency, and opportunities to enhance/share existing facilities based future population projections for the area.*
- *A justification as to whether or not a new community facility will be provided as part of the proposed development, based on the findings of the audit.*

Where new community facilities are required, they shall have regard to Objective DMSO79 above and the following:

- *Community facilities shall be flexible in their design and promote optimum/ multi-functional usage, for users of all age and abilities.*
- *Community facilities shall not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent resident.*
- *Community facilities shall be provided in conjunction with residential/mixed use development.*
- *Community facilities shall be accessible by a range of travel modes with an emphasis on walking, cycling and public transport use, while providing appropriate car parking facilities to meet anticipated demand of non-local visitors to the centre.”*

A total of 119 no. units and a creche facility are proposed within a mixed tenure development. The nearby community possess many of these characteristics in order to achieve healthy place making and a sustainable community as per the policies and objectives above.

This Report responds to Objective DMSO78 in setting out a Community & Social Infrastructure Audit.

1.2 Methodology

In line with Objective DMSO78 of the Development Plan, this report has been prepared using a 1km catchment area to capture existing social and community infrastructure surrounding the site. However, given the location of the site which is bound by the M50 and extensive area of greenfield lands to the north, a 2km catchment area is also shown to provide wider context and illustrate refined results. The site is located within Dubber ED (CSO 2022 ID: 267066) which has an average household size of 2.93, therefore the anticipated population of the proposed development is approximately 348 no. people. This is further set out in Section 2 below.

This report is primarily a desktop-based study using freely available information and data. The facilities in each category were recorded and mapped.

2 DEMOGRAPHIC PROFILE

The demographic profile is based on population data from the Census 2022. As noted above, the site is in the Dubber ED within the administrative area of Fingal County Council (see Fig. 2-1 below).

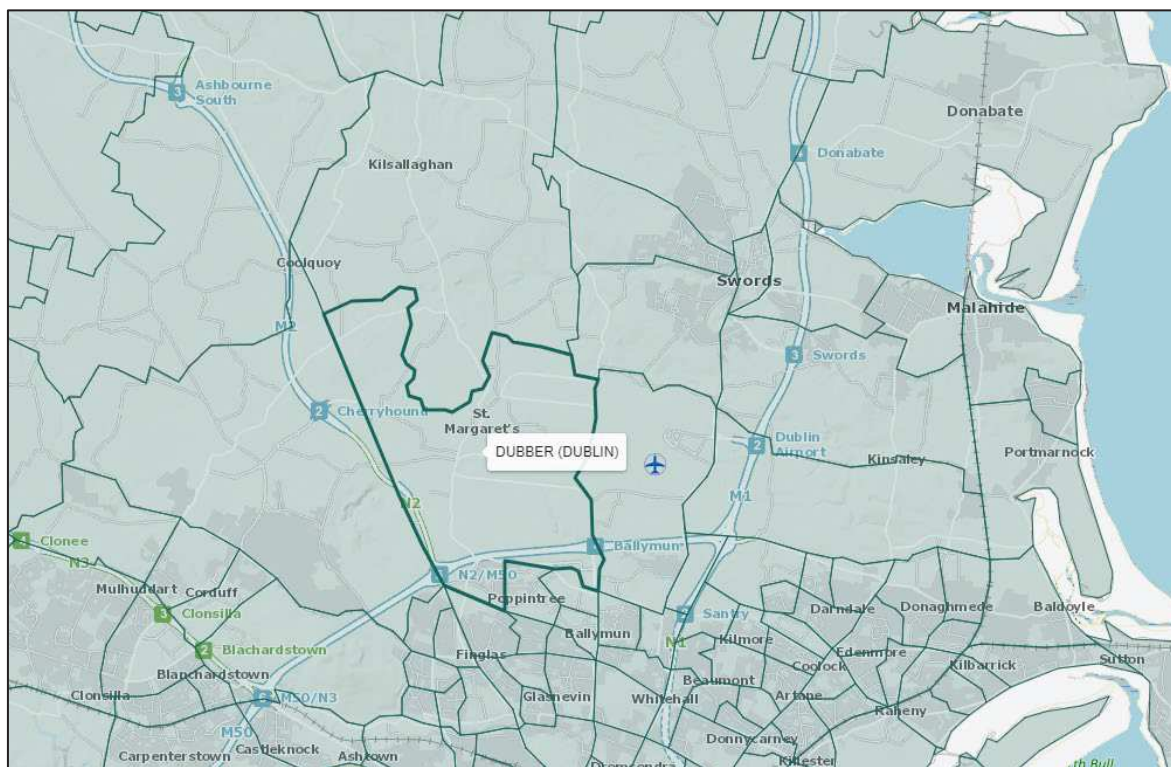


Figure 2-1: Dubber ED (Source: CSO SAPMAP 2023)

2.1 Population Profile

Dubber ED has seen continued growth since the previous Census recorded in 2016. This is consistent with figures of the State and Fingal which increased by c. 21.15% as shown below in Table 2-1.

Area	2016 Population	2022 Population	2016-2022 change (%)
State	4,761,865	5,149,139	8%

Fingal	296,020	296,020	11.65%
Dubber ED	7,372	8,931	21.15%

Table 2-1: Population Growth within the State, Fingal and Dubber ED (Source: CSO 2016-2022).

2.2 Average Household Size

According to the Census 2022, there are a total of 2,882 no. households in Dubber ED. The average household size within Dubber ED is 2.93 people which has increased by 1.03% since 2011, as shown below in Table 2-2.

Area	Avg HH 2016	Avg HH 2022	% Change
State	2.75	2.74	-0.4%
Fingal	3.03	2.92	-0.33%
Dubber ED	2.90	2.93	1.03%

Table 2-2: Average Household Size within the State, Fingal and Dubber ED (Source: CSO 2016-2022).

2.3 Population of the Proposed Development

The proposed development consists of 119 no. units comprising 39 no. 1-bed units, 68 no. 2-bed units and 12 no. 3-bed units.

As noted above, the average household size for Dubber ED recorded in 2016 is 2.93 people. Table 2-3 shows the anticipated population of the proposed development applying the average household size of Dubber ED, noting the small percentage (c.33%) of one-bed units in the proposed development.

Area	Calculation	Total
Dubber ED	$39 \text{ no. 1 bed units} \times 1.5 \text{ persons}$ $+$ $80 \text{ no. units (exc. 1 no. bed units)} \times 2.93 \text{ (avg. HH size)}$	c. 292 people

Table 2-3: Population of Proposed Development (Source: CSO, BSM Calculation 2022).

Therefore, it is expected, based on the average household size of Dubber ED, the proposed development will generate a population of approximately c. 292 no. people.

3 OVERVIEW OF COMMUNITY AND SOCIAL INFRASTRUCTURE

For the purposes of this Report, we have surveyed the provision of social and community infrastructure. This assessment entails an overview of the following essential community and social facilities including:

- Community Facilities:** Key community resources such as Community Centres (including upskilling opportunities), Community Gardens, Post Office, Banks/ATM's and Credit Unions
- Health Facilities:** General Practitioner, Hospital Facility, HSE Medical Centre, Pharmacy, Urgent Care Centre, Dentist, Nursing Home, Private Clinics.

3. **Open Space, Leisure and Recreation:** Due to the quantum of facilities this category has been subdivided into:
 - o Open Space, Parks & Playgrounds
 - o Sports Clubs and Sports Facilities – includes sports pitches, sports clubs, gyms and multi-use facilities.
4. **Religious:** Spaces of worship and religious organisations.
5. **Education:** Provision of primary and post-primary schools in the area.
6. **Transport Links:** Easily accessible public transport.

As part of the proposed development, a childcare facility of c. 383 sq.m is provided. Further details on childcare provision are provided in Appendix A of the Planning Report prepared by Brady Shipman Martin and should be read in conjunction with this report.

3.1 COMMUNITY FACILITIES

3.1.1 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. Key community facilities are considered to include local authority offices, welfare services, libraries, Garda and fire stations, and community services.

Policy CIOPS2 of the Development Plan, aims to ensure the timely provision of community facilities in conjunction with housing developments, resources, infrastructure including schools, community, religious and health facilities, required for the creation of sustainable communities.

3.1.2 Overview of Existing Facilities

The proposed development is located in close proximity to services in local services in Hampton Woods (c. 276m to the south) and Poppintree (c. 800m to the southeast) with other nearby neighbourhood centres such as Santry, Northwood Avenue, Ballymun and parts of Charlestown and Finglas located within c. 2km of the subject site.

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, local convenience stores, recycling facilities and general community services.

Within the catchment area there are approximately 30 no. community facilities within a 2km catchment area, with 8 no. services within 1km from the site (27% of community facilities). The nearby neighbourhood centres mentioned above offer a wide range of community services and facilities and are easily accessed on foot or by cycle links.

Within 2km of the site there are 2 no. community centres, St. Margaret's Travellers Community Association (5) and Sillogue Neighbourhood Centre (community centre) (15). In addition to the 2 no. existing community centres, the construction of the Meakstown Community Centre, which forms part of the overall Lanesborough Park Development Park Project has commenced construction (FCC Reg. Ref. PARTXI/006/21).

The Meakstown Community Centre will include a three-court sports hall, 4 no. large multi-purpose rooms, an inclusive changing facility and parking provision for 40 no. bicycles.

Within the wider 2km catchment area there are a number of financial services including AIB Bank Ballymun (20) and Ballygall Credit Union (28) as illustrated below in Figure 3-2.

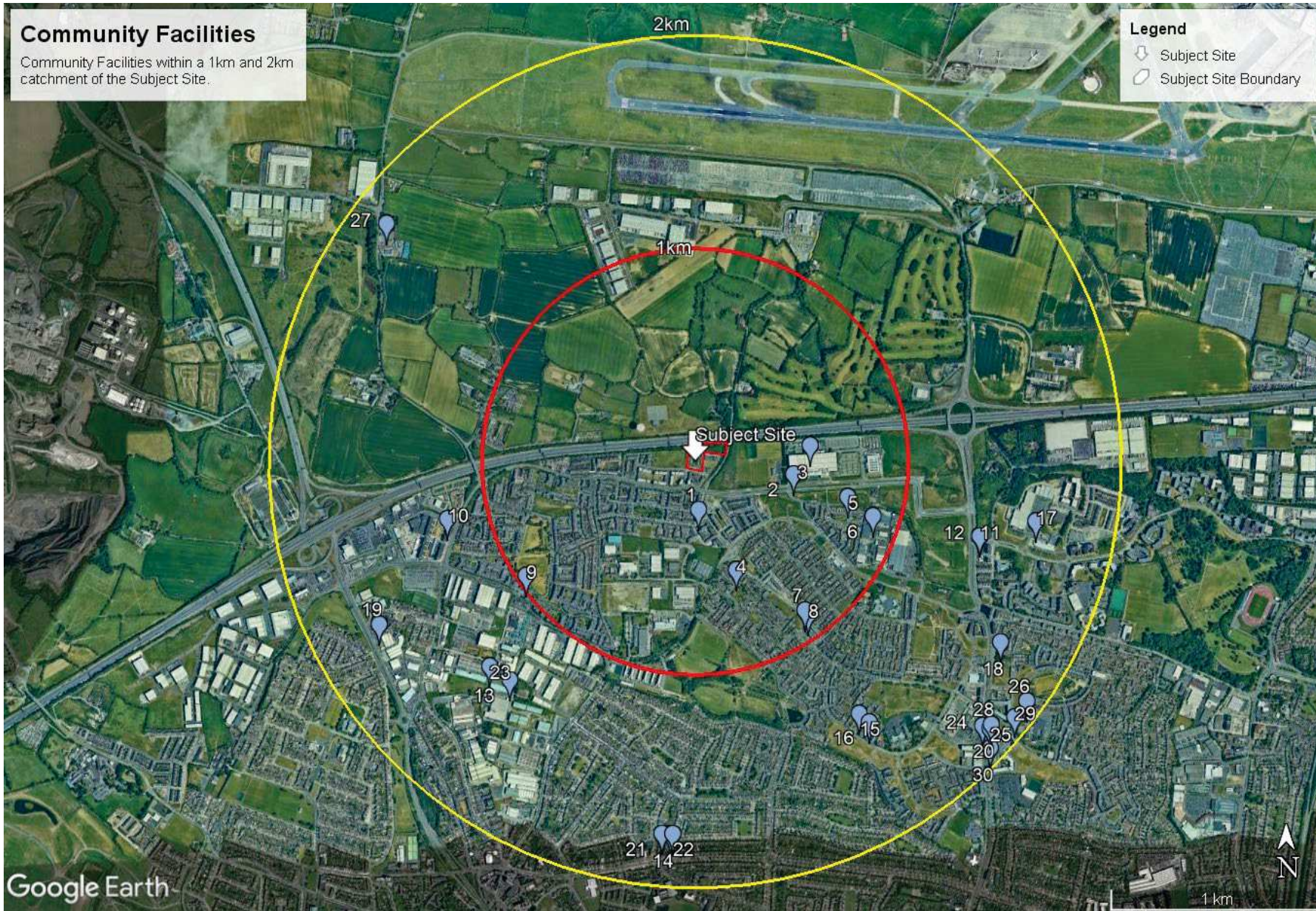


Figure 3-1: Community Facilities within 1km Catchment and 2km Catchment Area (Source: Google Earth, BSM Annotation 2023)

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No.	Name	Distance (km)	Type	Address
1	Spar Hampton Wood	c. 0.32km	Local Retail	177-178 Hampton Wood Road, Meakstown, Dublin 11
2	Ballymun Recycling Facility	c. 0.44km	Recycling Facility	Carton Way, Ballymun, Dublin, 11
3	AIB ATM - IKEA	c. 0.49km	ATM	Ikea, 11 St Margaret's Road, Ballymun, Dublin 11
4	Belclare community garden	c. 0.63km	Community Garden	104A Belclare Park, Ballymun, Dublin 11
5	St. Margaret's Travellers Community Association	c. 0.72km	Community Centre	Saint Margaret's Park, St Margaret's Road, Ballymun, Dublin 11
6	Ballymun Community Workshop & Training Centre	c. 0.86km	Skills Development & Human Development	Ballymun Industrial Estate, St Margaret's Road, Ballymun, Dublin 11
7	AIB ATM Poppintree Parade	C. 0.92km	ATM	Inside Centra, Poppintree Parade, Ballymun, Dublin 11
8	Spar Poppintree	c. 0.93km	Local Retail	Unit 1-2 Poppintree Parade, Ballymun, Dublin 11
9	Eurospar Meakstown	c. 1.05km	Local Retail	Century Business Park, Meakstown, Dublin 11
10	AIB ATM Charlestown S.C	c. 1.27km	ATM	Charlestown Shopping Centre Interior, St Margaret's Rd, Charlestown, Dublin 11
11	Circle K Ballymun	c. 1.35km	Local Retail	Ballymun Cross, Dublin 9
12	An Post - Circle K Ballymun	c. 1.37km	Post Office	Ballymun Cross, Dublin 9
13	Electronic Recycling	c. 1.45km	Recycling Facility	Jamestown Business Park, Unit 20, Finglas, Dublin 11
14	An Post Finglas Delivery services unit	c. 1.47km	Post Office	12a Post Office Rd, Finglas North, Dublin 11
15	The Sillogue Neighbourhood Centre Ballymun	c. 1.47km	Community Centre	Marewood Crescent, Ballymun, Dublin 11
16	Spar Sillogue	c. 1.51km	Local Retail	104 Marewood Cres, Ballymun, Dublin 11
17	EUROSPAR Gulliver's Retail Park	c. 1.59km	Local Retail	9 Northwood Ave, Gulliver's Retail Park, Dublin 9
18	Muck and Magic Community Garden	c. 1.68km	Community Garden	Opposite The Rediscovery Centre, 30 Coultry Gardens, Ballymun, Dublin 9
19	CashZone ATM – Finglas North	c. 1.76km	ATM	North Road, Finglas North, Dublin 11
20	AIB Bank - Ballymun Civic Building	c. 1.80km	Bank	Ballymun Civic Centre, Ballymun, Dublin 11
21	Tesco Express Glasnevin Avenue	c. 1.84km	Local Retail	284 Glasnevin Ave, Dublin, Dublin 11
22	Spar Glasnevin Avenue	c. 1.85km	Local Retail	276 Glasnevin Ave, Finglas East, Dublin 11
23	An Post, Finglas East Post Office	c. 1.86km	Post Office	276 Glasnevin Avenue, Dublin 11
24	An Post Ballymun Centre	c. 1.87km	Post Office	College View, Ballymun Post Office, Silloge Road, Dublin 11
25	Innovate Communities	c. 1.90km	Skills Development & Human Development	Innovate Communities, Social Innovation Hub, Civic Centre, Ballymun, Dublin 11

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26	Aisling Project	c.1.90km	Skills Development & Human Development	Ballymun East Child and Youth Centre, Ballymun, 9, Woodhazel Close, Ballymun, Dublin 9
27	Applegreen Swords	c. 1.91km	Local Retail	St. Margaret's Road, Dubber, Swords, Co. Dublin
28	Ballygall Credit Union	c. 1.93km	Credit Union	Ballymun Civic Centre, Ballymun, Dublin 9
29	Centra Shangan Road	c. 1.94km	Local Retail	Civic Centre, Shangan Road, Dublin 9
30	Ballymun Garda Station	c. 1.97km	Garda Station	Ballymun Road, Santry, Dublin 9

Table 3-1: Overview of Existing Community Facilities within 1km Catchment and 2km Catchment Area (Source: Google Earth, BSM 2023).

3.2 HEALTHCARE FACILITIES

3.2.1 Introduction

Healthcare within the catchment area is provided by a range of different organisations including public, voluntary, and private agencies, the Health Services Executive (HSE) is the primary agency responsible for delivering health and personal social services in Ireland.

The proposed development is located in close proximity to Dublin's wide range of health facilities (c. 6.5km from Dublin / c. 20-minute drive time to Dublin City Centre) and is close to the national motorway network, and public transport provision. This provides access to national public hospitals, private hospitals, high-tech hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospital, and hospices.

For specialist services, individuals may be willing to travel further. The Surgery Sports Clinic Santry (8), a private orthopaedic hospital, is located within the 2km catchment area (c. 1.68 km from the site). In addition the site is served by Beaumont Hospital (c. 4.28 km from site) and the National Orthopaedic Hospital Cappagh (c. 3.12 km from site) but are not included within the 2km catchment area.

3.2.2 Overview of Existing Facilities

A variety of 20 no. healthcare services are provided within a 2km catchment from the site including a range of Pharmacies, GP Surgeries, Dentists, a Medical Centre, Nursing Home and Private Health Centres.

Poppintree Pharmacy (1) is the closest medical facility serving the site which is located c. 1.01km to the southeast. Melville Medical Centre is located c. 1.6km from the site providing general health services, women's health and psychology services and vaccinations. Affidea ExpressCare Northwood (10) provides urgent healthcare services and is illustrated below in Figure 3-2 and summarised in Table 3-3.

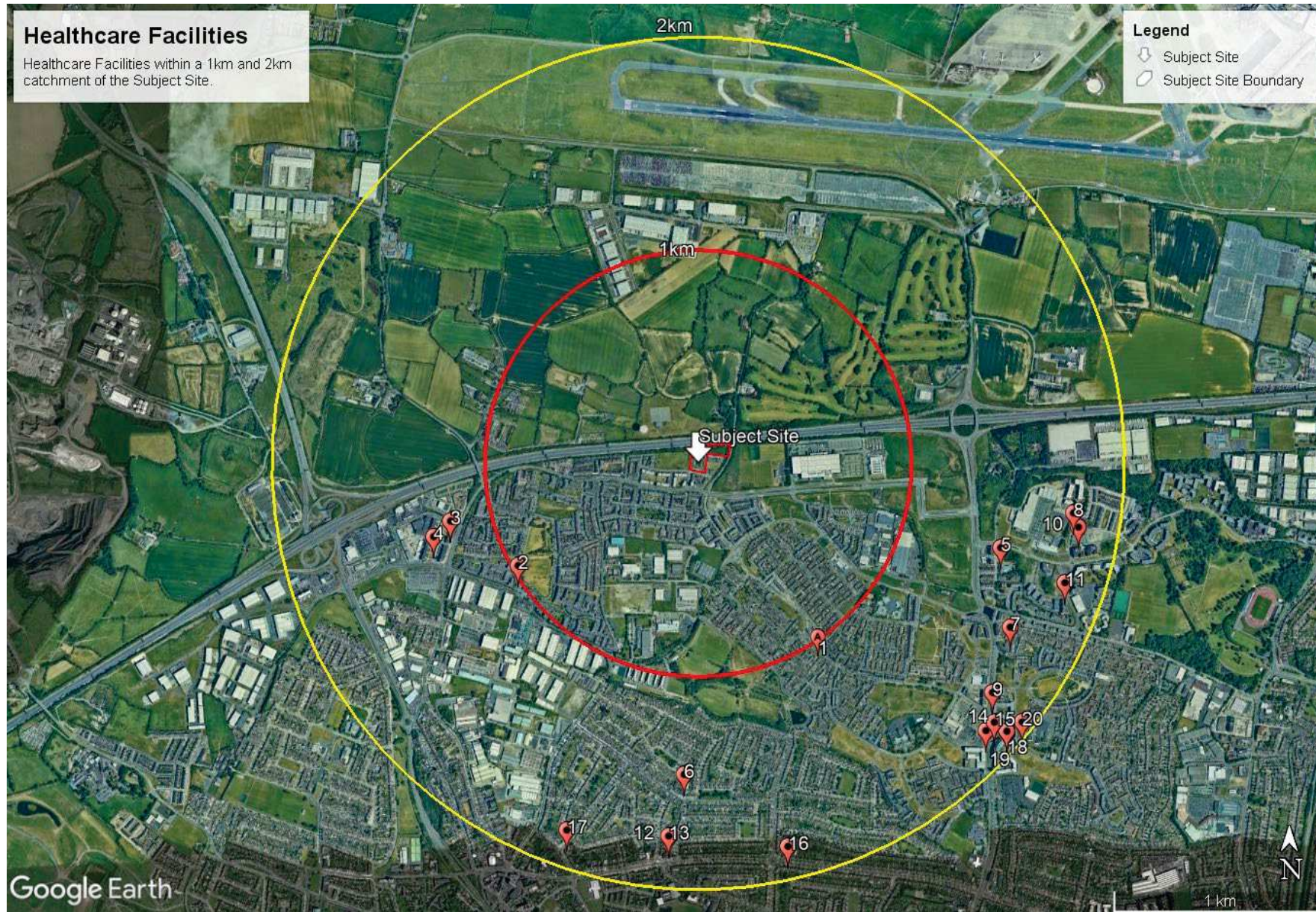


Table 3-2: Healthcare Facilities within 1km Catchment and 2km Catchment Area (Source: Google Earth, BSM Annotation 2023)

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Healthcare Facilities within 2km of the Subject Site				
No.	Name	Distance (Km)	Facility Type	Address
1	Poppintree Pharmacy	c. 1.01 km	Pharmacy	Poppintree Parade, Ballymun, Dublin 9.
2	Melville medical centre	c. 1.06 km	Medical Centre & GP Surgery	Meakstown Commercial Centre, Finglas, Dublin, 11.
3	Charlestown Medical Centre (GP Surgery)	c. 1.27 km	Medical Centre & GP Surgery	Charlestown Centre, 2nd, St Margaret's Road, Charlestown, Dublin 11.
4	Charlestown Dental Centre	c. 1.36 km	Dentist	St Margaret's Road, Charlestown Shopping Centre 2nd Floor, Finglas, Dublin 11.
5	Northwood Nursing Home	c. 1.46 km	Nursing Home	Old Ballymun Road, Northwood Ave, Santry Demesne, Dublin 9.
6	Willow Park Medical Centre	c. 1.55 km	General Practitioner	72 Willow Park Crescent, Glasnevin, Dublin 11.
7	St. Pappin's Nursing Home (Silver Stream Healthcare Group)	c. 1.66 km	Nursing Home	Ballymun Road, Ballymun, Dublin 9.
8	UPMC Sports Surgery Clinic (SSC)	c. 1.68 km	Hospital	Northwood Avenue, Santry Demesne, Dublin 9.
9	Edward Mac Manus Pharmacy	c. 1.77 km	Pharmacy	U2A Alliance Row Ballymun Plaza, Ballymun, Dublin 9.
10	Affidea ExpressCare Northwood	c. 1.78 km	urgent care centre	Building 1, Business Park, Swift Square, Northwood Crescent, Santry Demesne, Santry, Dublin 9.
11	SantryGP.ie Clinic	c. 1.80 km	Pharmacy	Northwood House, Unit 1 Northwood Business Park, Santry Demesne, Dublin 9.
12	Glasnevin Avenue Medical Centre	c. 1.84 km	Private Clinic	280 Glasnevin Avenue, Dublin 11.
13	McCabe's Pharmacy	c. 1.85 km	Pharmacy	Glasnevin Avenue, Finglas East, Dublin 11.
14	McCabes Pharmacy	c. 1.87 km	Pharmacy	Unit 8 College View, Silloge Road, Ballymun, Dublin 11.
15	Ballymun Primary Care	c. 1.88 km	HSE medical centre	Main Street, Ballymun, Dublin 9.
16	Dr. Chambers	c. 1.93 km	General Practitioner	167 Glasnevin Avenue, Ballymun, Dublin.
17	Clune Road Medical Centre	c. 1.93 km	Medical Centre & GP Surgery	Medical Centre, 23 Clune Road, Finglas East, Dublin 11.
18	Ballymun Family Doctor Practice	c. 1.94 km	General Practitioner	Civic Building, 45 Main Street, Ballymun, Dublin 9.
19	D Doc 24Hour Doctor Surgery & Call Out	c. 1.94 km	General Practitioner	Shangan Road, Santry, Dublin 9.
20	Laverty's Pharmacy	c. 1.96 km	Pharmacy	2c, Shangan Hall, Shangan Road, Ballymun, Dublin 9.

Table 3-3: An overview of Healthcare Facilities within the 1km and 2km Catchment Area (Source: Google Earth, BSM Annotation 2023)

3.3 OPEN SPACE, LEISURE AND RECREATION

3.3.1 Introduction

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

The site is strategically located forming part of a wider open space strategy and provides permeability to surrounding lands. This provides a network of public open space through Mayeston and onwards to Lanesborough Park (1) to the southwest, westwards to Ballymun United Soccer Complex and Poppintree Park (2) to the south.

This section of the report is divided into 2 no. sections, Open Space, Parks and Playgrounds and Sports and Fitness Facilities. These are categorised as follows:

- **Open Space, Parks & Playgrounds:** Open natural areas, formal parks and children's play spaces.
- **Sports & Fitness Facilities:** Sporting clubs, Sports pitches/spaces, Gyms and Multi-functional Facilities.

The area contains a diverse arrange of open spaces including areas, parks, playgrounds and sports pitches. In addition, there are multiple gyms and leisure facilities in the area which provide access to many health and fitness resources.

3.3.2 Open Space, Parks & Playgrounds

Within 1km of the subject site there is 1 no. park and 2 no. playgrounds as illustrated below in Figure 3-2 and summarised in Table 3-4.

Lanesborough Park (1) was subject of a recent Part 8 Planning Application by Fingal County Council (PARTXI/006/21) which includes for the redevelopment of the park and park infrastructure upgrades including a community garden, biodiverse meadows, sensory garden, kickabout areas, a main playground, a toddler playground and other various park infrastructure elements. Planning permission was granted for the redevelopment on 13 December 2021. It is understood that this Park upgrade will be delivered in the near term.

Both Poppintree Park (2) and Balcurris Park (4) include sport pitches for GAA, soccer and rugby in addition to various nature trails and walks.

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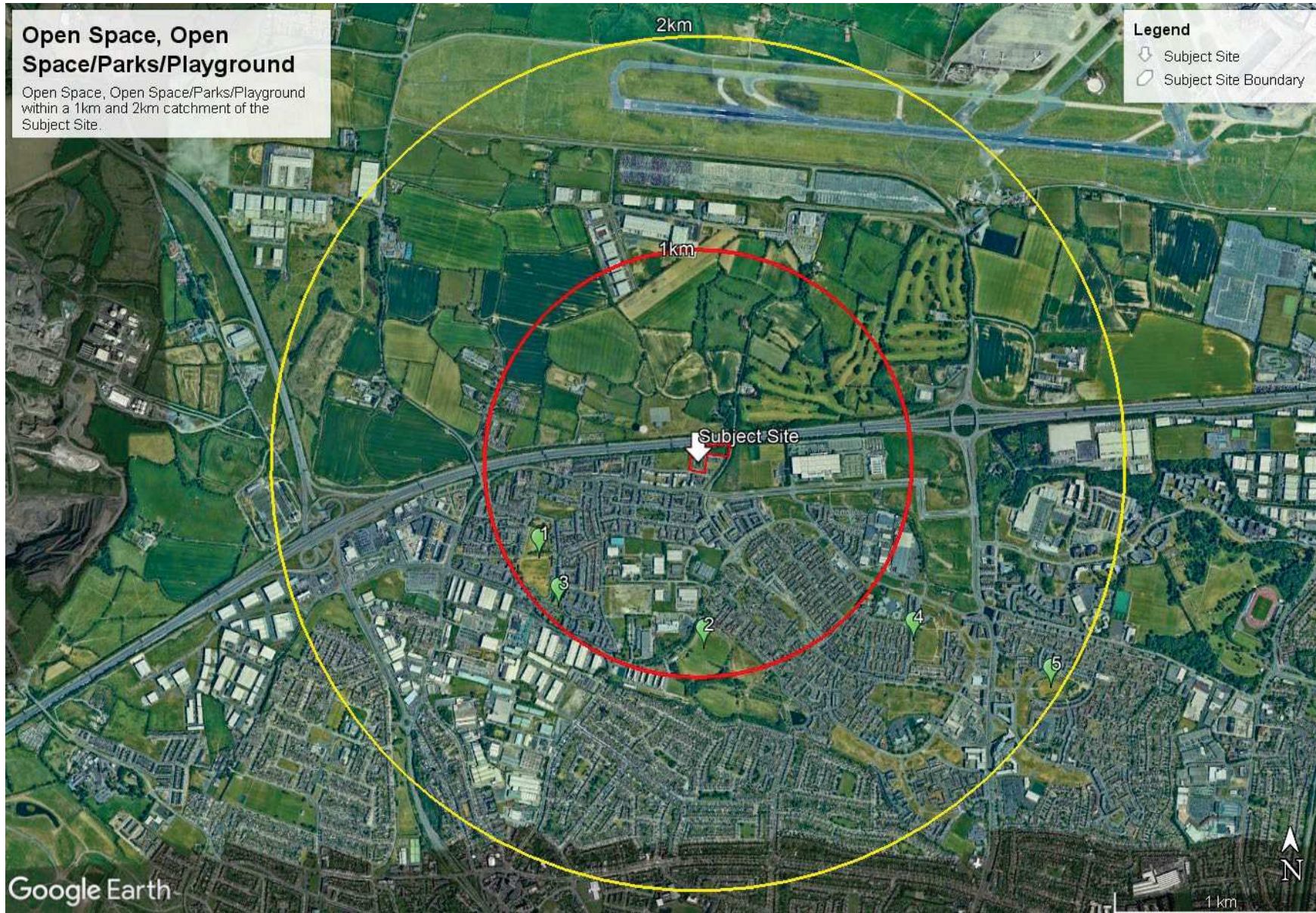


Figure 3-2: Open Space, Parks & Playground Provision within 2km of the Subject Site (Source: Google Earth, BSM Annotation 2)

Open Space, Parks & Playgrounds within 2km of the Subject Site				
No.	Name	Distance (km)	Address	Type
1	Lanesborough Park, Meakstown	c. 0.92 km	Meakstown, Dublin 11.	Park
2	Poppintree Park	c. 0.95 km	Balbutcher Lane, Ballymun, Dublin 9.	Park (Including Playground)
3	Melville Playground	c. 0.97 km	Jamestown Little, Dublin 11.	Playground
4	Balcurris Park	c. 1.33 km	Ballymun, Dublin 9.	Park
5	Coultry Park	c. 1.90 km	Coultry park, Dublin 9.	Park

Table 3-4: An overview of Open Space, Parks and Playgrounds within 1km and 2km Catchment Area (Source: Google Earth, BSM Annotation 2023).

3.3.3 Sports & Fitness Facilities

There are approximately 20 no. sports club and sports facilities within the 2km catchment area, as illustrated below in Figure 3-3 and listed in Table 3-4.

Sports and fitness facilities within the area are varied offering open-air pitches, private gyms, football clubs, cricket, CrossFit and more. The Poppintree Community Sports (2) Centre on Balbutcher Lane is operated by Dublin City Council (DCC) as a sports and fitness centre and provides a sports hall, all-weather pitches and further sporting activities. The Ballymun Sports and Fitness Centre (19) on the Ballymun Road offers more extensive sporting facilities such as a 25-metre pool, steam and sauna room, cardio sports hall and gym area in addition to services and classes.

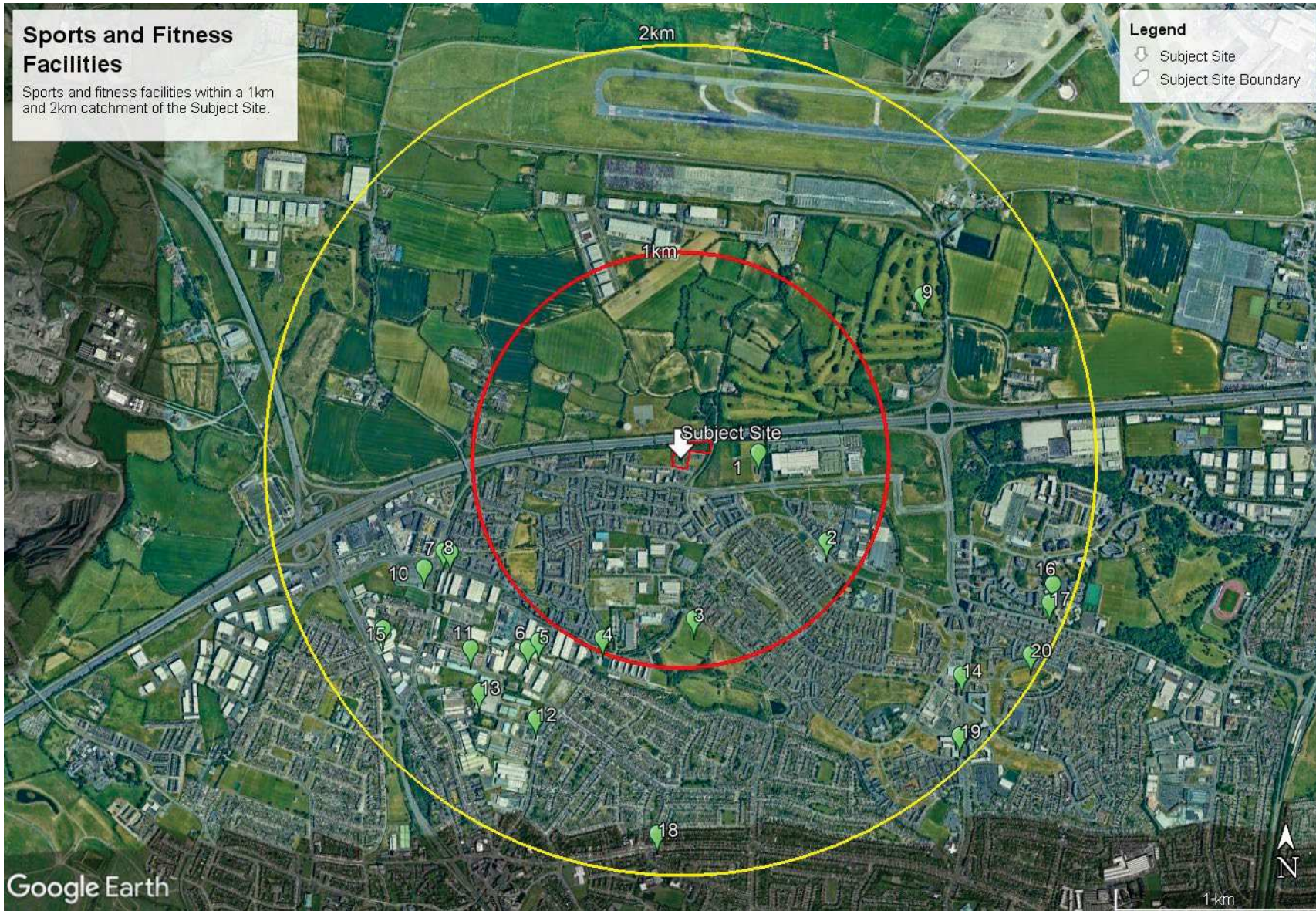


Figure 3-3: Sports Clubs & Sports Facilities within 1km and 2km Catchment Area of Site (Source: Google Earth, BSM Annotation 2023).

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Sports/ Fitness Facilities within 2km of the Subject Site				
No.	Name	Distance (km)	Address	Facility Type
1	Ballymun United Soccer Complex	c. 0.33 km	St Margaret's Road, Ballymun, Dublin 11.	Sports Club
2	Poppintree Community Sport Centre	c. 0.82 km	Balbutcher Lane, Dublin 11.	Multi-Functional Facility
3	Finglas Cricket Club	c. 0.87 km	Poppintree Park, Dublin 11.	Sports Club
4	Willows Football Club All-Weather Pitch	c. 1.05 km	Jamestown Road, Finglas, Dublin 11.	Sports Pitches
5	Boost My Image - Lisa Farrelly	c. 1.22 km	Finglas Business Centre, Unit 5, Jamestown Road, Finglas, Dublin 11.	Gym
6	CrossFit DSC	c. 1.28 km	Unit 23, Finglas Business Centre, Jamestown Road, Finglas, Dublin 11.	Gym
7	Joe Dunne Fitness	c. 1.28 km	Century Business Park, St Margaret's Road, Charlestown, Dublin 11.	Gym
8	Spric Fitness	c. 1.31 km	Unit 2D, Century Business Park, St Margaret's Road, Charlestown, Dublin 11.	Gym
9	Silloge Park Golf Club	c. 1.31 km	Ballymun Road, Ballymun, Dublin 11.	Sports Pitches
10	Mc Kelvey Celtic A.F.C	c. 1.43 km	Charlestown Place, St Margaret's Road, Finglas, Dublin 11.	Sports Club
11	Westside Gym 2.0	c. 1.46 km	Jamestown Business Park, Dublin 11.	Gym
12	The ABS Gym Charlestown - Personal Trainer Dublin	c. 1.54 km	Unit 12, Jamestown Business Park, Dublin 11.	Gym
13	KDF Strength & Conditioning	c. 1.59 km	Unit 25, Jamestown Business Park, Jamestown Road, Dublin 11.	Gym
14	CrossFit Metatron	c. 1.73 km	Unit 2, The Aspen Building, Balcurris Road, Dublin 11.	Gym
15	FUSE Finglas	c. 1.74 km	Unit 2, Bargaintown, North Road, Dublin 11.	Gym
16	Ben Dunne Gym Northwood	c. 1.88 km	Santry Business Park, Northwood Avenue, Santry Demesne, Dublin 9.	Gym
17	CalisthenFit Health & Fitness	c. 1.90 km	Santry Avenue, Northwood Road, Dublin 9.	Gym
18	Kiwifit Glasnevin	c. 1.91 km	275 Glasnevin Avenue, Glasnevin, Dublin 11.	Gym
19	Ballymun Sports & Fitness Centre	c. 1.93 km	Ballymun Road, Ballymun, Dublin 11.	Gym
20	Coultry Park Football	c. 2.00 km	42 Coultry Terrace, Ballymun, Dublin 9.	Sports Club

Table 3-5: List of Sporting and Fitness Facilities within a 2km catchment, (Source: Google Earth, BSM 2023).

3.4 RELIGIOUS FACILITIES

3.4.1 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 2022 census, 3,515,861 people (69.1%) of the population identified as ‘Roman Catholic’ representing a 4.9% reduction when compared to the 2016 figure of 3,696,644 people. The subsequent largest religious group was ‘No Religion’ (14.95) representing a 62.9%% increase since the 2016 census.

Within the Dubber ED, the Catholic religion is a less dominant share of the population at 49% and 58% in. Those with ‘No Religion’ form a smaller share of the population in Dubber ED (13%), see below Table 3-5.

Religion	Population Number	Share of the Population
Catholic	4,377	49%
Other religion	1,760	20%
Not stated	1,669	19%
No religion	1,125	13%
Total	8,931	100%

Table 3-6: Population by Religion in Dubber ED (Source: CSO 2022, BSM Calculation 2023).

3.4.2 Overview of Existing Facilities

There are approximately 7 no. religious facilities within the catchment area as illustrated below in Figure 3-4 and listed in Table 3-6 . The changing demographic and cultural profile of the area suggests that various religions within Dubber ED may grow.

Within 1km of the subject site there are 2 no. religious facilities, St. Joseph’s Church, St. Pappin’s Parish (1) and St. Pappin’s Pastoral Centre (2) and a further 5 facilities within 2km of the site as illustrated below in Figure 3-4 and listed in Table 3-6. The site is well served by religious facilities catering for different groups of faith.

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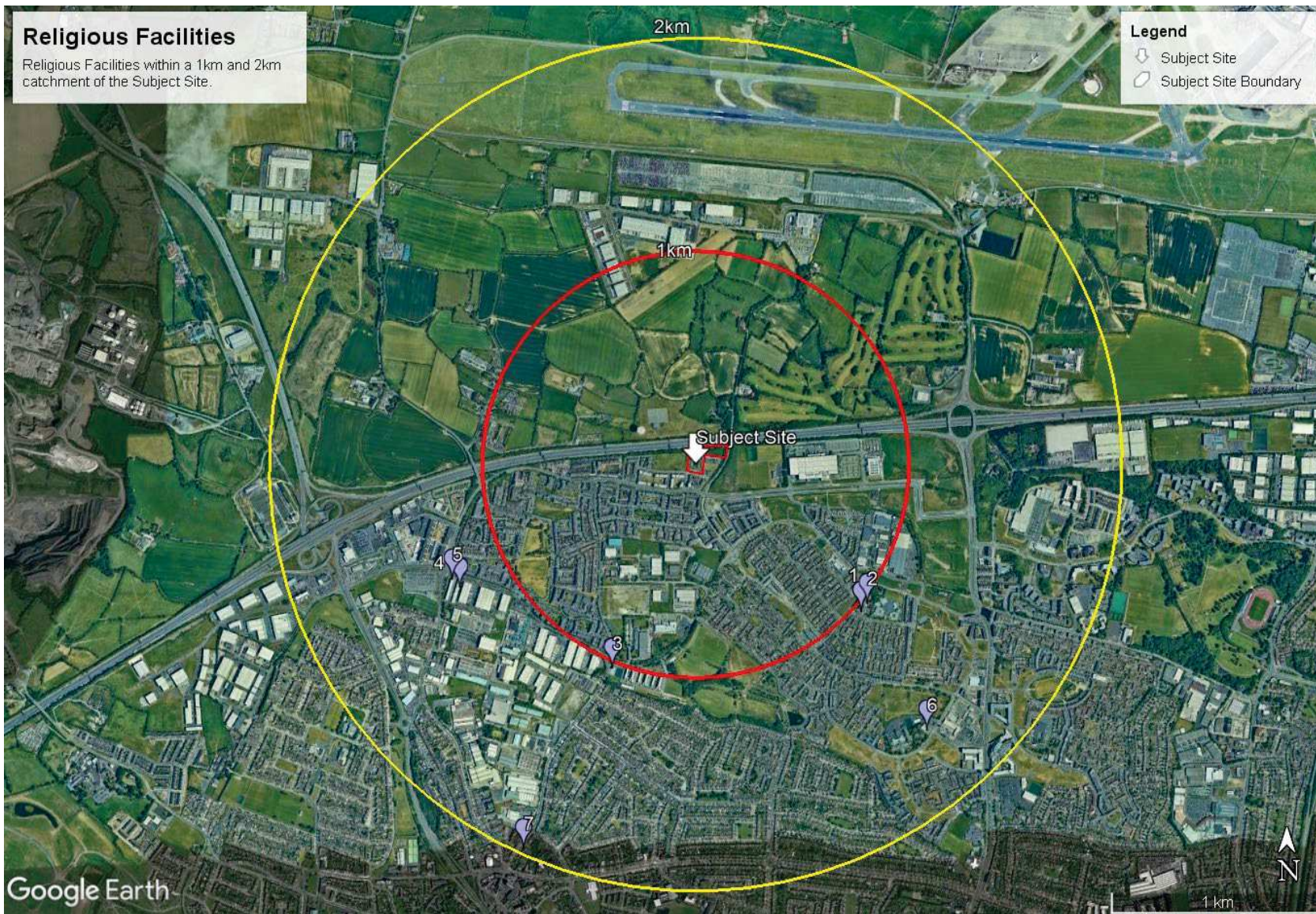


Figure 3-4: Religious Facilities within 1km and 2km Catchment Area (Source: Google Earth, BSM Annotation 2023).

Religious Facilities Within 2km Catchment of the Subject Site				
No	Name	Distance (km)	Address	Type
1	St. Joseph's Church, St. Pappin's Parish, Ballymun	c. 0.99 km	Balcurris Rd, Ballymun, Dublin, D11 Y732	Catholic Church
2	St. Pappin's Pastoral Centre	c. 0.99 km	Balcurris Rd, Ballymun, Dublin	Parish
3	Mount Olive Tamil Church	c. 1.04 km	Dublin, D11 TF61	Church
4	Slavic Russian-speaking Christian Church - Bethlehem	c. 1.28 km	Century Business Park, Unit 3B, Dublin 11	Christian Church
5	Tamil Christian Fellowship Church Dublin	c. 1.31 km	Charlestown, Dublin	Church
6	Church of the Holy Spirit, Ballymun	c. 1.61 km	Silloge Rd, Ballymun, Dublin 11	Catholic Church
7	Jamestown Road Baptist Church	c. 1.98 km	29 Jamestown Rd, Finglas North, Dublin 11, D11 H7P9	Baptist Church

Table 3-7: List of Religious Facilities within 1km and 2km Catchment (Source: Google Earth, BSM Annotation 2023).

3.5 TRANSPORT LINKS

3.5.1 Introduction

A Transport Strategy for the Greater Dublin Area 2022-2042 was 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 bus routes connecting the site to Dublin City Centre. The site is well positioned with regard to proposed public transport projects including the extension of the Luas Green Line (c. 1.6km from the site), the MetroLink light railway (1.6km from the site) and Bus Connects programme which will be served by Spine Route E2 on St. Margaret’s road to the south of the site.

A Public Transport Capacity Assessment and Traffic Report has been prepared by Roadplan Consulting and is enclosed as part of the planning documentation. These reports have been the primary source of traffic and sustainable travel methods information contained in this report.

3.5.2 Overview of Existing Transport Links

The subject site is served by Dublin Bus and Go-Ahead routes with the closest bus stop located along St. Margaret’s Road to the south, c. 300m – 850m from the site which is equivalent to c. 4 – 10 minute walking distance. Further bus connections are also provided on Balbutcher Drive and Belclare Park approximately 650m to the south of the site, see below Figure 3-5.



Figure 3-5: Location of bus stops in blue, route numbers identified in red and walking routes identified in a dashed red line (Source: Extract from Roadplan Consulting 2023).

Further details on bus routes serving the site are listed below in Figure 3-6.

Bus service	Route number	Route	Mon-Fri	Sat	Sun
Dublin Bus	140	Ballymun (IKEA) - Palmerston Park (Rathmines)	10 – 15 min	20 min	30 min
	13	Harristown - Grange Castle	12 -15 min	15 min	15 min
	155	Ballymun (IKEA) - Bray via City centre	20 min	20 min	20 min
GoAhead Ireland	220 220a	DCU - Lady's Well Road via Blanchardstown Shopping Centre	~60 min	~60 min	90 min
	N6	Finglas Village - Naomh Barróg GAA Kilbarrack (towards Howth)	12 -15 min	15 min	15 min

Figure 3-6 Bus Services and Frequencies serving the Site (Source: Extract from Roadplan Consulting 2023).

Under the new BusConnects proposals, Spine Route E2 will serve the subject site connecting Charlestown – City Centre – Dun Laoghaire. Frequencies of the proposed bus route are set out below in Figure 3-7.

Route No.	Route	AM Peak (06:00 – 10:00)		PM Peak (16:00 – 20:00)	
		Services	Capacity	Services	Capacity
E2	Charlestown - City Centre - Dún Laoghaire	27	2,430	27	2,430

Figure 3-7: Estimated Bus Services and Capacity of BusConnects Spine Route E2 (Extract from Roadplan Consulting 2023)

4 CONCLUSION

Overall, the wider catchment of the site including Poppintree, Santry, Northwood Avenue, Meakstown and parts of Charlestown and Finglas, possess a wide range of physical, cultural, and social facilities. The proposed development will stitch into an already established village 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.

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.