

**LOCAL AUTHORITY OWN HOUSING DEVELOPMENT  
UNDER SECTION 179A OF THE PLANNING &  
DEVELOPMENT ACT  
COMMUNITY & SOCIAL INFRASTRUCTURE REPORT  
FOR LANDS AT MOORETOWN, SWORDS, CO. DUBLIN**

**BSM**

Est.  
1968

**Brady Shipman  
Martin**

**Built.  
Environment.**

Place  
Making  
**Built  
Environment**

CLIENT  
FINGAL COUNTY COUNCIL

DATE  
April 2024

## Mooretown S179A

Community & Social Infrastructure Report

### DOCUMENT CONTROL SHEET

Project No. 7089  
Client: Fingal County Council  
Project Name: Mooretown S179A  
Report Name: Community & Social Infrastructure Report  
Document No. RPBM01  
Issue No. 01  
Date: April 2024

This document has been issued and amended as follows:

Issue	Status	Date	Prepared	Checked
01	Mooretown S179 - Community and Social Infrastructure Report	April 2024	HM/ LG	PB

## Brady Shipman Martin

### DUBLIN

Mount Pleasant Business Centre  
Ranelagh  
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

[www.bradysipmanmartin.com](http://www.bradysipmanmartin.com)

[mail@bradyshipmanmartin.com](mailto:mail@bradyshipmanmartin.com)

## TABLE OF CONTENTS

<b>1</b>	<b>INTRODUCTION</b> .....	<b>4</b>
1.1	Fingal County Development Plan 2023-2029.....	4
1.2	Methodology .....	6
<b>2</b>	<b>DEMOGRAPHIC PROFILE</b> .....	<b>6</b>
2.1	Population Profile .....	7
2.2	Average Household Size.....	7
2.3	Population of the Proposed Development .....	7
<b>3</b>	<b>OVERVIEW OF COMMUNITY AND SOCIAL INFRASTRUCTURE</b> .....	<b>8</b>
3.1	COMMUNITY FACILITIES .....	8
3.2	HEALTHCARE FACILITIES .....	13
3.3	OPEN SPACE, LEISURE AND RECREATION .....	17
3.4	RELIGIOUS FACILITIES .....	24
3.5	TRANSPORT LINKS.....	27
<b>4</b>	<b>CONCLUSION</b> .....	<b>28</b>

## 1 INTRODUCTION

This Community and Social Infrastructure Report has been prepared by Brady Shipman Martin in support of a proposed development 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 of c.9.35 ha (gross area) (hereafter called 'the subject site'.) The subject site is located within a land bank of growing residential development on lands zoned 'RA - Residential Area' in the Fingal Development Plan 2023-2029.

The proposed development will include for the provision of 274 no. residential units consisting of 187 houses, 87 no. duplex and apartment units, 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.

The ability of new residential development to access community facilities and services is paramount in maintaining sustainable communities. The primary objective of this study will be to analyse whether there are adequate community facilities and services in the vicinity of the proposed development site to serve the new residents who will be moving to the area.

The report will provide an audit of the available community and social infrastructure in the area relating to the following categories;

- Community Facilities
- Healthcare Facilities
- Open Space, Leisure and Recreation
- Religious Facilities
- Transport Links

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 274 no. units 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 DMS078 in setting out a Community & Social Infrastructure Audit.

## 1.2 Methodology

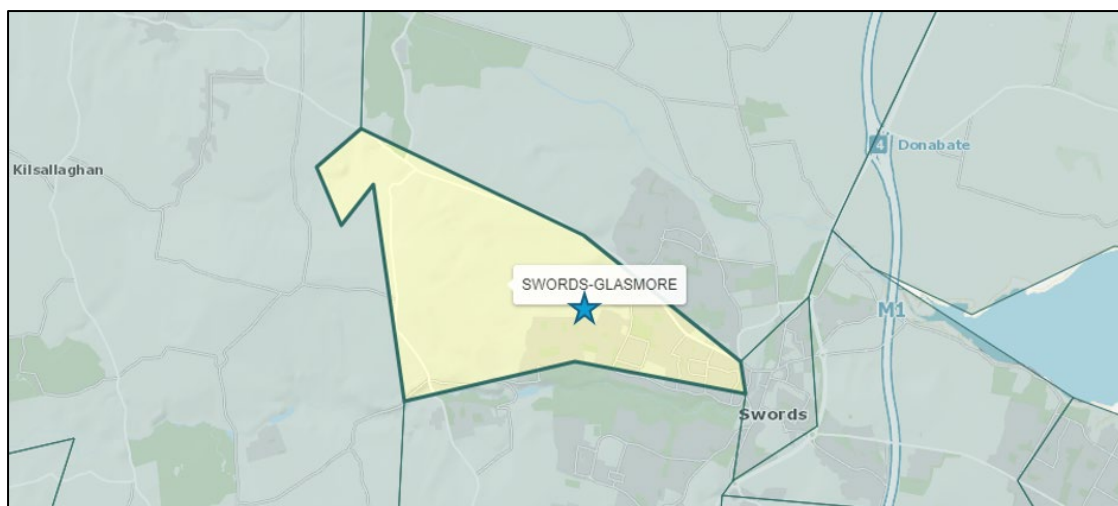
In line with Objective DMS078 of the Development Plan, this report has been prepared using a 1km catchment area to capture existing social and community infrastructure surrounding the subject site. However, given the location of the subject site which is bound to the west by lands zoned to protect and provide for a greenbelt, a 2km catchment area is also shown to provide wider context and illustrate refined results.

The site is located within Swords-Glasmore Electoral Division (ED) which has an average household size of 3.12, therefore the anticipated population of the proposed development, based on 274 no. units, is approximately 826 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 subject site is in the Swords-Glasmore ED within the administrative area of Fingal County Council (see Fig. 2-1 below).



**Figure 2-1: Swords-Glasmore ED with the Subject Site indicated in blue (Source: CSO SAPMAP 2024 and BSM Annotation).**

## 2.1 Population Profile

Swords-Glasmore ED has seen a minor decrease in population growth since 2016 in comparison to the State and Fingal which increased by c. 8.1% and c.11.6% respectively between 2016-2022 as shown below in Table 2-1.

Area	2016 Population	2022 Population	2016-2022 change (%)
State	4,761,865	5,149,139	8.1%
Fingal	296,020	296,020	11.6%
Swords-Glasmore ED	7,711	7,674	-0.5%

**Table 2-1: Change in Population within the State, Fingal and Swords-Glasmore ED between 2016-2022 (Source: CSO 2016-2022)**

## 2.2 Average Household Size

According to the Census 2022, there are a total of 2,481 no. households in Swords-Glasmore ED. The average household size within Swords-Glasmore ED is 3.12 people which has decreased by 1.27% since 2016, as shown below in Table 2-2.

Area	Avg HH 2016	Avg HH 2022	% Change
State	2.77	2.74	-0.4%
Fingal	3.03	3.02	-0.33%
Swords-Glasmore ED	3.16	3.12	-1.27%

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

## 2.3 Population of the Proposed Development

The proposed development consists of 274 no. units comprising 18 no. 1-bed units, 109 no. 2-bed units and 128 no. 3-bed units and 19 no. 4-bed units.

As noted above, the average household size for Swords-Glasmore ED recorded in 2022 is 3.12 people. Table 2-3 shows the anticipated population of the proposed development applying the average household size of Swords-Glasmore ED, noting the small percentage (c.6.6%) of one-bed units in the proposed development.

Area	Calculation	Total
Swords-Glasmore ED	$18 \text{ no. 1 bed units} \times 1.5 \text{ persons}$ $+$ $256 \text{ no. units (exc. 1 no. bed units)} \times 3.12 \text{ (avg. HH size 2022)}$	c. 826 people

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

Therefore, it is expected, based on the average household size of Swords Glasmore ED, the proposed development will generate a population of approximately 826 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:

1. **Community Facilities:** Key community resources such as Community Centres (including upskilling opportunities), Community Gardens, Post Office, Banks/ATM's and Credit Unions
2. **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.

Further details on childcare provision are provided in the Childcare and Schools Demand Assessment 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 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 subject site is well connected to existing community and social infrastructure within Swords Main Street (c. 2km) and smaller clusters of services further north of the site including Millers Glen (c. 550m) and Applewood (c. 870m) that future residents can avail of.

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 20 no. community facilities within a 2km catchment area, with 5 no. services within 1km from the subject site (25% of community facilities). The nearby neighbourhood centres mentioned above (Applewood and Miller's Glen) offer a wide range of community and social infrastructure including healthcare facilities and creches, as set out below, which are easily accessed on foot or by cycle links.

Within 2km from the subject site there are 2 no. community centres, Applewood Community Centre (1) and the River Valley and Rathingle Community Centre (12) and provides sports, leisure, community development services and educational and recreational activities. The Broadmeadow Community Garden (8) aims to provide a communal growing space for local residents, schools and groups and is a project fully supported by Fingal County Council.

In addition to community facilities illustrated on Figure 3-3 and listed in Table 3-1, just beyond the boundary of the 2km catchment there are further community services including Swords Garda Station (c. 2.01km) and Swords Pavilions Shopping Centre (c. 2.1km).



**Figure 3-2: Applewood Community Centre (1) – Source: FCC Website, 2024.**



**Figure 3-1: River Valley & Rathingle Community Centre (12) – Source: Google Maps, 2024.**

# Mooretown S179A

## Community & Social Infrastructure Report

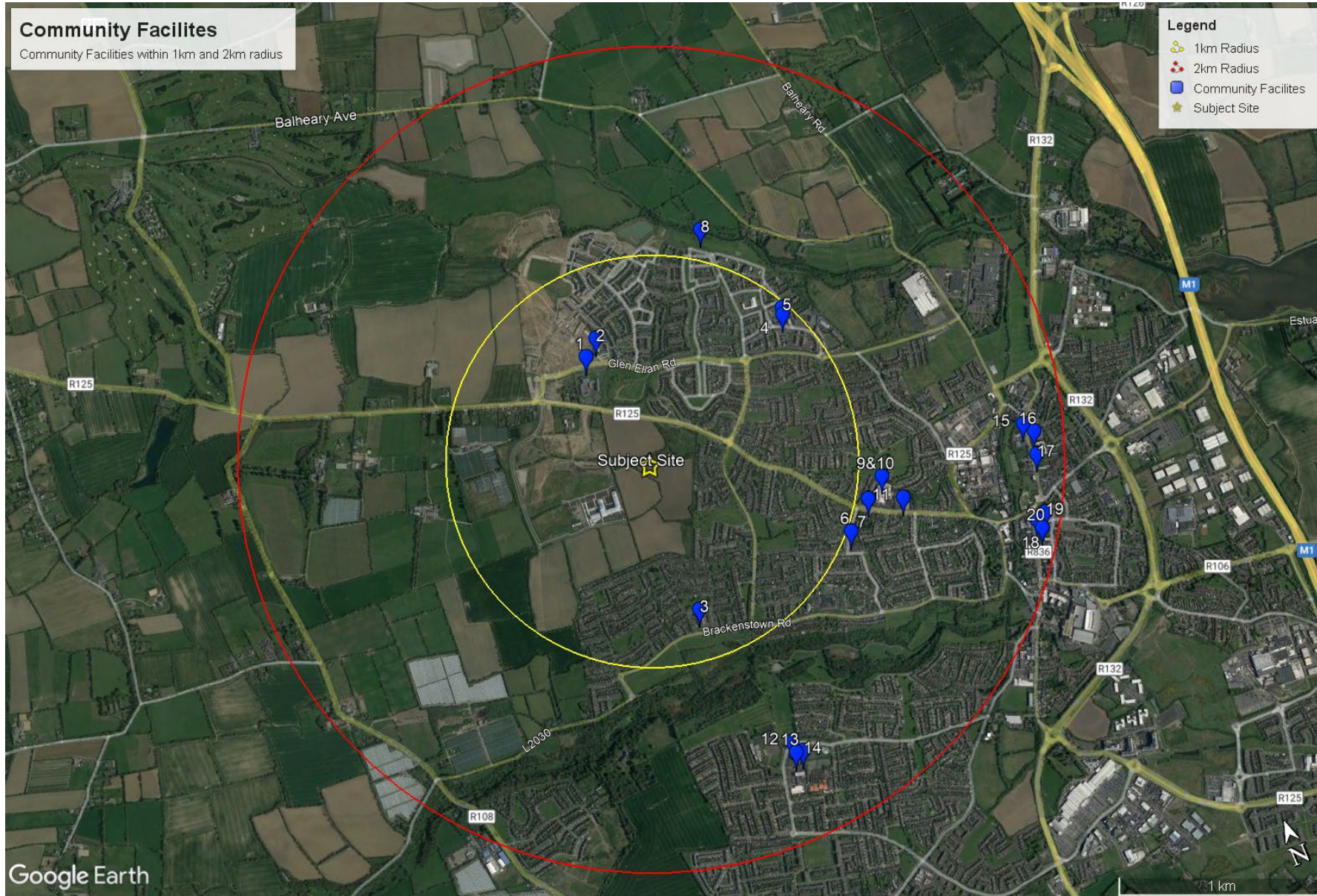


Figure 3-3: Community Facilities within 1km and 2km Radius (Source: Google Earth, BSM Annotation 2024).

## Community &amp; Social Infrastructure Report

No	Name	Distance	Address	Type
1km Distance				
1	Applewood Community Centre	0.5km	Applewood Community Centre, Oldtown, Swords, Co. Dublin.	Community Centre
2	Centra Miller's Glen	0.6km	Centra, Millers Glen Retail Centre, Oldtown, Swords, Co. Dublin.	Local Shop
3	Spar Swords Manor	0.8km	Manor Mall Shopping Centre, Brackenstown Road, Mooretown, Swords, Co. Dublin.	Local Shop
4	An Post Postpoint	0.9km	64-66 Applewood Main Street, Applewood, Co. Dublin.	Post Office
5	Eurospar Applewood	0.9km	64-66 Applewood Main Street, Applewood, Co. Dublin.	Local Shop
2km Distance				
6	Howard's Newsagents	c.1.06km	153 Glasmore Park, Newtown, Swords, Co. Dublin.	Newsagents / Local Shop
7	Howard's Hardware & DIY	c. 1.08km	61 Rathbeale Road, Commons West, Swords, Co. Dublin.	Hardware Store/ Local Shop
8	Broadmeadow Community Gardens	c.1.1km	Broadmeadow Linear Park, Ashton Rise, Swords, Co. Dublin.	Community Gardens/ Allotments
9	Dunnes Stores	c. 1.2km	JC's Supermarket, Rathbeale Road, Commons West, Swords, Co. Dublin.	Supermarket
10	Swords Library	c. 1.2km	JC's Supermarket, Rathbeale Road, Commons West, Swords, Co. Dublin.	Library
11	Lidl	c.1.2km	Rathbeale Road, Commons West, Swords, Co. Dublin.	Supermarket
12	River Valley and Rathingle Community Centre	c.1.6km	Rivervalley Community Centre, Rivervalley, Hilltown, Swords, Co. Dublin.	Community Centre
13	Bottle bank facilities	c. 1.6km	Hilltown Swords, Co. Dublin.	Recycling facility
	Swords Fire Station	c. 1.7km	Balheary Road, Newtown, Swords, Co. Dublin	Fire Station

## Mooretown S179A

### Community & Social Infrastructure Report

14	Aldi	c.1.7km	River Valley, Swords, Co. Dublin.	Supermarket
15	Applegreen	c.1.8km	North Street, Townparks, Swords, Co. Dublin.	Local Shop & Petrol Station
16	Carnegie Free Library	c.1.84km	Carnegie Free Library, Townparks, Swords, Co. Dublin.	Library
17	Member First Credit Union Swords	c.1.85km	North St, Townparks, Swords, Co. Dublin.	Credit Union
18	AIB	1.9km	Main Street, Townparks, Swords, Co. Dublin.	Bank
19	Bank of Ireland	1.9km	19 Main Street, Townparks, Swords, Co. Dublin.	Bank
20	PTSB	1.9km	33 Main Street, Townparks, Co. Dublin.	Bank

**Table 3-1: Community Facilities within a 1km and 2km Radius of the Subject Site (Source: Google Earth, BSM 2024)**

## 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, including Beaumont Hospital and the Mater Hospital (8.5km and 12.5km respectively), 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.

As highlighted within Section 4.5.1.6 of the development Plan, a primary care centre is planned to be delivered in Swords.

#### Objective CIO26 – Primary Care Centre Swords

*“Encourage and facilitate the delivery of a primary care centre for Swords.”*

### 3.2.2 Overview of Existing Facilities

A variety of 24 no. healthcare services are provided within a 2km catchment from the subject site including a range of pharmacies, GP surgeries, dentists, medical centres and nursing homes.

Miller's Glen Medical (1) is the closest healthcare facility to the subject site which is located c. 0.56km to the north and recently opened in August 2023 and is located beside McCartans Pharmacy (2).

Within 1km of the subject site there are 5 no. healthcare facilities available including 2 no. medical centres and 3 no. pharmacies. Within the overall 2km radius there are a total of 8 no. pharmacies, 4 no. medical centres, 3 no. General Practitioners practice's (GP), 3 no. dentists, 2 no. opticians, 2 no. physiotherapist facilities, 1 no. community health care centre and 1 no. nursing home and are illustrated below in Figure 3-2 and listed in Table 3-2.

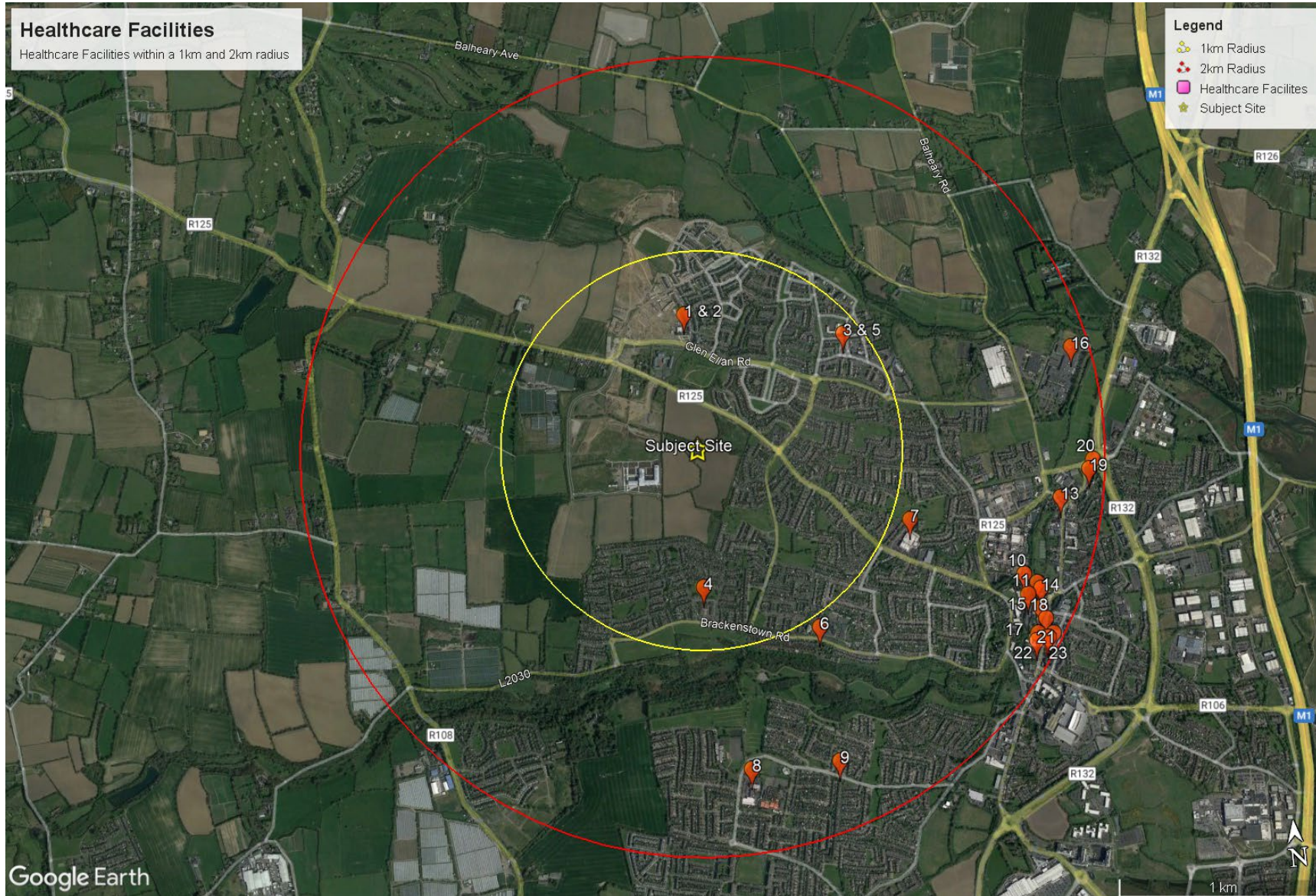


Figure 3-4: Healthcare Facilities within 1km and 2km Radius (Source: Google Earth, BSM Annotation 2024).

## Community &amp; Social Infrastructure Report

No	Name	Distance	Address	Type
1km Distance				
1	Miller's Glen Medical	c.0.6km	5 Miller's Square, Miller's Glen, Swords, Co. Dublin.	GP Practice
2	McCartans Pharmacy Miller's Glen	c.0.6km	Unit 3 Miller's Avenue, Miller's Glen, Swords, Co. Dublin.	Pharmacy
3	Foley's Pharmacy	c.0.6km	Applewood, Swords, Co. Dublin.	Pharmacy
4	McNally's Pharmacy	c. 0.8km	Unit 1, Manor Mall Shopping Centre, Brackenstown Road, Mooretown, Swords, Co. Dublin.	Pharmacy
5	Applewood Medical Centric Health	c.0.9km	Applewood, Swords, Co. Dublin.	Medical Centre
2km Distance				
6	Swords Family Practice	c.1.13km	29/30 Brackenstown Village, Windmill Lands, Swords, Co. Dublin.	GP Practice
7	McCabe's Pharmacy Rathbeale	c.1.13km	JCs Supermarket, Rathbeale Road, Swords, Co. Dublin.	Pharmacy
8	River Valley Pharmacy	c.1.65km	River Valley, Swords, Co. Dublin.	Pharmacy
9	Dr. Padraig Coughlan – Forest Medical Practice	c.1.75km	108 Forrest Fields Road, Hilltown, Swords, Co. Dublin.	GP Practice
10	Swords Health Centre HSE	c.1.8km	Bridge Street, Townparks, Swords, Co. Dublin.	Community Health Centre (HSE)
11	Eyewise Opticians	c.1.8km	Castle Shopping Centre, Bridge Street, Townparks, Swords, Co. Dublin.	Opticians
12	Castle Medial Centre	c.1.8km	9 Bridge Street, Townparks, Swords, Co. Dublin.	Medical Centre
13	Remedial Room - Massage & Post Surgical Centre	c.1.8km	73a North Street, Townparks, Swords, Co. Dublin.	Massage & Post Surgical Centre (physiotherapy)

## Mooretown S179A

### Community & Social Infrastructure Report

14	Pure Pharmacy	c.1.85km	7 Main Street, Townparks, Swords, Co. Dublin.	Pharmacy
15	McNamara's Life Pharmacy	c.1.9km	30 Main Street, Townparks, Swords, Co. Dublin.	Pharmacy
16	Laya Health and Wellbeing Clinic	c.1.9km	Unit 9, Swords Business Campus, Balheary Demesne, Swords, Co. Dublin.	Medical Clinic
17	O'Neill Dental Care	c.1.93km	58 Main Street, Townparks, Swords, Co. Dublin.	Dentist
18	Gilsenan's Allcare Pharmacy	c.1.93km	Units 1/2 Town Centre Mall, Main Street, Swords, Co. Dublin.	Pharmacy
19	Patton Kennedy Dental	c.1.94km	Saint Brendan's, Seatown West, Swords, Co. Dublin.	Dentist
20	Fingal Nursing Homes	1.94km	Seatown West, Balheary Demesne, Swords, Co. Dublin.	Nursing Home
21	Swords Dental	c.1.95km	St Main Street, Townparks, Swords, Co. Dublin.	Dentist
22	The Plaza Clinic, Centric Health	c.1.97km	Main Street, Townparks, Swords, Co. Dublin.	Medical Clinic
23	Swords Plaza Physiotherapy	c.1.98km	Centric Medical centre, The Plaza, Unit 18, Swords, Co. Dublin.	Physiotherapy
24	Swords Eye Centre	c.2.km	The Plaza, Forster Way, Townparks, Swords, Co. Dublin.	Opticians

**Table 3-2: Healthcare Facilities within a 1km and 2km Radius of the Subject Site (Source: Google Earth, BSM 2024).**



### 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 subject site is strategically located forming part of a wider open space strategy and the Mooretown lands will provide complete permeability from Ormond Crescent (south of the site) to Rathbeale Road (north of the site). The immediate area has a vast amount of open space suitable for walking/ hiking, running, cycling and sport activities. The area contains a diverse range of open spaces, for the purposes of this study, open space and recreational facilities including recreational walks and areas, parks, playgrounds, multi-use games areas, sports pitches and golf courses. In addition, there are multiple leisure facilities in the area which provide access to many health and fitness resources.

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.

#### 3.3.2 Open Space, Parks & Playgrounds

Within the 1km catchment area of the subject site there are approximately 3 no. public parks for the future residents to avail of, as illustrated below in Figure 3-5 and listed in Table 3-3.

Ward River Valley Regional Park (2) is the closest regional park to the subject site, extending to c. 89ha. The park contains a multitude of amenities including sports pitches, children's playgrounds, woodland walks and watercourses.

Upgrade works are currently proposed for the Ward River Valley Regional Park (2) and public consultation took place in April 2023 and October 2023.

The proposed upgrade works includes for a recreation hub which will connect pitches to the south of the valley to new pitches proposed to the north and include for all weather pitches, upgraded grass pitches, ball courts, changing rooms. Other works proposed under this project includes accessibility & entrances proposals, a Swords Town Centre Entrance, Walled Garden, restoration of the Old Canal and a destination play area.

It is understood that an application for the proposed works will be submitted in early 2024.

All of the open spaces and parks below include play facilities for toddlers and small children expect for Rathbeale Archaeological Park (1). In addition to the open spaces, parks (1) and playgrounds listed below there is a large number of open spaces located within 1km of the subject site within the surrounding residential areas including Glen Ellan Green, St. Andrews Park and Ardcairn Park.



Figure 3-5: Open Space, Parks & Playgrounds within a 1km and 2km Radius of the Subject Site (Source: Google Earth, BSM 2024).

## Community &amp; Social Infrastructure Report

No	Name	Distance	Address	Notes
1km Distance				
1	Rathbeale Archaeological Park	c. 0.40km	Castleview Extension, Old town, Swords, Co. Dublin	This park comprises recorded monuments and provides great amenity to local residents including paths, mounding to open spaces, seating areas and a cycle path along Glen Ellan Road.
2	Ward River Valley Regional Park	c. 0.87km	Moatview Court, Priorswood, Co. Dublin	Ward River Valley Regional Park is a linear park on the banks of the River Ward south of Swords town. This park has a total area of c. 89ha and stretches between Swords town centre and Knocksedan Bridge and comprises viewing points, sports pitches with LED lighting, tennis courts and a playground.
2km Distance				
3	Thornleigh Playground	c. 1.08km	Thornleigh Court, Thornleigh, Swords, Co. Dublin	Thornleigh playground is located between Thornleigh Road and Thonleigh Court and has play equipment to serve toddlers and young children.
4	Miller's Glen Playground	c. 1.13km	Meadowbank Road, Miller's Glen, Oldtown, Swords, Co. Dublin	Miller's Glen Playground recently opened in March 2023 and includes a playground, a multi-use games area (MUGA) that includes a basketball court and five-a-side football pitches in addition to a GAA pitch and changing facilities.
5	Swords Town Park	c. 1.77km	Townparks, Swords, Co. Dublin	Swords Town Park is located beside Swords Castle and includes a playground facility and other amenities including tennis courts.
6	Cedar Playground	c. 1.96km	Cedar Park, Ridgewood, Swords, Co. Dublin	Cedar playground forms part of the central green enclosed by houses on Cedar View and includes a variety of play equipment for young children.

**Table 3-3: Open Space, Parks & Playgrounds within a 1km and 2km Radius of the Subject Site (Source: Google Earth, BSM 202)**

### 3.3.3 Sports & Fitness Facilities

There are approximately 16 no. sport & fitness facilities within 2km catchment area of the subject site, as illustrated below in Figure 3-6 and listed in Table 3-4.

Sports and Fitness facilities within the area are varied offering open-air pitches, private gyms, football, GAA clubs and more. Swords Manor Football Club (1) is the closest sports & fitness facility to the subject site and provides football teams for boys, girls and men.

Additionally, several of these sport facilities such as St Comilcilles GAA function as multiple amenity uses, such as providing function rooms available to rent for events and a club bar which is open to all members of the public.

Community & Social Infrastructure Report

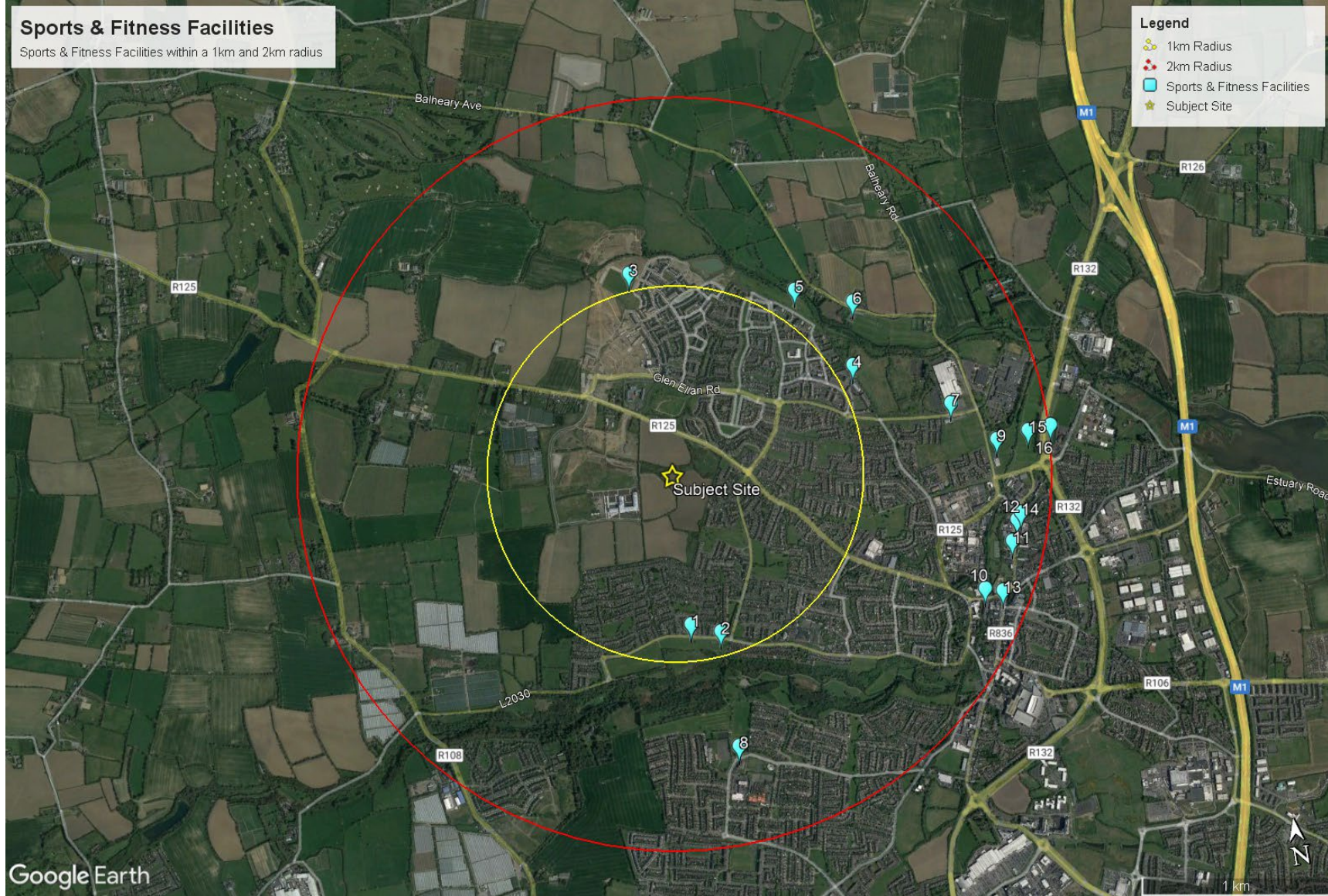


Figure 3-6: Sports & Fitness Facilities within a 1km and 2km Radius of the Subject Site (Source: Google Earth, BSM 2024).

No	Name	Address	Distance	Type
1km Distance				
1	Swords Manor Football Club	Brackenstown Road, Swords Glebe, Swords, Co. Dublin.	c.0.9km	Sports Club
2	Swords Manor Court Basketball Pitch	Windmill Lands, Co. Dublin.	c. 0.91km	Sports Pitches
2km Distance				
3	Miller’s Glen Pitch	80 Longview Avenue, Oldtown, Swords, Co. Dublin.	c. 1.km	Sports Pitches
4	Gym Plus Swords	Applewood Village Green, Broadmeadow, Swords Co. Dublin.	c. 1.09km	Gym
5	The Astro – Basketball Court	Broadmeadow, Swords, Co. Dublin.	c. 1.1km	Sports Pitches
6	Swords Celtic	1-7 Newtown Cottages, Newtown, Swords, Co. Dublin.	c. 1.3km	Sports Club
7	St. Colmcille’s GAA	Holybanks, Swords, Co. Dublin.	c. 1.5km	Sports Club
8	St. Finian’s GAA	St Finian’s GAA Club, Community Centre, River Valley Road, Hilltown, Swords, Co. Dublin.	c. 1.56km	Sports Club
9	Balheary Basketball Court & Skate Park	Balheary Demesne, Swords, Co. Dublin.	c. 1.73km	Sports Pitch & Facility
10	Yoga Hub	Unit 19, Castle Shopping Centre, Bridge Street, Townparks, Swords, Co. Dublin.	c. 1.8km	Yoga & Pilates Studio
11	Swords Lawn Tennis Club	Swords Castle Grounds, Townparks, Swords, Co. Dublin.	c. 1.8km	Sports Club
12	Swords Fitness Hub	North Street, Chamber Buildings, Townparks, Swords, Co. Dublin.	c. 1.85km	Gym

## Community &amp; Social Infrastructure Report

13	Integrity Fitness	7 Main Street, Townparks, Swords, Co. Dublin.	c.1.9km	Gym
14	Alan Dunne Fitness	1st Floor, Chambers Building, North Street, Swords, Co. Dublin.	c.1.9km	Gym
15	Fingallians Balheary Pitches	Balheary Demesne, Swords, Co. Dublin.	c. 1.9km	Sports Pitches
16	Fingallians GAA Club	Newtown, Swords, Co. Dublin.	c.2km	Sports Club

**Table 3-4: Sports & Fitness Facilities within 1km and 2km Radius of the Subject Site (Source: Google Earth, BSM 2024).**

### 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 (69.1%) of the population identified as ‘Roman Catholic’ in comparison to 3,696,644 people in 2016 (79%), total number of people identifying as Roman Catholics fell by approximately 5% (180,783 people) between 2016 and 2022.

Within the Swords-Glasmore ED, a total of 5,366 no. people (70%) identified as Roman Catholic and is the most prominent religion within the ED as shown below in Table 3-5:

Religion (Swords-Glasmore ED)	Number of People	%
Catholic	5,366	70%
Other religion	646	8.4%
No religion	1,336	18%
Not stated	326	4.1%
<b>Total</b>	<b>7,674</b>	<b>100%</b>

**Table 3-5: Breakdown of Religion in Swords-Glasmore ED (Source: CSO 2022).**

#### 3.4.2 Overview of Existing Facilities

There are approximately 5 no. religious facilities within the catchment area as illustrated below in Figure 3-7 and listed in Table 3-6. The changing demographic and cultural profile of the area suggests that various religions within Swords-Glasmore may grow.

Churchtown Trust Meeting Hall (1) is the closest religious facility to the subject site and is occupied by Quakers in Ireland Society. There are a further 4 no. religious facilities within 2km of the subject site including 1 no. Mosque and 3 no. Christian churches. Those of other religions such as Hindu or Buddhism would have to travel further to either Dublin City Centre or to another large town/city to practice publicly. There a number of community centres linked to religious organisations which could also act as places of worship, in addition to hosting religious events. The subject site is well served by religious facilities catering for different groups in faith, however the changing demographic and cultural profile of the area suggests that there may be a need for additional religious facilities to accommodate different faith groups in the future.



Community & Social Infrastructure Report

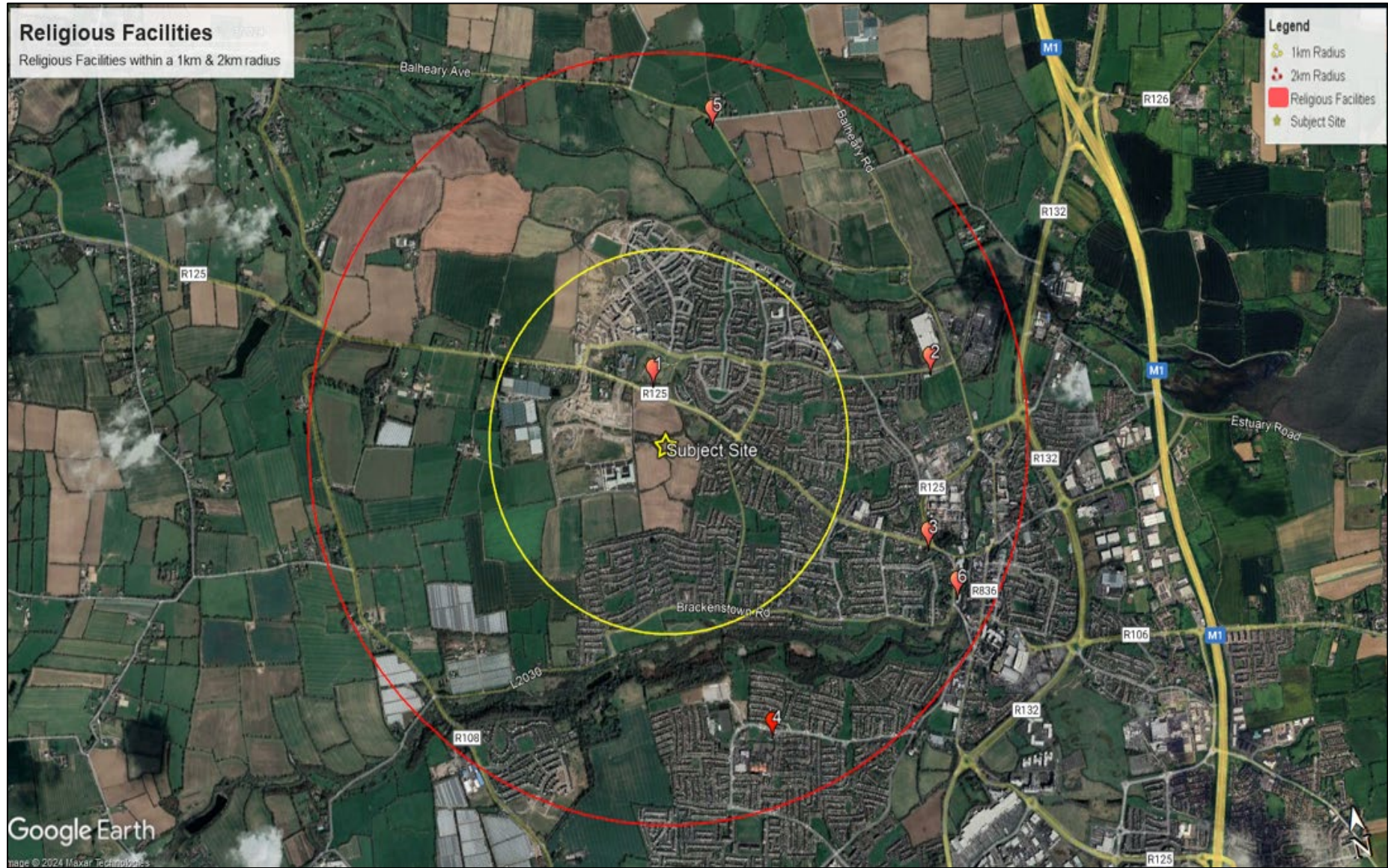


Figure 3-7: Religious Facilities within 1km and 2km Radius of the Subject Site (Source: Google Earth, BSM 2024).

No	Name	Address	Distance	Type
1km Distance				
1	Churchtown Trust Meeting Hall	Mooretown, Co. Dublin.	c. 0.30km	Other
2km Distance				
2	Swords Elim Church	St. Colmcille's GAA, Glen Ellan Road, Holybanks Swords, Co. Dublin.	c.1.52km	Christan Church
3	Islamic Cultural Central Centre Swords	The Green, Rathbeale Road, Commons West, Swords, Co. Dublin.	c.1.56km	Mosque
4	St Finian's Church	St. Finian's Church, River Valley Heights, Parish, Swords, Co. Dublin, K67 KC67	c. 1.61km	Catholic Church
5	Church of the Immaculate Conception	Balheary Road, Balheary, Co. Dublin.	c. 1.68km	Catholic Church
6	St Columba's Church of Ireland	Church Road, Swords Glebe, Swords, Co. Dublin.	c. 1.80km	Christian Church

**Table 3-6: Religious facilities within 1km and 2km Radius of the Subject Site (Source: Google Earth, BSM 2024)**

### 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 subject site to Dublin City Centre. The subject site is well positioned with regard to proposed public transport projects including the extension of the MetroLink (2.5km from proposed Estuary Park & Ride Station) and Bus Connects programme which will be served by Spine Route A4 on Murlough Road to the east of the site.

#### 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 on Rathbeale Road directly north of the site (350m – 700m / 4 – 7m walk), further bus connections are also provided on Glen Ellan Road and Murrrough Road to the east of the site, see below Figure 3-8 and Figure 3-9:



Figure 3-8: Bus Stops located on Rathbeale Road (Source: Travel Plan, Waterman Moylan Consulting Engineers 2024)



**Figure 3-9: Bus stops located on Glen Ellan Road and Murrough Road (Source: Travel Plan, Waterman Moylan Consulting Engineers 2024).**

#### 4 CONCLUSION

Overall, the wider catchment of the subject site (2km radius) including Millers Glen and Applewood directly north of the site, possess a wide range of physical, cultural, and social facilities.

As set out in section 3 above, there are a total of 20 no. community facilities within the catchment area including 2 no. community centres, Applewood Community Centre and River Valley and Rathingle Community Centre. Other community facilities within the 2km catchment area include a variety of local shops, supermarkets, post offices, banks and libraries.

Healthcare facilities are easily accessible for future residents with a total of 24 no. healthcare services within the 2km catchment area. Miller’s Glen Medical is the closest healthcare facility to the subject site (0.56km) in addition to pharmacies, GP surgeries, dentists, medical centres and nursing homes. In addition, the site is located in close proximity to Dublin’s wider range of health facilities including Beaumont Hospital and Mater Hospital (8.5km and 12.5km respectively).

The site at Mooretown forms part of a wider open space strategy and will complete permeability from Ormond Crescent (south of the site) to Rathbeale Road (north of the site). Within 1km of the site there are 3 no. public parks for future residents to avail of including Ward River Valley Regional Park extends for c. 89km and contains a multitude of amenities such as sports pitches, playgrounds, woodlands, walks and trails and watercourses. Sports and fitness facilities within the area are varied and a total of 16 no. facilities within the 2km catchment area including open-air pitches, private gyms, football, GAA clubs and more

Within the 2km catchment area there are a total of 5 no. religious facilities including 2 no. catholic churches, 2 no. Christian churches, 1 mosque and 1 no. meeting hall for religious gatherings.

In conclusion, the assessment of existing and permitted facilities set out above illustrates that the site is well served by existing community and social infrastructure within a 2km of the subject site. The local authority owned housing development will stitch into an already established village with significant local facilities and we submit that there are sufficient community facilities to meet future demand.