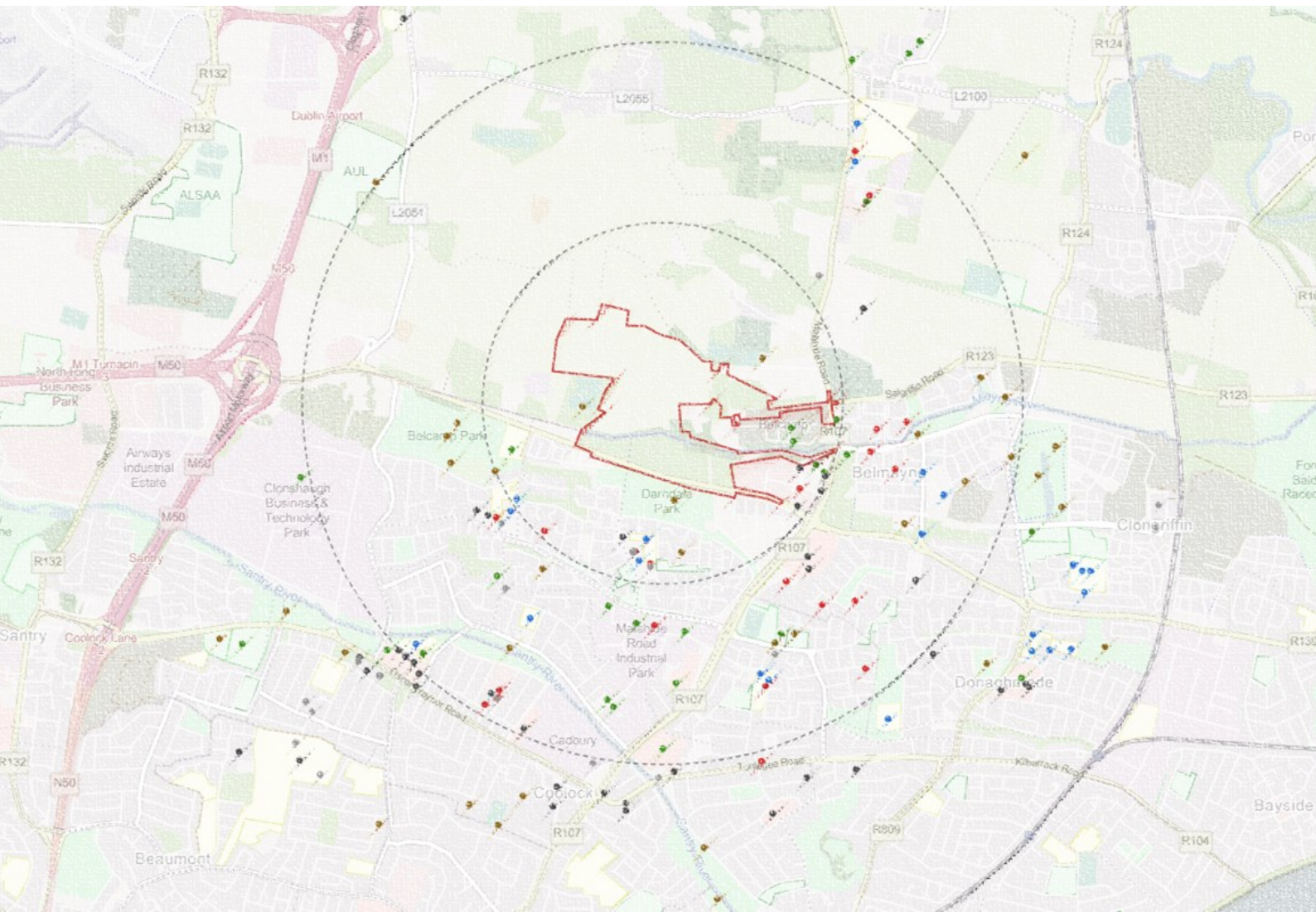


## COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT



**Proposed Strategic Housing Development  
on lands at Belcamp Hall (Protected Structure),  
Malahide Road and R139,  
Belcamp, Dublin 17**

**Applicant: Gerard Gannon Properties**

**April 2022**

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## 1.0 INTRODUCTION

Downey, Chartered Town Planners, 29 Merrion Square, D02 RW64, have prepared this Community and Social Infrastructure Audit, on behalf of the applicant, Gerard Gannon Properties, to accompany a planning application for a proposed Strategic Housing Development on lands at Belcamp Hall (a Protected Structure), Malahide Road and R139, Belcamp, Dublin 17. A ten-year permission is sought for the proposed delivery of 2,527 no. residential units comprising 1,780 no. apartments, 274 no. duplex units, and 473 no. houses, 2 no. childcare facilities, retail/commercial provision, and all associated site infrastructure and engineering works necessary to facilitate the development. It is also important to note that a site is being reserved as part of this application for the future provision of a school by the Department of Education.

This document outlines the range of services and facilities that are available within the surrounding area of the subject site and discusses their capacity to accommodate the proposed development. It is important to note that the proposed scheme is located within the administrative boundaries of Dublin City Council and Fingal County Council.

As stated in the Dublin City Development Plan 2016-2022 in relation to significant of supporting infrastructure to underpin successful neighbourhoods and sustainable communities, *“a range of community facilities and infrastructure will be essential to support the emergence of sustainable neighbourhoods and communities throughout the city, especially in newly emerging or developing areas”*. The Development Plan goes on further and add, *“proposals for new large development must make a contribution to an area in terms of community facilities and social infrastructure where significant shortfalls are identified. When submitting plans for large-scale residential, typically over 50 units depending on local circumstances, and/or mixed-use schemes (i.e. circa 5,000 sqm and above), developers will be required to submit an audit of existing facilities within the area and to demonstrate how the proposal will contribute to the range of supporting community infrastructure”*.

This is further reinforced in **Objective SNO1** of the City Development Plan, where the Council seeks:

*“To engage with cultural, community and corporate stakeholders in an area, to develop inclusive strategies for community infrastructure provision.”*

In addition to the above, as stated in the Fingal Development Plan 2017-2023 in relation to the development of sustainable communities, *“the provision of good community facilities and services, such as education, training, libraries, childcare facilities, places of worship, health and community centres, in appropriate accessible locations is important as they contribute positively to an enhanced quality of life.”* Therefore, *“the aim of the Plan is to create a sustainable community offering a choice of opportunities to meet its needs and in doing so this will help foster social inclusion. It is also important that new facilities are delivered in a timely manner in tandem with new residential development and community centres or meeting rooms should be designed to be flexible and multi-functional enabling a variety of uses to be accommodated.”*

**Objective PM66** *Ensure provision of accessible, adequate and diverse community facilities and services in new and established areas to provide for the well-being of residents.*

**Objective PM67** *Ensure community facilities are flexible in their design and promote optimum usage.*



**Objective PM68** Promote the clustering of community, recreational and open space facilities, with community facilities being located in local centres or combined with school facilities as appropriate.

**Objective PM69** Ensure that proposals do not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent residents.

With respect to the above mentioned, the following document outlines the range of services and facilities that are available within the surrounding area of the subject site and discusses their capacity to accommodate the proposed development.

## 2.0 SITE LOCATION & DESCRIPTION

The lands, which extend to approximately 67 hectares, are located to the north of the Northern Cross Road (R139), Northern Cross, Dublin 17. The site comprises Belcamp Hall (and associated additions), chapel, walled garden, and folly's accessed by an internal access road off the Malahide Road (R107). Phase 1 of the new emerging development of Belcamp has commenced and partially occupied. The site is of irregular shape as a result of its being a composite of pre-existing landscape features of equally irregular shapes. Much of the site is relatively level. However, the lands to the south of Belcamp Hall are divided by the Mayne River, the course of which forms a substantial change in level between the main site to the north and the adjoining lands to the south and contains significant woodland. The lands include the original environs of Belcamp Hall as well as a substantial amount of agricultural land. Whilst the agricultural lands support few trees, other than those arising from field demarcations, the lands that surround Belcamp Hall supports substantial woodland. The cumulative effect is an extensive but highly variable landscape across the site, from clear arable agricultural lands to woodland within the river valley and environs.

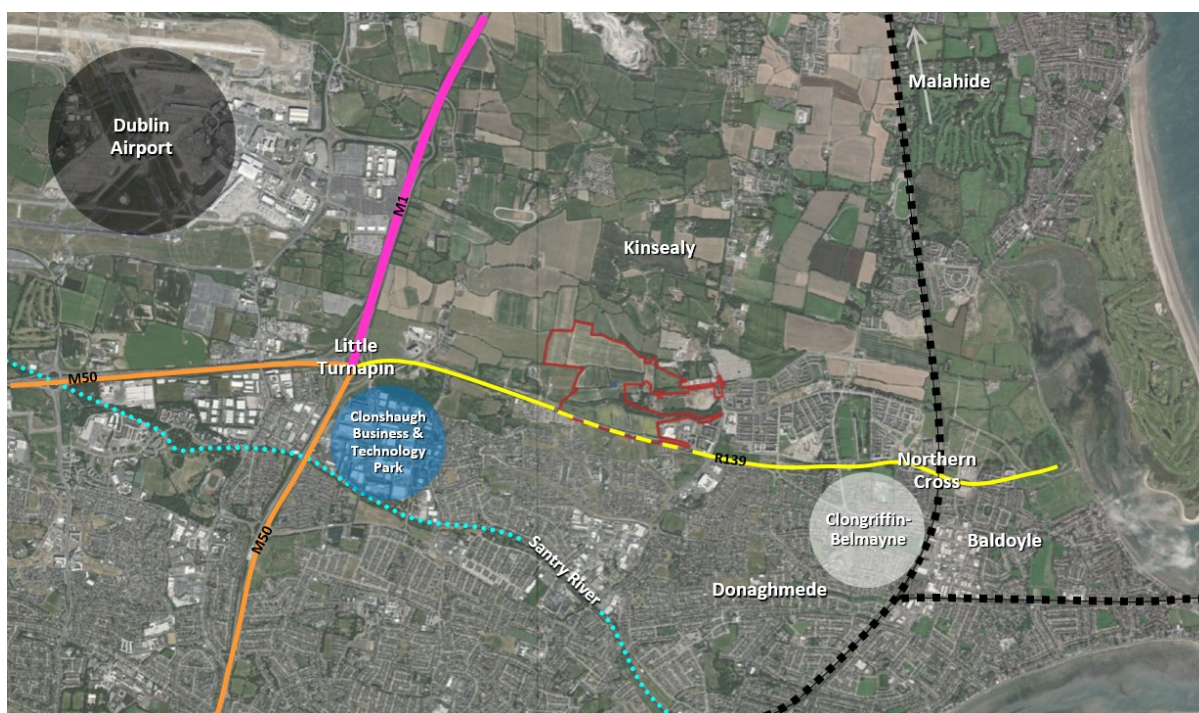


Figure 1: Location of the Subject Site (approximate boundaries of the site outlined in red)

The proposed development will be accessed via an existing vehicular entrance and road serving the lands, as well as new roads from the R107, R139, and also pedestrian access from the Carr's Lane. Given the location, nature, and zoning of the lands, it is considered that the lands would be ideally suited for a residential development with the layout and design of the proposed development cognisant of future connections to surrounding lands and the proximity to granted residential developments to the north. The proposed development seeks to rejuvenate a strategic parcel of land through higher density in line with zoning objectives on the northern fringe of the city proposing a mix of building heights to the lands bounded by the Northern Cross Road (R139) and the river Mayne and located within the 'North Fringe' of Dublin City.



Figure 2. Aerial View of the Subject Site (approximate boundaries of the site outlined in red)

### 3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

Gerard Gannon Properties intend to apply for a ten year planning permission for a Strategic Housing Development on lands at Belcamp Hall (a Protected Structure), Malahide Road and R139, Belcamp, Dublin 17. The scheme will consist of the proposed delivery of 2,527 no. residential units comprising 1,780 no. apartments, 274 no. duplex units, and 473 no. houses, 2 no. childcare facilities, retail/commercial provision, and all associated site infrastructure and engineering works necessary to facilitate the development.

### 4.0 REQUIREMENTS FOR A COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT

This document outlines the range of services and facilities that are available within the immediate vicinity of the subject lands and discusses their capacity to accommodate the proposed development. As outlined in the Dublin City Development Plan 2016-2022, it is the Policy of the Council:

**QH9:** *To require that larger schemes which will be developed over a considerable period of time are developed in accordance with an agreed phasing programme to ensure that suitable physical, social and community infrastructure is provided in tandem with the residential development and that substantial infrastructure is available to initial occupiers.*

Also, stated in the Fingal County Development Plan 2017-2023, a Strategic Policy of the Plan is to:

*“19. Ensure the timely provision of community infrastructure including schools, recreational, sport facilities and emergency services, commensurate with the number of housing units proposed for construction on lands zoned for residential development.”*

As such, *“the provision of good community facilities and services, such as education, training, libraries, childcare facilities, places of worship, health, and community centres, in appropriate accessible locations is important as they contribute positively to an enhanced quality of life. The Regional Planning Guidelines require Planning Authorities to adopt objectives that facilitate the social, community and cultural needs of all persons and communities through the provision of well dispersed and easily accessible social and community infrastructure.”*

This Audit outlines the current level of community and social infrastructure in the area, including early childcare and educational facilities, recreation, health, community, and retail provision. It is viewed that the Community & Social Infrastructure Audit is required under **Objective PM70** of Fingal Development Plan:

*“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.”*

And is also emphasised under **SN5** of the Dublin City Development Plan, where it is the policy of the Council:

*“To ensure that applications for significant large new developments (over 50 units) are accompanied by a social audit and an implementation and phasing programme in relation to community infrastructure, so that facilities identified as needed are provided in a timely and co-ordinated fashion.”*

Under the current Fingal Development Plan, the majority of the subject lands are zoned “RA - Residential”. The provision of residential and community uses is permitted in principle under the “RA” zoning which seeks to:

*“Provide for new residential communities subject to the provision of the necessary social and physical infrastructure.”*

The vision for “RA” zoned lands is to: *“Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.”*

As shown on the Figure below, a portion of the lands is also zoned “OS - Open Space”, seeking:

*“To preserve and provide for open space and recreational amenities”.*

Also, parts of the lands are zoned as “GB - Green Belt”, seeking to:

*“Protect and provide for a Greenbelt.”*



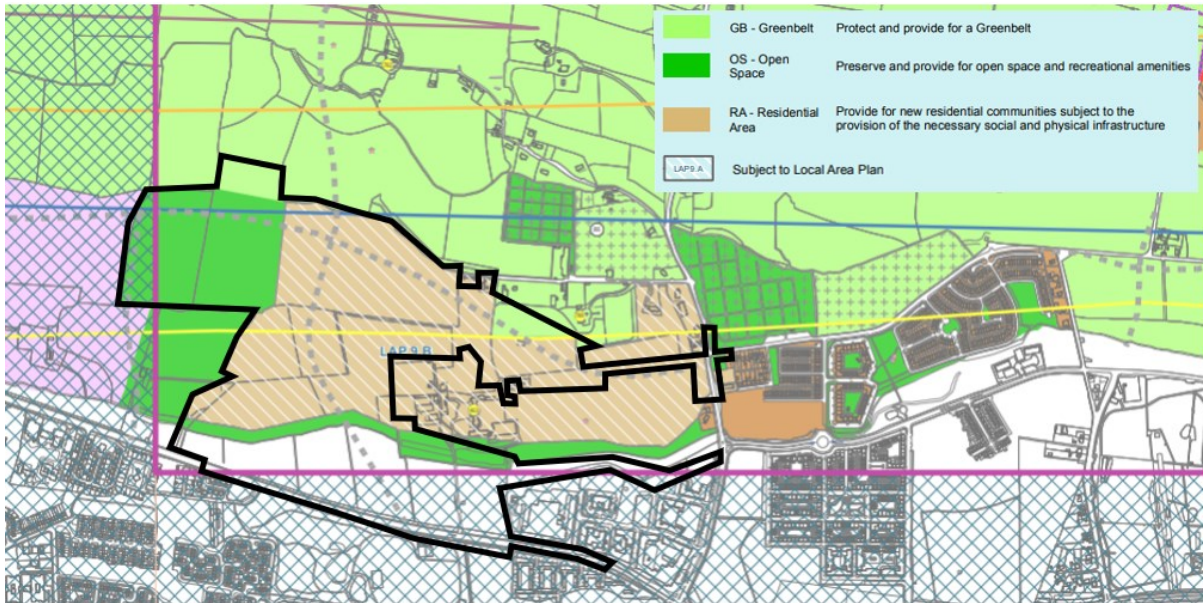


Figure 3. Land Use Zoning Map Extracted from the Fingal Development Plan (application site outlined in black)

Under Dublin City Development Plan 2016-2022, the southern portion of the application lands are zoned as a “Strategic Development and Regeneration Area – Zone 14” (SDRA). Outlined in the Development Plan, these are large-scale public housing areas, where proposals for comprehensive development or redevelopment have been, or are in the process of being prepared. These areas also have the capacity for a substantial amount of development in developing areas in the inner and outer city. As per Development Plan, it is objective of this land use zoning:

*“To seek the social, economic and physical development and/or rejuvenation of an area with mixed use of which residential and “Z6” would be the predominant uses.”*

Also, Z14 areas are capable of accommodating significant mixed-use development; therefore, developments must include proposals for additional physical and social infrastructure/facilities to support same. It is noted that the Development Plan identifies 18 no. Z14 areas, which the subject lands fall under the “SDRA 1 - North Fringe (incl. Clongriffin/Belmayne).

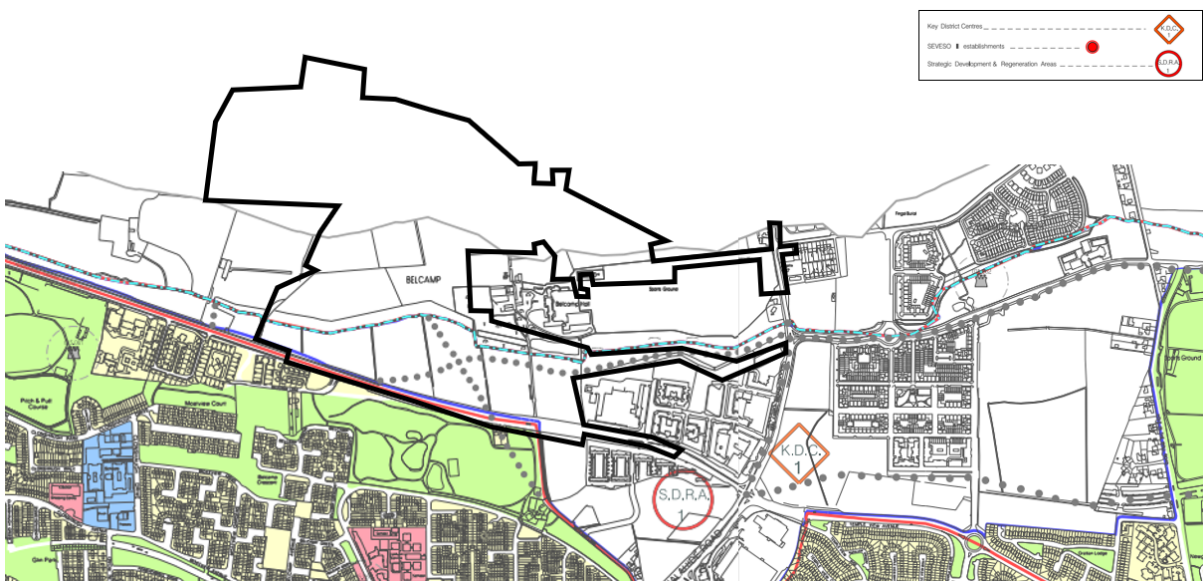


Figure 4. Land Use Zoning Map Extracted from the Dublin City Development Plan (application site outlined in black)



As per the Audit results, it is known that the subject lands are serviced by sufficient public transport and road capacity to accommodate the new community, which is in keeping with both Development Plans' objectives, where a sustainable development density is encouraged to be located within walking distance of town and district centres, as well as high-capacity public transport facilities, such as commuter and DART services, thus promoting sustainable development. This is also confirmed in the transport related reports, which accompany this planning application.

Furthermore, in recognition of the opportunities offered by Clongriffin, particularly in relation to its ability to grow and thrive as a centre, the influx of new population facilitated by the proposal will encourage connectivity and reinforce the established network of the local centre thus supporting the retail strategy as set out in the Dublin City Development Plan and promoting the sustainable growth of the area.

The following provides an assessment of the level of existing social and community infrastructure which can cater the proposed development. This includes early childcare and educational facilities, recreational facilities, retail provision, healthcare facilities, religious and community provision, accompanied by a study of the demographic profile of the area. Accordingly, it is submitted that the proposed scheme would be appropriate for its context, ensuring there is sufficient population to sustain community and social infrastructure in the area.

#### **4.1 Early Childcare & Educational Facilities**

As part of this Audit, Downey carried out an analysis of the provision and capacity of childcare and educational facilities in the surrounding area that will help to serve the proposed development. Noted that these facilities were identified within 1 to 2 kilometre radius of the subject lands.

Downey have also carried out a detailed assessment of the existing capacity of early childcare and educational facilities capable of catering the proposed development, as well as future demand for these facilities with respect to the existing demographics and trending, and the influx of population arising from the proposed scheme.

For further details in this regard, please refer to the enclosed School Provision Assessment and Childcare Provision Assessment prepared by Downey under separate covers and submitted as part of this SHD application.

##### **4.1.1 Childcare Facilities**

As seen on the TUSLA map below, there are a number of registered childcare providers in the area and Downey have contacted them to determine their current capacity. The details of these childcare facilities are outlined in the Table 1 on the following page.

It is important to note that not all the childcare facilities decided to participate in the assessment, however the information obtained from our efforts indicates that most childcare facilities are working at full capacity for the time-being.

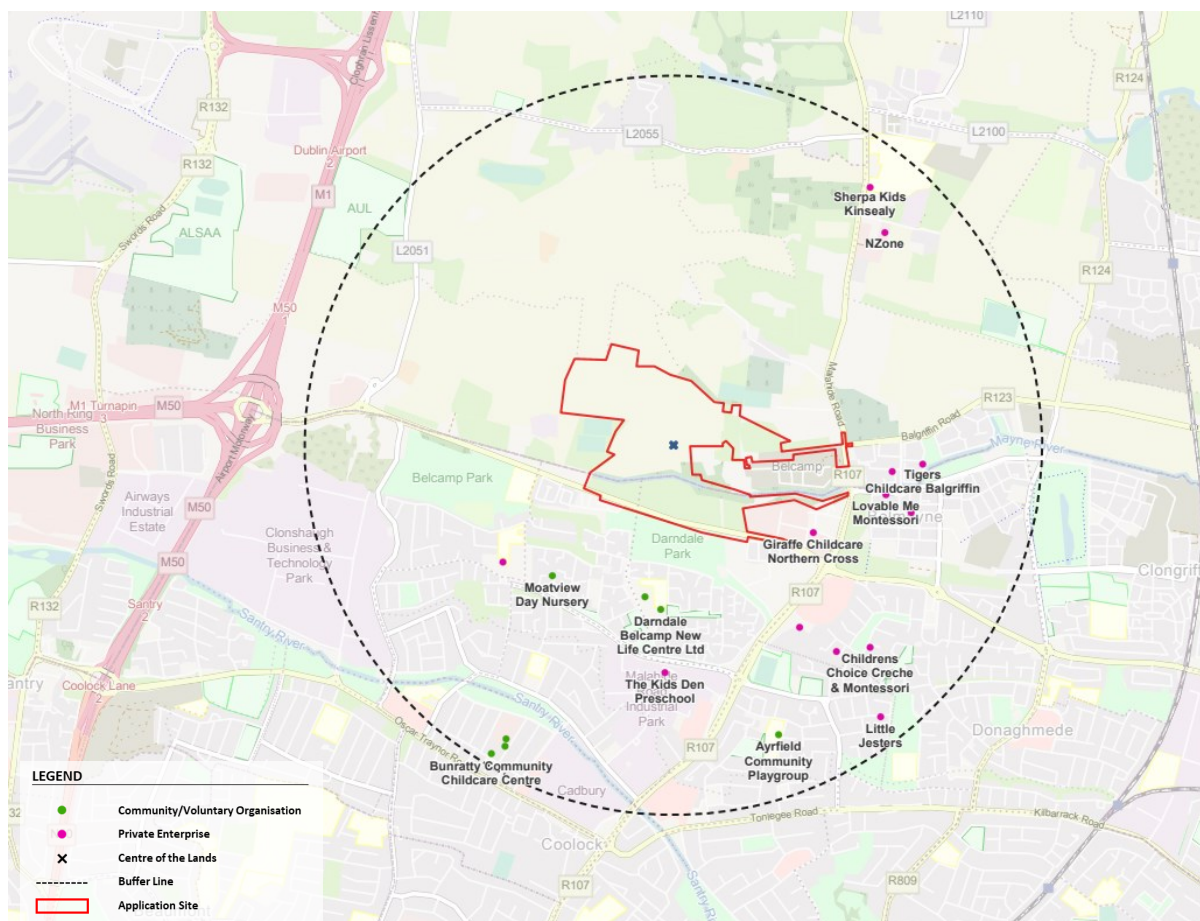


Figure 5. Childcare Facilities within 2km Radius off the Lands (approximate boundaries of the lands are outlined in red) (Source: pobal.ie)

This is further supported by the proposed childcare facility included as part of the application and other permissions applications at Belcamp, which provides for 2 no. childcare facility of 1,114.7 sqm capable of accommodating circa 165 no. children. This is submitted to provide for sufficient capacities of childcare services to cater for the proposed scheme and its wider area. For further information in this regard, refer to the Childcare Provision Assessment Report prepared by Downey.

Table 1. Childcare Facilities within 1-2km Radius of the Subject Lands (source: Tusla.ie updated by Downey)

	Name	Address	Max Capacity	Type of Service Age Profile
Within 1 Km Radius of the Subject Lands	Giraffe Childcare Northern Cross	Retail Unit 14, Burnell Square, Northern Cross, Malahide Road	98 children	Full Day/Part Time/Sessional (0-6 years)
	Bumblebee Montessori and Childcare – Belmayne	16-17 Churchwell Mews, Belmayne	52 children	Full Day (0-6 years)
	First Steps Academy Creche & Montessori Limited	The Hermitage, Balgriffin	85 children	Full Day/Part Time/Sessional (1-6 years)
	Tigers Childcare	20 St. Samson's Square, Balgriffin	103 children	Full Day/Part Time/Sessional (0-6 years)
	Lovable Me Montessori	63-64 Churchwell Drive, Belmayne	22 children	Sessional (2-6 years)

	Name	Address	Max Capacity	Type of Service Age Profile
Within 2 Km Radius of the Subject Lands	Sherpa Kids Kinsealy	St. Nicholas of Myra Ns., Malahide Road, Kinsealy, Co. Dublin	Temporarily Closed	Afterschool (4-12 years)
	Nzone	Posie Row, Kinsealy	80 children	Full Day/Part Time/Sessional (1-6 years)
	Children's Choice	31 Templeview Park, Clarehall	34 children	Full Day (0-6 years)
	Caroline's Playschool	6 Templeview Court, Clarehall	16 children	Sessional (2-6 years)
	Dolphins Early Education & Childcare Centre	Clare Village, Malahide Road	46 children	Full Day
	Ayrfield Community Playgroup	St. Paul's School (Room 13), Ayrfield	20 children	Sessional (2-6 years)
	Bunratty Community Childcare Centre Ltd.	Northside Civic Centre, Bunratty Road, Bonnybrook	38 children	Full Day/Part Time (1-6 years)
	Doras Buí	Doras Buí, Bunratty Drive, Coolock	65 children	Full Day/Part Time/Sessional (1-6 years)
	Bonnybrook Early Education Centre	Bunratty Drive, Coolock	80 children	Full Day/Part Time/Sessional (0-6 years)
	The Kids Den Preschool Ltd.	Unit 6a Newtown Park, Malahide Road, Coolock	44 children	Full Day/Part Time/Sessional (2-6 years)
	Darndale Belcamp New Life Centre Ltd.	Darndale Belcamp Village Centre, Darndale	30 children	Standalone (4-12 years)
	Darndale/Belcamp Integrated Childcare Service	Darndale/Belcamp Village Centre	157 children	Full Day/Part Time/Sessional (0-5 years)
	Moatview Early Education Centre	35A Moatview Avenue Priorswood, Priorswood, Coolock	32 children	Sessional (2-5 years)
	Little Footprints Montessori	130th Priorswood Scout Den, Clonsaugh Shopping Centre, Clonsaugh	22 children	Part Time/Sessional (2-6 years)

Therefore, Downey are of the considered opinion that while there is a significant number of childcare facilities within the area, the quantum of units being proposed as part of this development would justify the provision of a new childcare facility which forms part of this proposed development. The new childcare facilities would cater for both the residents of the application site and its wider community. For further details in this regard, please refer to the enclosed Childcare Provision Assessment prepared by Downey.

#### 4.1.2 Primary Schools

As illustrated in the Figure below, there are 4 no. primary schools within 1km radius of the subject lands, and 8 no. schools in the 2km radius of the lands. This is submitted to provide for a good level of accessibility to the schools from the subject lands and across the area. Therefore, it is considered that



there is an overall total of 12 no. schools in the accessible distance of the lands, catering for the emerging demand of the proposed scheme. The details of these schools are summarised in Table 2.

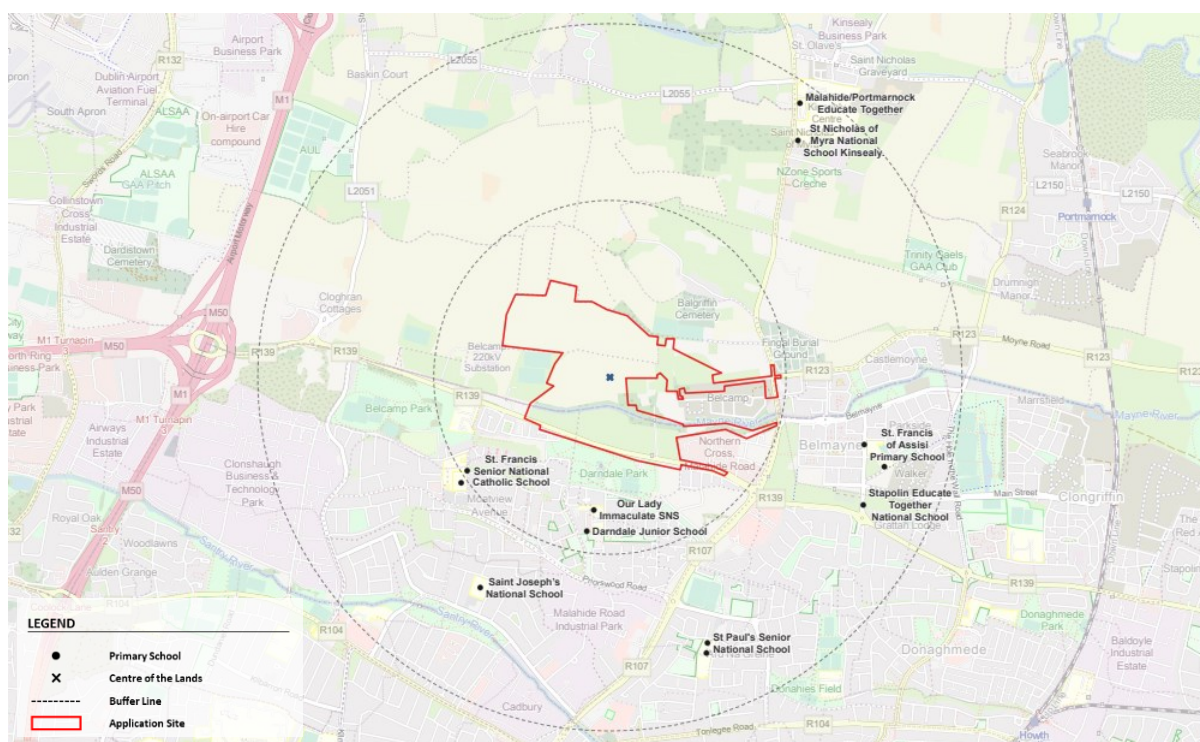


Figure 6. Existing Primary Schools within the 2km Radius of the Subject Lands

Downey attempted to contact the schools with regard to their available capacity, however, the level of feedback was considerably low. The feedback received did not indicate exact numbers, therefore, the database provided by DoES and Schooldays.ie has been utilised within this Audit.

Table 2. Primary Schools within 1-2km Radius of the Subject Lands (source: DoES & Schooldays.ie updated by Downey)

	Roll No.	Name	Address	Enrolment 2021-22
Within the 1km radius of the subject lands	17104G	Saint Francis Junior NS	Priorswood, Dublin 17	Boys: 95 Girls: 99
	19668Q	Saint Francis Senior NS	Priorswood, Dublin 17	Boys: 122 Girls: 107
	19454U	Darndale Junior NS	Our Lady Immac Jun Ns Darndale Malahide Road, Dublin City	Boys: 106 Girls: 87
	19524P	Darndale Senior NS	Our Lady Immac Sen Ns Darndale Dublin 17, Dublin City	Boys:93 Girls:102
Within 2km of the Subject lands	19913D	Saint Joseph's NS	Macroom Road, Bonnybrook, Dublin 17	Boys:185 Girls: 149
	19471U	St Pauls Junior NS	Ayrfield, Malahide Road, Dublin 13	Boys: 100 Girls: 133
	19618B	St Pauls Senior National School	Ayrfield, Malahide Road, Dublin 13	Boys:122 Girls:107
	20519G	Stapolin Educate Together National School	Belmayne Avenue, Belmayne, Dublin 13, Dublin	Boys: 49 Girls: 38

20308Q	<b>Belmayne Educate Together National School</b>	Balgriffin Park, Belmayne, Dublin 13 ,Dublin Fingal D13DA58	Boys: 219 Girls: 215
20304I	<b>St. Francis of Assisi Primary School</b>	Belmayne, Balgriffin, Dublin 13 ,Dublin D13RF78	Boys: 239 Girls: 217
17785K	<b>San Nioclas Myra</b>	Kinsealy, Dublin 17, D17FP53	Boys: 103 Girls: 99
20445D	<b>Malahide/Portmarnock Educate Together</b>	Malahide Road, Kinsealy	Boys:169 Girls: 179

In light of the above, Downey are of the considered opinion that there is suitable capacity within close proximity to the area at a National School level to accommodate the proposed development. For further details in this regard, please refer to the enclosed School Demand Assessment prepared under a separate cover by Downey accompanying the proposed SHD application.

### 4.1.3 Post-primary Schools

As illustrated in the Figure below, there are two number post-primary schools within the 2km radius of the subject lands. In addition, the Donahies Community School is located c. 3km away from the lands with Dublin Northeast Education Together Secondary School, Grange Community College and Gaelcholáiste Reachrann are also located c. 2.5km away from the lands, which considering that secondary students would travel further distances, it is suggested that theses secondary schools would cater for the scheme as well. The details of these schools are summarised in the Table 3 below.

Downey attempted to contact the schools with regard to their available capacity, however, the level of feedback was considerably low. The feedback received did not indicate exact numbers, but it was suggested there is some spare capacity within the secondary schools in the vicinity of the site.

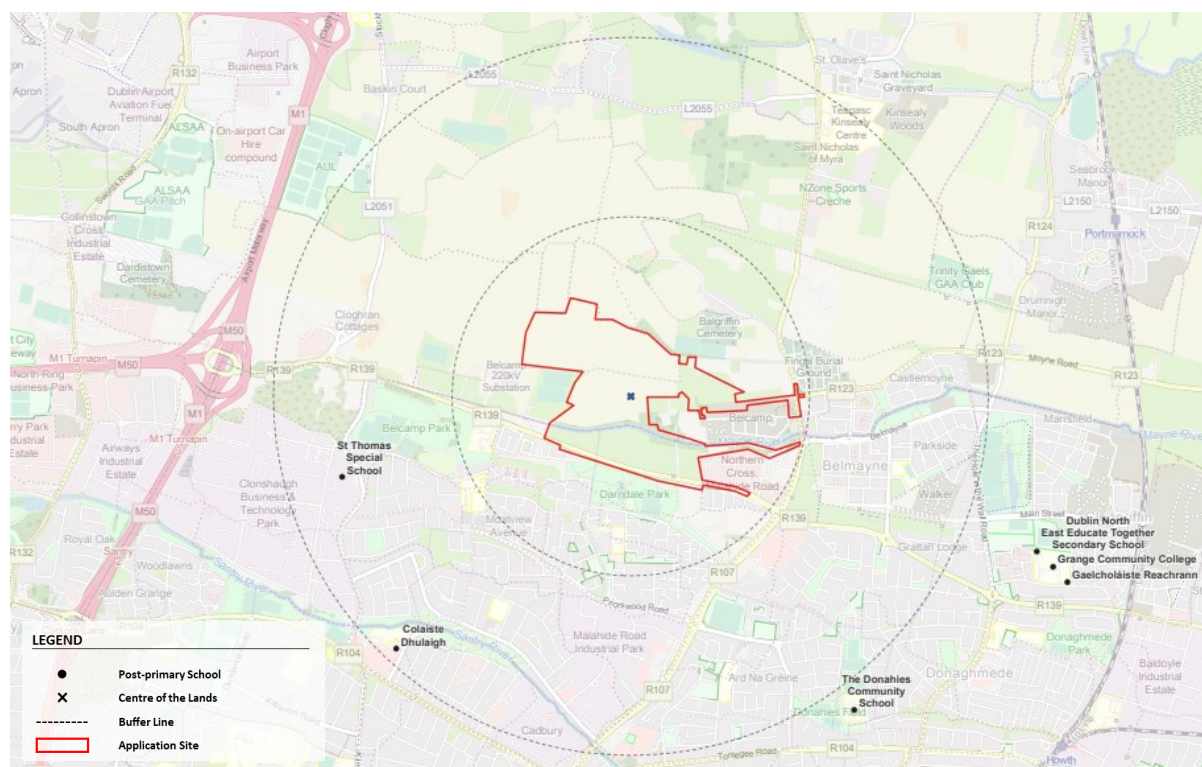


Figure 7. Location of Post-primary Schools (approximate boundaries of the subject site outlined in red)

With regard to the existing post-primary schools in the area, Downey are of the considered opinion that there is suitable capacity within the area at a secondary school level to accommodate the proposed development. For further details, please refer to the enclosed School Demand Assessment prepared under a separate cover by Downey accompanying the proposed SHD application.

Table 3. Post-primary Schools within 1-2km Radius of the Subject Lands (source: Schooldays.ie)

	Roll No.	Name	Address	Enrolment 2021-22
Within the 2km radius of the subject lands	19793T	St Thomas Special School*	Clonshaugh Road Coolock Dublin 17, Dublin Cit	Boys: 28 Girls: N/A
	70330Q	Coláiste Dhúlaigh	Barryscourt Road, Coolock, Dublin 17	Boys: 100 Girls: 86
Beyond 2km of the Subject lands	91318U	The Donahies Community School	Streamville Road Dublin 13, Dublin City	Boys:261 Girls: 241
	76085N	Gaelcholáiste Reachrann	Bóthar Mhainistir Na Gráinsí, Domhnach Míde, Baile Atha Cliath 13	Boys: 235 Girls: 263
	70020B	Grange Community College	Grange Road Donaghmede Dublin 13, Dublin City	Boys:207 Girls:187
	68346T	Dublin Northeast Educate Together Secondary School	C/O Grange Community College, Grange Abbey Road, Donaghmede, D13, Dublin City	Boys: 99 Girls: 95

## 4.2 Recreational Facilities

This part of the Audit assesses the number and location of existing recreational facilities that are within 1-2km radius of the subject lands. It will include parks, playing fields, community centres and gyms, etc. categorised as indoor and outdoor recreational facilities.

### 4.2.1 Indoor Leisure & Recreational Facilities

It can be seen in the Figure 8 below, there are a number of sport centres and fitness facilities, a library, and several community-related facilities within 1-2km radius of the proposed development. Also, service centres such as Donaghmede, Coolock, and Darndale which offer a variety of leisure services are easily accessible from the application lands.



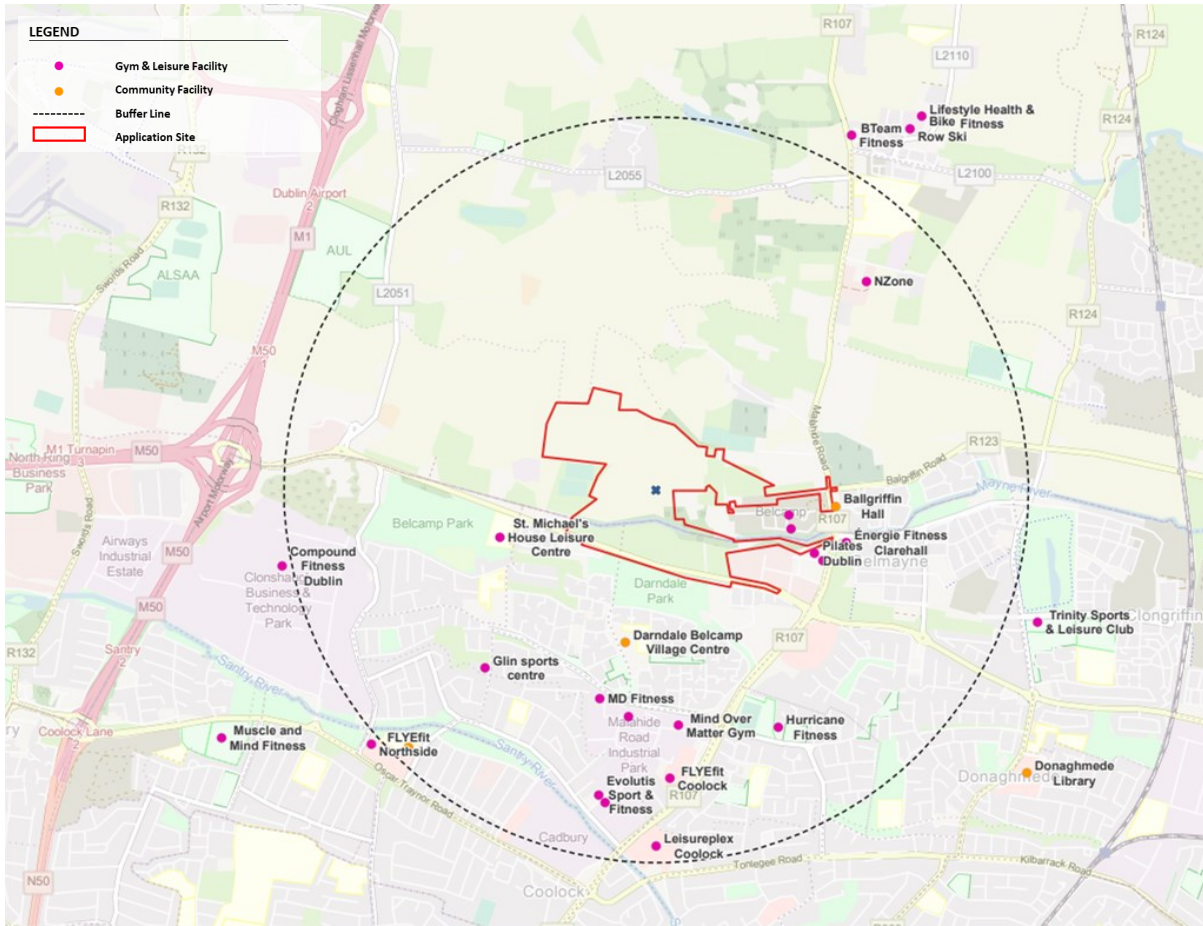


Figure 8. Location of Indoor Recreational Facilities (approximate boundaries of the subject site outlined in red)

Accordingly, there is a notable range of indoor sporting activities within 1-2km radius of the subject lands including, gyms, GAA and football clubs, Pilates studios, swimming pools, etc.

Furthermore, the Donaghmede Library is located within 2km radius of the subject lands, supporting a wide range of services and activities including free WiFi and internet access, photocopying and printing facilities, study space and lecture room, exhibition space, and local history collection. The relevant details on these facilities are outlined in the Table below.

Table 4. Indoor Leisure & Recreational Facilities within 1-2km Radius of the Subject Lands

	Name	Location	Type
Gyms and Leisure Facilities	Trinity Sports & Leisure Club & Bar	Father Collins Park, Hole in The Wall Rd, Donaghmede, Dublin	Sports & Leisure Club
	NZone	Posie Row, Saintdoolaghs, Kinsealy, Co. Dublin	Gyms and Leisure Facilities
	Glin sports centre	Glin Rd, Priorswood, Dublin	Gyms and Leisure Facilities
	Leisureplex Coolock	Malahide Rd, Donaghmede, Co. Dublin, 17	Gyms and Leisure Facilities
	FLYFit Northside	Northside Shopping Centre, Kilmore, Dublin	Gyms and Leisure Facilities

	Name	Location	Type
	<b>FLYEfit Coolock</b>	Coolock Retail Park, 3 Malahide Rd, Priorswood, Dublin 17	Gyms and Leisure Facilities
	<b>Pilates Dublin</b>	Unit 6, Burnell Court, Malahide Rd, Northern Cross, Dublin 17, Co. Dublin	Pilates Studio and gym
	<b>Anthony Doyle Fitness</b>	Burnell Court, Unit 4 Malahide Rd, Northern Cross, Dublin	Personal Trainer
	<b>Hot Yoga Dublin</b>	Burnell Green, 4 Malahide Rd, Northern Cross, Dublin 17	Yoga Studio
	<b>Compound Fitness Dublin</b>	Unit 6 Port Tunnel Business Park Clonshaugh Industrial Estate Clonshaugh, 17, Priorswood, Dublin	Gym
	<b>Hurricane Fitness</b>	Blunden Dr, Ayrfield, Dublin, D13 F7P6	Gym
	<b>Mind over Matter Gym</b>	2C, Newtown Industrial Estate Coolock, Priorswood, Dublin 17	Gym
	<b>Fun Intense Training - FIT</b>	Newtown Ave, Coolock Industrial Estate Dublin 17, Priorswood, Dublin	Gym
	<b>MD Fitness</b>	Priorswood, Dublin	Gym
	<b>Muscle and Mind Fitness</b>	9 Oscar Traynor Rd, Dublin 9, Dublin	Gym
	<b>Evolutis Sport &amp; Fitness</b>	Greencastle Parade, Priorswood, Dublin	Gym
	<b>FBT GYM</b>	Greencastle Parade, Priorswood, Dublin	Gym
	<b>Block 9 Health &amp; Fitness Club</b>	Burnell Court, Unit 4, Malahide Rd, Northern Cross, Dublin 17	Gym
	<b>Énergie Fitness Clarehall</b>	Unit 8, Clarehall Retail Park, 17 Malahide Rd, Grange, Dublin 17	Gym
<b>Community Services</b>	<b>Donaghmede Library</b>	Donaghmede Shopping Centre, Grange Road, Donaghmede, Dublin 13, Co. Dublin	Library
	<b>Balgriffin Hall</b>	Balgriffin, Dublin	Community Centre
	<b>Darndale Belcamp Village Centre</b>	Darndale Belcamp Village Centre, Priorswood, Dublin 17	Community Centre

#### 4.2.2 Outdoor Leisure & Recreational Facilities

There is a huge range of outdoor recreational facilities within the 1-2km radius of the subject site and its wider area. This includes sports clubs and complexes, a golf society, playing pitches, and a variety of open green spaces including parks, gardens, and community gardens (Figure 9). The relevant details of these amenities are outlined in Table 5.

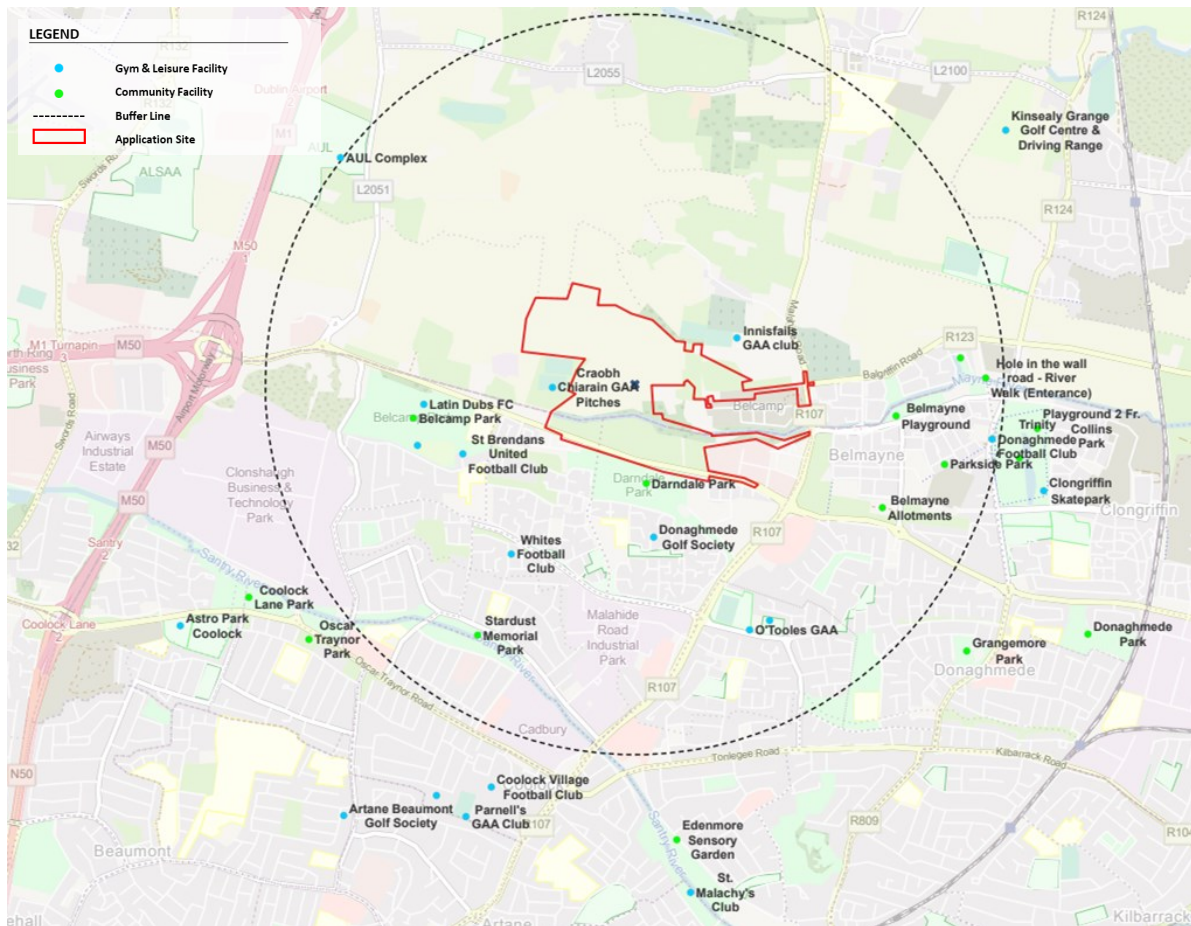


Figure 9. Location of Outdoor Recreational Facilities (approximate boundaries of the subject site outlined in red)

There are a range of football clubs located within walking distance from the site, including the AUL Complex to the north, which is a centre of excellence for sport and has all weather playing pitches. Local GAA teams include Craobh Chiarain, Innisfails and O'Tooles.

The location of subject lands is within walking distance from Father Collins Park, indicating a good level of site accessibility to quality green open space, children’s play equipment, a skate park and outdoor chess boards. The park includes sustainable features such as: wetlands which treat and store surface water from the park to prevent run-off, wind turbines to power the park, a green roof on the sports pavilion.



Figure 10. Father Collin's Park

Additionally, the proposed development includes provision of public open space such as the new Urban Plaza and the Mayne River Walkway. Furthermore, the parent and concurrent applications on



the lands at Belcamp Hall (Reg. Ref. F15A/0609, PL06F 248052, and F22A/0136) include the provision of high-quality public amenities such as the restoration of the Walled Garden and ancillary café. As such, the proposed development facilitates the protection of the grounds of Belcamp Hall, creating local and public accessibility to architectural heritage and biodiversity assets.

*Table 5. Outdoor Leisure & Recreational Facilities within 1-2km Radius of the Subject Lands*

	Name	Location	Type
Sport Clubs & Outdoor Exercise	AUL Complex	Aul Complex, Clonshaugh, Stockhole, Dublin	Football playing pitches
	Clongriffin Skatepark	Aul Complex, Clonshaugh, Stockhole, Dublin	Skatepark
	Trinity Donaghmede Football Club	Father Collins Park, Donaghmede, Dublin 13	Football Club
	Innisfails GAA club	17 Carr's Lane, Balgriffin, Dublin	GAA Club
	St Brendans United Football Club	11 Clonshaugh Lawn, Clonshagh, Dublin	Football Club
	Belcamp 9 Hole Pitch & Putt	Priorswood, Dublin	Golf facility
	O'Tooles GAA	Blunden Dr, Ayrfield, Dublin	GAA Club
	Craobh Chiarain GAA Pitches	Cara Park, Belcamp, Co. Dublin	GAA Club
	Kinsealy Grange Golf Centre & Driving Range	Chapel Rd, Kinsealy, Portmarnock, Co. Dublin	Golf facility
	Ayrfield United Soccer Pitch	Ayrfield, Dublin	Football Club
	Whites Football Club	32 Ferrycarrig Dr, Priorswood, Dublin	Football Club
	Latin Dubs FC	Belcamp Ave, Priorswood, Dublin	Football Club
	Coolock Village Football Club	Parnells Gaa, Kilmore, Dublin 5	Football Club
	St. Malachy's Football Club	98 Edenmore Ave, Edenmore, Dublin	Football Club
	St. John Vianney Football Club	Kilmore Dr, Beaumont, Dublin	Soccer Club
	Parnell's GAA Club	30 Main Street, Coolock, Dublin 5	Sports Complex
	Astro Park Coolock	Oscar Traynor Rd, Kilmore, Dublin 17	Sports Complex
	Donaghmede Golf Society	146 Primrose Grove, Priorswood, Dublin	Golf Club
	Artane Golf Society	6 Ardmore Dr, Beaumont, Dublin	Golf Club
Outdoor Recreational & Park Facilities	Hole in the wall road - River Walk	Hole in the wall road - River Walk	River Trail
	Playground Fr. Collins Park	Hole in The Wall Rd, Donaghmede, Co. Dublin	Public Playground
	Belmayne Playground	Balgriffin Park	Public Playground

	Name	Location	Type
	Castlemoyne Playground	Snugborough, Dublin	Public Playground
	Parkside Park	12 Parkside Square, Donaghmede, Dublin 13	Public Playground
	Father Collins Park	Hole in The Wall Rd, Donaghmede, Co. Dublin	Public Park
	Belcamp Park	Priorswood, Dublin	Public Park
	Darndale Park	Darndale Park, Belcamp Ln, Priorswood, Dublin 17	Public Park
	Donaghmede Park	Grange, Dublin	Public Park
	Grangemore Park	Grange, Dublin	Public Park
	Stardust Memorial Park	Bonnybrook, Dublin	Public Park
	Oscar Traynor Park	Kilmore, Dublin	Public Park
	Coolock Lane Park	Priorswood, Dublin	Public Park
	Edenmore Sensory Garden	Springdale Road, stop 637, Edenmore, Dublin	Garden
	Belmayne Allotments	Grange, Dublin	Community Garden

The proposed development will provide high quality public open spaces, this includes a Mayne River Park, the Belcamp Green Infrastructure Corridor and Class 1 Open Space for active recreation, comprising of proposed pitches of multiple sizes and changing rooms with associated parking areas.

The overarching goal for the lands at Belcamp Hall is to be a self-sustaining development which includes providing the appropriate open and recreational facilities for future residents.



Figure 11. Proposed Active Recreation Concept within the Northern Portion of the Site (source: TBS Landscape Architects)



Figure 12. Proposed Landscape Plan for the Southern Portion of the Site (source: RMDA Landscape Architects)

Therefore, Downey are of the considered opinion that there is suitable capacity within the area for the recreational and leisure facilities to accommodate the proposed development. This would be complemented by the proposed range of open green spaces within the development.

### 4.3 Retail Provision

In order to provide an insight to the existing retail environment and to evaluate the likelihood or rather the possibility of future retail expansion in the subject site, as shown in the Figure below, the existing retailers have been identified and mapped out in a geographical scope extending from Dublin City Centre all the way up to Swords Town Centre. The wide scope of the assessment is submitted to be driven by the large scale of the proposed scheme.

As illustrated below, this includes a wide range of retail provision comprising of Dublin City Centre and Swords Shopping Centre as the higher tier retail provision functioning in a strategic level, which is then further complemented by level 3 and 4 retail offerings as to enhance accessibility to retailers. Noted that the local-scale and neighborhood-level grocery retailers have also been marked on the map, as they would further support the foregoing hierarchy of retail provision in the area. This includes the popular grocery retailers in the Irish market, in the likes of Tesco, Dunnes Stores, SuperValu, Spar, Centra, Lidl, Aldi, etc.



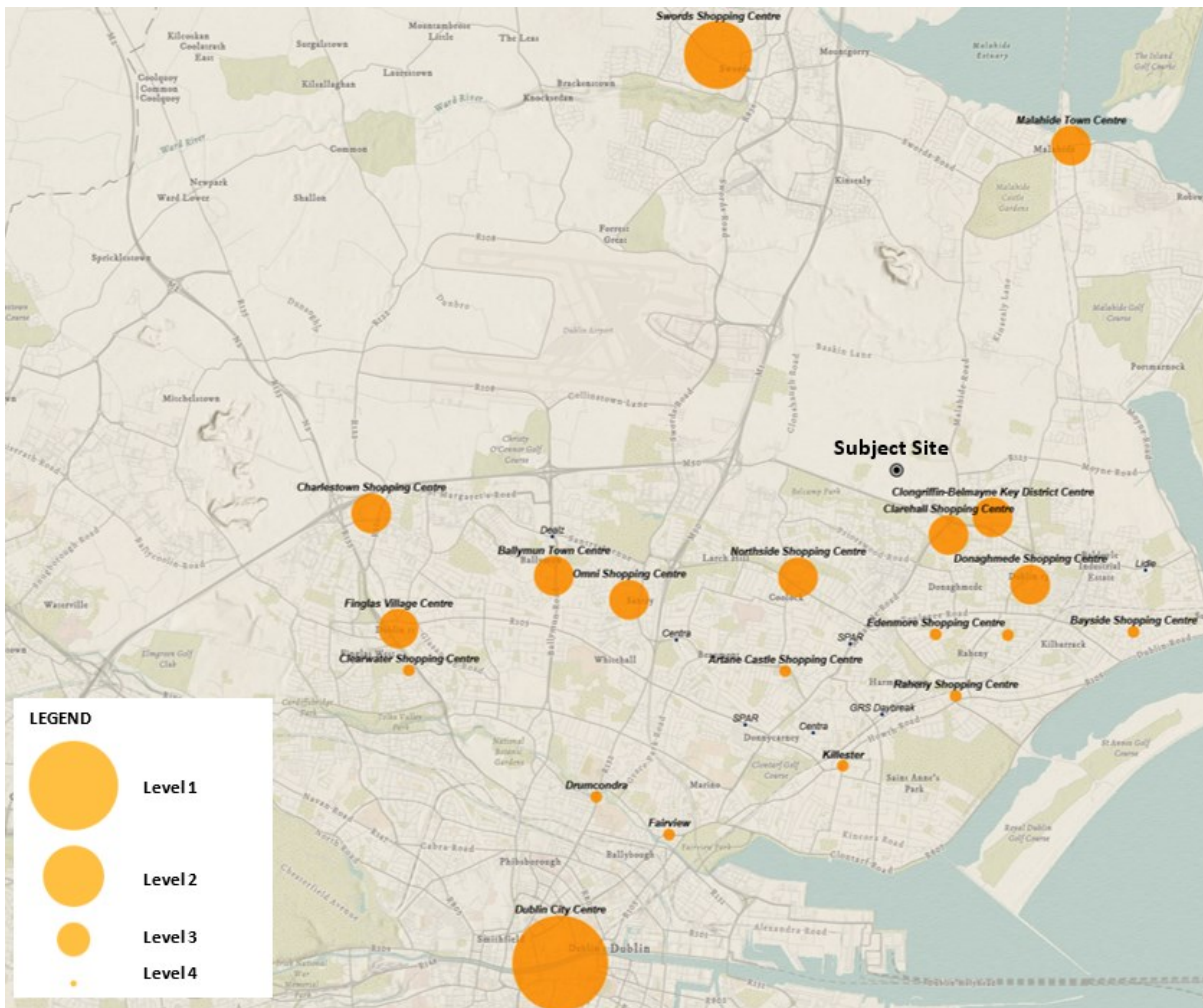


Figure 13. Subject Site within Retail Hierarchy of Retail Provision

Narrowing down the spatial scope of the assessment as to illustrate a more local level retail provision, as shown on the Figure 14 below, the major retail and commercial provision in the catchment area is Clarehall Shopping Centre with an overall net area of c. 14,000 sqm including a Tesco and a range of retail, entertainment, and office provision. Going beyond the 2km radius from the lands, the closest key retail destinations would be Donaghmede and Northside Shopping Centres.

Having regard to the above, the retail and commercial environment in the area is mostly characterised by large-scale shopping centres and retail clusters, which essentially generate car-driven travels. In terms of neighborhood level retail provision to cater for the local needs, it is evident that there is a shortfall. The relevant details on the existing retail provision in the area is summarised in the Table below.

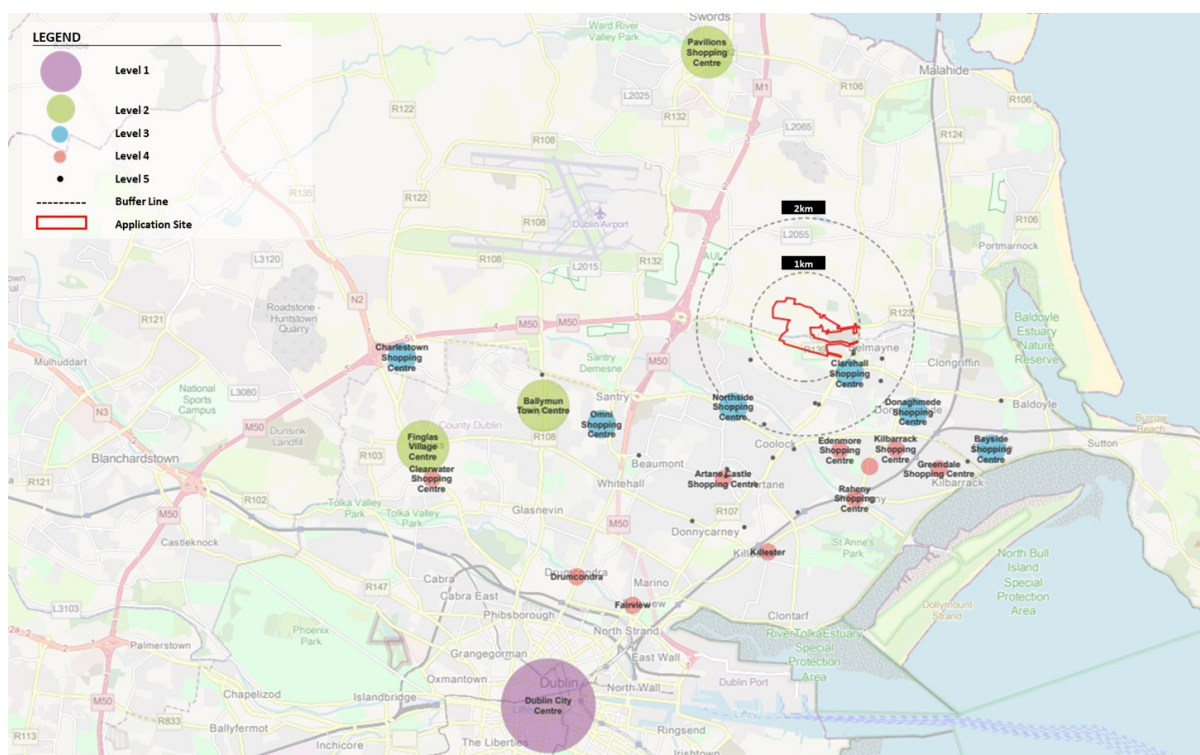


Figure 14. Retail Provision within 2km Radius of the Subject Lands

Table 6. List of Retail Facilities in Proximity of the Subject Site

Name	Location	Type
Clarehall Shopping Centre	13 Malahide Rd, Clarehall, Dublin 17	Shopping Centre
Northside Shopping Centre	Oscar Traynor Rd, Dublin 17	Shopping Centre
Donaghmede Shopping Centre	Donaghmede Rd, Grange, Donaghmede, Co. Dublin	Shopping Centre
Edenmore Shopping Centre	Edenmore, Raheny, Dublin 5	Grocery Stores (Centra)
SPAR	Malahide Rd, Northern Cross, Dublin 17	Convenience Store
Costcutter	4, Clonshaugh Shopping Centre, Priorswood, Dublin	Convenience Store
SPAR Clarehall	Grange, Dublin	Convenience Store
Centra	Newtown Service Station, Malahide Rd, Newtown, Dublin 17	Convenience Store
Centra	Main St, Grange, Dublin	Convenience Store
Lidle	Coolock Retail Park, Malahide Rd, Priorswood, Dublin	Grocery Store
Artane Castle Shopping Centre	5 Kilmore Rd, Beaumont, Dublin 5	Shopping Centre
Kilbarrack Shopping Centre	Unit 7, Swan's Nest Rd, Grange, Dublin 5	Tesco Metro

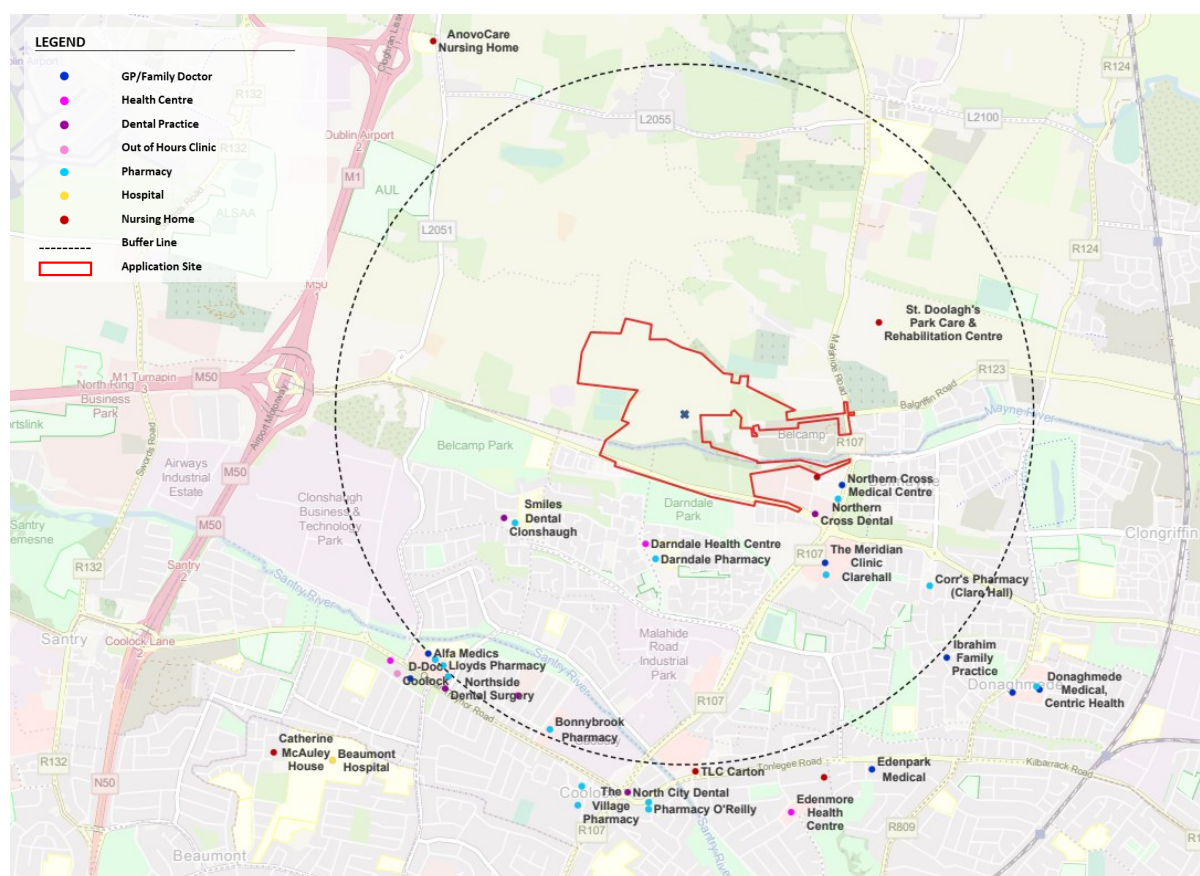
In addition, the proposed development also provides for 4,424 sqm commercial and retail area, which is submitted to cater for day-to-day basis and local needs of the residents. This sub-section of the Community & Social Audit has been fully discussed in the enclosed Economic and Retail Study, which also includes a Retail Impact Assessment that has been prepared in accordance with the advice provided by the Department of the Environment and Local Government (DoEHLG) in the *Retail Planning Guidelines for Planning Authorities* published in 2012 and in response to the item 4 of the Opinion Letter of An Bord Pleanála, which we invite the Board to refer to.

#### 4.4 Healthcare Facilities

As shown on Figure 15, there is a wide range of healthcare facilities within 2km radius of the subject site and its wider area. This includes health centres, GP clinics, pharmacies, dental practices, and nursing homes. The relevant details on the healthcare provision in the area is listed in Table 7.

With respect to the proximity of the lands to Darndale Belcamp Village Centre, which is situated in a prime location on the north side of Dublin City, close to the R139, M1, M50 and city centre bus routes, it is suggested that there is an appropriate level of access to the facilities provided in this Village Centre which also includes healthcare services.

It is also important to note that Beaumont Hospital is located within approximately 5.6km to the south of the subject lands, and this is c. 12-minute driving distance via R139 and Clonshaugh Road.



**Figure 15. Location of Healthcare Facilities within 2km Radius of the Subject Site and its Wider Area (approximate boundaries of the subject site outlined in red)**

With respect to the proximity of the lands to Darndale Belcamp Village Centre, which is situated in a prime location on the north side of Dublin City, close to the R139, M1, M50 and city centre bus routes, it is suggested that there is an appropriate level of access to the facilities provided in this Village Centre which also includes healthcare services. It is also important to note that Beaumont Hospital is located within approximately 5.6km to the south of the subject lands, and this is c. 12-minute driving distance via R139 and Clonshaugh Road.



Table 7. List of Healthcare Facilities in Proximity of the Subject Site

Name	Location	Type
<b>Darndale Health Centre</b>	Darndale/Belcamp Village Centre, Dublin 17	Health centre
<b>Edenmore Health Centre HSE</b>	Edenmore Park, Donaghmede, Dublin	Health centre
<b>Trinity Care St Doolagh's Park Care &amp; Rehabilitation Centre</b>	Malahide Rd, Balgriffin, Dublin, D17 YE97	Health Centre
<b>Northern Cross Medical Centre</b> 1) Kenneth Agbalizu	Unit 4, Burnell Court, Northern Cross, Malahide Road, Dublin 17	Family Practice
<b>The Meridian Clinic Clarehall</b> 1) Mahomed Suleman Kadwa 2) Ana Maria Cueli Guerra 3) Abubakar Mohammed 4) Liza-Jane Pringle 5) Michael Adibe 6) Iwona Zaleska (GMS) 7) Shareen Sandhu	13 Malahide Rd, Donaghmede, Dublin	Family Practice/Dental
<b>Coolock Primary Care Centre</b> 1) Rosemary Gillan 2) Kate McSweeney 3) Marie-Therese Warren 4) Trinity Clinic Northside	The Coolock Primary Care Centre, Cromcastle Road. Kilmore. Dublin 5	Family Practice/ Primary Care Centre
<b>Donaghmede Medical Centric Health</b> 1) Enda Casey 2) John Caulfield	Donaghmede Shopping Centre, Grange Rd, Donaghmede, Dublin 13	Family Practice
<b>Grange Clinic</b> 1) Shona Josephine O'Connor 2) Brenda Maguire 3) Alice Mary Neylan 4) Brian Cahill 5) David Walsh, 6) Damian Vincent Jennings (GMS) 7) Jennifer Kell 8) Sarah Callaghan 9) Alan Clifford 10) Helen Casey 11) Clodagh Quinn 12) Timothy Oliver O'Neill (GMS)	Grange Rd, Donaghmede, Dublin 13	Family Practice
<b>Ibrahim Family Practice</b> 1) Grace Conroy 2) Sarah Ibrahim 3) Abdul Rashid Ibrahim (GMS) 4) Priya Rana	52 Ascaill Ard an Rátha, Grange, Dublin 13, D13 RK03	Family Practice
<b>Edenpark Medical</b> Mark Wheeler (GMS), Charlotte Murphy, Timothy Ryan, Alana Jane Caitriona Lawlor, Ben Bella Dafalla, Ruth Geraldine Dwyer, Mary Davin-Power, David O'Connell, Niamh Wheeler, Sarah O'Connell, Fionnuala Joyce, John O'Dwyer, Helena Butterfield (GMS), Edel Mary Fitzpatrick, Caroline Marguerite Burke, Shareen Sandhu, Thomas Patrick Burke, Sarah Wrafter	Tonleegge Primary Care Centre, Tonleegge Road, Dublin 5	Family Practice

Name	Location	Type
<b>Alfa Medics</b> 1) Intisar Karam Abed Alghurabi 2) Eman Mohammed Ali 3) Al -Jiryan Hamza Naief Hafidh 4) Angela Parvu 5) Irene Szczedrin Von Hartman	Northside Shopping Centre, Oscar Traynor Road, Dublin 17	Family Practice
<b>Trinity Clinic - Coolock</b> 1) Gabriel Fitzpatrick 2) Syed Muhammad Abid Shah 3) Sarah Power 4) Ajaz Ahmed 5) Esra Dindash 6) Alva O'Dalaigh 7) Sheila Byrne 8) Kenechukwu Ebele Chukwuemeka 9) Zara Louise Hallett Quail 10) Ciara Joy 11) Riana-Marie Grosskopf 12) Aoife Ni Sheaghda	Coolock Primary Care Centre, Cromcastle Road, Dublin 5	Family Practice
<b>Cromcastle General Practice</b> 1) Orla Cotter, 2) Alice Clodagh Cummins, 3) John Delap (GMS), 4) Meabh Brid Ni Dhiarmada, 5) Siun Mary Sweeney-Landers, 6) Barry Mahon, 7) Vivienne Wallace, 8) Emma Jane McGovern, 9) Philip Adam Dowling	Coolock Primary Care Centre, Cromcastle Road, Dublin 5	Family Practice
<b>D-Doc Coolock</b>	Cromcastle Road Coolock, Kilmore, Dublin	Out of Hours Clinic
<b>McCabe's Pharmacy</b>	Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	Pharmacy
<b>Donaghmede Allcare Pharmacy</b>	Donaghmede Shopping Centre	Pharmacy
<b>Darndale Pharmacy</b>	Darndale Belcamp Village Centre, Priorswood, Dublin 17	Pharmacy
<b>Bnnnybrook Pharmacy</b>	UNIT 1B, Northside Retail Park, Coolock Dr, Kilmore, Dublin 17	Pharmacy
<b>Corr's Pharmacy (Clonshaugh) Ltd.</b>	Unit 6, Priorswood Shopping Centre, Clonshaugh Avenue, Dublin 17	Pharmacy
<b>Limitless Health Pharmacy</b>	Burnell Court, Unit 4, Malahide Rd, Northern Cross, Coolock, Co. Dublin	Pharmacy
<b>McCartan's Pharmacy Northside</b>	Northside Shopping Centre, Oscar Traynor Road, Dublin 17	Pharmacy
<b>Lloyd's Pharmacy</b>	Northside Shopping Centre, Oscar Traynor Road, Dublin 17	Pharmacy
<b>Lloyd's Pharmacy</b>	Unit 4, Coolock Village Centre, Main Street, Dublin 5	Pharmacy
<b>The Village Pharmacy</b>	19 Main Street, Dublin 5	Pharmacy
<b>Hickey's Pharmacy</b>	Unit 33/34, Northside Shopping Centre, Oscar Traynor Road, Dublin 17	Pharmacy
<b>The Village Pharmacy</b>	19 Main Street, Dublin 5	Pharmacy
<b>DocMorris Pharmacy</b>	44 Tonlegee Road, Coolock, Dublin 5	Pharmacy
<b>Pharmacy O'Reilly</b>	38 Tonlegee Road, Dublin 5	Pharmacy
<b>Northern Cross Dental</b>	Burnell Square, Unit 8/9, Malahide Rd, Northern Cross, Dublin	Dental Practice
<b>Northside Dental</b>	Unit S, Northside Shopping Centre, Oscar Traynor Rd, Dublin	Dental Practice

Name	Location	Type
Meridian Dental Clarehall	3 Ross Terrace, New Street, Malahide, Co. Dublin	Dental Practice
Smiles Dental Clonshaugh	Priorswood Shopping Centre, Clonshaugh Ave, Priorswood, Dublin	Dental Practice
North City Dental	Tonleegge Rd, Donaghmede, Dublin	Dental Practice
Beaumont Hospital	Beaumont Hospital	Hospital
TLC Carton	Tonleegge Road Raheny, Donaghmede, Dublin	Nursing Home
AnovoCare Nursing Home	Anovo Nursing Home, Stockhole, Cloghran, Swords, Co. Dublin	Nursing Home
CareChoice Malahide	Mayne River St, Northern Cross, Dublin	Nursing Home
St Gabriel's Nursing Home	Saint Gabriel's Private Nursing Home, Glenayle Road, Dublin 5	Nursing Home
Trinity Care St Doolagh's Park Care & Rehabilitation Centre	Saint Doolagh's Park Care & Rehabilitation Centre, Saint Doolaghs Park, Malahide Road, Dublin 17	Nursing Home
Catherine McAuley House	Catherine McAuley House, Beaumont Woods, Dublin 9	Nursing Home

### 4.5 Religious and Community Provision

There are 4 no. religious centres including Christian and Catholic churches and 3 no. community support centres within 2km radius of the application lands. In addition, as illustrated below, there are 6 no. religious centres and 4 no. community centres within proximity of the lands, expecting to cater for the emerging community. The details on these facilities are summarised in Table 8.

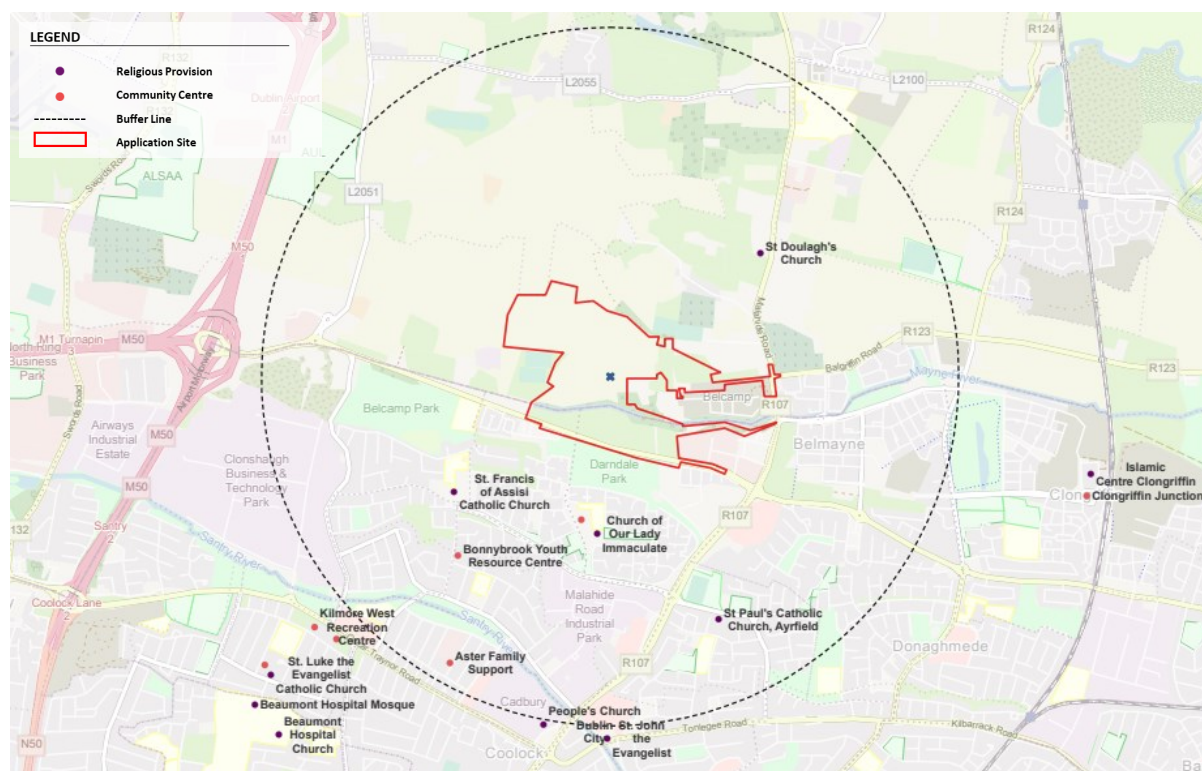


Figure 16. Location of Religious & Community Facilities within 2km Radius of the Subject Site and its Wider Area (approximate boundaries of the subject site outlined in red)

Taking into consideration the scale of the proposal, and the influx of new population into the area, the existing facilities prove to be sufficient and meet the needs of the proposed development.



Table 8. List of Religious &amp; Community Facilities in Proximity of the Subject Site

Name	Location	Type
Church of Our Lady Immaculate	Priorswood, Dublin	Catholic Church
St. Francis of Assisi Catholic Church	Clonshaugh Drive, Priorswood, Dublin 17	Catholic Church
St Paul's Catholic Church, Ayrfield	Blunden Dr, Ayrfield, Dublin 13	Catholic Church
St. Luke the Evangelist Catholic Church	Kilbarron Rd, Kilmore, Dublin 5	Catholic Church
St. John the Evangelist	Tonlegee Rd, Donaghmede, Dublin 5	Church of Ireland
St Doulagh's Church	Saintdoolaghs, St Doolaghs, Co. Dublin	Church of Ireland
People's Church Dublin City	Malahide Road, Kilmore, Dublin	Church
Beaumont Hospital Church	Beaumont, Dublin	Church
Beaumont Hospital Mosque	Beaumont, Dublin	Mosque
Islamic Centre Clongriffin	3 Station Rd, Clongriffin, Dublin	Mosque
Parish Hall (St. Luke the Evangelist Catholic Church)	Kilmore, Dublin	Parish Resource Centre
Darndale Belcamp Village Centre	Priorswood, Dublin 17	Community Centre
Kilmore West Recreation Centre	Cromcastle Road, Coolock, Kilmore, Dublin	Community Centre
Coolock Day Activity Centre	Cromcastle Rd, Kilmore, Dublin	Community Centre
Bonnybrook Youth Resource Centre	42 Glin Rd, Priorswood, Dublin	Youth Centre
Aster Family Support	Northside Enterprise Centre, 17 Bunratty Dr, Kilmore, Dublin 17	Family Resource Centre

Darndale Belcamp Village Centre supports a wide range of activities for various age groups, such as formation gatherings and meetings, dance, yoga and fitness classes, retreats, Bell Art Gallery, and seminars. The centre also has a café, serving the community on a daily basis. The centre offers the local community services such as a Handy Helpers that offers professional home maintenance and decluttering services at affordable rates for older people living in the areas of Dublin 5, 13, and 17.

#### 4.6 Demographic Profile

The following provides a demographic profile of the assessment area as the context to the subject lands. This is to provide a study of population distribution and movement in the area, where the subject lands located in. The Assessment Area, as illustrated in the Figure 17 below, comprises of the following Electoral Divisions with the subject site situated in Balgriffin, Priorswood B, and Priorswood

C ED's. However, considering the 2km radius off the centre of the lands, this spatial scope would further extend to include the following ED's as the demographic scope of this assessment:

- |                            |                            |
|----------------------------|----------------------------|
| 1) Balgriffin ED (04005)   | 6) Priorswood E ED (02084) |
| 2) Priorswood A ED (02080) | 7) Grange A ED (02059)     |
| 3) Priorswood B ED (02081) | 8) Kilmore C ED (02071)    |
| 4) Priorswood C ED (02082) | 9) Ayrfield ED (02008)     |
| 5) Priorswood D ED (02083) |                            |

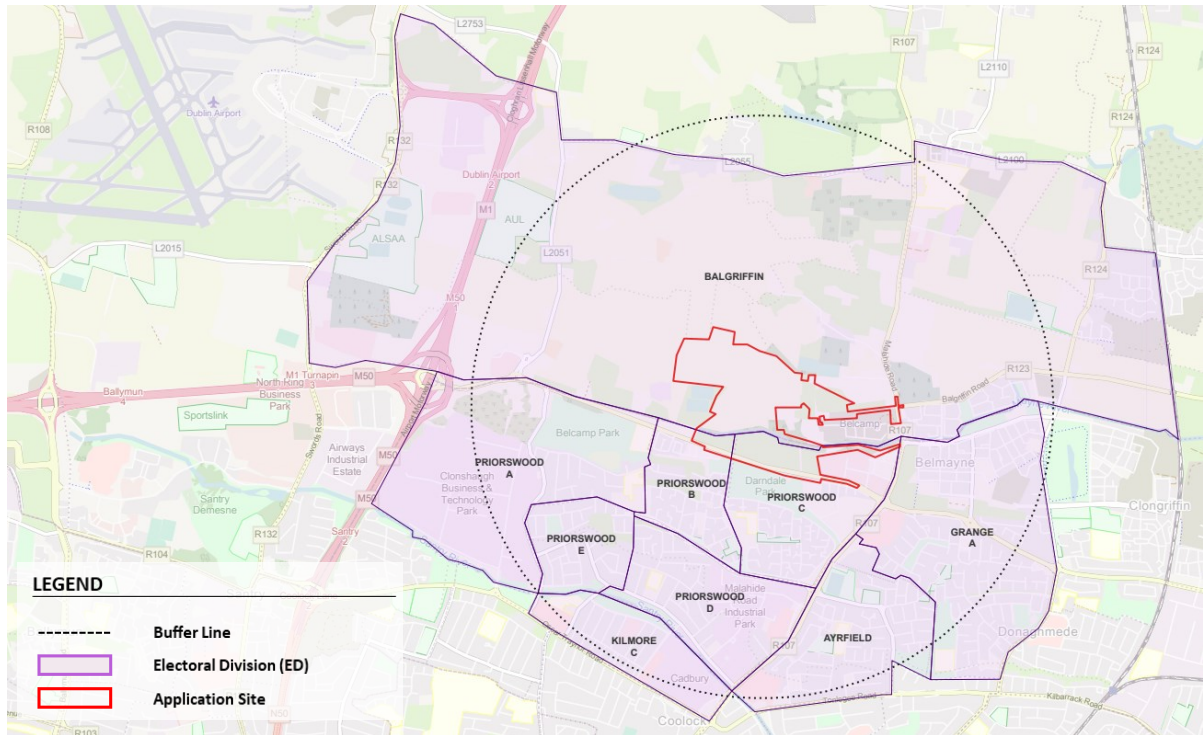


Figure 17. Demographic Scope of the Assessment

#### 4.6.1 Demographic of the Assessment Area

Census 2016 results show that the assessment area's population stood at 34,733 in April 2016, which indicates an increase of 2,733 (+8.5%) since the last Census in 2011. This is submitted to be in line with the overall demographic trend in both administrative areas of Fingal County and Dublin City, where the growth rate recorded at +8% and +5.1% respectively.

Breaking down the growth into the ED's, as illustrated in the Table below, all electoral divisions had a growing population. However, Balgriffin recorded a notable growth rate standing at +58.3% with an actual increase of +1,147 persons over 2011-2016. This is then followed by Grange A (+8.4%), Priorswood C (+8.1%), and Kilmore C (+5.3%).

It is noted that major part of the subject lands is located within the Balgriffin ED, where the most notable population growth took place in. The Priorswood C and B, where the southern portion of the lands area located in, also experienced considerable growth over the intercensal period. This is submitted to be reflective of the spatial distribution of the area's emerging housing demand.

Table 9. Population Change in the Assessment Area against the overall Stats of the Administrative Areas, 2011-2016

	Census 2011	Census 2016	Actual Change	Percentage Change
<b>Co. Fingal (Administrative Area)</b>	<b>273,991</b>	<b>296,020</b>	<b>22,029</b>	<b>8.0%</b>
<b>Dublin City (Administrative Area)</b>	<b>527,612</b>	<b>554,554</b>	<b>26,942</b>	<b>5.1%</b>
Balgriffin	1,966	3,113	1,147	58.3%
Priorswood A	1,562	1,618	56	3.6%
Priorswood B	2,673	2,728	55	2.1%
Priorswood C	4,491	4,854	363	8.1%
Priorswood D	2,729	2,756	27	1.0%
Priorswood E	2,821	2,839	18	0.6%
Grange A	8,948	9,696	748	8.4%
Kilmore C	1,415	1,490	75	5.3%
Ayrfield	5,395	5,639	244	4.5%

As illustrated on the Figure 18 below, the largest share of the population residing in the Assessment Area recorded to be in Grange A (28%), followed by Ayrfield (16%), and Priorswood C (14%). Therefore, the overall demographic trending of the Assessment Area is expected to be mainly affected by the foregoing ED's.

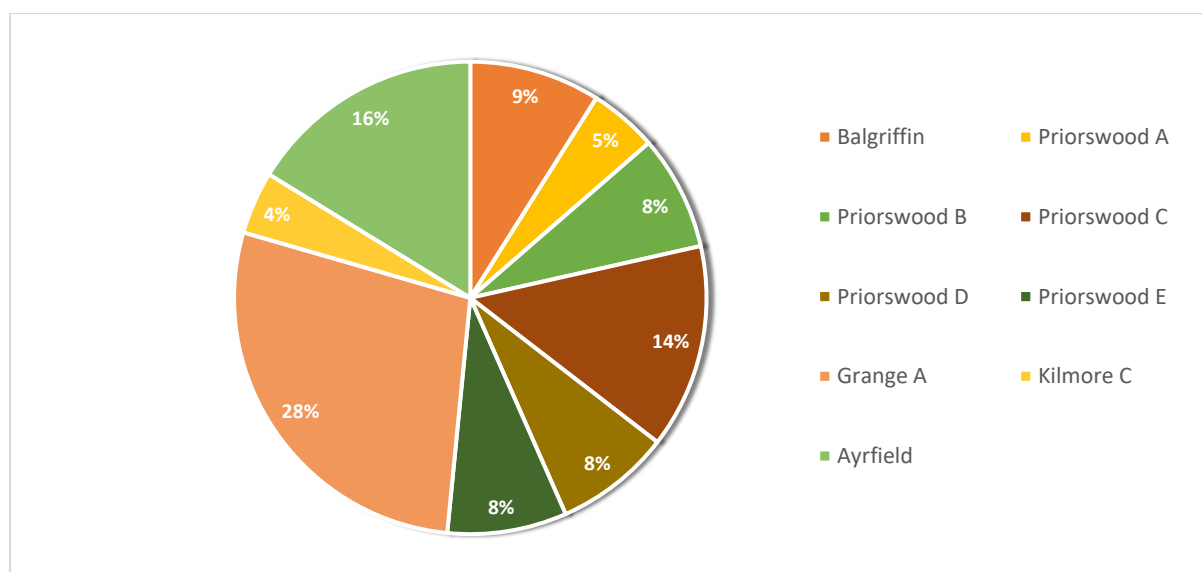


Figure 18. Breakdown of Population Residing in the Assessment Area by ED, 2016

With an average household size of 3.1, there were 11,100 no. private households residing in the area in 2016. As shown in the Table 10 below, 62.2% of the households in this area recorded to be small sized households ranging from 1- to 3-person households (6,906 no. households). It is important to note that the average household size in the area slightly increased from 3.0 in 2011 to 3.1 in 2016.



Table 10. Private Households in the Assessment Area by Household Size, 2016

Size of Household	Balgriffin	Priorswood A	Priorswood B	Priorswood C	Priorswood D	Priorswood E	Grange A	Kilmore C	Ayrfield	Total	% of Total
1-Person	87	78	78	287	194	143	360	111	376	1,714	15.4%
2-Person	123	134	166	417	240	261	800	146	635	2,922	26.3%
3-Person	128	109	172	339	182	204	655	83	398	2,270	20.5%
4-Person	194	124	147	261	143	211	721	91	361	2,253	20.3%
5-Person	111	61	100	151	110	79	371	39	190	1,212	10.9%
6plus-Person	69	19	115	118	67	53	169	43	76	729	6.6%
<b>Total</b>	<b>712</b>	<b>525</b>	<b>778</b>	<b>1,573</b>	<b>936</b>	<b>951</b>	<b>3,076</b>	<b>513</b>	<b>2,036</b>	<b>11,100</b>	<b>100.0%</b>

Source: CSO StatBank

### 4.6.2 Population Distribution and Movement

Investigating the age profile of the area as per Census 2016, as illustrated in the Figure below, indicates that younger age cohorts still form the greatest share of the population residing in the ED's forming the assessment area, with the younger age groups of 0-9 and 10-19 years old showing a steady growth, and 20-29 and 30-39 years old comprising a considerable share of the population residing across the ED's. It also reveals that the largest share of younger age groups resides in Grange A ED.

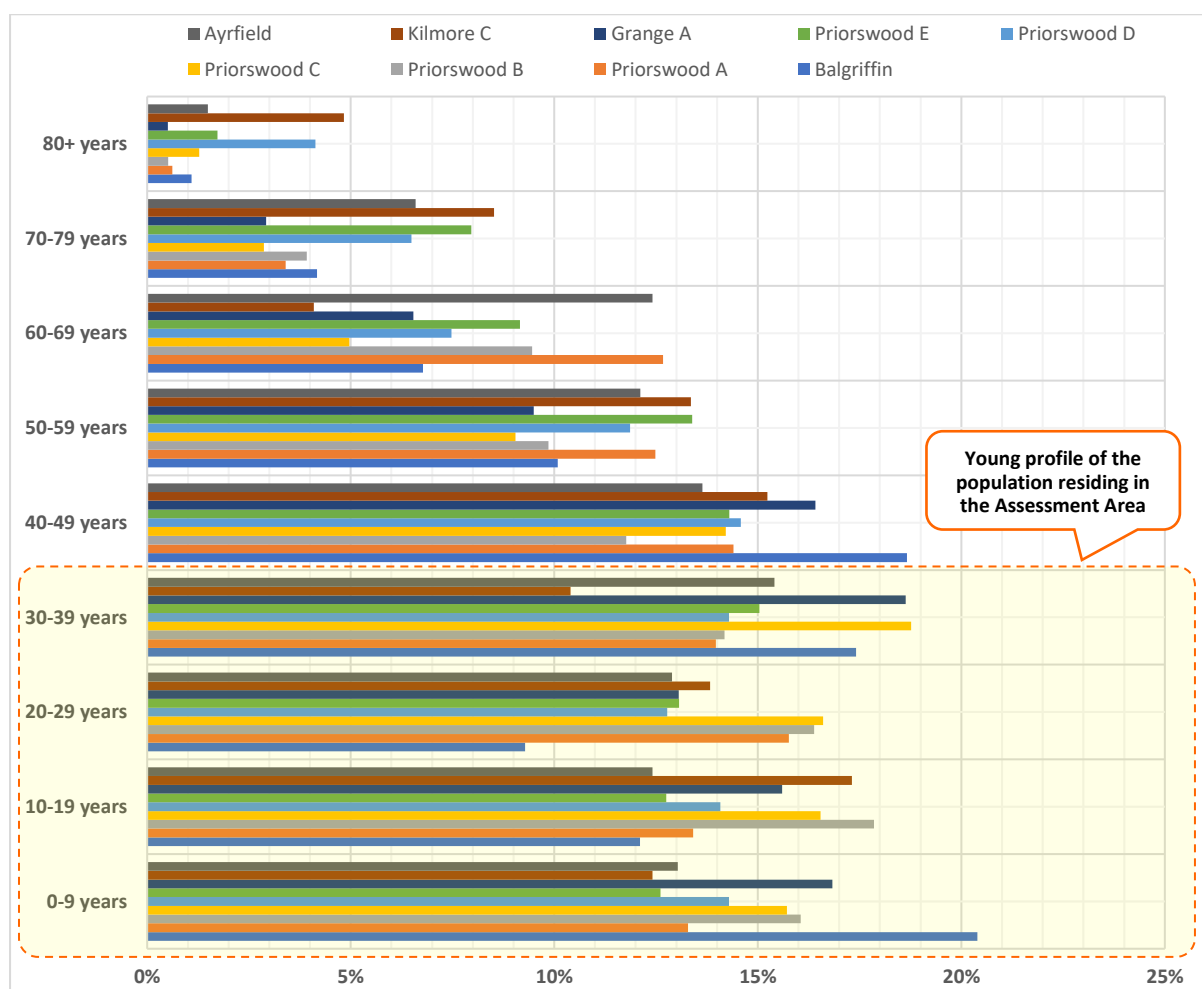


Figure 19. Population Age Cohorts in the Assessment Area across the ED's, 2016

The population pyramid below (Figure 20) shows the age distribution in the area with more detail. A peak of births in 1980’s shows up in the 30-39 age category, and another peak in the number of births occurred in 2000’s and shows up in the 0-9 age category. Overall, the age pyramid indicates a young population residing in the area, which is expected to grow in the coming years.

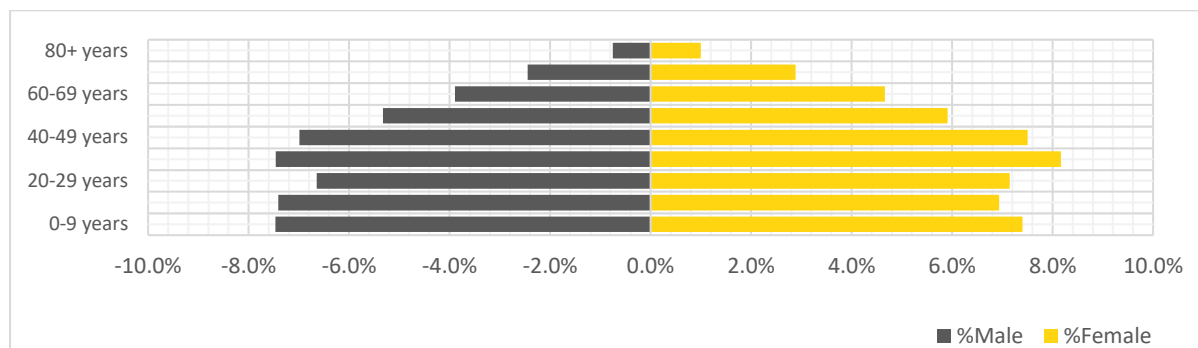


Figure 20. Population Age Pyramid of the Assessment Area, 2016

As illustrated in the table below, the age dependency rate had a steadily increasing growth since 2011. The old age dependency rate increased from 46.6% in 2011 to 47.3% in 2016 within the assessment area, however, it is submitted that while old age dependency increased from 8.5% in 2011 to 11.2% in 2016, young age dependency decreased from 38.2% in 2011 to 36.1% in 2016. It is noteworthy to mention that in terms of young age dependency, Balgriffin, Priorswood B, and Priorswood C, which the application lands fall under, stood well above the recorded average for both Fingal County and Dublin City. In terms of old age dependency, as illustrated in the Table below, these three ED’s submitted to have a lower rate when compared to Fingal County and Dublin City. Therefore, the immediate context to the application site is mostly characterised with younger age groups.

Table 11. Age Dependency in Malahide Area against the overall Stats for the County, 2011-2016

		Old Age Dependency	Young Age Dependency	Total Age Dependency
Fingal (Administrative Area)	Census 2016	13.8%	37.0%	50.7%
	Census 2011	10.6%	35.4%	46.0%
Dublin City (Administrative Area)	Census 2016	18.1%	20.9%	39.0%
	Census 2011	12.6%	29.7%	42.3%
Balgriffin	Census 2011	7.1%	36.3%	43.4%
	Census 2016	8.7%	36.0%	44.7%
Priorswood A	Census 2011	5.1%	37.1%	42.2%
	Census 2016	10.6%	34.1%	44.7%
Priorswood B	Census 2011	6.1%	44.7%	50.7%
	Census 2016	9.3%	41.8%	51.1%
Priorswood C	Census 2011	4.1%	43.6%	47.7%
	Census 2016	6.4%	40.4%	46.8%
Priorswood D	Census 2011	14.8%	36.2%	50.9%
	Census 2016	14.8%	35.0%	49.7%
Priorswood E	Census 2011	11.8%	35.4%	47.2%
	Census 2016	14.4%	31.5%	45.9%
Grange A	Census 2011	4.3%	38.8%	43.1%
	Census 2016	7.2%	38.4%	45.7%
Kilmore C	Census 2011	20.0%	38.4%	58.4%
	Census 2016	15.2%	36.4%	51.6%
Ayrfield	Census 2011	2.9%	33.2%	36.1%
	Census 2016	14.3%	31.3%	45.6%

Source: CSO StatBank

The overview of age dependency rates in assessment area indicates despite a growing increase in the population over the age of 65, the population of the area is expected to be characterised mainly by younger age groups. This is further supported by the breakdown of population into two age groups of under 24 years old and above 65 years old, as summarised in the Table below. As shown, despite a considerable rate of growth recorded for the population over the age of 65, the younger age cohorts still form a bigger share of the overall population residing in the area.

Table 12. Population Aged 24 and below along Population Aged 65 and above Residing in the Assessment Area, 2011-2016

Age Group	Census 2011	Census 2016	% Change
24 year olds and below	12,243	12,663	3.4%
65 year olds and above	2,120	3,554	67.6%

Source: CSO StatBank

As it is mapped on the Figure below, the spatial distribution of population density in the area, 2016 reveals moderate to the southern boundaries of the application site. However, as illustrated below, the concentration of high density small areas along the railway and major transportation corridors reveals the emerging pattern of development in this area, where the land banks to the northern fringe of Dublin City are the targets to housing delivery where there is an appropriate level of accessibility.

As it can be seen, the proposed scheme would assist in development of an on appropriately zoned lands, in an accessible location, which would promote compact urban growth in the area in line with sustainable development of the area.

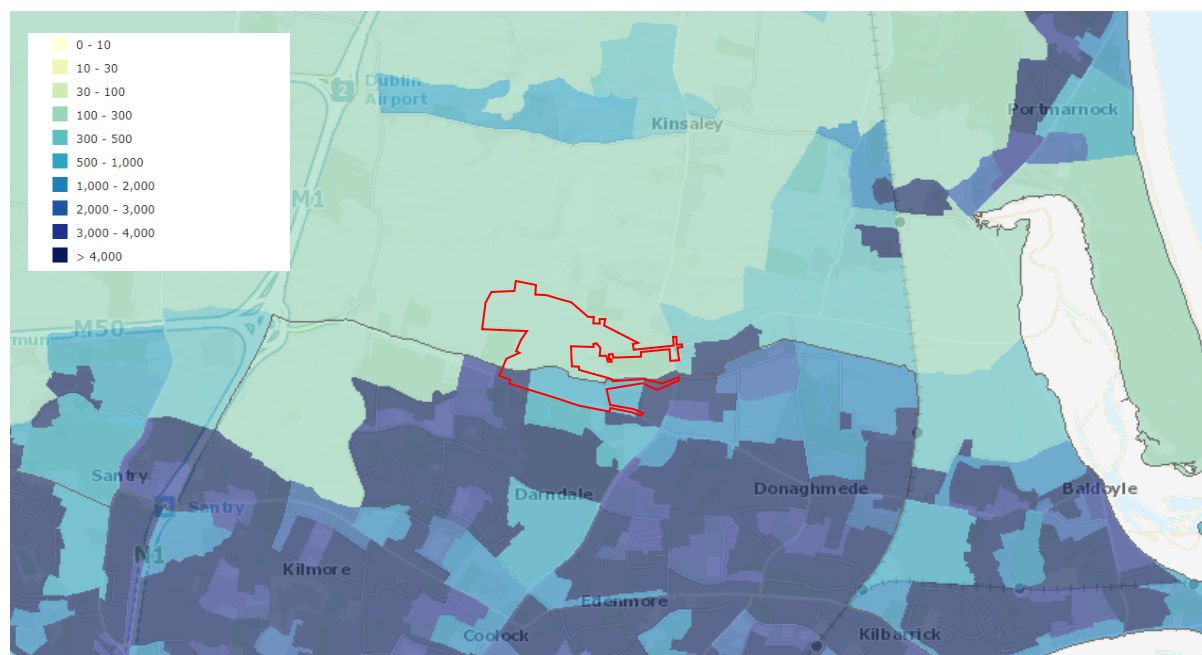


Figure 21. Spatial Distribution of Population Density per Km² in the Assessment Area

Based on the aforementioned results, the context to the proposed development is expected to have a steady population growth while facilitating housing delivery in the north fringe of Dublin City. This would also contribute to the housing targets set in both Fingal County Development Plan and Dublin City Development Plan utilising an appropriately zoned piece of land. Spatial distribution of the population indicates a tendency for the greater densities in the area. This population is characterised by a young age profile and small to medium sized households. This would render the profile of housing



market in the area, where smaller households and young professionals are the main target groups. This would also support the proposed development, where a balanced mix of dwellings have been provisioned.

This is further supported by the existing infrastructure and community facilities and amenities assessed in the Audit, i.e., the emerging community will benefit the electoral divisions as well as its wider context in the Dublin Metropolitan Area, as this will offer the social support needed for further improvements to the accessibility and connectivity of Dublin northern fringe, even favouring the use of public transport. The new consumers the proposed development will bring to the area will also benefit the retail activity and other shops in the vicinity creating more business opportunities for the existing offerings, thus facilitating the future growth and sustainable development of the area.

## 5.0 CONCLUSION

Downey have prepared this Audit on Community and Social Infrastructure on behalf of Gerard Gannon Properties, in support of this planning application for the proposed Strategic Housing Development on lands at Belcamp Hall, Malahide, Dublin 17. Planning permission is sought for the proposed delivery of 2,527 no. residential units comprising 1,780 no. apartments, 274 no. duplex units, and 473 no. houses, 2 no. childcare facilities, retail/commercial provision, and all associated site infrastructure and engineering works necessary to facilitate the development. It is also important to note that a site is being reserved as part of this application for the future provision of a school by the Department of Education.

This Audit has found that there is a suitable quantity and available capacity of early childhood care and educational facilities in the surrounding area to cater for the needs of the future residents of the scheme. In addition to this, the proposed scheme also provides for 2 no. childcare facility with a gross floor area of 1,114.7 sqm, capable of catering for c. 165 children. This is submitted to provide for sufficient capacities of childcare services to cater for the proposed scheme and its wider area. For further information regarding early childcare and educational facilities in the area, please refer to the enclosed Childcare Provision Assessment and School Demand Assessment reports prepared by Downey.

In terms of recreational amenities, there is a significant array and variety of indoor and outdoor recreational facilities and amenities within proximity of the site. Father Collins Park is located within accessible distance of the subject site, which provides for a wide range of activities comprising of play areas, sporting facilities, a large children's playground, outdoor chess, and exercise trail. This parkland is of high-quality design and has been awarded for its sustainably features. Furthermore, the overarching goal for the Belcamp lands is to create a self-sustaining development with appropriate provision of public open space, recreation opportunities and facilities to support future residence. The public realm strategy includes a new Town Square, greenway corridors, the Mayne River Greenway and Class 1 Open Space to include active recreation facilities comprising of proposed pitches of multiple sizes and changing rooms with associated parking areas.

Moreover, the parent and concurrent applications including Reg. Ref. F15A/0609, PL06F 248052, and F22A/0136, include the provision of high-quality public amenities such as the restoration of the Walled Garden and ancillary café and further childcare facilities. As such, the proposed development

facilitates the protection of the grounds of Belcamp Hall, creating local and public accessibility to architectural heritage and the biodiversity assets on the lands.

In relation to retail offerings, the major retail and commercial provision in the catchment area is Clarehall Shopping Centre with an overall net area of c. 14,000 sqm including a Tesco and a range of retail, entertainment, and office provision. Going beyond the 2km radius from the lands, the closest key retail destinations would be Donaghmede and Northside Shopping Centres. Having regard to the foregoing, the retail and commercial environment in the area is mostly characterised by large-scale shopping centres and retail clusters, which essentially generate car-driven travels. In terms of neighborhood level retail provision to cater for the local needs, it is evident that there is a shortfall.

In addition, the proposed development enjoys excellent accessibility given the lands' close proximity to a high-frequency bus network and DART Station, both of which offer direct connectivity with Dublin City Centre, which would further support access to community and social infrastructure and services.

In light of the foregoing, Downey are of the considered opinion that there is generally sufficient capacity of community and social infrastructure to cater for the proposed development. The proposed development will also help to sustain the existing facilities, assist in the completion of the wider residential scheme for the Belcamp Hall lands, and support a sustainable development of lands within Belcamp/Balgriffin and the wider area.

