

BALLYMASTONE PHASE 3

COMMUNITY & SOCIAL INFRASTRUCTURE

REPORT

Large-Scale Residential Development Stage 3 Planning
application

BSM

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Client:

Glenveagh Living Limited

Date:

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1 INTRODUCTION

This *Community and Social Infrastructure Report* has been prepared by Brady Shipman Martin (BSM) in support of a Large-scale Residential Development (LRD) on behalf of Glenveagh Living Limited (the Applicant).

The purpose of this report is to provide an overview of the existing provision of community and social infrastructure in the area surrounding the subject site of c. 11.28ha (hereafter referred to as ‘the subject site’). The subject site comprises lands to the east of Donabate Village zoned for residential development, which forms Phase 3 of the wider Masterplan for the townlands of Ballymastone, Ballalease North & Portraine Demesne with a total developable area of c. 36ha.

In summary, the proposed development will consist of the construction of a residential development, which represents Phase 3 of the wider development of the Ballymastone Lands, ranging in height from 2- to 6-storeys, to accommodate 398 no. residential dwellings (including a mix of apartments, duplexes and houses), private amenity space, a crèche (c. 646sq.m), and a community space (c. 100sq.m). The site will accommodate 316 no. car parking spaces in total (comprised of 288 no. residential spaces, 10 no. spaces for the proposed crèche/community space, 6 no. EV charging spaces including accessible spaces, and 12 no. spaces ducted for future provision), 1,619 total no. bicycle parking spaces, new pedestrian/cycle links, road improvements, storage, services (including water, wastewater, electricity and telecommunications) and plant areas. Landscaping will include communal amenity areas, SuDS features, and significant public open space (c. 15.3% of the net site) including outdoor exercise and play equipment.

Facilitating new residential developments access to community facilities and services is crucial to creating and maintaining sustainable communities. The primary objective of this report will be to audit existing and permitted community facilities and services in the vicinity of the subject 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; and
- Transport Links.

Please see the accompanying Planning Report and Statement of Consistency prepared by BSM for a more detailed description of the proposed development. This report should be read in conjunction with the other documents (reports and drawings) accompanying this LRD application.

Please also refer to the *School Demand & Childcare Facilities Assessment* prepared by BSM for further detail about the demand and capacity of schools and childcare facilities with respect to the proposed development.

1.1 Policy Context

1.1.1 Fingal Development Plan 2023-2029

Sustainable Placemaking and Quality Homes, Chapter 3 of the *Fingal Development Plan 2023-2029* (hereafter referred to as ‘the 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.” (p. 111)

With regard to healthy place making, Section 3.5.1 of the Development Plan 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.” (p. 112)

Policy SPQHP2 – Balanced Sustainable Communities

“Foster the development of socially and economically balanced sustainable communities.” (p. 112)

Chapter 4 of the Development Plan, ‘Community Infrastructure and Open Space’ acknowledges and expands on the importance of healthy placemaking first discussed in Chapter 3 noting that *“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.” (p. 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.” (p. 172)

Objective CIO5 – 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.” (p. 172)

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.” (p. 173)

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 1km 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.” (p. 358)*

A total of 398 no. units are proposed within a mixed tenure development. Donabate has many of the attributes required to support healthy placemaking and a sustainable community. In response to Objective DMSO78, this report provides a Community & Social Infrastructure (CSI) Audit, in accordance with the specifications of the objective. The audit will inform conclusions regarding the adequacy of facilities and infrastructure in the surrounding area.

1.1.2 Donabate Local Area Plan 2016 (As Extended)

The subject site is identified as Ballymastone in the *Donabate Local Area Plan 2016* (as extended) (hereafter referred to as ‘the LAP’) which was adopted in March 2016 by Fingal County Council (FCC). In March 2021, the Council Members approved the extension of the life of the LAP for a further period of five years to March 2026. It sets out a detailed strategy for the development of the landbanks zoned for residential development in the Donabate area under the Development Plan.

The LAP provides a planned, co-ordinated and sustainable development approach for the undeveloped lands at Ballymastone. With regard to community facilities and social infrastructure the LAP states:

Objective 1.3- *“Ensure timely delivery of enabling physical, social and green infrastructure in tandem with residential and commercial development.” (p. 12)*

Social and community infrastructure is planned in tandem with the delivery of residential development within the LAP lands, including for example, the Ballymastone Recreational Hub Development. The recreational hub was permitted in 2021 and is located to the east of the subject site and provides for a multi-use sports facility (FCC Reg. Ref. PARTXI/004/21).

1.2 Methodology

In accordance with Objective DMSO78 of the Development Plan, this report has been prepared using a 1km catchment area to capture existing social and community infrastructure surrounding the subject site. (see **Figure 1-1** below) Facilities within a 2km radius are illustrated for completeness as well.

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



Figure 1-1: The Scope of this study within Donabate around the subject site, denoted with a yellow star. A 1km and 2km Radius around the subject site. (Source: Google Earth 2025, BSM Annotations 2025)

2 DEMOGRAPHIC PROFILE

The demographic profile is based on population data from the Census 2022. **Figure 2-1** shows the subject site in the Donabate Electoral Division (ED) within the administrative area of Fingal County.

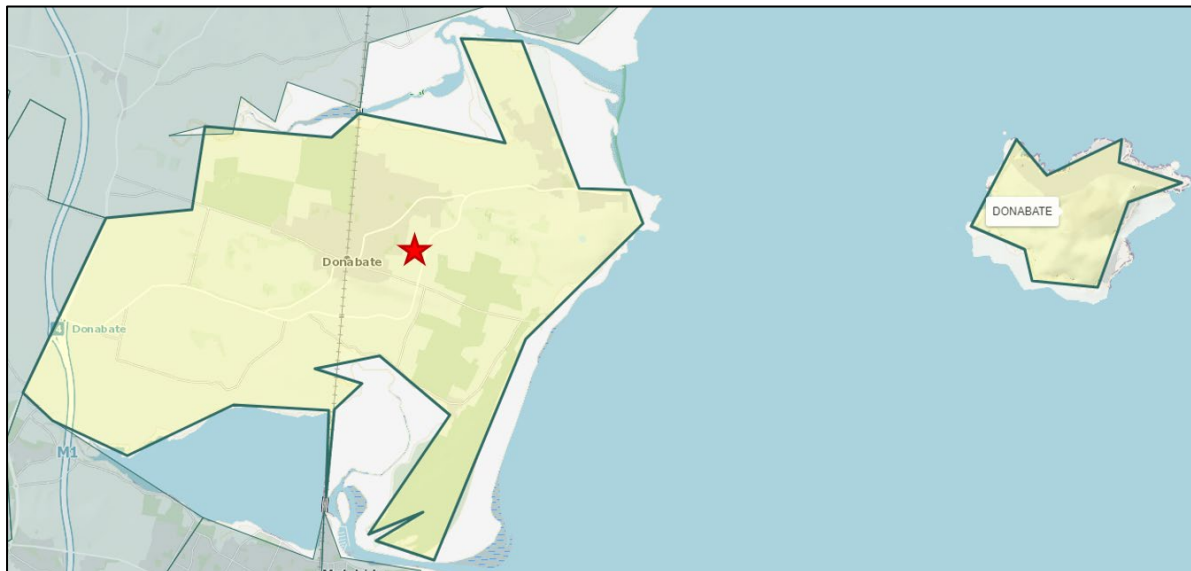


Figure 2-1: Donabate ED with the Subject Site annotated as a red star (Source: CSO Interactive MAP 2022, BSM Annotations 2025)

2.1 Population Profile

Donabate ED has seen continued growth since the Census recorded in 2016, when compared to the 2022 Census. Population growth in Donabate ED is above that of population growth figures of the State and Fingal which increased by 8.1% and 11.6% respectively between 2016 and 2022, as shown in **Table 2-1**.

Table 2-1: Population Growth within The State, Fingal and Donabate ED between 2016-2022 (Source: CSO 2016-2022)

Area	2016 Population	2022 Population	2016-2022 change (%)
State	4,761,865	5,149,139	8.1%
Fingal	296,020	330,506	11.6%
Donabate ED	9,399	11,783	25.4%

2.2 Average Household Size

According to the Census 2022, there are a total of 3,900 no. households in Donabate ED. The average household size within Donabate ED is c. 3.01 people which is unchanged since 2016, as shown below in **Table 2-2**.

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

Area	Average Household Size 2016	Average Household Size 2022	% Change
State	2.77	2.74	-0.4%
Fingal	3.03	3.02	-0.33%
Donabate ED	3.01	3.01	0%

2.3 Population of the Proposed Development

The proposed development consists of 398 no. units comprising of 49 no. 1-bed units, 173 no. 2-bed units, 164 no. 3-bed units and 12 no. 4-bed units.

As noted previously, the average household size for Donabate ED recorded in 2022 is c. 3.01 people. **Table 2-3** shows the anticipated population of the proposed development applying the average household size of Donabate ED, noting the small percentage (12.3%) of one-bed units in the proposed development.

Table 2-3: Population of Proposed Development (Source: CSO 2025, BSM Calculation 2025)

Area	Calculation	Total
Donabate ED	349 no. units (total units excluding 1-bed units) X 3.01 (avg. household size in 2022) + 49 no. 1 bed units X 1.5 persons	1,124 people

Therefore, it is expected, based on the average household size of Donabate ED, the proposed development will generate a population of c. 1,124 no. people.

3 OVERVIEW OF COMMUNITY AND SOCIAL INFRASTRUCTURE

For the purposes of this LRD application, we have surveyed the provision of social and community infrastructure. This assessment consists of an overview of the community and social facilities including:

1. **Community Facilities:** Key community resources such as community centres, libraries, community gardens; and other ancillary facilities such as post offices, recycling centres and donation banks.
2. **Health Facilities:** General Practitioner (GP's), Dentists, Pharmacies, Medical Centres and Hospitals.
3. **Open Space, Leisure and Recreation:** Due to the quantum of facilities this category has been subdivided into:
 - Open Space, Parks & Playgrounds
 - Recreation Facilities and Clubs – includes sports pitches, sports clubs, personal fitness studios, gyms and multi-use facilities.
4. **Religious Facilities:** Places of worship and religious organisations.
5. **Educational Facilities:** Provision of primary and post-primary schools in the area.
6. **Transport Links:** Easily accessible public transport.

Information on school provision and childcare facilities is included in a separate *Schools Demand and Childcare Facilities Assessment* prepared by BSM as part of the LRD Stage 3 planning application pack.

3.1 COMMUNITY FACILITIES

3.1.1 Introduction

Quality neighbourhoods should be responsive to the needs of local communities and play a vital role in quality-of-life factors, fostering a wider sense of community and active citizenship. Key community facilities are considered to include Local Authority offices, welfare services, libraries, Garda and fire stations and community services.

Policy CLOSP2 of the Development Plan, aims to ensure the timely provision of community facilities in conjunction with housing developments. This including infrastructure like schools and recreational clubs as well as healthcare, community, and religious facilities.

3.1.2 Overview of Existing Facilities

The Donabate Peninsula and its neighbouring towns have a strong network of community and social services which are necessary for societal cohesion and the functioning of a healthy community.

The subject site is well-serviced with community facilities in the wider area. As shown in **Figure 3-3** and **Table 3-1**, 7 no. community facilities were identified within the 1km catchment area. There are 3 no. facilities slightly outside the 1km radius that were deemed reasonably accessible to the subject site because of their proximity to Donabate beach, a popular outdoor amenity for the community in Donabate. Facilities within a 2km radius are illustrated for completeness. The combination of these community facilities allows for a variety of needs to be addressed while also catering to all age groups. These social and community facilities can be easily accessed by future residents through existing and proposed vehicle, public transport, pedestrian, and cycle links.

Communities require a range of ancillary facilities and services in addition to other key community assets to thrive. This includes features such as state or local authority provided services e.g. libraries and the permitted Recreation Hub to be delivered by FCC.

Within 1km of the subject site there is 1 no. community centre, Donabate Portrane Community Centre (1)¹ which is situated along Portrane Road. Donabate Portrane Community Centre (see **Figure 3-1**) is a large complex comprised of several functions includes a gym, sports hall, all weather pitch, studio space, library (2), café, multi-purpose function room and preschool.

The multi-function rooms within the community centre are utilised by several community groups including (but not limited to) the Peninsula Voices, Donabate Presbyterian Church (1, Religious Facilities), Donabate Portrane Against Racism, Donabate Portrane Sustainable Energy Community (SEC), Donabate Taekwon-Do Club, Donabate ICA Guild and Active Age for All Club.

The Donabate Portrane Public Library (2) is c. 420m from the subject site and is a well-connected aspect of the community centre containing study spaces, computers and internet access for public use. The library provides to the community an educational and cultural facility that is centred in the town, offering an ideal public service to existing and future residents.

Other informal community centres, like Donabate Parish Hall (7), host a variety of organisations including the Donabate Portrane Dramatic Society and Music Makers PH. Donabate/Portrane Men's Shed operates through the Scout Den (4). Buildings in the community multi-purpose spaces allow for an even wider range of involvement across Donabate. Through the effort of local groups, events like The Bleeding Pig Cultural Festival (see **Figure 3-2**) and The Flavours of Fingal Culture and Arts Festival, which help contribute to making Donabate a vibrant local community. St. Patrick's Church of Ireland (4, Religious Facilities) hosts the Lambay Cinema, a community cinema initiative sponsored by the Bleeding Pig Festival with monthly films during the Spring/Summer Season from January to June and from September to December.

Other community facilities, including Clothes banks (3, 9 and 10) and Bottle Banks (6), can be found within 1km of the subject site and throughout the community. Financial services are provided for also, for example at the local Post Office (5) located on Main Street, within the 1km radius, which provide banking services for An Post Banking, AIB and Bank of Ireland. Development works to the Ballisk House (c. 0.39km from the subject site) are currently underway to bring an additional community asset into use. As of 21st May 2025, FCC hopes to relocate the Donabate Portrane Library to occupy this refurbished Protected Structure, allowing the additional community space at the Community Centre (Dublin InQuirer, 2025)².

¹ Throughout this report, numbers provided in brackets alongside a facility name relates to the relative proximity to the subject site, with 1 being the closest for example, and these numbers correspond to tables of facilities that accompany map figures showing where the facilities are located.

² <http://dublininquirer.com/majority-of-council-moves-to-force-fingal-to-get-on-with-moving-donabate-library-to-ballisk-house/>



Figure 3-1: Donabate Portrane Community Centre (1) (Source: Donabate Portrane Community Centre Website, 2024)



Figure 3-2: Bleeding Pig Festival (Source: Fingal Arts Website, 2024)

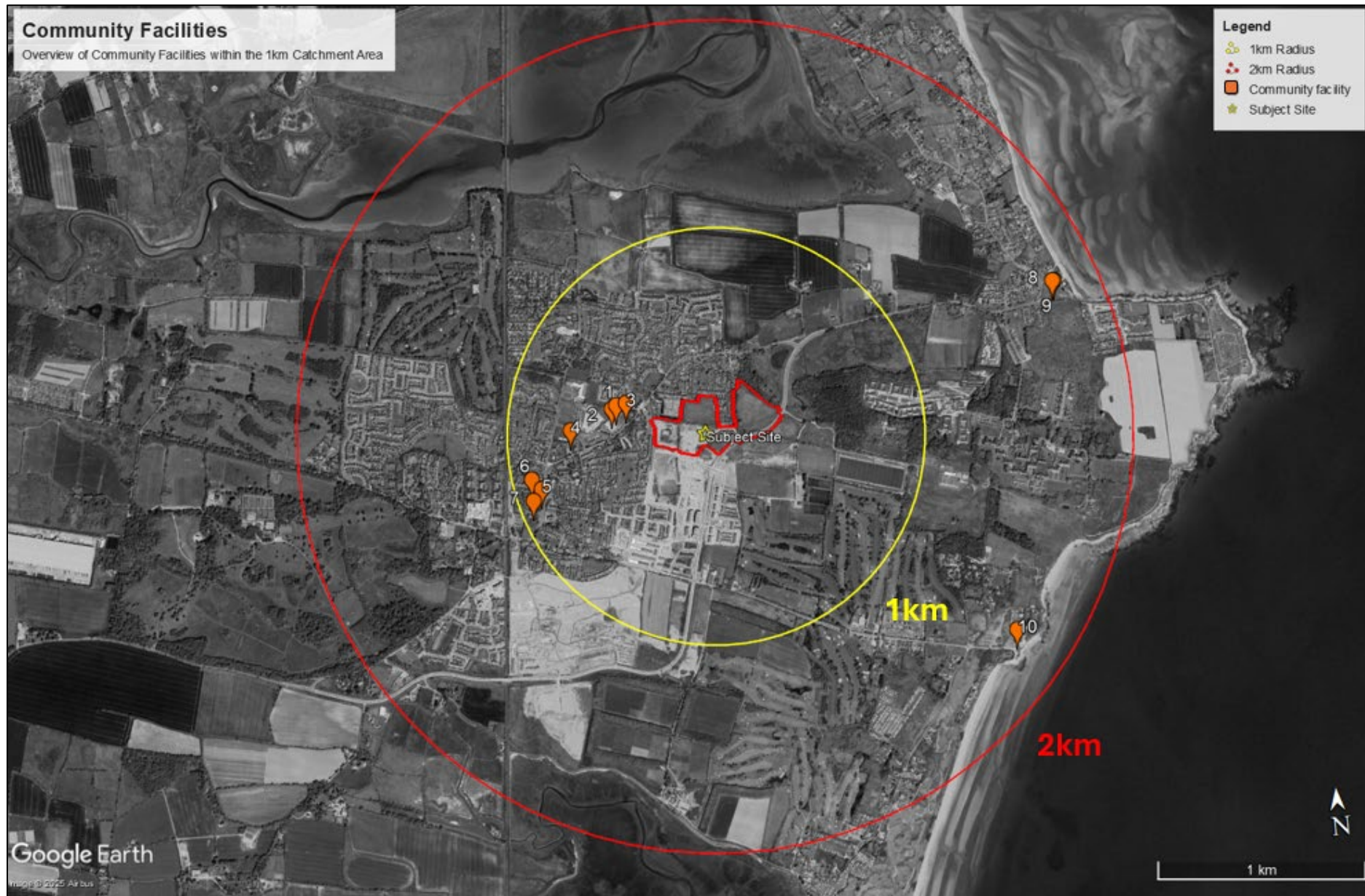


Figure 3-3: Map of Community Facilities within the 1km and 2km Catchment Area. (Source: Google Earth 2025, BSM Annotation 2025)

Table 3-1: Community Facilities within the 1km and 2km Catchment Area (Source: Google Earth 2025, BSM 2025)

No.	Community Facilities:	Facility Types	Address:	Distance:
≤ 1km				
1.	Donabate Portrane Community Centre	Community & Leisure Centre	Donabate Portrane Leisure Centre, 3 Portrane Road, Ballalease North, Donabate Co. Dublin	c. 0.42km
2.	Donabate Portrane Public Library	Library	Donabate Portrane Leisure Centre, 3 Portrane Road, Ballalease North, Donabate Co. Dublin	c. 0.42km
3.	Donabate Clothes Bank	Recycling Facility	FVQ5+X4, Ballisk Common, Donabate, Co. Dublin	c. 0.38km
4.	63 rd Dublin, 14 th Port Scout Group	Sea Scout Club	Sixty third Scout Den, Portrane Rd, Ballisk Common, Donabate, Co. Dublin	c. 0.65km
5.	Donabate Post Office (An Post)	Post Office	46-56 Main Street, Ballalease West, Donabate, Co. Dublin	c. 0.87km
6.	Bottle Bank	Recycling Facilities	FVP2 + Q6, Beaverstown, Donabate, Co. Dublin	c. 0.90km
7.	Donabate Parish Hall	Community Centre	Main St, Beaverstown, Donabate, Co. Dublin, K36 PC94	c. 0.92km
≤ 2km				
8.	Portrane Green Recycling	Recycling Facility	Between Portrane Green and R126, Portrane Co. Dublin	c. 1.78km
9.	Donabate Clothes Pod	Recycling Facility	Between Portrane Green and R126, Portrane Co. Dublin	c. 1.79km
10.	Donabate Beach Clothes Pod	Recycling Facility	Donabate Beach Car Park, Ballalease, Co. Dublin	c. 1.83km

3.2 Healthcare Facilities

3.2.1 Introduction

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

The proposed development is located in close proximity to Dublin's wide range of health facilities (c. 20km / c. 30-minute drive-time to Dublin City Centre) (c. 16km to Beaumont Hospital) and is close to the national motorway network, and public transport provision. This provides access to national public hospitals, private hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospital, and hospices. For specialist services, individuals may be required to travel further.

3.2.2 Overview of Existing Facilities

Donabate benefits from a range of medical services. The subject site specifically benefits from 9 no. services (see **Table 3-2** below) comprising of GP Surgeries, Pharmacies, Dentists, and a psychiatric hospital, within and slightly beyond the 1km catchment of the area, illustrated for completeness.

Within c. 1km of the subject site there are 9 no. healthcare facilities available as illustrated in **Figure 3-4**. Of these, there are 3 no. GP offices, 3 no. pharmacies and 2 no. dentist offices. Donabate Pharmacy (1) is the closest healthcare facility c. 0.35km north of the subject site adjacent to the Donabate Family Medical Centre (2).

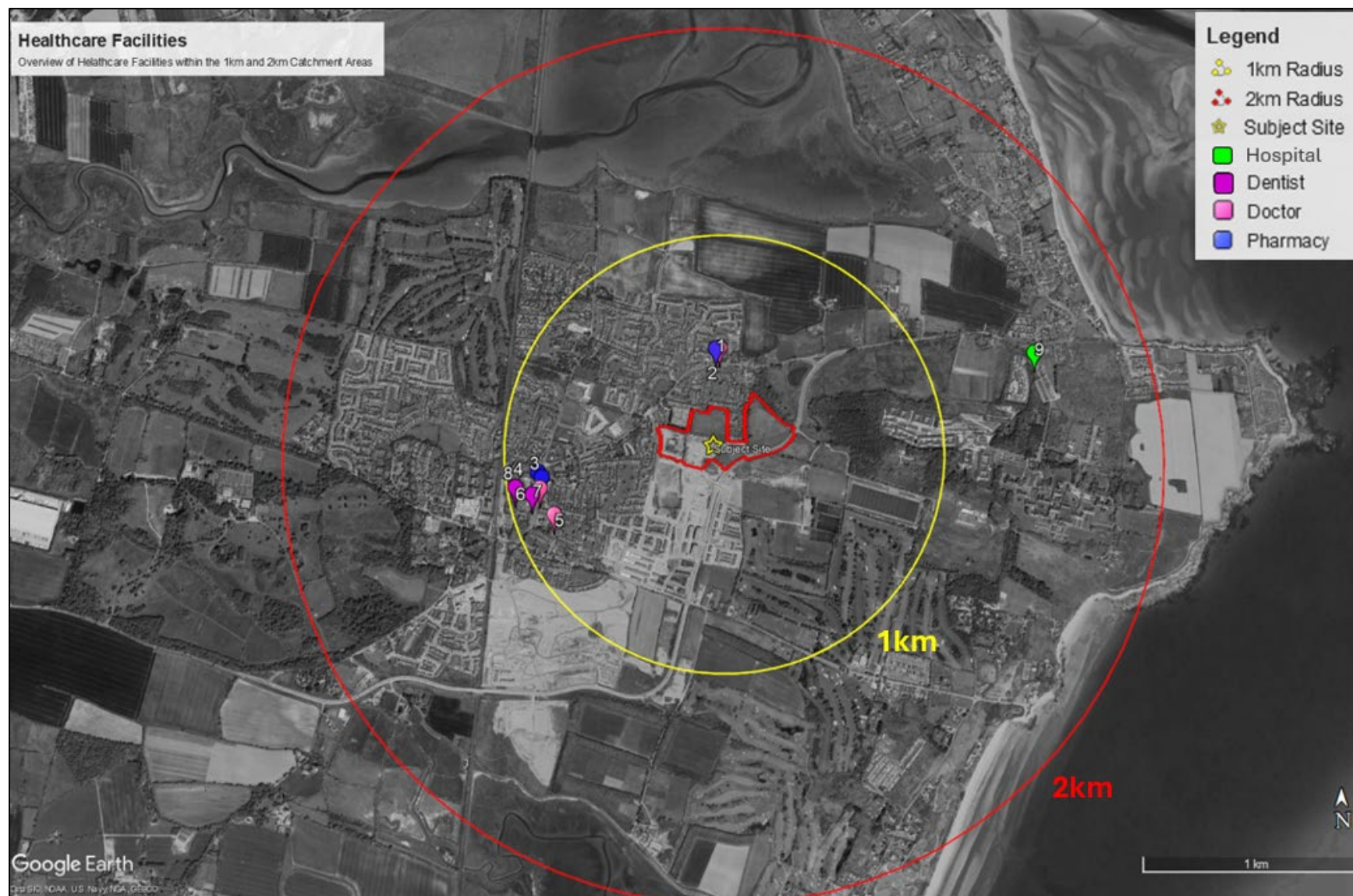


Figure 3-4: Map of Healthcare Facility within the 1km and 2km Catchment Area (Source: Google Earth 2025, BSM 2025)

Table 3-2: Healthcare Facilities within the 1km and 2km Catchment Area (Source: Google Earth 2025, BSM 2025)

No:	Healthcare Facilities:	Facility Type:	Address:	Distance:
≤ 1km				
1	Donabate Pharmacy	Pharmacy	Unit 1, Portrane Road, Ballalease North, Donabate, Co. Dublin K36 E289	c. 0.35km
2.	Donabate Family Medical Centre	GP Surgery	Unit 4, Portrane Road, Ballalease North Donabate, Co. Dublin K36 XV57	c. 0.36km
3.	Brennan's Life Pharmacy	Pharmacy	Fairways Mall, 1 Donabate, Co. Dublin, K36 DX44	c. 0.81km
4.	Tobin's Pharmacy	Pharmacy	Unit 3, Keeling's Court, Main Street, Donabate, Co. Dublin K36 K725	c. 0.83km
5.	Donabate Health Centre	GP Surgery	9-11 St Patrick's Terrace, Ballalease West, Donabate, Co. Dublin K36 PN27	c. 0.83km
6.	Donabate Clinic	GP Surgery	Warrington Mews, Unit 1, Main Street, Co. Dublin K36 DH34	c. 0.84km
7.	Donabate Denture Clinic	Dentist	Unit 17 Main Street, Ballalease West, Donabate, Co. Dublin K36 RK50	c. 0.84km
8.	Donabate Dental Clinic (Dr Tom Hughes B and Associates)	Dentist/Dental Surgeon	8 Ballisk Court, Beavertown, Donabate, Co. Dublin K36 XV61	c. 0.94km
≤ 2km				
9.	HSE Special Care Hospital Portrane (NFMHS Portrane Campus).	Mental Health Hospital/Services	Portrane Avenue, Portrane, Co. Dublin K36 FD79	c. 1.51km

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 community. It can improve social integration and cohesiveness by creating a sense of identity, defining an area and making it a more sustainable and vibrant neighbourhood.

The immediate area has a notable amount of existing open space suitable for walking, jogging, running, cycling and other sport activities. The area contains a diverse range of open spaces, and for the purposes of this study, open space and recreational facilities (including recreational walks and areas) are separate from parks and playgrounds, as are multi-use games areas, sports pitches and golf courses.

Additionally, there are multiple gym and leisure facilities in the area which provide access to many health and fitness benefits.

This section of the report is divided into 3 no. sections, Open Space, Parks and Playgrounds and Sports and Fitness Facilities. These are categorised as follows:

- **Parks & Playgrounds:** Open space, natural areas, formal parks and children's play spaces.
- **Recreation and Clubs:** Sporting clubs, Sports pitches/spaces, and Multi-functional Facilities.
- **Beaches:** Walking routes.

3.3.2 Open Space, Parks & Playgrounds

Within the 1km catchment area around the site, there are 3 no. public open spaces and playgrounds for the existing community and future residents to use. There are 5 no. additional facilities within the wider 2km catchment as per **Table 3-3** below.

There are 7 no. parks and playgrounds across the permitted Ballymastone Phase 1 (FCC ref. LRD0008/S3) and Phase 2 (FF Ref. LRD00039/S3) lands, denoted by white pins in **Figure 3-8**. Baile Uisce Park & Playground, as part of Ballymastone Phase 1, is within the wider site and due for completion in the near future. The landscape design for this park can be seen in **Figure 3-7**.

Links Green (1) shown in **Figure 3-5** is the closest park outside of the wider Ballymastone masterplan lands, situated c. 0.24km west of the site. Newbridge House and Park (5), a Fingal County Regional Park, is also within relative proximity to the subject site (see **Figure 3-6**). This regional park contains many amenities including sports pitches, children's playgrounds, woodland walks, historic tours and watercourses.



Figure 3-5: Links Green (1) (Source: Google Maps, 2025)



Figure 3-6: Newbridge House, as part of the Newbridge Demesne (5) (Source: Newbridge Demesne Website, 2025)



Figure 3-7: Landscape Design for Baile Uisce Park & Playground, extracted from Ballymastone Phase 2 Landscape Strategy and Design Statement (Source: CSR 2024)

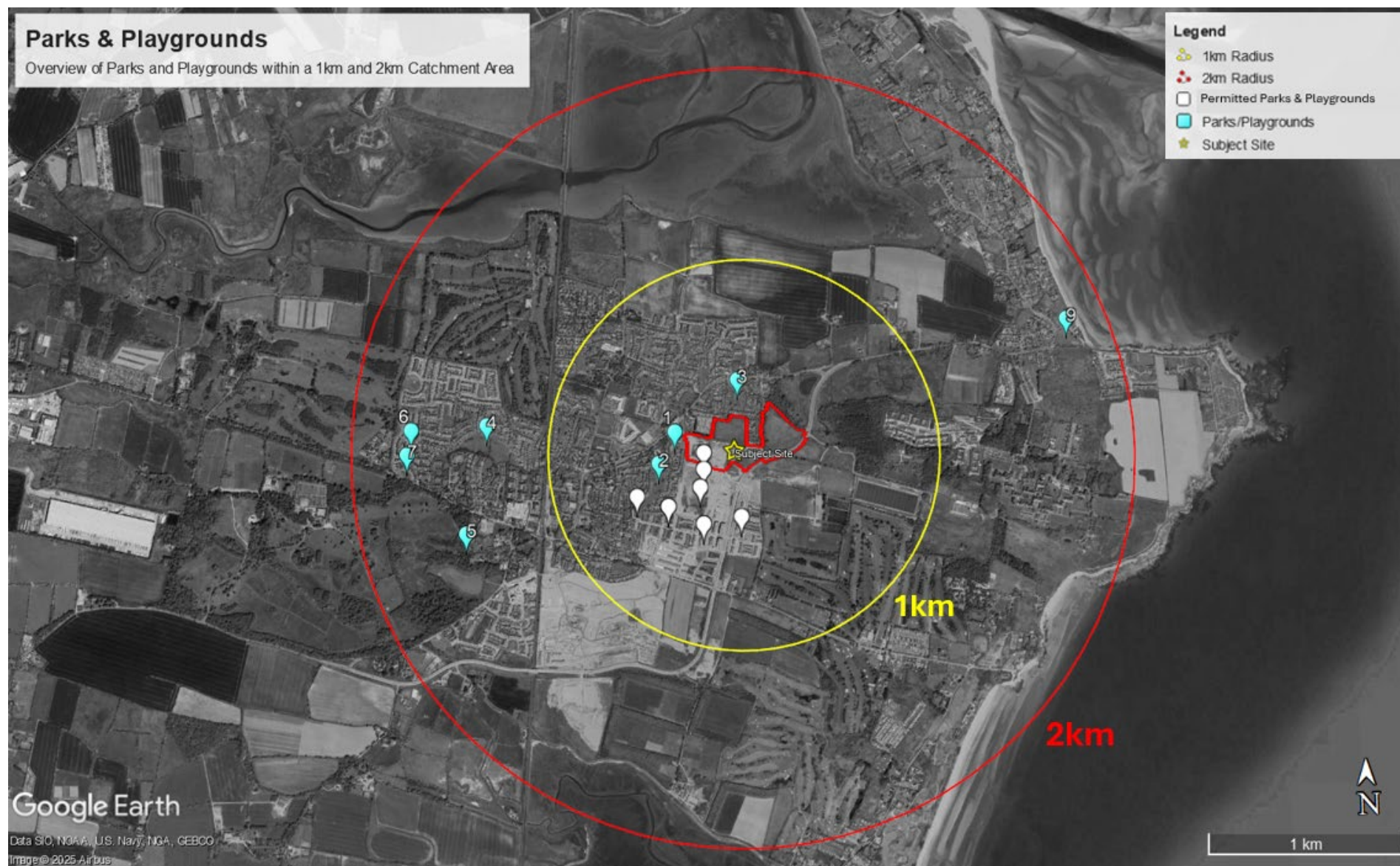


Figure 3-8: Map of Parks and Playgrounds within the 1km and 2km Catchment Area of the Site (Source: Google Earth 2025, BSM Annotation 2025)

Table 3-3: Parks & Playgrounds within the 1km and 2km Catchment Area (Source: Google Earth 2025, BSM 2025)

No:	Parks & Playground Facility:	Address:	Distance:
≤ 1km			
	Ballymastone Phase 1 (LRD0008/S3): SP1 Baile Uisce Park & Playground, SP2 Ballisk Park, PP01 Ballisk Way, and PP02 Ballisk Green. Ballymastone Phase 2 (LRD00039/S3): SP03, SP04 (Ph2), and PP03.	Ballalease North, Donabate, Co. Dublin	Permitted Within Ballymastone Masterplan Lands
1.	Links Green	Ballisk, Donabate, Co. Dublin	c. 0.24km
2.	Links Park	Ballisk, Donabate, Co. Dublin	c. 0.33km
3.	Priory Green	Ballalease North, Donabate, Co. Dublin	c. 0.36km
≤ 2km			
4.	Beverton Park	Ballisk Common, Donabate, Co. Dublin	c. 1.22km
5.	Newbridge House and Park (Inc. Playground)	Newbridge Avenue, Donabate, Co. Dublin	c. 1.46km
6.	Beresford Estate Park and Playground	Beaverstown, Co. Dublin	c. 1.66km
7.	Beresford Estate Park (Green)	Beaverstown, Co. Dublin	c. 1.69km
8.	Portrane Green	Portrane, Portrane, Co. Dublin	c. 1.86km

3.3.2.1 Recreation Walks in a Coastal Community

Additionally, there are a significant number of walks and beaches that follow the coastline of Donabate continuing around the peninsula of Donabate-Portrane. Details of these recreational walks and beaches are provided in **Table 3-4**, and illustrated in **Figure 3-9**.

Table 3-4 Recreational Walks & Beaches within Proximity to the 1km and 2km Catchment Area around the subject site

No.	Recreational Walks & Beaches:	Description:
1.	Donabate-Portrane Cliff Walk (Green line)	Starting at Donabate via Tower Bay to Donabate is a round trip of c. 8km (4km each way).
2.	Donabate Beach Walk (Balcarrick Beach)	A c. 3km long sandy beach with an extensive sandy dune area.
3.	Newbridge House and Farm	Newbridge House Demesne is a regional park c. 370 acres including walking routes, watercourses, wild meadows, state of the art playgrounds.
4.	Portrane Beach	A c. 2km sandy beach from the village of Portrane sweeping around to Rogerstown Estuary.

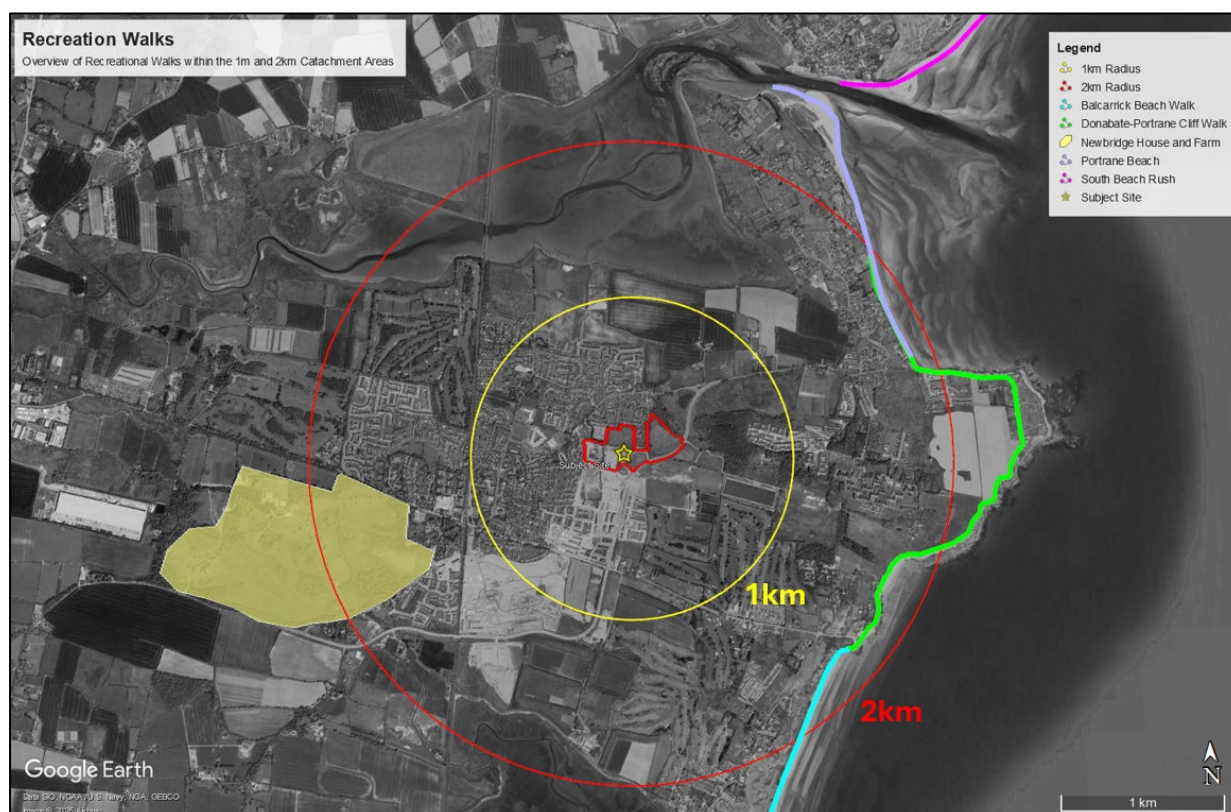


Figure 3-9: Recreational Walks & Beaches within Proximity to the 1km and 2km Catchment Area around the subject site
(Source: Google Earth 2025, BSM 2025)

3.3.2.2 Recreation Facilities & Clubs

There are 7 no. sports club and sports facilities identified within the 1km catchment area with an additional 5 no. recreation facilities & clubs slightly beyond the radius but within 2km. These facilities including sports clubs, sports pitches and golf courses. These are listed in **Table 3-5** and illustrated in **Figure 3-11** below.

FCC secured permission for a Recreational Hub in 2021 (FCC Reg. Ref. PARTXI/004/21). Situated c. 100m to the east of the subject site, the Recreational Hub will include for an all-weather athletics track, grass soccer-sized pitch, full sized GAA pitch, 2 no. all-weather pitches and a combined skatepark/ playground (see **Figure 3-10**).



Figure 3-10: Ballymastone Recreational Hub Site Plan (Source: Fingal County Council Website, 2024)

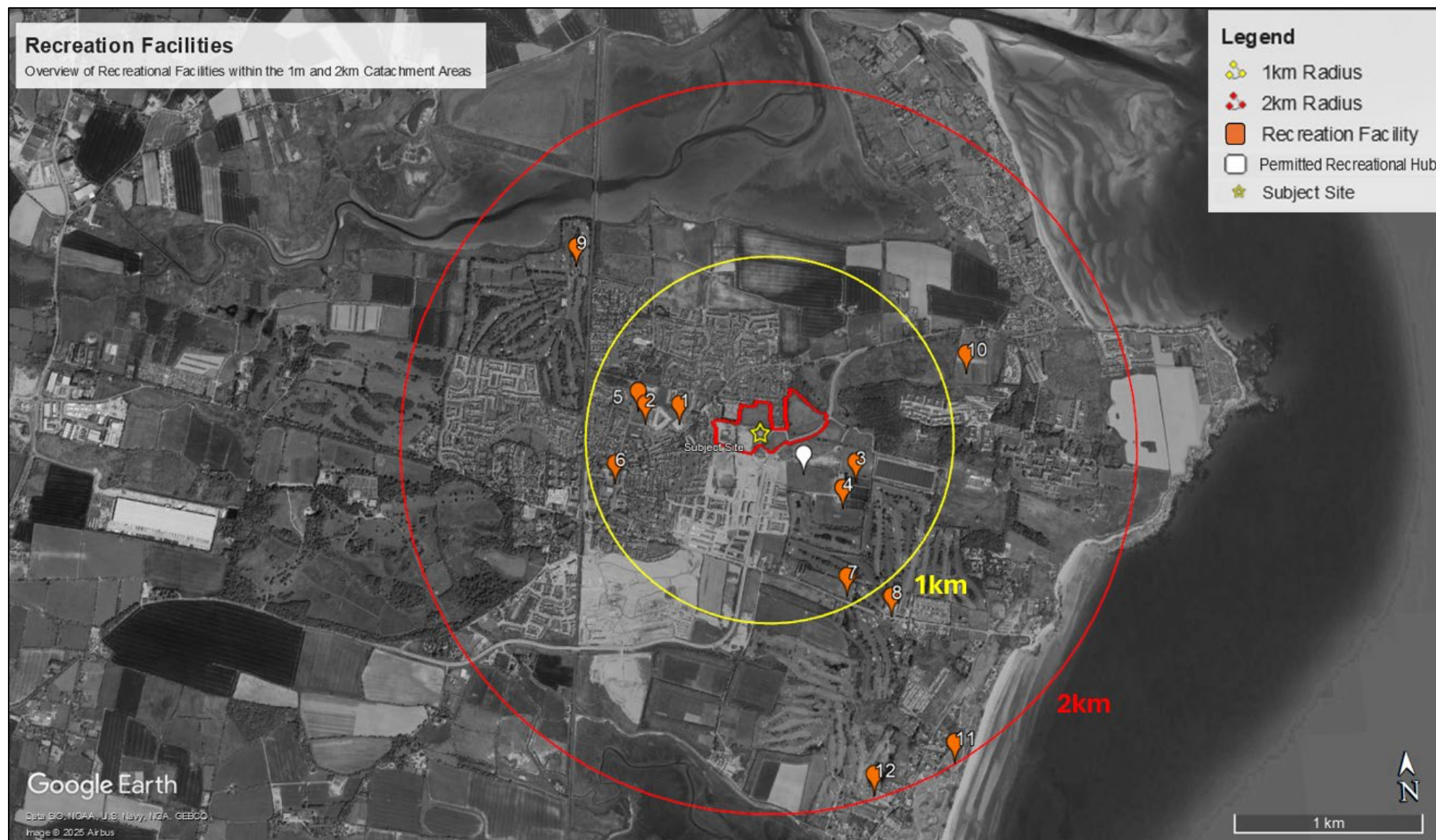


Figure 3-11: Sports Clubs and Facilities within the 1km and 2km Catchment Area (Source: Google Earth 2025, BSM Annotation 2025)

Table 3-5: Recreational Facilities and Clubs within the 1km Catchment Area (Source: BSM, 2025)

No:	Recreational Facilities and Clubs:	Address:	Type:	Distance:
≤ 1km				
	Permitted Recreational Hub (FCC)	Adjacent Ballymastone Development	Recreation Hub	c.0.05km
1.	Donabate Portrane Community and Leisure Centre	3 Portrane Road, Ballisk Common, Donabate, Co. Dublin K36 F598	Leisure Centre and Various Sport Facilities	c.0.38km
2.	Portrane Hockey Club	Portrane Community College, Donabate, Co. Dublin K36 PK70	Hockey Club	c.0.56km
3.	St. Ita's AFC Soccer Club Ballymastone Pitches	Portrane Road, Ballymastone, Portrane, Co. Dublin	Football Club	c.0.61km
4.	St. Patricks Donabate GAA Club	Robbie Farrell Park, Ballymastone, Portrane, Co. Dublin	GAA Club	c.0.60km
5.	Donabate All Weather Pitch	Ballisk Common, Donabate, Co. Dublin	Pitch	c.0.63km
6.	Vibe Yoga Studio	Unit 16, Donabate Town Centre, Main St, Ballalease West, Donabate, Co. Dublin, K36 YK38	Personal Fitness	c.0.73km
7.	Donabate Portrane Tennis Club	Ballalease, Donabate, Co. Dublin, K36 PK70	Tennis Club	c. 0.94km
≤ 2km				
8.	Donabate Golf Club	Donabate Golf Club, Balcarrick, Co. Dublin	Golf Club	c.1.15km
9.	Beaverstown Golf Club	Beaverstown, Donabate, Co. Dublin, K36 W089	Golf Club	c.1.41km
10.	Portrane Athletic Football Club	Portrane, Co. Dublin	Football Club	c.1.36km
11.	Corballis Links Golf Club	Corballis, Donabate, Co. Dublin, K36 PP28	Golf Club	c.1.92km
12.	Balcarrick Golf Club	Corballis, Donabate, Co. Dublin, K36 YY64	Golf Club	c.1.94km

3.4 RELIGIOUS FACILITIES

3.4.1 Introduction

According to the Central Statistics Office (CSO). The predominant religion in the Republic of Ireland is Christianity, with the largest church being the Roman Catholic Church (See Table 3-6). 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 Donabate ED, a total of 7,562 no. people (64%) identified as Roman Catholic and is the most prominent religion within the ED as shown below in **Table 3-6**:

Table 3-6: Population by Religion in Donabate ED (Source: CSO, 2022)

Religion	Population
Catholic	7,562 (64%)
Other stated religion	1,163 (10%)
No religion	2,678 (23%)
Not stated	380 (3%)
Total	11,738 (100%)

3.4.2 Overview of Existing Facilities

There are several religious facilities within the town of Donabate (see **Figure 3-12**), including the Donabate Presbyterian Church (1) meeting in the Donabate Community Centre, St Patrick's Catholic Church (2) and St. Patrick's Church of Ireland (4) (see **Table 3-7**). Those apart of other religions such as Islam, Hinduism or Buddhism would have to travel further to either Dublin City Centre or to another large town/city to attend worship buildings or services. There are a number of parish centres linked to religious organisations which act as places of worship, in addition to hosting community events.

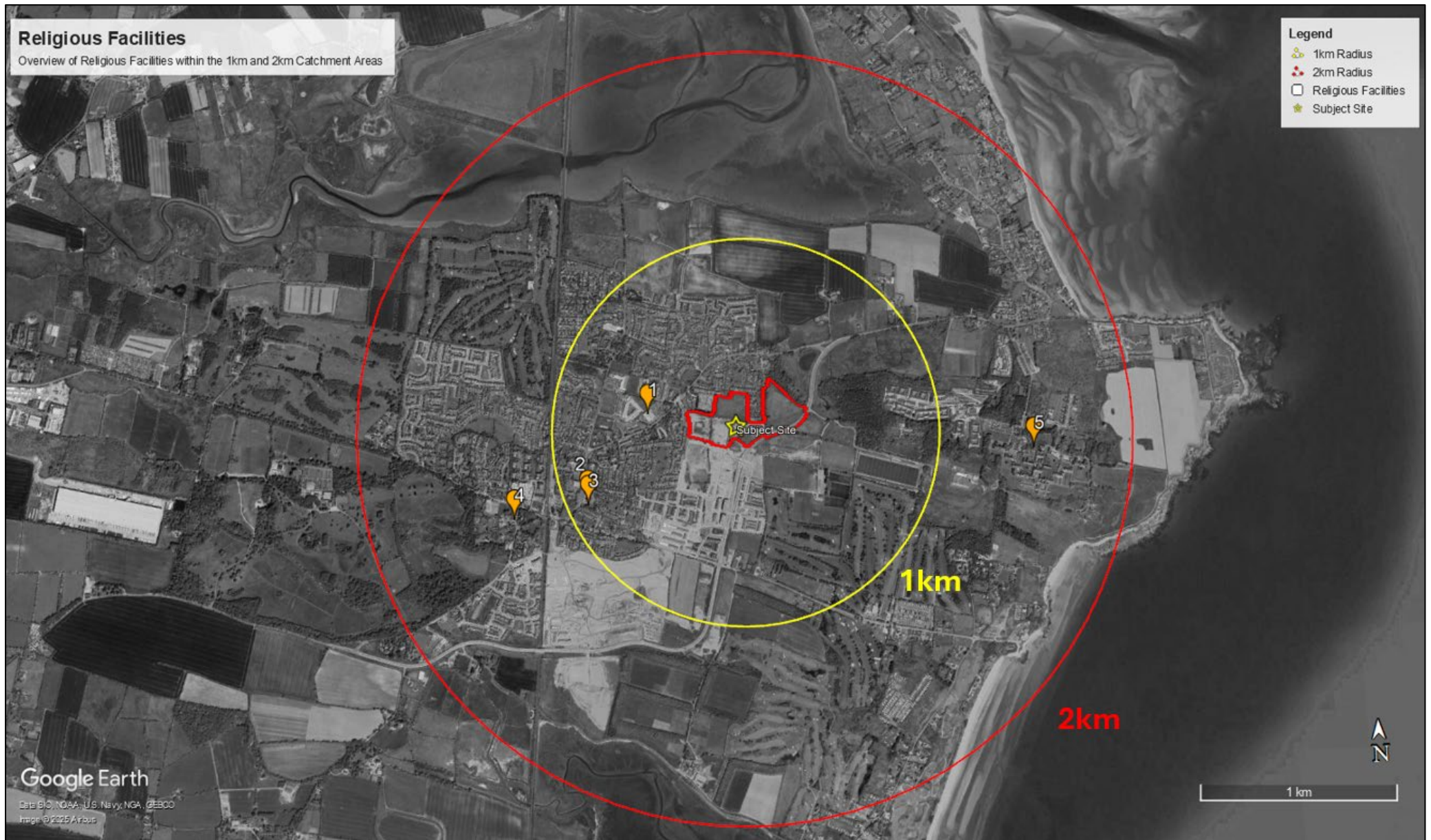


Figure 3-12: Religious Facilities within the 1km and 2km Catchment Area (Source: Google Earth, BSM Annotation 2025)

Table 3-7: Religious Facilities within the 1km Catchment Area (Source: Google Earth 2025, BSM 2025)

No.	Religious Facilities:	Address:	Distance
≤ 1km			
1.	Donabate Presbyterian Church	Donabate Community Centre, Portrane Road, Ballalease, Donabate, Co. Dublin	c.0.42km
2.	St Patrick's Catholic Church	Main Street, Ballalease West, Donabate, Co. Dublin	c.0.74km
3.	Donabate Grotto (Adjacent St. Patricks Church)	Main Street, Ballalease West, Donabate, Co. Dublin	c.0.74km
≤ 2km			
4.	St Patrick's Church of Ireland	The Square, Ballalease West, Donabate, Co. Dublin	c.1.13km
5.	St. Ita's RC Church	Portrane, Psychiatric Hospital, Portrane Demesne, Co. Dublin	c.1.62km

3.5 TRANSPORT LINKS

3.5.1 Introduction

The *Transport Strategy for the Greater Dublin Area, 2022-2042* has been prepared and published by the National Transport Authority (NTA) in accordance with Section 12 of the Dublin Transport Authority Act, 2008. The overarching goal of this transport strategy is to “provide a sustainable, accessible and effective transport system for the Greater Dublin Area which meets the region’s climate change requirements, serves the needs of urban and rural communities, and supports economic growth”.

Four primary objectives have been set out as part of this strategy:

- An Enhanced Natural and Built Environment
- Connected Communities and a Better Quality of Life
- A Strong Sustainable Economy
- An Inclusive Transport System

The wider proposed development is in an area with easy access to various transport routes and means. The subject site is well positioned to the proposed active travel and public transport networks including, the GDA Cycle Network Plan for Lusk, Rush and Donabate, BusConnects Dublin programme and Dart + Coastal North.

A *Traffic and Transportation Assessment* (TTA) has been prepared by DBFL Consulting Engineers and is enclosed with this LRD planning application documentation. This TTA has been the primary source of traffic and sustainable travel methods information contained in this report.

3.5.2 Overview of Existing Transport Links

The Donabate Distributor Road (DDR) is a recently constructed project which runs alongside the eastern boundary of the subject site. A segregated cycle track and footpath is provided on both sides of the DDR in the vicinity of the subject site as shown on **Figure 3-13** below.



Figure 3-13: Existing Cycle and Pedestrian Facilities on the DDR (Source: TTA prepared by DBFL Consulting Engineers, 2024)

The subject site is served by Dublin Bus and Go-Ahead Ireland (GAI) routes with the closest bus stop located c. 350m to the northwest of the subject site on Portrane Road and another stop located to the southwest of the subject site c. 550m located on Main Street, Donabate.

These bus stops are served frequently by GAI bus route 33B which operates every 20-30 minutes at peak times between Portrane and Swords. GAI 33T operates on college days only, providing two routes, Turvey Avenue to Donabate in the morning and Donabate NS to Station Road in the Afternoon. Dublin Bus route 33E is a once daily morning service via Abbey Street Lower, departing at 7:00am to Skerries. A table of bus routes and service frequency is provided in **Figure 3-14**.

Operator	Route Number	Route	Monday – Friday	Saturday	Sunday
Go Ahead Ireland	33B	Portrane - Swords	20-30	30-60	30-60
Go Ahead Ireland	33t	Donabate NS - Station Road	2 Service	-	-
Dublin Bus	33d	Portrane – St. Stephen’s Green	1 Service	-	-
Dublin Bus	33e	Abbey St. Lower to Mourne View (Skerries)	1 Service	-	-

Figure 3-14: Bus Routes and Service Frequency in Donabate (In minutes) (Source: TTA prepared by DBFL Consulting Engineers, 2024)

The subject site is located between c.950m-2,000m from Donabate Railway Station which is currently served with up to 28 no. commuter rail services providing connection to and from Dublin City Centre and Drogheda/Dundalk every 15-20 minutes during weekday peak times. Convenient services will likely attract higher numbers of rail users. Additionally, the station’s 24-hour car park, and bike parking provisions, allows multi-modal travel connecting to train services. A summary of rail services serving Donabate are listed below in **Figure 3-15**:

Route	Monday – Friday	Saturday	Sunday
Donabate to Dublin	28	19	15
Dublin to Donabate	25	21	15
Donabate to Drogheda	24	21	15
Drogheda to Donabate	28	19	15
Donabate to Dundalk	8	5	2
Dundalk to Donabate	5	5	1

Figure 3-15: Bus Routes and Service Frequency in Donabate (In minutes) (Source: TTA prepared by DBFL Consulting Engineers, 2025)

3.5.3 Overview of Proposed Transport Links

The *GDA Cycle Network Plan 2022* comprising the Urban Network, Inter-Urban Network and Green Route Networks for each of the seven Local Authorities within the Greater Dublin area. A main aim of this plan involves strengthening access and local permeability within Dublin and GDA towns and cycling connectivity between them. The Broadmeadow Way is a proposed 6 km greenway connecting Malahide Demesne to Newbridge Demesne in Donabate. The route will provide a safe and scenic path for walking and cycling between the two towns.

The Broadmeadow Way will feature a new 280m pedestrian and cycle bridge across the Broadmeadow Estuary, adjacent to the existing railway, and will pass through parkland, estuarine habitats, farmland, and villages. Designed as a direct and attractive alternative to road travel between Donabate and Malahide, the

project has received planning approval from An Bord Pleanála with phased construction under way and completion expected around 2027.

The GDA Cycle Network Plan proposes two categories of cycle route networks within Donabate Town. These include the introduction of secondary routes and a greenway as shown on **Figure 3-16** below.

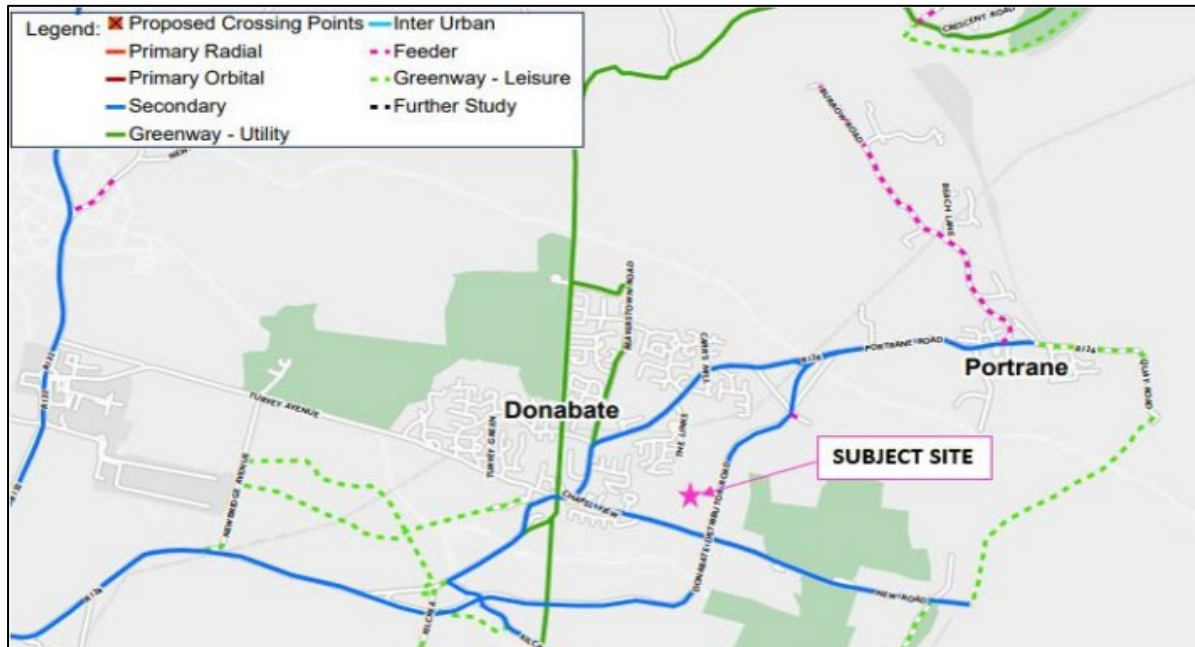


Figure 3-16: Figure 3 16: Greater Dublin Area Cycle Network Plan (2022) Lusk, Rush and Donabate Map (Source: TTA prepared by DBFL Consulting Engineers, 2025)

Under the BusConnects Dublin proposals, 2 no. routes will serve Donabate including Route L83 from Portrane to Dublin Airport via Donabate (replacing the 33b) and X83 Portrane to UCD via Donabate (replacing the 33d) and will operate c. 200m from the subject site. It is proposed that route L83 will run every 30 minutes on weekends and weekdays, making it accessible for residents of the subject site. Route X83 is exclusively a peak time route with one morning service running southbound between 8:00 and 9:00 and one evening service running northbound between 17:00 and 18:00.

Under the DART + programme, the proposed modernisation and improvement of the existing rail network will greatly benefit Donabate further increasing the accessibility of Donabate and its environs. Enhanced railway services are expected to commence in 2026-2027 with the introduction of new battery-electric trainsets, which will allow for DART services to serve Donabate in advance of the construction of electrification infrastructure under the proposed DART+ North programme which was granted the Railway Order in August 2025 by An Coimisiún Pleanála (ABP Reg. Ref. 320164).



Figure 3-17: Proposed Dart+ Network (Source: TTA prepared by DBFL Consulting Engineers, 2024)

4 CONCLUSION

Overall, the Donabate-Portrane area possesses a wide range of physical, cultural, and social facilities which serves current and future residents.

The proposed development seeks to add to this provision of services, with the planned delivery of a crèche and community space that will stitch into the established network of facilities.

From the assessment of existing and permitted facilities above, we submit that the proposed development will contribute to the achievement of community objectives and will enable the future vitality of the area.

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