LARGE SCALE RESIDENTIAL DEVELOPMENT
LRD APPLICATION

COMMUNITY, CULTURAL, ARTS & SOCIAL INFRASTRUCTURE REPORT

FOR ZONES 7, 8 & 9 AT LANDS AT CLONGRIFFIN, DUBLIN 13

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Brady Shipman Martin
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The Land Development Agency

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1 Introduction

This *Community, Cultural, Arts & Social Infrastructure Report* has been prepared by Brady Shipman Martin (BSM) on behalf of The Land Development Agency (LDA) (the Applicant) in support of the proposed development of Phase 2 Lands (hereafter 'the subject site'), within lands referred to as Clongriffin Wider lands. The purpose of this report is to assess the provision of community, cultural, arts and social infrastructure within the vicinity of the proposed development site, and identify whether there is a need to provide additional facilities to cater for the proposed development.

The proposed Large-scale Residential Development (LRD) will consist of the construction of a residential development set out in 3 no. zones (Zones 7, 8 and 9) ranging in height from 5 to 10 storeys, to accommodate 711 no. apartments, and includes retail, crèche, and community & cultural spaces, and public open space.

The site is bound generally to the east by the Dublin-Belfast railway line, to the north the under construction Block 5 & 6, and by completed developments and undeveloped lands within the wider Clongriffin area. The site is in the administrative jurisdiction of Dublin City Council (DCC), adjacent to the City Council's boundary with Fingal County Council (FCC). The site is located within lands zoned 'Z-14-Strategic Development and Regeneration Areas (SDRAs)' as set out in the DCC Development Plan.

1.1 Requirement for Social & Community Infrastructure Audit

Chapter 5 of the Development Plan examines the creation of quality housing and sustainable neighbourhoods. Section 5.5.8 addresses social and community infrastructure as an essential part of all communities. Policy QHSN48 stipulates the requirement for residential applications exceeding 50 units to include a community and social audit in recognition of the important role good quality and multifunctional social and community infrastructure plays in the development of successful neighbourhoods and sustainable communities.

Policy QHSN48 – Community and Social infrastructure Audit

"To ensure that all residential applications comprising of 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and identify whether there is a need to provide additional facilities to cater for the proposed development. Refer to Section 15.8.2 of Chapter 15: Development Standards."

The Community & Social Infrastructure Report, included in Appendix 1, together with this Report, responds to this Policy.

1.2 Requirement for Community & Cultural Infrastructure:

Chapter 12 of the Development Plan focuses on cultural infrastructure in the city. The following objective is a particular requirement for large scale developments in relation to community, arts and culture spaces:

Objective CUO25 – SDRAs and Large-Scale Developments

"All new regeneration areas (SDRAs) and large-scale developments above 10,000 sq. m. in total area must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site*

immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need.

This report will provide an audit of the available community, cultural, arts and social infrastructure meeting the requirements of both Policy QHSN48 and Objective CUO25. This report considers the area relating to the following categories:

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

Please see the accompanying *Planning Report & Statement of Consistency* prepared by BSM for a full detailed description of the proposed development.

2 Site Context

2.1 Site Location

The site is located along Clongriffin Road in the northern suburbs of Dublin, within the Clongriffin–Belmayne Strategic Development and Regeneration Area (SDRA). It occupies a prominent position immediately west of Clongriffin DART Station and forms part of a mixed-use urban quarter that is currently under phased development. The site lies at the edge of the established Belltree and Clongriffin neighbourhoods.



Figure 2-1 Clongriffin Wider Lands (in Red) and Subject Site (in Yellow) in Context (HJL)

The surrounding context is characterised by a mix of residential, educational, commercial, and recreational uses. To the west, the site is bound by the Belltree residential area, beyond which lies Father Collins Park, a significant public open space serving the wider community. To the east, the Clongriffin Railway Station provides direct access to Dublin city centre, enhancing the area's connectivity and supporting transit-oriented development. To the immediate north, the site adjoins permitted and currently under construction housing development, identified as Blocks 5 and 6, by the Land Development Agency (LRD6064/24-S3). To the south the site is bound by Main Street. Further south lies residential and educational facilities such as Grange Community College and Gaelcholáiste Reachrann. The site is c. 350m south of the River Mayne and c. 1.2km west of the Baldoyle Estuary.

The wider Clongriffin area has been planned as a high-density, mixed-use urban centre, combining residential, retail, educational, and community facilities within a sustainable urban framework. The site benefits from close proximity to local services such as Grange Community College and Learning Circle Childcare, and is within walking distance of retail and community amenities in Clongriffin Town Centre. The combination of established infrastructure, public transport access, and surrounding green space positions the site as a key component in the continued development and consolidation of the Clongriffin–Belmayne urban area.

2.2 Existing Clongriffin Development

Development of the wider Clongriffin area has thus far been carried out largely in accordance with a 10-year masterplan planning permission granted to Gannon Homes in 2003. To date, the development consists of a total of c.3,576 no. dwellings and c.80,600sq.m of mixed retail, commercial, leisure, and community uses, a new railway station, and significant public open space.

The area includes a range of residential typologies including traditional houses, duplexes and apartments, alongside a variety of commercial, retail, and community facilities. These include shops, offices, restaurants, hotels, leisure amenities such as gym, medical services, and childcare facilities. Community and social infrastructure have been incorporated as well including a community centre, Garda station, and recycling centres. Transportation infrastructure also ensures that Clongriffin remains well connected to Dublin city centre and the wider Dublin area through the Clongriffin Railway Station, bus station and new access roads, ensuring ease of access to city level amenities and facilities.

Public spaces within the Clongriffin development comprise the significant Father Collins Park, town square, and a linear park along Mayne River, providing the community with access to public open space.

More recently the LDA has received permission and commenced construction on Blocks 5 & 6 of the Clongriffin Lands, which includes permission for 408 no residential units, a c.413 sq.m creche, c.1,524 sq.m of Community, Cultural & Arts Space (as per **Figure 2-1** below), and the development of Grant Park.

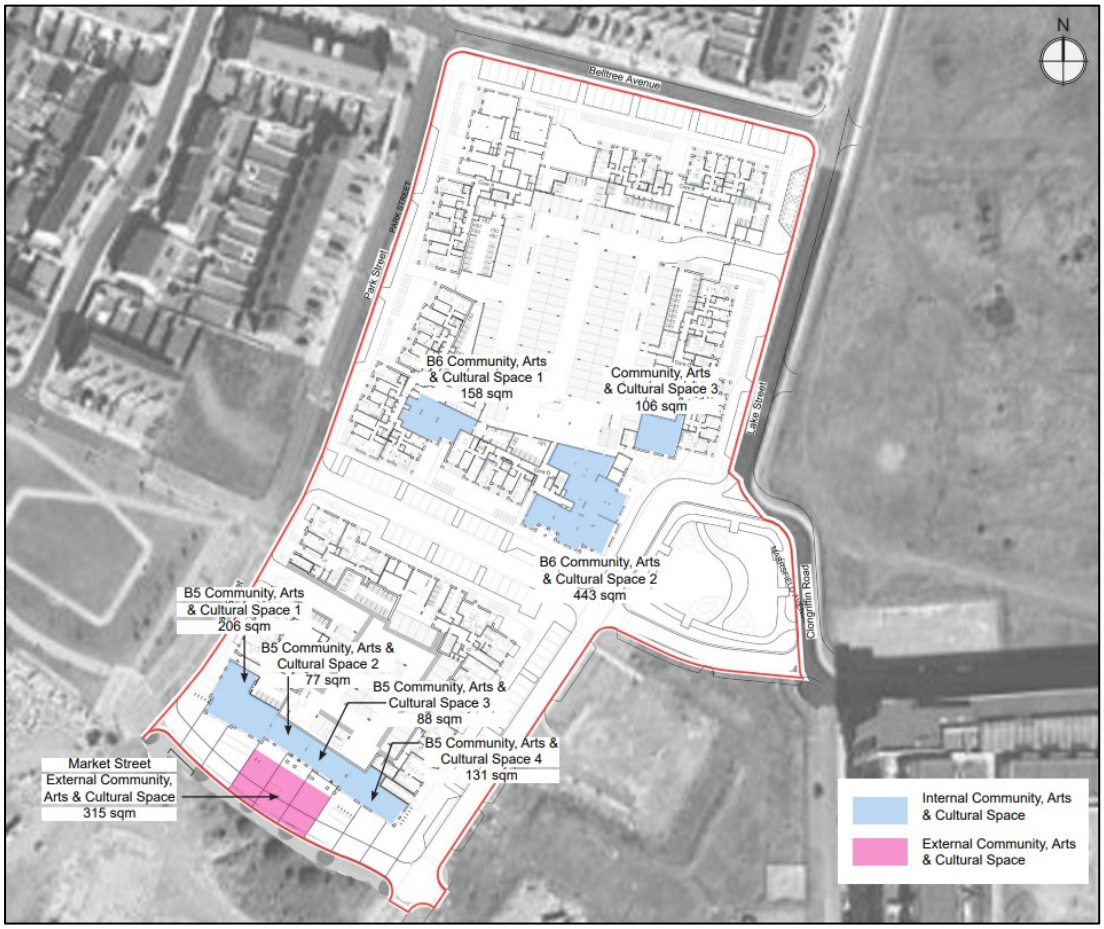


Figure 2-1: Location of Community, Arts and Cultural Spaces at Blocks 5 and 6 (Source: Block 5 & 6 Design Statement, Conroy Crowe Kelly, 2024)

2.3 Proposed Development

The proposed development will accommodate 711 no. residential units, comprising a mix of apartments and duplex units **(Table 2-1).** It also includes retail, creche, culture & community facilities, car parking, cycle parking, and pedestrian and cycle links.

Table 2-1: Overview of Unit Mix of the Proposed Development

		No.	%
Unit Mix	Studios	50	7.0%
	1 bed 2 person	304	42.8%
	2 bed 3 person	68	9.6%
	2 bed 4 person	283	39.8%s
	3 bed 5 person	6	0.8%
	Total	711	100.0%

Further details on the layout and design of the proposed development are set out in the accompanying *Planning Report & Statement of Consistency* prepared by BSM, and Architecture Design Report prepared by HJL, submitted as part of this LRD Stage 3 Application.

3 Methodology

As part of this Report, an assessment of the existing range of facilities in the area has been carried out in order to assess the existing provision of community, cultural, arts and social infrastructure. A desktop study was used to collect the baseline information. The facilities in each category were recorded in an Excel table and then mapped using QGIS Mapping Services. Population data was obtained from the Central Statistics Office (CSO) and has been used throughout this report when calculating demographic profiles.

This study uses public geospatial datasets primarily, including but not limited to:

- 2026 Google Places Dataset;
- 2026 ESRI Ireland Basemaps;
- 2016 and 2022 Census Boundaries and Small Area Population Statistics;
- 2025 HSE – 'Find Your Local Health Service';
- DCC 'Culture Near You tool' as referenced in QHSN016.

Table 3-1 below details categories of community, social and cultural infrastructure facilities assessed in this report.

Table 3-1: Community, Cultural, Arts and Social Infrastructure Assessed

Category	***Including the following:***
Community and Social Services	Community Centre, Youth Centres, Library, Bank and Credit Union, Post Office, Charity Organisation, Scout Group
Healthcare and Emergency Services	General Practitioners and Doctors, Pharmacies, Dentists, Medical Centres, Clinics, Nursing Homes
Open Space, Leisure, Sports and Recreation	Parks, Sport Pitches, Playgrounds, Sports Centres and Clubs, Leisure centres, Gyms and Training Facilities
Religious Facilities	Churches, Places of Worship, Cemeteries
Culture and Arts Facilities	Museums, Galleries, Theatres, Cinemas, Music, Dance & Performance venues, schools and classes, and Historical Cultural Sites
Retail Centres and Services	Retail Parks, Shopping Centres, Convenience Stores, Grocery Store and other relevant retail

As noted within the Dublin City Development Plan, existing community, cultural, arts and social infrastructure services within a c.750m radius should be identified. Given the location of the subject site, and accessibility to adjacent areas by private and public transport, for the purpose of this Report, a breakdown of services within a c.750m catchment, c.1.5km and c.2km catchments has also been selected to assess the full context of the range of facilities that are accessible in the wider area.



Figure 3-1: Subject Site and Wider Area (Source: QGIS, BSM 2026)

4 Demographic Profile

The demographic profile is based on population data from the Census 2022, obtained from the Central Statistics Office (CSO). As shown in **Figure 4-1** below, the Clongriffin Wider Lands fall within the Grange B Electoral Division (ED). Statistical analysis was conducted using the population data from the CSO for the Grange B Electoral Division.

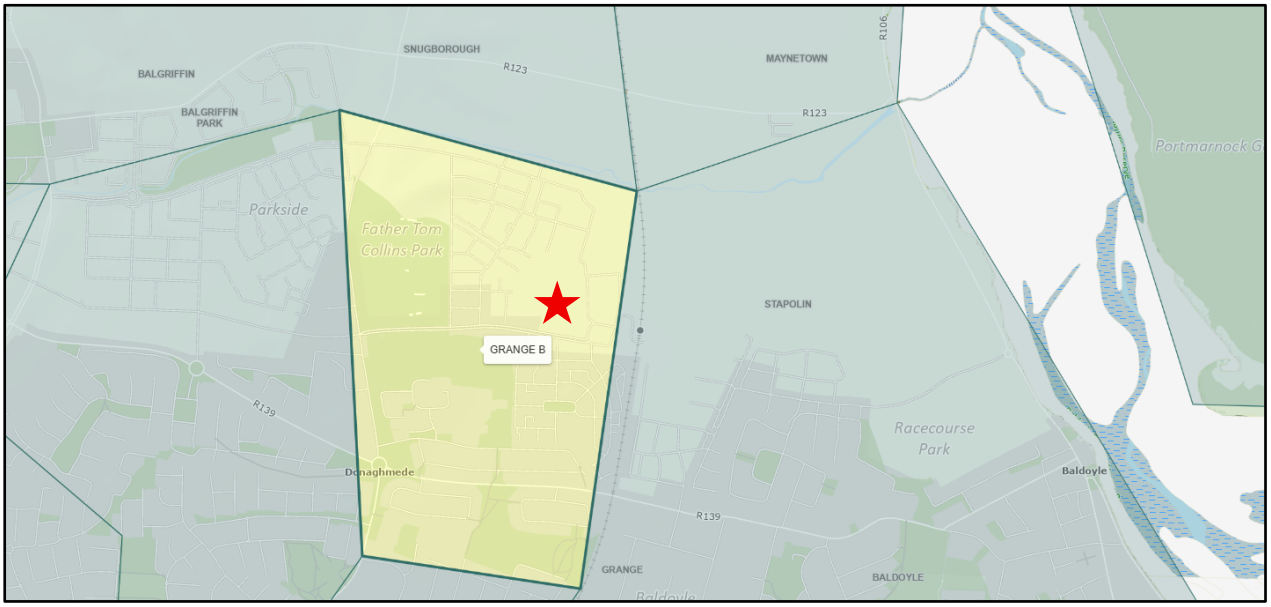


Figure 4-1: Grange B ED with the site annotated as a red star (Source: CSP MAP and BSM Annotation 2026)

4.1 Population Profile

Between 2016 and 2022 the population within the Dublin City Council (DCC) area grew at a slower rate of change (c. 6.9%) in comparison to the State (c. 8.1%). However, population within the Grange B ED saw a much higher growth rate of c. 39.7% between 2016 and 2022 as shown in **Table 4-1** below.

Table 4-1: Population Growth within the State, DCC and Grange B ED between 2016-2022 (Source: CSO 2016-2022)

Area	2016 population	2022 population	2016-2022 change (%)
State	4,761,865	5,149,139	8.13%
County Dublin	1,347,359	1,458,154	8.22%
Dublin City Council	554,554	592,713	6.88%
Grange B ED	5,326	7,438	39.7%

4.2 Average Household Size

The average household size is calculated using the total number of housing units divided by the total number of people within the households. **Table 4-2** below shows the average household size in the State, DCC and the Grange B ED.

According to the Census 2022, there are a total of 2,692 households in Grange B ED. The average household size within Grange B ED is c. 2.76 people which has decreased by c. -3.16% since 2016, as shown below in **Table 4-2** and **Table 4-3.**

Table 4-2: Average Household Size in Dublin City Council and Grange B ED (Source: CSO 2022, BSM Calculation 2026)

Area	Households	Persons	Average Household Size
State	1,841,152	5,046,681	2.74
Dublin City Council	225,685	560,493	2.48
Grange B ED	2,692	7,438	2.76

Table 4-3: Average Household Size within the State, Dublin City Council and Grange B ED (Source: CSO 2016-2022, BSM Calculations 2026)

Area	Avg. HH 2016	Avg. HH 2022	% Change
State	2.77	2.74	-0.4%
Dublin City Council	2.48	2.48	No Change
Grange B ED	2.85	2.76	-3.16

4.3 Population of the Proposed Development

The proposed development will consist of 711 no. units. **Table 4-4** sets out the population of the proposed development based on the calculated average household size for Grange B ED.

The proposed development consists of 711 no. apartment units comprising of:

- 50 no. studio units;
- 304 no. 1-bed units;
- 351 no. 2-bed units;
- 6 no. 3-bed units

The proposed development will also include the provision of:

- A 2-storey crèche with an overall area of c. 911 sqm.
- A total of 335 no. parking spaces (317 no. long-stay resident spaces, 4 no. spaces for creche staff parking, and 14 no. short-stay parking spaces for visitors and commercial use.

- A total of 1,074 no. cycle parking spaces for residents (long-stay), and 356 no. cycle parking spaces for visitors (short-stay).

As noted in the **Section 4**, the average household size for Grange B ED is c. 2.76 people (as per CSO 2022). The average household size for studio and 1-bed units is c.1.5 no. people (being the median figure). The proposed population combines the projected 354 no. studio and 1-bed units as well as the remaining 357 no. units (excluding studio and 1-bed units) multiplied by their respective average household sizes. **Table 4-4** estimates the population of the proposed development as c. 1,516 no. residents.

Table 4-4: Population of Proposed Development (Source: CSO, BSM Calculation 2026)

Area	Calculation	Total
Grange B ED	357 (excluding studio and 1-beds) X 2.76 (avg. HH size) + 354 no. studio and 1-bed units x 1.5 persons	c. 1,516 people

5 Planning Policy

5.1 Dublin City Development Plan 2022-2028

The *Dublin City Development Plan 2022-2028,* (hereafter the 'Development Plan'), recognises that significant housing must be delivered in tandem with the provision of physical and social infrastructure to meet the needs of the City and to ensure Dublin's competitiveness as a capital city.

Chapter 5 of the Development Plan examines the creation of quality housing and sustainable neighbourhoods. Section 5.5.8 of the Development Plan addresses social and community infrastructure as an essential part of all communities. Policy QHSN48 ('Quality Housing and Sustainable Neighbourhoods') orders the requirement for residential applications exceeding 50 units to include a community and social infrastructure audit in recognition of the important role good quality and multi-functional social and community infrastructure plays in the development of successful neighbourhoods and sustainable communities.

QHSN47 – High Quality Neighbourhood and Community Facilities

"*To encourage and facilitate the timely and planned provision of a range of high-quality neighbourhood and community facilities which are multifunctional in terms of their use, adaptable in terms of their design and located to ensure that they are accessible and inclusive to all. To also protect existing community uses and retain them where there is potential for the use to continue*."

QHSN48 – Community and Social infrastructure Audits

"*To ensure that all residential applications comprising of 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and identify whether there is a need to provide additional facilities to cater for the proposed development. Refer to Section 15.8.2 of Chapter 15: Development Standard.*"

Section 15.8.2 of the Development Plan (Development Standards), sets the following parameters for what Community and Social Audits should address:

- "*Identify the existing community and social provision in the surrounding area covering a 750m radius.*

- *Assess the overall need in terms of necessity, deficiency, and opportunities to share/ enhance existing facilities based on current and proposed population projections.*
- *Justify the inclusion or exclusion of a community facility as part of the proposed development having regard to the findings of the audit.*"

Where it is determined that new facilities are required the following design criteria should be considered:

- *"The design of the facility should allow for multi-functional use.*
- *Community facilities must be located so that they are conveniently accessible by both residents and others who may have reason to use the facility.*
- *Community facilities should be well integrated with pedestrian and cycle routes and, where they serve a wider community, located on or close to a quality public transport route.*
- *Re-development proposals on sites containing a pre-existing community use / and / or recreational use should ensure that this use in terms of floor / ground space is no less than that on-site prior to redevelopment, and if possible, should represent increased provision.*
- *Community facilities must be accessible to all members of society including persons with disabilities and the elderly.*"

Chapter 5 of the Development Plan further sets out the available resources to be consulted in the preparation of Social and Community Audits, as follows:

QHSN016 – Culture Near You Tool

"To utilise the potential of the Council's Culture Near You tool over the lifetime of the Plan in the preparation of social and community audits."

Dublin City Council Culture Company in partnership with DCC sets out that:
"Culture Near You is an online map that highlights where culture happens and the people who make it happen, as well as featuring local stories and tips to tell you more about the city's neighbourhoods. Cultural information about the city on the map includes: arts and heritage, parks and nature, sport and fitness, food, hobbies, community involvement and education, as well as artists and makers who call Dublin home. (https://www.dublincitycouncilculturecompany.ie/what-we-do/programmes/culture-near-you)."

Cultural Infrastructure

The Development Plan notes that the need for cultural offering will grow in tandem with the continuous growth in Dublin. As part of the Development Plan, a cultural infrastructure study of the city was undertaken, and the following polices are in place:

COU25 – SDRAs and Large Scale Developments – Cultural Infrastructure

All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need.*

**Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector.*

COU30 – Co-Design and Audits

Large development applications (over 10,000 sq. m., either in phases or as one application) will, in the absence of a DCC local area culture audit (CUO44 refers), be required to undertake a cultural audit for the local area to identify shortcomings within the area; and to work with DCC Arts Office to identify and agree appropriate arts or cultural uses, preferably as part of a co-design process in advance of lodging an application, for inclusion in the development. Such audits shall be informed by the existing cultural mapping resources in the Dublin City Cultural Infrastructure Study and by Culture Near You maps.

A review of existing cultural facilities is shown within **Section 6.4** of this report outlines the proposed space to be provided as part of the COU25 requirement. The ultimate use of these spaces will be subject to agreement with DCC. We understand that Turleys are currently engaged by Dublin City Council to undertake a Cultural Audit of the area, the findings of which will also influence the eventual uses of the provided community and cultural space.

This report includes the assessment of community, cultural, arts and social infrastructure to align with DCC requirements for both Community & Social Infrastructure Audit (QHSN48) and for Cultural Infrastructure (COU25).

6 Overview of Community, Cultural, Arts & Social Infrastructure

For the purposes of this LRD planning application, we have surveyed the provision of social and community infrastructure within c.750m (as per the Development Plan), and also c.1.5km and c.2km of the site to provide a comprehensive overview. This assessment entails an overview of the following essential community, cultural and social facilities, as referenced in the Development Plan, including:

1. Community Facilities
2. Health Facilities
3. Open Space, Leisure and Recreation
   - Open Space, Parks & Playgrounds;
   - Sports Clubs and Sports Facilities
4. Culture and Arts
5. Religious Facilities
6. Transport Links

Information on school provision and childcare facilities are included in a *Schools Demand and Childcare Facilities Assessment* that is submitted as part of the LRD application by Brady Shipman Martin.

As set out in the Retail & Commercial Justification Report prepared by Cushman & Wakefield, which accompanies the application, within the Clongriffin Lands there is an existing mix of uses which includes a convenience store (Centra), a pharmacy, six medical-related units (including a medical centre, veterinary hospital, and care facilities), a restaurant, an off-licence, a barber, and an auctioneer's office. Dublin City Council also occupies two units as community centres. The propose

development seeks to complement these uses, noting the existing significant level of vacant units in the area.

6.1 Community Facilities

Quality neighbourhoods should be responsive to the needs of local communities, play an important role in quality-of-life factors and foster a wide sense of community and active citizenship. Key community facilities are considered to include local authority offices, welfare services, libraries, Garda and fire stations, community services, retail locations, community centres and financial services.

Clongriffin has a strong and established network of community and social services which are necessary for societal cohesion and the functioning of a healthy society.

Clongriffin is intended to be a vibrant mixed use urban district based around high-quality public transportation link. The Wider Clongriffin Lands are located in close proximity to Clongriffin Railway Station and partially within the Clongriffin Key Urban Village (KUV), ensuring connectivity and integration with existing community infrastructure. Its inclusion within the 'Strategic Development Regeneration Area (SDRA) 1 – Clongriffin/Belmayne and Environs' aligns with the surrounding social, transport, and service networks already serving the local population.

There are close key districts surrounding the lands at Clongriffin regarding social and community infrastructure including Portmarnock to the north, Baldoyle to the east, Belmayne to the west and Donaghmede to the south. There are approximately 3 no. community facilities within c.750m of the subject site, 10 no. within c.1.5km, and 12 no. within the c.2km catchment area, catering to all age groups.

Within c.750m of the subject site there are 2 no. community centres, Clongriffin Junction (1) and Clongriffin Hub (2), both of which are situated in close proximity to the Main Street. As illustrated below in Error! Reference source not found., Clongriffin Junction is a multipurpose community centre which was opened in 2018 as a joint initiative between Gannon Homes and DCC. The community centre is open for use by the residents of Belmayne/Clongriffin and is free of charge to non-commercial bodies.

Several community activities and events have been hosted within the centre, like workshops which included themes such as baking, art classes, and yoga. Other events that have been previously held within the centre include kids events, clothing swaps, storytelling, festive events, dance classes, and information forums. A Community Garda Clinic is also operating within the community centre on a pilot basis.

Within c.2km of the subject site there are a total of 22 no. community facilities, with some holding multiple subcategories of other facilities. As noted in **Section 2** above, the LDA have received permission and commenced construction on Block 5 & 6 of the Clongriffin Lands which included permission for 408 no residential units, a 413 sq.m creche, 1,524 sq.m to Community, Cultural & Arts Space (as per **Fig 6-1** below) and the development of Grant Park. This significant extent of CCA space, which is under construction, will further add to the existing facilities.

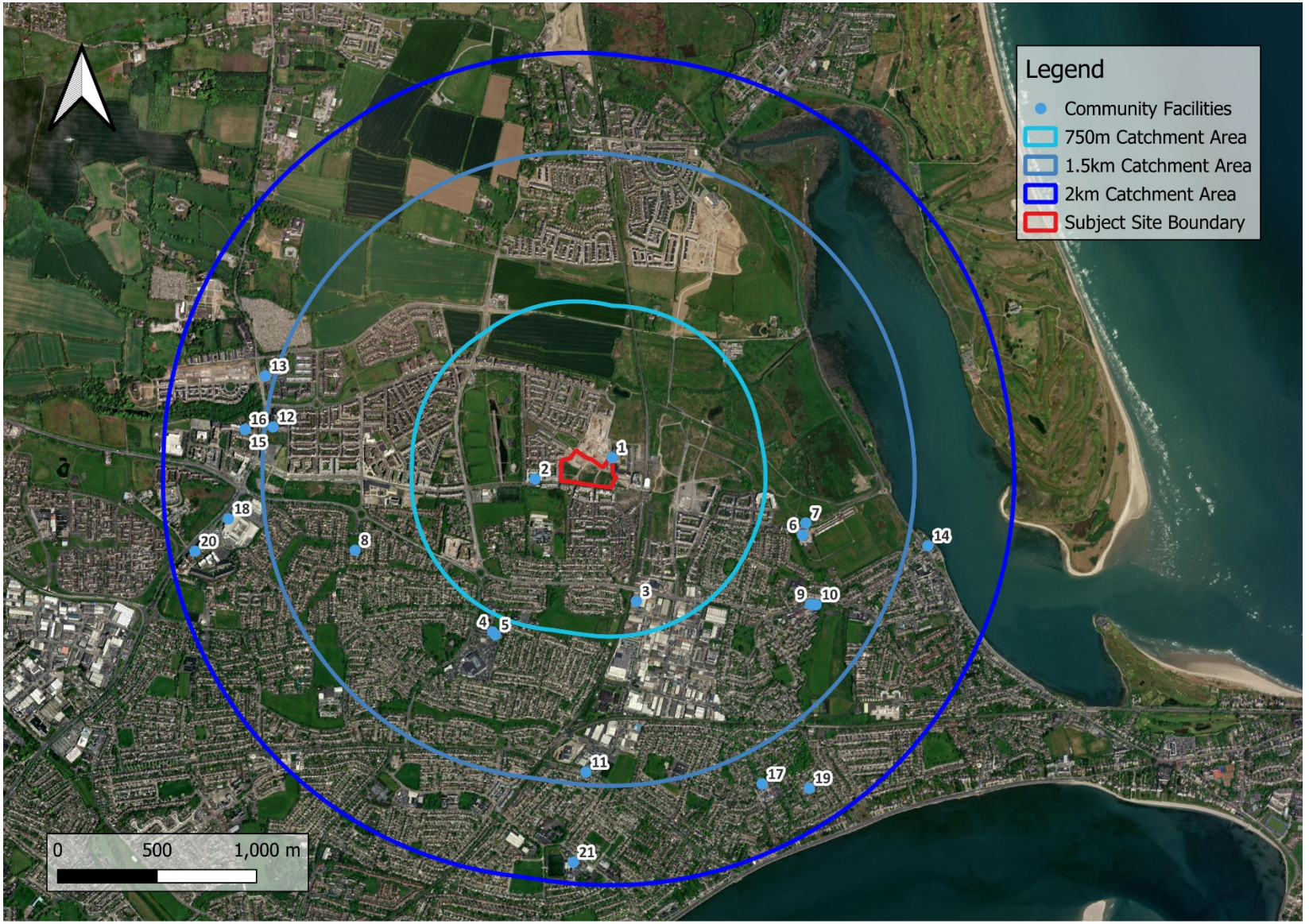


Figure 6-1: Community Facilities within c.2km of the subject site as shown in red (Source: QGIS, BSM 2026)

Table 6-1: Community Facilities within a c.750m, c.1.5km and c.2km of the Subject Site (Source: QGIS, BSM 2026)

No.	Community Facility:	Facility Type:	Address:	Distance (Linear)
750m				
1	Clongriffin Junction	Community Centre	11 Station Square, Clongriffin, Dublin	0.01 km
2	Clongriffin Hub	Community Centre	60 Main St, Clongriffin, Dublin 13, D13 N6K8	0.13 km
3	An Post – Baldoyle Industrial Estate	Post Office	Unit 6-10, Baldoyle Delivery Service, Grange Ave, Baldoyle Industrial Estate, Dublin 13	0.59 km
1.5km				
4	Member First Credit Union Trinity	Credit Union	Newbrook Rd, Grange, Donaghmede, Co. Dublin	0.83 km
5	The Scout Centre – 46th Dublin Scout Group	Youth Club	Newbrook Rd, Donaghmede, Dublin	0.84 km
6	Baldoyle Racecourse Community Centre	Community Centre	Red Arches Road, The Coast, Baldoyle Racecourse	0.98 km
7	Baldoyle Racecourse Community Garden	Community Garden	Red Arches Rd, Stapolin, Dublin 13	0.98 km
8	YourMoneyKiosk ATM	ATM	SPAR, Temple View Green, Clare Hall, Dublin	1.09 km
9	Baldoyle Youth Club	Youth Club	Baldoyle, Dublin	1.16 km
10	Progressive Credit Union Baldoyle	Credit Union	Grange Rd, Baldoyle, Dublin 13	1.18 km
11	Kilbarrack Fire Station	Fire Station	Kilbarrack Fire Station, Kilbarrack Road, Kilbarrack, Dublin 5, D05WF64	1.44 km
12	KEEP Project, Belmayne	Community Centre	Unit 1B, Churchwell Gardens, Belmayne, Dublin 13, D13 XTK5	1.46 km
2km				
13	Ballgriffin Hall	Community Centre	Balgriffin, Dublin, D17YV38	1.55 km
14	Baldoyle Community Hall	Community Centre	Baldoyle Community Hall, Main St, Baldoyle, Dublin 13, D13 KK55	1.6 km
15	Bank of Ireland	Bank	Units 2 & 3 Burnell Green, Malahide Road, Northern Cross, Co. Dublin, K36 EH73	1.6 km
16	ATM Bank of Ireland	ATM	Units 2 & 3 Burnell Green, K36 EH73, 17 Malahide Rd, Northern Cross, Dublin 17, D17 ET62	1.6 km

No.	Community Facility:	Facility Type:	Address:	Distance (Linear)
17	Bayside Community Centre	Community Centre	Bayside Square N, Kilbarrack Lower, Sutton, Co. Dublin, D13 X8H4	1.67 km
18	UB ATM	ATM	Grange, Dublin, clarehall	1.68 km
19	Bayside Community Orchard	Community Garden	Bayside, Dublin	1.81 km
20	YMCA Community Hub	Community Hub	YMCA Dublin - De Verdon Place, De Verdon Place, Malahide Rd, Donaghmede, Dublin 17, D17 H281	1.87 km
21	St Vincents de Paul	Charity	Unit 3, Greendale Shopping Centre, Greendale Rd, Raheny - Foxfield, Dublin 5, D05 P6F9	1.89 km

Table 6-2: Subcategorised Table of Community Facilities within Overall 2km Catchment Area

	Facilities within 2km			
	Subcategory	**Count**	**Type**	**Count**
Social and Community Facilities	Community Facility / Service	31	Retail/Convenience Store/Groceries	18
			Community Centre	8
			Youth Club	2
			Community Garden	2
			Charity	1
	Finance/Business/Services	9	Banking	7
			Post Office	1
			Fire Station	1
Total				**40**

6.2 Healthcare

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. In recent years, primary care has been identified as the most effective and cost-efficient way to treat patients. This offsets dependence on the hospital system allowing most patient care to take place at local, community locations which feature multi-disciplinary teams of healthcare professionals working together. The HSE 'find-a-GP' website was used as a primary source for information of Providers in the Area.

The proposed development is located in close proximity to Dublin's wide range of health facilities (c.9km/c.25-minute drive-time to Dublin City Centre) and is in close proximity to the national motorway network, and public transport provision. This provides access to national public hospitals, private hospitals, high-tech hospitals, accident and emergency services, psychiatric hospitals, rehabilitation centres, orthopaedic hospital, and hospices.

The survey identified a total of 39 no. healthcare services that are provided within c.2km of the subject site including general practitioners, pharmacies, dentists; nursing homes, clinics and medical centres. Within c.750m from the subject site, there are a total of 5 no. healthcare facilities which are easily accessible including a mental health clinic, GP surgery, dentist and pharmacy.

The wider lands are well served by healthcare options with a total of 11 no. healthcare services and facilities within c.1.5km and 23 no. within c.2km of the site. In addition, Beaumont Hospital is located approximately c.6.5km from the site and provides a range of outpatient services, clinical services, emergency department (A&E) and specialised services.

Table 6-3: Subcategorised Healthcare Facilities within Overall 2km Catchment Area

	Facilities within 2km	
	Type	**Count**
Healthcare Facilities	Pharmacy	11
	General Practitioner/Doctor	11
	Dentist	10
	Medical Centre/Clinic	5
	Nursing Home	2
Total		**39**

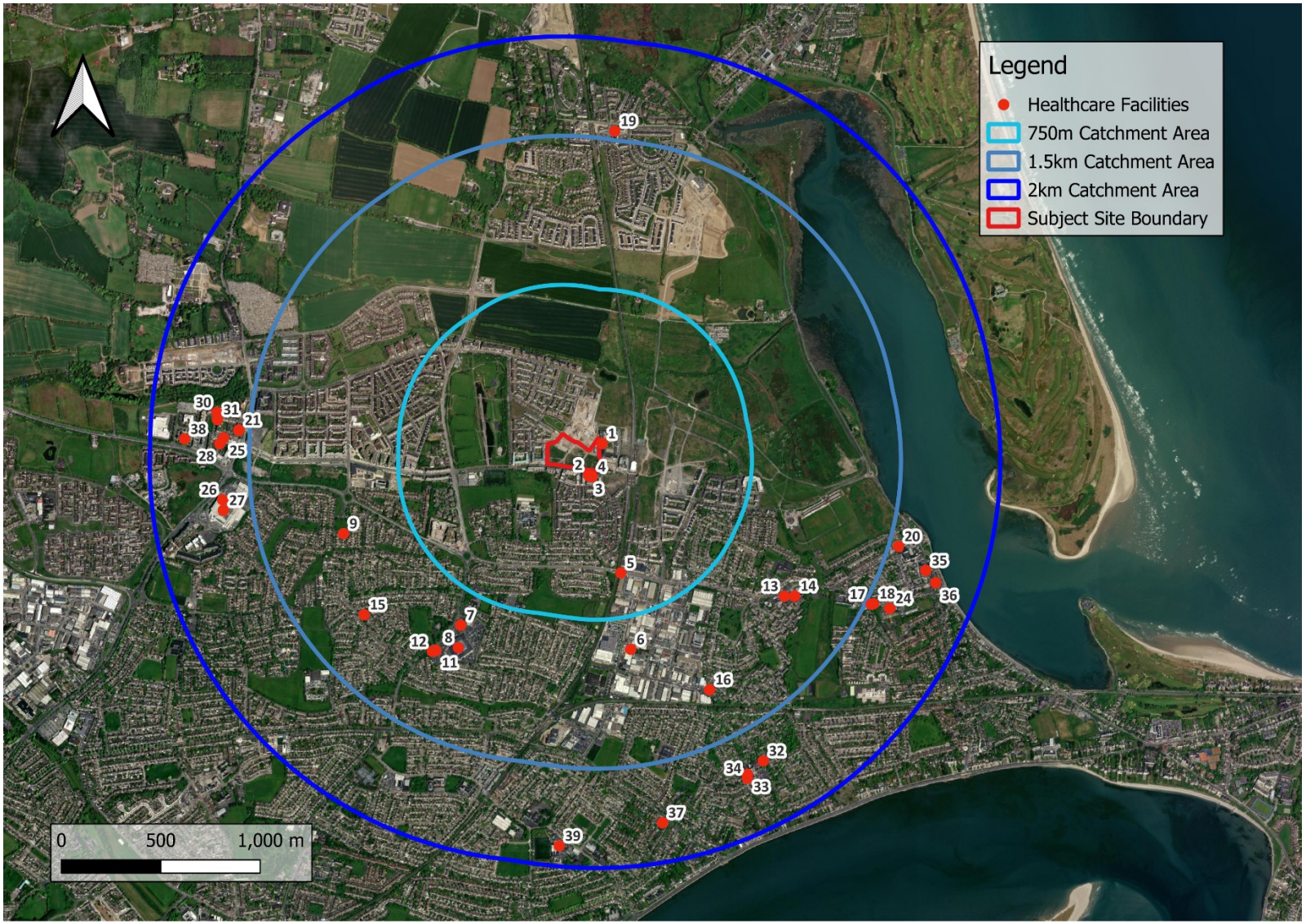


Figure 6-2: Healthcare Facilities within c.2km of the subject site as shown in red (Source: QGIS, BSM 2026)

Table 6-4: Healthcare Facilities within c.750m, 1.5km and 2km of the subject site (Source: BSM, Google Earth 2025)

No.	Health care Facility:	Facility Type:	Address:	Distance (Linear)
750m				
1	Praxis Care	Mental Health and Disability	2 Clongriffin Rd, Donaghmede, Dublin, D13 NR76	0.02 km
2	Clongriffin Medical Centre	General Practitioners	17a Main Street, Clongriffin, Dublin, D13 N2Y4	0.03 km
3	Clongriffin Dental	Dentist	17A Main St, Clongriffin, Dublin, D13 N2Y4	0.03 km
4	Stacks Pharmacy Clongriffin	Pharmacy	Unit 13, Main Street Clongriffin Town Centre Clongriffin, Dublin 13	0.03 km
5	Grange Clinic	General Practitioners	Grange Road, Grange, Dublin, D13 F7H9	0.53 km
1.5km				
6	McCartan's Pharmacy (Bayside)	Pharmacy	Unit 3 Bayside Shopping Centre Bayside, Dublin 13	0.91 km
7	Donaghmede Medical Centre	General Practitioners	Unit 40a Donaghmede Shopping Centre, Grange Road, Donaghmede, Dublin, D13 V9X6	0.92 km
8	Donaghmede Allcare Pharmacy	Pharmacy	Units 5 - 6 Donaghmede Shopping Centre	1.03 km
9	Corr's Pharmacy (Clarehall)	Pharmacy	Unit 4 Clarehall Shopping Centre Elmfield Rise	1.08 km
10	Grange Dental	Dentist	2nd Floor, The Grange Clinic, Grange Rd, South, Donaghmede, Co. Dublin, D13 F7H9	1.09 km
11	Boots Pharmacy (Donaghmede)	Pharmacy	Unit 1 Ground Floor Grange Clinic, Grange Road	1.09 km
12	Complete Womens Health Care	Doctors	Grange Rd, Donaghmede, Dublin 13, D13 F7H9	1.11 km
13	Baldoyle Medical Centre	General Practitioners	Racecourse Shopping Centre, Grange Road, Baldoyle, Dublin, D13 N6W7	1.13 km
14	Adrain Dunne Pharmacy	Pharmacy	Unit 4 Racecourse Shopping Centre Baldoyle, Dublin 13	1.17 km
15	Ibrahim Surgery	General Practitioners	52 Ardara Avenue, Donaghmede, Dublin, D13 RK03	1.19 km

No.	Health care Facility:	Facility Type:	Address:	Distance (Linear)
16	Medibelle Clinic	Clinic	59A Seacliff Rd, Kilbarrack Lower, Dublin 13	1.24 km
2km				
17	Brookstone Family Practice	General Practitioners	Brookstone Family Practice, 13 Brookstone Rd, Baldoyle, Dublin 13	1.53 km
18	Baldoyle Medical	Medical Centre	Baldoyle Medical, Brookstone, Brookstone Ln, Brookstone Rd, Baldoyle, Dublin 13	1.54 km
19	Cleary's Pharmacy Portmarnock	Pharmacy	Unit 1, Block 2, 74 the Avenue St Marnocks Bay Portmarnock, Dublin 13 D13 W32H	1.55 km
20	Baldoyle Health Centre	Health Centre	Baldoyle Health Centre, Willie Nolan Rd, Baldoyle, Dublin 13	1.55 km
21	Limitless Health Pharmacy	Pharmacy	Unit 4, Burnell Court, Malahide Rd, Northern Cross, Coolock, Co. Dublin, D17 KF95	1.56 km
22	Northern Cross Medical Centre	General Practitioners	Unit 4 Burnell Court, Malahide Road , Priorswood, Dublin, D17 KF95	1.56 km
23	Limitless Health Pharmacy	Pharmacy	Unit 4, Burnell Court, Malahide Rd, Northern Cross, Coolock, Co. Dublin, D17 KF95	1.56 km
24	St. Patrick's Care Centre	Nursing home	Dublin St, Baldoyle, Dublin	1.62 km
25	Unit 2, Burnell Court	Dentist	Mayne River St, Northern Cross, Dublin, D17 FH67	1.63 km
26	McCabes Pharmacy (Clarehall)	Pharmacy	Unit 1-2 Clarehall Shopping Centre Malahide	1.64 km
27	The Meridian Clinic Clarehall	General Practitioners	3rd Floor Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin, D17 NX38	1.65 km
28	Northern Cross Dental	Dentist	Unit 8/9, Burnell Square, Malahide Rd, Northern Cross, Dublin, D17 DK71	1.65 km
29	Rose-Marie Daly Dentistry for Children	Dentist	Burnell Court, Unit 9 Block 9, Malahide Rd, Northern Cross, Dublin, D17 H213	1.67 km

No.	Health care Facility:	Facility Type:	Address:	Distance (Linear)
30	Carechoice Malahide Road	Nursing Home	Mayne River St, Northern Cross, Dublin	1.67 km
31	Rose-Marie Daly Dentistry for Children	Dentist	Unit 9 Block 9, Malahide Rd, Northern Cross, Dublin, D17 H213	1.67 km
32	Bayside Medical Centre	General Practitioners	Bayside Shopping Centre, Bayside Square East, Sutton, Dublin, D13 W2K1	1.68 km
33	Smile Hub Dental Clinic	Dentist	Bayside Medical Centre, Bayside Shopping Centre, Bayside Square E, Kilbarrack Lower, Sutton, Co. Dublin, D13 W2K1	1.71 km
34	Bayside Family Practice	General Practitioners	Bayside Shopping Centre, Bayside Square East, Killbarrack, Dublin, D13 KT59	1.72 km
35	Dublin Denture Clinic	Dentist	16 Main St, Baldoyle, Co. Dublin, D13 DC98	1.72 km
36	Smile Design Dental Clinic	Dentist	16 Main St, Baldoyle, Co. Dublin, D13 DC98	1.78 km
37	Kilbarrack Dental Care	Dentist	49 Kilbarrack Rd, Raheny - Greendale, Dublin, D05 A8N6	1.8 km
38	Fresenius Medical Care Ireland Limited	Medical Centre	Grattan House, Fresenius Medical Care Ireland Limited, City Junction Business Park, Dublin	1.83 km
39	Ryans pharmacy	Pharmacy	Unit 1, Greendale Shopping Centre, Greendale Rd, Raheny - Foxfield, Dublin, D05 Y0X2	1.9 km

6.3 Open Space, Leisure and Recreation

High 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 creating a more sustainable neighbourhood. Sporting, recreation and leisure activities are of primary importance to the quality of life enjoyed by residents.

The immediate area has a notable amount of open space suitable for walking, 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 separate from parks, playgrounds, multi-use games areas, sports pitches and outdoor gyms. In addition, there are multiple gyms and leisure facilities in the area which provide access to many health and fitness resources.

For the purposes of this baseline assessment, this section is divided into 2 no. parts, Open Space, Parks and Playgrounds and Sports and Fitness Facilities. These are categorised as follows:

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

6.3.1 Open Space, Parks and Playgrounds

The subject site has access to a variety of public open spaces that are easily accessible by walking and cycling. Within the c.750m catchment area there are approximately 6 no. public open spaces and playgrounds for existing and future residents to avail of and a total of 23 no. public open spaces and playgrounds within 2km of the subject site, which are described below:

Significant Surrounding Public Open Spaces



Mayne River Linear Park

Located c. 30 metres north of subject site, The Mayne River Greenway along the Mayne River Park provides a connection from Baldoyle Estuary to Belcamp. The park plays a vital role in the local area, connecting residents to nature while encouraging walking and cycling. It connects with larger greenspaces, including Father Collins Park to the south, and links into coastal and estuarine trails. It's proximity to the DART station offers a green and car-free link to residents.



Father Collins Park

Opened in May 2009 Father Collins Parks serves residents of Clongriffin and Donaghmede. The park is approx. 26 hectares and was developed on historic medieval farmland once belonging to the Grange of Baldoyle. The park is noted for its sustainable design via windfarms and wetlands that collect and naturally treat rainwater, its and community-centric urban green space.



Balgriffin Park

Located within the suburb of Balgrffin and c. 1.07km from the subject site. Balgriffin Park is approx. 67 hectares and offers a mix of rural heritage, community recreation, and ecological value. The park comprises St. Doulagh's Church, 3 playgrounds and close connections to Dublin Bus and DART.

In addition, the permitted and under construction Block 5 & 6 permission includes for the provision of Grant Park which will be adjacent to this proposed scheme.



Figure 6-1: Clongriffin open space provision with permitted Block 5&6 outlined in red and subject site outlined in yellow (Source: HJL)

Further to the above the permitted Haggard Park, to the east of the railway as part of the Stapolin Lands, will be commencing construction soon, by the LDA. This will provide further open space and play facilities to the existing and future Clongriffin residents.

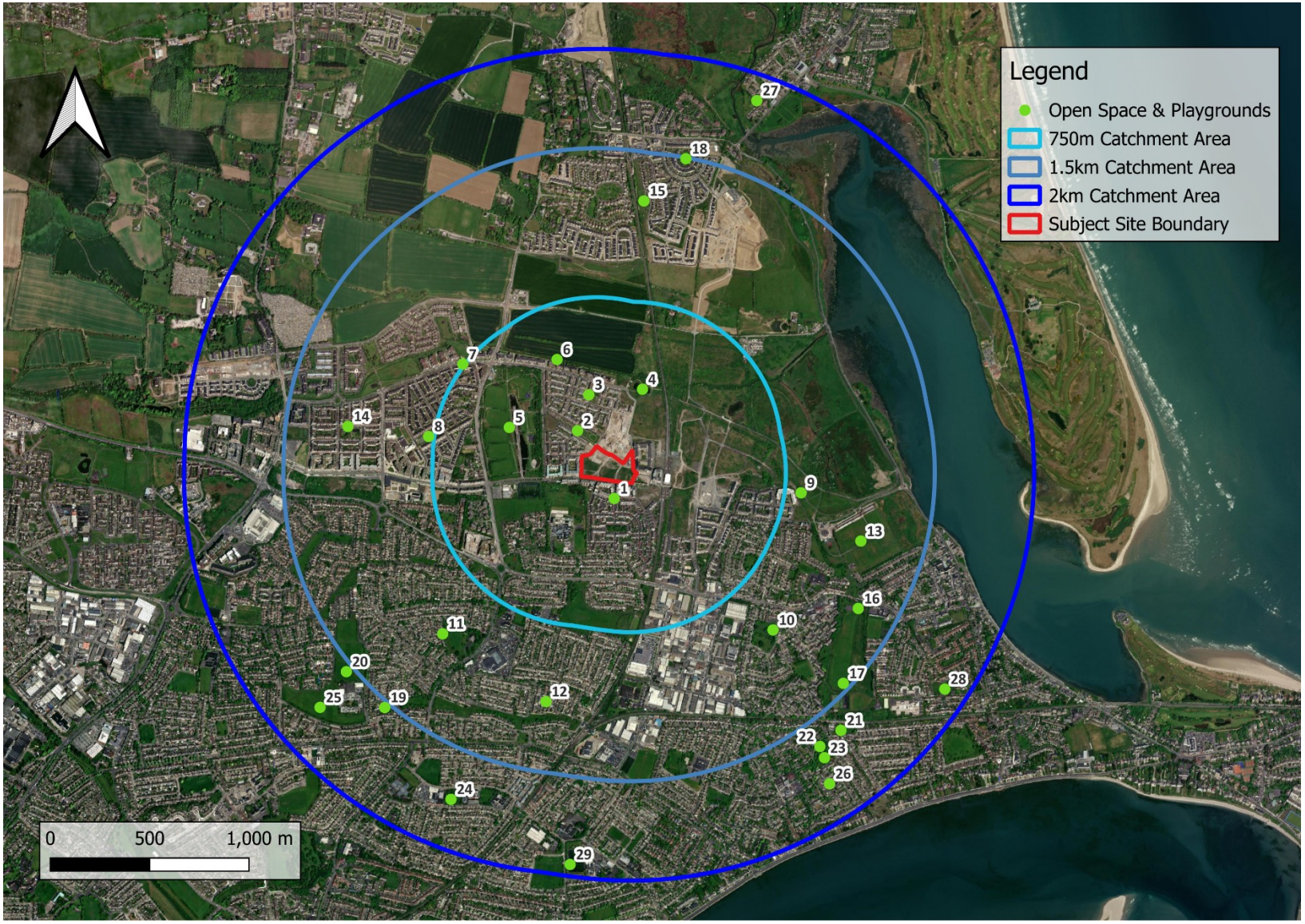


Figure 6-2: Open Spaces, Parks and Playgrounds within c.2km of the subject site (Source: QGIS, BSM 2026)

Table 6-5: Open Spaces, Parks and Playgrounds within c.2km of the subject site (Source: QGIS, BSM 2026)

No.	Facility Name	Type	Address	Distance (Linear)
750m				
1	Beau Park	A Small landscaped housing estate green open space with seating and soft/hard landscaping features integrated into the design. The park also includes a playground.	Clongriffin, Dublin 13	0.09 km
2	Belltree Park	A small landscaped linear park connecting the proposed/existing residential estates of Clongriffin to Fr Collins Park. Seating and streetcar parking is also incorporated within the parks design.	Grange, Dublin	0.12 km
3	beltree green	open space	11 Belltree Green, Donaghmede, Dublin 13, D13 FE4Y	0.26 km
4	Dianas Park	Open Space	2 Lake St., Grange, Dublin 13, D13 YC2P	0.31 km
5	Father Collins Park	A large, landscaped Flagship park with 2no. playgrounds, several playing pitches and a skate park. The park also features wind turbines and waterways.	Hole in The Wall Rd, Grange, Donaghmede, Co. Dublin	0.39 km
6	Mayne River Greenway (Partially constructed on the DCC side)	A long, linear, landscaped greenway along the Mayne River, to provide a connection to Baldoyle Estuary and Belcamp. The park provides a riparian corridor to protect and enhance biodiversity.	South of the Mayne River, Dublin	0.48 km
1.5km				
7	Balgriffin Park	A large, landscaped park with 3 no. playgrounds.	Grange, Dublin	0.76 km
8	Parkside Park	A small, landscaped housing estate green open space with a playground and an astro turf pitch	Donaghmede, Dublin 13	0.78 km
9	Stapolin Park	A small, landscaped housing estate green open space that includes an art sculpture and a playground.	Grange, Dublin	0.83 km
10	Playground park	open space	4 Marian Park, Baldoyle, Dublin 13, D13 K0Y9	1.02 km
11	Grangemore Park	A large, landscaped park with a playing pitch	Grange, Dublin	1.06 km
12	Donaghmede Park	A large, landscaped park with several playing pitches, a boules court and an outdoor gym.	Grange, Dublin	1.15 km
13	Baldoyle Racecourse Park	A large, landscaped park with a playground, several playing pitches and an outdoor gym.	Stapolin, Dublin	1.18 km

No.	Facility Name	Type	Address	Distance (Linear)
750m				
14	Belmayne Park	A small, landscaped housing estate green open space with a playground and basketball court	Belmayne, Dublin 13	1.19 km
15	The Lawn	Playground and Open Space		1.26 km
16	Seagrange Playground	open space	Baldoyle, Dublin	1.3 km
17	Seagrange Park	A large, landscaped park with a playground, basketball court and football pitch	Baldoyle, Dublin	1.47 km
18	Portmarnock Mound	Historical Mound and Open Space	4 The Crescent, Portmarnock, Co. Dublin, D13 PHH3	1.49 km
2km				
19	Streamville Park	A large, landscaped community park with several playing pitches	Donaghmede, Dublin 13	1.53 km
20	donahies field	openspace / sports field	Ayrfield, Dublin	1.54 km
22	Bayside playground	playground	313 Sutton Park, Bayside, Dublin 13, D13 H5X8	1.63 km
21	Basketball Court	open space	257A Sutton Park, Kilbarrack Lower, Dublin 13, D13 WY68	1.63 km
23	The Lamb Chop	park	313 Sutton Park, Bayside, Dublin 13, D13 H5X8	1.69 km
24	st benedicts park	open space	Grange Park View, Raheny, Dublin	1.75 km
25	O'Tooles GAA - Millbrook Pitch	Open Space	84B Millbrook Ave, Donaghmede, Dublin 13, D13 A998	1.76 km
26	Bayside Community Orchard	open space/community	Bayside, Dublin	1.81 km
27	Playground St. Anne's Square	Playground	100, 102 St Anne's Square, Burrow, Portmarnock, Co. Dublin, D13 NF79	1.87 km
28	Moyclare Playground	playground	Baldoyle, Dublin	1.88 km
29	kilbarrack playground	open space	Foxfield Green, Raheny - Foxfield, Dublin	1.94 km

6.3.2 Sports Clubs and Sports Facilities

The development of sport and recreation are important in encouraging a sense of well-being and social contact. DCC acknowledges the very important role that sporting and social clubs play in enhancing the social and recreational life of the city's communities.

There are approximately 9 no. sports club and sports facilities within c.750m of the subject site, including gyms, sports clubs, sports pitches and facilities, and a total of 30 no. sports clubs and facilities within c.2km of the site. These are illustrated below in **Figure 6-4** and **Table 6-6**.

Various sports clubs and sports facilities are held in nearby parks including Clongriffin Athletics (2), Trinity Sports & Leisure Club (3) and Trinity Donaghmede Football Club (5) in **Figure 6-3** below.



Figure 6-3: Sports Facilities Within Catchment Area (Source: QGIS, BSM 2026)

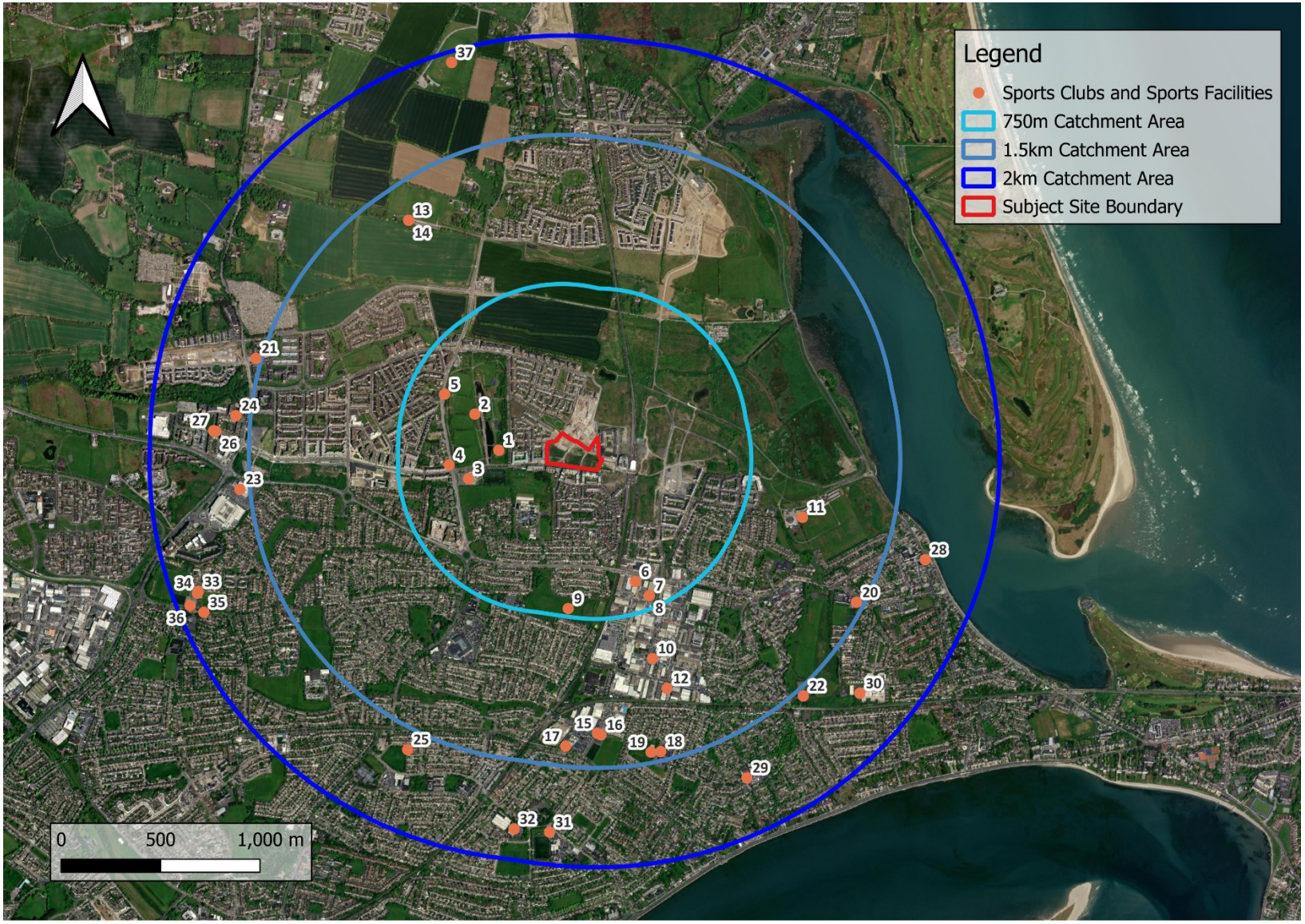


Figure 6-4: Sports Clubs and Facilities within 2km of the subject site (Source: QGIS, BSM 2026)

Table 6-6: Sports Clubs and Facilities within 2km of the subject site (Source: QGIS, BSM 2026)

No.	Sports Clubs and Facility:	Facility Type:	Address:	Distance (Linear)
750m				
1	Clongriffin Skatepark	Outdoor Skatepark	Clongriffin, Father Collins Park, Dublin 13	0.24 km
2	Clongriffin Athletics Club	Athletics Club	Father Collins Park, Hole in The Wall Rd, Grange, Dublin	0.39 km
3	Trinity Sports & Leisure	Leisure Centre	Father Collins Park, Hole in The Wall Rd, Grange, Dublin	0.40 km
4	Eddie Cummins School of Kenpo	Material Arts Club	1 Hole in The Wall Rd, Dublin 13	0.49 km
5	Trinity Donaghmede Football Club	Football Club	Father Collins Park, Donaghmede, Dublin 13	0.57 km
6	Arabian Gymnastics Club	Gymnastics Club	Unit 5b, Baldoyle Industrial Estate, Dublin	0.59 km
7	Baldoyle Badminton Centre	Badminton Centre	Unit 4 Grange Ave, Baldoyle Industrial Estate, Baldoyle, Co. Dublin, D13 E8Y2	0.69 km
8	Gracie Jiu-Jitsu Baldoyle	Material Arts Club	1st floor, Baldoyle Badminton Centre, 4 Grange Ave, Baldoyle Industrial Estate, Dublin, D13 E8Y2	0.69 km
9	Clarehall Celtic Football Club	Football Club	Donaghmede Park, Donaghmede, Dublin	0.71 km
1.5km				
10	K&M fitness studio	Gym	Grange Road, Baldoyle, Dublin	0.99 km
11	Na Dubh Ghall GAA Club	GAA Club	Baldoyle Racecourse Park	1.05 km
12	Hooked Boxing	Boxing Club	Unit 94, Baldoyle Industrial Estate, Baldoyle, Co. Dublin, D13 XR59	1.16 km
13	EXCAPE Portmarnock	Gym	Trinity Gaels GAA Club Drumnigh Rd Portmarnock Co. Dublin D13 N234	1.32 km
14	Trinity Gaels GAA Club	GAA Club	Drumnigh Rd Portmarnock Co. Dublin D13 N234	1.32 km
15	Naomh Barróg GAA Club	GAA Club	Kilbarrack Parade, Kilbarrack Upper, Dublin 5	1.33 km
16	Naomh Barróg Chess Club	Chess Club	Naomh Barróg GAA Club, Kilbarrack Parade, Kilbarrack Upper, Dublin 5	1.33 km
17	Ignite Health & Fitness	Gym	Unit 3, Howth Junction Business Park Dublin 5 Kilbarrack, Dublin, D05 AX70	1.40 km
18	Bayside Social Basketball	Basketball Club	Bayside National School Verbena Ave, Bayside, Dublin 13	1.45 km
19	Bayside Boules Pistes	Boules Grounds	Alden Park, Kilbarrack Lower, Dublin	1.45 km
20	Baldoyle United Football Club	Football Club	18 Brookstone Rd, Baldoyle, Dublin	1.46 km
2km				

No.	Sports Clubs and Facility:	Facility Type:	Address:	Distance (Linear)
21	Balgriffin Table Tennis	Tables Tennis Court	Balgriffin Hall, Malahide Rd, Balgriffin, Dublin 13 D17 YV83	1.53 km
22	Trackside Lawn Tennis Club	Tennis Club	Seagrange Park, Seacliff Ave, Kilbarrack Lower, Dublin, D13 EY11	1.54 km
23	Energie Fitness Clarehall	Gym	Unit 8, Clarehall Retail Park, 17 Malahide Rd, Grange, Dublin 17, D17 X462	1.55 km
24	Hot Yoga Dublin	Yoga Studio	Burnell Green, 4 Malahide Rd, Northern Cross, Dublin 17	1.57 km
25	Kilmount Boys Football Club	Football Club	Mount Olive, Grange, Dublin 5	1.60 km
26	Block 9 Health and Fitness	Gym	Burnell Court, Unit 4, Malahide Rd, Northern Cross, Dublin 17	1.67 km
27	Baldoyle Boxing Club	Boxing Club	Baldoyle Boxing Club, Parkvale, Dublin 13	1.68 km
29	Kates One Love Yoga	Yoga Studio	Baldoyle Community Hall, Main St, Baldoyle, Dublin 13, D13 KK55	1.70 km
30	Bayside Fitness	Gym	Unit 17, Bayside Shopping Centre, Bayside Square E, Kilbarrack Lower, Sutton, Co. Dublin, D13 C3HX	1.72 km
31	Dublin Archers	Archery Club	Pobalscoil Neasain, School Ln, Kilbarrack Lower, Dublin 13, D13 F6N3	1.73 km
33	Kilbarrack United FC	Football Club	Greendale Rd, Raheny - Foxfield, Dublin 5, D05 TW94	1.84 km
34	KUBS Basketball club	Basketball Club	Raheny - Foxfield, Dublin	1.85 km
35	Ayrfield Boxercise Club	Boxing Club	Ayrfield Community Centre, Ayrfield, Dublin	1.87 km
36	Ayrfield Taekwondo	Taekwando	Ayrfield Community Centre, Ayrfield, Dublin, D13 F7P6	1.88 km
37	Ayrfield United FC	Football Club	Blunden Dr, Donaghmede, Dublin	1.88 km
38	O'Tooles GAA	GAA Club	Blunden Dr, Ayrfield, Dublin	1.94 km
39	Kinsealy Grange Golf Centre & Driving Range	Golf Range	Chapel Rd, Kinsealy, Portmarnock, Co. Dublin	1.95 km

6.4 Culture and Arts Facilities

As noted within the Development Plan, existing community/cultural/arts infrastructure services within a c.750m should be identified. An overview of the breakdown of services within a c.1.5km and c.2km catchment area has also been selected to provide an overall context of the range of facilities in the wider area.

In accordance with Objective CUO25 of the Development Plan, future schemes should provide approximately 5% of community, arts and cultural spaces as part of proposed developments. This report provides a high-level summary of cultural facilities within c.2km of the subject site.

The following cultural areas are addressed in this audit:

- Arts
- Heritage
- Literature
- Music
- Film
- Performing Arts

A total of 13 no. cultural facilities are within a c.2km of the subject site including c.2 no. libraries, Donaghmede Library (3) and the Baldoyle Library (13).

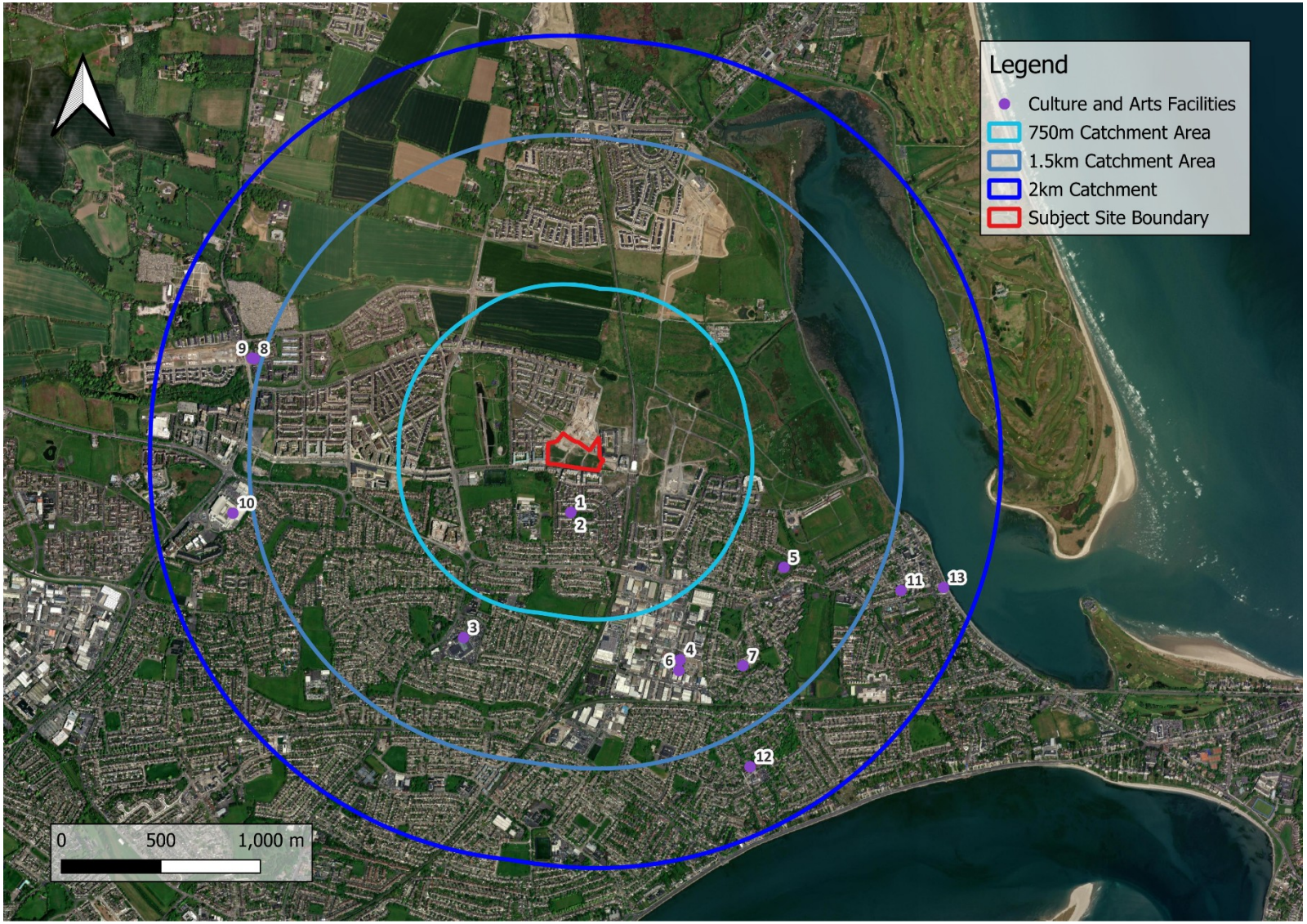


Figure 6-5: Cultural Facilities Within a c.750m, 1.5km and 2km Catchment Area (Source: QGIS, BSM 2026)

Table 6-8: Cultural Facilities Within a c.750m, 1.5km and 2km Catchment Area (Source: QGIS, BSM 2026)

No.	Cultural Facility:	Facility Type:	Address:	Distance (Linear)
750m				
1	Emerald Studio	Recording Studio	1 Beau Park Square, Clongriffin, Dublin, D13 EF83	0.23 km
2	Ukulele, electric Bass and Piano lessons DUBLIN by Bob Masala	Music Lessons	1 Beau Park Square, Clongriffin, Dublin, D13 EF83	0.23 km
1.5km				
3	Donaghmede Library	Library	Donaghmede Shopping Centre, Grange Rd, Grange, Dublin 13, D13 XW28	0.97 km
4	Baldoyle Guitar School	Music Lessons	Unit 127 Grange Hill Baldoyle Industrial Estate, D13 C2R4	1.04 km
5	The Music Academy	Material Arts Club	St. Laurence's N.S. (Junior Building Grange Road Baldoyle D13, Baldoyle, Co. Dublin, D13 XE37	1.05 km
6	Halleluia Gospel Choir	Music Lessons	Carra House 119, Unit 119 Grange Hill, Baldoyle Industrial Estate, Baldoyle, Co. Dublin, D13 E2Y3	1.09 km
7	Piano Lessons Studio Baldoyle Juliane Reinheimer	Music Lessons	46 Marian Park, Baldoyle, Co. Dublin, D13 Y242	1.22 km
2km				
8	Dublin Art Classes	Art School	Dublin Art Classes, Balgriffin Hall, Malahide Rd, Balgriffin, Malahide, Co. Dublin, D17 YV83	1.54 km
9	Carolan School of Irish Dancing	Dance Classes	Ruby Hall, Balgriffin, Dublin	1.55 km
10	HBV Studios	Production Studio	Unit 3 Roof Garden Offices Clarehall Shopping Centre, Malahide Rd, Dublin 17, D17 FH30	1.6 km
11	Song and Dance Stage School and Studios	Song and Dance Classes	27 College St, Baldoyle, Dublin 13, D13 K034	1.63 km
12	The Odette School of Ballet	Ballet Classes	Bayside Community Centre, Bayside, Dublin 13	1.68 km
13	Baldoyle Library	Library	The Mall, Baldoyle, Dublin, D13 Y304	1.83 km

6.5 Religious Facilities

The predominant religion in the Republic of Ireland is Christianity, with the largest church being the Catholic Church. The second largest Christian denomination, the Church of Ireland (Anglican) has more recently experienced an increase, as have other small Christian denominations.

In the 2022 census, 3,515,861 (c.69.1%) of the population identified as 'Roman Catholic' in comparison to 3,696,644 people in 2016 (c.79%). The total number of people identifying as Roman Catholics fell by approximately c.5% (180,783 people) between 2016 and 2022.

Within the Grange B ED, a total of 3,857 no. people (51.8%) identified as Roman Catholic and is the most prominent religion within the ED as shown in **Table 6-9**. Clongriffin and the wider area is served by 10 Catholic Churches. Additionally, 15.99% of the Grange B ED population follows 'other religions' and there are 2 no. places of worship for other religions present within 750m of the site. Furthermore, 23.27% of the population indicated that they have no religious affiliation.

Table 6-9: Population by Religion in Grange B ED (Source: CSO 2022)

Religion	**Population**
Roman Catholic	3,857 (51.8%)
Other Religion	1,189 (16.0%)
No Religion	1,731 (23.3%)
Not Stated	661 (8.9%)
Total	**7,438 (100%)**

6.5.1 Overview of Existing Facilities

In the immediate c.750m catchment of the site there are 1 no. places of worship, 1 no. religious organisation and 1 no. Religious Foundation. There are an additional 10 no. religious facilities identified within the wider c.2km.

The changing demographic and cultural profile of the area suggests that there may be a need for additional religious facilities to accommodate different faith groups in the future.

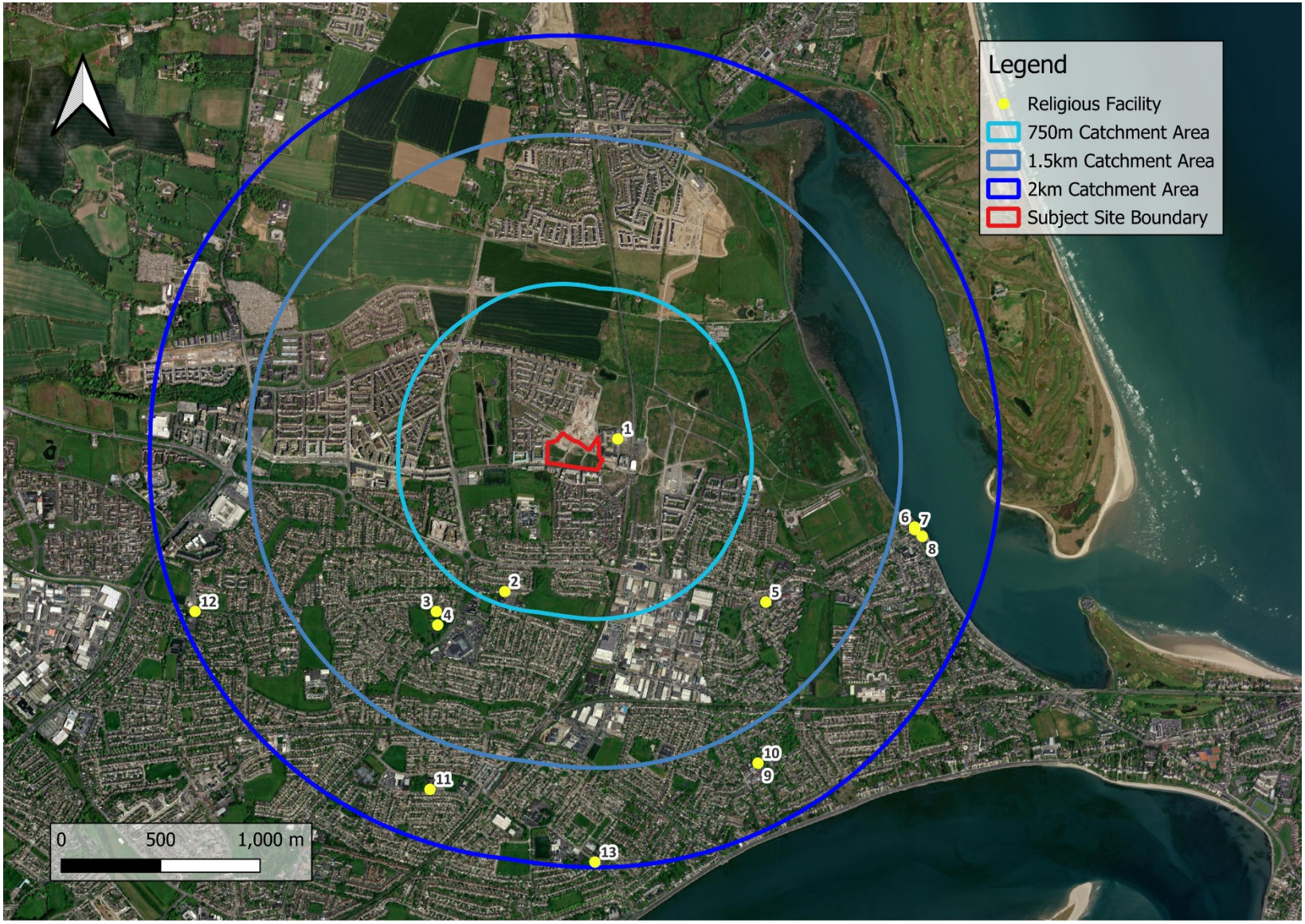


Figure 6-6: Religious Facilities within c.2km Catchment Area (Source: QGIS, BSM 2026)

Table 6-10: Religious Facilities Within a c.750m, 1.5km and 2km Catchment Area (Source: QGIS, BSM 2026)

No.	Religious Facility:	Type:	Address:	Distance (Linear):
750m				
1	Tasnuva Shamim	Foundation	7 Station St, Clongriffin, Dublin 13	0.1 km
2	Heavens Healing Holistics	Spiritist Centre	103 Grange Abbey Cres, Donaghmede, Dublin 13, D13 C5C2	0.68 km
1.5km				
3	Holy Trinity Parish Office	Catholic Church	12 Grangemore Grove, Donaghmede, Dublin 13, D13 Y8PR	0.93 km
4	Church of the Holy Trinity, Donaghmede	Catholic Church	Grange Rd, Donaghmede, Dublin, D13 H920	0.98 km
5	St. Laurence O'Toole Church	Catholic Church	Grange Rd, Baldoyle, Dublin 13	1.07 km
2km				
6	Christ Church North Dublin	Organisation	Main St, Baldoyle, Dublin	1.61 km
7	Baldoyle Catholic Parish	Catholic Parish	13 Main St, Baldyole, Dublin	1.61 km
8	St. Peter & Paul Catholic Church	Catholic Church	13 Main St, Baldyole, Dublin	1.65 km
9	Bayside Parish Church	Catholic Church	Catholic Church of the Resurrection, Cois Bá, Co. Contae Bhaile Átha Cliath	1.68 km
10	Catholic Church of the Resurrection	Catholic Church	Bayside Blvd N, Sutton, Dublin 13	1.68 km
11	St. Benedicts Church, Grange Park	Catholic Church	Grange Park View, Grange Park Dr, Donaghmede, Dublin 5, D05 XN47	1.74 km
12	St. Paul's Catholic Church, Ayrfield	Catholic Church	Blunden Dr, Ayrfield, Dublin 13	1.92 km
13	St. John the Evangelist Church	Catholic Church	Greendale Rd, Raheny, Dublin, 5	1.97 km

6.6 Retail Facilities

Analysis of convenience retailing within the overall c.2km catchment area shows an extensive offer with a full diversity of uses noted within the study area. This retail is classified as grocery and smaller top-up shopping, and also includes large Lidl, Aldi, and Tesco stores for a full convenience retail experience.

As set out in the Retail & Commercial Justification Report prepared by Cushman & Wakefield, which accompanies the application, within the Clongriffin Lands, there are a number of existing buildings in the Town Centre which have existing and vacant retail/commercial units. These are summarised as follows:

- The buildings located along both sides of Main Street, Clongriffin, are identified as Blocks 1, 2, 20, 21, and 22. These multi-storey blocks, completed between approximately 2003 and 2006, primarily comprise groundfloor retail and commercial units with residential apartments and duplexes above.
- In addition, two further buildings—Blocks 12 and 16—are situated closer to Clongriffin Train Station. These also provide commercial accommodation at lower levels, with residential units above and, in the case of Block 12, a multi-storey car park.

Across these blocks, the existing commercial accommodation consists of 43 individual units, extending to a total of approximately 14,419 sq. m (155,205 sq. ft). Of these, 14 units are currently occupied, accounting for 1,757 sq. m (18,912 sq. ft). The current occupier mix includes a convenience store (Centra), a pharmacy, six medical-related units (including a medical centre, veterinary hospital, and care facilities), a restaurant, an off-licence, a barber, and an auctioneer's office. Dublin City Council also occupies two units as community centres.

The remaining 29 units across Main Street and Blocks 12 and 16 are vacant, representing a total of 12,662 sq. m (136,293 sq. ft). Under the existing planning permission, these units are designated for a range of uses, including offices, retail (with provision for an anchor unit), bars, restaurants, cafés, salons, financial and professional services, gym and leisure facilities, as well as additional medical and community centre accommodation.

The most significant progress that has been made recently is in relation to Block 12, where it appears a tenant has been secured for the anchor for the large ground floor area based on a recent planning permission which was submitted (Application Ref: WEB1649/26) in March this year by Gerard Gannon, for the following:

"The development will consist of: (i) the provision of an ancillary off-licence sales area of c. 146 sq.m within the vacant ground floor supermarket unit (as per Reg. Ref. 5945/04); (ii) minor external alterations including a new bi-parting entrance door, anchor unit signage and car park directional signage; (iii) internal alterations including internal fit out works to back of house/delivery area, demolition of internal walls to facilitate the provision of new customer entrance lobbies at both ground and upper ground floor car park levels and customer welfare facilities; (iv) rearrangement and alterations to the existing car park layout at ground floor level to include the provision of 2 no.

dedicated "Click and Collect" car spaces, parent and toddler and accessible car parking spaces; (v) associated plant area to be provided at roof level; and (vi) all ancillary site services and site development works".

As can been seen this is mainly a tidy up permission but is a significant step forward in reducing the overall commercial vacancy and in regenerating the centre of this development.

The baseline study undertaken identified 30 no. retail destinations (which incorporate a number of retail outlets) within a c.2km radius of the subject site, as seen in **Table 6-11** and **Figure 6-9** below.

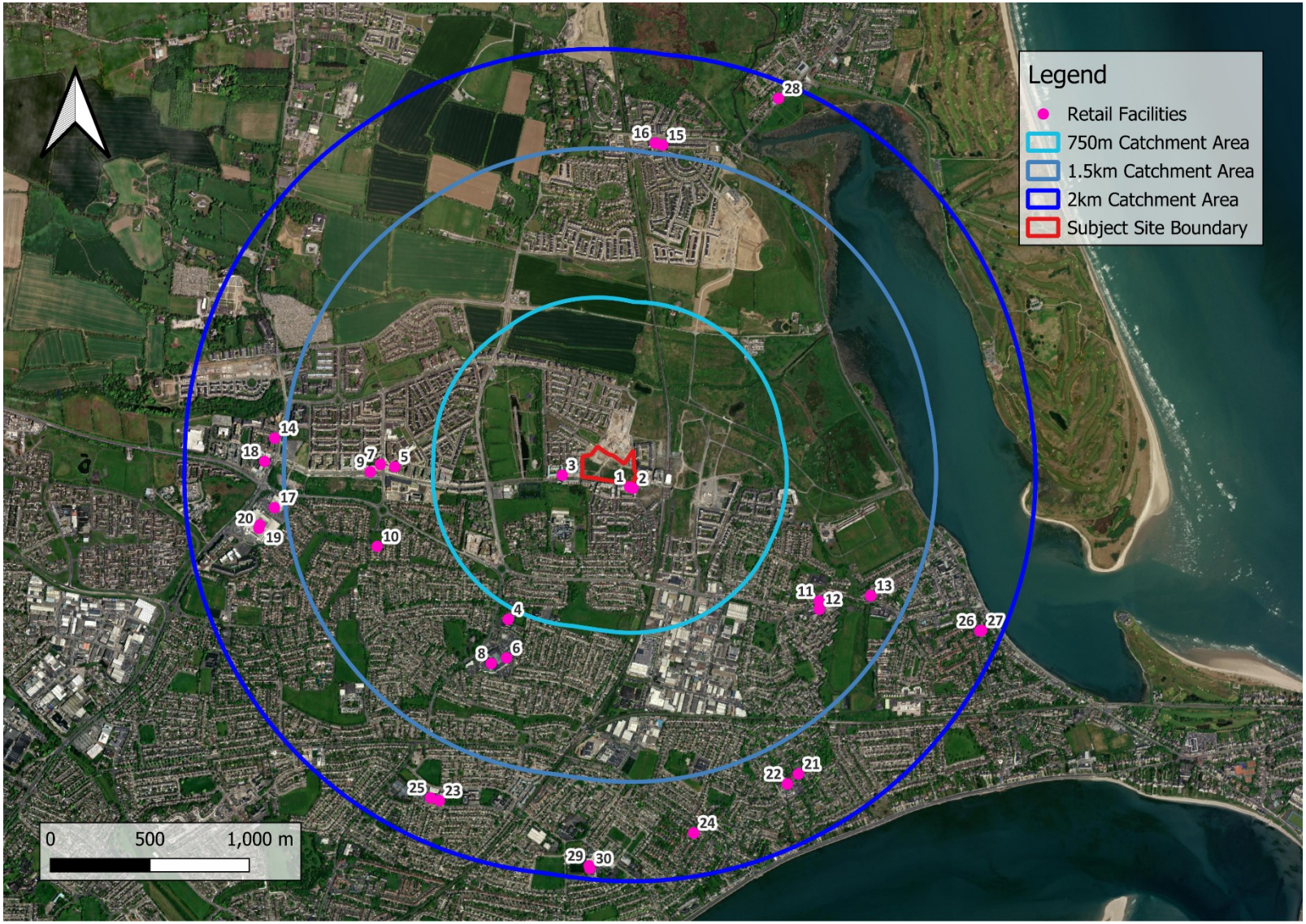


Figure 6-9: Retail Facilities within c.2km Catchment Area (Source: QGIS, BSM 2026)

Table 6-11: Retail Facilities Within a c.750m, 1.5km and 2km Catchment Area (Source: QGIS, BSM 2026)

No.	Facility Name	Type	Address	Distance (Linear)
750m				
1	Carry Out Off Licence Clongriffin	Off License	9 Main St, Clongriffin, Dublin, D13 X884	0.02 km
2	Dublin Bay Vets	Vet	5 Main St, Clongriffin, Dublin, D13 AH56	0.02 km
3	Centra	Retail Shop inc. ATM	Centra, 52 Main St, Clongriffin, Dublin 13, D13 N2C8	0.1 km
1.5km				
4	Dublin Dog Care Nutrition	Animal Hospital	Donaghmede, Dublin	0.81 km
5	Tesco Express	Shop	Belmayne Ave, Donaghmede, Dublin	0.94 km
6	Donaghmede Shopping Centre (Including An Post and a Bottle Bank)	Shopping Centre and Post Office and Bottle Bank	Donaghmede Rd, Grange, Donaghmede, Co. Dublin	0.99 km
7	Daybreak belmayne	Shop	Unit 3, 71 Belmayne Ave, Belmayne, Dublin 13, D13 W7PR	1.02 km
8	Dunnes Stores	Shop	Grange Rd, Donaghmede, Dublin 13	1.04 km
9	The Central Shop	Shop	41 Main St, Belmayne, Dublin 13D13 A3W0	1.07 km
10	SPAR	Retail Shop inc. ATM	SPAR, Temple View Green, Clarehall, Dublin	1.09 km
11	Lidl	Shop	Grange Rd, Baldoyle, Dublin, D13 K8K0	1.11 km
12	Racecourse Shopping Centre	Shopping Centre	Grange Rd, Baldoyle, Co. Dublin, 13	1.13 km
13	Mace	Shop	27 Willie Nolan Rd, Baldoyle, Dublin 13, D13 R8Y4	1.32 km
2km				
14	Fresh	Shop	17 Malahide Rd, Priorswood, Dublin 17, D17 CK09	1.55 km
15	Village Vets Portmarnock (Opens 18th May)	Vet	58 The Ave., St Marnock's Ave, Bay, Portmarnock, Co. Dublin, D13 AKF1	1.55 km
16	Centra Portmarnock	Convenience Store	Portmarnock, Dublin, D13 AKF1	1.55 km
17	MrPRICE Clarehall	Shop	Star Buys), Unit 5, Clarehall Retail Park, Malahide Rd, Dublin 17, D17 X033	1.56 km
18	Fine Wines	Off License	Burnell Square, Malahide Rd, Northern Cross, Dublin, D17 V062	1.6 km
19	Clarehall Shopping Centre/Retail Park (Including An Post and a Bottle Bank)	Shopping Centre, Post Office and Bottle Bank	Malahide Road, Dublin 17	1.64 km
20	Tesco Extra	Shop	Clarehall Shopping Centre, Malahide Rd, Donaghmede, Dublin, D17 AP80	1.65 km

No.	Facility Name	Type	Address	Distance (Linear)
750m				
21	Bayside Shopping Centre (Including An Post)	Shopping Centre and Post Office	Bayside Square E, Kilbarrack Lower, Sutton, Co. Dublin	1.68 km
22	ALDI	Shop	Unit 7, Bayside Square W, Kilbarrack Lower, Dublin, D13 YH26	1.7 km
23	Kilbarrack Shopping Centre	Shop	Swan's Nest Rd, Donaghmede, Dublin, D05 PT86	1.78 km
24	Mchugh's Off-Licence (KBR)	Off License	57 Kilbarrack Rd, Kilbarrack, Dublin 5, D05 V8P9	1.78 km
25	Kilbarrack Off-Licence By VP Merchants	Off License	Kilbarrack Shopping Centre, Swan's Nest Rd, Donaghmede, Kilbarrack, Co. Dublin, D05 N2F6	1.79 km
26	NOAH – Veterinary Hospital	Vet	38 Warrenhouse Rd, Baldoyle, Dublin, D13 K5H0	1.89 km
27	Pet CT & MRI	Vet	Farney, 38 Warrenhouse Rd, Baldoyle, Dublin 13, D13 K5H0	1.9 km
28	Mace Portmarnock	Convenience Store	Portmarnock, Co. Dublin	1.92 km
29	Centra Greendale	Shop	Greendale Shopping Centre, Raheny - Foxfield, Dublin 5, D05 Y0X2	1.93 km
30	Greendale Shopping Centre	Shop	Greendale Shopping Centre, Greendale Rd, Raheny - Foxfield, Dublin	1.95 km

6.7 Transport Links

The Transport Strategy for the Greater Dublin Area, 2022-2042 has been prepared and published by the National Transport Authority (NTA). 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 proposed development is in an area with easy access to various transport routes and means. The subject site is well positioned to proposed active travel and public transport projects including:

- **Road:** Clongriffin Main Street, and local streets;
- **Rail:** DART, North and Commuter Rail;
- **Bus:** Dublin bus, BusConnects and private providers;
- **Cycle Infrastructure:** Baldoyle to Portmarnock walking and cycling Greenway
- **Walking Paths:** River Mayne Linear Park Walk

A Traffic & Transport Assessment has been prepared by CS Consulting and is enclosed with this LRD Application. This Transport Statement has been the primary source of traffic and sustainable travel methods information contained in this report.

6.7.1 Existing Transport Links

Road Infrastructure

The existing Clongriffin internal road network comprises local streets with carriageway widths of between 5.0m and 6.0m. The majority of car parking is within dwelling curtilages, with some parallel on-street parking spaces. Extensive on-street parking is provided along Marrsfield Avenue, Park Avenue, and Park Terrace. There is a park and ride facility approx. 130m west of Clongriffin railway station that holds 400 parking spaces.

Rail

Clongriffin Station, which began operation in 2010, is adjacent to the subject lands, at their eastern boundary. The station is served principally by Dublin Area Rapid Transit (DART) trains operating between Malahide and Bray or Greystones, via Dublin city centre, and by commuter rail Northbound to Drogheda/Dundalk and southbound to Dublin/Bray. A summary of rail services serving Clongriffin are listed in **Table 6-12** below:

Table 6-7: Train Routes and Service Frequency from Clongriffin Station (In minutes) (Source: CS Consulting TTA Report, 2026)

Service Type	Direction (Destinations)	Weekday Services	Typical Peak Hour Interval
	Northbound (Malahide)	47	15 min

Dublin Area Rapid Transport (DART)	Southbound (Bray/Greystones via Dublin)	47	20 min
Commuter Rail	Northbound (Drogheda/Dundalk)	3	n/a
	Southbound (Dublin/Bray)	2	n/a

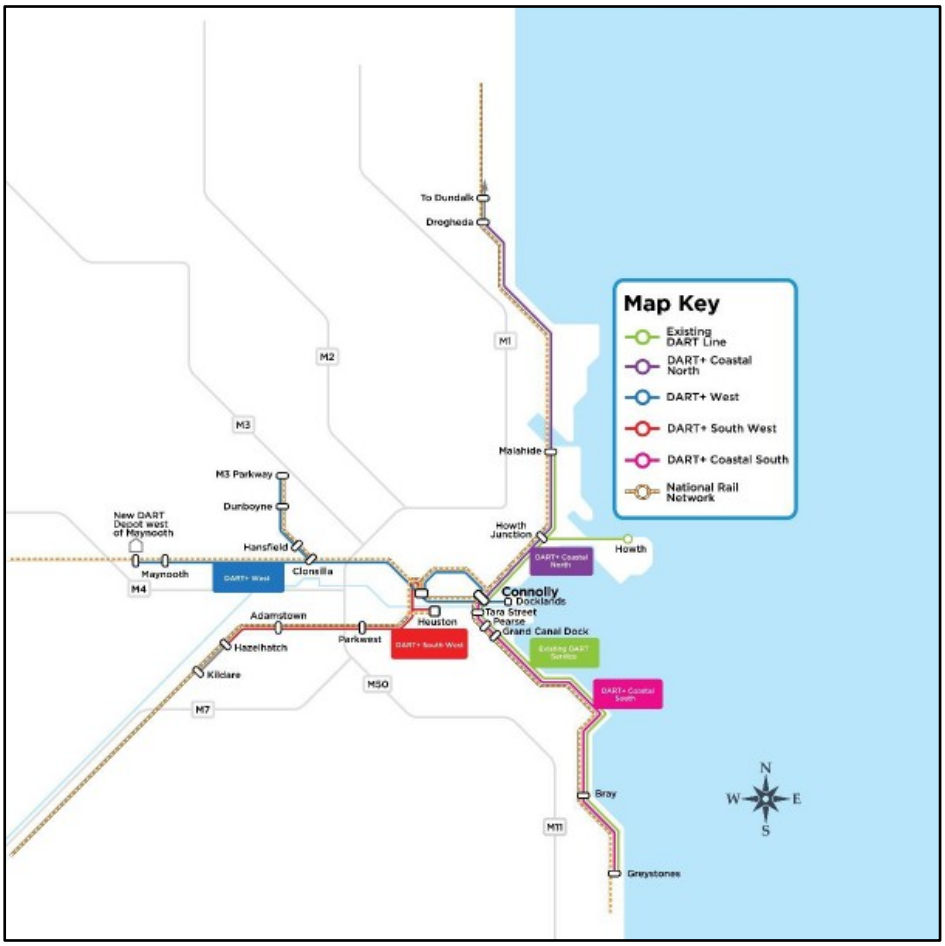


Figure 6-10: Dart + Program Scope 2018-2027 (Source: CS Consulting_TTA Report, NTA 2025)

Bus

4 no. existing bus stops are located on Station Square and on Clongriffin Main Street, at the boundaries of the subject site. These are currently served by Dublin Bus route no. 15 only. A table of the 15-bus route and service frequency is provided in **Table 6-13**.

Table 6-8: Bus Routes and Service Frequency in Clongriffin (In minutes) (Source: CS Consulting TA Report)

Operator	Route Number	Route	Weekday Services	Typical Peak Hour Interval
Dublin Bus	15	Ballycullen Road	120 approx.	4 min
		Clongriffin	120 approx.	10 min

6.7.2 Active Travel Infrastructure

Cycle Facilities

Within the Clongriffin area, the cycle infrastructure is generally limited to discontinuous cycle tracks and bus lanes along Main Street, with some facilities provided through Father Collins Park. On-road cycle lanes are in place on Marrsfield Avenue, terminating where this becomes Marrsfield Crescent.

The *GDA Cycle Network Plan 2022* comprises 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. As part of this Plan, it is proposed that secondary cycle routes be implemented along the full length of Clongriffin Main Street, as well as along the Hole in the Wall Road, Marrsfield Avenue, Clongriffin Road, and Lake Street. A leisure greenway is shown traversing the subject lands from west to east.

No information is yet publicly available on the proposed design or delivery timeframe of these cycle infrastructure objectives.



Figure 6-11: Greater Dublin Area Cycle Network Plan (2022) Dublin North-East Map (Source: National Transport Authority)

Pedestrian Facilities

Raised footpaths are in place along all completed streets in the Clongriffin area, with a minimum width of 2.0m generally. Public lighting is in place, and uncontrolled pedestrian crossing points (with dropped kerbs and tactile paving) are provided where pedestrian desire lines cross streets.

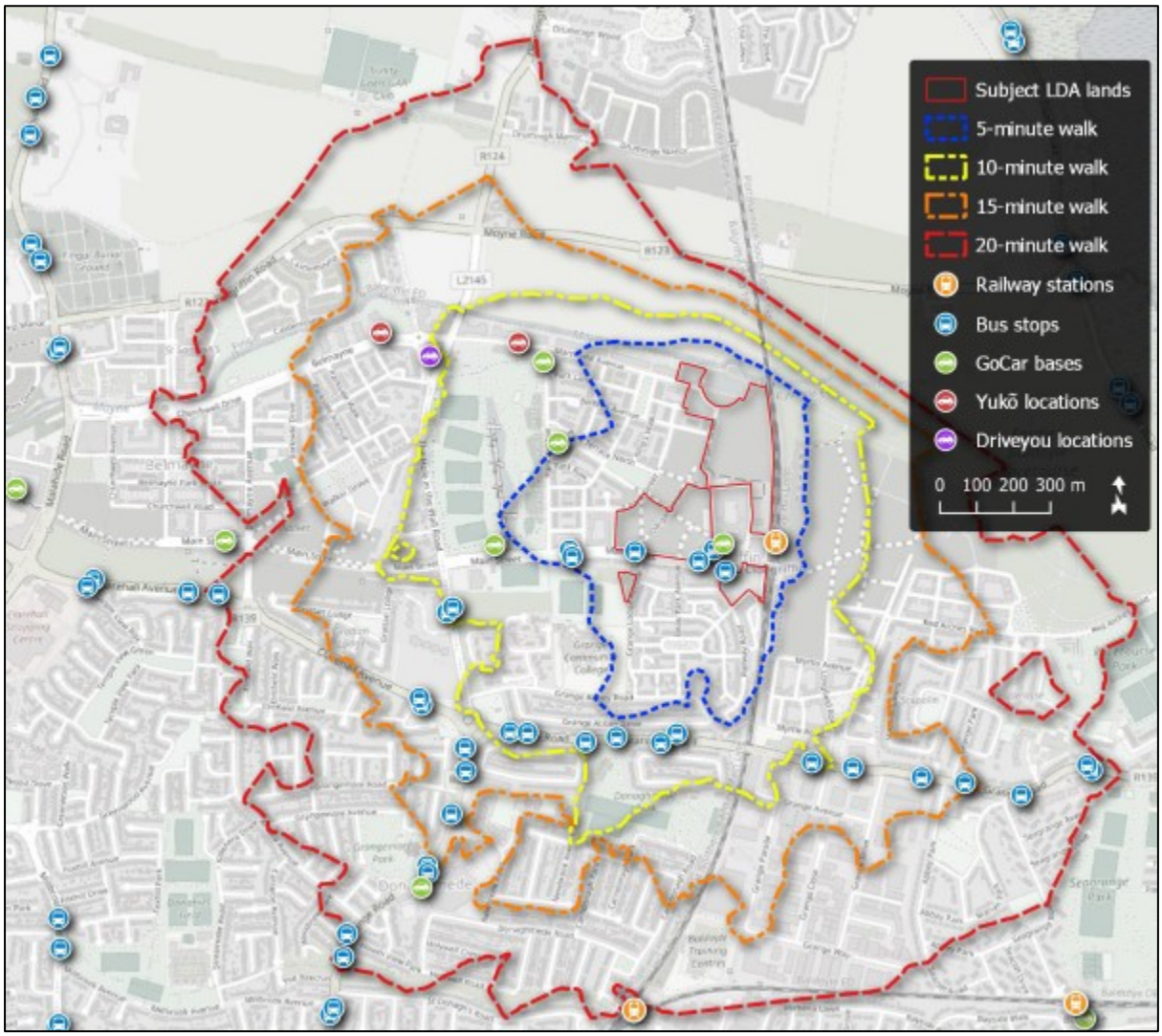


Figure 6-12: Walking Time Catchments (Source: CS Consulting TA Report, NTA, OSi, GoCar, Toyota, Driveyou, OSM Contributors)

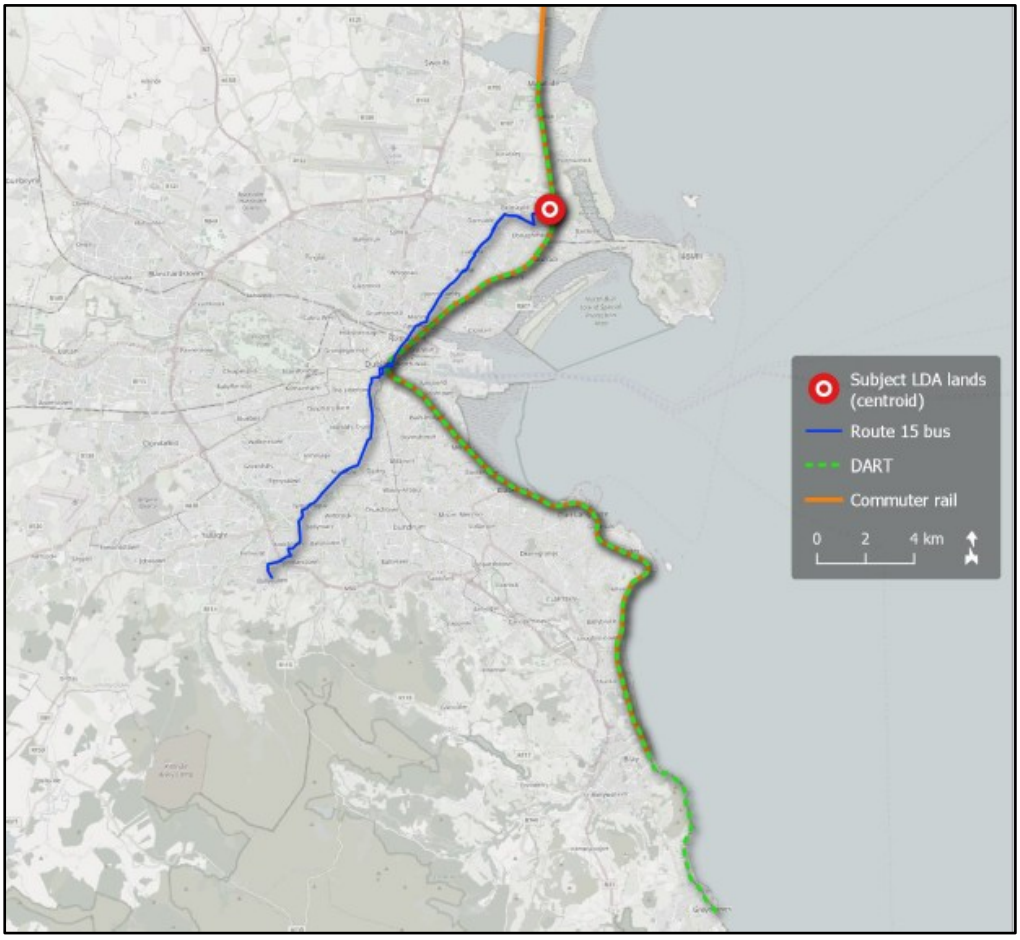


Figure 6-13: Direct Public Transport Routes from and to Clongriffin (Source: CS Consulting TA Report)

Proposed Transport Links

The BusConnects Dublin Area Revised Bus Network initiative, which is currently undergoing staged implementation, seeks to improve the overall convenience and efficiency of the city's bus routes. As part of this reorganisation, the existing Dublin Bus route no. 15 which currently serves stops at Station Square and on Clongriffin Main Street is to be discontinued. Four new bus routes are instead to run to and from Clongriffin Station: the D1 and D3 arterial routes, passing through Dublin city centre, and the N8 and L80 orbital/local routes to Blanchardstown Shopping Centre and Dublin City University.

Route No.	Route Type	Destination	Weekday Services	Typical Peak Hour Interval
D1	Spine (arterial)	Grange Castle	72	15 min
		Clongriffin	72	15 min
D3	Spine (arterial)	Clondalkin	72	15 min
		Clongrifin	72	15 min
N8	Orbital	Blanchardstown S.C	36	30 min
		Clongriffin	36	30 min
L80	Local	Dublin City University	32	20 min
		Clongriffin	32	20 min
H1	Spine (arterial)	City Centre	36	15 min
		Clongriffin	36	15 min

Table 6-14: Adjacent Bus Services Proposed Under Busconnects (Source: CS Consulting TA Report)

In addition to these, it is proposed to extend the H1 arterial route, which currently runs between Dublin City Centre and Baldoyle, as far as Clongriffin Station. This is however contingent on the completion of a bus ramp over the railway line to provide a direct road connection between Station Square and Red Arches Road.

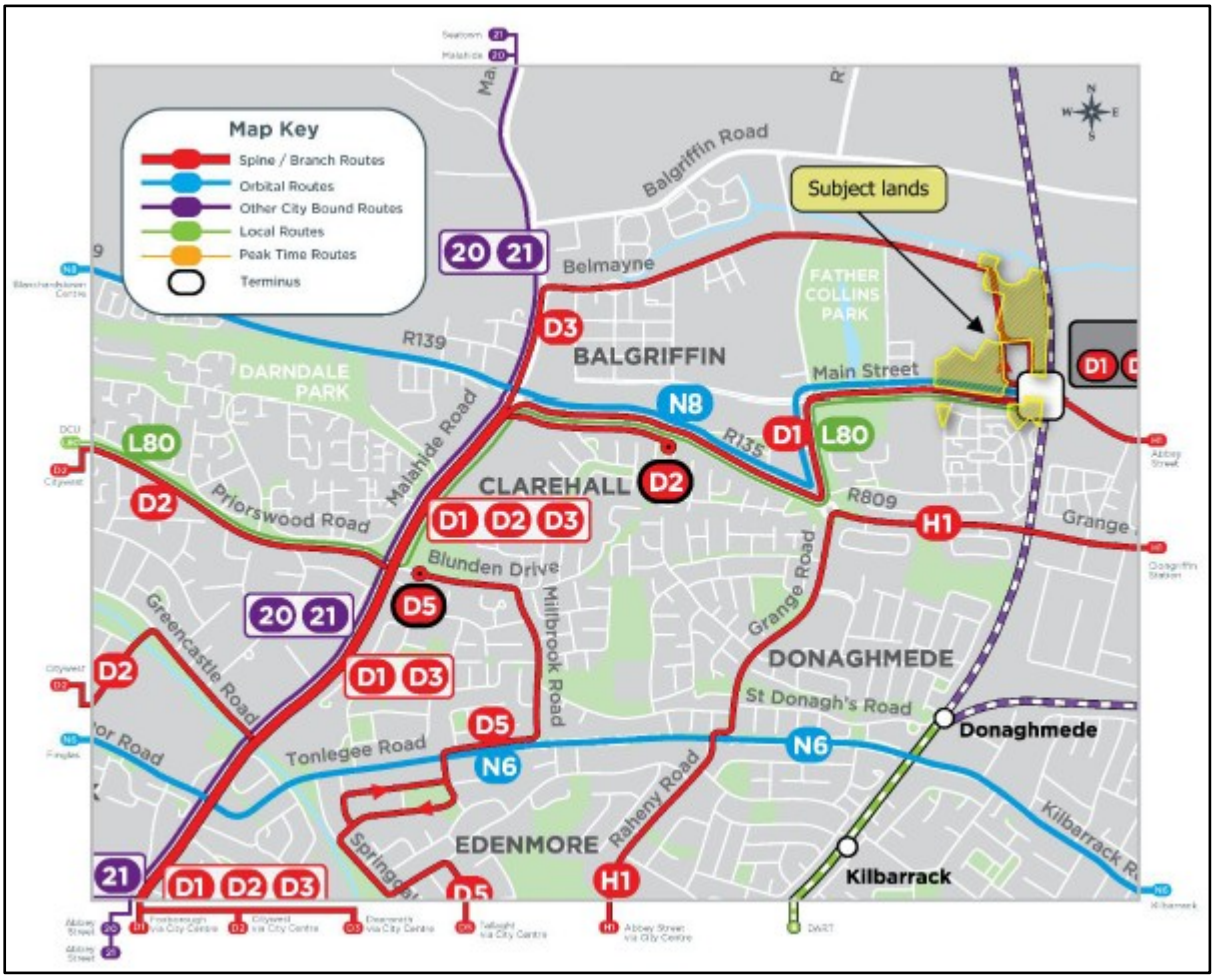


Figure 6-14: Busconnects Network Redesign – Clarehall/Donaghmede Area (Source: National Transport Authority)

7 COMMUNITY ENGAGEMENT

In progressing its plans and proposals, the Land Development Agency (LDA) promotes a proactive and inclusive approach to community and stakeholder engagement, from the earliest stages in the planning and design process, through to construction and eventual occupation of a housing scheme. The LDA supports proactive engagement processes, aiming to provide opportunities to hear the views of communities at key stages. The LDA believes that adopting this ethos will support improved design and planning outcomes, and ultimately the delivery of sustainable, inclusive developments that are well integrated with existing communities. The views of stakeholders vary and are diverse – the LDA is committed to finding resolutions that balance common concerns and reflect the wider public interest in a manner consistent with the goal to build sustainable, affordable housing developments.

The Agency adopts a tailored, project specific approach to each community and stakeholder engagement process it undertakes. The scale, scope and methods applied to undertake non-statutory engagement varies according to specific requirements and condition.

Since taking over the Clongriffin Wider Lands in December 2023 the LDA has undertaken continuous engagement with local community groups and residents.

The first steps in 2024 were to bring an amended planning application for Block 5 & 6 through a Large-Scale Residential Development (LRD) process with Dublin City

A Public Information process in June 2024 outlined an executive summary of the main aspects of this plan to inform members of the public and all interested stakeholders. The main changes made to this application were bringing the mix of housing to be provided into alignment with Dublin City Council's Development Plan policies, as well as allocating space for a further Community, Cultural and Arts provision in line with DCC's objectives.

An LRD Planning application was made in July 2024, for Blocks 5 & 6 (Phase 1) with planning permission granted by Dublin City Council in late 2024. There were no third-party appeals. This first phase of construction began in early 2025, when Walls Construction Ltd commenced work on 408 new homes, a new creche, community facilities and a public park. This first phase is now approximately six months away from practical completion.

Following extensive work which the LDA has carried out with its Design team, the LDA revised an overall Masterplan Framework for development in co-operation from DCC, so that an overarching vision for all of the LDA's lands would guide each subsequent phase of development. This Masterplan Framework is submitted as part of the application documentation. The Clongriffin Central Vision Document1 (the Vision) document was developed by the LDA and Henry J Lyons (HJL), to focus engagement with the local community. The Vision sets out a comprehensive plan for the transformation of c.13.2 hectares of strategic land located in this vibrant north Dublin suburb.
Following the successful approval of the principles of this Masterplan Framework by DCC, the LDA was then in a position to launch a Vision Document for Clongriffin Central (Phase 2) alongside a full public consultation stage in June 2025.
The Vision demonstrates how state investment in this area will enhance an already thriving north Dublin community neighbourhood, by connecting the existing adjacent residential and business communities and by regenerating brownfield lands which have lain unused for around twenty years

or so, since the previous landowner did not develop their original plans for the area. The LDA proposes unlocking this land for much needed new homes and services, which are located beside a key transport corridor to the city, with major transport links, and will integrate this into the fabric of the existing town and enhance the area's potential as a place to live, work, and play.

Six Guiding Objectives were key to this Vision:

- High Quality Homes
- Integrated Communities
- Dynamic Town Centre
- Improved Connectivity
- Green Spaces
- Sustainability

From the early stages of the project, a wide range of meetings took place with DCC officials, State Agencies, statutory bodies and relevant local stakeholders, as well as local community groups and representatives to develop an understanding for the site and wider area. The local area councillors, as well as the Dublin Bay North TD's have also contacted the LDA and meetings have been held with them to include them in the evolution of the project. A briefing session was held with local area councillors at key junctures and in advance of launching each phase of this public consultation.

A Consultation & Stakeholder Engagement Plan was developed in 2023 and preparations for a full public launch and consultation were planned for 2024.

The Public Consultation and Stakeholder Engagement Report was completed and finalised in May 2026, following the second stage of the public consultation. A dedicated website was created to share the proposals in a public forum www.clongriffincentral.ie with communications channels as follows:

A dedicated Email address: community@clongriffincentral.ie
A Phone number to contact: 01-4102040
And a Postal Address: The Land Development Agency Ashford House, Tara St, Dublin 2, D02 VX67

Several meetings were held with local elected representatives, the Clongriffin Community Association and a number of drop-in clinics were held to allow the public give feedback and submit observations and ideas on the Vision document.

The Vision document was well received, and feedback was collated and given back to the LDA's internal and external teams, so they could understand the core reactions and engagement and further understand the context of the area and the issues people are facing in the area. The LDA is very appreciative of the time people gave to attend both the drop-in clinics and to communicate via the website as well.

In the intervening period, the LDA worked with the Design team to formulate a Planning application for the second Phase at Clongriffin, working closely with external stakeholders, the Planning and other technical Departments of DCC, and other relevant statutory bodies.

In February 2026, a public consultation phase was launched for Phase 2 of Clongriffin Central. This Phase aligns with the overarching principles set out within the Vision Document previously released

for Clongriffin Central and has been carefully crafted to align with the development of the neighbouring Stapolin Square, ensuring a cohesive and integrated overall plan for the area. Stapolin Square comprises 18-hectares of land with permission granted for 1,931 homes, creches, commercial units, new parks, improved transport facilities and other public infrastructure.

Consultation was undertaken to gather community views on the scale, pace, and nature of proposed development. Feedback reflected strong aspirations for a balanced approach that delivers new housing alongside the timely provision of essential social infrastructure, transport upgrades, and local amenities. The full consultation and stakeholder engagement report to accompany the application is available at www.clongriffincentral.ie

The key themes raised are summarised below.

1. Infrastructure and Services Deficit

As Clongriffin continues to evolve; local services and amenities are an important priority for residents:

- There is strong interest in seeing more everyday amenities such as shops, supermarket, cafés, community spaces, sports, recreation and cultural facilities.
- Access to schools, healthcare services, childcare, youth facilities and supports for older persons, was identified as a key concern, particularly in relation to existing capacity and future demand.
- Many residents would like facilities to be conveniently located within walking distance.
- There was support for community, cultural and arts spaces being delivered at each project phases.
- Residents highlighted the importance of coordinating new homes with supporting infrastructure and transport improvements.
- Residents also noted the importance of ensuring proposed commercial development is planned and activated to support long-term viability, including in the context of concerns regarding existing vacant units on Main Street.

LDA Response:

In response to the priorities raised, Phase 2 of Clongriffin has been developed to strengthen the town centre and support a more active, service rich environment.

- Community and cultural amenities, retail units, a standalone creche, and food and beverage spaces are proposed to encourage activities throughout the day and evening.
- Phase 1 of Clongriffin includes a crèche, community/cultural spaces & Grant Park completing in 2027.
- The Community, Cultural and Arts (CCA) strategy is being progressed in consultation with Dublin City Council, with a focus on avoiding piecemeal provision or dispersed delivery across multiple phases, which could result in a fragmented approach and potentially undermine the long-term viability and activation of these spaces. Instead, a more cohesive and shared strategy is being prioritised to support an integrated approach to CCA provision and to respond effectively to demand at the neighbourhood scale.

  The LDA is in ongoing consultation with Dublin City Council regarding a more consolidated approach in the next phase of the project.
- Retail and amenity uses are strategically distributed across Station Square, Main Street and Market Street, consolidating activities around Station Square as the town centre focal point,

while reactivating surrounding streets and integrating new development with the existing character of Clongriffin to create a balanced, walkable and cohesive neighbourhood. As a result, Phase 2 has made allowance for a number of retail/café/restaurant units.

- The LDA commercial team will work closely with prospective end users and relevant stakeholders in relation to the proposed commercial spaces, with the aim of supporting appropriate activation, responding to local needs, and promoting the long-term viability and successful occupation of these uses. Phase 2 will provide a second Crèche (noting a creche provided as part of the development of Blocks 5 & 6 by the LDA), where early years childcare and after school services can be provided.

2. Housing Mix

The engagement received highlighted the importance of creating a balanced and sustainable neighbourhood:

- A mix of housing tenures was seen as important to support a diverse community.
- There was interest in a range of home types, including houses with gardens alongside apartments.
- Many participants expressed a preference for additional 2- and 3-bedroom homes suitable for families.
- Building height and scale were identified as important and to be considered within the surrounding context.

LDA Response:

Phase 2 has been shaped to provide high-quality, affordable and long-term homes that support a balanced and sustainable community:

- The majority of the homes will be delivered as cost rental or affordable for sale, providing secure, below-market accommodation managed by the LDA. This allows people to obtain a new home on a more cost-effective basis. A proportion of the homes will also be for DCC Social Housing, as required under legislation, and this has been discussed with them in advance of planning lodgement.
- The residential mix has been carefully planned, offering a choice of studio units, 1-bed, 2-bed, and 3-bed apartments to support various household needs and life stages. Some homes are situated at the ground floor of the building, giving them their own front door and a private terrace at street level. Each home has a private open space in the form of a balcony or a private terrace, and all homes have access to communal courtyard gardens.
- Future phases will integrate lower-rise houses and duplex-style units, ensuring a varied tenure and typology of housing. The homes are modelled to ensure the daylight and sunlight standards as set out by Dublin City Council, have been achieved. Care is taken to ensure the quality of the homes is high and they are well designed with ample storage provisions.
- The proposed building heights are aligned with the parameters set out in the Strategic Development Regeneration Area for Clongriffin.
- Building heights will transition gradually across the site, with taller elements near the town centre and lower-rise buildings near existing homes, to create a balanced townscape. The buildings have been modelled to check their impact on the existing adjoining properties, and

meet the required separation distances set out in DCC's Development Plan to ensure they are not negatively impacting the surrounding existing buildings.

3. Connectivity

In terms of the engagement received, it was identified that connectivity was a key consideration for future development.

- The relationship between population growth and the timely delivery of transport infrastructure and services was highlighted as an important consideration.
- Concerns were raised regarding existing road congestion, public transport capacity and connectivity, with support expressed for transport upgrades alongside development.
- Improved connections across the railway line for pedestrians, cyclists and vehicles, including connectivity between Clongriffin and Stapolin, were raised.
- Residents highlighted the importance of ongoing communication regarding the progress, timing and delivery of future connectivity improvements.

LDA Response:

Connectivity has been a key consideration in the development of the Phase 2 proposals.

- Phase 2 and future phases of Clongriffin Central will support enhanced transport infrastructure, including provision for a future Bus Connects D3 bus route and new cycle lanes along Marrsfield Avenue, improving connections between Clongriffin Station and the wider area. Detailed engagement and coordination has taken place with the National Transport Authority (NTA) to facilitate the route for the D3 route, as well as coordination on the provision of the existing bus infrastructure and strengthening the frequency and capacity of the services to the area.
- The overall approach prioritises walkability, cycling and public transport accessibility, with strong pedestrian and cycle connections linking Father Collins Park directly to Clongriffin Station, while maintaining appropriate vehicular connectivity. The objectives within DCC's Development plan are to encourage use of public transport, cycling, and reduce car parking provisions to encourage future residents to use more sustainable forms of transport. This will mean that future developments do not add even more car traffic and congestion to existing local roads.
- The connectivity strategy reflects a shared vision developed in collaboration with key stakeholders, including the National Transport Authority (NTA), Córas Iompair Éireann (CIE), Fingal County Council (FCC) and Dublin City Council (DCC), and Irish Rail, with a particular focus on strengthening and improving connections between Clongriffin Central and Stapolin Square.

4. Green Space and Sustainability

The feedback received emphasised the value of high-quality open space and environmental consideration:

- Protecting and integrating existing trees and biodiversity was seen as important.
- Participants expressed interest in new green areas, recreational routes and outdoor facilities.
- Sports and play facilities were identified as supporting health and wellbeing.
- Long-term stewardship and maintenance of open spaces were noted as important considerations.

LDA Response

Phase 2 places strong emphasis on delivering high-quality green space alongside a low-impact and climate-responsive design approach:

- The landscape strategy integrates native, climate-resilient planting and green corridors to protect ecological health and support wildlife movement across the site.
- New public spaces and public realm is provided, including a green travel corridor on Market Street which strengthens recreational links to Beltree, Father Collins, and Grant Parks.
- Health and wellbeing are supported through the provision of shaded seating, and social nodes within both Station Square and landscaped podium-level courtyards.
- Environmental resilience is prioritised through Sustainable Drainage Systems (SuDS), including green roofs and rain gardens, ensuring the long-term management of surface water
- The landscape design places a focus on increasing and enhancing the biodiversity of the site and will add additional tree planting and green spaces at street level, as well as a high quality design for the communal open spaces which will be accessible to those future residents.

5. Community Safety

The feedback received spoke about the importance of fostering a strong sense of community:

- Facilities and spaces that encourage positive activity and interaction were highlighted.
- Youth amenities and inclusive spaces were seen as contributing to wellbeing.
- Many participants expressed a desire to see Clongriffin continue to grow as a cohesive and welcoming neighbourhood.

LDA Response:

Phase 2 is designed to support community interaction and positive activity:

- Active frontages, well-overlooked streets and welcoming shared spaces have been integrated to promote natural surveillance and everyday interaction.
- Opportunities for youth-focused and community-oriented uses are included within the Community Culture and Arts spaces.
- Focus on the delivery of high-quality public realm, with an overall layout that supports walkability, interaction and neighbourhood identity.

6. Transparency and Phasing

The feedback received by the LDA highlighted the importance of clarity and engagement as the project progresses:

- Clear communication around phasing and delivery was requested.
- Participants expressed interest in understanding how consultation feedback informs evolving plans.
- Estate management and long-term governance were raised as topics residents would like more information on.

LDA Response:

The LDA has aimed to provide clarity and engage constructively with the local community throughout the development process:

- The Vision for Clongriffin Central sets out a phased delivery framework, outlining the sequencing of key development components over time.
- The pre-planning public consultation for Phase 2 aimed to demonstrate how feedback received during the Vision consultation has been considered and has informed the evolving proposals.
- Summary materials have been, and will continue to be, published to outline the feedback received and summarise how it has been reflected in the design
- The longer term management of the buildings and the surrounding public realm areas will become the responsibility of the Estate Management Company who the LDA will engage to manage the blocks on their behalf. They will work with existing local residents to encourage good integration and encourage interaction in order to foster greater community collaboration.

This Vision for Clongriffin Central is a shared commitment to creating a place that supports everyday life, strengthens community connections and responds positively to local needs and aspirations. Phase 2 has been carefully shaped through consultation, collaboration and a clear focus on delivering practical improvements that will benefit both existing and future residents.

The LDA is working closely with Dublin City Council to progress these plans in a coordinated and responsible way. Through the delivery of high-quality homes, improved amenities, enhanced public spaces and better connectivity, Phase 2 aims to build on what already exists while bringing forward meaningful change that will support a stronger and more vibrant town centre.

8 PROPOSED FACILITIES

This *Community, Cultural, Arts & Social Infrastructure Report has* been prepared by BSM and recognises that the subject site is located in a newly-established and emerging neighbourhood of Dublin City, which is well served by public transport which connects it to the wider city area. It equally recognises that there is a growing social, community, recreation and education infrastructure in the area, which the proposed development can contribute to, sustain, and further expand with new community, cultural, arts space, a new childcare facility and significant public realm improvements which will build on the spaces currently under construction in Blocks 5 &6.

As part of the proposed development a total area of such infrastructure of c. 1,328 sq.m is proposed.

These internal spaces have been located throughout Zones 7 & 8 and designed to allow for flexibility and adaptability to allow for a variety of uses, which will be determined prior to occupation of the scheme, and will assist in providing facilities most required by the future population and community of Clongriffin. As noted above Turleys are currently engaged by DCC to prepare a comprehensive review of existing facilities and needs in the area which will likely inform the ultimate occupiers of the spaces provided by the proposed development.

The breakdown of proposed community, social, and cultural space is as per below:

Community, Cultural & Social Spaces

Internal Space	**sq.m**
Zone 7 – Community/ Social / Cultural/ Arts 1	781.7 sq.m

Community, Cultural & Social Spaces

Zone 8– Community/ Social / Cultural/ Arts 2	199.6 sq.m
Zone 8– Community/ Social / Cultural/ Arts 3	346.8 sq.m
TOTAL:	**1,328.1 sq.m**

Figure 8-1: Proposed Community, Social, and Cultural Spaces (Source: HJL, 2026)

The total amount of community, social, arts and cultural space provided (c. 1,328 sq.m) equates to a total of c. 3.05% of the overall net residential floor area (c. 43,982 sq.m) based upon the requirement of DCC in the LRD Opinion (Planning Item 1) to '*provide 50% of the required CUO25 provision attributable to this phase of development within Blocks 7, 8, & 9 and the remaining 50% shall be allocated elsewhere within the Clongriffin area'*. The LDA will work with DCC with regards to this and future CUO25 spaces.

As set out in the Retail & Commercial Justification Report prepared by Cushman & Wakefield, which accompanies the application, within the Clongriffin Lands, there are a number of existing buildings in the Town Centre which have some existing uses and also a number of vacant retail/commercial units. The proposed scheme includes for 2 no. units identified for retail/restaurant/café totalling 622 sq.m located onto Stapolin Square and Main St.



Fig 8-2: Proposed Community/Cultural/Arts/Retail/Café/Restaurant Spaces (Source: HJL Architects)

9 CONCLUSION

This *Community, Cultural, Arts & Social Infrastructure Report* prepared by BSM provides a high-level overview of existing community facilities, healthcare facilities, parks, open space and sports facilities,

religious facilities, culture and arts facilities, and retail facilities within a c.750m, 1.5km and 2km catchment area of the subject site in accordance with the *Dublin City Development Plan 2022-2028*.

Overall, while there are some facilities in the immediate Clongriffin lands, many residents are required to travel to the wider Clongriffin/Belmayne area to access local services, as evidenced in both the analysis of the location of existing facilities (set out in **Section 6**) and the feedback from community consultation (set out in **Section 7**). The commencement of construction of Blocks 5 & 6 by the Land Development Agency will begin to address the provision of community and cultural spaces as well as local services. This will be further enhanced through the further delivery of space proposed under this application for Zones 7, 8 & 9.

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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