



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



A Shared Civic Heart

Non-Technical Summary
Social Infrastructure Needs Assessment
for Clongriffin, Belmayne & Environs

October 2026

Turley

Purpose

It considers healthcare, childcare, schools, youth services, libraries, community and cultural facilities, sport, parks, green space, public realm, safety, local mobility and the governance needed to deliver change.

Dublin City Council commissioned a Social Infrastructure Needs Assessment to understand what facilities and services are needed in Clongriffin, Belmayne, Parkside and the emerging community of Belcamp, both now and as the area grows. The assessment looks at Strategic Development Regeneration Area 1 and a wider one-kilometre walking catchment, reflecting the idea that people should be able to reach most everyday needs within a short walk or cycle.

Rather than simply listing missing social infrastructure, this assessment sets out how a fast-growing part of North Dublin can become a more complete, connected and liveable place. It considers healthcare, childcare, schools, youth services, libraries, community and cultural facilities, sport, parks, green space, public realm, safety, local mobility and the governance needed to deliver change.



The Existing Area



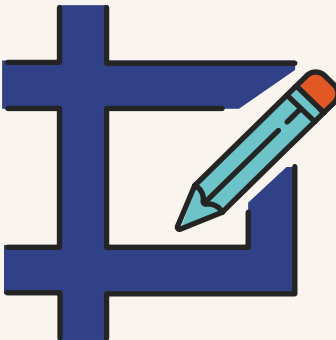
Residential Growth, age and population

Clongriffin, Belmayne, Parkside and Belcamp have grown rapidly and are now home to around 24,919 people. The area grew by approximately 25% between 2016 and 2022, much faster than Dublin City and national averages. It is also one of the more densely populated parts of Ireland, with a notably young population: around 43% of residents are under 30 and 79% are under 50.



Diversity and Family Profiles

The area is becoming increasingly diverse, and has a strong family profile, including a higher share of married couples with children and lone-parent households than wider averages nationally. This matters because social infrastructure needs are shaped by people’s everyday lives: access to childcare, schools, safe play, local healthcare, youth services, affordable activities and welcoming public spaces are especially important in a young, family-oriented and growing community.



Early History and Development

The area’s development history has also shaped current conditions. Earlier development was interrupted by the economic crash and the legacy of Priory Hall, leaving a sense among some residents that housing growth has not been matched by the timely delivery of community facilities, services and public amenities. Our study, building on previous reports and engagement, has identified this as an important issue of trust, not only infrastructure.

Future growth and why action is needed



The Dublin City Development Plan identifies SDRA 1 as a major growth area. Up to 7,350 new homes are planned, which could add an approximate 21,536 new residents.

This would bring the wider population towards 45,000 people. The assessment therefore has considered not only current shortfalls, but also the additional pressure that will arise as new homes are built and occupied.

Significant development is already permitted or proposed, including thousands of new homes, new open space, childcare provision, ground-floor commercial space and some community or cultural floorspace. However, delivery has been uneven and often assessed on a site-by-site basis. The cumulative impact of growth requires a more coordinated approach so that social infrastructure is planned, funded and delivered at the same pace as housing.

7,350
New homes planned

21,536
New residents estimated

How the assessment was carried out

The assessment combines several forms of evidence. It reviews planning policy, demographic data, existing facilities, planning permissions, previous studies and local strategies. It also uses a gap analysis to compare existing and planned provision against relevant standards, benchmarks and community feedback.

Community engagement has been central to this assessment. A public survey attracted 1,429 responses, the largest response to a consultation on Dublin City Council’s Engage platform to date. The survey was supported by workshops with Council officers, residents, community organisations, health and social care providers, education and childcare interests, sports bodies, youth organisations, policing and community safety representatives, faith groups, transport providers and development partners.



The strongest message from engagement is that residents and operators do not want isolated, single-purpose interventions. They want joined-up services, visible progress, safer connections, youth-friendly places, better everyday amenities and a shared civic heart that helps Clongriffin, Belmayne, Parkside and Belcamp feel like connected parts of one community.

Main Findings

Essential and civic services

The most urgent infrastructure gap is primary healthcare. There is no Primary Care Centre within the study area, despite a population approaching 25,000 people. At least one Primary Care Centre is required now, with capacity for expansion or a second centre as the population grows. Community feedback indicates a preference for two accessible centres, one serving Clongriffin and one serving Belmayne.

GP provision is also below the Dublin benchmark. The assessment identifies 16 GPs across seven practices, equivalent to 63 GPs per 100,000 people, compared with a Dublin benchmark of 91. Around seven additional GPs, or approximately three practices, are required to meet current needs. With planned growth, the requirement rises to around 27 additional GPs, or approximately 12 practices. Dental provision is adequate for the current population but will need to grow as the population increases.

Childcare is another significant pressure. Existing crèche capacity is below the level required for the current population and additional provision will be needed as new housing is occupied. Community-based

and affordable childcare models should be prioritised, particularly where they can be linked to wider family services.

Education provision is considered at a high level. Primary school provision is currently sufficient across the wider catchment, but planned growth will create additional demand, expected to be met through reserved school sites at Clongriffin and Belcamp and planned extensions. Secondary school provision is already under pressure and planned expansions will help, but education remains a medium- to long-term strategic risk requiring continued coordination with education bodies.

Safety and emergency services are also major public concerns. Emergency services were the most selected essential service in the survey, chosen by 70% of respondents. Antisocial behaviour was the most identified community challenge, selected by 78% of respondents. A Garda station should be delivered at Belcamp Lane, and social care, youth, family and addiction-related supports should be integrated discreetly into broader health and community facilities rather than delivered as isolated standalone uses.

Community and cultural infrastructure

Community and cultural provision is not keeping pace with the area's scale, density and growth. Existing community and cultural facilities within the SDRA are limited, and there is no dedicated civic library, performing arts venue, maker or creative studios, or co-working hub. This is particularly significant because the area has a young and diverse population and because previous housing growth has not been matched by the facilities needed to support everyday community life.

The survey shows strong demand for youth facilities, a public library and a community centre. Youth facilities were the highest community and civic priority, selected by 64% of respondents. A public library was selected by 56%, and a community centre by 52%. Cultural priorities included performance spaces, festival and event spaces, rehearsal space, artist workspaces, maker spaces, music venues and a possible cinema.

A large multifunctional Community and Cultural Hub, described as a "Kultur Haus" concept, should be delivered. This would bring together a civic library, youth centre, family resource services, performance and rehearsal space, creative studios, media space, social enterprise, co-working and incubation space, with scope for a small commercial cinema if viable. The aim is to create a visible, welcoming civic anchor that supports learning, culture, youth services, enterprise and everyday social life.

Sports and recreation

Sports and recreation provision is mixed and generally insufficient for current and future demand. Father Collins Park and Trinity Sports Centre are important assets, but indoor facilities are limited, and the area relies on a small number of sports and fitness centres. There is only one identified swimming pool in the study area, at Trinity Sports and Leisure Club, and no new swimming pool is currently planned.

Survey respondents strongly supported indoor multi-sport and accessible facilities, indoor courts, studios, gyms, outdoor courts and walking or cycling trails. A new or improved leisure centre was supported by 73% of

respondents, while 75% supported the idea of a sports campus. Community needs are also changing, with demand for sports beyond traditional football and GAA, such as cricket, volleyball and other emerging activities.

The recommended response is twofold. First, Trinity Sports Club should be redeveloped as a central multi-sport, leisure and wellbeing anchor, potentially including a swimming pool, indoor courts, studios, accessible changing and youth-friendly spaces. Second, a pitch-based sports campus should be progressed at the Northern Site, supported by safe and attractive walking, cycling and greenway links through Father Collins Park.

Parks, play and green infrastructure

The area has a strong baseline of parks and open space, including Father Collins Park and several Grade 1 and Grade 2 community parks. However, planned population growth will reduce park provision per person below the relevant benchmark. Around 7–9 hectares of additional local parkland may be required over time, with priority given to local parks and improved amenities rather than a single new flagship park.

Residents value existing green spaces but want them to be more useful, active and welcoming. The most popular green-space intervention was space for open-air

markets and food trucks, selected by 55% of respondents. Other priorities included local parks with good amenities, larger play areas for older children and teenagers, adult play and outdoor fitness, better greenway and blueway access, and community gardens.

The likely loss of the Belmayne allotments also requires replacement land for urban farming, community gardens or allotments. Father Collins Park could become a much stronger connector between neighbourhoods if lighting, safety, play, events, public art and paths are improved.

Community priorities

The public consultation shows a clear hierarchy of concern. People want essential services, safety, healthcare, youth provision, community facilities and everyday amenities. The highest priorities included emergency services, primary healthcare, youth clubs, a library, community centres, indoor and outdoor sports facilities, better cafés and restaurants, and more active use of parks and public spaces.

Several cross-cutting themes run through the engagement. Residents and stakeholders described fragmentation between Clongriffin and Belmayne, with Hole in the Wall Road acting as both a physical and symbolic barrier. They also identified a legacy of under-delivery and mistrust, hidden vulnerabilities among

families and individuals, concerns about antisocial behaviour and safety, and a need for visible, credible progress.

Importantly, engagement with communities and social infrastructure operators also identified strong local assets: Father Collins Park; good and improved access to public transport; high-quality schools; some existing sports facilities; local community organisations; a young population; and a diverse community. The challenge is to turn these assets into a more coherent place by providing shared spaces, building capacity and delivering better connections and facilities that are designed with local people rather than simply delivered to them.

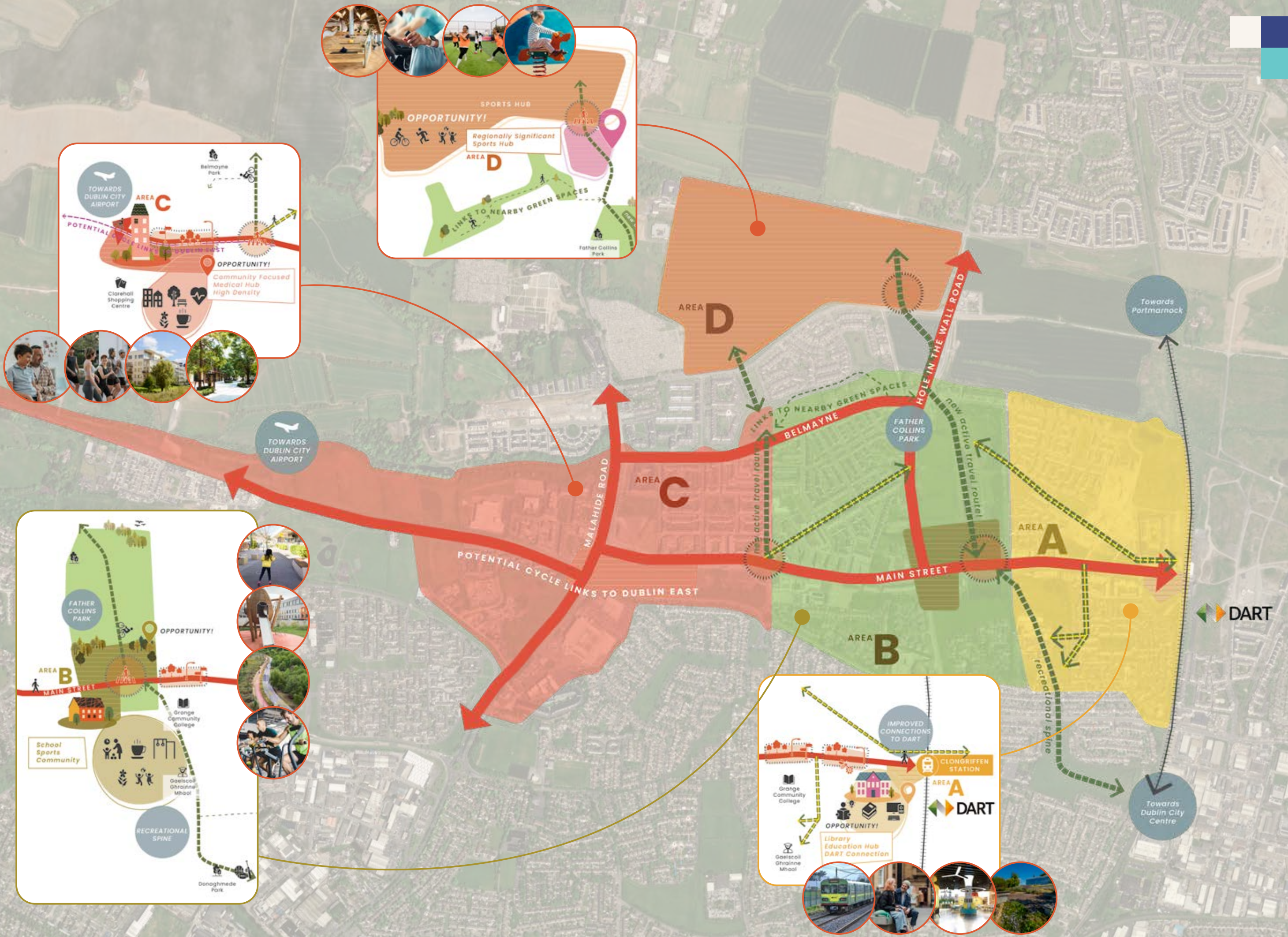


Spatial strategy

A distributed but coordinated spatial strategy is required. Rather than placing every facility in one location, different parts of the area should play complementary roles based on accessibility, land availability, community need and existing assets — one beating heart, four chambers.



Together, these areas would create two important organising structures: an east-west civic link between Clongriffin and Belmayne, and a north-south recreation spine connecting the Gaelscoil Campus, Trinity Sports, Father Collins Park and the Northern Site. This would support the 15-minute city principle by making services, parks, schools, sport and public transport easier and safer to reach.



Strategic recommendations

Nine strategic recommendations move the evidence towards delivery.

1	Social Infrastructure Spatial Framework should identify locations, floorspace, phasing and co-location models for health, community, culture, childcare, education and sport.	2	A Spatial Masterplan should align social infrastructure with public realm, active travel, transport, parks and greenways.	3	A Local Mobility Plan should address practical barriers to walking, wheeling, cycling and public transport, including unsafe crossings, poor lighting, weak wayfinding, inaccessible stops and severance caused by major roads.
4	A Best Fit Ground Floor Activation Strategy should address vacant and under-used ground-floor units, particularly in Clongriffin Main Street and Belmayne, by encouraging uses that add footfall, safety, social value and evening or weekend activity.	5	Community and operator engagement should be deepened, especially with young people, older residents, ethnically diverse communities, disabled people, carers and those who are less likely to be reached through traditional consultation.	6	Social Infrastructure Delivery Partnership should bring together Dublin City Council, the HSE, the LDA, education bodies, housing bodies, developers, community operators and local organisations to coordinate delivery, funding and stewardship.
7	An operator and community capacity-building programme should support local groups to participate in placemaking, governance and delivery.	8	Secure Trinity Sports Club and promote integration with Grange School Campus to provide a strategic anchor for indoor sports, leisure and wellbeing provision.	9	Dublin City Council should develop a Social Infrastructure Toolkit and policy guidance so that future development plans and planning applications apply clearer definitions, benchmarks and expectations for social infrastructure.

Conclusion

The central message is clear: Clongriffin, Belmayne, Parkside and Belcamp need a shared civic heart, with Dublin City Council taking a lead to coordinate the delivery of social infrastructure with other agencies and private developers. The area has grown quickly and will continue to grow, but the facilities that allow communities to thrive have not kept pace. Healthcare, childcare, youth services, libraries, cultural space, sport, play, local parks, safety and everyday public life must now be planned as essential parts of sustainable growth.

The recommended approach is not about delivering isolated facilities. It is about creating visible, trusted, well-connected and welcoming places where services are clustered, spaces are shared, and residents can meet everyday needs close to home. If delivered in a coordinated way, the proposals will help rebuild trust, support a young and diverse population, improve health and wellbeing, reduce fragmentation between neighbourhoods and create the civic, cultural and recreational infrastructure needed for long-term regeneration.





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