



Social Infrastructure Needs Assessment for Clongriffin, Belmayne & Environs

Turley



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Executive Summary



Dublin City Council (DCC) has commissioned a comprehensive Social Infrastructure Needs Assessment (SIA) for Strategic Development Regeneration Area, SDRA, 1 Clongriffin, Belmayne and Environs to assess existing social infrastructure provision and project needs arising from future population growth. This SIA assesses SDRA 1 as ‘the site’, and a 1km buffer of SDRA 1 as ‘the study area’. This study area includes the communities of Clongriffin, Belmayne, Parkside and part of the emerging community of Belcamp.

The existing area is currently home to approximately 24,919 people and functions as a service centre providing a broad range of social infrastructure. It has experienced significant residential expansion, with a 25% population increase between 2016 and 2022, far outpacing city and national averages. The area is one of the densest in Ireland, with 5,511–7,528 persons per sq. km and has a distinctly young population (43% under 30). A significant increase in the ethnic diversity of the area is an emerging trend, with the proportion of “New Irish” in the study area increasing from 18% to 24% over the last census period.

The area’s growth has been shaped by a challenging development history. Early private-led development at Old Belmayne was followed by the legacy of the Priory Hall crisis, before the economic crash in 2008/2009 brought construction to a halt. Following this, much of the SDRA 1 lands have been brought into public ownership, resulting in State-supported housing

without equivalent planning revenues including for social and community infrastructure needed to support the sustainable development of this new community.

Looking ahead, the area is set to experience further significant growth. The Dublin City Development Plan (DCDP, 2022–2028) identifies SDRA 1 as a major growth area, with 7,350 new homes and c.21,536 additional residents planned, creating substantial demand for health, education, childcare, recreation, community and cultural facilities and services.

To respond to the needs of the existing population and the planned increase in population our assessment draws on a comprehensive baseline analysis comprising planning policy, history and precedent review, socio-economic, demographic analysis, facilities audits, policy review, planning pipeline analysis and extensive community engagement, including the largest online survey to date undertaken on behalf of DCC (with c. 1,400 respondents).

The survey is complemented by a detailed gap analysis, which tests provision against national and local policy, demographic benchmarks and survey information to quantify current and future deficits. The assessment has reviewed the social infrastructure needs across four key social infrastructure categories, known as typologies, before identifying gaps in specific uses and typologies.

These social infrastructure typologies are:



Essential and Civic Services



Community & Cultural Infrastructure



Sports & Recreation



Parks, Play & Green Infrastructure

Essential and Civic Services

The study identifies a critical shortfall in primary healthcare infrastructure. There is no Primary Care Centre (PCC) within the study area, despite a population of almost 25,000 people. The Gap Analysis concludes that one PCC is required, with capacity for a second as the population approaches 45,000 people, provided as an expansion. However, there is community preference for two PCCs within the study area, one in Clongriffin and one in Belmayne.

GP provision is also below Dublin averages: only 16 GPs in 7 GP practices currently operate in the study area, equating to 63 GPs per 100,000 people, compared with the Dublin benchmark of 91 per 100,000. To reach this benchmark, an additional 7 GPs (≈3 practices) are required for the existing population, and 27 GPs (≈12 practices) for the planned population.

Dental provision is adequate for current needs, but six additional dentists (2 additional dental practices) are required to serve the planned population. Additional childcare provision is required both to meet the existing population and the planned population. Existing creche capacity (1,520 spaces) is below the required 1,816–2,090 spaces, with demand further rising sharply as new housing is constructed and occupied.

The detailed assessment of primary and secondary school provision is outside of the scope of this assessment. However, a high-level review of education requirements indicates that whilst primary school capacity is currently sufficient across the wider catchment, planned population growth will create demand for additional places.

This would be anticipated to be provided through reserved school sites at Clongriffin and Belcamp. While secondary school capacity is already under pressure and projected growth will increase demand further, secondary education is typically served by a broader catchment area, and the resulting need is therefore considered capable of being accommodated within the wider network of schools.

A public library, already identified in several planning frameworks, remains undelivered. It is the second-most requested community facility, selected by 56% of survey participants.

The study area contains only limited social care facilities (i.e. youth services, family services, drug treatment) despite high levels of deprivation in parts of Priorswood C (Belmayne) and adjacent electoral districts (Eds). Services for tackling anti-social behaviour and emergency services are recommended based on limited existing provision in the area and the results of the survey

Community responses strongly emphasised the need for enhanced emergency services, and a Garda station at Belcamp Lane is recognised in DCCs prior review of the North Fringe area.

Further engagement with faith groups is also recommended to understand the interest in further facilities for places of worship.





Community & Cultural Infrastructure

Provision of community and cultural infrastructure is inadequate relative to the area’s scale and growth trajectory. Only two recreation/community centres within the SDRA and 15 in the wider 1km study area serving a population approaching 25,000 people, with much of the existing residential development and accompanying community and cultural infrastructure having been constructed before the current DCDP (2022 to 2028) and its associated community and cultural infrastructure policies.

There is no dedicated performing arts venue, no maker/creative studios, no co working hub, and fragmented youth services, despite youth facilities being identified as the top community need, with a large existing and significant growth anticipated in the population of child and young people.

The assessment recommends delivery of a large, multi-functional Community & Cultural Hub and Enterprise Centre, drawing on the “Kultur Haus” concept is aligned with workshop and engagement findings and DCC Arts Office, Cultural Infrastructure Toolkit, and could include co-locating a combination of:

A civic library, with	A youth centre, with
a. Media/arts studios	a. Family and Youth Service
b. Performance/rehearsal spaces	b. Social enterprise space
c. A commercial cinema (if viable)	c. Co working/incubation space

Sports & Recreation

Provision is mixed and generally insufficient for current and future demand. There is a shortage of indoor sports facilities, including basketball, badminton, volleyball, indoor athletics and wheelchair-accessible facilities, a finding of the gap analysis that reflected both the policy/standards analysis and the results of the survey which found this to be chosen by 52% of respondents.

Only two sports and fitness centres operate within the wider catchment, with no swimming pool other than Trinity Sports Centre, with further sports and fitness centres being a significant choice for respondents (58%).

Outdoor provision also falls below benchmark: only 28.7 ha of pitches exist equating to 11.5 ha per 10,000 people, compared with the recommended 16 ha.

Demand for outdoor multi surface courts (54%) and walking/cycling trails (50%) is similarly strong.

Parks, Play & Green Infrastructure

The area benefits from a strong baseline of parks including one Flagship Park Father Collins Park (11.71 ha) and multiple Grade 1 and Grade 2 parks and public open space, bringing the total provision in the area to 102.77 ha. However, as population increases, per capita provision will fall to 23.5 ha per 10,000 people, below the benchmark of 32 ha per 10,000 persons.

To meet this increased need, there is a high demand for large playparks for older children and teens, greenways/blueways access and space for open air markets and food truck spaces (or other concessions).

The study also highlights the imminent loss of the Belmayne allotments, requiring replacement land for urban farming.

Gap Analysis Interventions & Strategic Recommendations

- This study proposes evidence for the following social infrastructure interventions:

 - **Establish Integrated Civic and Health Anchors:** Prioritise the delivery of fit for purpose, multi disciplinary Primary Care Centre as visible civic anchors, co locating GPs, wellbeing services, family supports and discreet social care. One centre should be delivered early to meet existing need, with capacity for expansion to provide a second as population growth is realised. Locating these hubs in highly accessible areas (Clongriffin or Belmayne) will support early intervention, reduce stigma and respond directly to strong community demand for healthcare, emergency services, and faith group facilities. [Gap Analysis Intervention 1-3, 7-9](#)
 - **Deliver Community/Voluntary Sector Operated Childcare and Education Capacity:** Address existing and projected deficits in childcare and education by prioritising additional crèche provision, particularly community based and affordable models integrated with wider family services. Support timely delivery of reserved primary school sites and urgently progress the Grange and Scoil Reachrann post primary school to address long term secondary school shortfalls. Education infrastructure should be treated as a medium to long term strategic risk requiring coordinated delivery beyond the current plan period. [Gap Analysis Intervention 4.](#)
- **Create a Multi Functional Community & Cultural Hub ('Kultur Haus'):** Deliver a consolidated Community and Cultural Hub that responds to identified deficits in youth facilities, libraries, performance space and creative infrastructure. A single, high quality civic anchor should combine a library, youth and family services, performance and rehearsal spaces, creative studios, social enterprise and flexible co working space. The inclusion of a cultural or community performance space could provide an additional anchor as a regional attractor, particularly if located near to Clongriffin DART station. This integrated model will restore balance, rebuild local identity, and provide a shared civic heart for an increasingly young and diverse population. [Gap Analysis Intervention 6, 10-17.](#)
 - **Rebalance Sports and Leisure Provision Towards Everyday Use:** Prioritise investment in inclusive, neighbourhood scale sports and leisure infrastructure, focusing on indoor multi sport facilities, studios, accessible courts and swimming provision. Redevelop Trinity Sports Club as a central multisport and wellbeing anchor, supported by smaller distributed facilities that integrate into daily life. Progress a pitch based sports campus in the Northern Site (Area D) to address quantitative shortfalls while strengthening indoor outdoor connections across the wider recreation network. [Gap Analysis Intervention 18-25.](#)





A coherent civic structure and north-south recreational spine

- **Enhance Parks, Play and Green Infrastructure as Social Connectors:** While overall park provision is strong, future growth requires additional local parks, enhanced play provision and improved connectivity. Focus on diversifying use within existing parks through large play areas for older children, adult fitness, greenways, and flexible spaces for markets and events. Replace lost allotments, strengthen lighting and pedestrian safety, and animate parks such as Father Collins Park to support everyday use, social cohesion and public life. [Gap Analysis Intervention 26-31.](#)

In addition, this study makes the following strategic recommendations:

Project Team

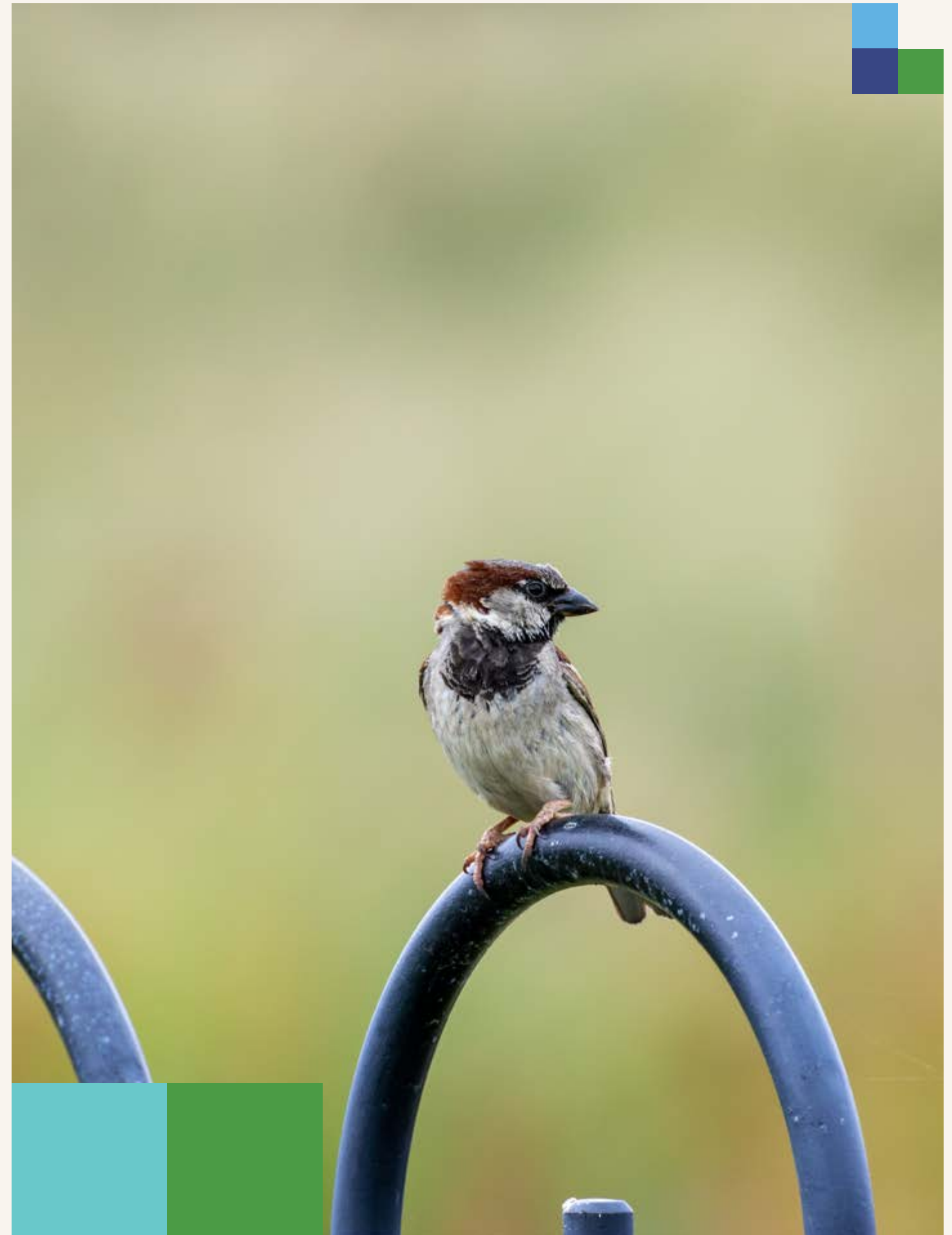
- **Prepare a Spatial Masterplan for SDRA 1** and the 1 km study area to integrate social infrastructure, public realm, active travel, transport investment, parks and greenways, establishing a coherent civic structure and north-south recreational spine.
- **Prepare a Social Infrastructure Spatial Framework** to identify priority locations, required floorspace, phasing and preferred co-location models for health, community, cultural, childcare, education and sports infrastructure across Study Areas A-D.
- **Prepare a Local Mobility Plan** for the wider 1km study area to tackle final 1km barriers to walking, wheeling, cycling and public transport. The Plan should prioritise safer crossings, lighting, wayfinding, accessible stops, cycle parking and links to key destinations, supported by a barrier audit, early-win interventions, a joint delivery group and inclusive co-design with the public, protected groups and those without access to a car.
- **Prepare a Best Fit Ground Floor Activation Strategy** for Clongriffin Main Street, Belmayne and other local centre frontages, working with a new developer to identify the most appropriate mix of complementary uses for vacant or under occupied ground floor units.

Partnerships

- **Deepen community and operator engagement** through targeted, age-specific and codesign approaches, with a focus on young people, older residents and ethnically diverse communities, embedding participation into future planning and delivery.
- **Establish a Social Infrastructure Delivery Partnership** and capacity-building programme bringing together Dublin City Council, Health Service Executive (HSE), Land Development Agency (LDA), affordable housing bodies (AHBs) education bodies, developers and community operators to coordinate delivery, funding, governance and long-term stewardship.
- **Deliver a targeted operator and community capacity building programme** to strengthen local skills, participation, stewardship and social licence for placemaking, social infrastructure delivery and long term regeneration in SDRA 1.

Corporate

- **Secure Trinity Sports Club** and promote integration with Grange School Campus to provide a strategic anchor for indoor sports, leisure and wellbeing provision, forming the core of a connected recreation corridor linking schools, Father Collins Park and the planned Sports Campus to the North.
- **Develop a Social Infrastructure Toolkit and policy guidance for future Development Plans**, clearly defining social infrastructure typologies, benchmarks, colocation principles and delivery expectations to support consistent planning and investment decisions.





01. Introduction



Essential services, community and cultural facilities, sports and recreation, parks, green infrastructure, public realm, play and recreation space

- 1.1. Turley has been commissioned by Dublin City Council (DCC) to undertake a Social Infrastructure Needs Assessment (SIA) of Strategic Development Regeneration Area 1, SDRA 1: Clongriffin, Belmayne and Environs area of the Dublin City Development Plan (DCDP, 2022 to 2028). The purpose of this study is to evaluate the need for social infrastructure that currently exists in the area and may exist in the future as growth planned in the DCDP 2022–2028 is completed.
- 1.2. This assessment focuses on the existing communities of Clongriffin, Belmayne and Environs, which includes Parkside and part of the emerging community of Belcamp, as defined within SDRA 1. It assesses the make-up of the communities within the SDRA and the facilities available to them accessible by sustainable walking distance, defined as up to 1km, or approximately a 15-minute walking catchment. This is used to understand what essential services, community and cultural facilities, sports and recreation, parks, green infrastructure, public realm, play and recreation spaces are available to the communities of this part of North Dublin.
- 1.3. This study undertakes a gap analysis to identify the quantum and type of facilities currently needed by these communities, as well as those required to support future growth. It does so by using established policy standards and demographic benchmarks to establish the adequacy of existing provision. It outlines the types and amount of infrastructure necessary to meet both existing and emerging needs, sets delivery priorities, and highlights key opportunities for infrastructure provision, including on publicly owned lands, having regard to land which is zoned areas in the DCDP, and sites with planning permissions.
- 1.4. This study builds on the established evidence base of the area, which includes planning policy, strategies and studies that have been commissioned by public, private, and community stakeholders at a range of levels. It has been shaped by extensive engagement and consultation with DCC, government agencies, local residents, and organisations either actively operating or aspiring to operate in the area. This consultation process forms a vital component of the assessment, ensuring that the findings reflect strategic priorities and community perspectives for the area.

02. Methodology

2.1. The objective of the study is to confirm the social infrastructure needs of residents in SDRA1: Clongriffin, Belmayne and Environs, with a particular focus on community life, social infrastructure and service provision within the bounds of SDRA1.

The methodology for the assessment is described in this section.

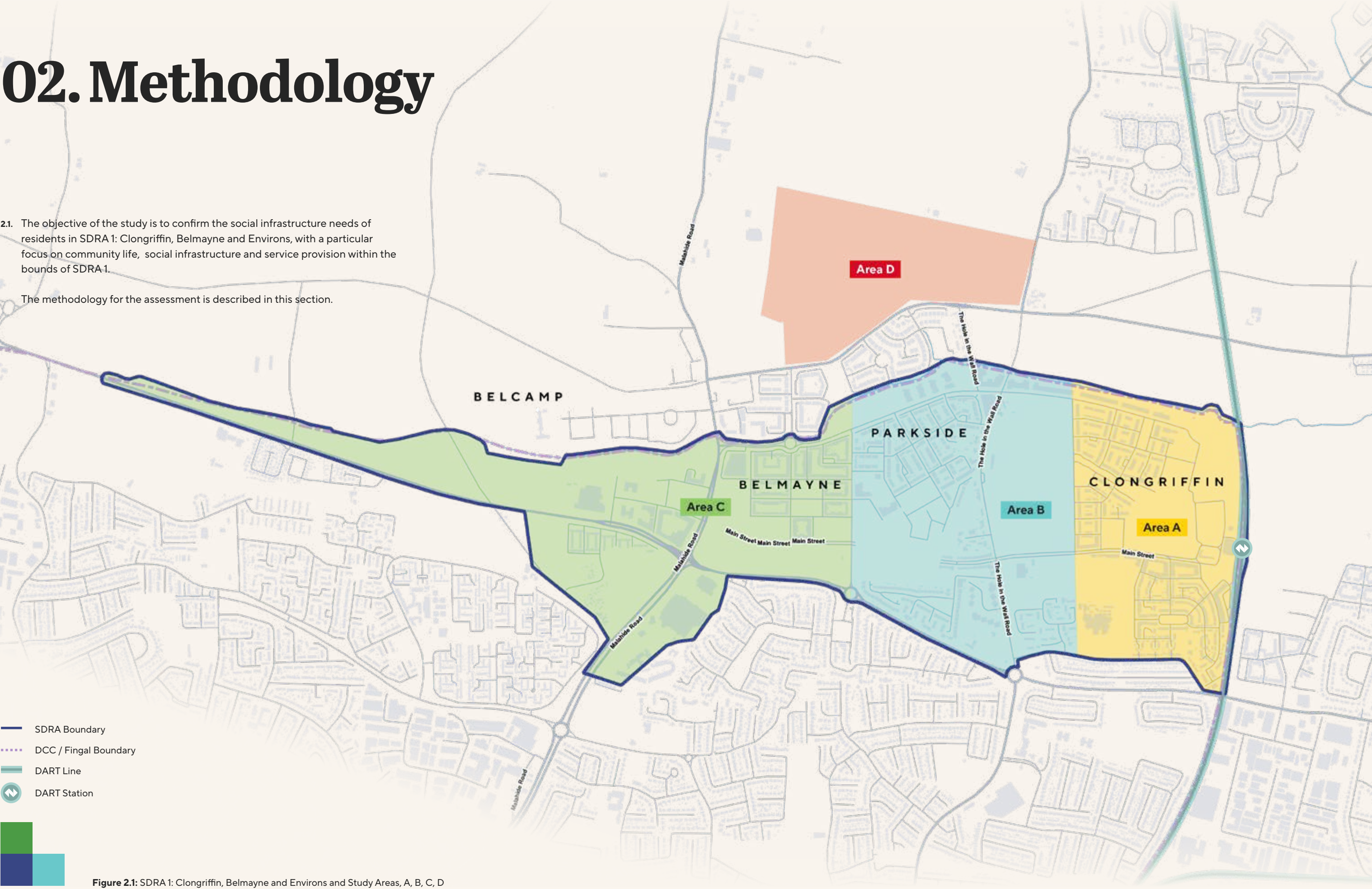


Figure 2.1: SDRA1: Clongriffin, Belmayne and Environs and Study Areas, A, B, C, D

Methodology Overview

- 2.2. Our methodology follows five main steps. These are summarised as follows and described in detail in the ensuing sections.
- 1. Site and Study Area: The study focuses on SDRA 1, referred to as ‘the site’, and a wider ‘study area’, defined as everything within 1km of the boundary of SDRA 1.
 - 2. Literature review: A literature review was conducted across national, regional, and local policy and research informing the study’s methodology, social infrastructure typologies, and overall assessment approach – See Appendix 1: Detailed Planning Policy Baseline.
 - 3. Social Infrastructure Typologies: This study assesses the need for social infrastructure defined by the DCDP (2022 to 2028). The categories of social infrastructure are known as ‘social infrastructure typologies’ which have been given a definition using DCC (2022 to 2028) standards, refined and development having regard to local studies and supporting reports, national Section 28 (S28) Ministerial Guidelines and consultation with DCC service departments, local social infrastructure providers, and the local community.
 - 4. Baseline Assessment: The baseline assessment confirms the current and future conditions of the site and study area in two parts:
 - a. Existing baseline: A description of the site and study area as they are now (in 2026), including physical features, demographic profile, and the social infrastructure currently in place. The time horizon is 2026. This is described in Section 3: The Existing Study Area.
 - b. Future baseline (to 2030): A description of what is planned for the site and study area by DCDP (2022 to 2028) planning policies or by committed planning permissions that activate these policies. The time horizon for the future baseline is the final date for the DCDP (2028), although it acknowledges that the delivery of these permissions will extend beyond this date. This is described in Section 4: Future Plans for the Area.

- 5. Stakeholder Engagement: The stakeholder engagement had two primary methodologies:
 - a. Survey: A large-scale survey and workshop programme captured community priorities and challenges in Clongriffin, Belmayne, Parkside and Belcamp. The survey, with 1,429 responses, provided statistically robust insights, highlighting strong demand for emergency services, primary healthcare, youth facilities, libraries, community centres, and enhanced sports amenities. Respondents also stressed antisocial behaviour, housing density, retail vacancies, and experiences of racism as key concerns.
 - b. Discovery Workshops: Complemented this by using design thinking methods to explore lived experience and identify barriers, opportunities, and future interventions. A discovery workshop took place with DCC officers, followed by three workshops with social infrastructure operators.

These stakeholders emphasised rebuilding trust, addressing fragmentation between neighbourhoods, and establishing a civic heart, while recognising significant assets and the need for coordinated, deliverable action.
- 6. Gap Analysis: The gap analysis establishes the type and amount of social infrastructure that is needed for the site and the study area. This is conducted along the following steps:
 - a. Step 1: Policy / benchmark: Local and national standards (from the DCDP (2022–2028) as updated by s28 Ministerial Guidelines) are confirmed. Where the local and national standards are absent, silent or out-of-date, demographic benchmarking is used, typically drawing on Census 2022 data or recognised sector-specific standards.
 - b. Step 2: Population / housing need: Using the baseline assessment to confirm the existing and planned population, which is based on the DCDP target of 7,350 homes within SDRA 1, a planned population of approximately 21,536 persons (using an average household size of 2.93 persons).

- c. Step 3: Social Infrastructure Supply: Using the baseline assessment to confirm and the existing and planned social infrastructure to serve these populations.
- d. Step 4: Social Infrastructure Needs Assessment: The social infrastructure needs assessment is provided in two parts:
 - i. Policy and Benchmarking (Quantitative Gap Analysis): Local and national standards and demographic benchmarking (Step 1) is applied to the population / housing need (Step 2) having regard to the social infrastructure supply (Step 4) .
 - ii. Community Needs Assessment: The results of the survey are applied, either in combination with Step 2 or where standards or benchmarks are not available, solely relied upon.
- e. Social Infrastructure Interventions: Social Infrastructure interventions are suggested based on the outcome of Step 4 (i) and (ii) , in combination or alone.

Detailed Methodology Review

(1) Site and Study Area

- 2.3. For this assessment, the site refers to the existing communities of Clongriffin and Belmayne, and part of the emerging Belcamp community, as defined in SDRA 1 of the DCDP 2022–2028.
- 2.4. SDRA 1 is bounded by the DART line and Clongriffin Station to the west, the River Mayne (and the DCC–Fingal boundary) to the north, hedgerows along the R139 to the west, and major roads to the south including the R139, Malahide Road, Clarehall Avenue, and Grange Abbey Road.
- 2.5. The SDRA includes Clongriffin (west of Hole in the Wall Road), Belmayne (west of Malahide Road), and Belcamp (east of Malahide Road). These areas fall within the electoral divisions (EDs) of Priorwood A, B, and C (Belcamp), Grange A (Belmayne), and Grange B (Clongriffin).
- 2.6. For this assessment, the study area is defined as a 1km radius around the SDRA 1 boundary, broken into 500m bands. This area also includes Parkside. This captures facilities that can be reached sustainably, typically within a 15-minute walk.
- 2.7. This approach aligns with the 15-Minute City concept included within the DCDP (2022 to 2028) as: “15 Minute City Concept: The 15-minute city concept envisages that within 15 minutes on foot or bike from where they live that people should have the ability to access most of their daily needs.”

2.8. The study area has also been reviewed and refined in consultation with the DCC Planning Department before its adoption, ensuring consistency with the relevant policy and strategic objectives.

(2) Literature Review

- 2.9. The literature review for this study examined all relevant policy, strategies, and research relating to Clongriffin, Belmayne, and the surrounding area. It considered documents at three levels:
- 1. National, including Section 28 Ministerial Guidelines and national strategies such as the National Planning Framework (2025);
 - 2. Regional, including the Regional Spatial and Economic Strategy for the Eastern and Midland Region (2019 to 2031); and
 - 3. Local, including the DCDP (2022 to 2028), DCC departmental strategies, and published studies specific to the area.
- 2.10. This review helped to shape the methodology, social infrastructure typologies, and overall assessment approach used in the study. The literature review is provided in Appendix 1 (Detailed Planning Policy Baseline) below.



These typologies were developed using the policies and standards in the DCDP (2022 to 2028)



(3) Social Infrastructure Typologies

- 2.11. The DCDP (2022 to 2028, Glossary) defines social infrastructure as:
- “Social infrastructure includes all community infrastructure. The physical infrastructure necessary for successful communities, i.e. community infrastructure such as schools, libraries, community centres, cultural spaces, health centres, facilities for the elderly and persons with disabilities, childcare facilities, parks, and other facilities and spaces for play and recreational activity.”
- 2.12. This study expands on this definition by creating a set of Social Infrastructure Typologies used for assessment. These typologies were developed using the policies and standards in the DCDP (2022 to 2028), relevant strategies and studies that support it and s28 Ministerial Guidelines. They were refined through detailed consultation with DCC Departments , social infrastructure providers and the community in late 2025.
- 2.13. Once confirmed, these typologies formed the basis for assessing (a) the existing social infrastructure serving the area and (b) the gaps or needs identified in the analysis. The full list of Social Infrastructure Typologies is provided in Section 3, including details on how they are assessed in the Gap Analysis. Otherwise, the Social Infrastructure Typologies are outlined in detail in Section 4 (Social Infrastructure Typologies) below.

(4) Baseline Assessment

- 2.14. The baseline assessment reviews the current and future conditions of the site and study area based on the time horizon of 2026 for existing conditions and 2028 for future conditions. The outcome of the baseline assessment is provided in Section 4 (Clongriffin Belmayne & Environs). The method for this assessment is described as follows:
- 1. Existing baseline assessment: The existing baseline assessment is described in Section 3: The Existing Area. This assesses the site and study area as it is in 2026. This is based on its physical characteristics, demographic profile, and existing social infrastructure, as outlined below.

- a. The existing site assessment: This is based on the technical team’s review of the site based on site visits conducted in September and November 2025, and existing studies of the area.
 - b. The current demographic profile: EDs where more than 50% of the population falls within the SDRA boundary These EDs are Grange B (Clongriffin), Grange A (Belmayne), and Priorwood C (Belcamp). They are considered representative of the area’s socioeconomic profile.
 - c. The current facilities profile: This provides an audit of existing facilities using GeoDirectory address data (2025), which is an up-to-date database of businesses, maintained by An Post. Geographical Information Systems (GIS) have also been used to ascertain the amount of certain type of facilities. Where GIS data was not available, the amount and of facilities have been manually estimated using publicly available data sources. This data has been updated for stakeholder engagement and other databases including Tusla. Note: In Volume 1 Main Body, some facilities are mentioned under several typology categories, for example, multisport facilities may also appear under single sport facilities. In this regard, totals may not align across Volume 1 and Volume 2 as a result.
- 2. Future Baseline Assessment: The existing baseline assessment is described in Section 4: The Future Plans for the Area. This assesses what is currently planned for the area, based on population growth and social infrastructure facilities growth. The time horizon for this assessment is and described in terms of its constituent parts as follows:
- a. Future population: This is based on the DCDP (2022 to 2028) Table 2-8 of the DCDP confirms that SDRA 1 contains 52 ha of zoned land and is planned to deliver up to 7,350 homes. This reflects the maximum growth scenario identified for SDRA 1 in the DCDP (2022 to 2028), which assumes the delivery of approximately 7,350 homes.

The population projection used in this assessment is based on this maximum growth scenario and applies an average household size of 2.93 persons per household, calculated as the average across the relevant EDs. Using this methodology, the planned population for the purposes of assessing social infrastructure needs in the Gap Analysis is estimated at 21,536 persons.

Note: This approach has been adopted in preference to the population projection associated with the existing planning applications, as the DCDP projects a higher level of growth and therefore represents the most robust basis for assessing future social infrastructure requirements.

- b. Planned social infrastructure: This is based on planned facilities identified through the DCDP (2022 to 2028) and committed planning permissions that provide new or expanded infrastructure.

(5) Stakeholder Engagement

Step 5.1 Consultation Survey

- 2.15. A structured survey was undertaken with targeting engagement within the study area via social media, direct emails to key stakeholders and networks, on DCC consultation platform “Engage”.
- 2.16. The survey was open between 28th November 2025 and 9th January 2026 for a period of 6 weeks, and during this time received 1429 responses. This represents the largest response to any consultation undertaken on DCC’s Engage portal to date.
- 2.17. You can find a more detailed analysis in Chapter 7 of this report, and detailed findings and methodology in Appendix 5: Survey Analysis.

Sample Size and Demographic Weighting

- 2.18. This natural sample represents a statistically representative example of the views of the both the population of DCC area and the study area within a 95% confidence and 3% (+/-) margin of error.

- 2.19. The age profile of the natural sample is broadly representative, with an over-representation of responses from middle-aged groups, and less responses from under respondents aged under 29 or over 60, than the 2022 census profile.
- 2.20. Women were overrepresented in the sample (61.4%), and non-white groups made up a smaller proportion in the sample than represented in the general population of the area.
- 2.21. Where this has had a significant impact on the results compared to the natural sample, we have highlighted a “weighted” result which adjusts for the difference in respondent demographics in the natural sample to the census.
- 2.22. We have also provided a similar weighted adjustment to findings which may be influenced based on a respondent’s residential location, balancing any locational preference for services or uses in the natural sample, with a weighting to reflect the census data for that area.

Key Demographics

- 2.23. Most respondents identify Clongriffin as their primary connection point.
- 91% live locally; 6% represent organisations; 5% work in the area.
 - Two thirds have lived in the area more than six years, with 5.6% less than a year.
 - 94.7% identify as White; 5.3% identify as Asian or Black.

Top Priorities & Needs

- 2.24. Within the natural sample, emergency services (70%) and primary healthcare (57%) are the most demanded essential services. Clongriffin uniquely prioritised primary healthcare overall all other forms of social infrastructure.
- 2.25. In regard to Community and Civic infrastructure, the highest demand led need was for youth clubs (64%), a public library (56%) and community centre (52%).





The Needs Assessment was supported by a structured programme of four themed workshops

- 2.26. In regard to cultural uses, most respondents highlighted a preference for performance spaces (48%), festival/event spaces (47%), rehearsal space (47%). Cinemas lead among Clongriffin respondents, in contrast to Parkside, Belmayne and Belcamp.
- 2.27. Indoor sports priorities included multi sport accessible facilities (58%), courts (52%), gyms (51%), with outdoor priorities emphasising multi surface courts (54%), tracks/trails (50%). There was very strong support overall (≥71%) for all proposed new sports facilities.
- 2.28. Feedback on Parks and Green Spaces recognised the significant provision and potential of Father Collins Park, with residents prioritising open air market/ food truck space (55%), followed by development of smaller local parks and larger parks with an emphasis of child and adult play provision.
- 2.29. There was a significant preference for cafés (84%), restaurants (78%), and bars (53%) as part of the retail, commercial and hospitality provision of the area.

Community Challenges

- 2.30. Mirroring the findings of the Forgotten Communities: Clongriffin and Belmayne Community Needs Assessment – Northside Partnership and the City of Dublin Youth Services (CDYS, March 2023) report, the most significant community challenges include:
- Antisocial behaviour (78%), universally the top concern.
 - Housing over density (59%), rising with length of residency.
 - Vacant retail units and lack of shops was noted as being particularly acute in Clongriffin.
 - Higher concerns around racism among non white respondents (34%).

Location Prioritisation

- 2.31. Accounting for locational weighting, locational prioritisation of new services and facilities illustrated that:

- A plurality of 31% of weighted respondents would prioritise new or additional Parks and Green Space in Area D (the Northern site)
- A plurality of 35% of the weighted sample of respondents would prioritise Sports and Recreation facilities in Area C (Southwest Belmayne)
- A plurality of 31% of weighted respondents prioritise Public Realm improvements in Area D (the Northern site)
- A plurality of 29% of respondents prioritised Arts and Cultural facilities in Area D (the Northern site)
- Civic and Community facilities were jointly prioritised by 28% of respondents for both Area A, Clongriffin (Dart Station) and Area D (the Northern site)
- Essential Services were prioritised by a significantly large plurality of 35% of respondents for Area A, Clongriffin (Dart Station).

Step 5.2 Workshop Methodology

- 2.32. The Needs Assessment was supported by a structured programme of four themed workshops, designed to build the evidence base, test assumptions, and identify shared opportunities for future investment in Clongriffin, Belmayne, Parkside and Belcamp.

Approach and Format

- 2.33. The workshops used a design thinking methodology, emphasising empathy, iteration, and user centred problem solving. This approach enabled participants to explore lived experience, collaborate across sectors, and move from identifying challenges to developing realistic, place based opportunities.
- 2.34. Each workshop followed a consistent, interactive structure combining individual reflection, table discussions, and facilitated group activities, ensuring inclusive participation and balanced contributions.

Workshop Programme and Themes

- 2.35. After an initial internal discovery workshop with DCC, three themed workshops were held with external stakeholders, co facilitated by Turley and DCC:
- Essential Services and Civic Infrastructure Monday 15 December, 09:45–12:45
 - Sport, Recreation, Public Realm and Active Living Monday 15 December, 14:00–17:00
 - Community, Culture and Social Life Tuesday 16 December, 09:45–12:45

This co-facilitation model supported shared ownership and embedded insights within DCC’s cross departmental teams.

Participation

- 2.36. The workshops brought together a broad and diverse mix of stakeholders, blending lived experience with professional insight. The participants included:
- Residents and community groups
 - Local councillors
 - Sports, leisure and youth organisations
 - Education and childcare providers
 - Healthcare and social care services
 - Housing bodies
 - Policing, community safety and addiction support services
 - Faith organisations
 - Transport providers
 - Officers from across DCC and the LDA
- 2.37. A full attendance and methodology is included in Appendix 6: Discovery Workshops.

- 2.38. This diversity ensured that workshop discussions stayed grounded in local realities while being tested against statutory, operational and governance considerations.

Workshop Structure and Activities

- 2.39. Each session began with introductions, and an overview of how the workshop would contribute to the overall Needs Assessment.
- 2.40. A short evidence based presentation was given which provided a shared foundation for discussion. It covered emerging findings, demographic insights, examples of best practice, and spatial mapping of the study area.

Hypotheses Amnesty – Imagining the Future

- 2.41. Participants engaged in a creative exercise known as a hypotheses amnesty inspired by lateral thinking methods to imagine long term possibilities for the area. They explored future spaces, mobility patterns, and qualities that would enhance everyday life.
- 2.42. The attendees developed user personas reflecting the needs of different demographic groups. This exercise ensured discussions remained centred on real, diverse user experiences.
- 2.43. The participants mapped day to day journeys, identifying touchpoints, emotional highs/lows, barriers (“pains”) and positive experiences (“gains”). This helped highlight where services and environments could be improved.
- 2.44. A practical spatial exercise used large scale maps and thematic prompts to identify feasible interventions, early win projects, and priority locations. The discussions centred on governance, delivery partners and practical constraints.

Locational and Typology Preference Exercises

- 2.45. As part of the stakeholder engagement process, participants across the three themed workshops took part in a structured participative design exercise using “typology top trumps” prompt cards and an area-based map.
- 2.46. This exercise explored community and operator preferences regarding the location, function, and co-location potential of new social infrastructure within the four workshop areas. The activity provided a spatial understanding of priorities, encouraged deliberation on trade-offs, and generated grounded insight into how different typologies could best support existing and emerging communities.



Overall purpose of the Workshops

2.47. The workshops were exploratory, formative and evidence led. The workshops were not decision making forums, nor a substitute for wider public engagement. The primary purposes were to:

- Test underlying assumptions
- Identify shared challenges and opportunities
- Shape priorities for deeper analysis
- Strengthen and validate the Needs Assessment evidence base

Workshop Findings:

2.48. Across all workshops, several cross-cutting themes emerged:

- (a) Legacy and Erosion of Trust: The psychological and physical scars of the Celtic Tiger era remain visible. The unfinished promise of a once upmarket, investment-led development has left a legacy of disillusionment. Residents feel a sense of abandonment by both the private and public sectors, with a lingering perception of unfulfilled commitments and disjointed approaches. Rebuilding trust will require transparency, early wins, and visible collaboration - a sustained effort to demonstrate that this time, things are different.
- (b) Fragmentation and Disconnection: The divide between Clongriffin and Belmayne is both physical and social. The 'Hole in the Wall Road' stands as a literal and symbolic barrier. Distinct social silos exist between communities and neighbourhoods, yet beneath these divides lies goodwill and a desire for connection. Placemaking here must focus on stitching these threads together through shared spaces and community-led initiatives that nurture belonging.
- (c) Hidden Vulnerabilities: The workshops surfaced significant hidden vulnerabilities arising from overlapping pressures such as caregiving, disability, language barriers and limited local support, highlighting the value of culturally sensitive, low-cost spaces and small, early interventions such as sensory-friendly environments and peer-support groups. Trust, safety and visibility emerged as foundational concerns,

with strong support for a Primary Care Centre co-located with community policing and other services, evolving through a phased delivery model. Participants repeatedly pointed to the absence of a civic or cultural anchor for the area, calling for a shared community and cultural hub that could operate both as a service centre and a symbol of collective identity.

- (d) Assets and Latent Potential: Despite its challenges, Clongriffin, Belmayne, Parkside and Belcamp possess strong assets: high-quality transport, parks, schools, sports facilities, and a young, diverse and growing population. There is energy and goodwill waiting to be channelled into collective progress. The opportunity is to transform these latent strengths into visible signs of renewal, to build on what already exists while creating the civic and cultural heart the area has long lacked.
- (e) Social and Civic Infrastructure: The absence of a recognisable centre (no civic hub or cultural anchor) has left the area without a heartbeat. Father Collins Park, though valuable, remains underused as a connector between communities. Public spaces feel empty rather than alive. Investment in civic, cultural, and everyday social infrastructure, from cafés and youth hubs to cultural programming and nighttime activity, will be central to rebuilding identity and vibrancy.
- (f) Aspiration to Implementation: Participants spoke of the persistent gap between vision and delivery. Aspirations have often been expressed but rarely realised. Overcoming this requires clear governance, partnership alignment, and mechanisms for joined-up delivery. The next stage must combine pragmatism with ambition, sequencing achievable short-term actions with long-term vision, while embedding communities at the heart of decision-making.

Themes identified by current Social Infrastructure Operators:

- (g) Sport, Recreation, Public Realm and Active Living: Within the domain of sport, recreation and public realm, participants illustrated a clear desire for activity to be woven into daily life through a mix of formal facilities and informal, local, walkable opportunities. Participants cited barriers such as poor lighting, unsafe crossings and the severance created by major roads, notably the Hole in the Wall Road, which undermine active travel and reduce access to existing assets such as Father Collins Park and Trinity Sports.

Enhancing connectivity, improving wayfinding, and strengthening passive surveillance were viewed as essential to encouraging participation and fostering healthier, more inclusive communities. Young people were identified as particularly underserved, with a need for flexible, welcoming environments designed with rather than for them. While major leisure facilities remain important, participants stressed the need to rebalance provision with smaller, locally distributed interventions that deliver early impact.

- (h) Community, Culture and Social Life: The workshops participants underscored the community's aspiration for vibrant, sensory-rich places animated by food, music, diverse cultural expression and everyday social interaction. Participants voiced concerns about youth safety and the lack of aspirational, non-judgmental spaces where young people feel welcome and supported.

The area's cultural diversity was seen as a significant strength but one that requires intentional expression through shared cultural spaces, community kitchens, markets and celebrations. Discussions also highlighted the everyday pressures residents face, including time scarcity, safety concerns and limited informal support, are reinforcing the importance of accessible community and cultural infrastructure in reducing isolation and strengthening wellbeing.

- (i) Essential Services and Civic Infrastructure: The Essential Services workshop participants highlighted a strong community desire for a more coherent, human centred system of local services in Clongriffin, Belmayne, Parkside and Belcamp. Participants strongly supported the creation of a Primary Care Centre co located with community policing, emphasising that safety and health are foundational needs and envisioned essential services such as a primary healthcare centre, childcare, social supports, and other civic functions being woven into a lively, welcoming centre at the heart of the area.

Everyday amenities such as cafés, arts trails, family friendly spaces and informal meeting points were seen as integral to how people access services, helping to reduce stigma, encourage social connection, active travel (and healthier lifestyles) and make the area feel more alive and inclusive, also reinforced the absence of a civic and cultural anchor. They stressed that trust is built not only through the availability of services, but through their visibility, approachability and consistency. Currently these feel dispersed and disconnected, lacking a shared "home." Participants advocated for a combined community and cultural hub, potentially along Hole in the Wall Road and/or near the Clongriffin DART station, that could serve as both a functional service centre and a symbol of collective identity.

- 2.49. Across all workshops, a consistent set of cross-cutting themes emerged: the need for integration rather than fragmentation; the fundamental importance of social and civic infrastructure to place identity and trust; the centrality of safety and everyday experience; and the necessity of addressing diverse generational needs through inclusive and intergenerational design. Participants underscored the gap between long-held aspirations and lived experience and expressed a strong desire for visible, credible progress through early wins and transparent delivery pathways.



Across all workshops, a consistent set of cross-cutting themes emerged: the need for integration rather than fragmentation



2.50. There was strong resistance to isolated, one-off initiatives, with consensus that multi-use, co-located facilities integrating community, cultural, youth, health and learning functions are essential to rebuilding belonging and supporting areas of highest social need.

2.51. To support the next phases of placemaking, planning and delivery, the workshops pointed to clear engagement priorities: rebuilding social licence through transparent communication and realistic timelines; establishing a sustained, structured programme of community engagement.

2.52. It also sought to ensure strong coordination between DCC, the LDA, and other partners; and investing in community capacity-building so residents are empowered to shape and steward future civic, cultural and social infrastructure.

(6) Gap analysis

2.53. The gap analysis identifies what types of social infrastructure are needed in the site and wider study area, and how much of each is required to meet the needs of the existing and future population. It brings together the findings of the baseline assessment, planning standards, demographic evidence, and community feedback. The outcome of the gap analysis is provided in Section 7 below. The process involves four key steps:

Step 1 – Policy / Benchmark

2.54. The gap analysis uses local and national standards, including the DCDP (2022 to 2028) and the relevant s28 Ministerial Guidelines. Where the local and national standards are absent, silent or out-of-date, demographic benchmarking is used, typically drawing on Census 2022 data or recognised sector-specific standards.

Steps 2 and 3 – Population / Housing Need

2.55. Steps 2 and 3 use the existing and future baseline data to understand:

- How many people currently live in the area, and how this population is expected to grow; and
- What social infrastructure already exists, using GeoDirectory address data.

2.56. This establishes the starting point for the assessment: the current and future demand for services, and the current and future supply of facilities available to meet that demand.

Step 4: Social Infrastructure Needs Assessment

2.57. The social infrastructure needs assessment is provided in two parts:

2.58. Policy and Benchmarking: This step applies recognised planning standards to calculate how much social infrastructure is required for the population being assessed.

- Use of local and national standards: Quantitative standards set out in the DCDP (2022 to 2028), supported by Section 28 Ministerial Guidelines, provide numerical benchmarks (for example, the established standard of 1 childcare facility per 75 dwellings in the Childcare Guidelines, 2001).

- Use of demographic benchmarking where standards are absent or outdated: Not every type of social infrastructure has an up to date planning standard. Where standards are unavailable, no longer reflective of current practice, or not suited to the typology in question, the study uses demographic benchmarking instead. This typically involves comparing the study area to norms drawn from Census 2022 or recognised sector specific guidance (for example, national participation rates in sports, or typical library usage per capita).

- Where no standards or benchmarks exist: In cases where neither planning standards nor demographic benchmarks are available, the analysis relies entirely on qualitative insights from the community survey (Step 5.3).

2.59. This step results in a quantitative estimate of the need for each social infrastructure typology.

2.59.1. Step 5.2: Policy and Benchmarking (Quantitative Gap Analysis): Local and national standards and demographic benchmarking (Step 1) is applied to the population / housing need (Step 2) having regard to the social infrastructure supply (Step 4).

2.59.2. Step 5.3: Community Needs Assessment: The results of the survey are applied, either in combination with Step 2 or where standards or benchmarks are not available, solely relied upon.

2.60. Community Needs Assessment: Local lived experience and user feedback is incorporated. Quantitative and qualitative findings from the community survey – including levels of satisfaction, perceived gaps, barriers to access, and local priorities – are used in two ways:

- User feedback alongside the quantitative assessment: Where both standards and/or benchmarks exist.
- User feedback solely: For typologies where there is no robust quantitative standard.

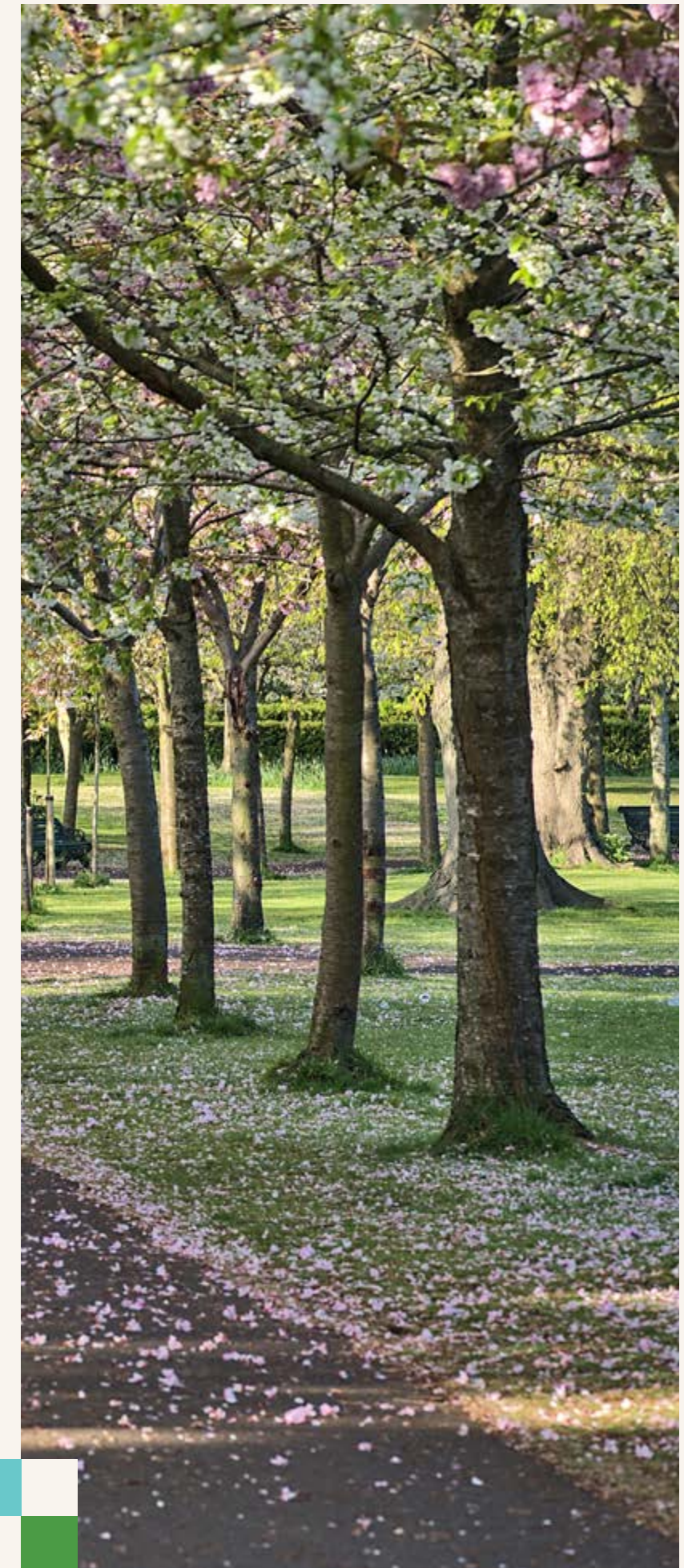
2.61. This adds a qualitative understanding of need, ensuring that community experiences and expectations shape the final recommendations.

Step 5.4 – Social Infrastructure Interventions

2.62. 2.62 In the final step, the findings from quantitative gaps (Step 5.2) and qualitative gaps (Step 5.3) are combined to identify the specific actions needed to address shortfalls. Interventions may include:

- New facilities where none currently exist,
- Expansion or enhancement of existing facilities,
- Improved access to underused facilities,
- Phasing recommendations based on when population growth is expected,
- Spatial priorities within the study area (e.g., clusters or neighbourhood hubs).

2.63. The output is a clear set of evidence-based recommendations for social infrastructure provision to support both current and future communities.



03. The Existing Area

3.1. This study reviews the area within the SDRA1 boundary and the study area. It assesses the existing baseline context of the area, including its physical characteristics, existing demographic profile and existing social infrastructure. It also outlines the future baseline, which includes growth planned for SDRA1 in the DCDP (2022 to 2028) and also in committed planning applications.

3.2. For the purposes of this study, Clongriffin, Belmayne, Parkside and Environs is defined with reference to the SDRA1 boundary. SDRA 1 extends from the DART rail line and station in the west to the River Mayne in the north, which also marks the boundary between Dublin City and Fingal Councils. Its southern edge is formed by key road infrastructure including the R139, Malahide Road, Clarehall Avenue and Grange Abbey Road, while hedgerows along the R139 delineate parts of the western boundary.

3.3. The SDRA encompasses the communities of Clongriffin, Belmayne and Belcamp. Clongriffin is generally understood as the area west of the railway line and east of Parkside centred on Main Street (Figure 2.1, Area A); Parkside is located to the west of Clongriffin and east of Belmayne centred on Hole in the Wall Road (Figure 2.1, Area B) and Belcamp is located to the east of Parkside centred on Malahide Road (Figure 2.1, Area C). These communities broadly correspond with the EDs of Grange B (Clongriffin), Grange A (Belmayne) and Priorswood C (Belcamp).

3.4. A detailed description of existing facilities is provided below. For orientation, key facilities are briefly outlined here:

- Clongriffin: Includes Clongriffin DART Station, Father Collins Park, and Trinity Sports Centre, all connected via Main Street.
- Belmayne: Features pocket parks, community gardens, and educational facilities including Belmayne Educate Together, St Francis of Assisi Primary School and Little Rainbows Creche, together with Clarehall Shopping Centre, located near the Northern Cross junction.
- Belcamp: Situated on the opposite side of Northern Cross, it includes City Junction Business Park, Darndale Park, an existing hospitality presence including the Hilton Dublin Airport Hotel and nearby cafés such as Costa Coffee and Starbucks at Clarehall, and retail provision including Homestore.



3.5. The boundary of SDRA1 is depicted in Figure 3.1 below, and the boundary of the study area 1 is depicted in Figure 3.2 below.



Figure 3.1: Boundary SDRA1



Figure 3.2: The Study Area – 1km of SDRA1

Existing People: Socioeconomic Profile of the Area

3.1. This section summarises the socioeconomic profile (Figure 3.3: Socioeconomic Profile) based on Appendix 2: Detailed Socioeconomic Baseline. Overall, the study area is characterised by rapid population growth, a young and increasingly diverse population, significant new housing development, and evolving socioeconomic dynamics.

Population and Demographics

- 3.2. The study area is experiencing significant population growth, with a combined population of 24,919 in 2022, 25% growth since 2016. This exceeds population increases recorded across Dublin City (7%) and nationally (8%).
- 3.3. The area is also highly dense, ranking among the top 4% of EDs nationally, with population densities ranging from 5,511 to 7,528 persons per km².
- 3.4. The population profile is relatively young, with 79% of residents under the age of 50 and 43% under 30, proportions higher than both Dublin City and national averages.
- 3.5. The study area is becoming increasingly ethnically diverse. The proportion of Irish citizens fell from 82% to 76% between 2016 and 2022. Localised analysis indicates that some parts of the area have even greater diversity.

Housing and Household Characteristics

- 3.6. The dominant household type is married couples with children (27%), which is higher than the Dublin City average of 18%. The study area also has a higher proportion of lone-parent families (14%) compared with 8% nationally and within Dublin City.
- 3.7. Approximately 67% of the housing stock was built since 1991, with 19% constructed after 2016. The number of households increased by 30% between 2016 and 2022, confirming the area as a new and rapidly expanding residential community.
- 3.8. While home ownership slightly exceeds renting at the ED level (47% versus 45%), more localised analysis indicates that rental tenure is more prevalent, particularly when social housing provision is considered.

3.9. The average household size in the area is 2.93 persons per household taken as an average of the three EDs, Grange A and B and Priorswood C. This is higher than the national average of 2.74 persons per household and the Dublin City average of 2.48 persons per household.

Deprivation and Socioeconomic Conditions

3.10. The area is mixed regarding deprivation levels, with areas classified as “marginally above average,” alongside areas classified as disadvantaged in the Pobal HP Deprivation Index. However, these deprivation assessments were undertaken prior to tenanting of major housing developments over the last two years. As such, deprivation levels may not fully reflect more recent demographic change within the area. Nearby areas also contain pockets of significant deprivation.

Employment, Education and Commuting

- 3.11. Belmayne Educate Together National School is the only school currently within the Delivering Equality of Opportunity in Schools (DEIS) action plan. Adjoining areas such as Darndale, Coolock, and Priorswood, which sit immediately adjacent to the Clongriffin/Belmayne, host multiple long-standing DEIS primary and secondary facilities.
- 3.12. Whilst not confirmative in and of itself, the presence of several DEIS schools in the surrounding area is a significant indicator of deprivation.
- 3.13. More positively, educational attainment levels are increasing, particularly among residents with third-level and postgraduate qualifications, indicating an upskilling population. 65% of residents are at work and unemployment levels have reduced to 5%. Remote working increased from 1% to 8% between 2016 and 2022. While private car use remains the most common mode of travel, its share has declined, with bus travel and active modes remaining important commuting options.

Social Infrastructure Facilities

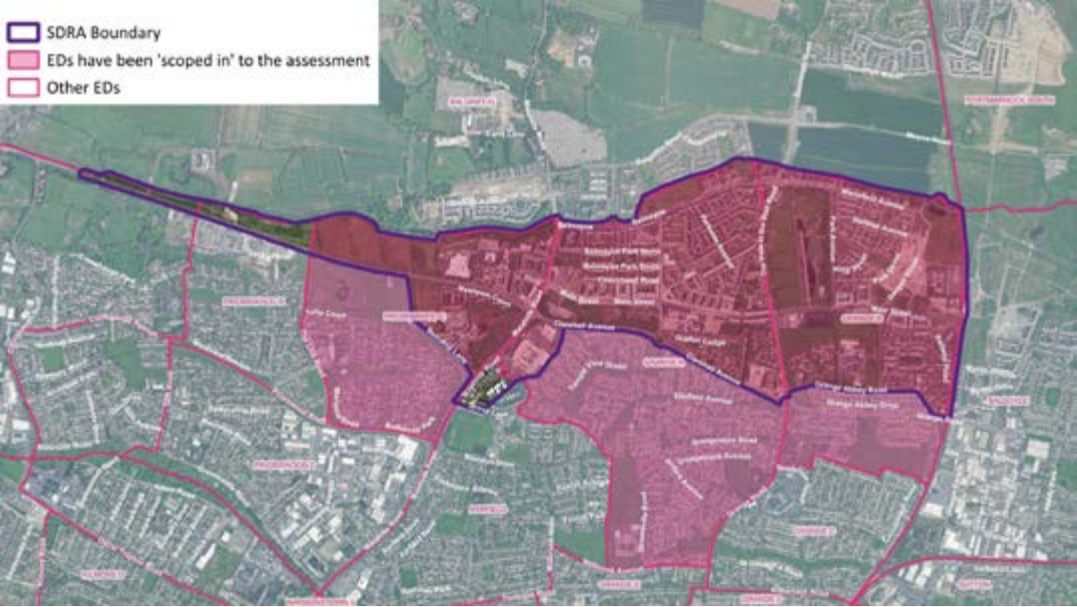


Figure 3.3: Socioeconomic Profile – SDRA 1 and ‘Scoped In’ EDs

3.14. This section summarises the social infrastructure facilities based on Appendix 3: Detailed Social Infrastructure Facilities Baseline6 as depicted on Figure 3.4 to 3.6 below. Overall, the analysis indicates that retail and employment uses are reasonably well represented within the SDRA and the wider catchment, supported by nearby industrial and employment areas. However, community, cultural and civic facilities within the SDRA itself are relatively limited when compared with the scale of existing and planned population growth.

Retail, Employment and Business

- 3.15. A total of 90 retail, employment and business facilities are located within the SDRA boundary, primarily concentrated in Clarehall Shopping Centre and Belmayne Town Centre, while Clongriffin currently has relatively limited commercial provision. Extending this out to the 1km boundary increases this number by 384.
- 3.16. A number of significant employment clusters are located outside the SDRA, including Baldoyle Industrial Estate, Coolock Industrial Park and Clonshaugh Business and Technology Park, which may generate employment-related travel patterns for residents. Within the 1km study area, a further 384 retail, employment and business facilities have been identified.

Essential Services

3.17. Within the SDRA, a total of 31 educational, health and religious facilities have been identified, including 6 childcare facilities, 6 educational facilities (Gaelscoil Ghráinne Mhaol, Belmayne Educate Together National School, Saint Francis of Assisi Primary School, Belmayne Educate Together Secondary School, Grange Community College and Gaelcholáiste Reachrann), 18 health facilities (2 Dental Practices – The Meridian Clinic and Northern Cross Dental, 3 GPs – The Meridian Clinic, Northern Cross Medical Centre and Clongriffin Medical Centre, 1 Nursing Home, Respite, Rehabilitation Facility – Carechoice Northern Cross, 2 opticians, 6 Other Human Health Facilities and 4 pharmacies) and 1 place of worship (Clongriffin Masjid), with a further 70 facilities identified within 1km of the SDRA, including 14 childcare facilities, 16 educational facilities, 31 health facilities and 9 places of worship.

Community and Cultural Facilities

3.18. Within the SDRA a total of 9 community and cultural facilities have been identified, 7 community and civic uses (including 3 community / youth / resource centres, 1 credit union/bank (Bank of Ireland Northern Cross), 1 public office (NDLS Clarehall),



1 post office (Clarehall Post Office), and 1 train station (Clongriffin Station) as well as 2 cultural facilities (HBV Studios and Laloo's Fuji Digital Centre). A further 21 community and civic use facilities and 6 cultural facilities were identified within the 1km study area. While childcare and healthcare facilities are reasonably distributed, the limited provision of cultural and community facilities is notable.

Sports and Recreation, Parks, Green Infrastructure and Public Realm

3.19. The recreational landscape of the area is strongly anchored by Father Collins Park, which represents the most significant green infrastructure asset within the SDRA and provides a major destination for recreation, open space, and community activity. Within the SDRA, a total of 13 sports and recreation facilities were identified, comprising 3 sports clubs/facilities (Trinity Sports and Leisure, Trinity Donaghmede FC, Sail Training Ireland), 5 gyms or fitness studios (including Energie Fitness Clarehall, Block Nine Fitness Limited,

Yoga next Door, Yoga Studio Northern Cross, Hot Yoga Dublin), and 5 parks and playgrounds (Father Collins Park, Parkside Park, Belmayne Park, Belmayne Playground, Parkside Playground). Belmayne is characterised by a network of smaller pocket parks and local recreational spaces, providing more distributed access to open space across residential areas. Notably the absence of gyms or fitness studios within Clongriffin is an identified as a gap.

3.20. Extending the study area a further 1km beyond the SDRA, an additional 27 sports and recreation facilities are identified, including 11 sports clubs/facilities, 11 gyms or fitness studios, and 5 parks and playgrounds. The baseline assessment suggests that indoor recreation and fitness facilities remain unevenly distributed, with a stronger reliance on facilities located outside the immediate SDRA boundary. Overall, local recreational and fitness provision may be required in the future to support the needs of a growing population.

Studies of the existing area

3.21. Forgotten Communities: Clongriffin and Belmayne Community Needs Assessment – Northside Partnership and the City of Dublin Youth Services (CDYS, March 2023): This report assesses the community infrastructure needs in Clongriffin and Belmayne, highlighting past gaps in service delivery, using participatory methods to capture residents lived experiences. Key findings show rapid population growth has outpaced amenity provision, a lack of youth facilities contribute to anti-social behaviour, and hidden mental health and addiction issues exist. The report calls for urgent investment in multipurpose community spaces, youth services and social infrastructure.

3.22. Belmayne Community Group (BEG), Community Development Proposal (September 2023): BCG active since 2013 advocate for essential social infrastructure in Belmayne and Clongriffin. Their 2023

proposal highlights urgent needs for childcare, youth services, and a multi-purpose community centre, citing links between the lack of amenities and social challenges like addiction and anti-social behaviour. The group urges coordinated action to address long-standing infrastructure gaps.

3.23. A Better Clongriffin Website (www.clongriffin.com): This website advocates for balanced development in Clongriffin, urging the LDA and DCC to deliver essential amenities alongside housing. It presents Clongriffin as a fast-growing, well-connected urban community with strong potential. The site calls for action on key community needs, including shops, cafés, health and youth facilities, education centres, improved transport links, and safe access to Baldoye-highlighting the need for coordinated investment to create a complete and inclusive neighbourhood.

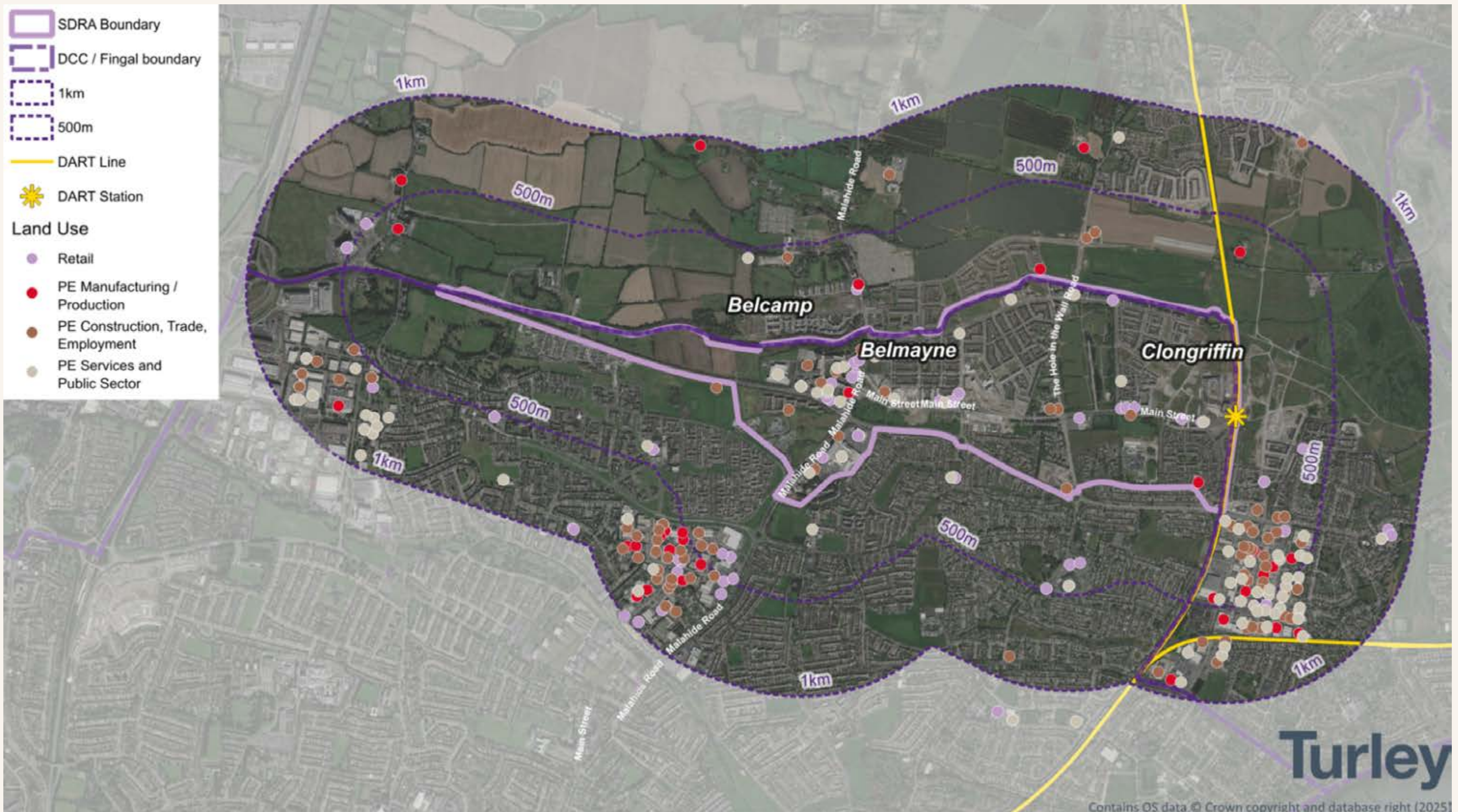


Figure 3.4: Retail, Employment and Business

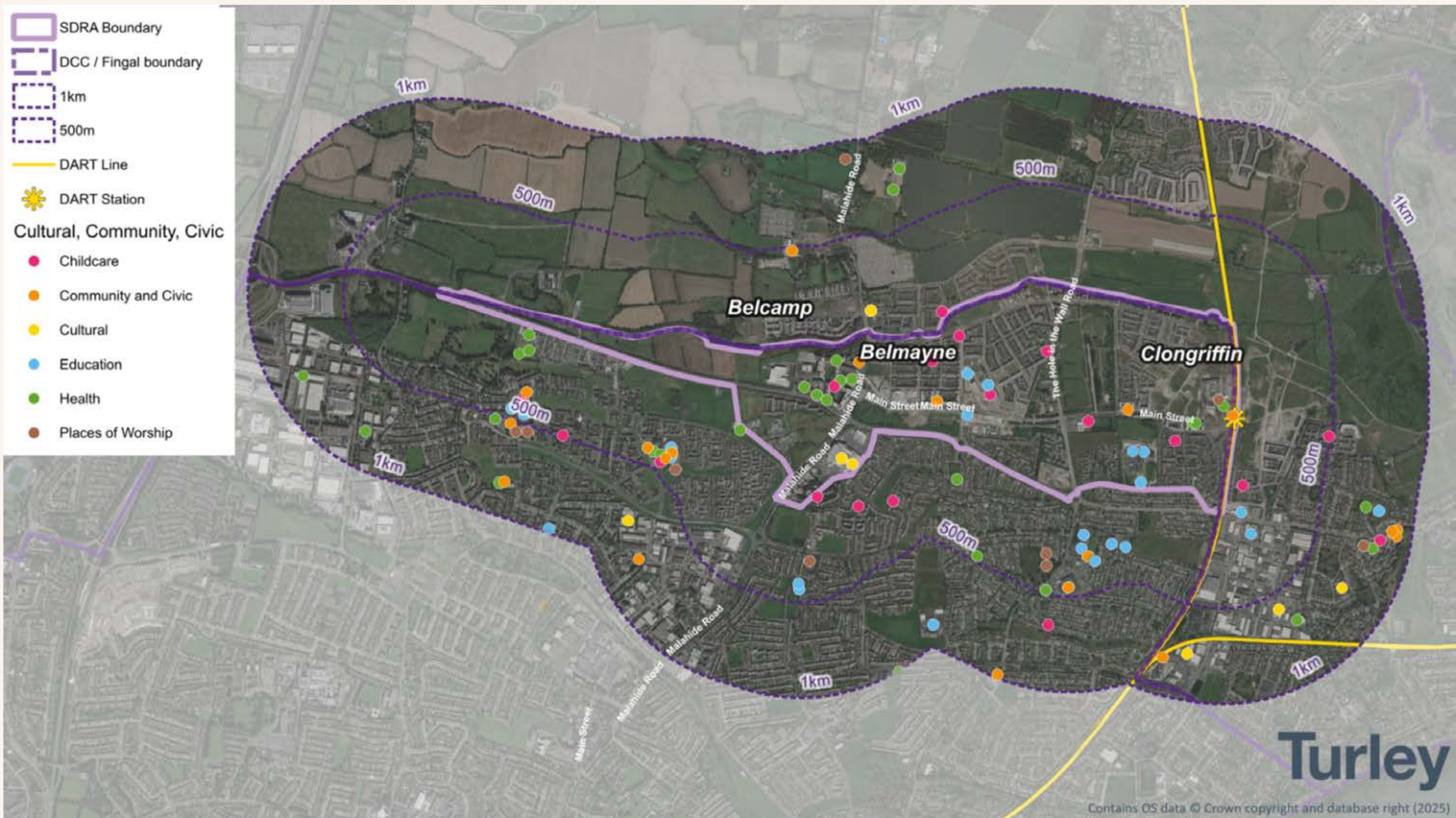
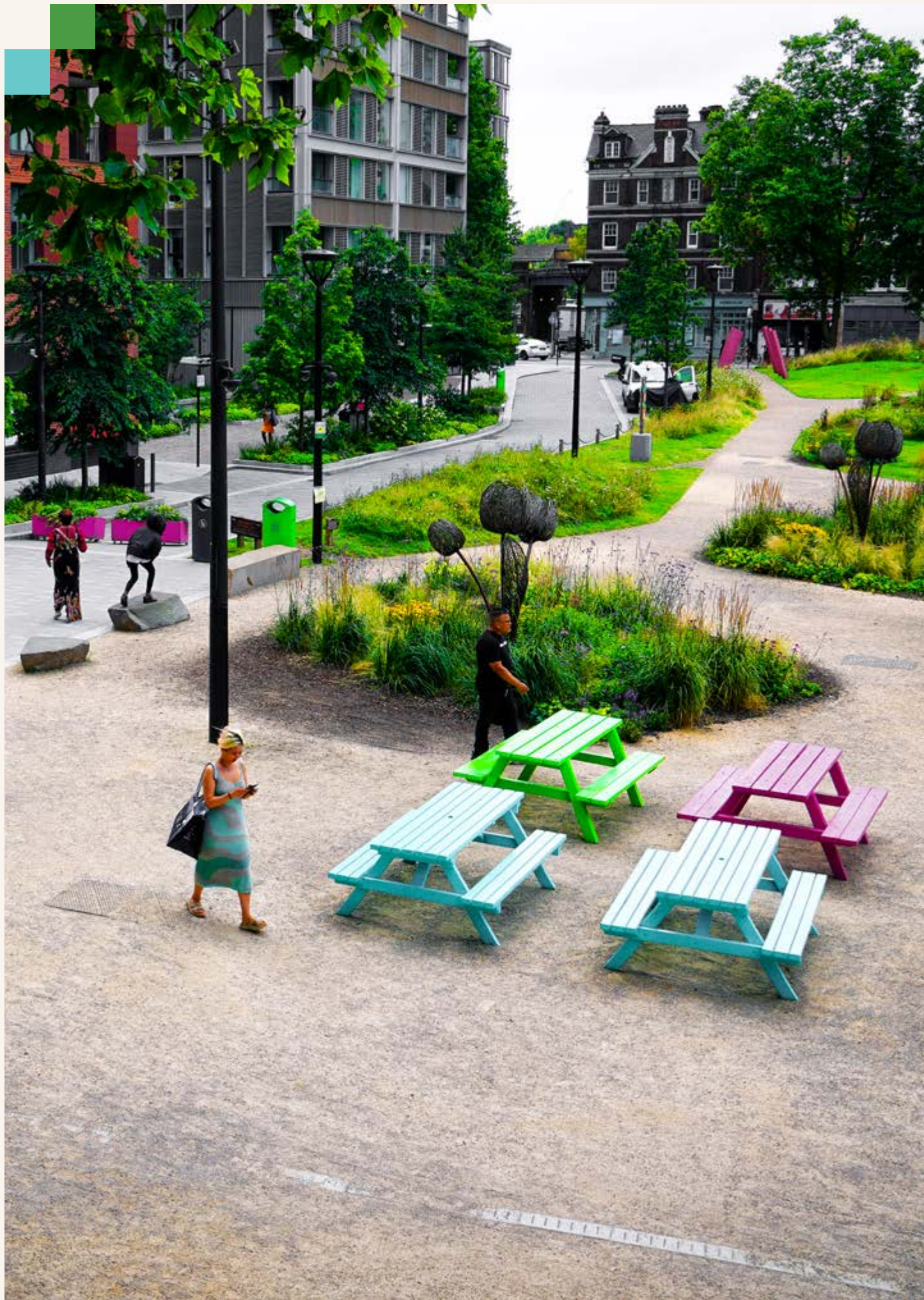


Figure 3.5: Essential Services, Community and Cultural Facilities



Figure 3.6: Parks, GI and Open Space



04. Future plans for the area

Planning Policy

- 4.1. DCDP (2022-2028) was adopted at a Special Council meeting on 2 November 2022 and came into effect on 14 December 2022.
- 4.2. Table 2-8 of the DCDP confirms that SDRA 1 contains 52 ha of zoned land, is planned to deliver up to 7,350 homes or 21,536 people (based on an average household size of 2.93 persons per household). This growth will be supported by two Key Urban Villages (KUVs) at Clongriffin Train Station and Malahide Road (Clarehall/Northern Cross), linked by a Main Street and a network of squares, parks, and green spaces, as depicted on Figure 4.1 below.
- 4.3. Key infrastructure priorities include:
 - Completion of Clongriffin KUV and Belmayne Town Centre.
 - Upgrading Belmayne Main Street with high-quality bus/cycle path.
 - A green link from Belmayne to Belcamp, a new road link (Belcamp Parkway), links to Baldoyle/Stapolin lands and River Mayne Greenway.
 - Collaboration with FCC on Phase 6 LAP Lands and Belcamp proposals.
- 4.4. Land/use activity priorities include:
 - Mix of residential, commercial, and community uses.
 - Higher residential densities at KUVs near transport hubs and Main Street.
- 4.5. Height/design principles:
 - School sites at Belmayne and Clongriffin.
 - Relocate allotments from Belmayne Main Street to a suitable nearby site.
 - High-quality design and taller gateway buildings at key junctions.
 - Minimum heights of 5 stories in KUVs, Rail Station and Belmayne Town Centre.
 - 4-5 stories at Main Street; locally higher building at Malahide Road / R152.
- 4.6. Priorities for green infrastructure are:
 - Belmayne-Belcamp link and River Mayne Greenway for biodiversity/SuDS.
 - Retain hedgerows, greenway and hedgerows.
 - Align all development with the 2020 Masterplan SuDS Strategy.
- 4.7. Beyond the current development plan, NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (July 2025) requires DCC to deliver a minimum of 8,196 homes annually until 2034 and 6,075 annually from 2035 to 2040 to meet national housing targets, including through revisions to its existing development plan or a new ten-year development plan for its area.

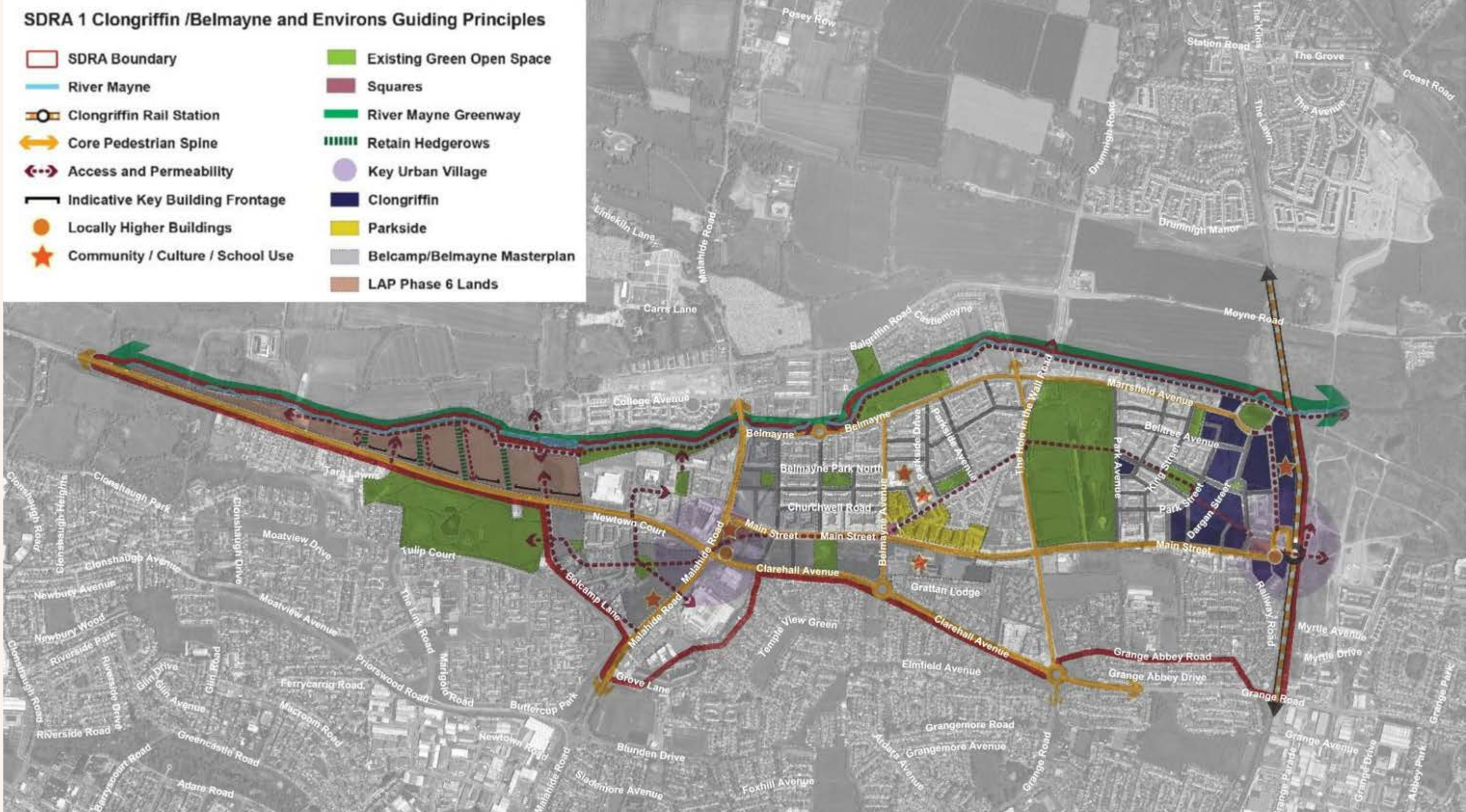


Figure 4.1: Clongriffin Belmayne and Environs Guiding Principles

4.8. Planning permissions and proposals within SDRA1 are illustrated on Figure 4.2 and summarised in Table 4.1 (Planning Permissions) and Table 4.2 (Planning Proposals Not Yet Permitted), with further detail provided in Appendix 4: Detailed Planning History Baseline. The key findings are outlined below.

Planning permissions

- 4.9. A significant pipeline of permitted and approved residential and mixed-use development exists within SDRA1 and its environs. As summarised in Table 4.1, this pipeline comprises approximately 450,332 sq. m of gross floorspace, delivering 5,017 residential units, including 4,772 apartments and 245 houses.
- 4.10. The majority of permitted development takes the form of high-density apartment schemes, many delivered or acquired by Approved Housing Bodies, including Clúid, Tuath, Oaklee, Choice, Respond and Fold. A significant proportion of units are social, cost-rental or delivered under Part V.
- 4.11. A recent planning permission is the Glenveagh Homes Flemington South LRD which includes 815 no. dwellings (610 no. houses, 194 no. apartments and 11 no. later living dwellings), a portion of the C-Ring Road, approximately 5.26 hectares of open space, community building/retail floorspace and 2 no.
- 4.12. The site also an area of 1.08ha allocated for a future school, to be delivered by the Department of Education and Youth, and subject to a separate planning consent. The proposal will include a grass all weather pitch which can be split into two playing fields, in the immediate vicinity of the future school. All weather grass playing fields, a basketball court and associated changing facilities are also proposed in the north-western corner of the site.

- 4.13. Development status across the pipeline is mixed. Several schemes are complete (including Ayrfield/Churchwell Gardens, Newtown Clarehall and Northern Cross Site No. 2) and many are currently under construction (including Parkside Phase 5B, Hole in the Wall Road schemes and the Belcamp lands). A number of Strategic Housing Development (SHD) permissions expired in 2025, some of which are superseded by Clongriffin Large-scale Residential Development (LRD), and others are expected to be superseded by the Clongriffin Central masterplan and related LRD permissions on LDA-controlled lands.
- 4.14. The permitted pipeline incorporates a wide range of supporting infrastructure, including:
- Approximately 86,555 sq. m of public open space, supplemented by 46,475 sq. m of communal open space and 10,525 sq. m of communal amenity space;
 - Approximately 4,529 sq. m. of childcare (crèche) floorspace, primarily within larger mixed-use schemes; and
 - Approximately 24,827.6 sq. m of office, commercial, retail and café floorspace.
- 4.15. Social Infrastructure Assessments (SIAs) submitted with individual applications present mixed findings. Some conclude that existing infrastructure capacity is sufficient or that demand will be absorbed locally, while others identify ongoing deficits, particularly in relation to healthcare provision, libraries, childcare capacity, community facilities, civic uses and public open space.
- 4.16. Overall, while significant infrastructure is being delivered on a site basis, provision remains uneven, and there is a clear reliance on coordinated, masterplan led development to support the cumulative impact of population growth in a sustainable and plan led manner.

Planning proposals not yet granted

- 4.17. In addition to the permitted pipeline, a number of significant planning proposals have been lodged but are not yet permitted, as summarised in Table 4.2. These proposals represent a substantial potential future growth scenario and are therefore relevant to the assessment of medium to long term social infrastructure demand.
- 4.18. Collectively, the unpermitted proposals comprise approximately 430,145 sq. m of development, providing approximately 1,350 residential units, including 181 houses and 354 apartments. These proposals are generally large-scale, plan-led developments, promoted by Approved Housing Bodies and the LDA.
- 4.19. At the time of writing, DCC decided to grant planning permission to the LDA for a LRD at Main St to the south, Friar St to the west, Park St and the under-construction Blocks 5 & 6 and Market St to the north and Station Square and Clongriffin Road to the east. The decision was made on 13 Jul 2026. This application is known as Clongriffin LRD 2. Subject to final grant, the proposed development will include a residential development with a gross floor area (GFA) of c. 73,641.91 sq. m set out in 3 no. residential blocks, ranging in height from 5 to 10 storeys, to accommodate 711 no. apartments, with associated ground floor retail/café/restaurant units and community/arts/cultural uses, and a standalone childcare facility.
- 4.20. Other emerging proposals, including those at Belmayne and Northern Cross-Belcamp, provide for additional residential development alongside substantial community and cultural floorspace, including up to 4,500–6,000 sq. m of community facilities at Belmayne. These proposals reflect an increasing emphasis on embedding social and cultural infrastructure within major residential developments, although their delivery remains subject to the planning process.
- 4.21. When considered alongside the permitted pipeline, these emerging proposals further highlight the scale and pace of anticipated population growth within SDRA1. While delivery of unpermitted schemes cannot be assumed for short-term projections, their inclusion is critical to understanding cumulative, long-term demand for education, childcare, healthcare, community, recreation and cultural facilities.

Studies of the area proposing growth and change

- 4.22. Review of Current Development Clongriffin and Belmayne and a Strategy for Dublin City Council at Belmayne – Dublin City Council (Dublin City, April 2025): This report highlights the strategic importance of the Clongriffin-Belmayne area in delivering the DCDP Core Strategy and reviews current and future development planned for the area. As part of this, the 11.5-hectare ‘L-Shaped Site’ is assessed, of which c. 9.7 hectares are owned by DCC. Key proposals include reserving land for a public square, library, indoor sports centre, and park. The study recommends that a concept design study is completed by DCC to give revised estimates for the lands that include :
- Reservation for a new public square at junction on of Main St and Malahide Road (as per the masterplan and the City Development Plan).
 - Reservation for library, cultural and community space at the public square.
 - Reservation for indoor sports centre and associated outside astro pitch.
 - Reservation for new park (as per the Masterplan).
 - Reservation for own-door medium density terraced duplex and housing on the site to the west of the new school that appropriately addresses the Main Street as a new affordable for purchase scheme.
 - Reservation for mixed use housing and commercial to the south west facing onto the new public square.
 - Reservation for mixed density housing proposal options for the DCC lands north of the Main Street.
- 4.23. LDA Clongriffin Central (2024): Provides the published information about the LDA’s proposals for Clongriffin Central, outlined above.





Figure 4.2: Other planning application

05.

Social Infrastructure Typologies

Typology 1:

Essential Services



- 5.1. This section describes the Social Infrastructure Typologies that form the basis for this assessment and details a summary of the existing provision of each typology within the study area. The Social Infrastructure Typologies have been defined by the DCDP (2022 to 2028) as updated by the policies, strategies and studies outlined in Section 5. They have been refined in light of extensive consultation with DCC departments prior to adoption in this study.
- 5.2. Essential services can be seen to form the backbone of a functioning and inclusive community. They ensure that people have access to healthcare, childcare, education, social care, emergency response, and governance, which, taken together, are services that meet the most fundamental human needs and support daily life.
- 5.3. By providing these facilities locally, communities can be empowered to become more resilient and equitable, reducing barriers to participation and fostering a sense of belonging. Access to essential services also enables timely responses to changing demographic needs, such as population growth or ageing, and helps address social vulnerabilities and inequality. These services are critical for creating balanced, sustainable neighbourhoods where residents can thrive, interact across all life stages.
- 5.4. Beyond their functional role, essential services also act as important anchors within the urban fabric, shaping patterns of movement, interaction, and community identity. Their distribution influences how people navigate
- their daily routines, the extent to which they can live locally, and the overall vibrancy of neighbourhoods. Well-planned essential services support placemaking by creating focal points where residents can gather, access support, and engage with public life. The presence and accessibility of essential services contribute not only to meeting basic needs but also to enhancing quality of life, strengthening community networks and long-term social sustainability.
- 5.5. The Essential Services Typologies outlined in Table 3.1 encompass the core services and facilities required to support healthy, inclusive, and resilient communities. These typologies include healthcare and wellbeing services, childcare, social care, and emergency services, as well as education and learning institutions, governance and community development facilities, and places of worship. Together, they provide critical support for daily life, promote social cohesion, and ensure access to fundamental needs across all age groups and demographics.

- 5.6. The existing provision within the study area for the essential services typologies and sub-categories is detailed in Table 5.1.
- 5.7. The majority of the essential services listed in Table 5.1 have been included in the gap analysis, with some assessed in light of standards and benchmarks and others in light of the results of the public survey. The ‘Other Essential Services’ category are provided for information only.

Table 5.1 Essential Services Typologies and Provision

Category	Sub-categories	Existing provision (1km study area)	Proposed provision (1km study area)
Health	Primary Care Centre (PCC): The following services could typically be provided within the PCC8: GP Services, Public Health Nursing, Dental Services, Physiotherapy, Occupational Therapy, Speech and Language Therapy, Social Work, Dietetics, Chronic Disease, Psychology, Counselling in Primary Care, Drug and Alcohol Support.	0 within the study area, with the nearest being Portmarnock PCC and Tonlegee PCC	None
	GP Surgeries	7 GP practices	GP and/or healthcare services are proposed in Clongriffin Central
	Dentists / Dental Surgeries	4 Dental Practices	Healthcare services are proposed in Clongriffin Central and GVH. Planning permission has not been granted, so changes to the facility profile is proposed.
	Other Health: Pharmacies, opticians/audiology and other healthcare facilities, including disability services, therapy/mental health services, home support/ respite care, chiropody/podiatry.	35 Other Health – including: 10 Pharmacies, 4 Opticians, 4 Nursing Home/Respite/Rehabilitation Centres, 17 Other Human Health facilities	Healthcare services are proposed in Clongriffin Central and GVH. Planning permission has not been granted, so changes to the facility profile is proposed.
Childcare, Education and Learning	Childcare Facilities: Creches, Montessori and after-school clubs	19 childcare facilities	3,056 sq. m / 1,229 creche spaces proposed by planning applications for 4,608 dwellings.

Category	Sub-categories	Existing provision (1km study area)	Proposed provision (1km study area)
Childcare, Education and Learning	Education – Primary Schools	16 primary schools (including Gaelscoil Ghráinne Mhaol, Belmayne Educate Together National School, Saint Francis of Assisi National School)	Three key facilities are planned: • An extension to Gaelscoil Ghráinne Mhaol which doubles the capacity • SDRA 1 Clongriffin Reserve Site A 32 classroom primary school & min 4 SEN classes are required to cater for the demand from the planned 2,000 homes at LDA Clongriffin central development and part of the demand from the LDA Stapolin Square development. • Belcamp LRD Reserve Site - 1.08 ha, 24 to 32 classroom primary school with minimum 4 SEN classes.
	Education – Secondary Schools	4 secondary schools (Including Belmayne Educate Together Secondary School, Grange Community College and Gaelcholáiste Reachrann)	There is a total of 650 additional secondary school places planned at Grange (450 Places) - Gaelcholáiste Reachrann (200 places), bringing the total to 2,739 places
	Other Education – Further / Higher education and Technical Colleges	2 other educational facilities (Trinity Adult Resource Group, Baldoyle CE Services)	None
	Libraries	1 Library (Donaghmede Library)	The Clongriffin-Belmayne LAP (2012), the Belmayne & Belcamp Lane Masterplan (2020) and the DCC Review of Clongriffin and Belmayne (2025) makes a recommendation that there is a reservation for a new library space. The 2025 Review It is considered that, taking into account the current exisitng library locatons, the library is best located in the Belmayne area on the study lands. The preferred location would be as part of the making of the new town square / urban park as set out in SDRA 1 of the 2022-2028 DCDP by the juncton of Malahide Road, and the city development plan.
Places of Worship	Church, Mosque, Synagogue, Temple, Prayer rooms	10 places of worship (including Clongriffin Masjid)	None
Other essential services	Cemetery, Credit Unions / Banks, Post Office, Train Station	1 cemetery (Balgriffin Cemetery), 3 Credit Unions/Banks (including Bank of Ireland Northern Cross and Trinity Credit Union), 2 Post Offices (Clarehall Post Office, Donaghmede Post Office), 1 Train Station (Clongriffin Station)	None

Typology 2: Community and Cultural

- 5.8. Community and cultural infrastructure are essential for creating vibrant, inclusive, and resilient neighbourhoods. These facilities provide spaces where people can come together, share experiences, and engage in creative and cultural activities, fostering a strong sense of identity and belonging. They support social cohesion and integration by encouraging interaction across diverse groups and help reduce isolation by offering accessible venues for community engagement.

5.9. In addition to their social and cultural functions, community and cultural facilities play a strategic role in supporting lifelong learning, skills development, and local capacity-building. By offering adaptable spaces that accommodate training, workshops, digital learning, and community-led initiatives, these facilities empower residents to participate more actively in civic life and local decision-making. They also provide platforms for voluntary and grassroots organisations to deliver programmes tailored to local needs, strengthening the social infrastructure ecosystem and enhancing community resilience. As multifunctional assets, community and cultural spaces help bridge gaps in access to resources, promote intergenerational exchange, and contribute to more equitable and engaged neighbourhoods.
- 5.10. Cultural spaces also stimulate creativity and innovation, contributing to local economic development through arts, media, and creative industries. In regeneration areas, such infrastructure plays a critical role in placemaking, enhancing quality of life, and ensuring that communities have opportunities for expression, learning, and collaboration. By integrating cultural and community facilities into the urban fabric, cities can respond to evolving social needs and promote inclusive growth.

5.11. The Community and Cultural typologies outlined in Table 3.2 include multi-use community centres, working hubs, and a diverse range of cultural facilities spanning performing arts, visual and studio arts, media arts, and creative professions. Together, they contribute to vibrant, inclusive communities and enable access to cultural and creative opportunities for all.

5.12. The existing provision within the study area for the community and cultural typologies and sub-categories is detailed in Table 5.2. All the Community and Cultural Typologies in Table 5.2 have been scoped into this assessment. The applicable assessment standards for community and cultural facilities are described in the Gap Analysis.

Table 5.2 Community and Cultural

Category	Sub-categories	Existing provision (1km study area)	Proposed provision (1km study area)
Community facilities	Recreation and Community Centres	2 recreation and community centres (Darndale Belcamp Initiative and Glin Centre)	Existing planning permissions in the study area comprise some 406,339 sqm of gross floorspace, which would give rise to CUO25 community/cultural requirement of c. 20,317 sqm of floorspace. As the majority of the planning applications were approved before CUO25 came into force, c. 9,525 sqm of community/cultural floorspace is proposed. We note that further provision will be delivered through Clongriffin Central, not yet approved.
	Other Community Centres and Family Resource Centre (not otherwise listed)	4 other community centres and family resource centres (Clongriffin Junction, Donaghmore House Community Centre, Our Lady Immaculate Lunch Club and Our Lady Parents Training Together)	
	Youth Centre / Clubs / Facility / Resource Centre (not otherwise listed)	7 existing youth centres (Funky Monkeys, Trinity Youth, Scouting Ireland, Priorswood Parish Youth Committee, Sphere 17 regional Youth Service, Baldoyle Youth Club, Scouting Ireland)	

Category	Sub-categories	Existing provision (1km study area)	Proposed provision (1km study area)
Culture Facilities	Performing Arts: Theatre, dance, opera, circus, festivals and events	3 existing facilities (O’Regan School of Ballet, Carolan School of Irish Dance, Irish Dancing Workshop)	Existing planning permissions in the study area comprise some 406,339 sqm of gross floorspace, which would give rise to CUO25 community/cultural requirement of c. 20,317 sqm of floorspace. As the majority of the planning applications were approved before CUO25 came into force, c. 9,525 sqm of community/cultural floorspace is proposed. We note that further provision will be delivered through Clongriffin Central, not yet approved.
	Studio Arts: Fine / Visual Arts, sculpture, illustration, craft and design	None identified	
	Media Arts: Film, animation, music	5 existing facilities (HBV Studios, Lalloo’s Fuji Digital Centre, Acoustic Technologies, SG Productions Limited, Theatre Production Services)	
	Creative Office Professions: Architecture, literature, arts administration	None identified	
Co and Community Working Facilities	Co-Working Hub	None identified	Office space included in several planning permissions including at Clongriffin Central and Clongriffin LRD.
	Live-Work units	None identified	None
	Incubation space	None identified	None
Governance	Commercial / Social Enterprise / Community Development	N/A	N/A

Typology 3: Sports and Recreation

5.13. Sports and recreation facilities are critical for building healthy, active, and socially connected communities. They provide opportunities for physical exercise, which are essential for preventing chronic illness and improving mental wellbeing. Beyond health benefits, these spaces foster social interaction, teamwork, and inclusion, creating environments where people of all ages and abilities can participate. They also support youth engagement, reduce isolation, and encourage lifelong active habits. In regeneration areas, sports and recreation infrastructure contributes to placemaking, enhances quality of life, and can stimulate local economic activity through events and tourism.

5.14. Beyond their physical function, sports and recreation facilities also play a significant role in strengthening community identity and supporting wider social objectives.

5.15. Well-designed and accessible facilities can encourage greater community pride, enhance perceptions of safety, and activate public spaces throughout the day. They also provide valuable opportunities for community-led programming, volunteering, and local partnership working, enabling clubs, schools, and organisations to collaborate in delivering inclusive activities. In doing so, sports and recreation assets contribute to social cohesion, support positive youth development, and help

embed healthier routines within everyday life. As multifunctional community anchors, they are crucial for fostering resilient, engaged, and active neighbourhoods.

5.16. The Sports and Recreation Typologies described in Table 4.3 offer a diverse range of facilities including multi-sport hubs, leisure centres, and multi-use games areas, as well as specialised facilities for swimming, athletics, and ice sports. Provision also includes wellbeing-focused studios and gyms, courts for team and individual sports, and outdoor amenities such as pitches, trails, water-based activity areas, and urban spaces

for skateboarding and BMX. Together, these facilities help communities meet varied needs, promote equality of access, and respond to changing lifestyles. They support inclusive participation across all age groups and abilities, contributing to active lifestyles and community cohesion.

5.17. The existing provision within the study area for the sports and recreation typologies and sub-categories is details in Table 5.3. All of the Sports and Recreation Typologies have been scoped into this assessment. The applicable assessment standards for the facilities are detailed in the Gap Analysis.

Table 5.3 Sports and Recreation

Category	Sub-categories	Existing provision (1km study area)	Proposed provision (1km study area)
Multi-sport provision	Sports Campus	None identified	None
	Sports and Fitness Centre (Leisure Centre)	2 sports and fitness centres (Trinity Sports and Leisure Club and Ayrfield Community Sports and Leisure centre)	No facilities are planned, but the DCC Clongriffin and Belmayne Report (2025) notes the possibility for investment in leisure facility with Trinity Sports Centre.
Indoor Sports and Recreation	Swimming Pools	1 identified (Trinity Sport and Leisure Club)	No swimming pools are planned for the area, although we note some upgrades to Trinity Sports and Leisure may be explored (DCC Clongriffin and Belmayne Report, 2025).
	Indoor Courts and Studios: Accessibility Facilities / Wheelchair Sports, Aerobics, Athletics (indoor), Badminton, Basketball, Cycling Velodrome), Baton Twirling, Boxing, Cheer Sports, Dance, Fencing, Gaelic Games (handball, training for hurling or football), Gymnastics, Ice Rinks, Ice Skating, Indoor Hockey, Martial Arts (including Judo, Karate, Taekwondo, MMA), Olympic Handball, Padel, Pickleball, Pilates, Racquetball, Soccer (five-a-side), Spin, Squash, Table Tennis, Volleyball, Yoga	7 indoor courts and studios (Baldoyle Badminton Centre, Balgriffin Table Tennis Club (in Balgriffin Hall), Yoga Next Door, Yoga Studio, Hot Yoga Dublin, Arabian Gymnastics, Thai Boxing Club)	None

Category	Sub-categories	Existing provision (1km study area)	Proposed provision (1km study area)
Indoor Sports and Recreation	Gyms: Gym-based Exercise – General fitness activities performed in a gym setting, such as cardio training, strength exercises, functional training, and free-movement conditioning, weightlifting (Olympic listing, powerlifting, kettlebell, barbell), circuits . circuit training and machine based training.	13 gyms (including one based at Trinity Sport and Leisure and Glin Road Sport Complex)	Several gyms are proposed in the planning application pipeline, including Clarehall.
Outdoor Sports and Recreation	Field and pitch sports: Football/ Soccer, Gaelic Games incl. Camogie & Ladies Gaelic Football; Cricket; American Football; Tug-of-War; Hockey, Golf/Pitch and Putt, Lawn Bowling, Croquet, Horseshoe Pitching	28.7 Ha of outdoor sports and recreation facilities provided. In addition, a number of Sports Clubs were identified, including Trinity Donaghmede FC, Saint Laurence O’Toole GAA Club, Innisfails GAA, Naomh Barróg GAA and Trinity Gaels GAA.	The Belcamp LRD proposes playing fields and associated clubhouses/ changing facilities (c.98 sq.m) at Belcamp (GVH) which is not yet permitted.
	Outdoor Multi-surface Courts: Basketball, Tennis, GAA Handball, Netball; Padel, Pickleball and Cycling		
	Tracks/Trails/Paths: Athletics, Jogging/Running, Walking, Cycling/Biking, Mountaineering/ Hill Climbing, Orienteering, Triathlon , Outdoor Gym Space and Fitness		
	Water Sports / Aquatic: Canoeing, Rowing, Sailing, Surfing, Waterski/ Wakeboarding, Angling/Trout Angling		
	Ranges, motorsport and adventure: Motorcycling/ Motorsport, archery, sport climbing, skateboarding / BMX		

Typology 4: Parks, Open Spaces, Green Infrastructure, Play and Recreation

- 5.18.** The fourth Social Infrastructure Typology defined by this study is Parks, Open Spaces, Green Infrastructure, Play and Recreation.

5.19. Parks and green spaces are vital for communities’ connection to the natural world, an important facet of healthy, liveable communities and conferring benefits within wider ecosystems including supporting biodiversity and adaptation to climate change, manages stormwater and helping places and spaces to adapt. These spaces also support interaction in the provision of spaces for recreation, play, and social interaction, improving physical and mental wellbeing. Play and recreation facilities encourage active lifestyles for all ages, while urban farming and green corridors promote sustainability and connectivity. Together, these elements enhance quality of life and create vibrant, resilient neighbourhoods.

5.20. The Parks, Green Infrastructure, Sports and Recreation Typology is described in Table 4.4. It encompasses flagship and community parks, multifunctional green infrastructure, and green corridors that enhance biodiversity and connectivity, as well as urban farming initiatives such as community gardens and allotments, and designated spaces for outdoor events. Play facilities cater to all age groups, from child play areas Local Area of Play (LAP), Local Equipped Area for Play (LEAP), or Neighbourhood Equipped Area for Play (NEAP), to adult fitness trails and outdoor gyms, promoting inclusive and active lifestyles. In addition, the typology covers a wide variety of indoor and outdoor recreational spaces, including multi-sport hubs, leisure centres, multi-use games areas, and specialised facilities for swimming, athletics, and ice sports. Provision also extends to wellbeing-focused studios and gyms, courts for team and individual sports, and outdoor amenities such as pitches, trails, water-based activity areas, and urban spaces for skateboarding and BMX. Collectively, these facilities foster health, social interaction, and community cohesion, while contributing to climate resilience and placemaking.

5.21. Parks and open spaces also function as important social and cultural gathering places, providing flexible environments that support a wide range of community activities and informal interactions. Features such as outdoor seating, picnic areas, table-tennis tables, community stages, and hard-surface event spaces enable residents to gather for casual recreation, organised group activities, and cultural events. These settings accommodate community concerts, outdoor classes, festivals, and neighbourhood celebrations, strengthening local identity and fostering social cohesion. By offering accessible venues for both programmed and spontaneous social use, parks play a vital role in nurturing inclusive communities, encouraging intergenerational engagement, and supporting active public life throughout the year.

5.22. Additionally, the public realm is a cornerstone of vibrant, inclusive, and sustainable communities. It provides shared spaces where people can interact, engage in cultural and recreational activities, and participate in civic life. High-quality public realm enhances social cohesion, supports health and wellbeing through active travel and outdoor activity. It contributes to placemaking by enhancing wayfinding and local identity. It also plays a critical role in economic vitality by attracting visitors and supporting events, while delivering environmental benefits through green infrastructure and biodiversity. Investment in the public realm ensures equitable access to safe, attractive, and multifunctional spaces that respond to diverse community needs.

5.23. This includes formal civic spaces such as squares, plazas, and bandstands, complemented by greening initiatives that integrate trees and landscaping to enhance environmental quality and biodiversity. Smaller, micro-scale spaces provide accessible gathering points within neighbourhoods, improving walkability and local amenity, while civic amenities such as seating, public toilets, drinking fountains, and wayfinding signage ensure comfort and usability. Collectively, these elements support health and wellbeing through active travel and outdoor activity, strengthen social cohesion, and contribute to placemaking by reinforcing local identity. Investment in the public realm delivers equitable access to safe, attractive, and multifunctional spaces that respond to local need.

5.24. This typology includes a broad range of natural, recreational, and built assets that support leisure, physical activity, environmental sustainability, and community wellbeing.

5.25. All of the Parks, Green Infrastructure, Play and Recreation Typologies have been scoped into this assessment as outlined in Table 5.4. The applicable assessment standards for the spaces are detailed in the Gap Analysis.

Table 5.4 Parks, Green Infrastructure, Play and Recreation

Category	Sub-categories	Existing provision (1km study area)	Proposed provision (1km study area)
Parks	Flagship Parks	1 flagship park – Father Collins Park	None
	Community Parks Grade 1	2 Grade 1 parks – Seagrange and Belcamp Park	None
	Community Parks Grade 2	4 Grade 2 parks – Donahies Field, Grangemore Park, Darndale Park, Donaghmeade Park, Parkland beside River Mayne at Belmayne Boulevard	None
	Public Open Space, including Parks and Gardens (not otherwise listed), Amenity Green Space, Natural and Semi-Natural Green Space, Squares or Plazas, Large areas of landscaping including nature-based drainage solutions, Green Corridors including Greenways/Blueways, Green infrastructure and multifunctional green infrastructure.	46 Ha of public open space	There is 5.5 to 9.2 Ha of planned open space, with 5.5 Ha representing planned planning commitments, excluding uncommitted proposals such as Belcamp LRD (3.7 Ha).
Play provision	Child play (Playground, Play Lot (more than 8 pieces of equipment), Destination Playground (in Flagship Park), LAP, LEAP, NEAP MUGA)	8 Children’s play facilities – Father Collins Park has two playgrounds, and a plaza design skatepark, Seagrange park, Belcamp Park, Darndale Park, Belmayne Park and Donaghmeade Park have one playground each.	There is 5.5 to 9.2 Ha of planned open space, with 5.5 Ha representing planned planning commitments, excluding uncommitted proposals such as Belcamp LRD (3.7 Ha).
	Adult play - Outdoor Gym Equipment (callisthenics, fitness stations or fitness trails), chess, bowls, boules, table tennis	Father Collins Park has 6 health stations interspersed along its perimeter for those interested in ‘working out’ (callisthenics equipment). Picnic sites are available in landscaped areas with grassland areas dedicated for casual pursuits like walking, playing football and ‘frisbee’ etc (outdoor fitness stations). Belcamp Park has outdoor gym facilities and Donaghmede Park has an outdoor gym and a boules court.	There is 5.5 to 9.2 Ha of planned open space, with 5.5 Ha representing planned planning commitments, excluding uncommitted proposals such as Belcamp LRD (3.7 Ha).
Urban Farming	Urban Farming and Food Production, Community Gardens and Allotments	1 at Belmayne allotments.	The land currently occupied by the allotments is zoned for housing in both the Clongriffin-Belmayne LAP and the Belcamp Lane Masterplan (2020). The DCC Clongriffin-Belmayne Report (2025) notes that it is not feasible to replace the allotments at their existing scale, but that the potential to partly relocate as part of the proposed housing development on the “L” shaped lands and the land acquired with Fingal County Council for sports purposes will be explored.

Category	Sub-categories	Existing provision (1km study area)	Proposed provision (1km study area)
Greening, micro and accessible, civic amenities	Other typologies: Greening of public realm, micro and accessible public realm, rest areas, benches, urban greening, homezone treatments civic amenities in the public realm	N/A	None
Public of civic art	Public or civic art: Sculpture, installations, art integrated into buildings / infrastructure/ facades, art using natural landscapes, temporary vs. permanent land art. Related Categories including memorials, monuments, civic art (e.g., fountains, plaques), functional Art (e.g., artist-designed benches, bus stops), digital public art (e.g., projections, AR installations), street art, art created in public spaces, graffiti, murals, street art.	N/A	N/A
Outdoor events in parks, the public realm, community, cultural or sports facilities:	Community and Cultural Events (Local festivals, Cultural celebrations, Farmers’ markets, Food and craft fairs, Outdoor cinema nights, Art installations or exhibitions, Heritage events); Recreational and Leisure Activities (Yoga or fitness classes, Dog shows or pet events, Family fun days, Picnics and social gatherings, senior activity days); Sports and Physical Activities(Skateboarding or BMX events, Orienteering and adventure races); Outdoor Activity Events (Walking or cycling festivals, Challenge walks/runs/ cycles, Mountain races, Multi-sport adventure races, Charity challenges and fundraising events); Environmental and Educational Events (Biodiversity walks, Nature talks or workshops, Clean-up days, Tree planting or gardening events, School or youth group outings); Music and Performance Events (Concerts and music festivals, Street performances, Theatre in the park, Dance shows, Busking zones). Seasonal and Themed Events (Halloween trails, Christmas markets or light displays, Easter egg hunts, summer solstice celebrations); Sporting Facility-Based Events (Club training sessions, Inter-school competitions, Coaching clinics).	N/A	N/A



06. Gap analysis

- 6.1. This Gap Analysis has been undertaken to identify and assess the differences between existing provision and future needs within the study area. It forms a key component of the overall Needs Assessment by evaluating whether current infrastructure, services, and facilities are sufficient to meet both current demand and anticipated future growth.
- 6.2. The purpose of the Gap Analysis is to establish where shortfalls exist, taking account of baseline conditions, relevant policy standards, and forecast population and development scenarios. By comparing existing capacity against identified needs, the analysis highlights areas where additional provision, improvements, or interventions may be required to support sustainable development and ensure that future residents and users are adequately served.
- 6.3. The findings of the Gap Analysis provide an evidence-based foundation to inform decision-making, guide investment priorities, and support the formulation of recommendations. These recommendations are intended to address identified deficiencies and ensure alignment with national, regional, and local planning objectives.
- 6.4. The Gap Analysis is provided below in Table 6.1: Gap Analysis.



Table 1 - Essential Services Typology

Sub-typology	Facilities	Policy or benchmark	Population / Housing Need Existing & Planned	Social Infrastructure Supply Existing & Planned	Social Infrastructure Needs Assessment (1) Policy/Benchmark Needs Assessment	(2) Community Needs Assessment	Recommended interventions
(1) Health	Primary Care Centres Typically provide: GP Services, Public Health Nursing, Dental Services, Physiotherapy, Occupational Therapy, Speech and Language Therapy, Social Work, Dietetics, Chronic Disease, Psychology, Counselling in Primary Care, Drug and Alcohol Support. [Note 2]	Benchmark: 1 Primary Care Centre with 2 Primary Care Team serving 14,000 to 20,000 persons [Note 2]	(1) Existing Population: 24,919 persons (2) Planned Population: 21,536 persons	1) Existing Facilities: There are no Primary Care Centres in the study area. The nearest centres are in Portmarnock (approx. 800 m north), serving 10,750 people, and Tonlegee (approx. 200 m south), serving 16,000 people. (2) Planned Facilities: There are no planned Primary Care Centres in the study area. The Belmayne & Belcamp Lane Masterplan (2020) and DCC Review of Clongriffin and Belmayne (2025) notes the potential for a HSE Primary Care Centre in Belmayne Town Centre.	1 primary care centre required to serve the existing population, plus 1 additional primary care centre for the proposed population [Note 2]	In our survey, primary healthcare was the second most-frequently selected essential service and infrastructure option, chosen by as the priority by 57% of respondents. In Clongriffin specifically, it was the top selection by 61% of respondents from that area.	(1) Essential Services – Primary Care Centre 1 Primary Care Centre is required to support the existing population, with room for expansion to support the planned population, as reflected by the benchmark and survey results.
	GP Surgeries	Benchmark: Average of 91 GPs per 100,000 population in Dublin [Note 3]	(1) Existing Population: 24,919 persons (2) Planned Population: 21,536 persons	1) Existing Facilities: 16 GPs in 7 GP Practices in the study area. 63 GPs are available per 100,000 for the existing population. (2) Planned Facilities: GP and/or healthcare services are proposed in the Clongriffin Central and Glenveagh sites. Planning permission has not been granted, so no change to the facilities profile is proposed.	An additional 7 GPs are required to meet Dublin averages This equates to 3 additional GP Practices to serve the existing population. An additional 27 GPs are required for the planned population to meet Dublin average. This equates to 12 additional GP practices	In our survey, primary healthcare was the second most-frequently selected essential service and infrastructure option, chosen by as the priority by 57% of respondents. In Clongriffin specifically, it was the top selection by 61% of respondents from that area.	(2) Essential Services – GP Surgeries GP Practices (3-12) are required to support the existing and planned population. It should be noted that these could be provided as part of the Primary Care Centr
	Dentists	Benchmark: Average of 3.9 dentists per 1,000 population in Ireland and Dublin North [Note 4]	(1) Existing Population: 24,919 persons (2) Planned Population: 21,536 persons	(1) Existing Facilities: 12 dentists in 4 practices in the study area. This equates to 4.5 dentists per 100,000 for the existing population, which is above Ireland and Dublin north averages. (2) Planned Facilities: Healthcare services are proposed in Clongriffin Central and at Belcamp, although planning permission has not yet been granted for these schemes.	No additional dentists are required to meet the Dublin averages for the existing population. An additional 6 dentists are required to meet the Dublin averages for the planned population. This equates to roughly 2 more dental practices.	Dentists were a top priority for only 22% of respondents, placing dentist’s 9th out of 15 options for which essential services and infrastructure is required most. However, for those living in the area for less than a year, this increased to 31% choosing dentists.	(3) Essential Services - Dental Surgeries Dental Practice provision is sufficient to support the existing population, but 2 more dental practices are required to support the planned population. It should be noted that these could be provided as part of the Primary Care Centre.
	Health - Other Healthcare (Wellbeing): Pharmacies, opticians/audiology and other healthcare facilities including disability services, therapy/mental health services, home support/ respite care, chiropody/podiatry.	N/A	N/A	(1) Existing Facilities: 38 Other Health – including: 10 Pharmacies, 4 Opticians, 4 Nursing Home/Respite/Rehabilitation Centres, 20 Other Human Health facilities (2) Planned Facilities: Healthcare services are proposed in the Clongriffin Central and Glenveagh sites. Planning permission has not been granted, so changes to the facility profile is proposed.	N/A	The survey provided an option for ‘other healthcare’, which was selected by 34% of respondents, making it the third most popular choice for essential service and infrastructure provision. Additionally, the survey allowed respondents to choose pharmacies (18%), eye care (9%) and disability services (8%). For respondents living in the area less than a year, they were more likely to choose a pharmacy (39%)	Other Healthcare: No need has been identified for Other Healthcare.

Sub-typology	Facilities	Policy or benchmark	Population / Housing Need Existing & Planned	Social Infrastructure Supply Existing & Planned	Social Infrastructure Needs Assessment (1) Policy/Benchmark Needs Assessment	(2) Community Needs Assessment	Recommended interventions
(2) Childcare and Education	Childcare Facilities: Creches, Montessori and after-school clubs	Demographic review: One childcare space for each pre-school age child (0-4 years, 7.29%), with take up rate (56%) assumed having regard to unmet need. Standard: One childcare facility (20 spaces) per 75 dwellings, excluding one-beds & studios, having regard to existing and planned: (a) Development mix, (b) demographic profile, (c) childcare facilities [Note 5]	(1) Existing population a) Demographic review: Existing population of 1,816 children 0-4 years (7.29% of study area population). On average, 527 children use creche, based on Dublin average of 29% take up rate. b) Standards review: Existing dwellings: 8,492 dwellings minus 652 no. 1-beds (8%) = 7,840 dwellings, 2,090 places required. (2) Planned population: a) Demographic review: Planned population an additional 1,570 children (0-4 years, 7.29%) or 455 spaces (29% take-up rate). b) Standards review: An additional 7,350 planned dwellings minus 564 no. 1-beds (8%) = 6,786 dwellings, which is 1,820 places.	(1) Existing Facilities: 19 childcare facilities providing 1,520 spaces, an average of 80 spaces per creche. (2) Planned Facilities: 3,056 sq. m / 1,229 creche spaces proposed by planning applications for 4,608 dwellings	"For the existing population, 1,520 spaces are available for a need of between 1,816 and 2,090 spaces, representing a shortfall. For the planned population, an additional 1,570 to 1,820 creche places are planned against a requirement for 1,338 places, representing a shortfall. "	Overall, childcare was the fourth most frequently selected essential service or infrastructure in the area, chosen by 30% of respondents. This trend held in Belmayne, Parkside and Belcamp. However, this rose to 49% and the second most frequent option when focusing on Clongriffin alone. As a standalone option, creche was chosen by 27% of respondents	(4) Childcare & Education – Creche Facilities Additional creche facilities are required for the existing and proposed, having regard to those creches planned to be provided by committed planning applications.
	Education - Primary Schools	Benchmark: Approx 11% of the population will require a primary school place. [Note 6]	(1) Existing Population: 2,663 primary school-age children (11% of the existing population) (2) Planned Population: 2,240 primary school-age children (11% of the planned population)	(1) Existing Facilities: There are 4,252 primary school places within the 1 km study area, but only 931 enrolments fall within the SDRA. (2) Planned Facilities: Three key facilities are planned: - An extension to Gaelscoil Grainne Mhaol which doubles the capacity - SDRA 1 Clongriffin Reserve Site A 32 classroom primary school & min 4 SEN classes are required to cater for the demand from the planned 2,000 homes at LDA Clongriffin central development and part of the demand from the LDA Stapolin Square development. - Belcamp LRD Reserve Site - 1.08 ha 24 to 32 classroom primary school with min 4 special educational needs (SEN) classes.	For the existing population, primary school provision is sufficient (4,252 places for 2,663 primary school-age children). The planned population would result in a deficit of places for primary school-age children (4,252 places for 4,903 primary school-age children, deficit of 651 places). This current identified deficit of 651 spaces will be met by plans for delivery at Gaelscoil Grainne Maol and the reserve school sites in Clongriffin and Belcamp.	Primary schools were selected by 26% of respondents and was 7th in priority. This trend held in Belymayne, Parkside and Belcamp, however, as with primary schools, this rose by 17 points in Clongriffin, selected by 46% of respondents. Although in Clongriffin, they were more popular (5th) and selected by 43% of respondents from this area.	(6a) Childcare & Education - Childcare & Education - Primary Schools: The detailed assessment of the need for secondary education is outside the scope of this assessment. Our high level assessment suggests that no need has been identified for primary school provision.
	Education - Secondary Schools	Benchmark: Approx 10% of the population will require a primary school place. [Note 7]	(1) Existing Population: 2,370 secondary school-age children (10% of the existing population) Add the average parental age & disability profile (2) Planned Population: 2,154 secondary school-age children (10% of the planned population)	(1) Existing Facilities: 2,089 secondary school places within the 1km study area (2) Planned Facilities: There is a total of 650 additional secondary school places planned at Grange (450 Places) – Scoil Reachrann Capacity (200 places), bringing the total to 2,739 places	There is an under provision of existing secondary school places in the study area (2,089) for the existing population of (2,370, -281) and planned population (4,524, -2,435). The deficit will be offset by planned facilities (2,739 places), meeting the needs of the existing population (2,370, +379 places) and meeting some of the needs of the planned population (4,524, -1,785). While we note that a shortfall exists in 1km, travel to secondary school catchments are such that the need arising is addressed.	Secondary schools were 5th most likely to be selected by respondents on 29%. This trend held in Belymane, Parkside and Belcamp. However, as with primary schools, this rose by 17 points in Clongriffin, selected by 46%.	(6b) Childcare & Education - Secondary Schools: The detailed assessment of the need for secondary education is outside the scope of this assessment. Our high-level assessment suggests that no need has been identified for secondary school provision.
	Education - Other: Further / Higher Education and Technical Colleges	N/A	N/A	(1) Existing Facilities: 2 - Trinity Adult Resource Group, Baldoyle CE Services (2) Planned Facilities: None	N/A	Further education was the least popular of the education options, selected by 24% of respondents.	(6c) Childcare & Education - Other Education: A conclusion on the assessment of other education in the area is outside the scope of this assessment.
	Libraries	N/A	N/A	(1) Existing Facilities: 1 library (Donaghmede) (2) Planned Facilities: The Clongriffin-Belmayne LAP (2012), the Belmayne & Belcamp Lane Masterplan (2020) and DCC Review of Clongriffin and Belmayne (2025) note the potential to provide a library in the Clongriffin area, at the preferred location at the junction of Malahide Road	N/A	A public library was selected by 56% of respondents, the second-highest option out of ten options for community and civic infrastructure they think is most needed.	(6) Childcare & Education – Public Library A public library is recommended based on existing provision, planning policy and the results of the survey.

Sub-typology	Facilities	Policy or benchmark	Population / Housing Need Existing & Planned	Social Infrastructure Supply Existing & Planned	Social Infrastructure Needs Assessment (1) Policy/Benchmark Needs Assessment	(2) Community Needs Assessment	Recommended interventions
(3) Social Care & Emergency Services	Social Care & Services: Dublin City Council Offices, Housing Team, Intreo Centre, Citizens Information and Drug Outreach Services	N/A	N/A	(1) Existing Facilities: 3 Public Offices within Entire Study Area, 3 Drug Rehab / Support Clinics (2) Planned Facilities: None.	N/A	Although tackling anti-social behaviour was the top issue identified by respondents (78%) and drug and alcohol misuse was identified by 36% as a main challenge, only 7% of respondents supported a substance abuse treatment centre.	(7) Social Care & Emergency Services – Social Care Services Services for tackling anti-social behaviour are recommended based on existing provision in the area and the results of the survey.
	Emergency Services: Gardai, Emergency and Fire Services	N/A	N/A	(1) Existing Facilities: 1 - Fire Station (2) Planned Facilities: The DCC Review of Clongriffin and Belmayne (2025) notes the potential to provide a new Garda Station at Belcamp Lane.	N/A	The option for emergency services and infrastructure was the most popular option in the area, selected by 70% of respondents. Although it was not an option in the survey, requests for a Gardai station featured heavily in the qualitative responses.	(8) Social Care & Emergency Services – Emergency Services Emergency services are recommended based on existing provision in the area and the results of the survey.
(4) Places of Worship	Church, Mosque, Synagogue, Temple, Prayer Rooms	N/A	N/A	(1) Existing Facilities: 10 Places of Worship (2) Planned Facilities: None	N/A	Although a place of worship was selected by only 4% of respondents, it was selected by 24% of non-white respondents.	(9) Social Care & Emergency Services - Places of Worship Further engagement with faith groups is required to identify appropriate scale of need for worship facilities

[1] Population	Assumption: The existing population is based on the 3 EDs, Grange A, B and Priorswood C, which is broadly commensurate with the 1km distance band. The planned population is based on the planned growth of in the DCDP (2022-2028) of 6,950 to 7,350 persons for SDRA 1. Using the ED average household size (2.93 - larger than the CC average of 2.48 persons) results in a population of 20,364 to 21,536 persons. The upper limit of this figure is used for the purposes of this assessment
[2] Health: Primary Care Centres	“Reference/assumption: Department of Health (2020) states: ““The starting point for primary care is the primary care team. These teams include GP, public health nurses, occupational therapy and physiotherapy. Each team supports around 7,000 - 10,000 people. They operate alongside wider community network services that include dental care, hearing specialists and psychology services.”” (https://www.gov.ie/en/department-of-health/policy-information/primary-care/). The Accounts of the Public Services 2024 - Office of the Comptroller and Auditor General states at Chapter 19 that each primary care centre (physical infrastructure) would host ““one or more”” core primary care teams (personnel), depending on the catchment. As the number of Primary Care Teams operating from a given Primary Care Centre is expected to vary according to local population size and service demand, it is reasonable to assume that in urban and densely populated locations, such as Dublin, Primary Care Centres would typically accommodate more than one Primary Care Team. On this basis, an assumption of this study is that a Primary Care Centre in Dublin would serve a catchment population in the order of 14,000–20,000 people (equivalent to two Primary Care Teams) is consistent with Department of Health guidance and national primary care policy. Calculation - Gap Analysis: Existing development population results in the need 1,2 primary care centres (24.919/20,000=1.2) and proposed development population results in the need for 1 primary care centre (21,536/20,000=1)”
[3] Health: GP Doctors	“Reference: Ireland average of 87 GPs per 100,000 and Dublin average of 91 GPs per 100,000 population taken from https://www.irishcollegeofgps.ie/News/press-release-gp-workforce. It should be noted that Irish GP provision is below European standards of provision: https://gateway.euro.who.int/en/indicators/hlthres_71-general-practitioners-per-10-000/#id=27994, therefore, the national average of GP provision is below the expected European average or standard of service. Assumption/limitation: Dublin average applied to the gap analysis based on the assumption of 2.25 GPs per Practice based on Section 2.2 of https://assets.gov.ie/static/documents/Supply_and_Demand_of_General_Practice_in_Ireland_June_2025.pdf Table 13 of https://www.medicalcouncil.ie/news-and-publications/reports/medical-workforce-intelligence-report-2023.pdf. Calculation - Social Infrastructure Facilities: 7 GP Practices * 2.25 GPs Per Practice = 15.75 GPs * 100,000/24,919 = 63.2 GPs per 100,000 population) Calculation - Gap Analysis: Existing GPs = DCC average of 91 GPs for an existing population of 24,919, less existing provision (15.75) is 6.93 GPs per 100,000 (91*24919/100000 = 22.68 - 15.75 = 6.93). The calculation for planned GPs is (91*46455/100,000 = 42.3 - 15.75 = 26.5)”
[4] Health: Dentists	“Reference: Ireland and Dublin Averages from Smith, Jiang, Normad and Neill (2023) The Price of Private Dental Services: Results from a National Representative Survey of Ireland (2022) in Irish Journal of Medical Science, 192(p. 972-983) Assumption/limitation: Assumption of 3 no. dentists per practice based on 2,560 dentists nationally and approx. 900 practices (https://www.gov.ie/en/department-of-health/collections/national-healthcare-statistics-2025/) (https://www.poidata.io/report/dental-clinic/ireland) No assessment of the existing dentist practices capacity undertaken.”
[5] Childcare & Education: Childcare Facilities	“Reference: The existing number of dwellings, proportion of 1-bedroom units and % take up rate of creche facilities is based on Census 2022 data, Planning Guidelines for Childcare Facilities (2001), Apartment Guidelines (2025) and Dublin City Development Plan (2022 to 2028) Assumption/limitation: The relevant scale is ““1km from the proposed development”” (DCDP, 2022 to 2028, Chapter 15); in this case, it is 1km from the boundary of SDRA 1 is assumed. Census (2022) averages for number of 1-bedroom units applied to the planned housing pipeline - 8% of total assumed. No capacity assessment of existing places available in childcare facilities undertaken. “
[6] Childcare & Education: Primary Schools	“Reference: The population of primary school children is based on Census 2022 data, the Age Profile of the 3 EDs, which provides an average of 11% primary school-age children. The enrolment data is based on the Department of Education (https://www.gov.ie/en/department-of-education/collections/primary-schools-enrolment-figures/ & https://www.gov.ie/en/department-of-education/collections/post-primary-schools-enrolment-figures/) enrolment data (16 schools, enrolment data table). The planned educational facilities is based on the Current Status of Large Scale Projects being delivered under the School Capital Programme (31 January 2026). Assumption/limitation: No assessment of existing places available in primary school capacity undertaken.”
[7] Childcare & Education: Secondary Schools	“Reference: The population of secondary school children is based on Census 2022 data, the Age Profile of the 3 EDs, which provides an average of 10% secondary school-age children. The enrolment data is based on the Department of Education (REF) enrolment data (16 schools, enrolment data table). The planned educational facilities is based on Current Status of Large Scale Projects being delivered under the School Capital Programme (31 January 2026). Assumption/limitation: No assessment of existing places available in primary school capacity undertaken.”

Table 2 - Community and Culture

Sub-typology	Facilities	Policy or benchmark	Population / Housing Need Existing & Planned	Social Infrastructure Supply Existing & Planned	Social Infrastructure Needs Assessment		Recommended interventions
					(1) Policy/Benchmark Needs Assessment	(2) Community Needs Assessment	
(1) Community facilities	Recreation and Community Centres [Note 1]	Standard: There is no DCC standard for assessing community-centre needs for the existing population. South Dublin provides a useful benchmark, see below. Policy CUO25 provides a standard for planned provision: South Dublin: Community Centres – One large multifunctional centre of approximately 1,200–1,800 sq m per 8,000 population and/or smaller local community centres (350–650 sq m) as identified Policy CUO25: All new regeneration areas (SDRAs) and large scale developments above 10,000 sqm in total area must provide at a minimum 5% of community arts and culture spaces	(1) Existing Population: 24,919 persons (2) Planned Population: 21,536 persons	(1) Existing Facilities: Recreation and Community Centres: 2 existing facilities: Darndale Belcamp Initiative and Glin Centre. Other community centres and family resource centres: 8 existing facilities - Clongriffin Junction, Balgriffin Hall, Clongriffin Hub, Donaghmore House Community Centre, Trinity Adult Resource, Our Lady Immaculate Lunch Club and Our Lady Parents Training Together Youth centres: 6 existing youth centres, including Trinity Youth, Scouting Ireland, Priorswood Parish Youth Committee, Sphere 17 Regional Youth Service, Baldoyle Youth Club, Scouting Ireland. (2) Proposed Facilities: Existing planning permissions in the study area comprise some 406,339 sqm of gross floorspace, which would give rise to COU25 community/cultural requirement of c20,317 sqm of floorspace. As the majority of the planning applications were approved before COU25 came into force, c9,525 sqm of cultural/ community floorspace is proposed. We note that further provision will be delivered through Clongriffin Central, not yet approved.	The majority of SDRA 1 has been completed without the formal policy requirement for community and cultural provision, leading to considerable under provision, which should be addressed, including through future planning applications. We note that the DCC Clongriffin/ Belmayne Report (2025) suggests a consolidated approach to future delivery.	A community centre was selected by 52% of respondents to the survey, which made it the third most selected option. In the case of respondents who lived in the year for less than a year, they were less likely to choose a youth club (37% versus the average 64%) A family resource centre was selected by 36% of respondents. A youth club/centre was the most selected option when respondents were asked to selected which community and civic infrastructure was needed most, chosen by 64% of respondents. Respondents who lived in the area for less than a year, they were less likely to choose a youth club (37% versus the average of 64%). A snooker and billiard hall was the second least popular of the indoor sports options presented in the survey, selected by only 21% of respondents.	(10) Community and Cultural Facilities – Community and Cultural Enterprise Centre Community and cultural and enterprise centre: There is a need for a multi-functional community and cultural centre address under-provision in the area and respond directly to workshop and survey findings. The survey and workshops strongly suggest that this should focus on the youth services (64%), social and community enterprise space (42%) and the performing arts (48%). Kultur Haus Concept: This model draws on best practices from neighbourhood-scale civic, community, and cultural facilities, combining family resource community functions, receiving theatre and performing arts. (11) Community and Cultural Facilities – Commerical Cinema There is potential to integrate a commercial cinema component within the Kultur Haus concept, adding both a viable commercial offer and a complementary cultural use that would increase footfall and activate the building throughout the day and evening. (12) Community Civic and ultural Facilities – Youth Clubs Youth Centre / Clubs / Facility/ Resource Centre: A need has been identified for Youth Centre / Clubs / Facility / Resource Centre.
	Other Community Centres and Family Resource Centre (not otherwise listed)	Recreation and Community Centres: The DCC Sports Plan (2024–2029) identifies 14 Recreation and Community Centres across DCC, typically providing sport / physical activity, • youth/community programmes, group activities, classes, and meetings and a multipurpose indoor space for local community events. Other: Other community centres, family resource centres nd youth centres re not listed above Note: For the purposes this assessment, community facilities are also understood to contain the following facilities: Billiards Halls/Halls: Snooker & Billiards, Bowling – Tenpin, table tennis					
	Youth Centre / Clubs / Facility / Resource Centre (not otherwise listed)						

Sub-typology	Facilities	Policy or benchmark	Population / Housing Need Existing & Planned	Social Infrastructure Supply Existing & Planned	Social Infrastructure Needs Assessment		Recommended interventions
					(1) Policy/Benchmark Needs Assessment	(2) Community Needs Assessment	
(2) Cultural Facilities	Performing Arts: Theatre, dance, opera, circus, festivals and events	Standard: Dublin City Council policy (Chapter 12: Culture) defines cultural infrastructure as both places where culture is experienced and where it is created, including libraries, performance venues, rehearsal spaces, creative studios and community based cultural buildings. As a designated Strategic Development Regeneration Area, Clongriffin is subject to Policy CUO25, which requires a minimum of 5% of floorspace within large scale developments to be provided for community, arts and cultural uses. Evidence from the Cultural Infrastructure Study and the Building Culture Toolkit demonstrates that such provision should be consolidated, multi functional and needs led to ensure long term viability.	(1) Existing Population: 24,919 persons (2) Planned Population: 21,536 persons	(1) Existing Facilities: - Performing Arts: Three existing facilities - O'Regan School of Ballet, Carolan School of Irish Dance, Irish Dancing Workshop - Studio Arts: None existing, none proposed - Media Arts: 4 Facilities - HBV Studios, Acoustic Technologies, SG Productions Limited, Theatre Production Services. None proposed - Creative Office: None existing, none proposed (2) Proposed Facilities: See comment under Community - CUO25 above	The majority of SDRA 1 has been completed without the formal policy requirement for community and cultural provision, leading to considerable under provision, which should be addressed, including through future planning applications. We note that the DCC Clongriffin/ Belmayne Report (2025) suggests a consolidated approach to future delivery.	Performance spaces was identified as the most-needed arts and culture feature, chosen by 48% of respondents. This was followed in second by festival and events space on 47% and rehearsal space in third, also on 47%.	(13) Community Civic and Cultural Facilities – Performing Arts There is a need for a multi-functional community and cultural centre address under-provision in the area and respond directly to workshop and survey findings. The survey and workshops strongly suggest that this should focus on the youth services (64%), social and community enterprise space (42%) and the performing arts (48%). (14) Community Civic and Cultural Facilities – Studio Arts Dedicated media studios, visual arts studios, and maker spaces remain significantly under-provided in the wider area. Incorporating such spaces into the proposed facility would support creative industries, provide opportunities for skills development, and create a vibrant environment for community participation and enterprise. (15) Community Civic and Cultural Facilities – Media Arts Studio Spaces Dedicated media studios, visual arts studios, and maker spaces remain significantly under-provided in the wider area. Incorporating such spaces into the proposed facility would support creative industries, provide opportunities for skills development, and create a vibrant environment for community participation and enterprise. - Creative Office: No need has been identified for creative office spaces although a need has been identified for social enterprise space.
	Studio Arts: Fine / Visual Arts, Sculpture, Illustration, Craft and design	This definition underpins Policy CUO25, which applies directly to SDRAs such as Clongriffin. Policy CUO25:““ All new regeneration areas (SDRAs) and large scale developments above 10,000 sqm in total area must provide at a minimum 5% of community arts and culture spaces Other: The Dublin City Cultural Infrastructure Study identifies persistent deficits in neighbourhood scale cultural infrastructure, particularly in growth areas, including a lack of performance and rehearsal spaces, affordable creative studios, and consolidated civic cultural facilities. It finds that Dublin, despite strong flagship venues, suffers from systemic deficits at neighbourhood level, particularly in: - Performing and rehearsal space - Affordable creative workspaces and studios - indicating a workspace requirement in 2021 that could be as high as 1,125 workspace units, across multiple art form with differing accommodation requirements. - Multi use civic cultural buildings - Cultural infrastructure in outer and northside growth areas			According to Dublin City Council’s Cultural Infrastructure Study (2021) “workspace requirement across the city that could be as high as 1,125 artists, across multiple art form with differing accommodation requirements.”	Artist workspaces were selected by 35% of respondents, followed by 30% of respondents selecting a maker/ fabrication space.	
	Media Arts: Film, Animation, Music					Media Arts: A cinema was selected by 42% of respondents and a music venue was selected by 31% of respondents, and a media studio was only selected by 17% of respondents.	
	Creative Office Professions: Architecture, Literature, Arts Administration				Furthermore within DCC’s Dublin North-Central Arts and Cultural Infrastructure Research undertaken for Dublin City Council’s Arts Office and the Arts Council, which overlaps the wider Donaghmede and North Central administrative area a gap in cultural infrastructure is noted. That report highlighted the need for hard infrastructure; physical arts and cultural spaces, including accessible venues, arts spaces, rehearsal/creation space, community cultural facilities and places where audiences can participate locally.	Galleries/Museums: The two least popular options were galleries and museums, selected by 16% and 12% of respondents, respectively.	

Sub-typology	Facilities	Policy or benchmark	Population / Housing Need Existing & Planned	Social Infrastructure Supply Existing & Planned	(1) Policy/Benchmark Needs Assessment	(2) Community Needs Assessment	Recommended interventions
(3) Co and Community Working Facilities	Co-Working Hub	N/A	(1) Existing Population: 24,919 persons	(1) Existing Facilities: None	N/A	A co-working and/or incubation space was an option for respondents when asked to select the most-needed community and civic infrastructure. It was selected by 21% of respondents.	(16) Community Civic and Cultural Facilities – Co and Community Working Facilities A need has been identified for co and community working facilities.
	Live-Work Units Incubation Space		(2) Planned Population: 21,536 persons	(2) Planned Facilities: A significant amount of community facilities proposed including through the LDA applications, Hole in the Wall Road, Clarehall and Belcamp Hall and northern cross. This accounts for some 11,860 sq. m, subject to Clongriffin LRD 2 which is pending determination.			
(4) Governance	Commercial / Social Enterprise / Community Development	N/A	N/A	N/A	N/A	When asked about community and civic infrastructure, 42% of respondents selected a social/community enterprise space, which was the fourth most popular option.	(17) Community Civic and Cultural Facilities – Governance There is a need for a multi-functional community and cultural centre to address under-provision in the area and respond directly to workshop and survey findings. The survey and workshops strongly suggest that this should focus on the youth services (64%), social and community enterprise space (42%) and the performing arts (48%).

[1] Recreation and
Community Centres

The DCC Sports Plan (2024–2029) identifies 14 Recreation and Community Centres across DCC forming part of DCC’s municipal network of community infrastructure, providing indoor spaces that support recreational, social, and community-based activities. The Sports Plan does not formally define this facility type nor specify a standard set of amenities; centres vary in size, layout, and the range of activities they accommodate. While the facilities differ, typical activities include: Sport / physical activity, • Youth/community programmes, Group activities, classes, and meetings and Multipurpose indoor space for local community events.

The 14 Recreation and Community Centres identified in the DCC Sports Plan (2024 - 2029) are:

1. Aughtrim Street Sports Hall [missing]

2. Blackhall / St. Paul’s Recreation Centre

3. Bluebell Recreation Centre

4. Darndale / Belcamp Recreation Centre

5. Dominick Street Recreation Centre

6. Donore Avenue Youth and Community Centre

7. East Wall Recreation Centre
8. George’s Place Recreation Centre

9. Glin Road Sport & Recreation Centre [missing - DCC]

10. Hardwicke Street Community Centre

11. Kilmore West Recreation Centre

12. St. Lawrence O’Toole Recreation Centre

13. Pearse Area Recreation Centre

14. Ventry Park Recreation Centre

Table 3 - Sports and Recreation

Sub-typology	Facilities	Policy or benchmark	Population / Housing Need Existing & Planned	Social Infrastructure Supply Existing & Planned	Social Infrastructure Needs Assessment		Recommended interventions
(1) Multi-Sport Provision	Sports Campus	Sports Campus: No definition of what a sports campus typically contains.	(1) Existing Population: 24,919 persons (2) Planned Population: 21,536 persons	(1) Existing Facilities: None (2) Planned Facilities: None One example is the Sport Ireland Campus at Abbotstown (Blanchardstown) is a large, multi-sport, multi-facility complex containing: Indoor arenas and athletics halls, and Aquatic Centre, Indoor and outdoor pitches for GAA, soccer, rugby and hockey, specialist facilities for gymnastics, diving, equestrian, training, coaching and high performance support infrastructure as well as the national governing bodies headquarters.	N/A		(18) Sports and Recreational Facilities - Sports Campus Progress development of a sports campus in the Northern Site (Area D) in co-ordination with Fingal County Council for pitch based sports, supported by strong pedestrian and greenway links, including provision for non-traditional sports popular with new communities (e.g. cricket and volleyball).
	Sports and Fitness Centre (Leisure Centre) [Note 1]	A Sports & Fitness Centre, as defined for the DCC Sports Plan (2024-2029), represents the typical facilities found across Dublin’s 18 centres. It is a publicly accessible, purpose-built indoor venue offering structured opportunities for sport, physical activity, fitness training and, where available, aquatic use. In the DCC Sports Plan. Typical components include: • Multi-use sports halls • Fitness gyms • Swimming pools (where provided) • Studios/activity rooms • Changing facilities (including accessible provision) • Reception/administrative areas - Storage and plant infrastructure Centres may be operated directly by DCC or by an approved third-party provider. For this study, these have been extended to include 3rd party owners and operators, No standard or metric exists to assess this provision.	N/A	Sports and Fitness Centres: (1) Existing: There are two Sports and Fitness Centres, Trinity Sport and Leisure Club, Ayrfield Community Sports & Leisure Centre. (2) Planned: No facilities are planned, but the DCC Clongriffin and Belmayne Report (2025) notes the possibility for investment in leisure facilities in partnership with Trinity Sporte Centre.	N/A		(19) Sports and Recreational Facilities - Sports and Fitness Centre / Leisure Centre Sports and Fitness Centre / Leisure Centre: There is a well-supported need for an enhanced sports, leisure and fitness centre in the area, reflected consistently across the policy review, survey responses (58%), and workshop feedback. A modernised facility would address gaps in provision and support a growing and increasingly diverse population.

Sub-typology	Facilities	Policy or benchmark	Population / Housing Need Existing & Planned	Social Infrastructure Supply Existing & Planned	Social Infrastructure Needs Assessment		Recommended interventions
(3) Outdoor Sports and Recreation [Note 2]	Field and pitch sports: Football/ Soccer, Gaelic Games incl. Camogie & Ladies Gaelic Football; Cricket; American Football; Tug-of-War; Hockey, Golf/Pitch and Putt, Lawn Bowling, Croquet, Horseshoe Pitching	Overall outdoor sports assessment: Fields in Trust Standard 16 ha per 10,000 population for all park categories [Note 1]	(1) Existing Population: 24,919 persons (2) Planned Population: 20,250 persons	(1) Existing: Trinity Sports and Leisure Club, Trinity Donaghmeade FC (Not sure if they have their own pitches), Saint Laurence O’Toole Gaa Club (they have a pitch but don’t know who owns), Innisfail Gaa, Naomh Barrog GAA. Trinity Gaels GAA (I think they don’t have their own pitch - Existing facilities in HA - ECON. Father Collins Park plaza style skate park Dean Swift Sports Club (2) Planned Facilities: The Belcamp LRD proposes playing fields and associated clubhouse/changing facilities (c.98sq.m) at Belcamp (GVH) which is not yet permitted. There is a proposal for Belcamp Green Link and River Mayne Greenway	(1) Policy/Benchmark Needs Assessment 28.7 Ha of Pitches identified in the study area [DCC to confirm]. This equates to 11.5 ha per 10,000 population for the existing population or 6.3 ha per 10,000, against a standard of 16 ha per 100,000, suggesting a shortfall of 4.6 ha to 9.7ha.	(2) Community Needs Assessment	(23) Sports and Recreational Facilities - Field and outdoor sports - Field and outdoor sports: The quantitative assessment suggests that outdoor sports is currently undersupplied in outdoor sports infrastructure. While only 34% of respondents identified a shortage in field sports, there is a pronounced unmet need for outdoor courts (54%) and tracks and trails (50%). Addressing these gaps will improve accessibility, broaden participation, and strengthen the area’s overall recreation network. (24) Sports and Recreational Facilities - Outdoor and multisurface courts - Outdoor multi-surface courts: The quantitative assessment suggests that outdoor sports is currently undersupplied in outdoor sports infrastructure. There is a unmet need for outdoor courts (54%). Addressing these gaps will improve accessibility, broaden participation, and strengthen the area’s overall recreation network. (25) Sports and Recreational Facilities – Tracks, trails and outdoor movement
	Outdoor Multi-surface Courts: Basketball, Tennis, GAA Handball, Netball; Padel, Pickleball and Cycling	The DCC Parks Strategy (2022 to 2028) notes the following global figures for outdoor facilities in DCC: • Athletics - 3* • Field and pitch sports - 495.73ha • Playing pitches - 230 pitches**					
	Tracks, trails and outdoor movement: Athletics, Jogging/ Running, Walking, Cycling/Biking, Mountaineering/Hill Climbing, Orienteering, Triathlon , Outdoor Gym Space and fitness	• Pitch and Putt - 8 • Lawn Bowls - 4 • Tennis courts - 98 courts • Basketball courts - 2 courts • Handball court - 1 court • Velodrome - 1 outdoor facility					
	Water Sports / Aquatic: Canoeing, Rowing, Sailing, Surfing, Waterski/ Wakeboarding, Angling/Trout Angling	• Outdoor gyms - “a number of” unspecified					
	Ranges, motorsport and adventure: Motorcycling/ Motorsport, archery, sport climbing, skateboarding / BMX	* Irishtown, Santry and Chapelizod. The Strategy also notes other regional facilities outside of DCC catchment at Tallaght, Clondalkin, Marlay, Cabinteely and UCD ** Primarily for soccer and Gaelic games					

[1] Sports and Fitness Centres

Reference: The DCC Sports Plan (2024–2029) provides 18 Sports and Fitness Centres across DCC. For this assessment, the Sports & Fitness Centre typology is defined as a composite of the typical facilities and amenities provided across these centres, defined as:

- Multi-use sports hall provision
- Fitness gym facilities
- Swimming pool infrastructure (where applicable)
- Studio/activity rooms
- Changing facilities (including accessible provision
- Reception and administrative space
- Storage and plant infrastructure.

The 18 Sports and Fitness Centres identified in the DCC Sports Plan (2024 - 2029) are:

1. Ballybough Community, Youth & Sports Centre
2. Ballyfermot Sports & Fitness Centre
3. Ballymun Sports & Fitness Centre
4. Cabra Parkside Community Sports Centre

5. Clogher Road Sports Centre
6. Coolock Swimming Pool
7. Docklands Municipal Water Sports Centre
8. Dublin Municipal Rowing Centre
9. East Wall Water Sports Centre
10. Finglas Sports & Fitness Centre
11. Inchicore Community Sports Centre
12. Irishtown Sports & Fitness Centre
13. Markievicz Sports & Fitness Centre
14. Poppintree Community Sports Centre
15. Sean McDermott Street Swimming Pool (facility owned by DCC but operated and staffed by Swim Ireland)
16. St. Catherine’s Community Sports Centre
17. Swan Leisure Crumlin (facility owned by DCC but operated and staffed by Swan Leisure)
18. Swan Leisure Rathmines (facility owned by DCC but operated and staffed by Swan Leisure)

[2] Indoor and Outdoor Sports

References for the Wellbeing, Indoor Sports and Outdoor Sports provided in this study are taken from a composite of facilities outlined in: DCC Sports Plan (2024–2029), Government of Ireland (2024) National Sports Policy, Sport Ireland (2018-2027) <https://www.gov.ie/en/department-of-culture-communications-and-sport/publications/national-sports-policy-2018-2027/>

[3] Swimming Pools

Reference: Swimming Pool Gap Analysis Report (Swim Ireland, December 2025)

- Tracks, trails and outdoor movement: There is a proposal for Belcamp Green Link and River Mayne Greenway, the need for which was confirmed by the survey (39% of respondents)

Water Sports / Aquatic No need was identified for water sports / aquatic.

Ranges, motorsport and adventure: No need was identified for Ranges, motorsport and adventure.

Table 4 – Parks, Public Realm Green Infrastructure, Play and Recreation

Sub-typology	Facilities	Policy or benchmark	Population / Housing Need Existing & Planned	Social Infrastructure Supply Existing & Planned	Social Infrastructure Needs Assessment		Recommended interventions
					(1) Policy/Benchmark Needs Assessment	(2) Community Needs Assessment	
(1) Parks	Flagship Parks [Note 2] Community Parks - Grade 1 [Note 3] Community Parks - Grade 2 [Note 4] Public Open Space, including Parks and Gardens (not otherwise listed), Amenity Green Space, Natural and Semi-Natural Green Space, Squares or Plazas, Large areas of landscaping including nature based drainage solutions, Green Corridors including Greenways/Blueways, Green infrastructure and multifunctional green infrastructure [Note 5]	Overall parks assessment: Fields in Trust Standard 32 ha per 10,000 population for all park categories [Note 1] The DCC Parks Strategy (2019 to 202) notes: • Flagship Parks: There are 13 Flagship Parks in the DCC administrative area, the equivalent of 0.219 Flagship Parks per 10,000 population. • Community Parks Grade 1: There are c279ha of Grade 1 Parks Land in the DCC administrative area, the equivalent of 4.71 ha of per 10,000. • Community Parks Grade 2: There are c438ha of Grade 2 in the DCC administrative area, the equivalent of 7.4ha per 10,000 population. The DCDP (2022 to 2028) also notes: • Public open space: s15.8.6 requires that 10% of new development land be provided as public open space. SDRA 1 also calls for a new Belmayne–Belcamp Green Link and River Mayne Greenway, along with integrated tree planting, landscaping, and SUDS across the urban structure, including LAP Phase 6.	(1) Existing Population: 24,919 persons (2) Planned Population: 20,250 persons	The area provides a total of 102.77 ha of existing parkland and 5.5 ha of planned parkland, comprising: • Flagship Parks: There is one Flagship Park in the study area, Father Collins Park (11.71 ha). No other flagship parks are planned. • Grade 1 Parks: There are two Grade 1 Parks in the study area, Seagrage and Belcamp Park, providing 25 Ha of Grade 1 parkland. No additional Grade 2 parks are planned. • Grade 2 Parks, there are four Grade 2 Parks in the study area, Donahies Field, Grangemore, Darndale, Park and Donaghmeade, providing 21 Ha of Grade 2 parklands. No additional Grade 2 parks are planned. • Public open space, there is 46ha of public open space in the area as existing. There is 5.5ha to 9.2 ha of planned open space, with 5.5ha representing planning commitments, excluding uncommitted proposals such as Belcamp LRD (3.7ha).	Overall Park assessment: The study area provides 41 ha per 10,000 for the existing population or 23.5 ha per 10,000 for the planned population. While future proposals would bring an increase in the parks available (24.8ha per 10,000), this remains below the Field in Trust Standard of 32ha per 10,000. This comprises: On Flagship Parks, the study area provides 0.4 ha of Flagship Parks per 10,000 as existing or 0.2 ha per 10,000 as planned, both above the DCC average of 0.219 per 10,000. On Grade 1 Parks, the study area provides 10 ha of Grade 1 parks per 10,000 as existing or 5.5 ha per 10,000 as planned, exceeding DCC average of 4.71 ha per 10,000. On Grade 2 Parks, the study area provides 8.4 ha of Grade 1 parkland per 10,000 existing residents and 4.6 ha per 10,000 planned residents—above DCC averages for the existing population but below the planned population benchmark of 7.40 ha per 10,000. On public open space, there is no discrete gap analysis for this type of park,	A flagship park was the least popular of the options for parks and green infrastructure in the survey, selected by 16% of the survey’s respondents. The second most popular option (43%) overall was a local park with a good range of amenities Improved access to greenways and blueways was selected by 39% of respondents.	(26) Parks, Green Infrastructure - Play and Recreation – Parks Parks: The existing level of parks provision (ha) is sufficient; however, the planned population will require additional parks (c7.2ha) with the survey indicating a need for some local rather than flagship parks

Sub-typology	Facilities	Policy or benchmark	Population / Housing Need Existing & Planned	Social Infrastructure Supply Existing & Planned	Social Infrastructure Needs Assessment		Recommended interventions
(2) Play provision	Child play (Playground, Play Lot (more than 8 pieces of equipment), Destination Playground (in Flagship Park), Local Areas of Play (LAPs), Local Equipped Areas of Play (LEAPs), Equipped Areas of Play (NEAPS) and Multi-Use Games Areas (MUGA)	Equipped designated play area provision 2.5ha per 10,000 population, providing Local Areas of Play (LAPs) within 100 metres, Local Equipped Areas of Play LEAPs within 400 metres and Neighbourhood Equipped Areas of Play (NEAPS) within 1000 metres walking distances from homes.	(1) Existing Population: 24,919 persons (2) Planned Population: 20,250 persons	Father Collins Park has two playgrounds (LEAP/NEAP - 0.2 Ha) and a plaza design skate park (MUGA - 0.1Ha); Seagrange Park (LEAP- 0.044Ha), Belcamp Park (two MUGAs - 0.13 Ha), Darndale Park (MUGA - 0.21 Ha) and Donaghmede have one playground each (4 in total, LEAPs - 0.5Ha), Parkside Park, Belmayne Park, Aryfield Park, Grangemore Park, Donahies Field, and Belmayne Park also have playgrounds,	There is 5.5ha to 9.2 ha of planned open space, with 5.5ha representing planning commitments, excluding uncommitted proposals such as Belcamp LRD (3.7ha) which provide opportunities for children’s play	A large playpark (for up to 17 year olds) was the most popular form of park selected in the survey, chosen by 42% of respondents. This was followed by a larger playpark (years 6-12) with 34% support and small playpark (over six years old) sat with 27% support.	(27) Parks, Green Infrastructure - Play and Recreation – Play provision A need for additional play facilities including for older children and amenities within the existing parkland has been identified by the survey and quantitative analysis.
	Adult play - Outdoor Gym Equipment (callisthenics, fitness stations or fitness trails), chess, bowls, boules, table tennis.	Informal play provision 3ha per 10,000 people distributed throughout a development, larger facilities such as Multi Use Games Areas (MUGA) or pump tracks within 700 metres walking distance from homes [Note 6]	(1) Existing Population: 24,919 persons (2) Planned Population: 20,250 persons	Father Collins Park has 6 health stations interspersed along its perimeter for those interested in ‘working out’ (callisthenics equipment). Picnic sites are available in landscaped areas with grassland areas dedicated for casual pursuits like walking, playing football and ‘frisbee’ etc (outdoor fitness stations). Belcamp Park has outdoor gym facilities, Donaghmede Park has an outdoor gym and a boules court and Aryfield Park has an outdoor gym.	There is 5.5ha to 9.2 ha of planned open space, with 5.5ha representing planning commitments, excluding uncommitted proposals such as Belcamp LRD (3.7ha) which provide opportunities for outdoor gym facilities	Adult play facilities scored 41% in the survey. There was also strong support for MUGAs (multi-use games areas), with a majority (71%) or respondents agreed or strongly agreed they supported. The strongest support, however, was for a Multi-Sports Hub, where 75% of respondents strongly agreed or agreed with this proposal.	
(3) Urban Farming	Urban Farming and Food Production, Community Gardens and Allotments [To be manually added to GIS data]	N/A	N/A	Existing facilities - Belmayne Allotments provide 8,150 sqm of allotment space providing 112 allotments and 1 community garden Planned facilities - The land currently occupied by the allotments is zoned for housing in both the Clongriffin–Belmayne LAP and the Belcamp Lane Masterplan (2020). The identification of an alternative location for allotment and community garden provision is actively being pursued by DCC.	N/A	A community garden was selected by 39% of respondents and was trailed by allotments on only 26% of responses.	(28) Parks, Green Infrastructure - Play and Recreation – Urban farming A need for land for urban farming (allotments/ community garden) has been identified by the survey and quantitative analysis resulting from the future loss of Belmayne allotment.
(4) Greening, micro and accessible, civic amenities	Other typologies: Greening of public realm, micro and accessible public realm, rest areas, benches, urban greening, homezone treatments civic amenities in the public realm.	N/A	N/A	(1) Existing Facilities: 1 - Balgriffin Cemetery (2) Planned Facilities: None	N/A	N/A	(29) Parks, Green Infrastructure - Play and Recreation – Green, micro and accessible civic amenities A need has been identified for urban greening, micro and accessible, civic amenities:
(5) Public of civic art	Public or civic art: Sculpture, installations, art integrated into buildings / infrastructure/ facades, art using natural landscapes, temporary vs. permanent land art. Related Categories including memorials, monuments, civic art (e.g., fountains, plaques), functional Art (e.g., artist-designed benches, bus stops), digital public art (e.g., projections, AR installations), street art, art created in public spaces, graffiti, murals, street art.	N/A	NA	NA	NA	New public art was the second least popular option, selected by only 18% of the respondents.	(30) Parks, Green Infrastructure – Public or civic art A need for public or civic art has been identified .

Sub-typology	Facilities	Policy or benchmark	Population / Housing Need Existing & Planned	Social Infrastructure Supply Existing & Planned	Social Infrastructure Needs Assessment		Recommended interventions
					(1) Policy/Benchmark Needs Assessment	(2) Community Needs Assessment	
(6) Outdoor events in parks, the public realm. community, cultural or sports facilities:	Outdoor events in parks, the public realm. community, cultural or sports facilities: Community and Cultural Events (Local festivals, Cultural celebrations, Farmers’ markets, Food and craft fairs, Outdoor cinema nights, Art installations or exhibitions, Heritage events); Recreational and Leisure Activities (Yoga or fitness classes, Dog shows or pet events, Family fun days, Picnics and social gatherings, senior activity days); Sports and Physical Activities(Skateboarding or BMX events, Orienteering and adventure races); Outdoor Activity Events (Walking or cycling festivals, Challenge walks/runs/ cycles, Mountain races, Multi-sport adventure races, Charity challenges and fundraising events); Environmental and Educational Events (Biodiversity walks, Nature talks or workshops, Clean-up days, Tree planting or gardening events, School or youth group outings); Music and Performance Events (Concerts and music festivals, Street performances, Theatre in the park, Dance shows, Busking zones). Seasonal and Themed Events (Halloween trails, Christmas markets or light displays, Easter egg hunts, summer solstice celebrations); Sporting Facility-Based Events (Club training sessions, Inter-school competitions, Coaching clinics).	N/A	N/A	N/A	N/A	The most popular option was a space for open air markets and food trucks, chosen by 55% of respondents. However, an open air events space or amphitheatre was one of the least support options, with only 26% of respondents selecting this.	(31) Parks, Green Infrastructure - Play and Recreation – Outdoor events in parks, the public realm Outdoor events in parks, the public realm. community, cultural or sports facilities: The most popular option was a space for open air markets and food trucks, chosen by 55% of respondents

[1] **Felds In Trust Standard**

Definition: The Fields in Trust standard is 6ha per 10,000 persons for amenity green space, and 18 ha per 10,000 for natural and semi-natural green space has been adopted, resulting in a combined standard of 24ha per 10,000 population. Please note: The Field in Trust standard for parks and gardens of 8ha per 10,000 population has been captured by the benchmarks from the DCC Parks Strategy (2019 to 2022) relating to Flagship Parks, Community Grade 1 and Grade 2 Parks. **Note:** The application of this standard needs to be agreed with DCC Parks Team in light of the draft Parks Strategy.

[2] **Flagship Parks**

Definition: Flagship parks are defined by the DCC Parks Strategy (2019 to 2022) as: “These parks are the top city parks and are defined as significant visitor/tourist attractions because of their historical context and location, their natural and built heritage or the high standard of design and horticultural presentation. They welcome thousands of visitors each year. The main characteristics of Flagship parks are: • Large-sized park that can extend across large areas of the city, providing connections and accommodating significant trail systems; • Can range in size and shape; • Can contain natural heritage, built heritage or cultural features and visitor facilities; • Typically have many entrances; • Easily accessed by public transport; • Adequate provision of parking” **Assumption/calculation:** Census 2022 population for Dublin City assumed in the benchmark, that’s (13/592,713*10,000=0.219).

[3] **Community Grade 1 Parks**

Definition: Community Grade 1 parks are defined by the DCC Parks Strategy (2019 to 2022) as: Community Grade 1: Serve local communities, have a good range of amenities and have a high standard of design or horticultural presentation. Characteristics: • Can range in size and shape; • Can contain natural heritage or cultural features; • Have a good range of amenities; • High standard design or horticultural presentation; • Within walking distance of communities; • Adequate provision of parking **Assumption/calculation:** Census 2022 population for Dublin City assumed in the benchmark, that’s (279/592,713*10,000=4.71).

[4] **Community Grade 2 Parks**

Definition: Community Grade 2 parks are defined by the DCC Parks Strategy (2019 to 2022) as: Community Grade 2 Serve local communities and have a range of amenities or are primarily used for active recreation. Characteristics: • Can range in size and shape; • Can contain natural heritage or cultural features; • Have a good range of amenities; • High standard design or horticultural presentation; • Within walking distance of communities; • Adequate provision of parking **Assumption/calculation:** Census 2022 population for Dublin City assumed in the benchmark, that’s (279/592,713*10,000=4.71).

[5] **Public Open Space**

Definition: The Compact Growth Guidelines (2024), Appendix A: Glossary, defines public open space as: “Public open space refers to open spaces that form part of the public realm and are accessible to the public for the purposes of active and passive recreation. This includes: • Parks; • Squares or plazas; • Large areas of landscaping, including Nature based Drainage Solutions; • Green corridors or linear parks connecting different areas where a high environmental quality and active modes of travel are promoted. For the purposes of calculating public open space provision, it can include areas used for Nature-based Urban Drainage and other attenuation areas where they form part of an integrated open space network. It would not generally include large retention ponds where they are fenced or separate to the open space network, but may include smaller retention basins that are integrated into and form part of the open space and landscaping scheme. Incidental areas of open space that do not form part of an interconnected network of hard and soft landscaped areas should not be included in the calculation of public open space provision.

This assessment also has regard to s15.8.6 (Public Open Space) of the Dublin City Development Plan (2022 to 2028): “Public open space is an external landscaped open space which makes a contribution to the public domain and is accessible to the public and local community for the purposes of active and passive recreation, including relaxation and children’s play. Public open space also provides for visual breaks between and within residential areas and facilitates biodiversity and the maintenance of wildlife habitats. All residential development is required to provide for public open space. Regard should be had to the guidance set out in Section 15.6.12 above regarding landscaping requirements, and also Section 15.6 on Green Infrastructure. The public open space requirement for residential developments shall be 10% of the overall site area as public open space.

[6] **Play accessibility standards**

Definition: Field in Trust Standards adopted: Equipped designated play areas - Minimum of 2.5 hectares per 10,000 people (2.5 metres squared per person), Local Areas of Play (LAPs) within 100 metres, Local Equipped Areas of Play LEAPs within 400 metres and Neighbourhood Equipped Areas of Play (NEAPS) within 1000 metres walking distances from homes. Informal play provision: A minimum of 3 hectares per 10,000 people (3 metres squared per person) distributed throughout a development, larger facilities such as Multi Use Games Areas (MUGA) or pump tracks within 700 metres walking distance from homes.

Table 1 Planning Applicatons Permitted

No	Planning Application	Applicant	Total Gross Area	Residential		Public Open Space	Communal Open Space (Apartments)	Communal Amenity Space (Apartments Gym, Cinema, Laundry)	Cultural / community (COU25)	Creche	Office / Commercial / Retail / Cafe	Approval / Final Grant Date	Length of Permission	Permission Expiry Date (inc. Christmas closure)	Extension of Duration
DCC/ACP Reg. Ref.			Sqm	Houses	Apartments	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm				
1	Ayrfield / Churchwell Gardens PPP site DCC: 3238/17	Tuath Housing Association	10,879	-	150	4,675	5,308	655	42	594	153	03.10.2017	5	17.11.2022	-
2	Belmayne P4 ABP-310077, 312264	Clúid Housing Association	23,237	-	260	0	2,945	314	102	-	-	17.08.2021	5	31.09.2026	-
3	Parkside, Phase 5B ABP 312003 & LRD6014/22-S3	LDA	66,967	-	730	4,675	5,308	1,361		525	510	16.11.2022	7	12.06.2029	-
4	Clongriffin SHD 1 DCC SHD0015/19, ABP 305316 (Clongriffin Central North-West Site)	LDA	78,742	-	1,030	2,634	12,046	2,421	379	926	1,359	13.12.2019	5	25.01.2025	-
5	Clongriffin SHD 2, DCC0016-19/ABP305319 (Clongriffin Central First phase)	LDA	39,441	-	500	0	4,450	1,309	417	304	2,404	13.12.2019	5	25.01.2025	-
6	Blocks 3, 13 and 15, DCC3894/19: Not Commenced - SHD permission expires 2025 (Clongriffin Central South-east, North of Main Street)	LDA	65,772	-	420	-	1,375	539	8,849	-	17,317	20.03.2020	5	13.06.2025	-
7	Hole in the Wall Road ABP 310944, LRD6017/22-S3 & LRD6047/23-S3 -	Respond Housing Association	47,731	-	424	3,267	3,267	336	-	161	-	12.11.2021	5	25.12.2026	-
8	Hole in the Wall Road, Former Columban Missionary's site, 3159/21	Cluid Housing Association	7,550	-	42	-	425	333	-	-	-	20.11.2023	5	03.01.2029	-
9	Clarehall, Malahide Road, ABP 304196 3301/16	Fold Housing Association	13,826	-	132	300	1,160	1,025	-	134	-	19.07.2019	5	30.08.2024	-
10	Newtown, Clarehall, Malahide Road, ABP 305943	Dublin City Council	-	-	331	1,771	6,634	903	-	198	892	18.03.2020	5	01.05.2025	-
11	Northern Cross Site no. 2, Mayne River Avenue, ABP 307887	Tuath Housing Association	20,743	-	191	1,355	-	-	-	-	-	01.12.2020	5	14.01.2026	-
12	Northern Cross Site no. 5, Mayne River Avenue, DCC Ref. Nos. 3506/20	Camgill Property A Seacht Ltd	16,152	-	53	280	-	328	-	-	319	08.03.2021	5	-	09.05.2028 (ref. DCC 3506/20/X1)
13	Phase 1 Belcamp Hall Lands, ABP248052 and FCC F15A/0609 FCC F15A/0609/E1- extension of time Under construction	Gerard Gannon	31, 977	145	118	23,540	N/A	-	273	160	1,098	28.06.2017	5	-	28.06.2027
14	Phase 1B Belcamp Hall Lands, ABP312060 and FCCF21A/0401	Camgill Property A Tri Ltd	8,948	58	20	10,300	N/A	-	-	-	-	14.08.2023	5	27.09.2028	-
15	Belcamp Manor Lands, Former Campions Pub, ABP245710, FCCF15A/0093	Crosswaithe Developments Ltd	6,351	43	0	1,960	-	-	-	54	357	15.03.2016	5	-	22.06.2026 (ref. FCC F15A/0093/E1)
16	Clongriffin LRD LRD6064/24-S3	LDA	43,983	-	408	1,433	3,557	-	1,524	413	-	27.11.2024	5		
17	Northern Cross Site 10 LRD DCC Ref. WEBLRD6065/24-S3 (SHD Refusal: ABP Ref.: 314386-22 / DCC REF: SHD0017/22)	Kilbarron ICAV Sub Fund 1	17,461	-	138	1,665		1,000	590	-	-	01.04.2025	7	14.05.2032	-
18	Belcamp, Glenveagh, Flemington South LRD (FCC Ref. LRD0069/S3E):	Glenveagh Homes Ltd	53,855	621	194	28,700	-	-	730	1,060	419	30.07.2026	5	12.09.2031	-
Total			521,638	867	5141	86,555	46,475	10,525	12,906.9	4,529	24,827.6				

Table 2 - Planning Applications not approved

No	Planning Application	Applicant	Total Gross Area	Residential		Public Open Space	Communal Open Space (Apartments)	Communal Amenity Space (Apartments Gym, Cinema, Laundry)	Cultural / community (COU25)	Creche	Office/ Shared Office Space / Commercial / Retail / Cafe
1	Belmayne Site		-	88/92	301/312				4,500-6,000m2 of Community Facilities over 3-4 Floors	-	-
2	Northern Cross- Belcamp PPP		44,875m2 to be transferred to Gardai	120-170							
3	LDA Clongriffin Central (as above)	LDA			700	5,100			2,200		
4	Glenveagh Site	LDA	484,000	802	548	37,000	6,600	3,530		855	1,548
	Total		484,000	802	548	37,000	6600	3,530	0.00	4,457	28,622.70

07. Community Need Assessment

- 7.1. The Clongriffin, Belmayne, Parkside and Belcamp area is undergoing significant demographic and spatial transformation, driven by rapid residential growth, increasing diversity, and the emergence of new neighbourhoods within SDRA 1.
- 7.2. Our Community Need Assessment, is derived from the area’s largest ever public consultation (1,429 responses), combined with demographic weighting and spatial prioritisation, provides a statistically robust and nuanced understanding (informed by discovery workshop engagement with potential operators of social infrastructure and DCC officers) of the community needs and expectations.
- 7.3. When interpreted alongside the baseline and Gap Analysis, these findings form a clear picture of where investment is urgently required, the typology of social infrastructure needed, and where it should be delivered within the study area.
- 7.4. This analysis synthesises qualitative and quantitative findings across the four social infrastructure typologies; Essential Services, Community & Cultural, Sports & Recreation, and Parks & Green Infrastructure, and concludes with detailed recommendations for prioritisation and location of delivery.

Essential Infrastructure & Civic Services: Critical Deficits and Priorities

- 7.5. Survey results show that Essential Services are the most acutely felt gaps, with respondents identifying:
 - Emergency services as the top need (70%)
 - Primary healthcare as the second-highest need (57%)
 - Strong demand for childcare, creche places, and school places (30–49%)
- 7.6. These concerns align closely with the evidence base, outlined in the Gap Analysis which confirms, there is no Primary Care Centre (PCC) within SDRA 1 despite a population approaching 25,000. The existing 16 GPs, equates to 63 per 100,000, far below the Dublin benchmark of 91 per 100,000, requiring an additional 7 GPs (3 GP practices) now and 27 GPs (12 practices) for future growth.
- 7.7. Survey results reinforced this gap strongly, as a primary healthcare was selected by 57% of respondents, rising to 61% in Clongriffin, making it a top priority for that locality.



Case Study 1: Finglas Primary Care Centre – Integrated Community Healthcare Approach

The Finglas Primary Care Centre provides a useful precedent for the delivery of integrated, community-based primary care infrastructure in a densely populated urban area with high levels of health and social need. Developed by the HSE as a priority Primary Care Centre, the facility is designed to operate as a single, recognisable “one-stop shop” for health and social care services, replacing a fragmented pattern of provision across multiple smaller premises.

The centre accommodates local GP practices alongside multidisciplinary primary care teams, including public health nursing, physiotherapy, occupational therapy, speech and language therapy, psychology and counselling services. It also incorporates community mental health services, disability supports, ophthalmology, and Child and Adolescent Mental Health Services (CAMHS). Importantly, the Finglas centre integrates Tusla services, including early years supports and education welfare services, enabling coordinated delivery of health, family and social care through a single civic location. Designed at a significant scale and with a strong

public presence, the Finglas Primary Care Centre demonstrates how primary healthcare infrastructure can function as a broader community anchor, improving accessibility, reducing stigma, supporting early intervention, and strengthening links between health and social services. The model illustrates the benefits of co-location and integration in delivering more human-centred, visible and effective community services, and provides a relevant comparator for emerging primary care and civic hub proposals in high-growth areas such as Clongriffin, Belmayne and Belcamp.

In terms of scale and design, the Finglas Primary Care Centre is a substantial facility of approximately 10,500 square metres, delivered in a campus-style arrangement with strong street presence and high levels of accessibility. The design prioritises clear wayfinding, natural light, flexibility of internal spaces and efficient patient flow, reflecting a deliberate emphasis on visibility, approachability and dignity in access to services.

- 7.8. Childcare provision is also operating below benchmark capacity, with 1,520 spaces available against an identified need of 1,816–2,090 spaces for the existing population, and further shortfalls predicted for forecast growth.

7.9. Childcare was chosen by 30% of respondents overall, rising to 49% in Clongriffin, confirming both reported (quantitative survey) and experiential pressure (workshops and qualitative responses).
- 7.10. Given the strong family profile (27% married couples with children compared to 18% average in Dublin city), investment must prioritise childcare provision in Belmayne and Parkside, where population growth is most rapid and deficits greatest, as current largely private creche provision is not meeting community need or expectations of community operated childcare.

Case Study 2: YMCA Community Childcare Facility, Belmayne – Community-Led Early Years Provision

The YMCA community childcare and crèche facility currently operating in Belmayne, albeit limited in space, provides a locally embedded example of community-led early years provision within a large, high-density residential area. Delivered by a not-for-profit organisation with a strong social inclusion ethos, the facility demonstrates how childcare infrastructure can operate not only as a service for working families, but as part of a wider network of family and community support.

The Belmayne YMCA childcare model places emphasis on affordability, accessibility and wrap-around support, responding to local demographic characteristics including a high proportion of young families, lone-parent households and households experiencing time and cost pressures. The facility supports early learning and development while also acting as an entry point to wider family services, reflective of the YMCA’s broader social and community mission. As a community-based operator, the facility contributes

to social cohesion by embedding childcare within the everyday life of the neighbourhood rather than operating as a purely commercial service. This approach aligns with the findings of the Needs Assessment survey and workshops, which highlight strong demand for childcare and family services that are integrated, community-run and delivered through trusted local organisations rather than standalone market-led provision, and can integrated transition towards wrap-up around or continuing youth and family services provision.

The YMCA childcare facility in Belmayne illustrates the value of community-operated childcare as social infrastructure, particularly in areas experiencing rapid population growth. It also demonstrates how early years provision can function as part of a broader family-support ecosystem, reinforcing the case for future childcare delivery in Clongriffin, Parkside and Belcamp to prioritise community-based, affordable and co-located models alongside larger growth-led provision.



- 7.11. A detailed assessment of primary and secondary school provision or required interventions was outside the scope of this study; however, high-level commentary on existing and planned facilities is provided to inform collaboration with this sector.

7.12. Based on our high-level assessment, primary school provision is currently sufficient across the 1km study area, but the planned population will generate a deficit of c. 651 places, which is intended to be addressed through committed reserve sites in Clongriffin and Belcamp and an extension to Gaelscoil Ghráinne Maol.

7.13. Secondary school provision is already in deficit and will remain short by c. 1,785 places even after planned expansions. While we note that a shortfall exists in 1km, travel to secondary school catchments are such that the need arising is addressed, but it does underline the importance of the delivery of planned expansions including at Grange and Gaelcholáiste Reachrann.

7.14. Workshop discussions also highlighted hidden and overlapping vulnerabilities experienced by families, including caregiving pressures, disability, language barriers, time scarcity and limited informal support networks.

7.15. These vulnerabilities and pressures were seen to reinforce the importance of accessible, everyday family services in reducing isolation and strengthening health and wellbeing. Crucially, operators and participants emphasised that family services are most effective when delivered through integrated, human centred environments rather than standalone facilities.

7.16. While formal social care facilities are limited and there is no formal planning policy or socioeconomic benchmark to assess provision, antisocial behaviour, safety and visible policing emerged as dominant concerns throughout the survey and workshops. Emergency services were the single most selected essential service (70%), and qualitative feedback consistently called for a local An Garda Síochána presence. Policy and the DCC Review identify the potential for An Garda Síochána station at Belcamp Lane, aligning service need with spatial opportunity.
- 7.17. These system-wide pressures are compounded by social issues identified in the survey, including:
 - Antisocial behaviour (78%), the highest concern across all cohorts.
 - Racism concerns, rising to 34% for non-white respondents.
 - A sense of overdevelopment without parallel service delivery (59%).

7.18. Despite high prioritisation of anti-social behaviour, services to tackle substance misuse provision or provide space for social services, while addressing an acknowledged issue, unsurprisingly attracted low public support when proposed as a standalone facility.

7.19. Only 7% of survey respondents supported the provision of a dedicated substance misuse treatment centre, placing it among the least supported infrastructure options. At the same time, 36% of respondents identified drug and alcohol misuse as a key community challenge, and substance misuse was frequently referenced in qualitative responses as contributing to antisocial behaviour and perceptions of safety.

7.20. Workshops have helped to explain this apparent disconnect. Participants expressed strong resistance to isolated, high-visibility facilities, citing concerns around stigma, community perception and negative place impacts. However, there was notably stronger support for substance misuse services when framed as part of an integrated and discreet model of provision.

7.21. Operators and stakeholders consistently favoured embedding addiction supports in primary care centres, social care services, or broader civic facilities, allowing people to access support without labelling, segregation or concentration of vulnerable uses.

7.22. This approach was viewed as more effective, more humane and more acceptable locally placing emphasis on prevention, recovery and everyday accessibility rather than crisis-driven or enforcement-led responses.

Strategic Response
and Locational Preferences

7.23. The evidence favours quiet integration of intervention services within wider health and community service use, and feedback from service operators again stressed the need to integrate these uses and embed them alongside other health, youth based and/or family services in order to provide wrap around support, and destigmatise users, building or area with an associated single use.

7.24. The aspiration expressed was for family services to form part of lively, welcoming places animated by everyday activity, rather than being segregated or institutional in character. There was therefore stronger support for co-locating family supports alongside youth services, community facilities within or alongside a primary healthcare centre, enabling early intervention, informal access and stigma-free engagement – rather than isolated standalone services. Participants emphasised the value of integrated health hubs combining primary care, social services, and community space, referencing successful models such as Finglas and the YMCA model for community-operated facilities. Longer-term ambitions included provision of adult education facilities co-located with incubator or enterprise space.

- 7.25. Participants and survey respondents consistently prioritised primary care centres, community-run childcare, and integrated civic facilities within Area A or C, with workshop participants (operators) prioritising Area C (South West Belmayne) as a strong location for a Primary Care Centre due to accessibility and social need.
- 7.26. Whilst delivery of the designated primary schools at Belcamp and Clongriffin site is critical to addressing secondary education deficits, it was Area A (Clongriffin–Main Street/DART) that was identified by workshop participants as well-suited to co-working and study spaces, youth-oriented civic uses, and a community-run creche provision (see Kultur Hus concept below).
- 7.27. Spatially, survey respondents prioritised essential services (such as An Garda Síochána station, Primary Care Centre) most strongly (42% of respondents) in Area A (Clongriffin DART / Main Street), reflecting its role as the primary transport hub and civic gateway, South West Belmayne and Belcamp was identified as priority locations for additional childcare and family-oriented services by operators (alongside 28% of survey respondents who prioritised Essential services in that area).



Case Study 3: Dublin
Simon Community –
Usher’s Island Health
and Addiction Care
Facility, The Liberties

The Usher’s Island Health and Addiction Care Facility, operated by Dublin Simon Community on behalf of the Health Service Executive, provides a national exemplar of integrated, homeless-specific health and addiction care delivered through a single, purpose-built urban facility. Located in the Liberties area of Dublin 8, the centre is designed to address the complex and overlapping health, addiction and social care needs of adults experiencing homelessness, while reducing reliance on acute hospital services.

The facility comprises approximately 5,900 square metres, arranged across six storeys over a basement, and has capacity for up to 100 short-stay, high-support beds, delivered on a phased basis. Services currently operate across a range of clinically defined care pathways, including alcohol and benzodiazepine detoxification, health and addiction stabilisation, recovery-focused residential support, and step-up / step-down intermediate medical care.

The centre delivers care through a multidisciplinary clinical model, staffed by GPs, nurses and addiction specialists working closely with hospital-based services, HSE Inclusion Health teams and housing providers. In addition to medical and addiction treatment beds, the facility incorporates complementary services including primary nursing care, counselling and suicide prevention supports, blood-borne virus

treatment, health and wellbeing programmes, and client development services aimed at supporting progression towards recovery and housing stability.

Importantly, Usher’s Island functions as a discreet, integrated care environment rather than a standalone or visible treatment centre, enabling individuals to access intensive supports without stigma or segregation from wider health services. The model demonstrates how addiction and stabilisation services can be embedded within a broader health and recovery framework, supporting prevention, rehabilitation and step-down to independent living. It provides a relevant comparator for the type of integrated, co-located approach favoured by service operators and communities, particularly where there is recognition of substance misuse need but resistance to isolated, one-off facilities.

The Usher’s Island model demonstrates that where substance misuse and complex health needs are recognised, effective responses are best delivered through discreet, co-located and clinically integrated facilities embedded within wider health and social care systems, rather than through isolated or highly visible standalone centres—a principle directly aligned with community preferences and operator evidence emerging in Clongriffin, Belmayne and Belcamp.



Gap Analysis
Recommendations:
Essential Services

Gap Analysis Intervention 6, 7 and 9:
Essential & Civic Services:

- Move towards fit-for-purpose, multi-disciplinary healthcare hubs aligned with HSE Community Healthcare Network catchments, rather than piecemeal provision.
- Treat education infrastructure as a medium-to-long-term strategic risk, requiring coordination with the Department of Education beyond current plan periods.
- Position libraries as multi-functional civic anchors, supporting learning, inclusion and community activity.
- Align social services provision (youth, family and addiction-related services) with community-identified priorities rather than solely facility-led metrics.
- Recognise that whilst overall demand for places of worship appears low, need is significantly higher among minority and non-white communities and treat worship facilities as an inclusion and equality issue, not solely a numerical one.

Gap Analysis Intervention 1, 2 and 3:
Health & Wellbeing - Primary Care, GP,
Wellbeing and Other:

- Deliver at least one Primary Care Centre to meet existing population needs, with capacity to expand to serve the planned population.
- Plan for an expansion of the Primary Care Centre or delivery of a second Primary Care Centre as population growth is realised, with the latter being most favoured in placemaking terms.
- Provide additional GP practices (c. 3 for current need, increasing to up to 12 with planned growth), preferably co-located within a Primary Care Centre.
- Provide additional dental capacity to serve planned population growth (c. 2 additional dental practices).
- Support continued delivery of pharmacies, mental health, disability, and wellbeing services, with a preference for co-location within health or civic hubs.
- Prioritise emergency services provision, including delivery of An Garda Síochána station at Belcamp Lane, reflecting strong community demand.
- Address antisocial behaviour through integrated community-based responses, rather than stand-alone treatment facilities.

Gap Analysis Intervention 4: Childcare
& Education

Childcare (Crèche Facilities)

- Deliver additional childcare (crèche) facilities to address both existing and future shortfalls, factoring in committed but unbuilt permissions.
- Prioritise community-based and affordable childcare models, particularly in Clongriffin where pressure is most acute.
- Identify specific locations and delivery mechanisms (planned development) for additional childcare provision.

Gap Analysis Intervention 5: Primary
and Secondary Education

- Support delivery of new primary school capacity, including planned extensions and reserved school sites at Clongriffin and Belcamp.
- Progress delivery of the post-primary school facilities at Grange and Gaelcholáiste Reachrann to address significant secondary school shortfalls.

Gap Analysis Intervention 7:
Social Care Services

- Co-location of social care services with other essential, healthcare, civic or community services to provide wrap-around care and support, and de-stigmatise service users, areas and buildings.

Gap Analysis Intervention 8:
Emergency Services

- Support delivery of a new An Garda Síochána station in line with identified need and strong public support.

Gap Analysis Intervention 9:
Places of Worship

- Recommend targeted engagement with faith groups to understand scale, type and location

Community &
Cultural
Infrastructure:
Rebuilding
Identity and
Restoring Balance

of need, informing future planning decisions.

- 7.28. Community and cultural infrastructure provision is fundamentally misaligned with the scale, density and youthfulness of the population. Only 2 recreation and community centres exist within the SDRA and a further 15 facilities within the wider 1km area, both of which were developed prior to the introduction of policy CUO25 requirements, serving a population approaching 25,000 people. There is no dedicated civic library, performing arts venue, creative workspace, or co-working hub within the study area.
- 7.29. The Gap Analysis confirms that while significant residential floorspace has been delivered, community and cultural floorspace delivery has lagged, reinforcing

the case for consolidated, multi-functional provision rather than piecemeal delivery.

- 7.30. The survey identified youth facilities (64%), a public library (56%), and a community centre (52%) representing the most strongly expressed community and civic needs, with cultural spaces such as performance and rehearsal venues also highly prioritised.
- 7.31. These deficits are most keenly felt in the context of a young and ethnically diverse population, with workshops revealing fragmentation between neighbourhoods and a lack of a shared civic or cultural “heart”. Youth centres and clubs were





Case Study 4: Tūranga
– Christchurch Central
Library, New Zealand

Tūranga is Christchurch’s central library and a flagship civic project delivered as part of the city’s post-earthquake recovery. Opened in 2018 at Cathedral Square, it was designed not only as a library replacement but as a major civic anchor and community hub, supporting social, cultural and educational life in the city centre.

The building comprises approximately 9,500–9,850 sq. m across five public floors, making it the largest public library in New Zealand’s South Island. At ground level, a large, open foyer operates as an “urban living room”, incorporating a café, informal seating, exhibitions and technology spaces, and extending the surrounding public realm into the building.

Facilities include extensive library collections, dedicated spaces for children, young people and families, flexible study and learning areas, maker and creativity zones, digital and innovation facilities, meeting rooms, quiet retreat spaces, and a 200-seat community arena used for events, talks and performances. Designed as a welcoming “third place”, Tūranga illustrates

how a contemporary, multi-functional library can operate as a civic, cultural and learning hub, supporting inclusion, and city-wide identity.

Its success is closely linked to its visibility, accessibility, integration with surrounding public spaces and ability to host diverse activities ranging from literacy and learning to cultural celebration and everyday social use. The project demonstrates how a contemporary civic library can function as a community, cultural and learning hub, supporting inclusion, creativity and civic identity at city-wide scale.

Tūranga illustrates how a well-designed, multi-functional library can act as a civic and cultural anchor combining learning, youth and family spaces, digital access, performance and everyday social use within a single, highly visible public building, which could directly inform the case for an integrated library and community hub in Clongriffin, Belmayne and Belcamp.

the single most frequently selected form of community and civic infrastructure in the survey.

co-locating a civic library, youth services, performance and rehearsal spaces, creative studios, social enterprise workspace and co-working facilities.

Strategic Response
and Locational Preferences

- 7.32. This quantitative evidence aligns closely with workshop findings, where young people were repeatedly identified as particularly underserved and lacking flexible, welcoming environments designed with rather than for them. Operators and stakeholders consistently linked the absence of adequate youth provision to wider social challenges, particularly antisocial behaviour.
- 7.33. Cultural demand is focused on performance and rehearsal space (48–47%), with strong support for social and community enterprise space and media arts (42%). In response, the assessment identifies the need for a large, multi-functional Community & Cultural Hub, capable of

- 7.34. In response, this assessment identifies the need for a large, multi-functional Community & Cultural Hub, capable of co-locating a civic library, youth services, performance and rehearsal spaces, creative studios, social enterprise workspace and co-working facilities.
- 7.35. A multi-functional Community & Cultural Hub (“Kultur Haus”) is recommended, integrating:
 - Civic library
 - Youth centre and family resource services
 - Performance and rehearsal space
 - Creative studios and media space
 - Social and community enterprise
 - Co working and incubation space
 - Potential small scale commercial cinema





Case Study 5: Ama’r Children’s Centre (Children’s Culture House Ama’r), Copenhagen

The Ama’r Children’s Centre, located on Amager in Copenhagen, provides an internationally recognised example of child-led, community-based cultural and recreational infrastructure in a dense urban neighbourhood. Developed as part of an integrated urban renewal programme, the centre was explicitly designed with children, following a series of workshops that allowed young users to shape the layout, spaces and activities offered.

The facility comprises approximately 1,080 sq. m and accommodates children and young people from early years through to 18 years, offering a flexible mix of open and enclosed spaces that support play, creativity, learning and social interaction. Facilities include a theatre and activities hall, visual arts and creative workshops, informal performance spaces, climbing and movement areas, and a variety of smaller rooms designed for quiet play, conversation and group activities. The building is deliberately structured to allow visual connection between spaces, enabling children to explore independently while remaining within a safe, supervised environment.

Ama’r functions not as a formal childcare facility but as a children’s community and cultural hub, hosting activities for day-care centres, schools and the wider community, alongside open, drop-in programmes. Its design and operation emphasise accessibility, imagination and everyday use, embedding cultural participation and active play into daily neighbourhood life. The centre demonstrates how investment in dedicated, child-focused community infrastructure can support wellbeing, creativity and social inclusion in high-density areas.

The Ama’r Children’s Centre illustrates the value of purpose-built, flexible youth and children’s spaces designed with users, supporting everyday play, creativity and social connection, and provides a strong precedent for locally embedded, non-institutional youth and family facilities in growing neighbourhoods such as Clongriffin, Belmayne and Parkside.



Gap Analysis Recommendation: Community Civic and Cultural Facilities

- (viability led)
- 7.36. This “Kultur Haus” concept is grounded in community engagement, DCC Arts Office guidance, and best-practice cultural infrastructure models.
- 7.37. Given the growing deficit in childcare provision, and youth services, and growing younger family demographic, a child focused centre such as that developed in the Ama’r Children’s centre, illustrates how a more focused and smaller scaled facility could deliver alongside an anchor Library, Civic Hub or Kultur Hus.
- 7.38. Spatial prioritisation places community and cultural infrastructure in Area D (Northern Site) or Area A (Clongriffin DART), locations identified as capable of functioning as shared civic anchors and reconnecting fragmented neighbourhoods through highly visible, accessible public uses.
- 7.39. A combined library–cultural hub–community centre was a frequently expressed priority, particularly in Area A (Clongriffin–DART), though some recognised competing civic uses already earmarked for the area.
- 7.40. Area C was again identified as a priority for a combined healthcare–community services hub, with discussions emphasising the importance

- Gap Analysis Intervention 10, 13, 14 and 15:**
- Consolidate multiple community uses into a single high-quality civic anchor, rather than fragmented smaller facilities in the form of a community and cultural enterprise centre.
 - Dedicated media studios, visual arts studios, and maker spaces remain significantly under-provided in the wider area. Incorporating such spaces into the proposed facility would support creative industries, provide opportunities for skills development, and create a vibrant environment
 - Support provision of a new public library, consistent with long-standing planning policy objectives, and strong demand from community consultation with the potential (see Gap Analysis Recommendation 6 above).
 - Deliver a large, multi-functional Community and Cultural Centre to address historic under-provision across SDRA 1, and deliver a new public library, ideally as part of a multi-functional community or civic hub.
- Gap Analysis Intervention 11:**
- Adopt a “Kultur Haus” approach combining cultural, community, enterprise and performance uses, capable of hosting daytime and evening activity.
 - Explore inclusion of a commercial cinema and studio/maker spaces to improve viability generate footfall, support creative industries.
- Gap Analysis Intervention 12 and 16:**
- Acknowledge demand for youth facilities, co-working, incubation and social enterprise space, despite absence of a formal benchmark, and explore viability models through feasibility study with universities.
- Gap Analysis Intervention 17:**
- Also acknowledges the need for governance to support these facilities.

Sports & Recreation
Pitches & Centres:
Health, Inclusion
and Everyday
Activity

of avoiding stigma through good design and integration of services behind a “single front door”.

- 7.41. Long-term cultural aspirations included interactive performance venues and child-centred arts, learning, and development facilities, with the potential for either Area A or Area C to accommodate such uses.
- 7.42. Sports and recreation provision is uneven and insufficient relative to both existing demand and future population growth.
- 7.43. While Father Collins Park and Trinity Sports Centre provide important existing anchor facilities, the area has no multi-sport campus, only two sports and fitness centres, limited indoor courts, and only one swimming pool (Trinity Sport Club).
- 7.44. Indoor provision for accessible, court-based and youth sports is particularly constrained with the nearest in Baldoyle and Kilmore, and there are no currently planned facilities proposed across developments in the study area, although we acknowledge the contribution to be made by the Flemington (Belcamp) LRD towards outdoor provision. The longer a respondent lived in the area, the more likely they were to prioritise indoor Multi-Sport provision as an option.
- 7.45. This need focused on indoor provision was emphasised in the survey results, which showed strongest demand for:
 - Indoor Multi-sport / accessible facilities: 58%
 - Tracks, Trails and Paths: 54% (weighted sample)
 - Indoor courts: 52%
 - Studios and Gyms: 51%
 - Outdoor multi-surface courts: 49% (weighted sample)
- 7.46. Whilst a swimming pool was lower in the preference rankings (48%) it rose sharply

in South West Belmayne / Belcamp (Area C) respondents, and the ageing facilities of Trinity Sports Club and the lack of recreational focused pool was referenced widely by 82 qualitative respondents across the study area. When asked explicitly about a new Leisure Centre, 73% of respondents supported (strongly agreed or agreed) the proposal.

- 7.47. Whilst Area D – The Northern Site (located in Fingal County Council) has been purchased to jointly develop the lands as a sports campus and is currently undergoing initial surveying by FCC that will feed into future design and planning processes, including meeting the demand across a range of field sports (GAA, soccer, athletics, rugby, cricket) etc, and could include Multi-Use Games Area (MUGA) provision. However, pitch-based sports remained a lower priority for most respondents (34%). Regardless, 75% of respondents agreed or strongly agreed with a Sports Campus recreation facility in their area.
- 7.48. There was also strong support for MUGAs, with a majority (71%) of respondents agreed or strongly agreed. The strongest support, however, was for a Multi-Sports Hub, where 75% of respondents strongly agreed or agreed.
- 7.49. Workshop participants (sports clubs and operators) also stressed that while larger leisure facilities have a role, there is an urgent need to rebalance provision towards smaller, locally distributed interventions, such as smaller courts, gyms, tracks and trails (with trim trail equipment) that deliver early impact and integrate into daily life.
- 7.50. Irishtown Stadium in Ringsend, Dublin and the Sheffield Olympic Legacy Park in the UK both provide examples of a neighbourhood-scale indoor sports base integrated within a larger outdoor sports campus in an established urban area.



Case Study 6: Sheffield
Olympic Legacy
Park – Community
Sports Hub, UK

The Sheffield Olympic Legacy Park is a very recent example of a community-focused indoor sports hub integrated within a wider outdoor sports and green infrastructure campus. Delivered in 2022, the park forms part of a long-term regeneration initiative aimed at improving health, wellbeing and physical activity in a dense urban area with historically low participation levels.

The development includes a modern, flexible indoor multi-sports facility accommodating court-based sports, community fitness programmes and youth activities, directly linked to outdoor pitches, walking routes and public open space. The campus is designed to support year-round use, with indoor facilities enabling consistent access during inclement weather, and outdoor spaces extending activity into the wider park landscape.

Crucially, the project embeds sport within a broader civic and health-led environment, co-locating community uses and active travel routes, and prioritising inclusive access rather than competition sport alone.



The Park was delivered and is governed by Legacy Park Ltd, a joint venture partnership comprising Sheffield City Council, Sheffield Hallam University, Sheffield Teaching Hospitals NHS Foundation Trust, and wider public and third-sector partners including Sheffield Children’s NHS Foundation Trust, Sheffield City Trust (operator of leisure facilities), and the English Institute of Sport. This partnership structure explicitly links sport, health, education, research and community wellbeing within a single place-based framework.

Sheffield Olympic Legacy Park demonstrates how neighbourhood-scale indoor sports facilities, when embedded within a wider open space and sports network, can deliver inclusive, year-round participation and strong public health outcomes – aligning closely with the delivery challenges and ambitions for Clongriffin, Belmayne and Belcamp.

- 7.51. The model prioritises shared community use, flexible programming and year-round activity, demonstrating how modest indoor facilities can effectively support extensive outdoor sports infrastructure without requiring a large regional campus focused more predominantly on elite sport (e.g. Abbottstown, Sports Ireland Campus).
- 7.52. They also noted the changing demographics driven in part by new communities, creating demand for new sports outside “traditional” focuses on GAA and soccer, with increased interest in sports such as cricket and volleyball, as well as new facilities required as a result of interests in new sports and recreation trends such as pickle ball courts, and “fire and ice” plunge facilities, which have emerged alongside demand for gym and indoor court facilities.
- 7.53. Indeed, survey respondents strongly prioritised multi-sport, accessible indoor facilities (58%), indoor courts (52%) and gyms (51%), alongside demand for outdoor courts (54%) and walking and cycling routes (50%). Notably, over 70% of respondents supported all proposed new sports facilities, which indicating broad consensus on the need for additional provision.
- 7.54. Whereas workshop participants preferences focused on creating a connected, high-quality sports and recreation spine across the study area, including the redevelopment of Trinity Sports Club as a multi-sport and leisure centre (including a swimming pool). This was seen as a flagship opportunity due to its central location and potential to unify Belmayne, Clongriffin, Parkside and Belcamp.
- 7.55. Overall, in line with DCC/FCC intentions to cooperate on a joint development, Area D was the preferred location for a sports campus with multi-sport pitch provision, supported by a safe, well-lit and walkable connection through Father Collins Park.

Strategic Response and Locational Preferences:

- 7.56. Despite the need assessments lower prioritisation, the gap analysis confirms that outdoor pitch provision (11.5ha per 10,000 people) falls below the recommended benchmark of 16ha and relies on facilities outside the SDRA boundary for indoor provision. As such our quantitative analysis confirms a shortfall in outdoor pitch provision (11.5ha per 10,000 vs benchmark of 16 ha).
- 7.57. Workshop participants expressed preferences focused on creating a connected, high-quality sports and recreation spine across the study area, linking opportunities for shared facilities with the redevelopment of Trinity Sports Club as a multi-sport and leisure centre (including a swimming pool) was seen as a flagship opportunity due to its central location and potential to unify Belmayne, Clongriffin, Parkside and Belcamp.
- 7.58. Area D (Northern Site) was viewed by workshop participants as the preferred location for a sports campus with multi-sport pitch provision, supported by a safe, well-lit and walkable connection through Father Collins Park. Whereas 35% of the weighted sample of respondents prioritised Sports and Recreation facilities in Area C (South-Belmayne), followed closely by Area B (Parkside/Father Collins Park) illustrating the greater emphasis on indoor sports and recreation facilities in an urban context.
- 7.59. This approach could provide an opportunity for a co-located intervention in a more densely urban context such as Parkside or Belmayne through well-planned integration with a greater emphasis on Health or Essential Service based provision (e.g. Grove Wellbeing Centre, in Belfast which combines a Primary Care Centre with a pool and community facilities) as highlighted above. Or, alternatively, the provision of a more directly fitness and recreation focused provision such as the Ballymun Sports and Fitness Centre (which provides a local sports hub, fitness and aquatic facilities) which is closely connected to a wider network of outdoor playing pitches and open spaces.



Case Study 7: Grove Health and Wellbeing Centre, Belfast

The Grove Health and Wellbeing Centre, located on York Road in North Belfast, is a flagship example of integrated health, leisure and community infrastructure delivered at neighbourhood scale. Completed in 2008 as the first facility of its kind in Northern Ireland, the centre brings together primary healthcare, community health services, public leisure facilities and a library within a single civic building, designed to support preventative health, accessibility and long-term wellbeing outcomes. The building has a gross floor area of approximately 10,080 m², accommodating a wide range of services under one roof, and designed deliberately to emphasise visibility, permeability and civic presence, with an inclusive layout intended to reduce stigma associated with healthcare access and encourage everyday interaction between health, leisure and community uses.

The centre includes two GP practices, Grove Medical Practice and Parkside Surgery, together accommodating at least five named GPs, alongside practice nursing and administrative teams. In addition to GP services, the facility hosts an extensive suite of community and specialist health services, including district nursing, health visiting, physiotherapy (outpatients and domiciliary), occupational therapy, speech and language therapy, mental health services, addiction services, diabetic clinics, falls and bone health services, midwifery, and older people’s services.

A core component of the Grove model is the integration of recreational leisure and physical activity infrastructure directly alongside healthcare provision. The centre incorporates a 25-metre, six-lane swimming pool measuring approximately 25 m × 12.5 m, with adjustable depth and inclusive access features, alongside a separate teaching and learner pool. The swimming facilities support public swimming, lessons, rehabilitation programmes and targeted health-led activity, such as aqua-based exercise for older adults and those referred through health pathways.

Complementary leisure provision includes a gym, sports hall, fitness studios, sauna and steam facilities, martial arts space, and structured programming for young people, older adults and rehabilitation users. These facilities are operated in partnership with Belfast City Council and delivered as part of the wider wellbeing agenda rather than as a stand-alone leisure offer. The centre also includes a public library, café, pharmacy and community-facing spaces, reinforcing its function as a local civic anchor rather than a purely clinical environment. Located adjacent to Grove Playing Fields and well-served by public transport, the facility supports integration with active travel, open space and everyday neighbourhood activity. It provides a strong precedent for integrating primary care and leisure in high-density urban areas such as Clongriffin, Belmayne and Belcamp, where demand for healthcare, swimming provision and everyday wellbeing facilities must be met in a coordinated and place-based way.

Gap Analysis
Recommendation:
Sports and
Recreational
Facilities

Gap Analysis Intervention 19, 22:

- Sports and Fitness Centre / Leisure Centre: There is a well-supported need for an enhanced sports, leisure and fitness centre in the area, reflected consistently across the policy review, survey responses (58%), and workshop feedback. A modernised facility would address gaps in provision and support a growing and increasingly diverse population.

Gap Analysis Intervention 21:

- Deliver Indoor Courts, Studios and Fitness Centres, addressing gaps in indoor sports, leisure and wellbeing provision in both Belmayne and Clongriffin urban centres.

Gap Analysis Intervention 18:

- Progress planned development of sports campus in the Northern Site (Area D) through ongoing cooperation between DCC and FCC to develop a shared recreational amenity facility following the joint acquisition of land at St Doolagh’s that has the capacity to facilitate the development of a shared sports campus for pitch-based sports, supported by strong pedestrian and greenway links, including provision for non-traditional sports popular with new communities (e.g. cricket and volleyball).



- Prioritise Trinity Sports Club redevelopment as a central multisport and wellbeing anchor serving the wider area.
- Develop a modern, inclusive leisure hub rather than incremental upgrades, addressing under-provision in indoor sports (courts and studios) for diverse and emerging sports.

Gap Analysis Intervention 19:

- Provide a swimming pool, reflecting strong community demand, particularly in Belcamp and South-West Belmayne primarily for recreational, health and leisure swimming.

Gap Analysis Intervention 23 and 24:

- The quantitative assessment suggests that outdoor sports is currently undersupplied in outdoor sports infrastructure. While only 34% of respondents identified a shortage in field sports, there is a pronounced unmet need for outdoor courts (54%) and tracks and trails (50%). Addressing these gaps will improve accessibility, broaden participation, and strengthen the area’s overall recreation network. Create a recreational “spine” from the Northern Site (Area D) for pitch-based sports, with a dedicate Sports and Fitness Multi-Sport Centre and redeveloped Sports and Leisure Centre at Trinity Sports Club site.

Gap Analysis Intervention 25:

- There is a proposal for Belcamp Green Link and River Mayne Greenway, the need for which was confirmed by the survey (39% of respondents) and should be facilitated through through strategic links.

Parks,
Play & Green
Infrastructure:
Protecting Assets
While Meeting
Future Demand

- 7.60. The area benefits from a strong baseline of parks and green infrastructure, anchored by Father Collins Park and supplemented by Grade 1 and Grade 2 community parks including Seagrang, Belcamp Park, Donahies Field, Grangemore, Darndale, Park and Donaghmeade. However, the planned population growth will result in the per-capita provision to fall from 32ha to approximately 23.5ha per 10,000 people, which will be below recommended standards.
- 7.61. Survey feedback shows that residents value existing green assets but seek more diverse and active use, particularly large play spaces for older children and teenagers, better greenway and blueway access, and facilities to support markets, events and informal gathering such as food trucks. The responses included the following:

- Spaces for markets / food trucks (55%)
- Local park with good amenities (43%)
- Large play parks for older children (42%)
- Adult Play Facilities (41%)
- Greenways / blueways (39%) and Community gardens (39%)
- 7.62. Residents in South West Belmayne / Belcamp had a higher preference than the overall aggregate for several different form of park, with 60% opting for adult play facilities, 43% choosing a small play park (aimed at children up to 6 years old) and 29% preferring a new flagship park, suggesting some localised variance in demand.



Case Study 8: Bridgefoot
Street Park, Dublin 8

Bridgefoot Street Park is a one-hectare neighbourhood park created from a former brownfield site in Dublin’s Liberties and delivered by Dublin City Council in collaboration with local residents. Completed in 2022, the park demonstrates how modest urban sites can deliver high-quality public realm through innovative landscape design, circular economy principles and community participation.

The park reuses construction and demolition materials to form new topography, play spaces and seating, creating a distinctive, biodiverse setting that supports informal play, walking, social interaction and community gardening.

It has received several prestigious awards for its innovative design, sustainability and community focus, including the 2025 WLA Award of Excellence, the Green Cities Europe Irish National Award, and the Landezine International Landscape Award (LILA) for Public Landscapes. These accolades highlight the park’s contribution to sustainable urban development and green infrastructure in Dublin.

Bridgefoot Street Park illustrates how well-designed, everyday green infrastructure can improve environmental quality, support wellbeing and foster local ownership in dense urban areas.



- 7.63. Workshop participants also illustrated a clear desire for adult play and activity to be woven into daily life through a mix of formal facilities and informal, local, walkable opportunities. Enhancing connectivity, improving wayfinding, and strengthening passive surveillance were viewed as essential to encouraging participation and fostering healthier, more inclusive communities.
- 7.64. Participants also strongly supported smaller, localised quick-win interventions, including pocket parks, small outdoor and indoor sports courts, public realm improvements, and enhanced permeability, particularly around Hole in the Wall Road.
- 7.65. Barriers such as poor lighting, unsafe crossings and the severance created by major roads, notably the Hole in the Wall Road, were repeatedly cited as undermining access to existing assets such as Father Collins Park and Trinity Sports Club, further reinforcing the need for youth-facing spaces that are walkable, visible and embedded in neighbourhoods.
- 7.66. Residents in South West Belmayne / Belcamp had a higher preference than the aggregate for several different form of park, with 60% opting for adult play facilities, 43% choosing a small play park (aimed at children up to 6 years old) and 29% preferring a new flagship park.

**Strategic Response
and Locational Preferences:**

- 7.67. A critical emerging issue is the imminent loss of the Belmayne allotments, which requires replacement urban farming land to maintain access to food growing, wellbeing and community cohesion benefits.
- 7.68. Spatial prioritisation within the survey and workshop focused on improving permeability and accessibility to the north of the study area Area D (Northern Site) for park expansion, green infrastructure reinforcement and public realm upgrades, alongside enhanced connections between and through existing assets (Trinity Sports Centre and Father Collins Park) to support the 15-minute city model.
- 7.69. Father Collins Park was highlighted as an underutilised asset that could be animated for events, and festivals. Enquiry with the Dublin City Arts office has indicated that existing performance facilities are not currently fit for purpose for large-scale open-air events, but consideration should be given to the requirements needed to bring it into more regular and active use, which with relatively modest investment could transform Father Collins Park into a suitable outdoor venue for the north of the city, with excellent public transport links via the Clongriffin DART.
- 7.70. Likewise, the refurbishment or replacement of public art with the park should be considered to encourage and reinforce a sense of cultural and community identity.
- 7.71. Focus should be given to the Parks lighting and pedestrian safety features, as a critical linkage between the community of Parkside and the Northern Site (Area D), a pedestrian and recreational spine running through Father Collins Park and anchored by a redeveloped Trinity Sports Centre forming the core of a corridor running north to south onwards to Donaghmede Park and Grange School Campus.
- 7.72. As such Father Collins Park currently represents a valued if underutilised community resource, that could become an active strategic link between the North and South of the study area.
- 7.73. The survey and workshops also suggested:
- Prioritising the Northern Site (Area D) for new local parks, large play facilities, events space (which could be incorporated within a wider sports campus).
 - Delivering replacement allotments and community gardens in SouthWest Belmayne (Area C) and Parkside / Father Collins Park (Area B).
 - Improving greenway connections and public realm greening across all parts of the study area.
- 7.74. Existing park provision is broadly sufficient today, but additional local parks (c.7 ha) will be required to serve the planned population.



**Case Study 9: St Anne’s
Park, Clontarf, Dublin**

St Anne’s Park functions not only as a major metropolitan green space, but also as one of Dublin’s most important outdoor cultural and events venues. Each summer, the park hosts a programme of large-scale open-air concerts featuring international and Irish artists, typically staged over multiple dates between late May and early June. These events attract tens of thousands of attendees across the concert period, drawing visitors from across the city and wider region and reinforcing the park’s role as a city-wide cultural destination.

The concert programme is delivered using temporary and reversible infrastructure, including staging, lighting, crowd management systems and short-term service installations, allowing the park to return to everyday recreational use outside event periods. Events are supported by detailed traffic, public transport and crowd-management planning, led by promoters in coordination with Transport for Ireland, Dublin City Council, An Garda Síochána and public transport operators. Access strategies emphasise sustainable travel, with attendees strongly encouraged to arrive by

DART, bus, walking and cycling, and on-street parking controls implemented to protect surrounding residential areas.

Crucially, the events programme operates alongside St Anne’s Park’s year-round function as a public park, with clear spatial zoning and time-limited occupation ensuring that concerts do not permanently compromise landscape quality or public access. This dual role demonstrates how large urban parks can successfully accommodate both everyday recreation and episodic, high-intensity cultural use, generating economic activity, supporting Dublin’s night-time and visitor economy, and reinforcing the city’s cultural identity while retaining their primary role as accessible green infrastructure.

St Anne’s Park provides a strong precedent for how future parks or green spaces such as Father Collins Park if appropriately scaled, connected and managed, could support markets, events or cultural programming in response to strong local demand, without undermining their everyday recreational function.

Gap Analysis Intervention
26, 29 and 30:

- Prioritise local parks with adult play, youth and family focused amenities rather than new flagship parks, deliver strategic green links, including the Belcamp Green Link and River Mayne Greenway, alongside targeted public and civic art. Deliver the Belcamp Green Link and River Mayne Greenway, strengthening walking, cycling and ecological connectivity.

Gap Analysis Recommendation 27:

- Expand and diversify children’s play facilities (including teenage play), informal play and outdoor fitness for adults. Focus on enhancing quality and distribution of facilities within existing parks – particularly maximising potential of Father Collins Park for meanwhile uses community events and festivals. Support delivery of spaces (such as Father Collins Park) capable of hosting outdoor markets, cultural events and festivals, without compromising everyday recreational use through an initial feasibility study.

Gap Analysis Recommendation 31:

- Explore potential of Father Collins Park for large-scale amphitheatre events through an initial feasibility of existing and future external events space requirement across the city, in order to promote it as a core location for events in the North Fringe of Dublin.

Gap Analysis Recommendation 28:

- Safeguard or replace lost allotments through new community gardens or urban growing spaces, identifying alternative sites where feasible and expanding provision elsewhere. Secure replacement land for allotments and community gardens, responding to the expected loss of the Belmayne allotments.

- Provide additional parkland (c. 7–9 ha) to meet the needs of the planned population, with emphasis on local parks rather than a single new flagship park (see intervention 26 above).
- Upgrade and diversify play provision, particularly (see intervention 27 above):
 - Large play parks for older children and teenagers.
 - Adult play and outdoor fitness facilities.
- Increase tree planting and greening across streets, parks and public spaces.
- Provide flexible spaces for outdoor events, markets and food trucks, the most strongly supported green-infrastructure intervention, see recommendation 31 above.
- Embed public art and cultural expression selectively within parks and civic spaces, recognising lower but strategic community prioritisation.
- Encourage temporary and meanwhile uses in parks, public spaces and town centres to animate neighbourhoods and build identity, by running pilot programmes as part of wider community capacity building programmes.

08. Spatial
Recommendations

- 8.1. The evidence supports a coordinated approach to infrastructure delivery, where different parts of SDRA1 play complementary roles rather than duplicating functions.

8.2. Using the Areas A–D shown on the map below and drawing on the findings of the Community Need Assessment and Gap Analysis and spatial recommendation, the following section provides a summary of proposed interventions and recommendations.

8.3. The east–west access of Main Street between Clongriffin and Belmayne should create excellent connectivity between Clongriffin DART Station, and provide future integration with Bus Connects, which should enhance the linkages between both areas. However, the access is still characterised by vacancy and limited green space and active travel provision.

8.4. The primary communities of the study remain distinct, with populations requiring their own nodes of essential services (primary health care, education and social services),
- community and cultural provision, parks, green infrastructure and open space. Whilst Father Collins Park is valued and provides a shared strategic outdoor environment and recreational resource, it does not yet provide a loci or central focus to bring both communities together on a regular basis. However, the opportunity exists to activate it more regularly, through modest investment that will create meanwhile uses and potential for larger scale events.

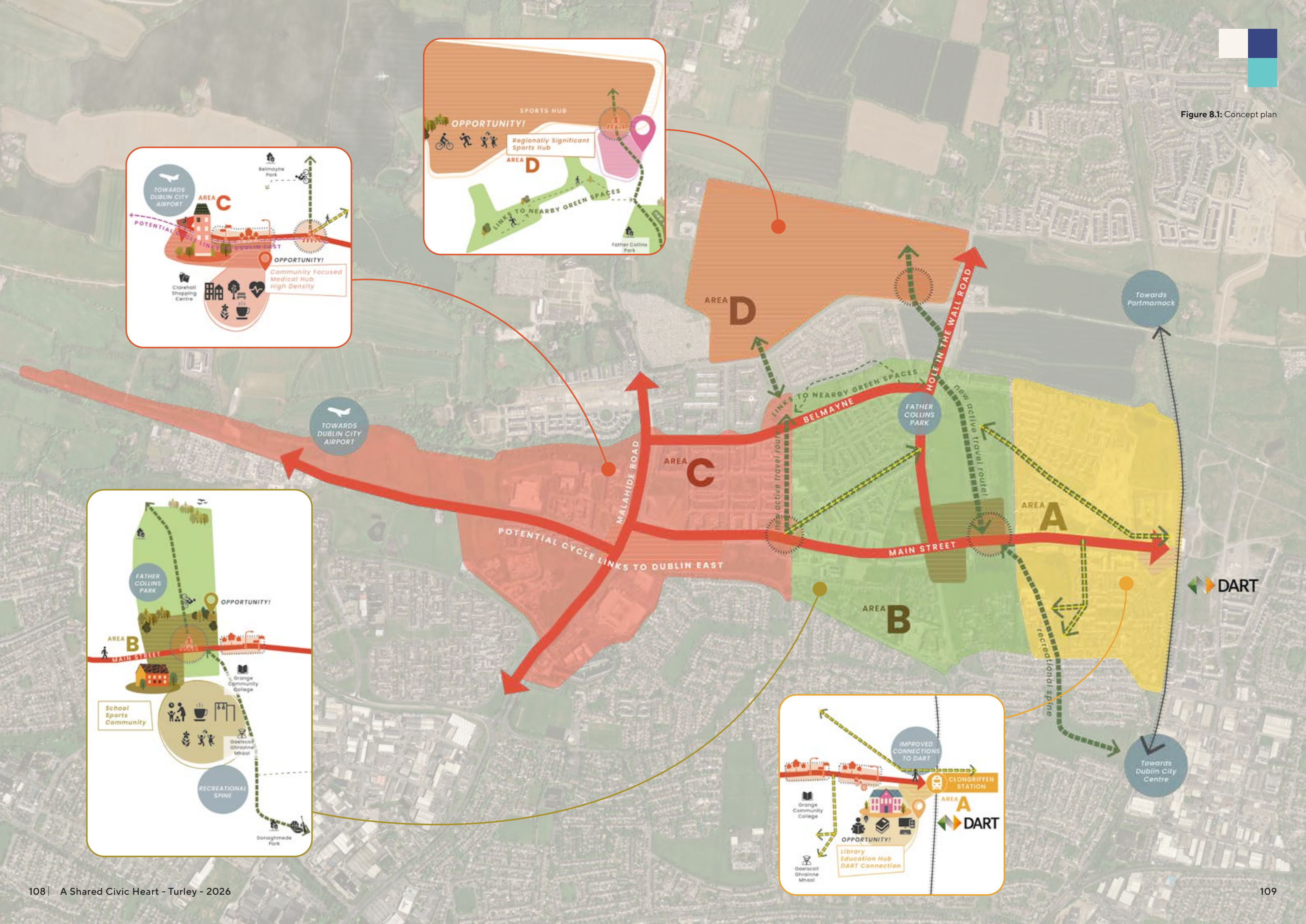
8.5. Likewise, a redeveloped Trinity Sports & Leisure Club, should become the fulcrum for a North–South spine (to complement the East–West axis between Clongriffin and Belmayne) between the community of Parkside to the North and the proposed sports campus in Area D, and the Grange School Campus and communities of Grange Abbey, and Baldoyle to the South.

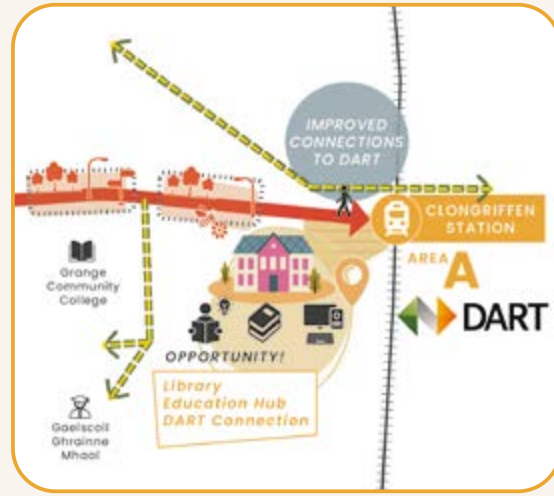
8.6. Our proposed strategy responds to patterns of accessibility, demographic pressure and community preference, ensuring that facilities are delivered in places where they are both most needed and can be most effective.





Figure 8.1: Concept plan





Area A

Cultural Civic Centre and Library and second Primary Care Centre) Education and Enterprise Focused Development - Clongriffin (DART / Main Street)

Clongriffin has been identified as the primary civic and health gateway for the study area. Its exceptional public transport accessibility, anchored by the DART station and Main Street bus corridors, makes it the most appropriate location for highly visible and frequently used essential services.

Our analysis consistently demonstrates strong demand for primary healthcare, civic infrastructure and youth-oriented spaces in this location. As such, Area A is suited to accommodating a second Primary Care Centre in the early phase of delivery, alongside a library led civic facility or Community and Cultural Hub ("Kultur Haus").

The inclusion of youth spaces, learning and study areas, coworking facilities and community-run childcare within this area would reinforce Clongriffin's role as a shared civic heart and transport-linked destination, supporting everyday access for a wide catchment while strengthening local identity. These two facilities could be co-located on one site – or occupy the same building, or sit as standalone developments with Area A.

Anticipated Spatial Requirements:

- Primary Care Centre: 500sq.m (small single practice) to 1500sq.m (consolidated practices/ social care units).
- Library and Cultural Civic Centre: 400sq.m (local library) to 2000sq.m (multi-functional town-scale library with additional community and cultural facilities).

Area B

Trinity Sports Recreational Centre (inc. Swimming Pool) and Recreational Spine

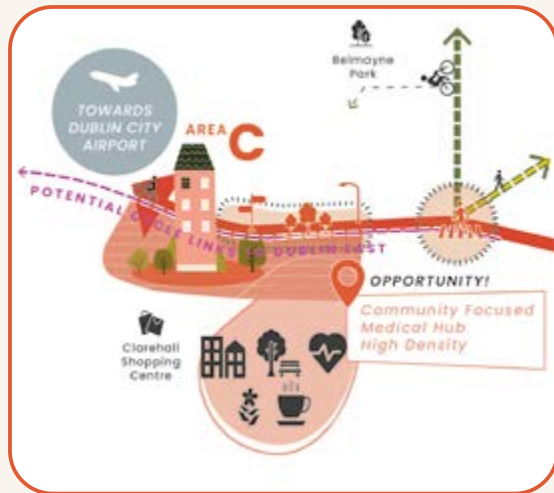
Parkside and Father Collins Park functions as the central recreational and activation spine of SDRA 1. Geographically located between Clongriffin, Belmayne and the Northern Site, this area contains the study area's most significant existing green and leisure assets, yet the assessment highlights that these are underutilised due to poor permeability, safety concerns and limited supporting facilities.

The spatial strategy therefore positions Area B as the focus for enhanced sports, recreation and public life. Redevelopment of Trinity Sports Club as a modern multisport and wellbeing hub, including a swimming pool, would address well- evidenced gaps in indoor

provision and act as a unifying facility for surrounding neighbourhoods. At the same time, targeted investment in Father Collins Park, through expanded play facilities, adult fitness infrastructure and the introduction of markets, festivals and low impact events, would transform the area into an active everyday destination, knitting together communities north and south of the site.

Anticipated Spatial Requirements:

- Redeveloped Trinity Sports Centre as a Recreational Centre and Outdoor Courts/ MUGA/Pitches: 800 sq.m (small scale, with badminton facility) to 4500sq.m (3x indoor tennis/basketball courts, plus squash/padel courts).
- Redeveloped Trinity Sports Centre as a Swimming Pool and Leisure Centre 2500sq.m (25m 8-lane pool) to 10,000sq.m (Olympic pool plus leisure and gym facilities).



Area C

Combined Primary Care & Essential Services Hub (inc. Youth and Family Services)

Southwest Belmayne and the Belcamp interface is identified as the area best suited to family-focused and neighbourhood-scale service delivery. Workshop participants and service operators consistently highlighted this area as a strong location for a Primary Care Centre due to social need, accessibility for existing residents and its relationship to future population growth.

The spatial strategy therefore supports the delivery of a second Primary Care Centre in Area C as population thresholds are reached (although it is accepted that this could be provided via extension to the Clongriffin Primary

Care facility) alongside a An Garda Síochána station to directly respond to concerns around safety and antisocial behaviour. This area is also appropriate for additional childcare facilities and family resource services, delivered in an integrated and discreet manner. Locating such services within a broader health or community setting reflects a clear community preference for stigma-free access and wraparound support, rather than isolated, single-purpose facilities.

Anticipated Spatial Requirements:

- Combined Primary Care & Essential Services Hub: 1500 sq. m (small community hospital) to 5000 sq.m district hospital with drop-in non-emergency but with specialist care facilities.
- Community & Civic Centre: 500 sq.m (small scale/village community hall scale) to 2500 sq.m (district scale civic centre with childcare facilities and family services).



Area D

Sport & Recreation Campus the Northern Site

The Northern Site is designated as the strategic growth, sports and parkland expansion zone. Unlike the more constrained urban areas to the south, Area D has the spatial capacity to accommodate land-intensive uses that cannot be delivered elsewhere. There is ongoing cooperation between DCC and FCC to develop a shared recreational amenity facility following the joint acquisition of land at St Doolagh's that has the capacity to facilitate the development of a shared sports campus

The Community Need Assessment and workshop findings strongly support the development of a multisport, pitch-based sports campus in this location, addressing existing shortfalls in outdoor provision while serving both Dublin City and adjacent Fingal communities.

In addition to sports infrastructure, Area D is positioned to accommodate new local parkland, large play spaces and event capable green areas, supporting future population growth. Its role is closely linked to the delivery of greenway connections and improved pedestrian routes, ensuring that these larger scale facilities remain walkable, visible and accessible from surrounding neighbourhoods.

Anticipated Spatial Requirements:

- Full size adult rugby/soccer pitches = 6000sq.m.
- Full size GAA pitch = 13050sq.m.
- Sports Hub: 1500 sq.m (small facility) to 6500 sq.m (large facility for additional club changing and support facilities, indoor courts and specialist rooms complimentary to the provision at Trinity Sports).

8.7. Taken together, this spatial logic establishes a distributed but coordinated approach to social infrastructure delivery. Area A provides the civic and health anchor, Area B activates recreation and public life, Area C supports community, family and neighbourhood scale services, and Area D accommodates strategic sports and green infrastructure.

8.8. This layered model directly reflects the Community Need Assessment findings, supports the 15-minute city principle, and ensures that infrastructure investment is closely aligned with lived experience, accessibility and long-term growth across SDRA, with recommended interventions across each typology proposed as follows.

Social Infrastructure Typology	Key Community Needs (Gap Analysis and % survey results)	Recommended Interventions	Preferred Location	Rationale for Location
Primary Healthcare & Wellbeing	Primary care ranked 2nd overall (57%); no PCC within 1km study area; GP deficit vs Dublin benchmark	Deliver 1 Primary Care Centre with capacity to expand; plan for a second PCC; co-locate GPs, wellbeing and discreet addiction supports	Area A (Clongriffin DART) for potential extension and Area C (South-West Belmayne)	Area A offers visibility, access and civic role; Area C prioritised by operators due to social need and accessibility
Emergency Services (Garda)	Emergency services top priority (70%); strong qualitative demand for Garda presence	Deliver a new An Garda Síochána Station	Area C / Belcamp interface	Aligns with DCC Review recommendation; addresses safety and antisocial behaviour concerns
Childcare (Crèches)	Quantitative need for childcare facilities and survey need identified acute (30% overall; 49% in Clongriffin); family-heavy demographics	Deliver additional community-run and affordable childcare	Areas A and C	Highest family demand; everyday walkable access; supports working families
Primary & Secondary Education	High level assessment suggests future deficits (c.651 primary; c.1,785 secondary places)	Future deficits to be met through the delivery of reserved primary sites; progress Belcamp post-primary school	Primary: Areas A & C / Secondary: Area C (Belcamp)	Follows existing education zoning and Department of Education pipelines
Youth Facilities & Family Resource Services	Youth undersupply linked to antisocial behaviour; demand for safe, welcoming spaces	Integrate youth and family services into hubs	Areas A & C	Central, visible, accessible; reduces stigma; supports early intervention
Community, Civic & Cultural Hub and Library (“Kultur Haus”)	Low levels of existing community facilities. Survey confirms that youth facilities are a top need (64%); library (56%); community centre (52%)	Deliver a major multi-functional civic and cultural hub including library, youth, arts, enterprise	Area A	Area A as transport-served civic gateway; Area D offers scale and landmark opportunity
Sports & Leisure – Indoor (Courts, Studios, Pool)	Limited indoor sport in the study area. Indoor multisport (58%); new leisure centre supported by 73%; pool demand peaks in Belcamp (74%)	Redevelop Trinity Sports Club; deliver leisure hub with pool	Area B (Trinity/Father Collins Park)	Central location linking all neighbourhoods; existing anchor suitable for intensification

Social Infrastructure Typology	Key Community Needs (Gap Analysis and % survey results)	Recommended Interventions	Preferred Location	Rationale for Location
Sports & Recreation Campus (Pitch-based)	Outdoor pitch deficit; strong support for sports campus (75%)	Develop multi-sport pitch campus	Area D (Northern Site)	Space availability; cross-authority role; suitable for pitch-based sports
Local Parks & Green Infrastructure	One flagship park (Father Collins Park). Desire for local parks with amenities (43%); not flagship parks	Deliver c.7–9 ha of additional local parkland	Area D primarily; supplementary in Areas B & C	Area D offers capacity; Areas B/C benefit from upgrades and infill
Play & Outdoor Fitness	Large play facilities (42%); adult play (41%); teenage provision highlighted	Expand and diversify play and fitness facilities particularly for adult and teenage provision	Areas B & D	Existing park assets with scope for enhancement and youth visibility
Urban Farming / Allotments	Loss of Belmayne allotments; community garden demand (39%)	Replace allotments and expand community growing	Area C and Area B edges, potentially Area D	Maintains continuity with existing users; supports wellbeing
Markets, Events & Public Life	Top green-space priority: markets/food trucks (55%)	Enable flexible event spaces and meanwhile uses	Area B (Father Collins Park) and Area D	Area B for everyday activation; Area D for larger-scale events
Greenways, Safety & Public Realm	Connectivity, lighting, safety key barriers	Deliver Belcamp Green Link & River Mayne Greenway; improve crossings, lighting	Across Areas B–D	Supports 15-minute city and safe access to assets



09. Strategic Recommendations



Recommendation 1 (Project Team): Prepare a Spatial Framework

- 9.1. Across the workshops, stakeholders repeatedly stressed the need for clearer guidance on where social infrastructure should be located, how much floorspace is required and how uses should be co-located. Given the scale of growth and the mix of land ownerships, a site-by-site approach will be insufficient.
- 9.2. Develop a Spatial Framework for Social Infrastructure Provision, including site-specific locations, quantum, use and co-location proposals:
 - Build on the spatial prioritisation based on Areas A–D as identified through the participative design workshops and community needs assessment and survey analysis.
 - Quantification of required floorspace for community centres, healthcare hubs, arts/cultural spaces, youth centres, indoor sports, childcare and schools.
- Identification of preferred co-location models (e.g. Primary Care + Social Services; Library + Cultural Hub (Kultur Hus); Sports Hub + Public Realm).
- Suitability testing of potential sites, including Clongriffin Station, Belmayne Main Street, Trinity Sports Club, Area D (Northern Site) and Belcamp, and sequential prioritisation for delivery of key social infrastructure projects:
 - Tier 1 (Immediate Delivery / Critical Deficit Areas)
 - Tier 2 (Medium-Term Priority)
 - Tier 3 (Placemaking & Local Services)
- 9.3. This Framework will provide DCC and delivery partners with a clear evidence base for site assembly, sequencing and investment decisions.

Recommendation 2 (Project Team): Prepare a Spatial Masterplan

- 9.4. The workshops revealed a powerful consensus: what is missing in the area is not just buildings, but connection, coherence and a shared civic heart.
- 9.5. The community stressed fragmentation between Clongriffin and Belmayne as two separated communities, reflecting differing socio-economic and demographic profiles.
- 9.6. The severance caused by Hole in the Wall Road, inconsistent public realm, but also the opportunity of linking communities through social infrastructure placed in South West Belmayne, and East Clongriffin, utilising and improving the central adjoining assets of Father Collins Park.
- 9.7. A redeveloped leisure and sports centre at Trinity Sports Centre with modern leisure and sports facilities, would provide the opportunity to establish a north–south recreational spine between a sports campus to the north and shared sports facilities proposed within the Grange School Campus plans through effective public realm improvements and active travel linkages.
- 9.8. Prepare a Spatial Masterplan for SDRA 1 and 1km study area that:
 - Integrates the delivery of social infrastructure, public realm, active travel, BusConnects, DART access, parks, and greenways.
 - Provides a north–south recreational corridor (Gaelscoil Campus → Trinity Sports Club → Father Collins Park → Area D Sports Campus).
 - Sets design principles for healthy neighbourhoods, permeability, universal design and inclusive spaces.
 - Aligns with committed and emerging planning applications, DCC/NPF policy, and landowner delivery pipelines.
 - Establishes a clear phasing plan identifying early wins, medium-term interventions and long-term civic anchors.
- 9.9. This Masterplan should be adopted as a guiding document for all major applications and public investment decisions.

01

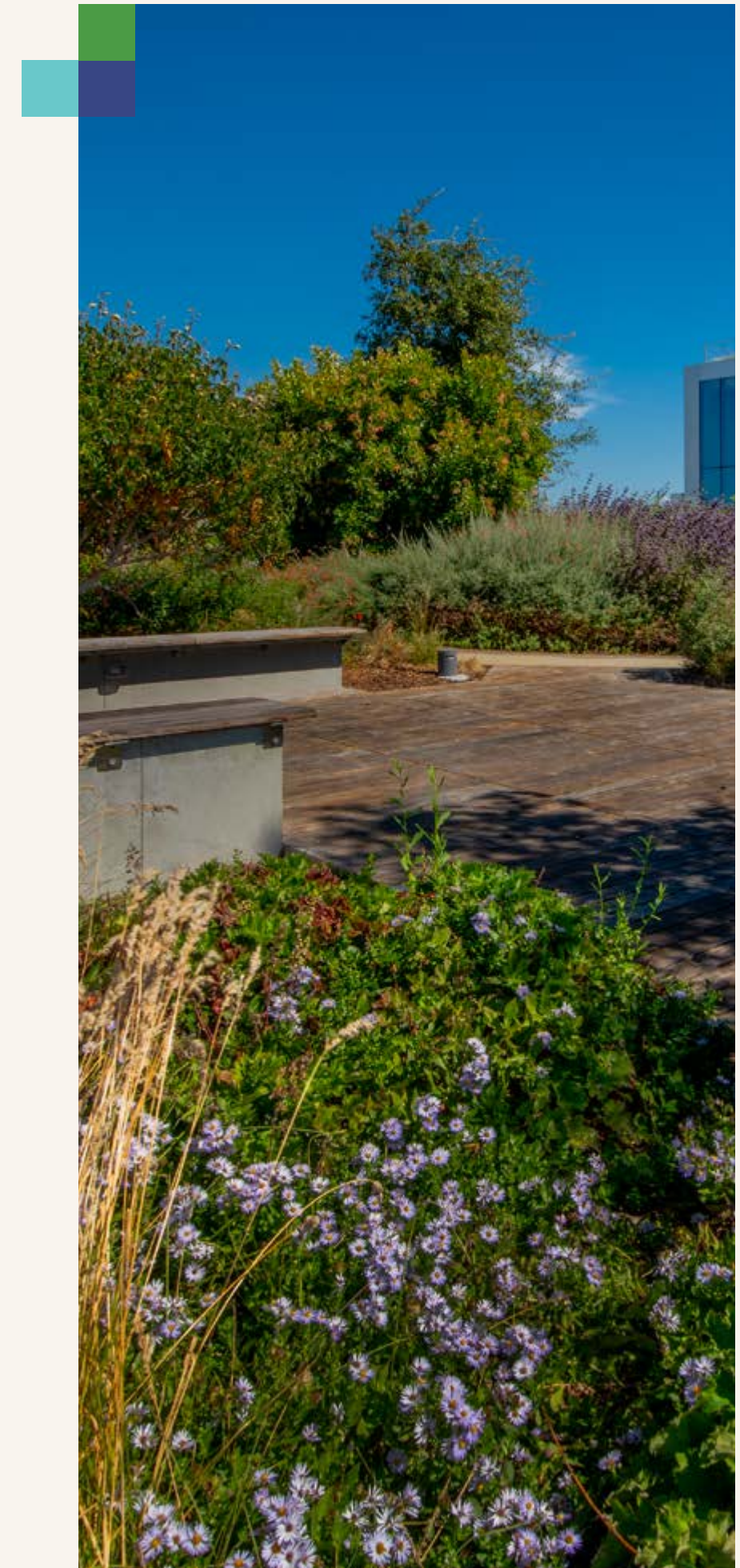
02

Recommendation 3 (Project Team): Prepare a Local Mobility Plan

- 9.10. Addressing current constraints and car-dependency, prepare a Local Mobility Plan (LMP) for Clongriffin, Belmayne, Parkside, Belcamp and wider 1km study area to overcome local connectivity and “final 1km” barriers that currently limit modal shift from car-based travel to active travel and public transport.
- 9.11. Building on the area’s existing DART, bus, greenway and Main Street assets, while identifying the local walking, wheeling, cycling, bus-access and interchange improvements needed to make sustainable travel the easiest, safest and most inclusive choice for everyday journeys to schools, parks, health services, community facilities, shops and public transport stops.
- 9.12. Reflecting feedback detailed in this report the focus of an LMP should be on removing practical journey barriers rather than strategic transport provision alone, including:
- Unsafe or indirect crossings, severance created by major roads, poor lighting, gaps in footpath and cycle networks, limited wayfinding, inaccessible bus stops, lack of resting places, cycle parking, perceived safety issues, and
 - Weak connections between neighbourhoods and key destinations such as Clongriffin DART Station, Father Collins Park, Trinity Sports Club, Belmayne Main Street, the Northern Site and future civic, health and education facilities.
- 9.13. The next steps should include:
- Undertaking a mapped accessibility and barrier audit across the 1km study area, including walking, wheeling, cycling and public transport interchange routes;
 - Prioritising early-win interventions such as safer crossings, improved lighting, wayfinding, dropped kerbs, seating, cycle parking and safer school routes; and
 - Establishing a joint delivery group involving DCC, Fingal County Council, the National Transport Authority (and where relevant Transport Infrastructure Ireland), Irish Rail, bus operators, the Land Development Agency, developers, schools, health providers and community organisations;
 - Aligning longer-term investment with the spatial strategy for Areas A–D, including connections to the DART, bus corridors, Father Collins Park, Trinity Sports Club, the Northern Site and future civic and health anchors.

- 9.14. The Local Mobility Plan should be explicitly co-designed with the public and with groups whose travel experience is often most affected by local mobility barriers, including older people, disabled people, children and young people, carers, women, minority ethnic communities, people with sensory impairments, people with reduced mobility, public transport users, cyclists and those without access to a car.
- 9.15. Engagement should combine public surveys and workshops, accessible route audits, school and youth engagement, targeted protected-group sessions, operator workshops and on-street testing of proposed interventions, ensuring that accessibility, safety, dignity and inclusion are embedded from the outset rather than retrofitted at design stage.

03





Recommendation 4 (Project Team): Develop a Best Fit for Use & Local Centre Revitalisation Strategy

- 9.16. Persistent retail vacancy, particularly in Clongriffin Main Street and parts of Belmayne, was consistently highlighted through the survey, workshops and baseline mapping as a major barrier to creating a vibrant civic heart.
- 9.17. The vacancy contributes to perceptions of neglect, undermines safety, and suppresses footfall needed to sustain community and cultural uses.
- 9.18. Whilst not a focus of this study, long-term retail vacancy is a significant issue in the area. With a change in ownership, the opportunity for co-ordinated action should be informed by Best Fit for Use & Local Centre Revitalisation Study for Clongriffin, Belmayne, Parkside and Belcamp to:
- Map and classify all vacant units, identifying underlying causes (ownership patterns, rental levels, commercial models, design/visibility issues).
 - Propose targeted incentives for meanwhile use e.g. pop-up retail, social enterprise and cultural activation.
 - Engage existing landlords to improve take-up of space by social enterprise uses / rents etc.
- Align with the proposed Community & Cultural Hub and Enterprise Centre, youth facilities and enhanced public realm improvements to reinforce a coherent corridor between civic cores in Belmayne and Clongriffin.
 - Explore opportunities for mixed-use ground floors, active frontages and place-making interventions to support local hospitality, cafés and services that the community strongly demands.
- 9.19. This should move beyond a vacancy study towards a coordinated activation approach that tests market, community and operator demand; prioritises uses that add footfall, safety, social value and evening/weekend activity; and avoids unnecessary duplication or clustering of similar uses where these would weaken existing provision.
- 9.20. The strategy should support a balanced ecology of cafés, convenience retail, health and wellbeing, social enterprise, cultural, youth, creative and meanwhile uses, aligned with the wider social infrastructure framework and phased development programme.

Recommendation 5 (Partnership): Deepen Community and Operator Engagement Through Targeted, Age-Specific Methods and Co-design approach

- 9.21. The Needs Assessment demonstrates significant hidden vulnerabilities, concerns regarding safety, and a desire for more inclusive designing-with rather than designing-for approaches.
- 9.22. In particular, younger people, new communities and older residents remain under-represented in traditional engagement formats. DCC should initiate a targeted engagement programme including:
- Workshops for young people using creative and participatory approaches (for instance LEGO® Serious Play®), co-designing youth spaces, play areas, active travel routes and sports facilities.
 - Utilise digital consultation and co-design tools (such as Allto®) to broaden reach and community participation, particularly from time-poor groups.
 - Workshops with older residents, focusing on accessibility, mobility, safety, social connection and age-friendly design.
- Culturally responsive engagement with ethnically diverse communities, building trust and addressing experiences of racism identified in the survey.
 - Ongoing governance partnerships with local operators (e.g., youth services, Family Resource Centres, cultural groups, faith organisations).
 - Integration of feedback into the Spatial Framework and Spatial Masterplan.
- 9.23. This will build social licence, support inclusive decision-making and rebuild trust in public delivery.
- 9.24. Encourage a similar level co-design commitment to other developers within the SDR area, through the requirements for community and cultural provision and audit required under CUO25 and CUO30 of DCDP, and as recommended in the DCC Arts Office, Building Cultural Toolkit and Guidance Notes.



04

05



**Recommendation 6
(Partnership): Establish
a Social Infrastructure
Delivery Partnership**

- 9.25. A cross-agency Delivery Partnership should be established to coordinate investment, and to overcome historic issues of fragmentation, non-delivery and siloed working, track progress and maintain transparent communication with residents.

9.26. Members should include, but not be limited to:

 - DCC Planning, Community, Sports, Parks, Culture, and Housing teams
 - LDA and key landowners/developers
 - HSE (Primary Care + Social Care)
 - CDETБ and Universities
 - Community Services Operators (see workshop invitee list in Appendix 7: Discovery Workshops)
 - Local youth, sports, cultural and community organisations
- 9.27. The Delivery Partnership would act as a formal advisory group on the development and delivery of the ambition and recommendations set out within this report, meeting regularly with DCC’s project team to inform decision-making, promote crossagency co-ordination and review progress.

9.28. To operationalise the Delivery Partnership, a clear term of reference should be established defining meeting cadence, reporting protocols, and governance structures. Specific thematic working groups (e.g., healthcare, education, community & sports facilities) should be formed to address distinct delivery challenges and align multi-agency funding cycles.

9.29. The Partnership will publish an annual public progress report and host regular community forum updates to ensure ongoing transparency, monitor delivery against key performance indicators, and maintain public trust throughout the implementation phase.

**Recommendation 7
(Partnership): Operator
and Community
Capacity Building**

- 9.30. To support effective placemaking, social infrastructure delivery and long-term regeneration in SDRA 1 and surrounding area, Dublin City Council should deliver targeted capacity building programmes for existing and potential future social infrastructure operators in Clongriffin–Belmayne.

9.31. The Needs Assessment and engagement evidence demonstrate that while there is strong local goodwill, the area continues to experience fragmentation, limited capacity to engage with complex delivery processes, and a legacy of mistrust linked to historic under-delivery. Addressing these issues is essential to securing and sustaining social licence for future investment and change.

9.32. The programme should focus on strengthening community skills, participation and stewardship, and should include:

 - A tailored capacity-building programme responding to the specific demographic, cultural and spatial context of Clongriffin–Belmayne.
 - Training and workshops to equip residents and community groups with skills in co-design, placemaking, engagement, change management and social licence development.
- Support for the development and coordination of community structures (e.g. associations, networks or working groups) to enable clear representation, shared leadership and long-term stewardship.
 - Practical tools and resources such as action plans and engagement toolkits, to support confident and constructive participation in planning and delivery processes.
 - Activities that actively build and maintain social licence including transparent communication, relationship-building and opportunities for co-created decision-making.

9.33. This initiative should be delivered in parallel with the recommended Social Infrastructure Delivery Partnership and Spatial Framework, ensuring community capacity building is treated as critical enabling infrastructure rather than an ancillary engagement activity.





**Recommendation 8
(Corporate): Secure Trinity Sports Club and promote integration with Grange School Campus to provide a strategic anchor for indoor sports, leisure and wellbeing provision, forming the core of a connected recreation corridor linking Donaghmede Park, Grange School Campus, Trinity Sport and Leisure, Father Collins Park and the planned Sports Campus to the North.**

- 9.34. All workshop groups independently identified the redevelopment of Trinity Sports Club as a transformational opportunity. Located at the geographical centre of the study area, it is uniquely positioned to bridge communities and deliver the indoor sports, swimming, leisure and well-being functions currently missing.
- 9.35. DCC should engage with Trinity Sports Club, local sports organisations and relevant agencies to:
- Explore the provision of Trinity Sports Club as an anchor multi-sport and leisure hub for the area.
 - Integrate a swimming pool, accessible indoor courts, inclusive sport facilities and youth-friendly spaces.
 - Establish the hub as the southern anchor of a North-South Recreation Spine linking:
- Grange School Campus
 - Father Collins Park
 - Trinity Sports Club
 - Proposed Area D Sports Campus
- 9.36. This will create a coherent recreation network that responds to the young age profile of the area and the strong survey demand for indoor sports spaces, swimming facilities and safe active-travel routes.
- 9.37. Design connections with Bus Connects, the DART Station and the Belmayne-Belcamp Greenway.
- 9.38. Ensure community access agreements and a governance structure that prioritises local need.

**Recommendation 9
(Corporate) : Strategic Policy, Toolkit and Guidance (Development Plan and Local Area Plans)**

- 9.37. Develop a Social Infrastructure Toolkit and Guidance Framework for the Next Development Plan / Local Area Plan.
- 9.38. Dublin City Council should develop a comprehensive Social Infrastructure Toolkit and associated policy framework, modelled on DCC's Cultural Infrastructure Toolkit, to clearly define, benchmark and promote social infrastructure typologies that are currently poorly defined within planning policy.
- 9.39. Create clear definitions and standards for all typologies without a benchmark in the Gap Analysis, including:
- Community centres, youth centres, family resource centres
 - Co-working, incubation and enterprise spaces
 - Social care and wellbeing facilities
 - Sports & Recreation facilities where no benchmarks exist (indoor sports, sports campus, multi-surface courts, specialist facilities)
 - Parks sub-typologies: civic amenities, greening/micro-public realm, outdoor events infrastructure, public art
- 9.40. Develop quantitative and qualitative assessment criteria, including:
- Minimum expected floorspace ranges for each typology
 - Catchment and access expectations
 - Co-location principles (e.g., community + cultural + youth; health + social care; multi-sport + wellbeing)
 - Universal design, accessibility, and inclusion requirements
- 9.41. Embed the new typologies and standards in planning policy documents, including:
- The next Dublin City Development Plan, including guidance for the SDRA and development management standards
 - Any Area Plan for Clongriffin-Belmayne-Belcamp
- 9.42. Ensure application in development management, by requiring:
- Use of the Toolkit for relevant planning applications, SDRAs, and community audits
- 9.43. Support long-term delivery and investment planning, by facilitating cross-departmental alignment, ensuring that:
- Planning, Community, Sports, Culture, Parks, and Housing teams use a single shared definitions framework
 - Social infrastructure is planned, delivered, and monitored consistently in the North Fringe (Study Area) and across the city



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10. Summary of Recommendations

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.



Nine strategic recommendations move the evidence towards delivery.





Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Turley